

LOCAL PLANNING PANEL AGENDA

Monday 3 May 2021

MATTERS FOR THE LOCAL PLANNING PANEL DETERMINATION

Monday, 3 May 2021

To be held online via Microsoft Teams

The meeting will commence at 2:00pm, Please click on the below link to join the meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmJkZjUyMGYtN2U3YS00YTlyLTg5YTETzME3N2Y3M2MzNWlx%40thread.v2/0?context=%7b%22Tid%22%3a%228ca50226-ee8b-41b5-8203-f73c5a5a5361%22%2c%22Oid%22%3a%22798934de-6084-4f3e-a967-4fcb9af14405%22%7d

Or call in (audio only)

[+61 2 9161 1229](tel:+61291611229), [610609035#](tel:+610609035) Australia, Sydney

Phone Conference ID: 610 609 035#

Submissions by the applicant and concerned parties will be considered at the hearing. A concerned party is deemed to be a person who has made a written submission in respect to the application. The Panel shall, upon request, hear submissions from persons who identify prior to a hearing that they wish to make a submission to be considered by the Panel. Presentations to the Panel by the applicant and concerned parties shall be restricted to **3 minutes each**. The Panel Chairperson has the discretion to extend the period if considered appropriate.

Should you wish to address the Panel, please advise the Danielle Hijazi, Panel Support Officer on 8711 7627, by 4pm, Friday 30th April 2021.

For further information relating to the Local Planning Panel please refer to Council's web page:

www.liverpool.nsw.gov.au/council/council-meetings/local-planning-panel

ORDER OF BUSINESS

1. DECLARATIONS OF INTEREST

2. AGENDA ITEMS

LPP Items

ITEM 01 DA-275/2020

162 & 164 Longstaff Avenue, Chipping Norton
Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

NA 4

ITEM 02 DA-109/2020

27 Marsh Parade, Casula
Demolition of existing structures and construction of a double storey boarding house comprising of eight (8) rooms. The application is submitted pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

GD 144

Item Number:	ITEM 01
Application Number:	DA-275/2020
Proposed Development:	Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single-storey dwellings above basement car park and associated strata title subdivision.
Property Address	162 & 164 Longstaff Avenue, Chipping Norton
Legal Description:	Lot 184 & 183 DP 243075
Applicant:	Mr J Rafla
Land Owner:	Mr M A L Abrahaim & Mr M F G Ibrahim
Cost of Works:	\$1,254,000.00
Recommendation:	Refusal
Assessing Officer:	Nabil Alaeddine

1. EXECUTIVE SUMMARY

Council has received a Development Application (DA-275/2020) seeking consent for *Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision* at 162 & 164 Longstaff Avenue, Chipping Norton.

The site is zoned R3 – Medium Density Residential pursuant to Liverpool Local Environmental Plan 2008 and the proposed development is permissible with consent.

The development application was notified for a period of 14 days from **26 May 2020 to 10 June 2020** in accordance with Liverpool Community Participation Plan 2019. Seventeen (17) submissions were received during the public consultation period objecting to the proposal.

An amended proposal was received in response to Council's request for additional information. The amended proposal was notified for 21 days from **4 January 2021 to 27 January 2021** in accordance with the Liverpool Community Participation Plan 2019 (noting applications over the Christmas/new year period which are extended beyond the standard 14 days). A further 12 submissions were received raising many of the same issues as the initial notification period. The issues of concern raised in the submissions can be summarised as follows:

- Setbacks and Privacy impacts - visual and acoustic.
- Solar access and overshadowing.
- Height and length of wall on the Eastern boundary.

- Absence of information relating to required number of car/visitor spaces.
- Volume of traffic currently using Nuwarra Road.
- Insufficient parking within the development and insufficient visitor parking causing additional on-street parking, which will increase hazards to pedestrians and traffic.
- Insufficient parking spaces at Holsworthy Railway and Moorebank Shopping Village.
- Poor public transport in the area.
- Impact of construction (basement excavation, damage adjoining properties, water seepage issues, heavy vehicles using the local roads).
- The tree species chosen will attract insects to the area.
- Lack of amenities.
- Inconsistent with the surrounding residential character, streetscape and ambience.
- The proposal is for high density and the area is a low-density area.
- There will be negative impact on the sewer system and water management in the area.
- Safety of children and elderly in the area will be compromise with increase to traffic and more vehicles in the area.
- Garbage trucks and emergency vehicles will not be able to get through with the number of parked cars there.
- Lack of relevant information provided in this DA for residents.
- Complaints about the process and they feel that they are not being listened too.
- Devaluation of surrounding properties.
- Revised plans are the same and why has council accepted the same plans.
- The height of buildings will impact neighbouring properties.
- Overdevelopment of the site.
- The street is a cul-de-sac.
- Neighbours are concerned that this proposal is just a quick money-making scheme without considering the housing style in the area.
- The traffic report does not specify what the development actually is.
- The SEE does not discuss the amended proposal.
- Noise from the lift and stairs at the rear which to close to residents at the rear.
- Self-Containment of runoff waters.
- Privacy Screening along the rear fence boundary.
- Soil classification i.e., Asbestos (either in soil or demolished houses).

- Security concerns relating to more people coming in the area because of the development.

The key issues associated with the assessment of the subject Development Application relate to the matters raised in the submissions received during the notification period. Notwithstanding, a number of matters were addressed in revised plans, the additional information received did not address the concerns relating to the amenity of the ground floor room sizes, insufficient internal circulation area, lack of storage on first floor, front, rear and side setbacks, PoS, first floor footprint, overshadowing, insufficient stormwater arrangement, insufficient waste management plan (WMP), and insufficient streetscape and articulation of buildings. An updated BASIX Certificate was also not provided.

The application is referred to the Liverpool Local Planning Panel (LLPP) in accordance with its referral criteria and procedural requirements in that the development falls into the category of *contentious development* due to the number of submissions exceeding 10.

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment (EP&A) Act 1979. Based on the assessment of the application, it is recommended that the application be refused.

2. SITE DESCRIPTION AND LOCALITY

2.1. The locality

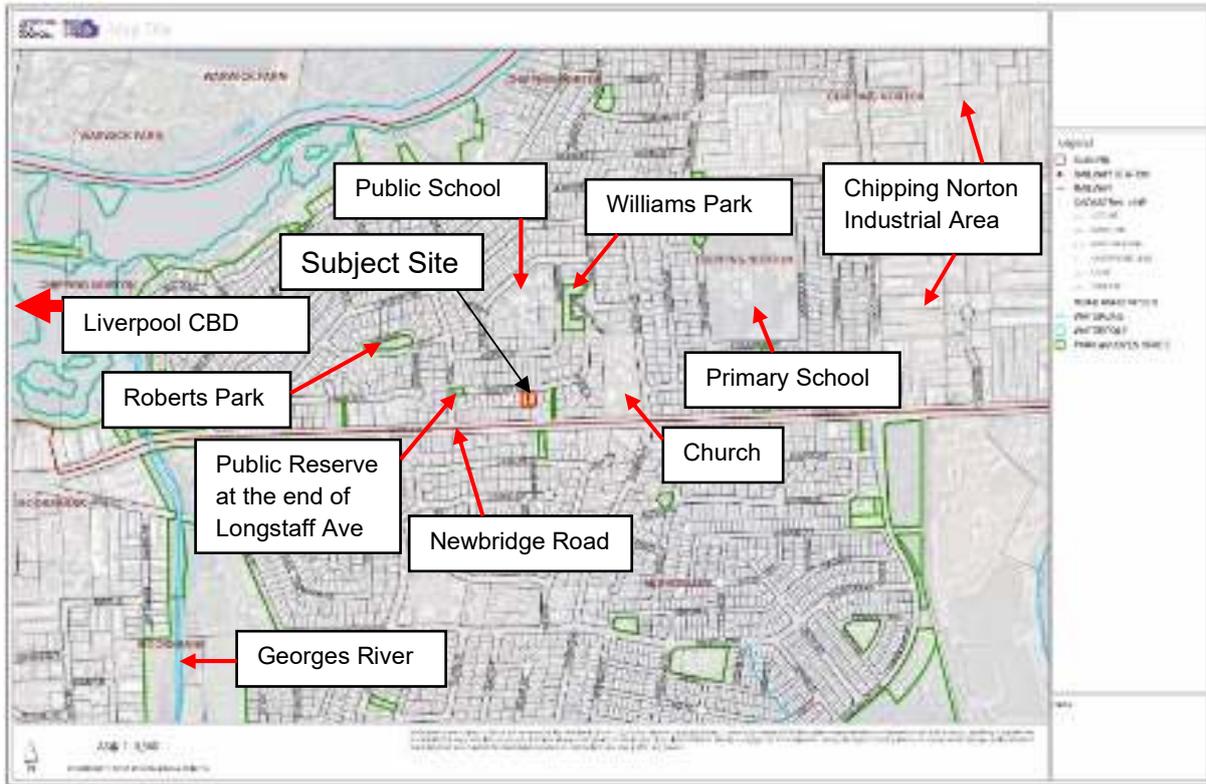


Figure 1: Site Location Map (Source: GeoCortex Data, Liverpool City Council 2021)

The area is characterised by low density residential development and is within an R3 zoned area. The area is predominantly characterised by single and two storey free standing dwellings and two storey semi-detached dwellings.

Longstaff Avenue is a no-through road ending with a turning circle at the end of the street to the west of the subject site and separated by a small park with pedestrian access only to Holly Avenue to the west.



Figure 2: Aerial view of subject site and surrounding buildings (Source: GeoCortex Data, Liverpool City Council 2021)

2.2. The site

The subject site is identified as Lots 183 & 184 in DP 24307 and is known as 164 & 162 Longstaff Avenue, Chipping Norton. It consists of two rectangular shaped allotments with north to south orientation. The sites are to be consolidated into one lot with the following area and dimensions:

Area – 1,337.80m².

Frontage to Longstaff Avenue (North Boundary) – 36.58 metres

Rear – (South Boundary) – 36.58 metres

East – 36.575 metres

West – 36.575 metres



Figure 3: Contour and Detail Survey Plan (Source: Ensure Consulting Pty. Ltd, Rev. A, Drawing No. 200139 DE-01, dated 2/09/2019)



Figure 4: Aerial view of subject site (Source: GeoCortex Data, Liverpool City Council 2021)

3. BACKGROUND/HISTORY

- A pre-lodgement meeting (PL-94/2019) was held with Council on 27 November 2019 for Strata Subdivision and the construction of seven townhouses with at-grade parking.

- The subject DA was lodged with Council on 23 March 2020 for '*Demolition of existing structures and construction of a multi-dwelling housing development containing 8 x two-storey dwellings above basement car park and associated strata title subdivision*'.
- A 'Stop the Clock' letter was issued to the applicant.
- Application deferred on 24 September 2020 requesting lift in basement, increase in room sizes to improve amenity at ground level of all units, improvement of indoor arrangement, incorrect shadow diagrams, improved streetscape and building design, non-compliant landscaping, private open space areas incorrectly defined on plans, waste management issues, incorrect and missing engineering information, and no acoustic report was provided.
- On 13 October 2020, the applicant provided incomplete plans and requested an extension of time to lodge additional information.
- On 4 November 2020 the applicant provided an amended landscape plan and Acoustic Report in response to the additional information which was not consistent with the request for additional information.
- On 27 November 2020, the applicant submitted further amended plans which were incomplete.
- On 14 December 2020, the applicant was afforded a final 7-day letter requesting the outstanding additional information.
- On 15 December 2020, the applicant officially submitted amended plans which proposed an amended design and layout. The new development was for '*Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision*'.
- On 17 December 2020, the applicant submitted revised Stormwater Plans.
- The amended proposal was re-notified from 4 January 2021 to 27 January 2021.

4. DETAILS OF THE PROPOSAL

The proposed development application as amended seeks approval for the '*Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision*'. The proposal will consist specifically of the following:

- The **Demolition** of two (2) single storey dwellings, one (1) pool and all ancillary structures at 162 and 164 Longstaff Avenue, Chipping Norton (Figure 5 below).
- The **Construction** of six (6) two-storey and two (2) single storey dwellings as follows:

Units 1 to 6 – Two Storey dwellings

Ground Floor

- Open plan Kitchen/Living/Dining area, powder room and one (1) bedroom.

First Floor:

- Two (2) bedrooms, a bathroom and ensuite (Figure 6 below).

Units 7 & 8 – Single Storey dwellings

- Each unit comprises of an open plan kitchen/dining/living area, two (2) bedrooms, one (1) ensuite and bathroom (Figure 6 below).
- The **Construction of a Basement** with parking for 19 vehicles, including loading bay, visitor parking bays, one (1) disabled parking space, bicycle parking, lift, storage rooms and entry ramp (Figure 7 below).

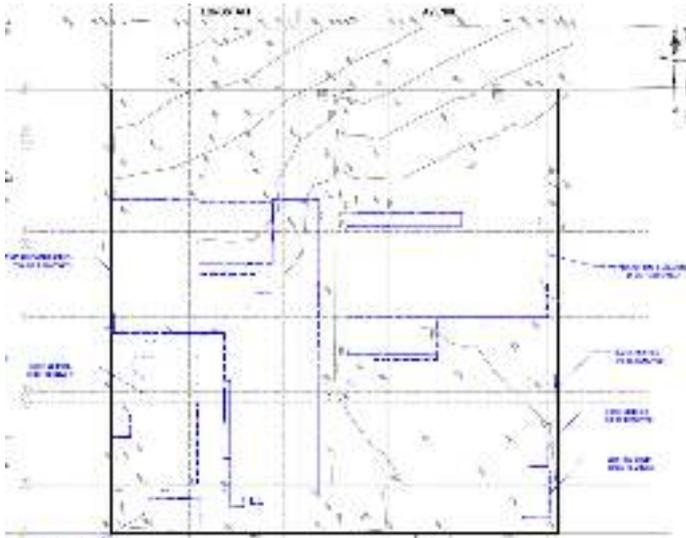


Figure 5: Proposed Demolition Plan (Source: Rafla Arch, Rev A, dated 18/10/2019)

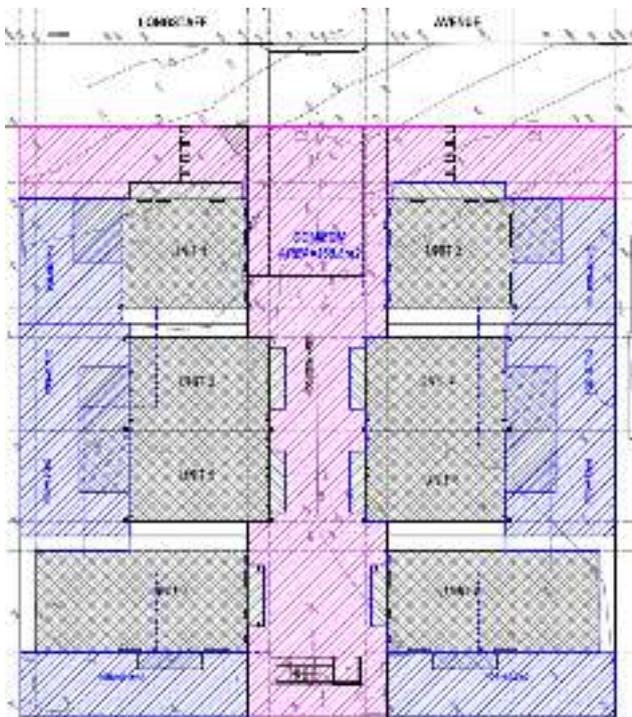


Figure 6: Proposed Site Plan and Layout (Source: Rafla Arch, Rev A, 18/10/2019)

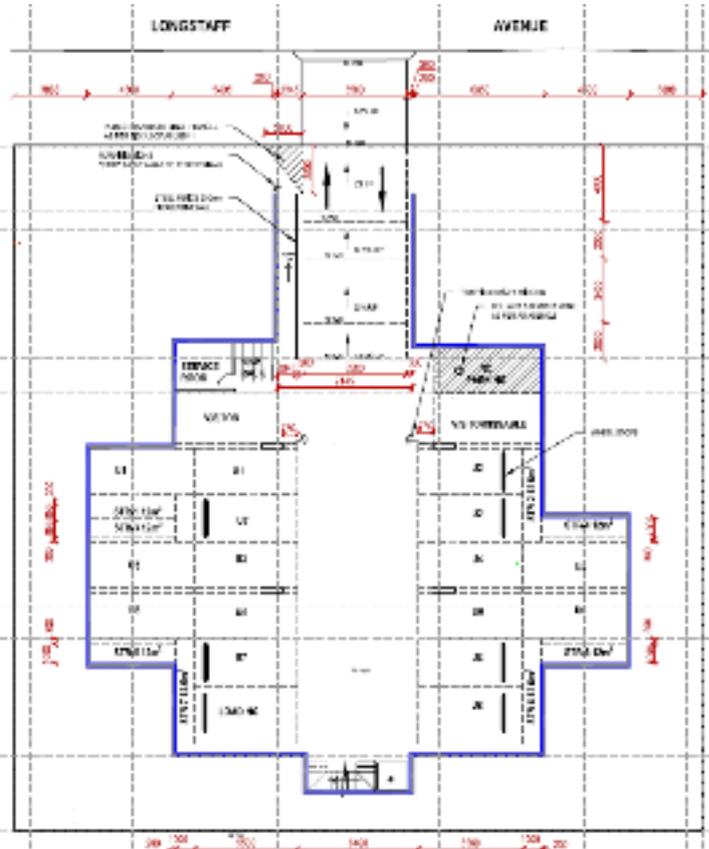
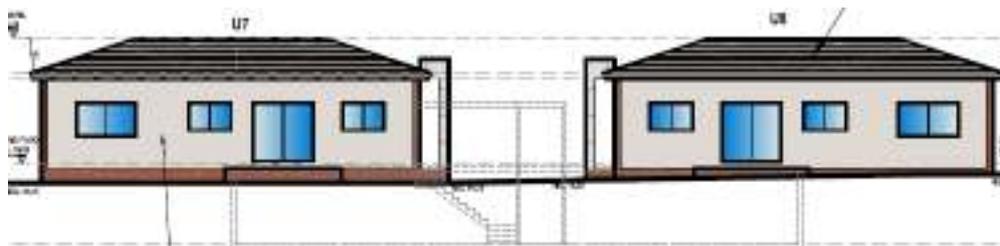


Figure 7: Proposed Basement Layout (Source: Rafia Arch, Rev A, 18/10/2019)



North Elevation – Longstaff Avenue Frontage



South Elevation – Rear View



West Elevation – View from No. 166 Longstaff Avenue



East Elevation – View from No. 160 Longstaff Avenue



West Elevation of Units 2 to 8 – Internal View from Common Area



East Elevation of Units 1 to 7 – Internal View from Common Area

Figure 8: Proposed Elevations (Source: Rafia Arch, Rev A, 18/10/2019)

5. STATUTORY CONSIDERATIONS

5.1. Relevant matters for consideration

The relevant planning instruments/policies applicable to the proposed development are as follows:

- State Environmental Planning Policy No. 55 – Remediation of Land.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (now deemed SEPP).
- Liverpool Local Environmental Plan (LLEP) 2008.
- Liverpool Development Control Plan (LDCP) 2008.
 - Part 1: General Controls for All Development.
 - Part 3.6: Multi Dwelling Housing (Terraces, Townhouses and Villas) in the R3 and R4 Zones.
- Liverpool Contributions Plan 2009 applies to all development pursuant to Section 7.11 of the EPA & Act.

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 Evaluation of the EP&A 1979 and the Environmental Planning and Assessment Regulation 2000, as follows:

6.1. Section 4.15(1)(a)(i) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy No. 55 – Remediation of Land

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

Although it is unlikely that the land would be contaminated, given its previous residential use, Council must consider this and the likelihood of any contamination on-site and the possible impacts which may arise from any works associated with this proposal.

The objectives of SEPP 55 are:

- *to provide for a state wide planning approach to the remediation of contaminated land.*
- *to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Clause 7 - Contamination and remediation to be considered in determining development application	Comment

(1) A consent authority must not consent to the carrying out of any development on land unless:	
(a) it has considered whether the land is contaminated, and	It is unlikely the land is contaminated as it is an existing residentially zoned allotment with dwellings currently on site. The DA was reviewed by Council's Environmental Health officers, who raised no objections to the proposal with regards to potential contamination issues.
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and	The land is suitable for the proposed works and as it is unlikely that the land is contaminated, based on Council records
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	The land does not require remediation.

Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of SEPP 55, therefore, it is considered that the subject site is suitable for the proposed development in that regard.

(b) State Environmental Planning Policy (BASIX) 2004

In accordance with this policy, all new residential dwellings and those seeking alterations and additions as identified under this policy require a BASIX certificate that measures the Building Sustainability Index to ensure dwellings are designed to use less portable water and are responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

The applicant amended the design but failed to provide an amended BASIX Certificate with the amended scheme. A BASIX Certificate is a mandatory requirement for residential development above \$50,000 under the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

In the absence of a BASIX Certificate, the proposal is considered unsatisfactory with regard to water and energy efficiency and thermal comfort, which is a reason for refusal.

(c) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (Deemed SEPP)

The subject land is located within the Georges River Catchments and as such the Greater Metropolitan Regional Environmental Plan No. 2 – Georges River applies to the application.

The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The Development Application was referred to Council's Land Development Engineers who reviewed the stormwater management and drainage associated with the proposal. They were

not supportive of the proposed development. The amended stormwater plans failed to address the following:

- *A grated surface inlet pits must be provided for collecting stormwater from rear yards of unit and common driveway area of the development. Details of the system including pipe sizes, invert & surface levels, location etc should be submitted.*
- *All the drainage design calculations (including electronic copy of DRAINS model) shall be submitted with a revised stormwater plan.*
- *A summary table of pre and post development site discharges for all storm events from 5 year ARI to 100 year ARI storm events shall be shown on the revised plan.*
- *Dimension and levels of the proposed OSD are to be shown on the plan.*

Accordingly, the proposed development is considered to not meet the objectives of the SEPP and with the lack of information provided, it cannot be determined if there will be any negative impact on the environmental quality of the Georges River Catchment. Furthermore, it is considered that the proposal does not satisfy the provisions of the GMREP No.2 and therefore is a reason for refusal.

(d) Liverpool Local Environmental Plan 2008

(i) Zoning

The subject site is zoned R3 – Medium Density Residential pursuant to the LLEP 2008. An extract of the zoning map is provided in Figure 9 below.

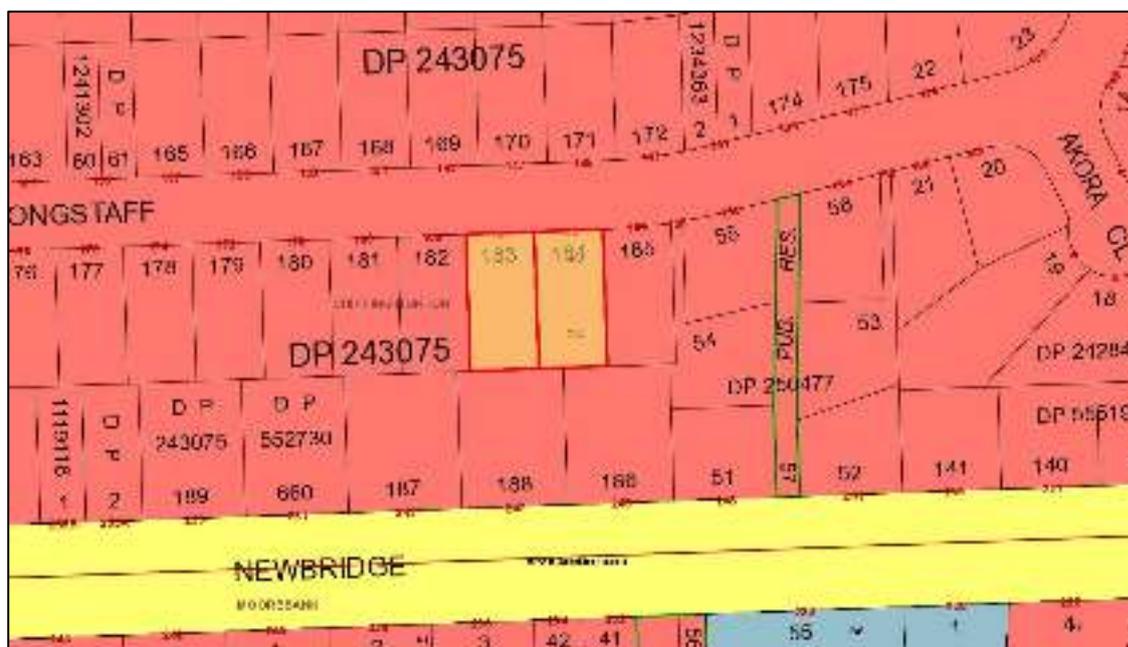


Figure 9: Zoning Map Extract (Source: Geocortex Data, LCC 2021)

(ii) Permissibility

The subject site is zoned R3 Medium Density Residential. The proposal is best described as “multi-dwelling housing” which is a permissible form of development in the zone with development consent.

The LLEP 2008 defines multi-dwelling housing as “3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.”

(iii) Objectives of the zone

The objectives of the R3 zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 a concentration of housing with access to services and facilities.*
- *To provide for a suitable visual transition between high density residential areas and lower density areas.*
- *To ensure that a high level of residential amenity is achieved and maintained.*

It is considered that the proposal is not consistent with the above zone objectives primarily point 3 & 6 (*To enable other land uses that provide facilities or services to meet the day to day needs of residents and To ensure that a high level of residential amenity is achieved and maintained*) for the following reasons:

- The proposed layout of the ground floor of units 3 to 6 encompasses a kitchen/dining/lounge room with an average span of 4.5m to 5.5m. This is unlikely to adequately accommodate an area for furniture in the lounge room, dining room furniture, and adequate kitchen preparation and storage space for a 3-bedroom residence.
- The staircase to access the first floor of units 1 & 2 indicates a 0.6m distance between the wall of the ground floor powder room and the first step which is inadequate.
- Ground floor powder rooms for units 3 to 6 are too small to accommodate and adequate cistern and wash area.
- First floor area is greater than 2/3 of the ground floor which is leading to bulk and scale issues and unsatisfactory streetscape arrangement.
- Units 7 & 8 (single storey dwellings) are located 0.9m from their respective side boundaries. The landscape plan indicates openings in the side walls and Council's Development Control Plan states any windows to habitable rooms on the ground floor requires a 4.0m setback.
- The proposed lift and access staircase at the rear of the site is located 2.0m from the rear boundary on the ground floor. The lift and staircase will be enclosed in a large structure and therefore has reduced the rear setback to 2.0m. A minimum of 4.0m setback for any structure is required at ground level for multi-dwelling developments.
- The landscape plan indicates five (5) large Water Gum (*Tristanopsis laurina*) trees that grow to 12m high to be planted along the rear setback. The neighbouring properties to the rear have a drainage easement that runs along the boundary which services the neighbourhood and the proposed species of tree is likely to impact the operation of the easement and therefore is not supported.

- The proposal fails to provide an adequate BASIX Certificate.
- The proposal fails to provide adequate stormwater civil plans.

Accordingly, in its current form, the proposal will have adverse impacts on surrounding land uses and the locality and fails to optimize internal and external occupant amenity. As such the development will not ensure a high residential amenity is achieved in accordance with Council's plans and policies and should be refused.

(iv) Principal Development Standards

LLEP 2008 contains a number of principal development standards which are relevant to the proposal, as detailed below.

Development Provision	Requirement	Proposed	Comment																								
Part 4 Principal Development Standards																											
2.7 Demolition	The demolition of a building or work may be carried out only with development consent	Consent sought for demolition works onsite.	Complies																								
4.1 Minimum subdivision lot size	Minimum lot size permitted: 300m ²	No Torrens title subdivision is proposed.	N/A																								
4.3 Height of Buildings	Maximum height permitted: 8.5m	8.35m (max.)	Complies																								
4.4 Floor Space Ratio (FSR)	Maximum FSR permitted: 0.5:1. Area 2 = 0.55:1	Proposed FSR is as follows: <table border="1" data-bbox="794 1200 1182 1630"> <thead> <tr> <th>Dwelling</th> <th>GFA (m²)</th> </tr> </thead> <tbody> <tr><td>1</td><td>85.80</td></tr> <tr><td>2</td><td>86.80</td></tr> <tr><td>3</td><td>84.00</td></tr> <tr><td>4</td><td>84.00</td></tr> <tr><td>5</td><td>84.00</td></tr> <tr><td>6</td><td>85.00</td></tr> <tr><td>7</td><td>75.00</td></tr> <tr><td>8</td><td>75.65</td></tr> <tr><td>Total</td><td>660.25</td></tr> <tr><td>Site Area</td><td>1337.80</td></tr> <tr><td>Proposed FSR</td><td>0.49:1</td></tr> </tbody> </table>	Dwelling	GFA (m²)	1	85.80	2	86.80	3	84.00	4	84.00	5	84.00	6	85.00	7	75.00	8	75.65	Total	660.25	Site Area	1337.80	Proposed FSR	0.49:1	Complies
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Proposed FSR	0.49:1																										
4.6 Exceptions to Development Standards	Provisions relating to exceptions to development standards	No variations are sought.	Complies																								
5.10 Heritage Conservation	To protect and conserve existing items/locations identified as containing significant heritage value	The site is not identified as being a heritage item, adjoining a heritage item or lying within a heritage conservation area as per the LLEP Heritage Map 2008.	N/A																								
6.5 Public Utility Infrastructure	Public utility infrastructure must be available	Should the proposal have been supported, all utilities would be	Can comply by condition																								

		conditioned to be made available.	
7.7 Acid sulfate soils	Class 1, 2, 3, 4 or 5	The site is mapped as containing class 5 acid sulfate soils, however, is highly unlikely to lower the water table below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	Complies
7.8 Flood Planning	To minimise the flood risk to life and property associated with the use of land	The site is not mapped as being in a flood affected area.	N/A
7.9 Foreshore building line	The development must not impact on natural foreshore processes or affect the significance and amenity of the area	The application proposes a development outside the foreshore area, therefore is unlikely to have any negative impact on the foreshore of the Georges River.	N/A
7.31 Earthworks	Council to consider matters listed (a)-(g)	The proposal includes excavation for a basement parking area, so significant earthworks are proposed. Should the application have been supported, conditions of consent would have been imposed requiring a dilapidation report prior commencement of works and after completion to establish any potential damage to nearby infrastructure and surrounding properties.	Can comply by condition

It is noted that the proposal generally complies with the principal development standards within the LLEP, however, as demonstrated above the proposed development is inconsistent with the provisions of LLEP 2008 in respect to objectives of the R3 zone particularly the following objectives:

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents; and*
- *To ensure that a high level of residential amenity is achieved and maintained.*

6.2. Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments which apply to the development.

6.3. Section 4.15(1)(a)(iii) - Any Development Control Plan

(a) Liverpool Development Control Plan (LDCP) 2008

The application has also been assessed against the relevant controls of the LDCP 2008, particularly *Part 1 General Controls for all Development* and *Part 3.6 Multi-Dwelling Housing (Villas and Townhouses) in R3 and R4 zones*, as follows:

LDCP 2008 Part 1 - General Controls for all Development		
Control	Requirement	Comment
Section 2 – Tree Preservation	Consider impact of development on existing vegetation	Complies No trees are proposed to be removed
Section 3 – Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate	Does not comply A landscape Plan has been submitted that proposes a number of large trees on site. While this is encouraged, the proposed trees must benefit the proposal without negatively impacting on surrounding land uses. The row of trees along the rear boundary of the development is proposed too close to a drainage easement that is located along the rear boundary of the rear properties and the trees may damage the easement during their installation of after they mature. Therefore, the proposed landscape plan is not supported.
Section 4 – Bushland and Habitat Preservation	Consider impact of development on bushland and habitats	Complies Minimal to no impact on bushland and habitats considering the location of the development.
Section 5 – Bushfire Risk	Land on or adjacent to bushfire prone land to comply with RFS requirements	N/A The subject site is not classified as Bushfire prone land.
Section 6 – Water Cycle Management	Consideration of stormwater and drainage	Does not comply Stormwater discharge is proposed to be drained via on-site detention systems to the street. Council's Land and Development Engineer has reviewed the application and does not support the proposal due to insufficient stormwater plan submitted. <i>(Please refer discussion at the end of the table for further information)</i>
Section 7 – Development Near a Watercourse	Consideration of impact to riparian corridors	N/A The subject site is located more than 300m from George's River.
Section 8 – Erosion and Sediment Control	Sediment Control Plan or Soil and Water Management Plan required	Does not comply Sediment and erosion control details submitted with the stormwater plans are deemed to not comply with the stormwater proposal due to lack of information submitted. As a result, the proposed stormwater layout and associated control measures are not supported.
Section 9 – Flooding Risk	Flood affection of property to considered	Complies The subject site is not mapped in a flood prone area.
Section 10 – Contaminated Land Risk	Previous use to be considered in assessing risk	Complies

		Existing and historical residential use does not warrant a land contamination assessment.
Section 11 – Salinity Risk	Salinity Management response required for affected properties	Can comply by condition Should the proposal have been supported, conditions of consent would have been included requiring the design to respond to salinity.
Section 12 – Acid Sulfate Soils Risk	Affected properties to consider impact of development on soils	Complies The site is mapped as containing class 5 acid sulfate soils, however, is highly unlikely to lower the watertable below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.
Section 13 – Weeds	Noxious weeds to be removed as part of development where applicable	N/A
Section 14 – Demolition of Existing Development	Must comply with AS 2601-2001	Can comply by condition Demolition work would need to comply with AS 2601-2001 standards.
Section 15 – Onsite Sewage Disposal	S68 Application required where connection to sewer not available	Does not comply The stormwater arrangement lodged with the application is not supported.
Section 16 – Aboriginal Archaeology	AHIA required where items of aboriginal archaeology exist	N/A No known items of aboriginal archaeology are present on the subject property.
Section 17 – Heritage and Archaeology	Consideration of the impact on the heritage significance on any heritage buildings, sites, streetscapes or areas.	N/A The subject site is not associated with any heritage items.
Section 19 – Used Clothing Bins	Applies to any charity bins located on either private or Council land.	N/A No charity bins located within the subject property.
Section 20 – Car Parking and Access		Complies 6 two storey medium sized units and 2 single storey medium sized units (Based off number of bedrooms). 2 x 6 = 12.0 Spaces 1.5 x 2 = 3.0 Spaces 8 / 4 units = 2 Spaces (visitor) Required = 17 Spaces (total) Complies. A total of 19 parking spaces have been provided, inclusive of 2 visitor spaces.
Section 21 – subdivision of land buildings	Minimum lot width for proposed residential subdivision	N/A No Torrens title subdivision is proposed.
Section 22 – Water Conservation	New dwellings, including a residential component within a mixed-use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with <i>State Environmental Planning Policy</i> –	Does not comply The proposal was amended from 8 two storey dwellings to 6 two storey dwellings and 2 single storey dwellings. As result a revised BASIX Certificate was required to be lodged but was not provided with the additional information submitted to Council

	<i>Building Sustainability Index (BASIX).</i>	for the revised design. Therefore, the development does not comply to water and energy conservation commitments.
Section 23 – Energy Conservation	Dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with <i>State Environmental Planning Policy – Building Sustainability Index (BASIX)</i> . A complying BASIX report is to be submitted with all development applications containing residential activities.	Does not comply The proposal was amended from 8 two storey dwellings to 6 two storey dwellings and 2 single storey dwellings. As result a revised BASIX Certificate was required to be lodged but was not provided with the additional information submitted to Council for the revised design. Therefore, the development does not comply to water and energy conservation commitments.
Section 24 – Landfill	This section applies to development, which involves cutting and or filling of land. It does not involve land cut and filling in conjunction with a development application for a building(s).	N/A Application incorporates construction of multi-dwellings.
Section 25 – Waste Disposal and Re-use Facilities	Waste Management Plan Required	Does not comply A waste management plan has been provided with the application, however does not address the removal, handling, and disposal (including the name and address of the licensed landfill), of asbestos material wastes that are likely to be encountered in the demolition process.
Discussion – Section 6 – Water Cycle Management		
<p>The application fails to address the following matters adequately and Council’s Development Engineer has requested the following matters must be addressed by the applicant:</p> <ol style="list-style-type: none"> <i>An amended stormwater drainage plan is to be provided to include the following;</i> <ul style="list-style-type: none"> <i>A grated surface inlet pits must be provided for collecting stormwater from rear yards of unit and common driveway area of the development. Details of the system including pipe sizes, invert & surface levels, location etc should be submitted.</i> <i>All the drainage design calculations (including electronic copy of DRAINS model) shall be submitted with a revised stormwater plan.</i> <i>A summary table of pre and post development site discharges for all storm events from 5 year ARI to 100 year ARI storm events shall be shown on the revised plan.</i> <i>Dimension and levels of the proposed OSD are to be shown on the plan.</i> <i>The Applicant is to ensure that the Landscaping Plan and Site Plan have been amended to correspond to the Stormwater Drainage Plan. Detail of the proposed drainage system including OSD are to be shown on the plan.</i> 		

Part 3.6 of the LDCP 2008 covers controls specifically relating multi dwelling housing in areas zoned R3 or R4. The key controls are discussed in the following table:

LDCP 2008 Part 3.6 – Multi Dwelling Housing (Villas and Townhouses) in the R3 and R4 zones		
Control	Requirement	Comment
Subdivision, Frontage and Lot Size	<p>The minimum lot size for multi dwelling housing is 1,000m². Where development pursuant to section 4 is proposed, the minimum lot size shall be 650m².</p> <p>The minimum lot width for multi dwelling housing is 22m. Where development pursuant to section 4 is proposed, the minimum lot width shall be 18m.</p>	<p>Complies The total site area is 1337.80m² with a site width of 36.58m. Therefore Section 4 of the DCP is not required.</p>
Site Planning	<p>Site layout should consider, and as far as possible minimise overshadowing, acoustic and visual intrusion on neighbouring and on-site dwellings.</p> <p>There must be a direct link from at least one living area to the principal private open space.</p> <p>The siting of windows of habitable rooms on the first floor shall minimise overlooking to the principal private open space of neighbouring properties.</p> <p>Stormwater from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to a Council stormwater system. Where stormwater drains directly to the street, there may also be a need to incorporate on-site</p>	<p>Not Supported The proposed dwellings are considered to have been designed to minimise impacts on adjoining properties, however, the north to south orientation of the site and proposed two storey dwelling will overshadow the onsite dwellings. The rear single storey dwellings will be overshadowed by the nearby two storey units no. 5 & 6. As such that the development will lead to non-compliances with the overshadowing controls in particularly impact the ability of the living areas of units 7 & 8 to receive adequate solar access.</p> <p>Complies Each dwelling of the multi- dwelling housing development will provide a direct link to the POS from the living rooms which has been demonstrated in the approved plans.</p> <p>Complies The siting of windows of habitable rooms is considered to have been designed to minimise overlooking to POS of neighbouring properties.</p> <p>Does not comply The stormwater plans indicate that stormwater will be discharged via an OSD system. This has been reviewed by Council's Land Development Engineer who did not support the proposed stormwater arrangement due to lack of information.</p>

	<p>detention of stormwater where street drainage is inadequate.</p> <p>The siting of dwellings shall be orientated to maximise solar access to both external courtyards and internal living areas.</p> <p>Where possible all existing substantial vegetation on site shall be retained.</p> <p>Multi Dwelling Housing is not permitted on cul-se-sac heads or streets with a carriageway width of less than 6.5m.</p>	<p>Does not comply The shadow diagrams indicate that the POS will receive adequate solar access, however the living rooms of units 7 & 8 will not receive adequate levels of solar access due to the location of the living rooms in proximity to the two storey units 5 & 6.</p> <p>N/A No substantial vegetation is located on site</p> <p>Complies The proposed development is not located on the cul-de-sac head but is in the vicinity of a cul-de-sac head on Longstaff Avenue. The carriageway has a width of 8.0m.</p>
Townhouse and Villa Development on an 18m Frontage Block	<p><u>Controls relating to 18m frontage blocks</u> Section 4 in Part 3.6 of the LDPC 2008 prescribes controls for multi-unit housing developments on allotments with a frontage of less than 22 metres.</p>	<p>N/A The site has a frontage greater than 22 metres and is greater than 1000m² in area.</p>
Setbacks	<p><u>Front Setbacks</u> Ground Floor: 4.5m First Floor: 5.5m Classified Roads: 7.0m</p>	<p>Does not comply Unit 1 - Does not comply. Ground Floor: 4.5m First Floor: 3.5m (with 1.0m balcony encroachment to articulation zone). Unit 2 - Does not comply. Ground Floor: 4.5m First Floor: 3.5m (with 1.0m balcony encroachment to articulation zone).</p>
	<p><u>Side Setbacks</u> Ground floor with windows to habitable rooms: 4.0m Ground floor without windows to habitable rooms: 0.90m</p>	<p>Partially Complies Unit 1 - Complies South = 0.90m Windows are proposed in the kitchen area on ground floor. Unit 2 – Complies South = 0.90m Windows are proposed in the kitchen area on ground floor. Unit 3 – Complies North - 0.90m Windows are proposed in the kitchen area on ground floor. Unit 4 – Complies North - 0.90m Windows are proposed in the kitchen area on ground floor.</p>

	<p>First floor without windows to habitable rooms: 1.2m</p> <p>First floor with windows to habitable rooms and neighbouring POS: 4.0m</p>	<p>Unit 5 – Complies South = 0.90m Windows are proposed in the kitchen area on ground floor.</p> <p>Unit 6 – Complies South = 0.90m Windows are proposed in the kitchen area on ground floor.</p> <p>Unit 7 – Does not comply West = 0.90m Windows are not indicated on the floor plan but is indicated on Landscape Plan.</p> <p>Unit 8 – Does not comply East = 0.90m Windows are not indicated on the floor plan but is indicated on Landscape Plan.</p> <p>Unit 1 – Does not comply South = 0.90m Windows are proposed in the void area on the first floor.</p> <p>Unit 2 – Does not comply South = 0.90m Windows are proposed in the void area on the first floor.</p> <p>Unit 3 – Complies North - 0.90m No Windows are proposed in the northern elevation on the first floor.</p> <p>Unit 4 – Does not comply North - 0.90m No Windows are proposed in the northern elevation on the first floor.</p> <p>Unit 5 – Does not comply South = 0.90m Windows are proposed in the void area on the first floor.</p> <p>Unit 6 – Does not comply South = 0.90m Windows are proposed in the void area on the first floor.</p>
	<p><u>Rear Setbacks</u> Ground floor without windows to habitable rooms: 4.0m</p> <p>Ground floor with windows to habitable rooms: 4.0m</p>	<p>Does not comply</p> <p>Unit 1 - Complies West = 6.3m (3.2m to the rear alfresco structure which includes a roof)</p> <p>Unit 2 - Complies East = 6.3m (3.3m to the rear alfresco structure which includes a roof)</p> <p>Unit 3 – Does not comply Does not comply West = 6.6m (3.6m to the rear alfresco structure which includes a roof and blade wall)</p>

		<p>Unit 4 – Does not comply East = 6.6m (3.6m to the rear alfresco structure which includes a roof and blade wall) Unit 5 - Does not comply West = 6.6m (3.6m to the rear alfresco structure which includes a roof and blade wall) Unit 6 – Does not comply East = 6.6m (3.6m to the rear alfresco structure which includes a roof and blade wall) Unit 7 (Single Storey Unit) – Complies South = 4.0m Unit 8 (Single Storey Unit) - Complies South = 4.0m</p> <p>Despite the compliance of the single storey units at the rear, the application proposes a lift and fire stairs enclosed in a masonry structure at the rear of the site which is setback 2.0m from the rear boundary which is not acceptable.</p> <p>Units 3 to 6 include large blade walls stretching from the common wall to the rear. They are large structures that partially enclose the rear alfresco areas and along with a roof over the alfresco area, create a structural element at the rear of the building which extends the ground floor. This reduces the rear setback for these units which becomes non-compliant at less than 4.0m as required by the LDCP 2008.</p>
	<p>First floor without windows to habitable rooms: 4.5m</p> <p>First floor with windows to habitable rooms and neighbouring POS: 6.0m</p>	<p>Complies Unit 1 - Complies West = 6.0m Unit 2 – Complies East = 6.0m Unit 3 - Complies West = 6.0m Unit 4 - Complies East = 6.0m Unit 5 - Complies West = 6.0m Unit 6 - Complies East = 6.0m</p> <p>Units 1 to 6 propose a first floor with rear facing windows that are a minimum of 6.0m.</p>
	<p>Garages or Carports must be set back a minimum of 1m behind the main face of the dwelling (see Figure 2). (The main face is the first wall of a habitable room)</p>	<p>N/A Basement parking is proposed below the building footprint.</p>

	Verandahs, balconies, eaves and other sun control devices may encroach on the minimum front and secondary setback by up to 1m.	<p>Does not comply The proposed verandah and balcony would encroach into the front setback by a maximum of 1m. However, the encroachment leads to a first floor setback of 3.5m which is non-compliant as minimum of 5.5m first floor setback is required.</p>																											
	The secondary setback is the longest length boundary.	N/A																											
	<p><u>Setbacks across internal driveways</u> Buildings shall be setback a minimum of 8m from other buildings across a driveway.</p>	<p>Complies Units 1 & 2 face the street and are 8.0m setbacks across the basement driveway entry ramp.</p>																											
	<p>A minimum of 20% of the site area shall consist of a Landscape Area, this may include lawn, deep rooted trees, garden beds and mulched areas.</p> <p>A minimum unencumbered area of 4 x 5m shall be provided in rear setback to accommodate deep rooted trees.</p>	<p>Complies Proposed landscaped area = 437.10m² Site area = 1337.80m² Landscaped area proposed is 33%.</p> <p>Does not comply Unit 1 to 6 do not have a minimum 4x5m unencumbered area within the POS due to the large alfresco areas dominating the rear setback.</p>																											
	<p>POS required for Dwelling size: Each dwelling shall provide a minimum private open space area, which is not covered by a roof in accordance with the following:</p> <p>Small <65m²: 30m² Medium 65m² – 100m²: 40m² Large > 100m²: 50m²</p> <p>Areas less than 1.5 m in width does not qualify as Private Open Space. Private Open Space must be directly accessible from the main living area.</p>	<p>Does not comply Private Open Space of all dwellings do not comply.</p> <table border="1" data-bbox="943 1339 1444 1659"> <thead> <tr> <th>Dwelling</th> <th>GFA (m²)</th> <th>POS (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>85.712</td> <td>33</td> </tr> <tr> <td>2</td> <td>86.31</td> <td>36</td> </tr> <tr> <td>3</td> <td>82.923</td> <td>31</td> </tr> <tr> <td>4</td> <td>83.60</td> <td>31</td> </tr> <tr> <td>5</td> <td>83.40</td> <td>24</td> </tr> <tr> <td>6</td> <td>83.564</td> <td>24</td> </tr> <tr> <td>7</td> <td>74.88</td> <td>50</td> </tr> <tr> <td>8</td> <td>75.616</td> <td>50</td> </tr> </tbody> </table> <p>The PoS of units 1 to 6 requires 40m² of area that is not covered by a roof. The rear PoS of these units does not comply due to the covered alfresco area at the rear. As a result, the PoS of these units is reduced and does not comply.</p> <p>Complies All PoS have widths larger than 1.5m and are directly accessible from each dwelling main living area.</p>	Dwelling	GFA (m ²)	POS (m ²)	1	85.712	33	2	86.31	36	3	82.923	31	4	83.60	31	5	83.40	24	6	83.564	24	7	74.88	50	8	75.616	50
Dwelling	GFA (m ²)	POS (m ²)																											
1	85.712	33																											
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	<p>A minimum of 50% of the Private Open Space are must receive 3 hours of sunlight between 9:00am and 5:00pm on 21 June.</p>	<p>Complies Shadow diagrams submitted with DA-275/2020 indicate each POS receiving the minimum 3 hours of sunlight on June 21.</p>
<p>Cut and Fill</p>	<p>Maximum Cut permitted: 500mm</p> <p>Maximum Fill permitted: 750mm</p>	<p>Considered acceptable The application proposes a basement parking and storage area. This will entail a cut into the landscape by up to 2.7m in order to facilitate the basement parking.</p> <p>Does not comply The proposed fill is predominantly below 750mm except for unit 1 finished ground floor level is implied at RL18.60. Considering the existing natural ground (NGL) level is RL17.48 at the front portion of the site as per the survey plan, the application is proposal a fill of 1.12m which is not acceptable and is contributing to excessive vertical expression to the streetscape.</p>
<p>Private Open Space (POS)</p>	<p>Unit/s with a street frontage shall orientate the main entrance and where possible at least one living area towards the street.</p> <p>Entry points shall be enhanced/emphasised to all dwellings especially those facing the street.</p> <p>The first floor of the townhouse developments must be no greater than two thirds of the ground floor area.</p> <p>Building facades shall be articulated and roof form is to be varied to provide visual variety.</p> <p>Walls shall be a mix of masonry, rendered and or bagged, and painted, lightweight clad and painted and/or flush face brick. Justification will be required for 100% face brick facades or 100% rendered and painted brick and will be assessed on merit. Facades can be articulated by:</p>	<p>Complies Unit 1 and 2 has its main entrance orientated to face Longstaff Avenue.</p> <p>Complies The entries of each dwelling are clearly identifiable.</p> <p>Does not comply The first floor of the units has areas greater than 2/3 of their respective ground floor. <i>(Refer to discussion below)</i></p> <p>Does not comply The building facades are identical to both unit 1 and 2. The roof form is not varied and the proposed elongated presentation to the street is not well articulated and is not consistent with the existing character in the area which consists of low wide single and two storey homes.</p> <p>Not Supported The schedule of colours and finishes with DA-275/2020 demonstrate the use of a mixture of render and brick cladding creating varying finishes, however the implementation of the materials and finishes is not acceptable.</p>

	<ul style="list-style-type: none"> - The use of different materials and detailing and / or - The inclusion of balconies, verandas, pergolas and landscaped beds. <p>A sidewall must be articulated if the wall has a continuous length of over 10 m.</p> <p>The entrance of each dwelling shall be emphasised.</p> <p>Units built at the rear of the allotment must take into consideration privacy of neighbouring properties. The use of windows with high sill heights should be used to avoid potential privacy issues.</p> <p>Driveways should avoid a 'gun barrel' effect by curving and siting of buildings, which create a driveway form with the divided carriageway separated by soft landscaping.</p> <p>Attic floor space may be used when it is contained wholly within the roof pitch and will not be counted as a storey provided that the attic space is part of the dwelling unit.</p> <p>Space used for car parking shall be included as a storey if the ceiling of the car parking level exceeds more than 1m above the natural ground level.</p> <p>The maximum roof pitch shall be 36 degrees.</p> <p>Townhouses built on steep or sloping blocks should be built of split-level construction.</p>	<p>Does not comply Sidewalls over approximately 9.10m long. Despite the length being below 10m, the ground floor and first floor should include changes in material colour of articulation to reduce the dominance of the single colour brick wall.</p> <p>Complies The entrances to each dwelling are clearly identifiable.</p> <p>Complies Windows at the rear of the allotment accommodate privacy of the neighbouring property through compliant setbacks.</p> <p>N/A Basement parking provided.</p> <p>N/A No attic spaces proposed.</p> <p>Not supported The ceiling of the car parking level would not exceed more than 1m above the natural ground level. However, the site slopes towards the street and the basement will be visible from the street. The plans do not indicate how this will be managed or indicate any basement ventilation.</p> <p>Complies Proposed Roof pitch is 18 degrees.</p> <p>Not Satisfactory</p>
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	<p>Balconies are not permitted on the first floor of the side and / or rear portion of the dwelling. Balconies may be considered if they address public open space, communal open space and/or private driveways.</p> <p>Blank walls in general that address street frontages or public open space are discouraged. Where they are unavoidable building elements or landscaping must be used to break up large expanses of walls. In some cases, an anti-graffiti coating will need to be applied to the wall to a height of 2 metres.</p>	<p>The site has a slope that is exacerbated towards the front. This is created a situation where the front portion of Unit 1 is approximately 1.1m above the natural ground level. Considering the bulk and scale of unit 1 is exacerbated in length by the additional height. The proposal can be amended to comply by reducing the height of the ground floor RL and improving the overall appearance of the proposal to Longstaff Avenue.</p> <p>Complies No balconies proposed on the side or rear of the dwellings.</p> <p>N/A No blank walls facing the street frontages are proposed.</p>
<p><i>Discussion – The first floor of the townhouse developments must be no greater than two thirds of the ground floor area.</i></p> <p>The first floor all dwellings are greater than two-thirds of the ground floor area for their respective dwelling. The applicant has not provided an adequate justification as to why this has been implemented in the design. In relation to the development it results in the following non-compliances:</p> <ul style="list-style-type: none"> - Reducing the first-floor side setbacks below 1.2m - Reducing the front setback from 5.5m as required to 3.5m with front facing balcony encroachment. - Contributing to bulk and mass by excessive vertical accentuation to the height of the buildings which provides a negative presentation to the street and does not make an effort to fit within the existing street pattern. - The transition from the ground floor and first floor are not well articulated for units 3 to 6 with a single material used for both elevations with little to no openings. - Unencumbered PoS is not compliant for the majority of units. - There is a concern to the amount of solar access that will be received by the internal living areas of the rear single storey units. <p>The applicant has not sufficiently addressed these concerns and considering the north to south orientation of the development, the footprint of the first floor is contributing to negative impacts to the neighbouring units particularly the single storey units at the rear of the site.</p>		

<p>Building Design and Appearance</p>	<p>Multi Dwelling Housing located on street boundaries shall have habitable rooms located to the front of the dwelling for security and surveillance to the street.</p> <p>Living rooms should take advantage of northern aspects where possible. Access to private open space must be from at least one living room.</p> <p>The internal layout of the dwelling must incorporate cross ventilation.</p> <p>Bathrooms, ensuites, laundries and walk in wardrobes should be located to the side and the rear of the development.</p> <p>Each dwelling must provide a minimum storage area of 8m³.</p> <p>Locate active use rooms or habitable rooms with windows overlooking communal/public areas (e.g. playgrounds, gardens).</p>	<p>Complies Units 1 & 2 front the street boundary incorporate a living room and bedrooms which front the street to promote surveillance.</p> <p>Complies Where achievable the dwelling's ground floor living area have taken advantage of northern aspects. Each dwelling's POS is accessible from their respective ground floor living areas.</p> <p>Complies Each Dwelling incorporates cross ventilation.</p> <p>Not Supported The proposed dwellings incorporate bathrooms and laundries to the side and rear of the development. Ground floor Bathrooms/Powder rooms for units 3 to 6 are too small and unlikely provide adequate amenity for these units.</p> <p>Not Supported Sufficient storage is provided to each bedroom in the form of cupboards and in the basement. There is general all-purpose storage located under the staircase however no general storage is located on the first floor of units 1 to 6</p> <p>N/A</p>
<p>Discussion – Building Design and Appearance</p>		
<p>The application proposes small powder rooms on the ground floor of units 3 to 6 which do not provide good amenity for the ground floor. Further to this, the ground floor layout of units 3 to 6 encompasses a living/dining/kitchen open plan area that will also be utilised for a corridor access to the units within a 5 x 5m area which is unlikely to be sufficient for occupants when furniture is factored in.</p>		
<p>Units 1 & 2 have an area that is 0.6m in width at the bottom of the staircase that is used to access the stairs which does not comply to building code requirements. Units 7 & 8 include doorways that open up onto bedroom cupboards.</p>		
<p>It appears that the design has not been adequately interrogated in terms of amenity of occupants. Amenity is important in the scheme of multi-dwelling design due to the general small to medium nature of the dwellings. In this case, the amenity is being affected by several non-compliant building code matters such as the small bathroom, staircase access areas and small living/dining/kitchen areas in some of the units. Council cannot support a proposal that will not benefit occupants and the proposal is not supported on the lack of amenity of units.</p>		

	<p><u>Internal Driveway and Car Parking layout</u> Minimum Internal Driveway Width permitted: 3.5m</p> <p>The extent of paved area for driveways shall be kept to a minimum. Driveways abutting dwellings shall be kept to a minimum.</p> <p>Avoid large expanses of driveways, including concentrating double garages adjacent to each other.</p>	<p>Complies The proposed internal driveway would be a minimum of 5.5m in width at the crossing point to the subject site and 5.5m at the entrance to the basement.</p> <p>Complies The proposed paved area is limited to that required for the driveway and front communal pathway and entry areas.</p> <p>Complies The proposed multi-dwelling housing development has reduced large expanses of driveways where possible through incorporating a basement carpark.</p>
Internal Design	<p><u>Basement Car Parking</u></p> <p>Basement car parking is permitted but will be included as a storey if the ceiling is located more than 1m above the natural ground level.</p> <p>On sites that slope away from the street, underground car parking structures that protrude more than 1m above the natural ground level towards the rear will not be included as a storey where topographical features warrant and the streetscape is not adversely affected. The car parking area should be adequately obscured from visible sight by the screen planting.</p>	<p>Not Satisfactory The proposed basement car parking is less than 1m above the natural ground level, however there is concern on basement protrusion at the front portion of the site to Longstaff Avenue. Further information would be required to address this.</p> <p>Not Satisfactory The site slopes towards the front North-West corner and the basement is adequately aligned. However, there is concern on the protrusion of the basement towards the front prior of the site. There is insufficient information relating to this and no screen planting is proposed on the Landscape Plan to mitigate any potential protrusion.</p>
Car Parking and Access	<p><u>Access Driveways</u></p> <p>Driveways to the street shall be kept to a minimum.</p> <p>Driveways may be permitted to individual dwellings provided that the streetscape is not adversely affected, and the application complies elsewhere with the DCP.</p> <p>Kerbs shall be provided along the edge of all internal driveways. All</p>	<p>Complies One vehicular crossing to the basement proposed.</p> <p>N/A No Driveways to individual dwellings proposed.</p> <p>Complies</p>

	<p>traffic must be able to enter and exit the site in a forward direction.</p>	<p>Kerbs will be provided along the edge of the proposed driveway. Traffic will be able to enter and exit in a forward direction.</p>
<p>Landscaping</p>	<p>The setback areas of development are to be utilised for canopy tree planting.</p> <p>The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas.</p> <p>Landscape planting should be principally comprised of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Species selected in environmentally sensitive areas should be indigenous to the locality. However, Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access.</p> <p>The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (600 – 1800mm) especially along paths and close to windows and doors.</p> <p>Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.</p> <p>Tree and shrub planting along the side and rear boundaries should assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity.</p> <p>Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping</p>	<p>Does not comply The setbacks to units 1 to 6 do not propose canopy tree planting. The inclusion of an alfresco area at the rear of these units, reduces the planting area to less than 4.0m therefore not allowing a tree to be planted.</p> <p>There are 5 trees planted in the rear setback of units 7 & 8 and behind the lift and basement stairwell, however these trees will impact the drainage easement that runs along the rear of the neighbouring.</p> <p>Does not comply The landscaping is not appropriate as the minimum encumbered area at the rear of units 1 to 6 does not comply and is not adequate to plant mature trees. No trees are proposed in these areas.</p> <p>Tree proposed in the rear setback are not supported as they will impact on the drainage easement in the neighbouring sites at the rear.</p> <p>Complies The landscaping schedule submitted with DA-275/2020 indicates that:</p> <ul style="list-style-type: none"> - Various native species have been proposed within the landscaped area. - A mix of vegetation has been proposed within the landscaped area. <p>Complies Landscaping in the vicinity of the driveway entrance would be highly unlikely to obstruct visibility.</p> <p>Satisfactory The shrubs proposed along the driveway have a maximum height of 1.0m-4.0m and are unlikely to obstruct visibility.</p> <p>Not supported Tree and shrub planting have been incorporated along the side boundaries are supported. Trees planted at the rear are</p>

	<p>on podium levels and planter boxes should be accessible from habitable areas of dwellings or elsewhere as appropriate for gardener access in other forms of development.</p> <p>Landscaping shall be provided along the side and rear boundaries to provide privacy for adjoining residents.</p> <p>A maximum of 30% of the front setback is to be paved or sealed, unless the area is used for direct access to a garage, carport or dwelling entry.</p> <p>Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry.</p> <p>Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services.</p> <p>Areas between a driveway and the windows of a dwelling shall be landscaped to provide privacy for the dwelling.</p>	<p>not supported as they will impact on drainage easement in the rear properties and at 12m in height will impact the neighbouring sites solar access throughout the day.</p> <p>Satisfactory No landscaping on podiums is proposed. Planter boxes are proposed however it is not indicated if they are irrigated.</p> <p>Complies The proposed front setback would be 65% landscaped.</p> <p>Not supported The proposed trees at the rear are likely impact on the solar access however, appropriate shade and sunlight will penetrate the rear PoS of neighbouring sites, but in a reduced capacity.</p> <p>Does not comply Trees with mature height of 12m have been proposed to be planted at within 3m from utility services at the rear of the neighbouring properties.</p> <p>Complies The areas between the driveway and the dwellings are landscaped.</p>
	<p>Primary Frontage The maximum height of a front fence is 1.2m. The front fence may be built to a maximum height of 1.5m <i>if</i> the fence is setback 1m from the front boundary with suitable landscaping in front of the proposed.</p> <p>Fences should not prevent surveillance by the dwelling's occupants of the street or communal areas.</p> <p>Front fences shall be constructed in masonry, timber, metal pickets and/or vegetation and must be compatible with the proposed design of the dwelling.</p>	<p>Complies Proposed front fencing would be less than 1.2m.</p> <p>Complies Proposed front fencing would not prevent surveillance by the dwelling's occupants of the street or communal areas.</p> <p>Complies Front fence to be constructed with rendered brick fence to colour match the dwellings with metal pickets and metal gates.</p> <p>N/A</p>

	<p>The front fence may be built to a maximum of 1.8m <i>only if</i>:</p> <ul style="list-style-type: none"> - The primary frontage is situated on a Classified Road. - The fence is articulated by 1m for 50% of its length and have landscaping in front of the articulated portion. - The fence does not impede safe sight lines from the street and from vehicles entering and exiting the site. <p>Front fences are to be constructed of materials compatible with the proposed design of the dwelling.</p>	<p>Complies Front fencing constructed of materials compatible with the proposed design of the dwellings.</p>
Boundary Fencing	<p><u>Boundary Fences</u> The maximum height of side boundary fencing within the setback to the street is 1.2m.</p> <p>Boundary fences shall be lapped and capped timber or metal sheeting.</p>	<p>N/A No front setbacks boundary fencing is indicated.</p> <p>Noted.</p>
Amenity and Environmental Impact	<p><u>Overshadowing</u> Adjoining properties must receive a minimum of three hours of sunlight between 9am and 5pm on 21 June to at least;</p> <ul style="list-style-type: none"> - One living, rumpus room or the like; and - 50% of the private open space. <p><u>Privacy</u> Building siting, window location, balconies and fencing should take account of the importance of the privacy of on site and adjoining buildings and outdoor spaces.</p> <p>Windows to habitable rooms should be located so they do not overlook such windows in adjoining properties, other dwellings within the development or areas of private open space.</p> <p>Landscaping should be used where possible to increase visual privacy between dwellings and adjoining properties.</p>	<p>Complies The shadow diagrams indicate that the adjoining properties would receive 3 hours of sunlight to 50% of the POS and living rooms between 9.00am and 5.00pm.</p> <p>Complies The amended design of the dwellings, landscaping and fencing is considered to maximise privacy to the subject site and adjoining properties.</p> <p>Complies Windows to habitable rooms are located on the ground floor and are mostly screened by 1.8m high fencing.</p> <p>Does not comply Landscaping in the form of medium sized trees cannot be incorporated in the rear setbacks due to the reduced setbacks caused by the large alfresco area for unit 1 to 6. Furthermore, medium sized trees cannot be planted along access driveways to increase visual privacy between dwellings because units 1 and 2 are too close to the driveway communal areas and</p>

		the space cannot accommodate medium sized trees.
	<p>Acoustic Impact Noise attenuation measures should be incorporated into building design to ensure acoustic privacy between on-site and adjoining buildings.</p> <p>Developments in areas adversely impacted upon by rail or traffic related noises must incorporate the appropriate noise and vibration mitigation measures into the design in terms of the site layout, building materials and design, orientation of the buildings and location of sleeping and recreation areas.</p> <p>Where party walls are provided, they must be carried to the underside of the roof and be constructed in accordance with Part F5 of the Building Code of Australia.</p> <ul style="list-style-type: none"> - The proposed buildings must comply with the Environment Protection Authority criteria and the current relevant Australian Standards for noise and vibration and quality assurance. 	N/A
Site Services	<p>Letterboxes Letterboxes shall be provided for each dwelling on site, easily accessible from the street, able to be securely locked and provided in accordance with Australia Post's requirements</p> <p>Freestanding letterbox structures should be designed and constructed of materials that relate to the main building.</p> <p>Residential numbering should be attached to the letterbox so that it is clearly visible from the street frontage. Numbers should be 75mm in height, reflective and in contrast to the backing material.</p>	<p>Can comply by condition Should the application have been supported conditions would have been imposed.</p> <p>Should the application have been supported Advisory conditions will have been imposed outlining Australia Post requirements.</p> <p>Should the application have been supported, conditions would have been imposed.</p>
	<p>Waste Management Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.</p>	<p>Does not comply Waste Bins are proposed to be located in the rear PoS of each unit and can be wheeled out through side setbacks via the</p>

	<p>Any structure involving waste disposal facilities shall be located as follows:</p> <ul style="list-style-type: none"> - Setback 1m from the front boundary to the street. - Landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape. <p>Not be located adjacent to an adjoining residential property.</p>	<p>communal areas. Access from the rear PoS is via separation between each unit.</p> <p>However, the WMP does not include information relating to the asbestos removal and handlining, does not indicate the type or size of bins, the location and storage of waste bins, and does not indicate or discuss if the path of travel of the bins will be smooth and free of kerbs and other obstacles.</p>
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Overall, the proposal does not comply with the key controls outlined in the LDCP 2008.

6.4. Section 4.15(1)(a)(iia) - Planning Agreements

There are no Planning Agreements which apply to the development.

6.5. Section 4.15(1)(a)(iv) - The Regulations

The Environmental Planning and Assessment Regulation 2000 requires the consent authority to consider the provisions of the BCA and the Safety standards for demolition (AS 2601 – 2001). Accordingly, appropriate conditions of consent will be imposed.

6.6. Section 4.15(1)(b) - The Likely Impacts of the Development

Natural and Built Environment

The proposed development is likely to create adverse impacts on the surrounding built environment by impacting on the neighboring drainage easement at the rear. Furthermore, the ground floor rear setbacks, landscaped area for units 1 to 6, PoS of units 3 to 6 and the first-floor setbacks of units 1 to 6 are not compliant to LDCP 2008 requirements. In addition, the units will overshadow each other particular impacting the rear single storey units and the general amenity of internal area for various units is compromised with small ground floor bathrooms, insufficient circulation space at the bottom of staircases and insufficient rooms sizes for combined living/dining/kitchen areas. Therefore, the proposed development is not considered to be of an appropriate scale and is likely to create detrimental impacts on the adjoining properties or the locality as a whole.

It is considered that the proposed development has not been designed with sufficient regard to surrounding properties and the site constraints and is considered an overdevelopment of the site.

Social Impacts and Economic Impacts

The proposal would result in a positive economic impact in the locality through the capital investment value of the development. However, the proposed small internal spaces do not comply to buildings standards and the design is being compromised for unit yield. Therefore, the development is likely to generate identifiable detrimental social impacts and is not consistent with desired development type in the locality.

6.7. Section 4.15(1)(c) - The Suitability of the Site for the Development

The proposal does not comply with a number of relevant controls that are in place to ensure adequate amenity is provided by new developments, namely front, rear and side setbacks, sufficient landscaping in the rear for planting trees, PoS, overshadowing and room sizes. The issues are created by small units with small spaces, and the proposal compromises the amenity of occupants and a number of planning principles to maximise yield which is leading to an overdevelopment of the site.

6.8. Section 4.15(1)(d) - Any submissions made in accordance with the Act or the Regulations

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

DEPARTMENT	COMMENTS
Development Engineer	<p>Not supported due to insufficient stormwater plans provided. The following matters have not been addressed:</p> <p>1. <i>An amended stormwater drainage plan is to be provided to include the following;</i></p> <ul style="list-style-type: none"> • <i>A grated surface inlet pits must be provided for collecting stormwater from rear yards of unit and common driveway area of the development. Details of the system including pipe sizes, invert & surface levels, location etc should be submitted.</i> • <i>All the drainage design calculations (including electronic copy of DRAINS model) shall be submitted with a revised stormwater plan.</i> • <i>A summary table of pre and post development site discharges for all storm events from 5 year ARI to 100 year ARI storm events shall be shown on the revised plan.</i> • <i>Dimension and levels of the proposed OSD are to be shown on the plan</i>
Traffic Engineer	Supported subject to conditions of consent.
Waste Management Officer	Not supported due to insufficient Waste Management Plan (WMP), which does not address the presence of asbestos in the existing building and how that will be managed at demolition stage. Accordingly, the following information has not been provided:

	<p><i>Provide an updated WMP, detailing:</i></p> <p><i>1) The arrangements for the removal, handling, and disposal (including the name and address of the licensed landfill), of asbestos material wastes that are likely to be encountered in the demolition process.</i></p> <p><i>2) That each residence will be issued with a full kit of three domestic waste bins, which under the current waste arrangements are a 140 litre general waste bin, a 240 litre recycling bin and a 240 litre green (garden) waste bin.</i></p> <p><i>3) That the residents will store waste bins within their own private open space gardens, must present their own bins for emptying no earlier than the afternoon before collection and must replace those bins back in their private open space no more than 24 hours after collection. No bins are to be stored on common areas.</i></p> <p><i>4) That the paths of travel of all waste bins from where they are stored, to the kerbside where they will be emptied, must be smooth and free of any sudden changes in level such as steps, kerbs or garden edges.</i></p>
Natural Environment Planner	Supported subject to conditions of consent.
Traffic Engineer	Supported subject to conditions of consent.
Environmental Health	Supported subject to conditions of consent.

(b) External Referrals

No external referrals were required as part of this application.

(c) Community Consultation

The initial proposal was notified for a period of **14** days from **26 May 2021 to 10 June 2020** in accordance with Liverpool Community Participation Plan 2019. A total of **17** submissions were received in response to the first public consultation process. Subsequently, the applicant provided an amended scheme which was re-notified for a period of 21 days from **4 January 2021 to 27 January 2021** in conjunction with the Christmas/New Year notification requirements as per the Liverpool Community Participation Plan 2019. A further **12** submissions were received and many of the same issues were raised.

The following comments are provided in respect to the concerns raised by surrounding residents:

ISSUE 1: Setbacks and Privacy impacts - visual and acoustic.

Comments: The front setbacks of unit 1 & 2 for the first floor is 3.5m with balcony encroachment which does not comply to Council's Development Control Plan. Side setbacks for units 1 to 6 varies from 3.2m to 3.6m taken from the ground floor alfresco. The alfresco is a structure attached to the dwellings at the rear and includes a roof which reduces the overall setback of the proposal. This is also impacting the rear landscaped and PoS which becomes non-compliant in dimensions.

The side setbacks proposed to the units 1 to 6 is 0.9m on the first floor which does not comply with the minimum 1.2m. Further, the first floor GFA is required to cover not greater than 2/3 of the ground floor GFA. The proposal does not comply.

While noise associated with the site is likely to increase given the intensification of the residential accommodation at the premises, it is considered to be typical with that generated by a medium density development in a medium density zone. Accordingly, without further evidence that demonstrates the proposal would unreasonably impact the acoustic amenity locality beyond what is envisaged under Council's local policies, it is difficult to address this matter further. Despite this, the proposal did provide a landscape plan, but does not propose any trees along the side boundaries to aid in reducing acoustic transfer. As a result, the landscape plan is considered inadequate.

ISSUE 2: Solar access and overshadowing.

Comment: The amended scheme is unlikely to generate any unreasonable impacts in terms of overshadowing on adjoining properties in accordance with the provisions of Council's Development Control Plan.

The shadow diagrams submitted with the application indicate the proposed development will not prevent any adjoining sites from receiving the minimum required 3 hours of solar access between 9am and 5pm in mid-winter to a living room window on any adjoining property and to at least 50% of the private open space of an adjoining site. However, the proposal will impact on the solar access to the rear single storey lots as unit 5 & 6 are two storey and will overshadow the living areas of units 7 & 8, therefore the proposal is not consistent with Council's Development Control Plan. Furthermore, the applicant has also demonstrated that solar panels on residential dwellings adjacent to the site to south will receive a minimum of 5 hours solar access. In this regard, the development is not considered to provide an unreasonable impact to the immediate locality by way of impacts to solar access and it is consistent of character of a medium density environment.

ISSUE 3: Height and length of wall on the Eastern boundary

Comments: The height and length of wall complies with Council's Controls.

ISSUE 4: Absence of information relating to required number of car/visitor spaces;

Comments: Basement parking plans accompany the proposal and have been posted online during the notification period.

ISSUE 5: Volume of traffic currently using Nuwarra Road.

Comments: The application was accompanied by traffic impact assessment which was assessed by Council's Traffic Section. Council's Traffic Engineer reviewed the submitted traffic

impact assessment and had no objection subject to conditions of consent. As such, generated traffic associated with the proposal are considered acceptable based on Council's Traffic engineers review and for a multi-dwelling housing development of this nature in a medium density zone.

ISSUE 6: *Insufficient parking within the development and insufficient visitor parking causing additional on-street parking, which will increase hazards to pedestrians and traffic.*

Comments: The amended scheme proposes a basement for parking and provides 19 parking spaces as well as bike parking and a loading area. Overall, the proposal complies with the parking requirements for multi-dwelling housing.

ISSUE 7: *Insufficient parking spaces at Holsworthy Railway and Moorebank Shopping Village.*

Comments: The amended scheme complies with the parking requirements for the proposal.

ISSUE 8: *Poor public transport in the area.*

Comments: A Traffic Report was provided and assessed the potential traffic and transport impacts. The proposal is not expected to put additional pressure of local transport. Furthermore, the development provides a basement that includes compliant parking requirements.

ISSUE 9: *Impact of construction (basement excavation, damage adjoining properties, water seepage issues, heavy vehicles using the local roads).*

Comments: Should the proposal have been supported, conditions of consent would have been imposed that require a Dilapidation Report prior and after construction to ensure any damage that is caused as a result of the development will be required to be repaired to the cost of the developer. Furthermore, sediment control measures would have been required during the construction to control grey water and seepage. Vehicles using their road during construction will be the responsibility of the developer and road opening and closing permits are required to be obtained from council which will manage and provide specific conditions for road permits.

ISSUE 10: *The tree species chosen will attract insects to the area.*

Comments: Noted

ISSUE 11: *Lack of amenities.*

Comments: Noted. Should the proposal have been supported, the proposal would have incurred 7.11 developer contributions to be made to Council in order for Council to maintain, update and provide additional amenities for the area.

ISSUE 12: *Inconsistent with the surrounding residential character, streetscape and ambience.*

Comments: The amended scheme presents two dwellings to the street that are not well articulated. The façade includes excessive vertical expression and thus, is unnecessarily accentuates the height of the scheme that does not fit within the streetscape.

ISSUE 13: *The proposal is for high density and the area is a low-density area.*

Comments: The proposal is classified as multi-dwelling housing and is a permissible use in the R3 zoned land which is the zoning for the site.

ISSUE 14: *There will be negative impact on the sewer system and water management in the area.*

Comments: The amended scheme provides a stormwater plan which has been assessed by Council's Land Engineer who did not support the proposed stormwater arrangement. Therefore, the proposal cannot be supported as the applicant has not provided an adequate arrangement which can manage the increased demand on the nearby drainage system.

ISSUE 15: *Safety of children and elderly in the area will be compromise with increase to traffic and more vehicles in the area.*

Comments: The proposal is not anticipated to reduce safety. Vehicles are restricted to the road and single access driveway is proposed to cross the footpath compared to the existing two driveways. The traffic impact assessment indicates that the traffic generation will increase mildly in the area and the proposal has been supported by Council's Traffic Engineer. Therefore, safety is not anticipated to be compromised as a result of this development.

ISSUE 16: *Garbage trucks and emergency vehicles will not be able to get through with the number of parked cars there will be.*

Comments: The local area is well serviced with residential properties that provide adequate parking for residents. The development proposes adequate parking that complies with Council's Controls. Residents are encouraged to use parking on the respective sites; however, street parking is permissible, and Council cannot impose such rules to restrict street parking in this area unless safety concerns (due to street width for example) are presented.

ISSUE 17: *Lack of relevant information provided in this DA for residents.*

Comments: All initial plans and the amended scheme are notified as per Liverpool Community Participation Plan 2019 with all plans published on Council's eplanning portal.

ISSUE 18: *Complaints about the process and they feel that they are not being listened too.*

Comments: All submissions have been considered and amendments were requested based on council's assessment and public submission period. This has led directly to the rear dwellings being reduced to single storey.

ISSUE 19: *Devaluation of surrounding properties*

Comments: The development of multi-dwelling housing is permitted form of development for the locality, having regard to the R3 zoning of the site. In respect to depreciation of property

value, there is no evidence to suggest that the proposed development will result in the depreciation of the value of any neighbouring properties.

ISSUE 20: *Revised plans are the same and why has council accepted the same plans.*

Comments: The scheme has been significantly amended. The design of dwellings has been amended and two rear dwellings have been changed to single storey from two storey and the proposal was detached in parts to create access to the rear PoS.

ISSUE 21: *The height of buildings will impact neighbouring properties.*

Comments: The amended scheme reduced the two rear dwellings to reduce the overshadowing impacts to the rear properties PoS. However, the front facade is raised 1.1m above the natural ground level which is unnecessary and exacerbates the elongated building presentation to the street, which is not consistent with the existing and anticipated streetscape.

ISSUE 22: *Overdevelopment of the site.*

Comments: The overall non-compliance to PoS, Internal amenity, first floor footprint, non-compliant front, rear and side setbacks and landscaping indicates that the proposal is an overdevelopment of the site.

ISSUE 23: *The street is a cul-de-sac.*

Comments: There are no specific controls that indicates that multi-dwelling housing cannot be developed in cul-de-sac street. However, there are controls that do not permit multi-dwelling housing on cul-de-sac turning heads which the proposal is not.

ISSUE 24: *Neighbours are concerned that this proposal is just a quick money-making scheme without considering the housing style in the area.*

Comments: Noted. Financial feasibility of the development is not a planning matter and cannot be considered as per of the assessment.

ISSUE 25: *The traffic report does not specify what the development actually is.*

Comments: The revised traffic report does not clearly indicate the proposal. However, the report does discuss the changes to traffic and parking requirements. Council's Traffic engineer reviewed the amended report and was satisfied.

ISSUE 26: *The SEE does not discuss the amended proposal.*

Comments: No SEE was provided for the amended proposal which was requested in additional information request to the applicant.

ISSUE 27: *Noise from the lift and stairs at the rear which to close to residents at the rear.*

Comments: Noted. The proposed lift and staircase arrangement are not supported.

ISSUE 28: *Self-Containment of runoff waters.*

Comments: Sediment control measures would be imposed via conditions of consent should the proposal have been supported.

ISSUE 29: *Privacy Screening along the rear fence boundary.*

Comments: Large trees are proposed along the rear boundary which are not supported.

ISSUE 30: *Soil classification ie, Asbestos (either in soil or demolished houses).*

Comments: The proposal did not include a suitable Waste Management Plan.

ISSUE 31: *Security concerns relating to more people coming in the area as a result of the development.*

Comments: Noted. CPTED principles are safety and security concepts that should be incorporated into such development. The applicant has not specifically addressed these, but the proposal does provide passive surveillance to the street and communal areas. More people entering the area does not definitively lead to safety concerns and this cannot be a sole reasoning for nonsupport of the proposal as its proposed in the amended scheme.

6.9. Section 4.15(1)(e) - The Public Interest

The proposed development is not consistent with the objectives of the R3 Medium Density namely the following objectives:

- *'To enable other land uses that provide facilities or services to meet the day to day needs of residents',*
- *'To ensure that a high level of residential amenity is achieved and maintained'*

The application proposes small rooms and inadequate circulation areas on the ground floor, reduced front, rear and side setbacks, non compliant PoS, inadequate landscaping arrangement in the rear setbacks of units, insufficient stormwater arrangement, and no BASIX certificate for amended plans which results in a disregard for general amenity of occupants. As a result, the proposal does not meet the day to day activities of residents and does not ensure a high level of residential amenity is achieved and maintained.

Accordingly, the proposal is not considered to be in the public interest, and therefore should be refused.

7. DEVELOPMENT CONTRIBUTIONS

Should the application have been supported, a Section 7.11 Development Contribution would be applicable in accordance with the Liverpool Contributions Plan 2009.

8. CONCLUSION

The application has been assessed having regard to the provisions of Section 4.15 of the EP&A Act 1979, and the Environmental Planning Instruments, including the applicable State

Environmental Planning Policies, Liverpool LEP 2008, LDCP 2008, and the relevant codes and policies of Council.

As demonstrated above, the proposed development is an overdevelopment of the site and will result in adverse impacts upon future occupants, the neighboring properties, and the locality, and therefore the proposal should be refused.

9. RECOMMENDATION

THAT Development Application DA-275/2020 for *'Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single-storey dwellings above basement car park and associated strata title subdivision'* at 162 and 164 Longstaff Avenue, Chipping Norton be refused for the following reasons:

- 1) The proposed development is considered to be inconsistent with the provisions of Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (now deemed SEPP); in that insufficient evidence has been submitted to satisfy the consent authority that the stormwater plan is adequately designed and will be suitable for the intended land use without impacting the Georges River; and the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; in that no BASIX Certificate was provided for the amended proposal pursuant to the provisions of Section 4.15(1)(a)(i), Section 4.15(1)(b), and Section 4.15(3A) of the Environmental Planning and Assessment Act 1979.
- 2) The proposed development is inconsistent with the objectives of the R3 - Medium Density Residential zoning in so far it is proposing to vary a number of development controls that relate to the following concepts in the LLEP 2008:
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that a high level of residential amenity is achieved and maintained.*

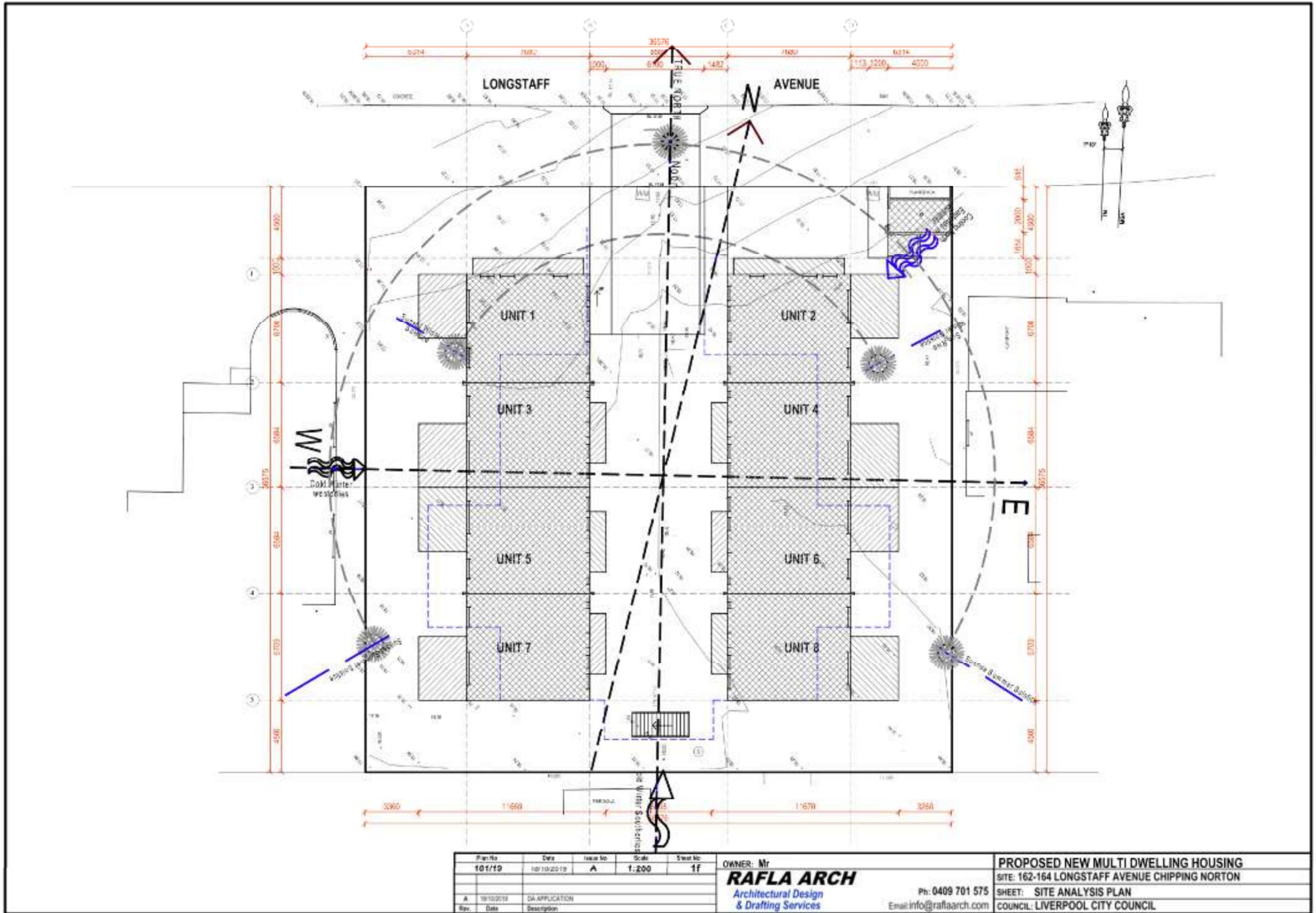
Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.

- 3) The proposed development does not achieve satisfactory compliance with the objectives and controls as stipulated in Liverpool Development Control Plan 2008 Part 1 – *General Controls for all Development*, Section 3 – *Landscaping and incorporation of Existing Trees*, Section 6 – *Water Cycle Management*, Section 8 – *Erosion and Sediment Control*, Section 22 – *Water Conservation* and Section 23 – *Energy Conservation*, pursuant to the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
- 4) The proposed development does not achieve satisfactory compliance with the objectives and controls as stipulated in Liverpool Development Control Plan 2008 Part 3.6 - Multi Dwelling Housing (Villas and Townhouses) in the R3 and R4 zones, Front, Side and Rear Setbacks, Landscaping, Private Open Space, Cut and Fill, Building Design and Appearance, Amenity and Environmental Impact and Waste Management, pursuant to the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.

- 5) The site is not suitable for the proposed development as the built form of the proposed development is not compatible with the existing and desired character of the area and is unlikely to preserve and maintain the character of the area and pursuant to the provisions of Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
- 6) The proposed development is not considered to be acceptable having regard to the concerns raised during the exhibition of the proposal and from internal referrals within Council, pursuant to the provisions of Section 4.15(1)(d) of the Environmental Planning and Assessment Act 1979.
- 7) It is considered that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest, pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.
- 8) Insufficient information has been submitted to allow a full and proper assessment of the application, pursuant to the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS

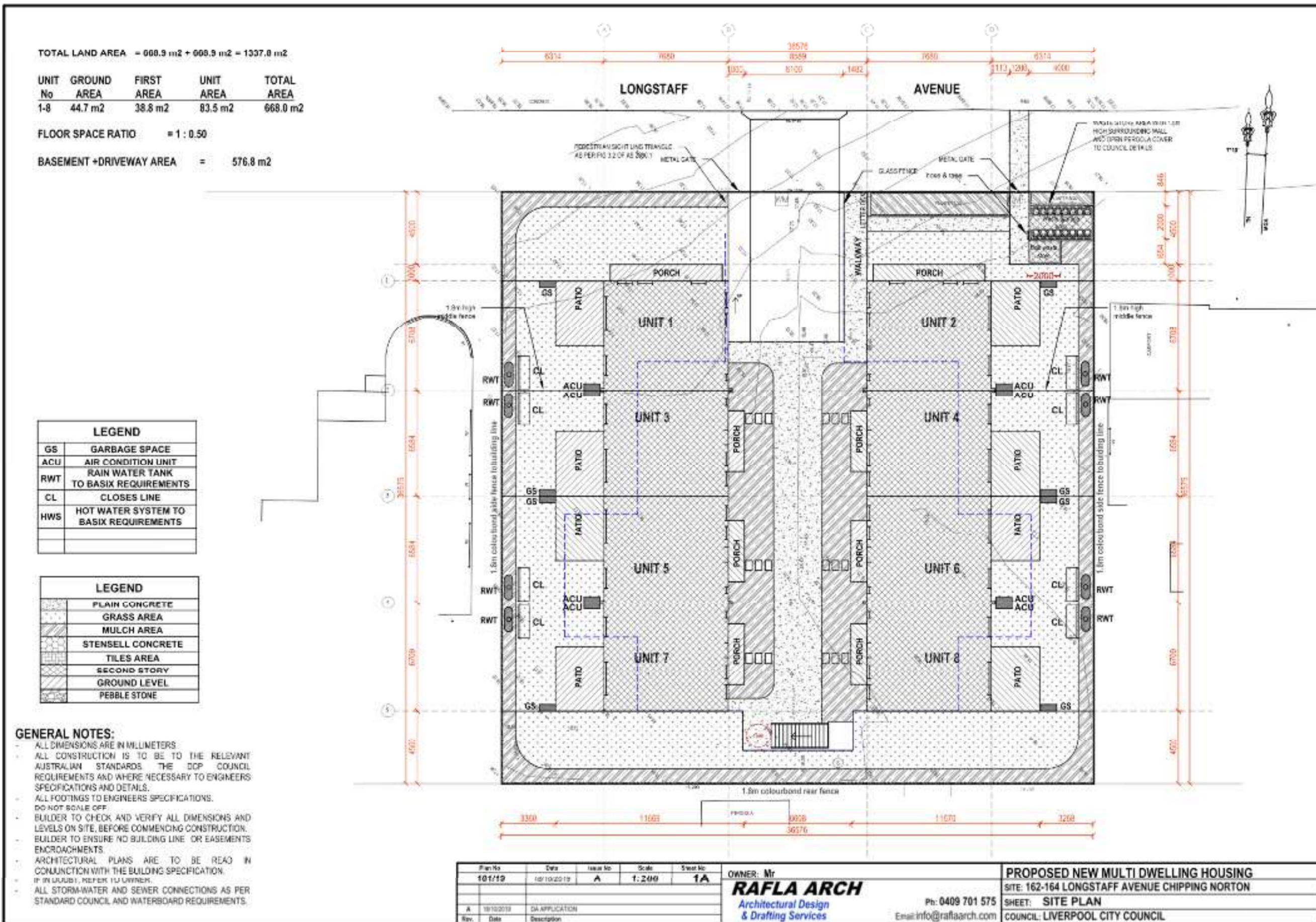
1. **Attachment 1 - Initial Design - LLPP Plans - Architectural, Landscape & Stormwater Plans - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**
2. **Attachment 2 - LLPP Plans - Pre-DA Minutes - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**
3. **Attachment 3 - LLPP Plans - Survey Plan - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**
4. **Attachment 6 - LLPP Plans - Acoustic Report - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**
5. **Attachment 4 - LLPP Plans - Amended Architectural, Landscape & Stormwater Plans - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**
6. **Attachment 5 - LLPP Plans - Amended Traffic & Parking Impact Assessment - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020**

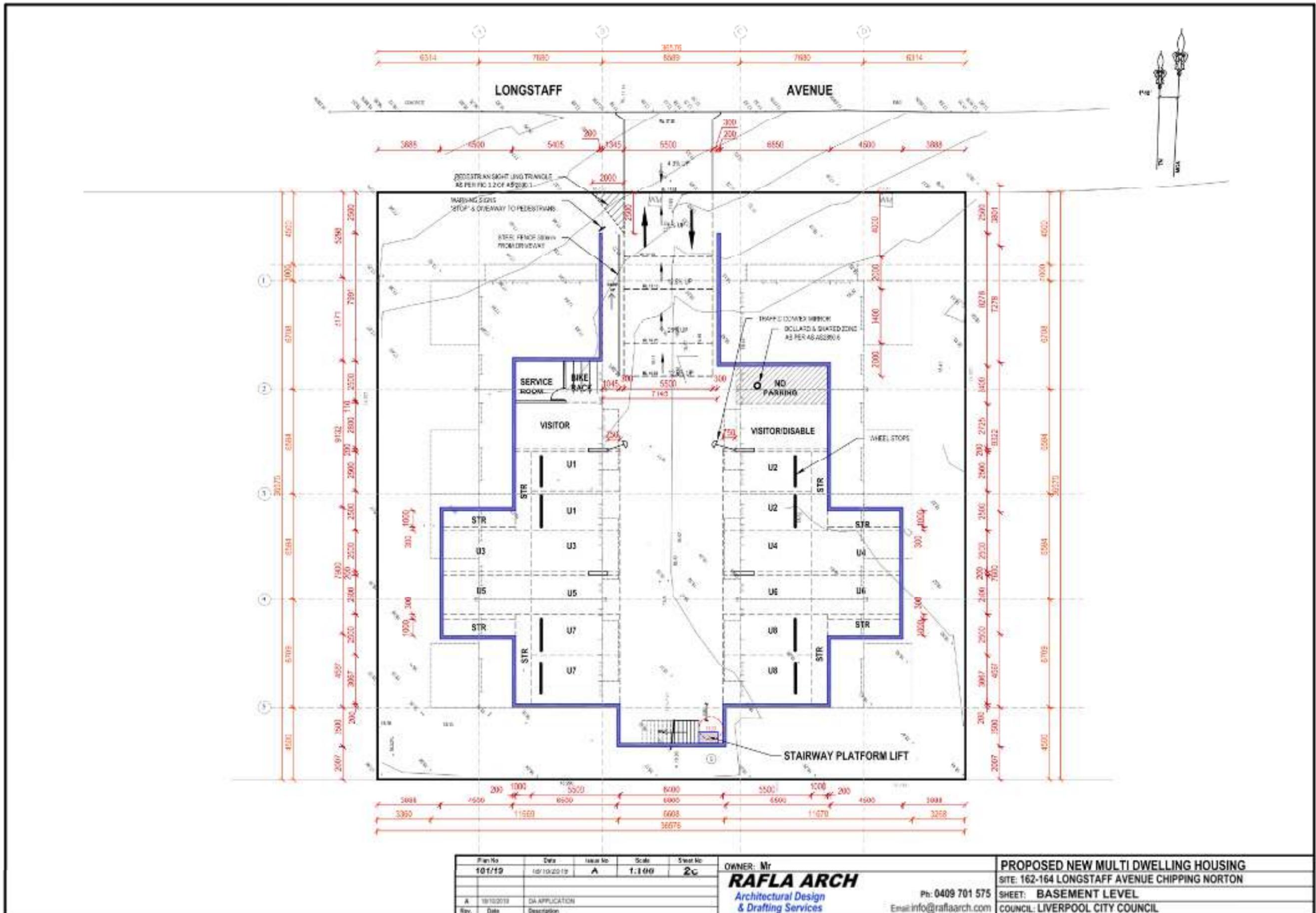


Plan No	Date	Issue No	Scale	Sheet No
101/19	18/10/2019	A	1:200	1f
A	18/10/2019	DA APPLICATION		
Rev.	Date	Description		

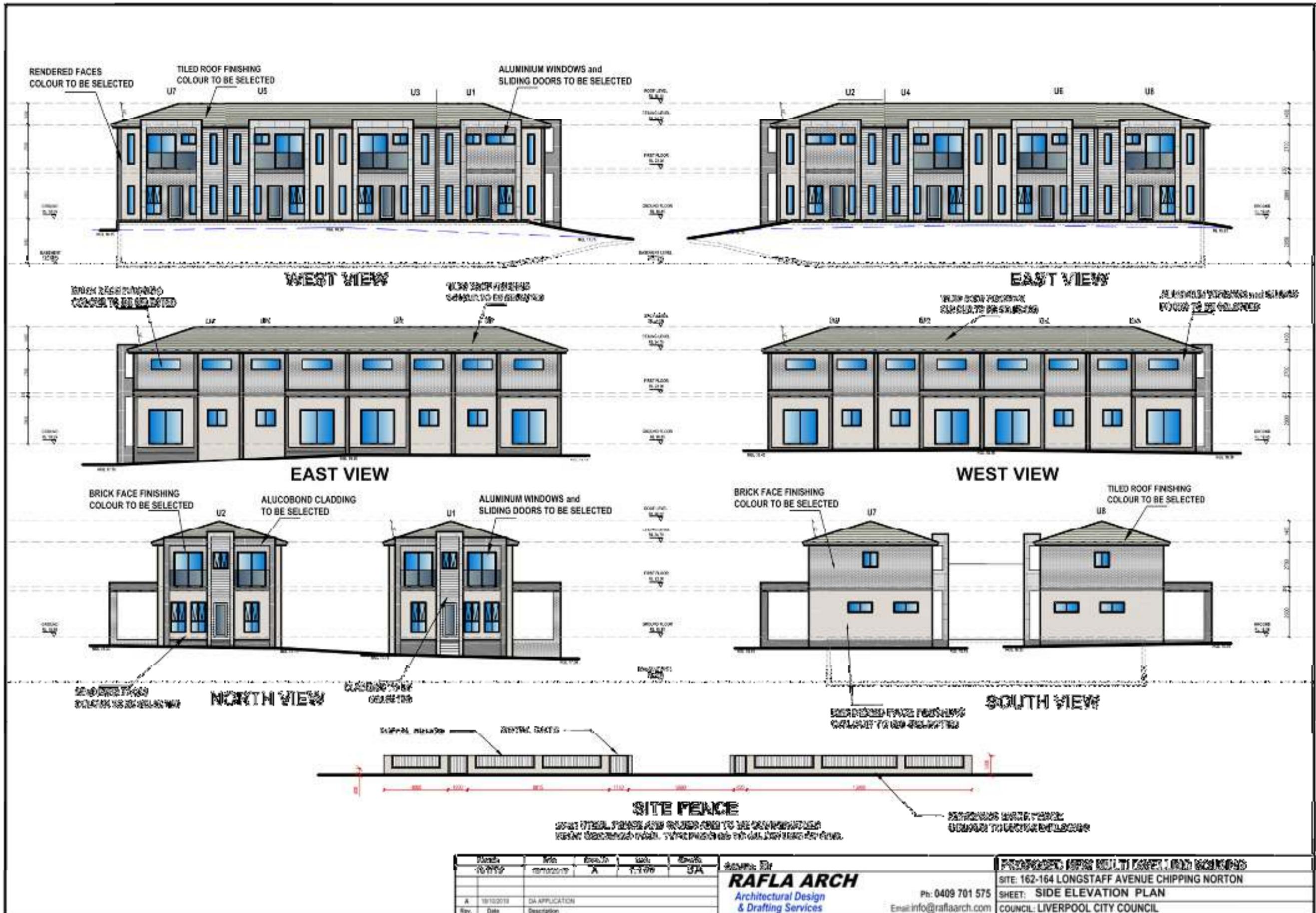
OWNER: Mr
RAFLA ARCH
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PROPOSED NEW MULTI DWELLING HOUSING
SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
SHEET: SITE ANALYSIS PLAN
COUNCIL: LIVERPOOL CITY COUNCIL





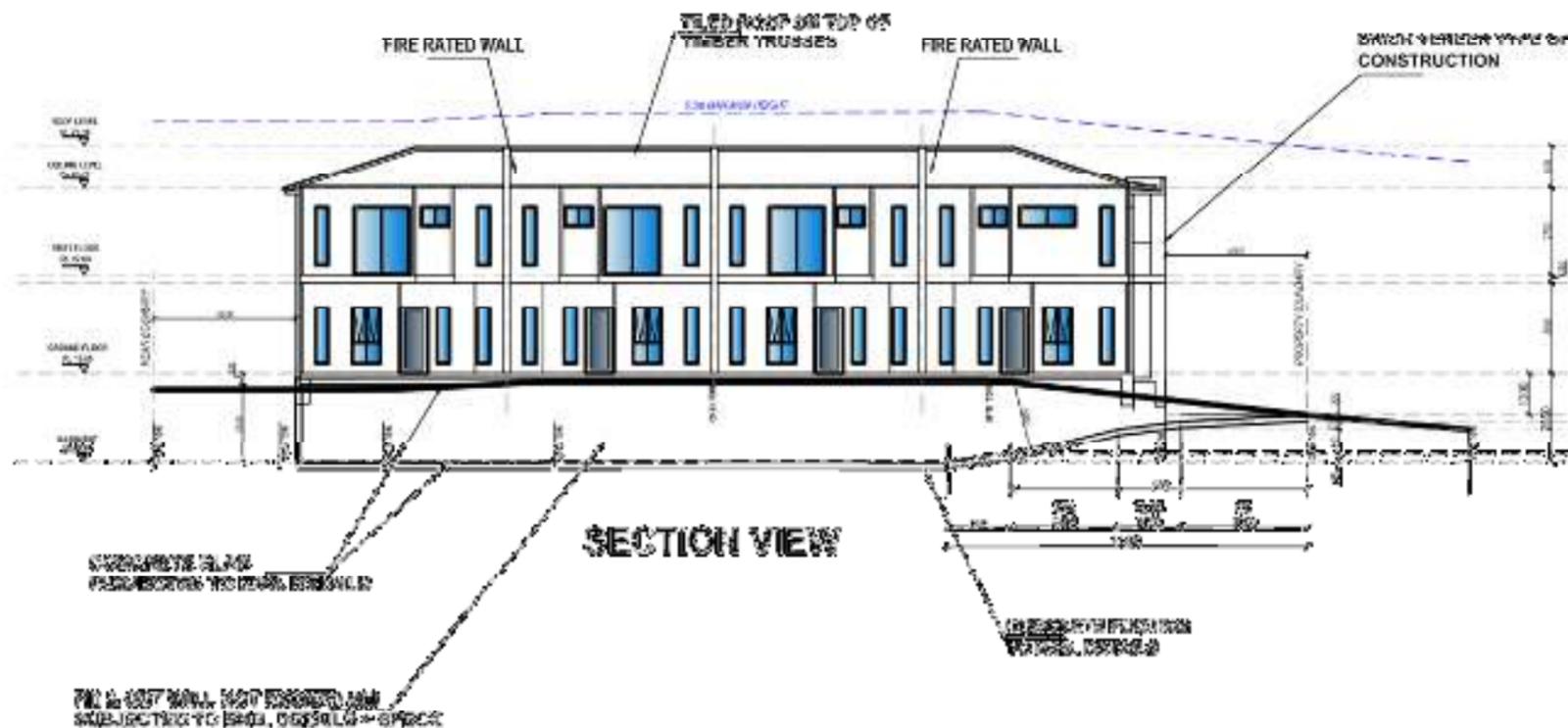
Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:100	Sheet No 2c	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
Rev. A	18/10/2019	DA APPLICATION			Ph: 0409 701 575 Email: info@raflaarch.com	SHEET: BASEMENT LEVEL
Rev. B						COUNCIL: LIVERPOOL CITY COUNCIL



<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/10/2018</td> <td>DA APPLICATION</td> </tr> </tbody> </table>	Rev.	Date	Description	A	18/10/2018	DA APPLICATION	<p>Project: 162/164 Longstaff Ave Site: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: SIDE ELEVATION PLAN COUNCIL: LIVERPOOL CITY COUNCIL</p>
Rev.	Date	Description					
A	18/10/2018	DA APPLICATION					

RAFLA ARCH
 Architectural Design & Drafting Services

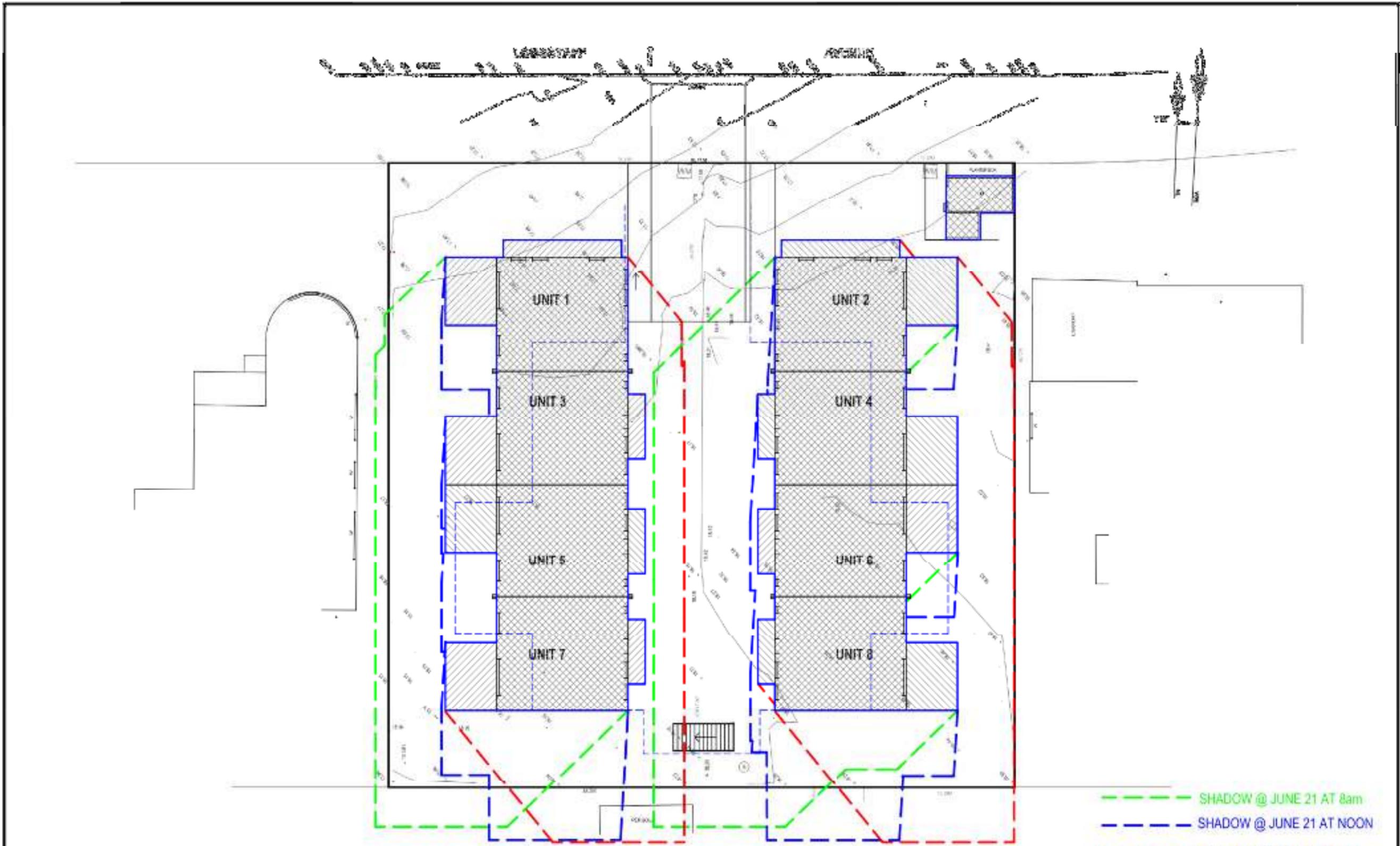
Ph: 0409 701 575
 Email: info@raflaarch.com



Project No 16/1719	Date 18/10/2019	Sheet No A	Scale 1:100	Drawn By JES	Checked By	RAFLA ARCH Architectural Design & Drafting Services Ph: 0409 701 575 Email: info@raflaarch.com	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: SECTION VIEW PLAN COUNCIL: LIVERPOOL CITY COUNCIL
Rev.	Date	Description	A 18/10/2019 DA APPLICATION				



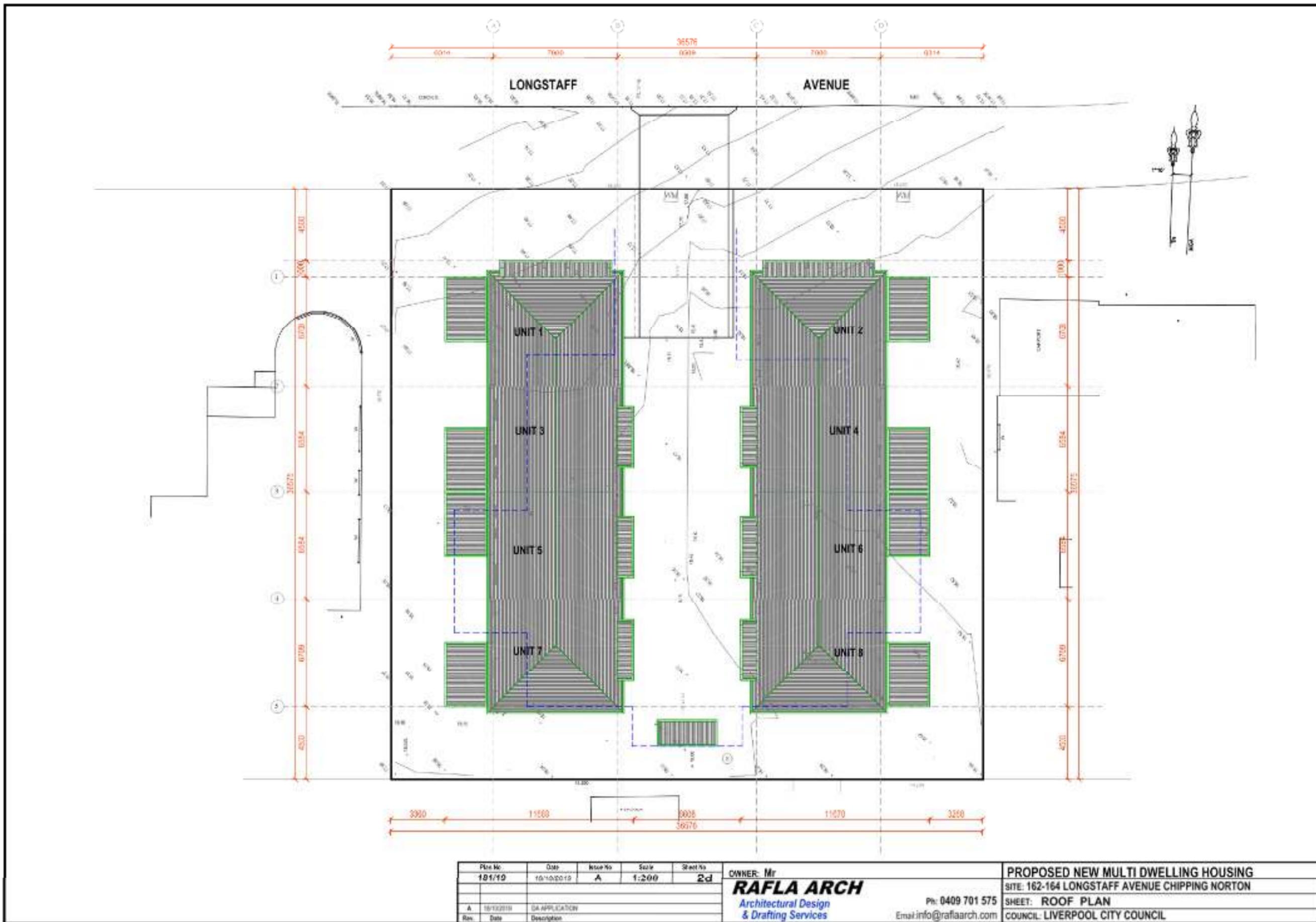
<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/10/2019</td> <td>DA APPLICATION</td> </tr> </tbody> </table>	Rev.	Date	Description	A	18/10/2019	DA APPLICATION	<table border="1"> <thead> <tr> <th>Scale</th> <th>Size</th> <th>Material</th> <th>Time</th> <th>Sp. 425</th> </tr> </thead> <tbody> <tr> <td>1:100</td> <td>A3</td> <td>A</td> <td>4:00</td> <td>30</td> </tr> </tbody> </table>	Scale	Size	Material	Time	Sp. 425	1:100	A3	A	4:00	30	<p>RAFLA ARCH Architectural Design & Drafting Services</p> <p>Ph: 0409 701 575 Email: info@raflaarch.com</p>	<p>PROPOSED NEW MULTI-STOREY HOUSING</p> <p>SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: STREET ESCAPE VIEW PLAN COUNCIL: LIVERPOOL CITY COUNCIL</p>
Rev.	Date	Description																	
A	18/10/2019	DA APPLICATION																	
Scale	Size	Material	Time	Sp. 425															
1:100	A3	A	4:00	30															

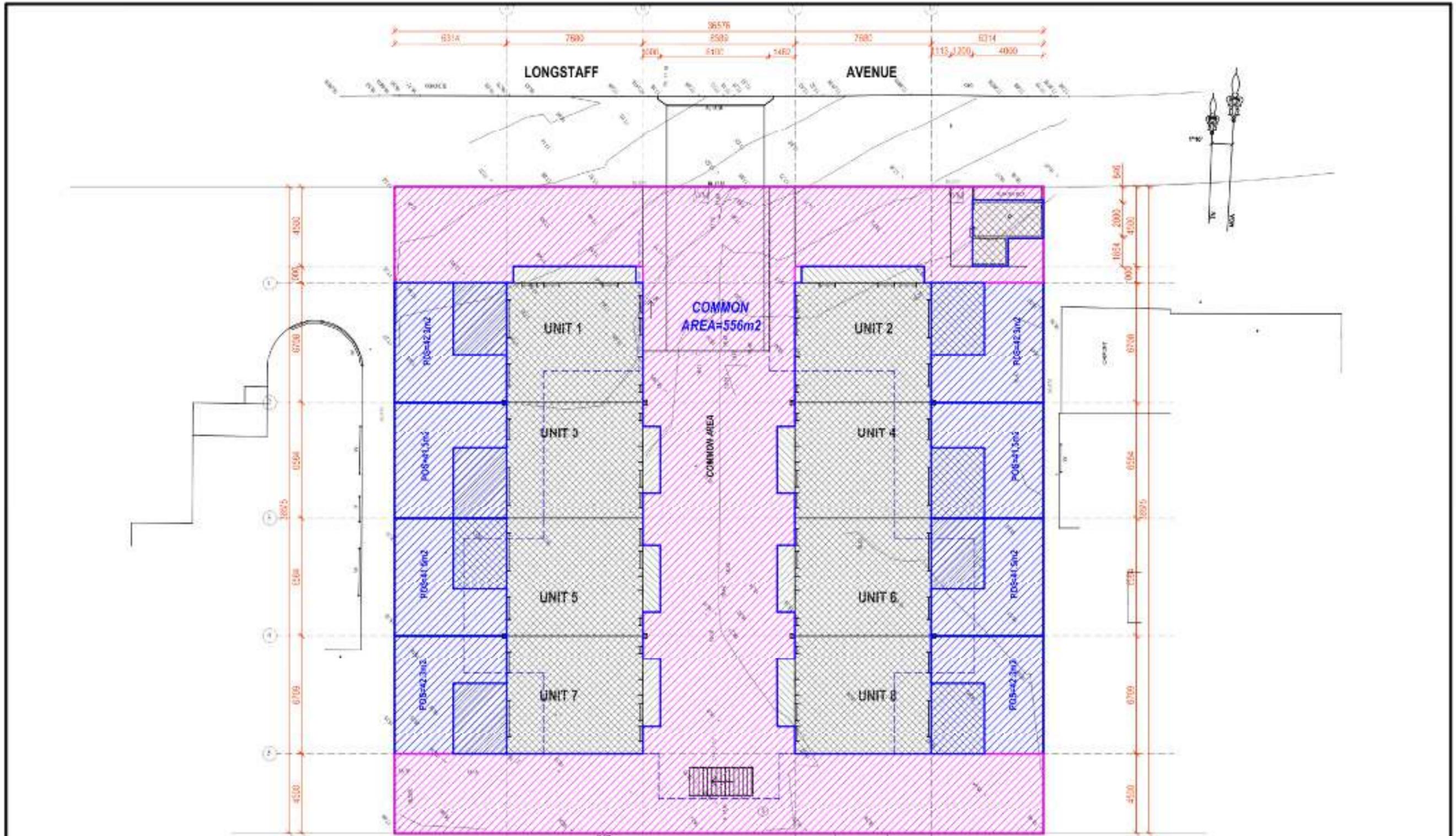


SHADOW DIAGRAM PLAN

- SHADOW @ JUNE 21 AT 8am
- SHADOW @ JUNE 21 AT NOON
- SHADOW @ JUNE 21 AT 4pm

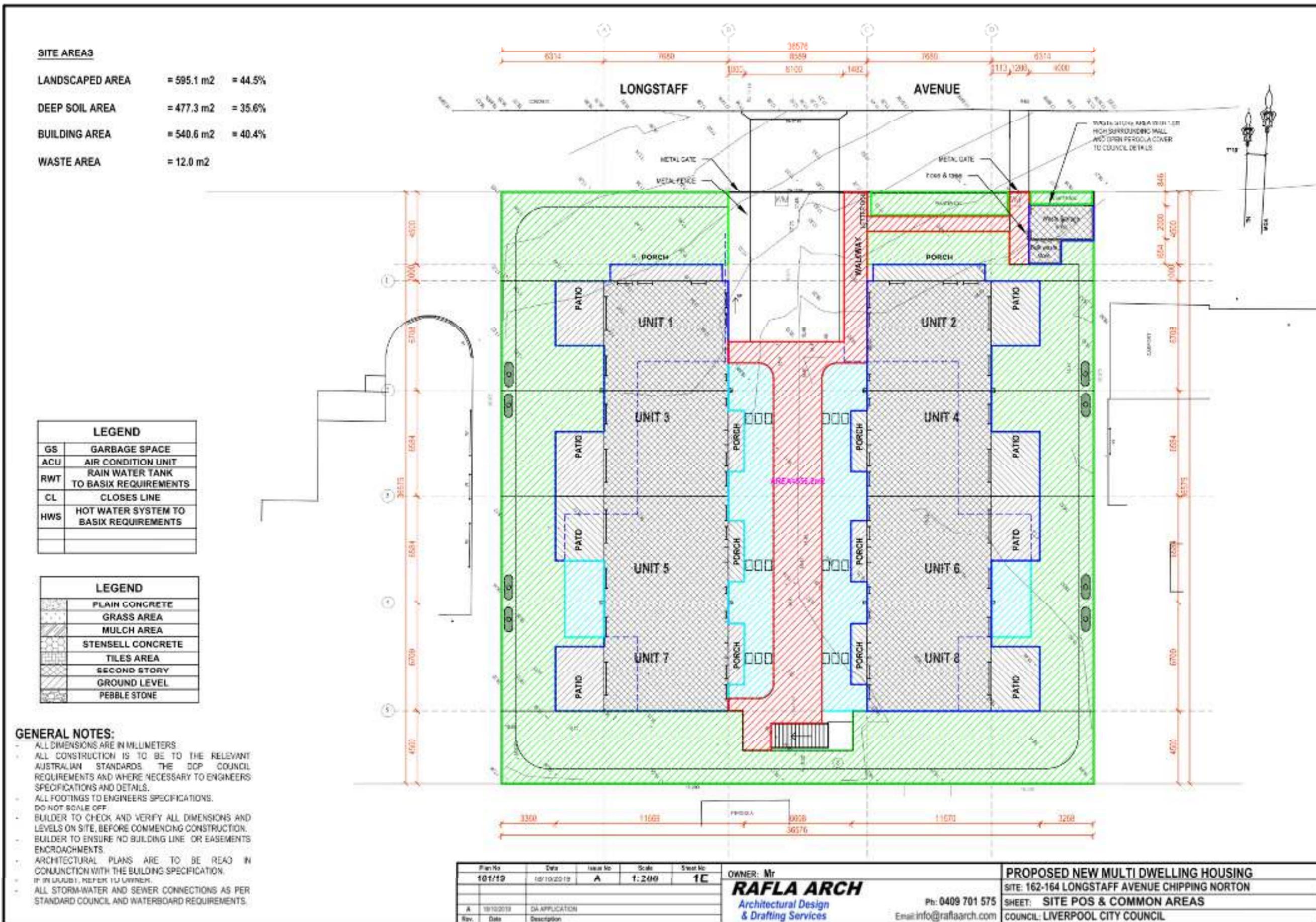
Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:200	Sheet No 4a	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
Rev. A	18/10/2019	DA APPLICATION			Ph: 0409 701 575 Email: info@raflaarch.com	SHEET: SHADOW DIAGRAM PLAN COUNCIL: LIVERPOOL CITY COUNCIL
Rev.	Date	Description				

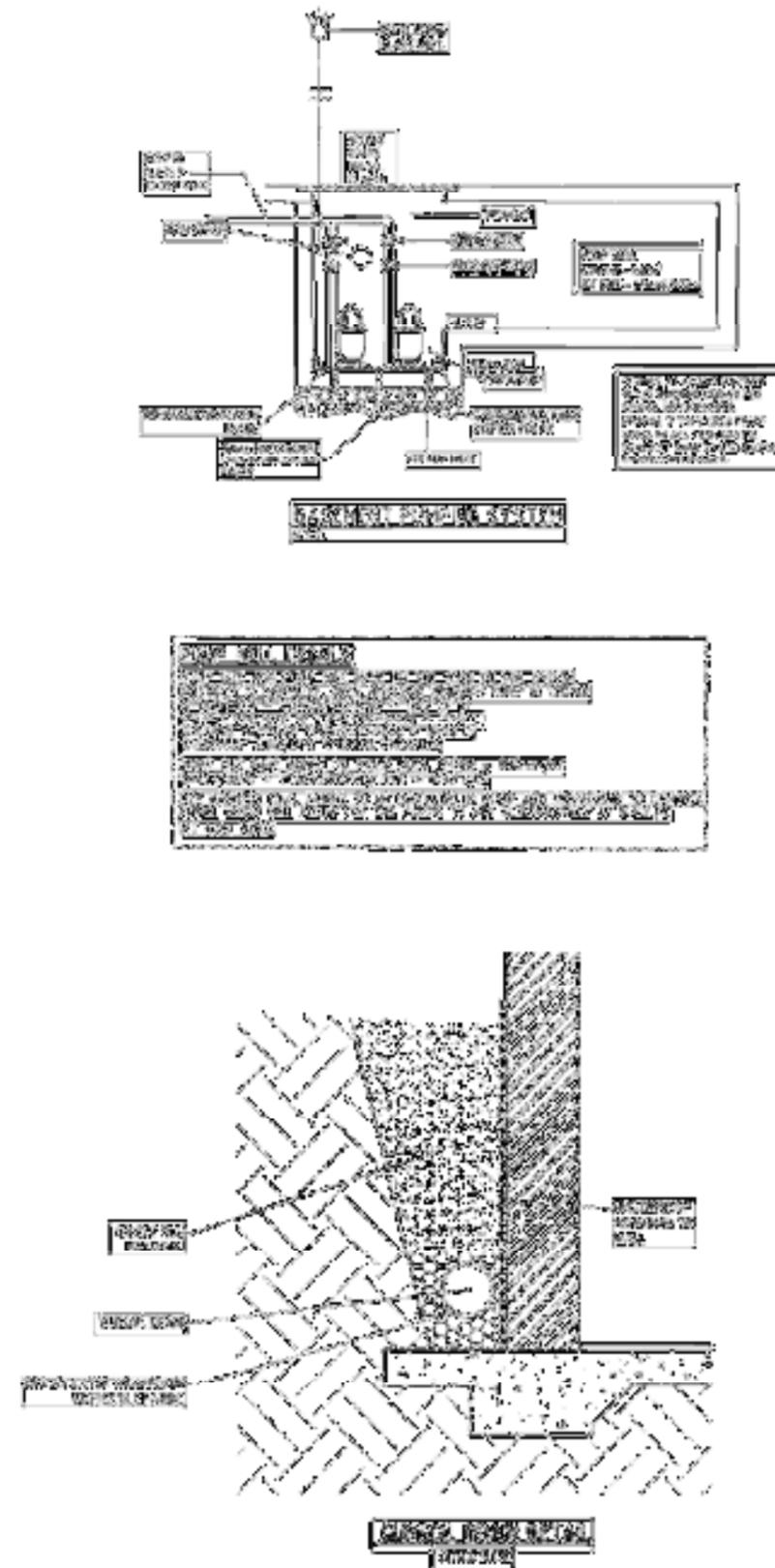
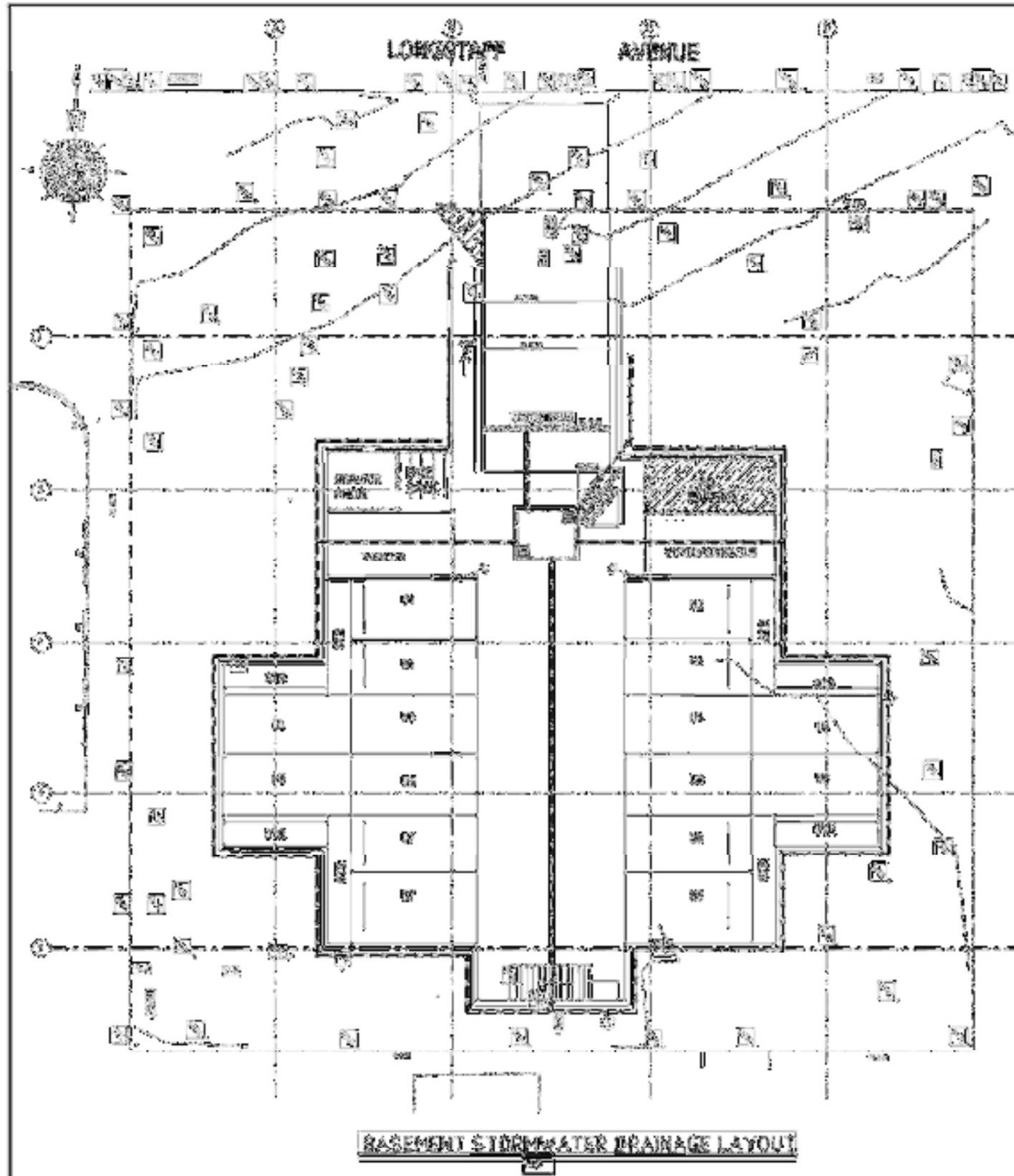




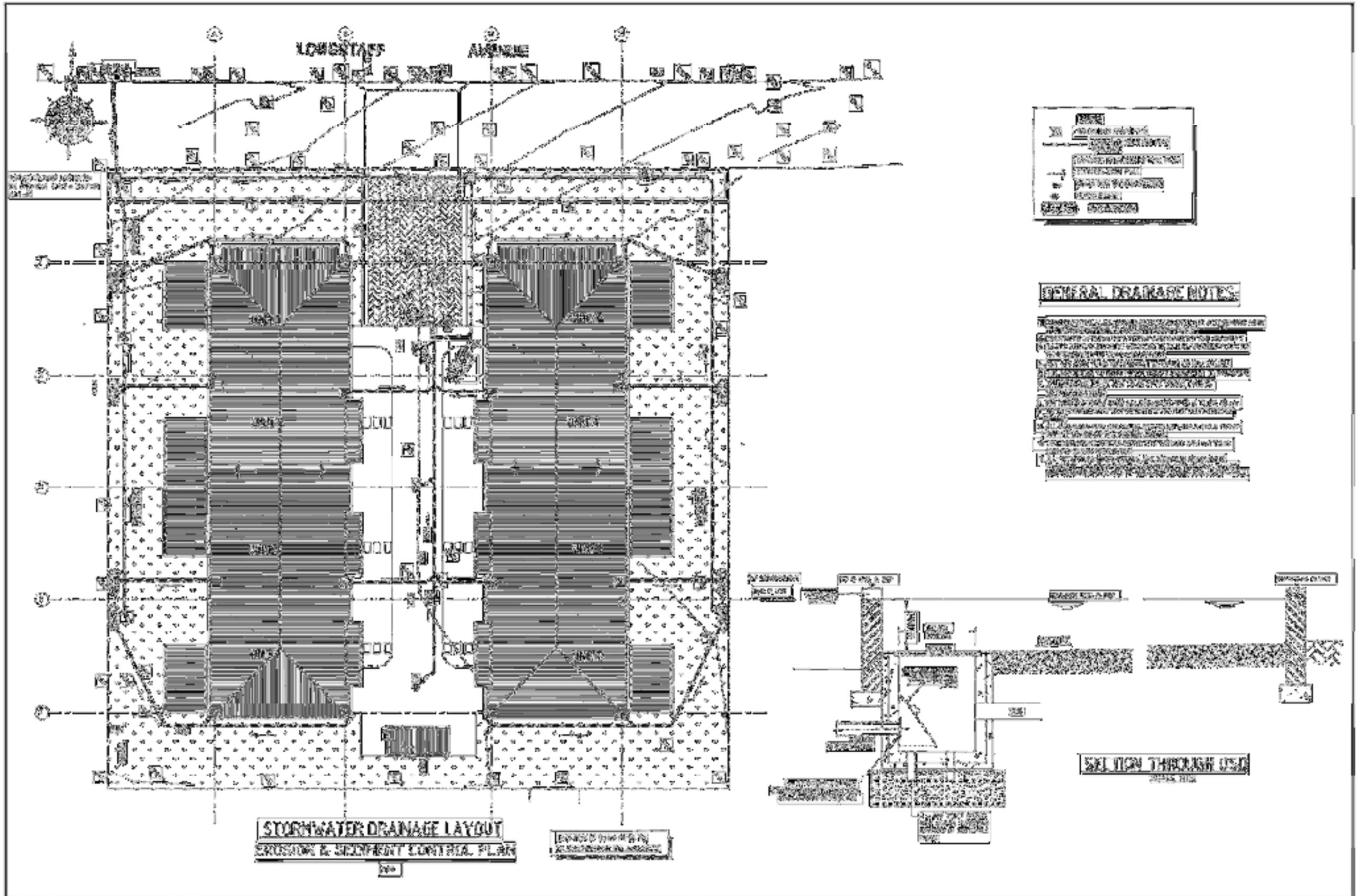
SITE AREAS
COMMON AREA = 556.0 m2 = 41.5%

Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:200	Sheet No 1C	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services Ph: 0409 701 575 Email: info@raflaarch.com	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: STRATA SUBDIVISION PLAN COUNCIL: LIVERPOOL CITY COUNCIL
Rev.	Date	Description				

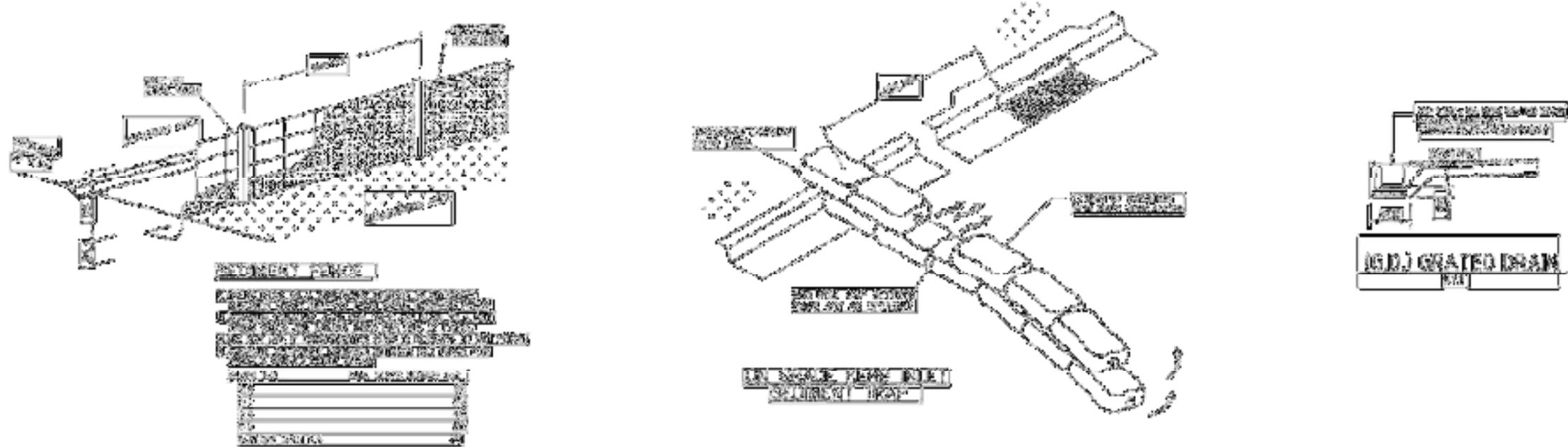




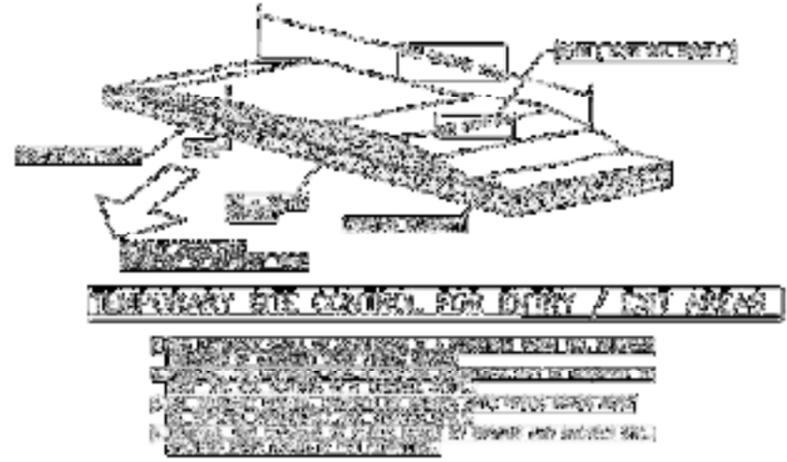
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16/03/20 APPROVED AS PER DRAINAGE REPORT 28/07/20 FOR DRAINAGE IN APPROVAL		JOSEPH RAFLA 		162-164 LONGSTAFF AVENUE CHIPPING NORTON	Approved By: Soliman Hanna Drawing No: 20-005	CONCEPT STORMWATER LAYOUT AND DETAILS	20-005 D2 B
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ENGINEERING SERVICES AND SERVICES
 [Redacted text]
RESIDENT CONTROL DEVICES
 [Redacted text]



<table border="1"> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		Rev.	Date	Description							JOSEPH RAFLA [Redacted] [Redacted]	[Redacted] [Redacted] [Redacted]	162 - 164 LONGSTAFF AVENUE CHIPPING NORTON	[Redacted] [Redacted] [Redacted]	CONCEPT STORMWATER DETAILS	20-005 D3 B
Rev.	Date	Description														

ITEM 01

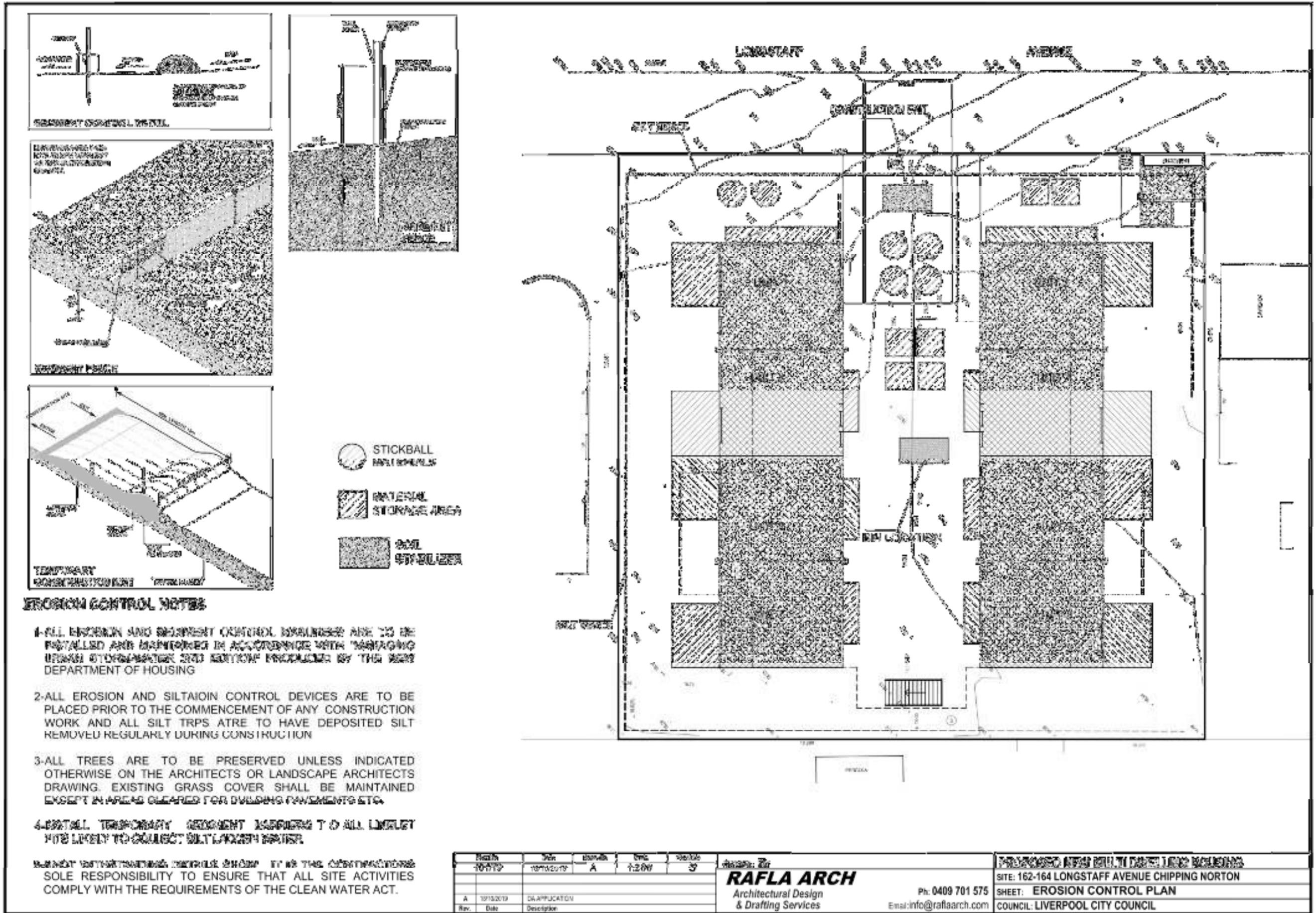
Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

Attachment 1

Attachment 1 - Initial Design - LLPP Plans - Architectural, Landscape & Stormwater Plans - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020

SCHEDULE OF FINISHES

FACE BRICK and FENCE	Selected colour Or Similar to match									
RENDER	Selected colour Or Similar to match	<table border="0"> <tr> <td>Palace 698</td> <td>Eaves 4774</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Self-Destruct 4172</td> <td>Hog Bristle Quarter A102</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Palace 698	Eaves 4774			Self-Destruct 4172	Hog Bristle Quarter A102		
Palace 698	Eaves 4774									
										
Self-Destruct 4172	Hog Bristle Quarter A102									
										
ROOF TILES	Selected colour Or Similar to match	Babbler 1465 								
GUTTERING AND DOWN PIPE	Selected colour Or Similar to match	Babbler 083 								
ALUMINIUM WINDOWS AND DOORS	Selected colour Or Similar to match	Eaves 4774 								
WOOD DOORS	Stained timber Colour to match the brick									
Garage Door	Matching colour to match the Face bricks									
Front concrete	Colour to match the Roof (Wafer EXP)									
Curtains	Matching colour to match the Face bricks									
Internal Ceiling	White									
Internal Walls	Off white or darker colour									
Fence Gates	Matching colour to match the Aluminium Windows									



EROSION CONTROL NOTES

- 1-ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "MANAGING URBAN STORMWATER AND SEDIMENT PROBLEMS" BY THE NSW DEPARTMENT OF HOUSING
- 2-ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- 3-ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWING. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDING PAVEMENTS ETC.
- 4-INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL DRAINLET PITS LIKELY TO COLLECT SILT AND/OR DEBRIS.

DESIGNER NOTWITHSTANDING, CLIENT SHALL BE THE RESPONSIBLE SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

Rev.	Date	Description
A	10/12/2019	DR APPLICATOR

RAFLA ARCH
 Architectural Design & Drafting Services
 Ph: 0409 701 575
 Email: info@raflaarch.com

PROJECT: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
 SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
 SHEET: EROSION CONTROL PLAN
 COUNCIL: LIVERPOOL CITY COUNCIL

ITEM 01 Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

Attachment 2 Attachment 2 - LLPP Plans - Pre-DA Minutes - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020



Our Ref: PL-84/2019
 Contact: Customer Service
 Ph: 1300 36 2170
 Date: 3 March 2020

162 & 164
 20 BOUTMAN ROAD
 MORTDALE NSW 2223

Dear Mr Padi

Pre - Development Application Advice

Development Number	PL-84/2019	
Proposed Development	Strata subdivision and construction of seven dwellings	
Property Address	162 & 164 LONGSTAFF AVENUE, CHIPPING NORTON 2179 LOT 164 DP 245075 & LOT 168 DP245075	
Date of Meeting	27 November 2019	
Present at Meeting	Council Representatives:	
	Name	Title
	Glenn Ford	Senior Development Planner
	Eliasa Marika	Development Assessment Planner
	Carole Washbrook	Land Development Engineer
	Victor Lim	Traffic Engineer
	Applicant Representatives:	
	Name	Designation
	Joseph Kofis	Project Archt
Michael Kuchim	Lead Planner	

EXECUTIVE SUMMARY

Zoning:	The site is zoned R3 - Medium Density Residential pursuant to Liverpool Local Environmental Plan 2009
Permissible Development:	<p>The proposed use of multi dwelling housing is permitted with consent in the R3 zone.</p> <p>Multi dwelling housing is defined as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>Notes: Multi dwelling housing is a type of residential development.</p>
Relevant environmental planning instruments:	<ul style="list-style-type: none"> * State Environmental Planning Policy (SEPP) - Building Sustainability Index 2009 * State Environmental Planning Policy No. 55 - Facilitation of Land * State Environmental Planning Policy (Infrastructure) 2007 * The Greater Metropolitan Regional Environmental Plan (GMREP) No. 2 - Storage River Catchment is not a covered SEPP and does not apply. * Liverpool Local Environmental Plan 2009 (LLLP 2009) * Liverpool Development Control Plan 2007 (LDCP 2007)
Relevant external referrals:	<ul style="list-style-type: none"> * Waste and Recycling Services (State Environmental Planning Policy (Infrastructure) 2007 * Endeavour Energy * Sydney Water- Section 75 of the Sydney Water Act 1994. * Rural Fire Service - RFR Rural Fire Act 1997
Other Relevant Matters:	

<p>BACKGROUND</p>	<p>Plans for the proposed development have been submitted for Council's consideration with supporting documents including a Statement of Environmental Effects.</p> <p>The site is an amalgamation of 2 lots to create a square shaped site with frontage width of 30.37m to Longstaff Avenue and a width of 30.37m and an area of 9327.77m².</p> <p>The Height of Buildings control applying to the site is 8.0m.</p> <p>Floor Space Ratio control for this site is 0.5:1 plus a bonus of 0.15:1 under Clause 4.4 of LLPP 2020 applies (Para 2). The maximum FSR is therefore 0.65:1</p> <p>Exhibit Clause 4.4 (6):</p> <p>Height restrictions (2)–</p> <p>(1) a building used for the purpose of one detached dwelling, one or two dwellings, one or more attached dwellings, or secondary dwelling or 2 or more detached or mixed use dwellings is attached to another dwelling with common wall, that is on land shown to be within Zone 2 or Area 2 on the Floor Space Ratio Map, may have a maximum floor space ratio of—</p> <p>(a) or is 0.65:1 greater than that shown on the Map...</p>
<p>Issues</p>	<p>Comments</p>
<p>PLANNING</p> <p>Vehicle Access Too many driveways proposed.</p>	<p>The proposed form of development is permitted in the FSA zone.</p> <p>The current design proposes too many units which have reduced setbacks and landscaping. As such, a redesign of the proposal is warranted.</p> <p>Three separate driveways are proposed to provide access to the site and this is not acceptable.</p> <p>The proposed design should also give consideration to the location of existing driveways of adjoining and adjacent properties. Newer driveways are to be a maximum of 0.5m wide to accommodate for two way movement.</p> <p>The number of driveways should be limited to a maximum of 2 so as to minimise loss of on-street parking along Longstaff Avenue, being a street that contributes with a sub-street.</p> <p>It is recommended that basement parking should be explored as an option. However given this is the first multi dwelling development to take place in the locality careful consideration is to be given to the streetscape.</p>

	<p>Car parking spaces currently do not appear to be sufficient to meet the DCP requirements for the submitted proposal.</p> <p>Overhangs located on the eastern and western boundaries shall be set back and have a minimum of 1 metre overhang along the boundary as a priority to some level of privacy to the neighbouring properties. With regards the location of the car spaces, consideration also needs to be given to the layout of the neighbouring car bays and the location of hedgerow etc.</p> <p>With the overhangs it is problematic to some of the rear units. Applicant needs to demonstrate by turning template that vehicles are able to enter/exit the site in a forward direction.</p>
0110 00000	<p>Refer notes to the PCO of the units of concern given the extension of the site. These notes concern impact on to how neighbouring properties will be impacted by overhanging.</p> <p>Being a north facing allotment, overhanging impact on the private open space of the units and upon the cash in adjoining site needs to be addressed. The first floor overhang may have to be reduced to minimise the impact of shadow impact.</p> <p>Given the northern aspect, internal solar screens to living areas appears acceptable. Details should be contained in spec D/B.</p>
Design Comments	<p>The preliminary architectural plans show ground and first floor plans for separate units - this is not acceptable. Any DA is required to show the entire ground and first floor plans for the entire development on a single page of drawing.</p> <p>Unit layouts are very basic and lack resolution. Further design work is required in this regard. The layout of all units is to be well articulated and have some level of articulation that differentiates each unit from one another.</p> <p>All setbacks must be complied with. For example there is a fire setback required for the rear fire escape element. However, it is noted that site setbacks to rear boundary do not comply. An agreement may be presented may be presented for variation given the orientation of the site and the manner in which the overall development has been proposed. The issues of privacy and amenity including overlooking and noise will need to be fully addressed in any consideration for variation.</p> <p>Each unit is required to have an area dedicated to clothes-drying. As such this is to be incorporated into the design. Sufficient storage areas are required in accordance with the DCP requirements.</p>

	<p>Living areas in a number of the proposed units have the appearance of a bedroom. Should any review be considered to have the capacity for use as additional bedrooms, the assessment will need additional bedding, F&B requirements and payment of Section 7.11 fees in accordance with the number of rooms provided.</p> <p>Minimum room sizes need to be set at 8m (unenclosed) for bedrooms and 6m x 4m for living areas.</p>
Privacy and noise	Plans are required to indicate the location of windows and private open spaces of the neighbouring properties.
Landscaping	Any Landscaping Plan to be prepared by a qualified Landscape Architect and include specific notes to the localist. There is also a requirement to include trees that have the ability to reach a minimum mature height of 5m.
General comments	<p>Full compliance with Council's LRP and DCP is required, including F&B, setbacks, F&B, car parking etc.</p> <p>A footpath will be required to be constructed across the full frontage of the site.</p> <p>Any hard stand areas that to be constructed using concrete on the site must be light in colour.</p> <p>Any proposed subdivision plan to be prepared by a qualified person. The subdivision plan shall ensure any driveways and visitor car spaces are related to the common property.</p> <p>Discussions between the proponent and Council subsequent to the meeting have indicated that a revised scheme is proposed to be prepared based on the comments made in this meeting & further discussion on the revised plans is invited prior to its approval.</p>
Waste management	<p>Location of waste bins and collection point to be determined. The proponent is advised to contact Council's Waste Management Team during the design process.</p> <p>SEPARATE COMMENTS ARE PROVIDED BELOW.</p>
Overhead Power - Area/ducks Assessment	<p>The site is impacted by a classified road. As such an acoustic report to regulatory and compliance with RCPP (Infrastructure) 2007.</p> <p>SEPARATE COMMENTS ARE PROVIDED BELOW.</p>
EMPHASISED	<p>Disturbance</p> <ul style="list-style-type: none"> Stormwater drainage for the site must be in accordance with Council's Development Control Plan. A stormwater concept plan shall be submitted with the application.

	<ul style="list-style-type: none"> • The stormwater drainage plan shall be accompanied by a supporting report and calculations. • On-site detention is required to be provided for this site. • The on-site detention system must be able to retain stormwater properly and discharge from the site without causing through discharge or private overflows. • The peak discharge to Council's main for the drainage outlet must be limited to 200L for the 10th year storm. <p>Traffic & Access</p> <ul style="list-style-type: none"> • The application shall be supported by a Traffic Report prepared by a suitably qualified person. • The application must demonstrate that access, car parking and manoeuvring details comply with NSWSPV Parts 1, 2 & 3 and Council's Development Control Plan. • The application shall be supported by turning paths in accordance with NSWSPV clearly demonstrating satisfactory manoeuvring capacity and forward entry and exit to and from the public road. • Clear internal width shall be 3.2m for a single garage and 5.0m for a double garage. <p>Setbacks</p> <ul style="list-style-type: none"> • For retaining walls existing to be provided for this development which will impede, obstruct or otherwise otherwise restrict passing through the site. • Structures and retaining walls must comply with Council's Development Control Plan. • Proposed protected areas comply with Council's Development Control Plan. <p>Retained Walls</p> <ul style="list-style-type: none"> • The application is to be accompanied by a subdivision consent plan. • The subdivision layout shall be in general accordance with Council's Development Control Plan. • All subdivisions must be designed in accordance with Council's Design and Construction Guidelines. • The width and design of the access roads shall be in accordance with Council's Development Control Plan.
TRAFFIC	<p>A Traffic Impact Assessment with parking and manoeuvring impacts on the surrounding road network and parking provision to be submitted.</p> <ul style="list-style-type: none"> • Internal access must have enough width for two way flow. • Swept path analysis for driveway access and car parking is to be submitted for assessment.

	<ul style="list-style-type: none"> • Clear delineation of driveway access and internal circulation. • Footpath to be provided along the street frontage. • On-street parking restrictions to be provided. • Street lighting to Council specifications.
<p>ENVIRONMENT AND HEALTH</p>	<p>Neighbourhood Access/roadside Adjacent to a Classified Road</p> <p>Council's records indicate that the proposed residential development is located on land in an adjacent to a road corridor for a freeway, highway, arterial-vee or any other road with an annual average daily traffic (AADT) volume of more than 20,000 vehicles. The 2015 Queensland (QCA) Traffic Volume Index for Major Road Assessment for the City of Ipswich for Major Roads (Page 14) dated 24 November 2015 indicates a noise assessment is mandated for properties in close proximity to the road corridor if the proposed development may be adversely impacted by noise or vibration.</p> <p>To address Clause 112 of State Environmental Planning Policy (Infrastructure) 2007, the Development Application will be supported by an acoustic report prepared by a suitably qualified acoustic consultant for the noise sensitive development.</p> <p>The acoustic report shall take into consideration any guidelines issued by the Director-General including the NSW Department of Planning, Environment and Infrastructure's Road Road Corridors and Heavy Roads - Interim Guidelines dated December 2014. The development may generate additional traffic and affect existing residential or other noise sensitive land uses. If required, road traffic noise impacts must be assessed in accordance with the NSW Road Noise Policy prepared by the Department of Environment, Climate Change and Water NSW (DECCW) dated March 2011.</p> <p>Note: 'Suitably qualified acoustic consultant' means a consultant who is a member of the Australian Acoustical Society, Institution of Engineers Australia or the Association of Australian Acoustical Consultants (AAAC).</p> <p>The following submission requirements are to be provided by the applicant:</p> <ul style="list-style-type: none"> • Acoustic Assessment • Plans showing work required to comply with the recommendations of the Acoustic Assessment.

<p>WASTE MANAGEMENT</p>	<p>Plan of the house to be demolished appears to show how the period when asbestos containing materials (ACMs) were commonly in use within the building industry. Accordingly, the Waste Management Plan (WMP) required to be submitted in support of the proposal must clearly identify how the procedures and processes in removing the ACMs must be in accordance with the requirements of the relevant EPA and WorkCover legislation and Regulations.</p>
<p>ASBESTOS ISSUE RESOLUTION</p>	<p>In particular, if more than 10m² of ACMs are found across all the structures to be demolished on the residential site at 162 - 164 Longstaff Avenue (Chipping Norton), then all the asbestos removal, wrapping and tying must be carried out by a licensed asbestos contractor. In that case the name, address and licence details of that contractor must be provided to writing both to Council and to the PCA along with the name and address of the licensed asbestos facility at which those materials will be tipped.</p>
	<ul style="list-style-type: none"> • The WMP must provide details of the various different types of waste that will be produced by the demolition/renovation, construction and in-use phases of the development. This must include details as to whether the materials are to be re-used, recycled or disposed of at landfill, and the facilities at which those materials are to be taken. • All 7 units will require a standard set of 3 residential waste bins, comprising a 100 litre general waste bin (coloured white), a 240 litre recycling bin and a 120 litre green garden waste bin (these are collected as alternate waste). These must be stored (taken out in the process of being emptied) in the private open space of the relevant dwelling, on a residential site which is large enough to store all three bins together, which is not on a path or enclosure that the presence of the bins would block. This is to be shown on the plans. • All 7 units must be able to bring their bins through to the common area driveway, preferably through a side gate or, if no other possibility exists, through the garage access gate. Bringing bins through any habitable part of the house is not acceptable. • All lot paths or roads must readily allow for the passage and manoeuvring of the bins, and be suitable and free of any certain obstructions of land, such as steps, kerbs, garden edges etc. • The maximum number of bins that will be placed at the kerbside on any typical road will be 46 in total. There is sufficient unobstructed kerbside and grass nature strip to permit the collection of this number of bins, unless there are proposed nature strip plantings which have not been disclosed as part of the pre-DA plans.

	<p>The DDP must also:</p> <ul style="list-style-type: none"> • clearly identify that the procedures and processes in respect of ACDs is as per the relevant EPA and WorkCover legislation and Regulations; • confirm that if more than 10m³ of ACDs are found across of the structure to be demolished on the scrubland site of 102 - 104 Longstaff Avenue Chipping Norton, then all the asbestos removal, wrapping and lifting must be covered by a licensed asbestos contractor. In that case the names, address and licence details of that contractor must be submitted in writing both to Council and to the PCA along with the name and address of the licensed asbestos facility at which those materials will be stored; • provide details of the various different types of waste that will be produced by the demolition/renovation, construction and in-use phases of the development. This must include details as to whether the materials are to be re-used, recycled or disposed of as landfill, and the facilities to which those materials are to be taken; • Acknowledge that the residents of each dwelling will be responsible for providing their own waste bins for recycling, with bins being placed out for collection no earlier than the afternoon before collection and removed back in the private open space of each residence no later than 24 hours after collection. <p>Binning plans must:</p> <ul style="list-style-type: none"> • show the locations where the 2 waste bins will be stored in suitably sized hardstand areas within the private open space of each residence, which must not be on a path or promenade that the presence of the bins could block; • show all bin poles of metal to be removed and those to be replaced by composite, confirming that all poles of metal are removed and free of surface charges in form such as sharp, loose, garden edges, door thresholds etc.
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Notes:

This DA is submitted with the necessary pre-conditions of the relevant legislation and the relevant planning, zoning or other laws, and that the applicant is responsible for their compliance. Council is not to be held responsible for any errors or omissions that may arise from the use of this information. Council is not to be held responsible for any errors or omissions that may arise from the use of this information. Council is not to be held responsible for any errors or omissions that may arise from the use of this information.

The advice provided in no way fetters the discretion of Council in the assessment and determination of any potential application for the site. Additionally, any matters not identified in the below advice may emerge during the consideration of the complete application.

ePlanning

Track the progress of your application
24/7 at www.liverpoolplanning.com.au

ITEM 01	Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision
Attachment 2	Attachment 2 - LLPP Plans - Pre-DA Minutes - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020

Information to be submitted with a Development Application

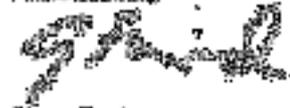
The following information is required to be submitted with any potential application. All the requested information is required to be submitted to enable a complete, proper and timely assessment of the application. Please be advised that any potential application will not be accepted for consideration unless all the required information is submitted.

Architectural Plans
<ul style="list-style-type: none"> • Survey Plan (showing no building overencroachments to easements, if any). • Site Analysis • Architectural plans (site plan, floor plans, elevations and sections), ensuring that all survey details including boundaries and other site constraints are shown on the architectural plans. • Sections depicting the relationship between proposed window levels, floor levels, openings, type of opening, setbacks etc. In comparison to the same elements on adjoining sites. • Window diagrams and viewline analysis of adjoining elevations. • Coloured perspectives. • Colour schedule of external building materials, texture and finishes. • Landscaping plan prepared by a qualified Landscape Architect. • Stormwater Drainage Plan. • Demolition plan and schedule, clearly identifying all structures to be demolished. • Strata subdivision plan if subdivision is sought.
Reports
<ul style="list-style-type: none"> • A Quantity Surveyor report which identifies the Capital Investment Value (CIV) and estimated cost of works. • Statement of Environmental Effects (SEE) including addressing clause 4.14 of the EPA & Act 1997 and Table of Compliance against provisions of LUP 2008, DCP 2008 and SEP 08. • Traffic and Parking Assessment. • Acoustic Assessment Report. • Site contamination investigation report. • Waste Management Plan (for demolition, construction and on-going waste management).
Other Supporting Documents
<ul style="list-style-type: none"> • Written justification of any variations to LUP 2008 development standards in accordance with Clause 4.2 of the LUP 2008. • Written justification of any variations to DCP 2008 controls. • A Construction Management Strategy, Statement of Heritage Impact and Independent Heritage. • EASE Certificate. • Erosion and sediment control plan. • Earthquake zone and uplift and retaining wall details.
Digital Requirements
<ul style="list-style-type: none"> • 1 x CD Rom / USB containing electronic copies of all above documents accurately titled. • 1 x copies of the above reports/plans. Plans are to be no larger than A3 size.

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<i>Attachment 2</i>	Attachment 2 - LLPP Plans - Pre-DA Minutes - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020

Please contact me on fordg@liverpool.nsw.gov.au or 8711 7541 if you wish to discuss this matter further.

Yours faithfully,



Glenn Ford
Senior Development Planner
DEVELOPMENT ASSISTANT

ITEM 01	Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision
Attachment 4	Attachment 6 - LLPP Plans - Acoustic Report - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020



ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L

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Acoustic Report

*- Traffic & Environmental Noise
Assessment-*

Proposed Development at

**No. 162-164 Longstaff Avenue,
Chipping Norton**

Prepared By: Dimitrios Tsagaris (M.L.E. Acad), P.E. (NSW)
Acoustical Assessment Practice (Pty) Ltd.

Approved By:hausen Zainer (M.L.E. Acad), CPENG,
Acoustical Assessment Practice (Pty) Ltd.

Date: October 29th, 2020

Reference No.: 2020-054

ITEM 01

Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

Attachment 4

Attachment 6 - LLPP Plans - Acoustic Report - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020

Acoustic Report for No. 162-164 Longstaff Avenue, Chipping Norton
Reference No.: 2020-334



Document Control

<i>Date</i>	<i>Revision History</i>	<i>Prepared By:</i>	<i>Reviewed and Authorised by:</i>
16/06/2020	Initial Report	Donald Juggan	Andrew Palmer
23/04/2020	Final Report	Donald Juggan	Andrew Palmer

ITEM 01	Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision
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1.0 SCOPE OF WORK & DESCRIPTION

The aim of this report is to determine the building materials to be used and the construction methods to be adopted such that the proposed development at No. 162-164 Longstaff Avenue, Chipping Norton is built to achieve acceptable internal noise levels as per Liverpool City Council requirements.

Internal noise intensity levels are to be within the limits required by the Australian Standard AS/NZS 2107:2015 "Acoustic - Determination of Building Acoustic Levels and Assessment Method", 2016 Department of Planning Assessment titled "Development Near Rail Corridors & Heavy Roads - Noise Guidelines", and Clause 611 of the State Environmental Planning Policy – (Infrastructure) 2021.

Noise levels from the use of the proposed facilities, including all proposed mechanical plant and equipment is to comply with the Noise Guide for Local Government and NSW Police Policy for Industry (2017).

The site is located on Longstaff Avenue in the suburb of Chipping Norton (Figure 1 – Site Location). According to Liverpool Local Environmental Plan (LEP) 2015, the site is located in a B1 medium density residential district with predominantly residential developments and facilities to meet the needs of residents. Educational establishments such as Newbridge Heights Public School and St Joseph Catholic Primary School and Church are located approximately 100 metres north and 200 metres east from the site, respectively. The subject site is approximately 100 metres north from Newbridge Road, with an Annual Average Daily Traffic (AADT) greater than 40,000 vehicles. The proposed development is adjacent to double noise walls from Newbridge Road and surrounding areas, specifically from the nearby educational institutions and residential activities (Figure 2 – Surrounding Environment).

The residential plans by RSLs were dated October 18th, 2019 are for the proposed construction of a double-storey unit residential dwelling to tenets right (R) units with one level of basement parking (Figure 3 – Proposed Site Plan).

ITEM 01

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Figure 1 - Site Location



Figure 2 - Surrounding Environment

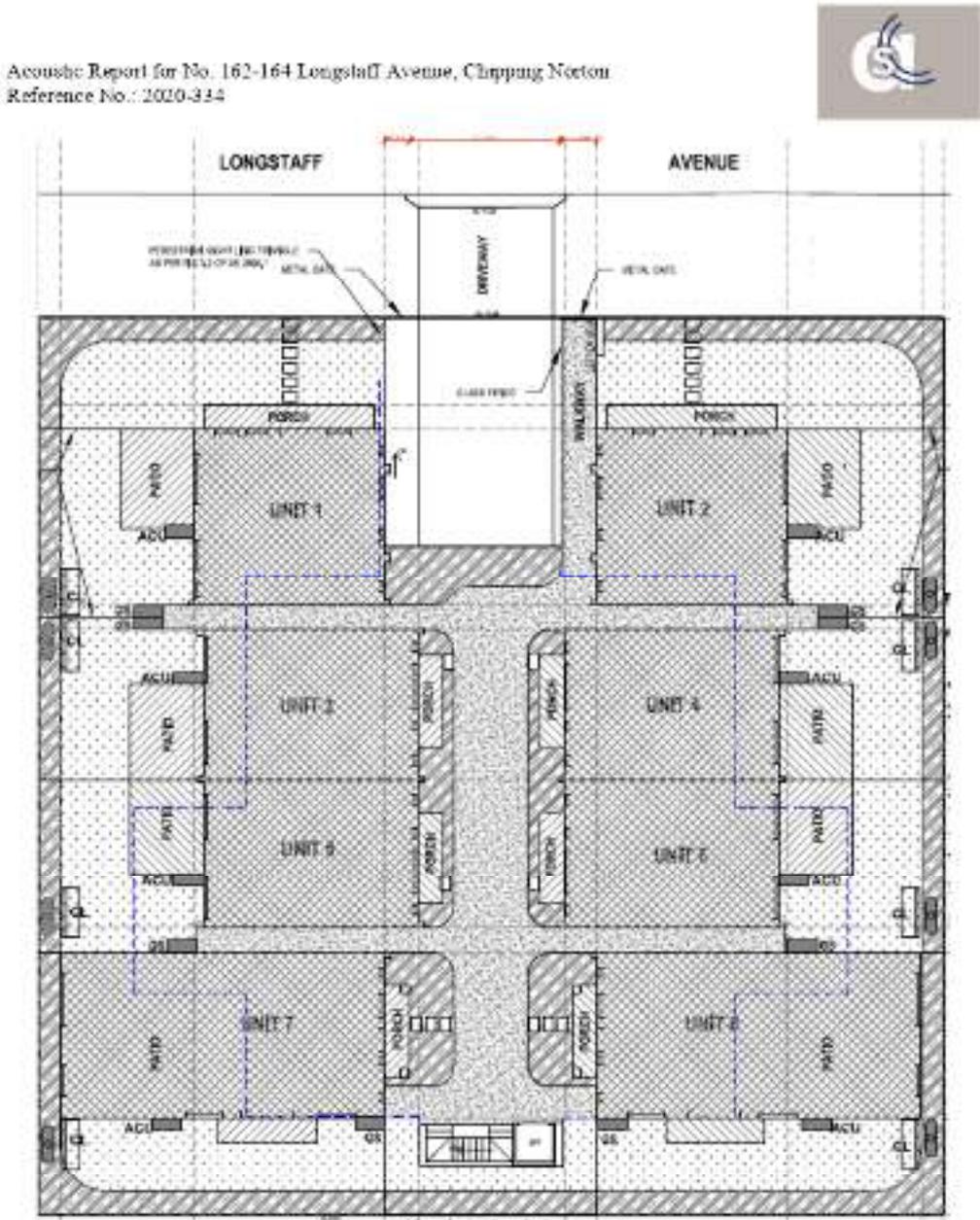


Figure 3 - Proposed Site Plan

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2.0 ACOUSTIC DESCRIPTORS

L_{Amax} – The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.

L_{A1} – The L_{A1} level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the L_{A1} level for 99% of the time.

L_{A10} – The L_{A10} level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{A10} level for 90% of the time. The L_{A10} is a common noise descriptor for environmental noise and road traffic noise.

L_{Aeq} – The equivalent continuous sound level (L_{Aeq}) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This measure is also a common measure of environmental noise and road traffic noise.

L_{A50} – The L_{A50} level is the noise level which is exceeded for 50% of the sample period. During the sample period, the noise level is below the L_{A50} level for 50% of the time.

L_{A90} – The L_{A90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{A90} level for 10% of the time. This measure is commonly referred to as the background noise level.

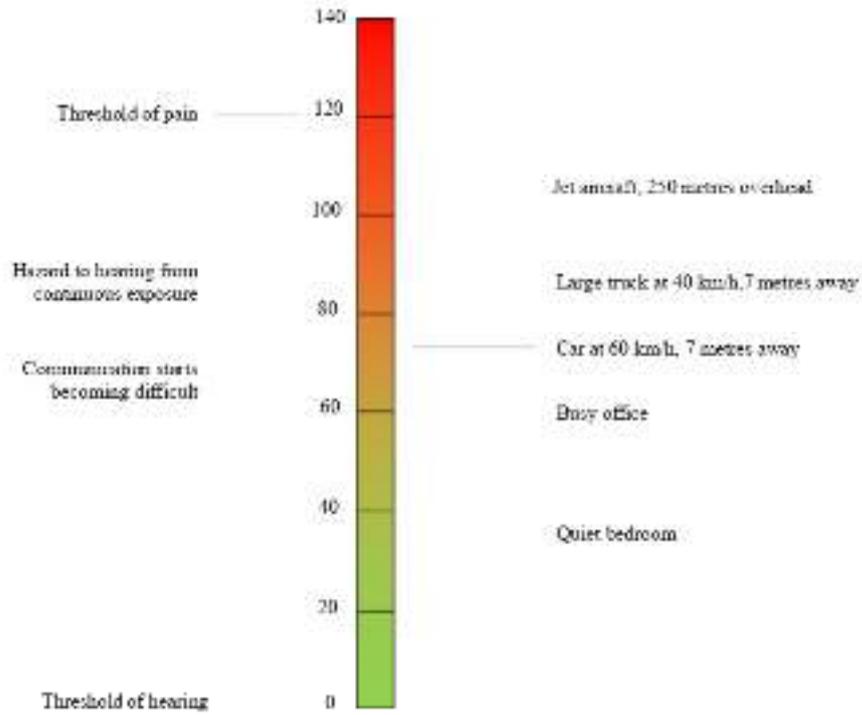
ABL – The Assessment Background Level is the single figure background level representing each assessment period (daytime, evening and nighttime) for each day. It is determined by calculating the 10th percentile (90th percent) background level (L_{A90}) for each period.

RBL – The Rating Background Level for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and nighttime.

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The level of common sounds on the dB(A) scale are shown in the figure below:





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PART 1 – TRAFFIC NOISE ASSESSMENT

3.0 ACOUSTICAL STUDY

3.1 Australian/New Zealand Standard AS/NZS 2107:2016

The above standard has mandated the criteria for developments situated in urban areas.

As traffic noise levels are not constant, a L_{eq} noise level descriptor is used when assessing this type of noise source. The L_{eq} is the mean energy level of noise being measured and has been found to accurately describe the level of annoyance caused by traffic noise.

It is usual practice, when we find it necessary to recommend internal sound levels in buildings to refer to Australian/New Zealand Standard AS/NZS 2107:2016 "Acoustics – Recommended Design Sound Levels and Acoustic Parameters for Building Interiors".

AS/NZS 2107:2016 sets out design internal noise levels and recommendations for different buildings depending on the use of these structures. The noise levels recommended in AS/NZS 2107:2016 take into account the location of the area and apply them to the sound level measured within the space concerned although not for highways.

In Table 1, Page 13, the standard recommends the following noise levels for residential buildings proposed next to major and minor roads.

Type of occupancy/activity	Design sound level (L_{Aeq}) range	Design reverberation time (T) range, s
RESIDENTIAL BUILDINGS (see Note 5 and Clause 5.2)		
Houses and apartments in inner city areas or entertainment districts or near major roads—		
Apartment common areas (e.g. foyer, lift lobby)	45 to 50	—
Living areas	35 to 45	—
Sleeping areas (night time)	35 to 40	—
Work areas	35 to 45	—
Houses and apartments in suburban areas or near minor roads—		
Apartment common areas (e.g. foyer, lift lobby)	45 to 50	—
Living areas	30 to 40	—
Sleeping areas (night time)	30 to 35	—
Work areas	35 to 40	—

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3.2 Development Near Rail Corridors and Busy Roads – Interim Guideline & Clause 102 of the SEPP

Newbridge Road is classified as a busy road with more than 40,000 AADT. The proposed building does in fact have a screen from Newbridge Road and will not have direct sight of the road. According to Figure 3.4 (a) of the Interim Guideline, an acoustic assessment is required for the proposed development.

In accordance with section 3.3.1 of the Interim Guideline, the Noise Criteria adopted in the acoustic assessment is to comply with Clause 102 of the SEPP.

Clause 102 of the SEPP states that where the development is for residential use and is located in or adjacent to a road with more than 40,000 AADT, a sound barrier must not be provided unless it is justified that appropriate measures will be taken to ensure that the following L₅₀ levels are not exceeded:

- In any bedroom in the building – 55dB(A) at any time between 6:00pm and 7:00am, and
- Anywhere else in the building (other than a garage, kitchen, bathroom or hallway) – 60dB(A) at any time.

Statistical facade sound transmission will be provided in Section 3.6 of this report to ensure compliance with the above indoor acoustic criteria.

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4.0 NOISE SURVEY, INSTRUMENTATION & RESULTS

On October 16th, 2020, our office carried out acoustic unattended measurements at the western (Point A) and southern (Point B) site boundaries (Figure 4 – Noise Reading Location).



Figure 4 – Noise Reading Location

The unattended environment noise monitoring (at Points A and B) was conducted for seven (7) days between October 16th and October 23rd, 2020. The noise readings at Point A enabled us to determine existing ambient background noise levels associated with the site. The noise reading at Point B enabled us to determine a conservative reading of the existing noise levels related to traffic on Newbridge Road.

All actual property levels are recorded to the nearest whole decibel. All measurements were taken in accordance with the Australian Standard AS/NZS 3101:2016 "Acoustics - Description and Measurement of Environmental Noise".

The noise survey was conducted to determine a conservative reading of the existing day and evening noise levels [15:00 - 22:00] L_{eq}, 15 minute [day] and L_{eq}, 15 minute [day] to determine a conservative reading of existing night and early morning noise levels [23:00 - 05:00] L_{eq}, 15 minute [night] and L_{eq}, 15 minute [day].

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The measurement procedure and the equipment used for the noise survey are described below. All sound pressure levels are rounded to the nearest whole decibel. All sound level measurements and analysis carried throughout this report are carried with Svantek 977/957 noise and vibration level meters which has the following features:

- Type 1 sound level measurements meeting IEC 61672/2:08
- General vibration measurements (acceleration, velocity and displacement) and RVDs meeting IEC 60526:2005 standard
- Three parallel independent profiles
- 1/1 and 1/3 octave real time analysis
- Acoustic dose meter function
- FFT real time analysis (1/3rd bands up to 20k Hz band)
- Broadband noise measurements (RT 60)
- Advanced Data Logger including audio logging
- USB Memory Stick providing almost unlimited logging capacity
- True decibel signal processing
- Advanced trigger and alarm functions
- USB 1.1 Host & Client interfaces (full size PC "front end" application supported)
- RS 485 and I2C interfaces
- Modbus protocol

The noise loggers were positioned at a maximum height of 1.5m from the ground. The machines were calibrated prior and after reading using our Svantek SV 33A S/N: 90200 class 1 Calibrator (Figure 5 – Calibration Certificate). Any readings affected by strong wind or rain have been disregarded. The Full Average Statistical Noise Parameters $L_{(Aeq, 15 \text{ minutes})}$, $L_{(A90, 15 \text{ minutes})}$, $L_{(A10, 15 \text{ minutes})}$, $L_{(A1, 15 \text{ minutes})}$ at Point A are presented in Figure 6 – Noise Survey. Summary of the unattended background noise readings at Point A is presented in the Table 3.1.

Table 3.1- Summary of Unattended Noise Readings between October 16th and October 23rd, 2020

Location	Period	Arithmetic Average $L_{(Aeq)}$ (dB)	Arithmetic Average $L_{(A90)}$ (dB)	RRL $L_{(A1)}$ (dB)
Point A - 170m SW	Day Time - 7:00am - 6:00pm	40	60	43
	Evening Time - 6:00pm - 10:00pm	46	60	57
	Night Time - 10:00pm - 7:00am	44	58	52

$L_{(Aeq)}$ – the level of noise equivalent to the energy average of noise levels measured over a defined measurement period.

$L_{(A90)}$ – the level of noise that is exceeded by 90% of the time over which a given sound is measured. This is considered to represent the background noise level.

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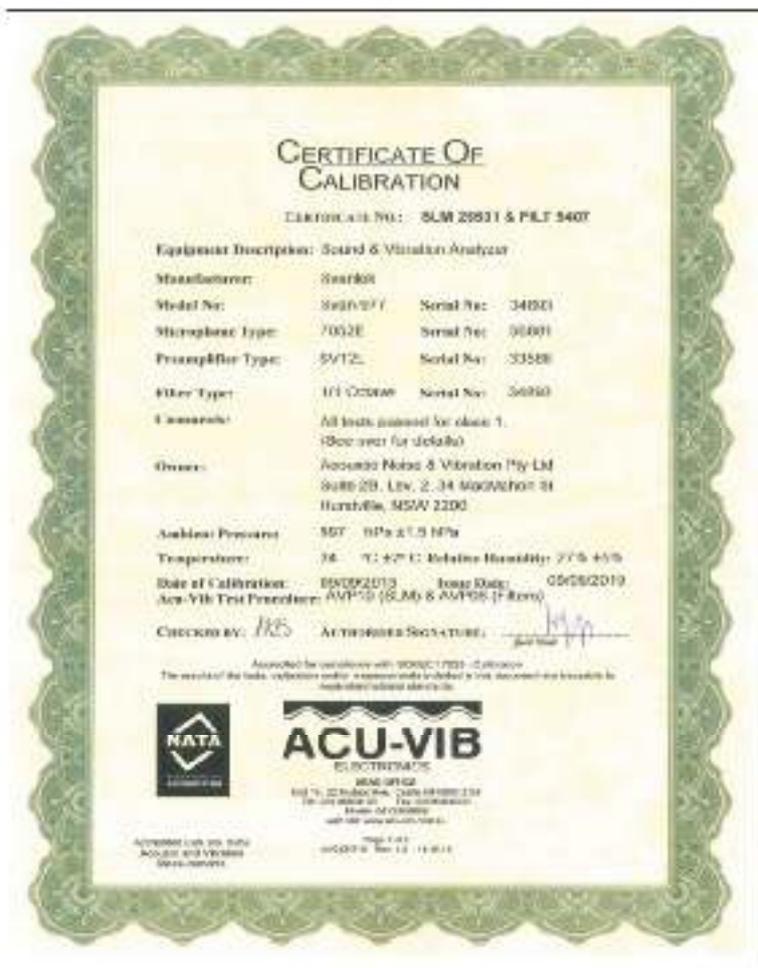


Figure 5 Calibration Certificate

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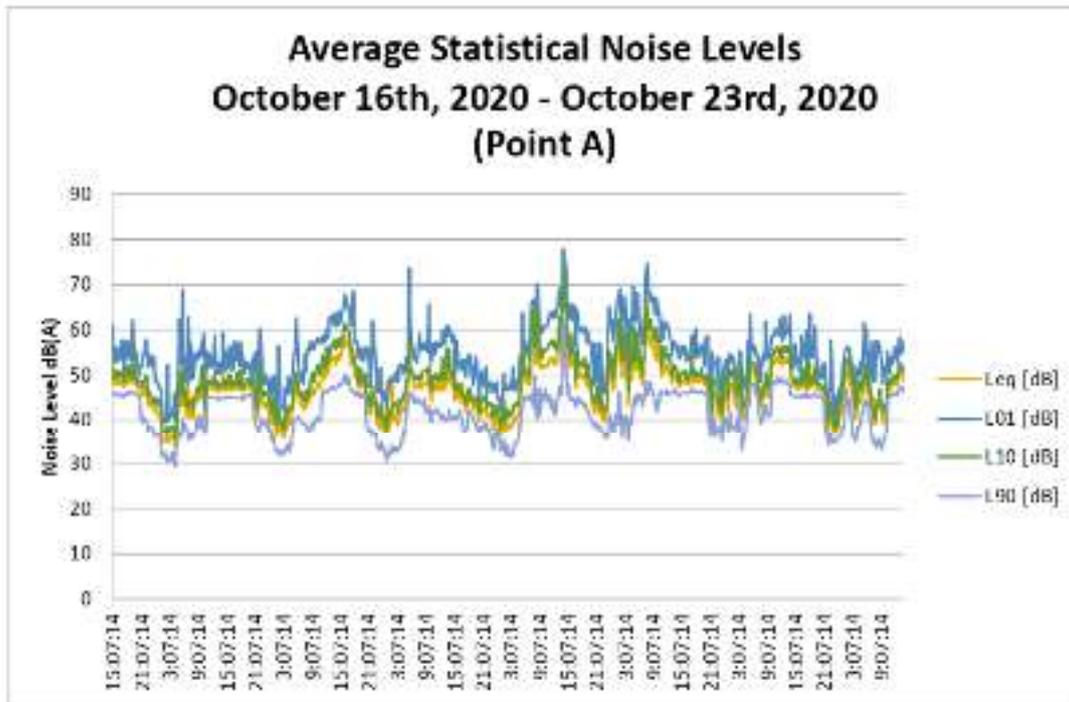


Figure 6 - Noise Survey Point A

Summary of the unattended noise readings at Point B is presented in the Table 3.2.

Table 3.2- Summary of Unattended Noise Readings between October 16th and October 23rd, 2020 at Location Point B

Noise Reading Location	Time Period	Arithmetic Mean LAeq dB(A)	Arithmetic Mean LA90 dB(A)
Point B - Structure Boundary	Day	56	50
	Night	55	49

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5.0 MOST PRACTICAL RECOMMENDATIONS

5.1 Windows/Sliders, Walls, Door & Roof

Building Component	Min Rating to be Achieved
Windows & Sliding Doors in all bedroom areas of all dwellings are to be 450mm insulated glaze with full perimeter double 2-Low acoustic seals (Pic 4703-2000) ^{40,41} in all bedroom areas and open living areas on ground floor.	32
Windows in all other areas are to be constructed in accordance with Australian Standard AS 2047:2014 "Windows and covered glazed doors in buildings" ⁴² .	-
External doors are to be Solid Core with acoustic seals fitted around the door. A strip seal is required at the base of the external door ⁴³ .	30-33
External walls are to be double skin cavity brick walls minimum 270x54mm, with vermicor construction or any other method of wall construction with an Rw of 44.	44
Roof is to be galvanneal steel through ceiling (7.5mm), or 15mm gypsum plaster board ceiling with 75mm thick, 100mm mineral wool batts between ceiling joists ⁴⁴ .	50-48

NR: This report is to be used in conjunction with the AS/NZS acoustics and any other relevant building specifications.

⁴⁰ 40% through way hole in window/door. ⁴¹ All gaps between window & door frame and the window/wall are to be sealed using acoustic foam BMD 2000 or similar. ⁴² Glass seal joints should be applied prior to the application of the frame and glaze joints. ⁴³ All gaps are to be consistently sealed.

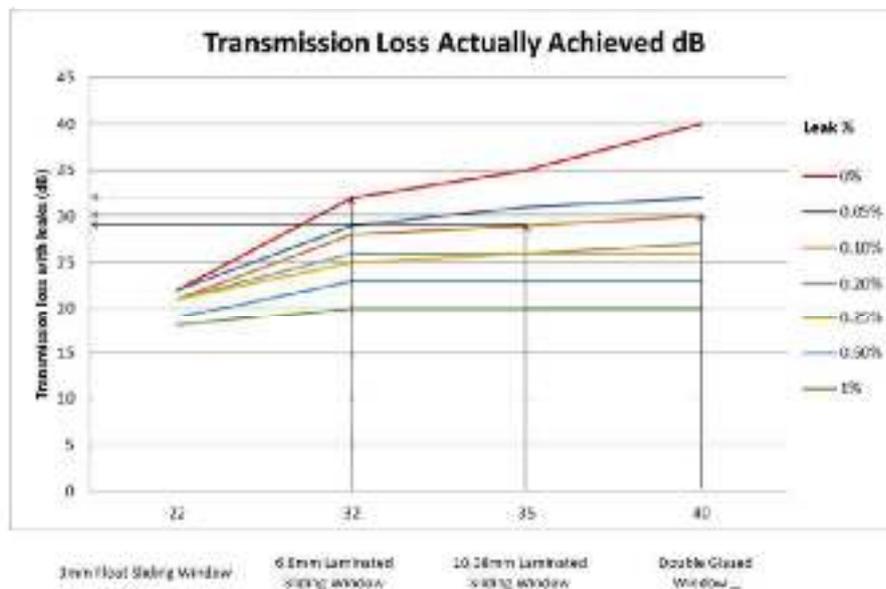
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***Glazing Notes - Leaks & Glazing Attenuation-

- The Acoustic performance of a glazing system highly depends on the leaks around and within the glazing frame and façade. A double-glazing system with R_w of 40 will have its acoustic performance dropped to R_w of 35 (less than that of 6.38 mm glass) with leak of 0.1%. Moreover, a double-glazing system with R_w of 40 will have its acoustic performance dropped to R_w of 20 (less than that of 6.38 mm single glass) at a leak of 1% of the glazing area.
- A 10.26mm laminated glazing system with R_w of 35 will have its acoustic performance dropped to R_w of 25 (less than that of 6.38 mm glass) at a leak of 0.1%. Moreover, 10.26mm non-laminated glazing system with R_w of 35 will have its acoustic performance dropped to R_w of 10 (less than that of 6.38 mm single glass) at a leak of 1% of the glazing area.
- A double-glazing system with R_w of 40, a 10.26mm non-laminated glazing system with R_w of 35, and a 6.38 mm laminated glazing system with R_w of 32 will all retain almost the same R_w of around 25 (less than that of 6.38 mm single glass) at a leak of 1% in the façade or a well-insulated the glazing system.

The graph below shows the actual transmission loss achieved inside a room with different glazing solutions relative to small leaks occurring along the window frames and façade.



- A test report is to be provided from a recognised acoustic laboratory, verifying that the glazing system (glass, frame and seals) will meet the associated sound rating required.

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6.0 SLEEP AROUSAL

Section 5.4 of the NSW Road Noise Policy mentions the Environment Protection Authority NSW 1999 guideline which aims at limiting the level of sleep disturbance due to environmental noise. It states that the $L_{Aeq, 24hr}$ level of any noise should not exceed the ambient $L_{Aeq, 24hr}$ noise level by more than 15dB. This guideline takes into account the emergence of noise events but does not directly limit the number of such events or their highest level, which can also result in other sleep disturbances.

Applying the above the sleep disturbance criteria for the above project is $L_{Aeq, 24hr}$ and should not be exceeded by $(L_{Aeq, 24hr} - 40 \text{ dB(A)}) - \text{assessed at mid night (hrs 23) - 15 \text{ dB(A) as the outdoor sound level Newbridge Road}$.

These are other studies on sleep disturbance like the one carried out in the UK (1999) and the guidelines published by the World Health Organization (1999) were reviewed and analysed in terms of the guideline on noise exposure and sleep disturbance. The available expert states that:

As a rule for planning for subdivisions or residential noise events, the goal sleep over 4 hours the noise level should be assessed as a maximum disturbance value and should approximately 45 dB(A) $L_{Aeq, 24hr}$ over 10 or 15 hours per night.

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PART 2 NOISE ASSESSMENT OF MECHANICAL PLANT AND EQUIPMENT

7.0 PROPOSED MECHANICAL PLANT, CAR PARK AREA AND GARAGE ROLLER DOOR

A range of mechanical plant, equipment and ventilation will be included in the proposed development at No. 162-164 Longstaff Avenue, Chipping Norton. Noise emitted by the use of the proposed mechanical plant is assessed by the NSW Noise Policy for Industry.

The proposed level of basement parking is located below ground level and therefore providing natural ventilation not possible and a mechanical extract system should be used. The mechanical ventilation system needs to be designed in accordance with Australian Standard AS 1688.2:2012 "The use of ventilation and air-conditioning in buildings - Industrial ventilation in buildings" for residential areas.

A garage roller door may also be located at the entry of the car park. The fixed roller door block the operation of garage roller doors have been assessed according to typical roller doors installed at other developments. The average time duration for a garage roller door to fully open or close is approximately 20 seconds.

7.1 ACCEPTABLE NOISE LEVEL FROM PROPOSED DEVELOPMENT

7.1.1 Noise Guide for Local Government

The Department of Environment and Change with a (DECC) published the accepted Noise Guide for Local Government in October 2014. The policy is specifically aimed at assessing noise from light industry, shops, entertainment, public buildings, air conditioning, pool pumps and other noise sources in residential areas.

Section 2.2.1 of the Noise Guide for Local Government states that a noise source is generally considered to be intolerable if the noise from the source when measured over a 15 minute period exceeds the background noise by more than 5 dB(A). Therefore, noise criteria are as follows:

- Day period: $44 + 5 = 49$ dB(A)
- Evening period: $43 + 5 = 48$ dB(A)
- Night period: $38 + 5 = 43$ dB(A)

The appropriate regulatory authority (Local Council) may, by notice in writing direct to such a person, prohibit the person from carrying, permitting or allowing:

1. any specified activity to be carried on at the premises, or
2. any specified article to be used or operated at the premises.

or both, such a measure is to prevent the emission from the premises, at all times or on specified days, or between specified times on all days or on specified days, of noise that, when measured at any specified point (whether within or outside the premises), is in excess of a specified level.

It is an offence to contravene a noise control notice. Prior to being issued with a noise control

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notice, no offence has been committed.

The Protection of the Environment Operations Act 1997 defines "Offensive Noise" as noise:

1. (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
2. (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
3. (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is needed a time, or in other circumstances prescribed by the regulations.

8.2 Noise Policy for Industry (2017)

The above policy seeks to promote environmental well-being through preventing and minimising noise by providing a framework and process for dealing with noise under conditions for consent and licence.

The Noise Policy for Industry 2017 recommends two separate noise criteria to be considered, the Amenity Noise Criteria and the Annoyance Noise Criteria. A project noise trigger level being the lowest of the amenity and the annoyance noise level is then determined.

If the predicted noise level L_{eq} from the proposed project exceeds the noise trigger level, then noise mitigation is required. The extent of any 'reasonable and feasible' noise mitigation required whether at the source or along the noise path is to ensure that the predicted noise level L_{eq} from the project at the boundary of noise affected residential receivers is not greater than the noise trigger level.

8.2.1 Amenity Noise Criteria

The amenity noise levels presented for different residential categories are presented in Table 2.2 of the Noise Policy for Industry 2017. These levels are introduced as guidance for appropriate noise levels in residential areas surrounding industrial areas.

The recommended amenity noise levels for the proposed development No. 162-164 Longstaff Avenue, Chipping Norton are presented in Table 8.2.1.1 below.

Table 8.2.1.1- Recommended Amenity Noise levels

Type of Receiver	Area	Time Period	Recommended Leq Noise Level, dB(A)
Residence	Urban	Day	60
		Evening	50
		Night	45

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Where a noise source contains certain characteristics such as tonality, impulsiveness, intermittency, irregularity or dominant low-frequency content, a correction is to be applied which is to be added to the measured or predicted noise levels at the receiver, before comparison with the criteria. Shown below are the correction factors that are to be applied:

Table 8.2.1.2 – Modifying Factor Corrections as per Fact Sheet C (Noise Policy for Industry 2017)

Factor	Correction
Total Noise	+ 5 dB ^{1,2}
Low-Frequency Noise	+ 2 or 5 dB ¹
Intermittent Noise	+ 5 dB
Duration	+ 0 to 2 dB(A)
Maximum Adjustment	Maximum correction of 10 dB(A) ¹ (excluding duration correction)

1. Where a source emits tonal and low-frequency noise, only one 5-dB correction should be applied if the tone is in the low-frequency range, that is, at or below 100 Hz.
2. Where narrow-band analysis using the reference method is required, as outlined in column 5, the correction will be determined by the ISO1996-2:2007 standard.

Correction for duration is to be applied where a single-event noise is continuous for a period of less than two and a half hours in any assessment period. The allowable exceedance of the $L_{Aeq,15min}$ equivalent noise criterion is depicted in Table 8.2.1.3 for the duration of the event. This adjustment accounts for unusual and one-off events and does not apply to regular and/or routine high-noise level events.

Table 8.2.1.3 – Adjustment for Duration as per Fact Sheet C (Noise Policy for Industry 2017)

Allowable duration of noise (one event in any 24-hour period)	Allowable exceedance of $L_{Aeq,15min}$ equivalent project noise trigger level at receptor for the period of the noise event, dB(A)	
	Daytime & evening (7 am–10 pm)	Night-time (10 pm–7 am)
1 to 2.5 hours	2	Nil
15 minutes to 1 hour	5	Nil
6 minutes to 15 minutes	7	2
1.5 minutes to 6 minutes	15	5
less than 1.5 minutes	20	10

According to Section 2.4 of the above policy, the project amenity noise level is determined as follows:

Project amenity noise level for industrial developments = recommended amenity noise level (Table 2.2) minus 5 dB(A)

To convert from a period level, ie a 15-minute level, a plus 3 is added as per section 2.2 of the policy.

Therefore, the project amenity noise level for the proposed development at No. 162-164



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Longstaff Avenue, Chipping Norton is as follows:

- Day period: $60 - 5 + 3 = 58 \text{ dB(A)}$
- Evening period: $50 - 5 + 3 = 48 \text{ dB(A)}$
- Night period: $45 - 5 + 3 = 43 \text{ dB(A)}$

3.1.3 Background Noise Criteria

Section 2.5 of the NSW Noise Policy for Industry summarizes the objective criteria as follows:

L_{50,10,15,16,16h} - *Fasting background level*

While the background noise level known as *L_{50,10,15,16,16h}* is the Noise exceeded 50% percent of a time-period over which nuisance variations may occur (taken to be 15 minutes). The *L_{50,10,15,16,16h}* is defined as the overall single-figure *L_{50,10,15,16,16h}* background level representing each assessment period (day-evening-night) over the whole monitoring period.

For the short-term method, the rating background noise level is simply the lowest measured *L_{50,10,15,16,16h}* level.

For the long-term method, the rating background noise level is defined as the median value of:

- a) all the day assessment background levels over the monitoring period for the day
- b) all the evening assessment background levels over the monitoring period for the evening, or
- c) all the night assessment background levels over the monitoring period for the night.

The predicted noise from the source *L_{50,10,15,16,16h}* is measured as at the most affected point within the most affected residential at the point where the most frequent occurs. Therefore, the acceptable *L_{50,10,15,16,16h}* noise interference criterion for the proposal during the day, evening and night is as follows:

- Day period: $40 - 5 = 35 \text{ dB(A)}$
- Evening period: $37 - 5 = 32 \text{ dB(A)}$
- Night period: $32 - 5 = 27 \text{ dB(A)}$

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8.2.3 Project Noise Trigger Level

A summary of intrusiveness and amenity noise levels as determined in sections 8.2.1 and 8.2.2 are shown in Table 8.2.3.1 below:

Table 8.2.3.1 - Summary of intrusiveness and project amenity noise levels

<i>Period</i>	<i>Intrusiveness Noise Level dB(A)</i>	<i>Project Amenity Noise level dB(A)</i>
Day Time (7:00am-6:00pm)	45	58
Evening Time (6:00pm-10:00pm)	42	48
Night & Early Morning (10:00pm – 7:00am)	37	43

The project noise trigger level is the lower (that is, the most stringent) value of the amenity and intrusiveness noise levels for the day, evening and night-time. Therefore, the project noise trigger levels for the proposed development are as shown below:

- Day period *L_{day,20}* etc: 45 dB(A)
- Evening period *L_{even,20}* etc: 42 dB(A)
- Night period *L_{night,20}* etc: 37 dB(A)

The proposed development and its activities including off-mechanical plant will not exceed the project noise trigger level at the most sensitive location, provided all noise control recommendations in Section 8.0 are adhered to.

8.0 MECHANICAL PLANT & ROLLER DOOR GUIDE SYSTEMS

A range of mechanical plant, equipment and ventilation will be included in the proposed development of No. 162-164 Longstaff Avenue, Chipping Norton. Noise emitted by the use of the proposed mechanical plant is assessed by the Noise Policy for Industry 2007 and Liverpool City Council conditions requirements.

The proposed level of basement parking is located below ground level and therefore providing natural ventilation not possible and a mechanical extract system should be used. The mechanical ventilation system will include the use of supply air fans & extract air fans to achieve all required air changes for extract fans and extract fan air clearance in accordance with Australian Standard AS 1668.2:2002 "The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings". Air conditioning might also be installed in the proposed development. Typical noise levels below park exhaust fans, overhead roller door car park roller door and are presented in Table 9.1.

Table 9.1 – Typical Mechanical Plant Eq Sound Power Levels (dB(A))

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Frequency [Hz]	63	125	250	500	1k	2k	4k	8k	dB(A)
Typical Car park Exhaust Fan	80	82	84	87	86	83	78	71	90
Typical Quadrangle Unit	71	69	67	61	56	54	47	44	64
Car Park Structure Roller Door	75	75	77	79	82	77	76	74	85

In order for the operation of the basement car park and roller door to meet NSW Noise Policy for Industry 2017, we recommend the following:

- Ensure maintenance and lubrication of motor bearings, door tracks and joints.
- The proposed roller door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and/or columns.

The proposed development is likely to include air conditioning units and kitchen and toilet exhaust fans. In general, the mechanical plant noise emissions can be controlled by implementing the following:

- Placement of quiet plant (where required) and the enclosure of existing plant;
- Strategic positioning of plant away from potential sensitive receivers;
- Constructively sealable structures or acoustic attenuators through ducts and air intakes of plant;
- Acoustically lined and lagged ductwork;
- Acoustic screens and baffle between plant and sensitive neighbouring premises and/or;
- Fully enclosed or fully enclosed access enclosures around plant.

We recommend acoustic assessment of all proposed mechanical plant and equipment within the development has been approved and full Mechanical Services Plans have been prepared. In general, we recommend that all proposed air conditioning units to be acoustically enclosed or set away by more than 3.0m from any boundary, or within an acoustic enclosure. The assessment of the mechanical plant noise emissions will be assessed per unit(s) and best practice noise test noise levels emitted from the mechanical plant serving the proposed development at No. 162-164 Longstaff Avenue, Chipping Norton must be implemented at Section 8.4 of this report.

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10.0 DISCUSSION & CONCLUSION

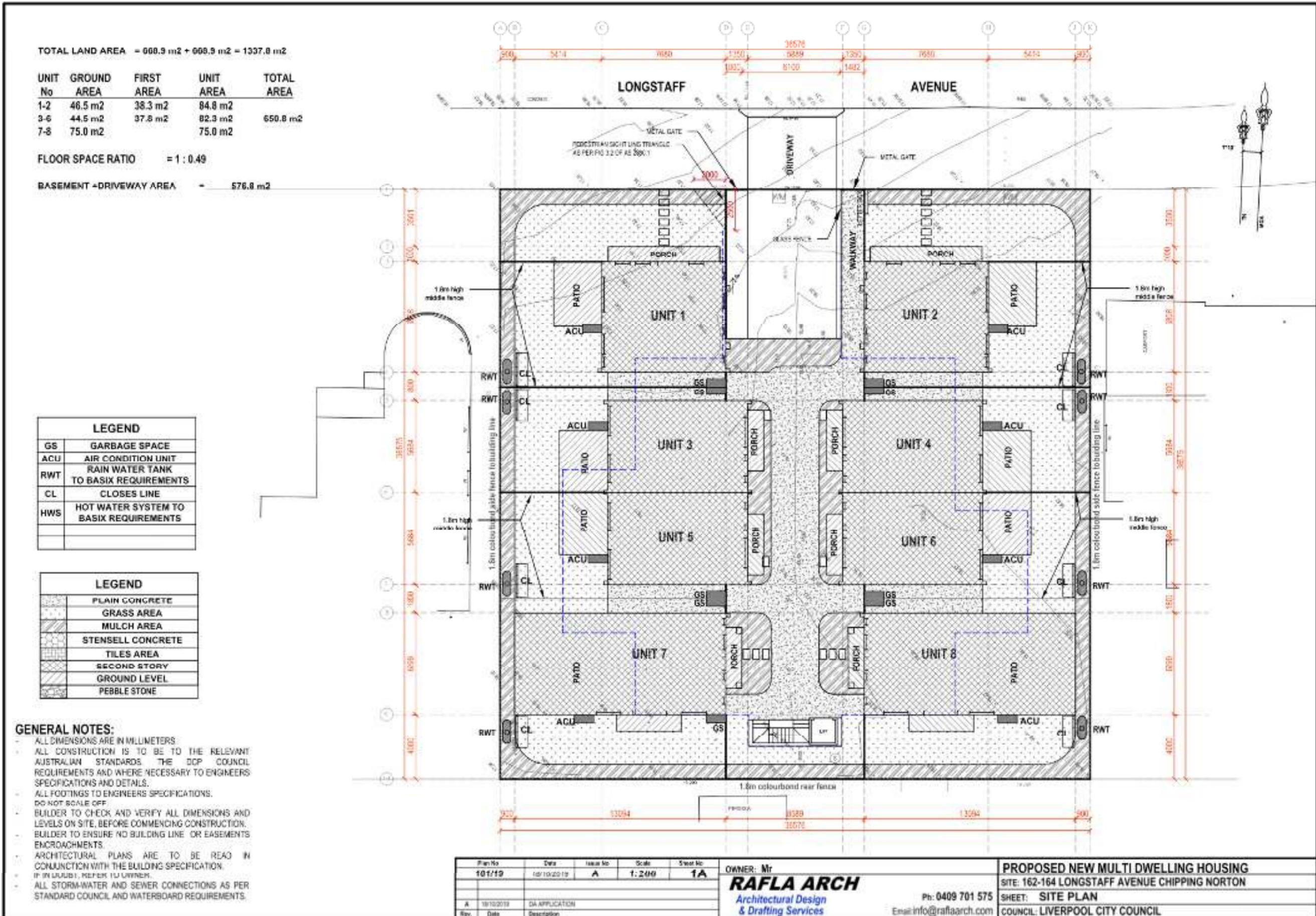
The construction of the proposed development at No. 162-164 Longstaff Avenue, Chipping Norton if carried out as recommended in the plans and specifications and including the acoustic recommendations in Section 9.0 of this report, will meet the NSW Requirement of planning document titled, "Development Near Rail Corridors & Busy Roads - Interim Guidelines", Clause 112 of the State Environmental Planning Policy – (Interim) 2021, and AS/NZS 1077:2016 "Acoustics – Recommended Design Sound Levels and Requirements for" Liverpool City Council conditions and requirements.

Noise levels from the use of the proposed building, including all proposed mechanical plant and equipment is in comply with the NSW State Policy for Industry (SPI).

Should you require further explanations, please do not hesitate to contact us

Yours Sincerely,

M. Zaioor
M.S. Eng'g Sci. (UNSW)
M.L.B. (Acoustics) CPEng
Australian Acoustical Society (Member)



TOTAL LAND AREA = 668.9 m² + 668.9 m² = 1337.8 m²

UNIT No	GROUND AREA	FIRST AREA	UNIT AREA	TOTAL AREA
1-2	46.5 m ²	38.3 m ²	84.8 m ²	650.8 m ²
3-6	44.5 m ²	37.8 m ²	82.3 m ²	
7-8	75.0 m ²		75.0 m ²	

FLOOR SPACE RATIO = 1 : 0.49

BASEMENT +DRIVEWAY AREA = 576.8 m²

LEGEND	
GS	GARBAGE SPACE
ACU	AIR CONDITION UNIT
RWT	RAIN WATER TANK TO BASIX REQUIREMENTS
CL	CLOSES LINE
HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS

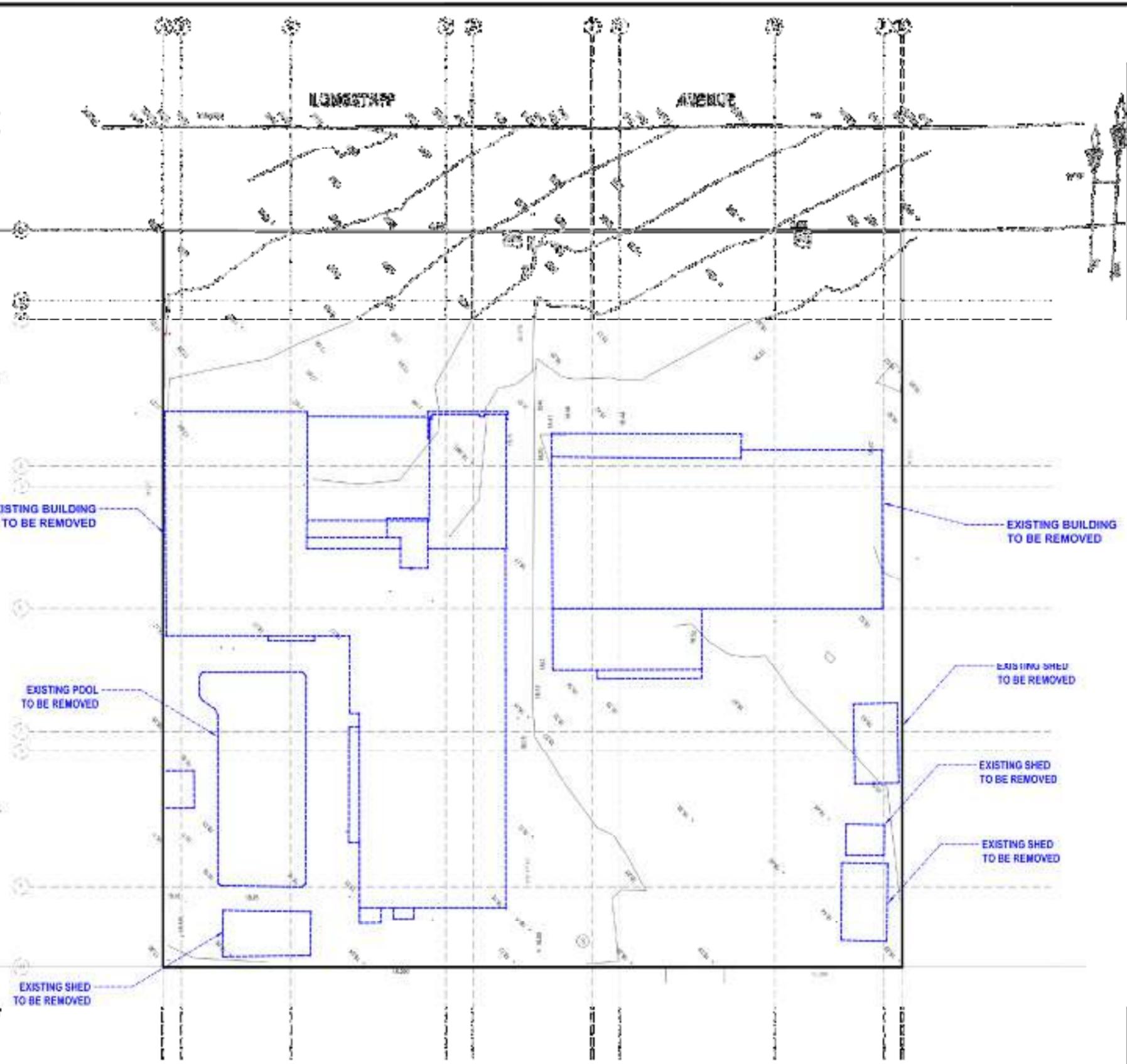
LEGEND	
[Pattern]	PLAIN CONCRETE
[Pattern]	GRASS AREA
[Pattern]	MULCH AREA
[Pattern]	STENSELL CONCRETE
[Pattern]	TILES AREA
[Pattern]	SECOND STORY
[Pattern]	GROUND LEVEL
[Pattern]	PEBBLE STONE

- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETERS.
 - ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS AND DETAILS.
 - ALL FOOTINGS TO ENGINEERS SPECIFICATIONS. DO NOT SCALE OFF.
 - BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE, BEFORE COMMENCING CONSTRUCTION.
 - BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
 - ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION.
 - IF IN DOUBT, REFER TO OWNER.
 - ALL STORM-WATER AND SEWER CONNECTIONS AS PER STANDARD COUNCIL AND WATERBOARD REQUIREMENTS.

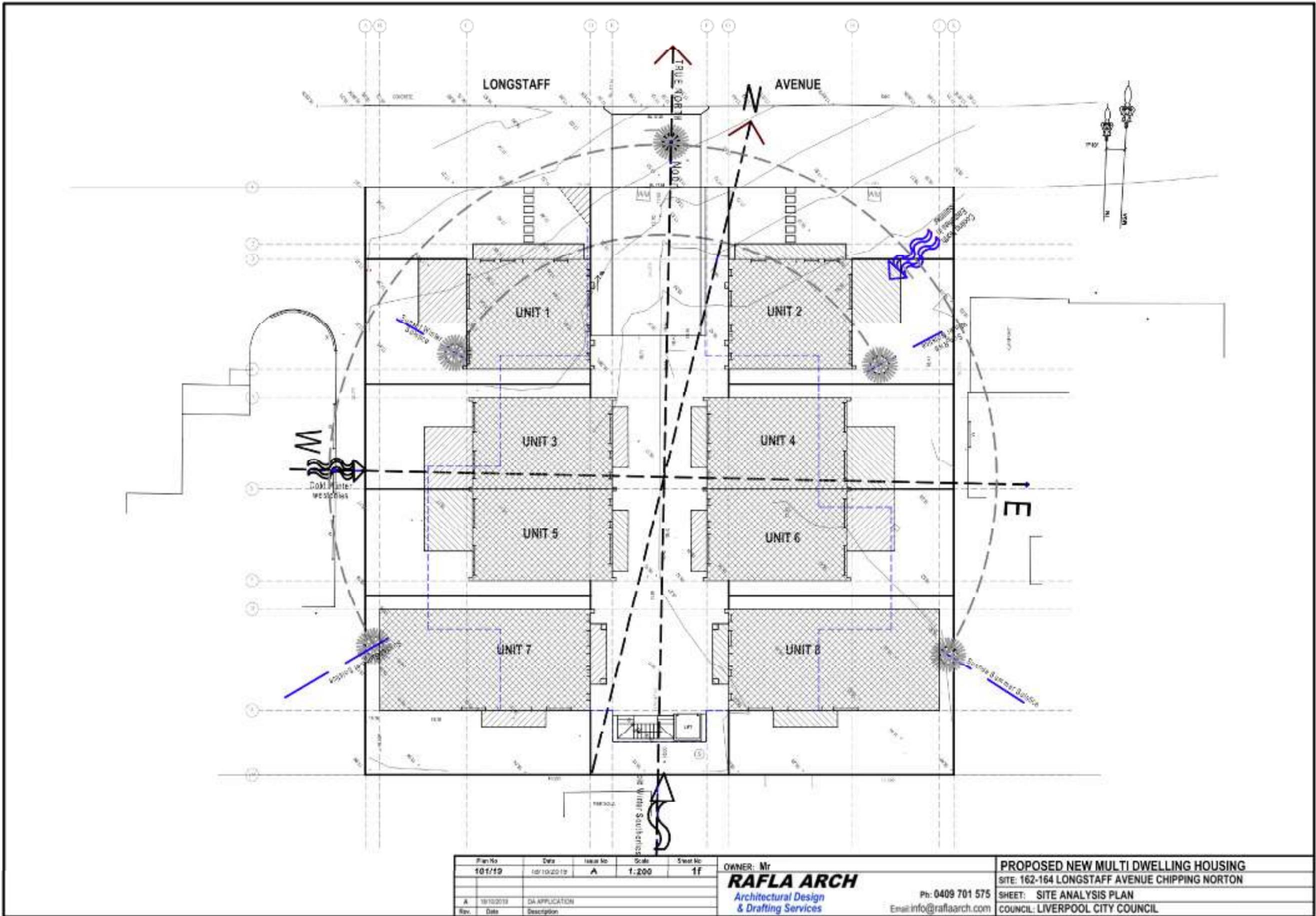
Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:200	Sheet No 1A	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
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DEMOLITION PROGRAM

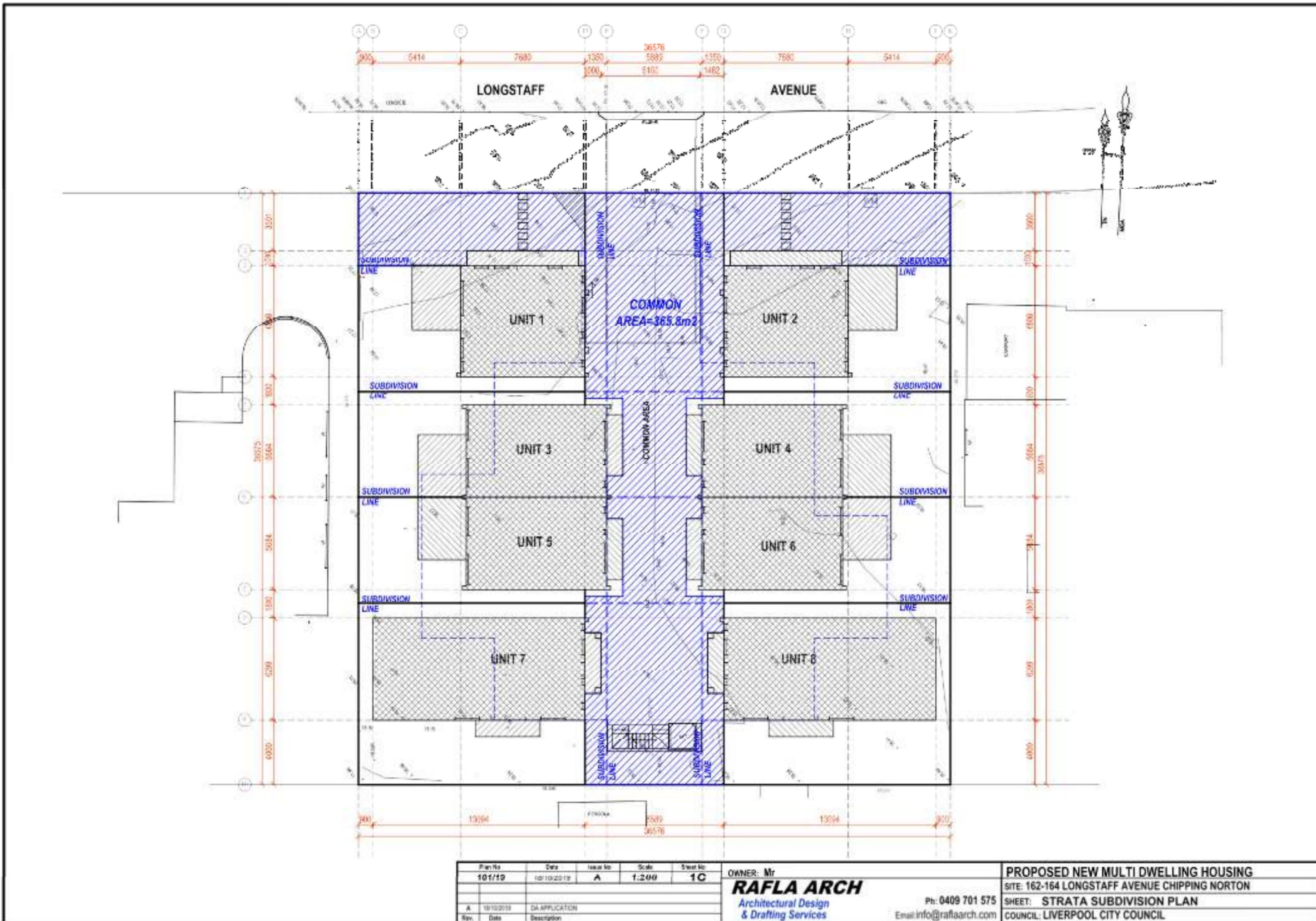
1. **TIME OF DEMOLITION TO BE COMMENCED:** As detailed on the construction plans.
2. **SAFETY MEASURES TO BE TAKEN:** The contractor shall ensure that all demolition work is carried out in accordance with the Australian Standard AS 1562.1. All demolition work shall be carried out in accordance with the following:
 - a. **DEMOLITION METHODS:** The demolition of existing structures shall be carried out using manual labour. The existing physical elements, including beams, joists, rafters, flooring, timber roof and other elements shall be removed using appropriate methods. The demolition of existing structures shall be carried out in accordance with the following:
 - i. The demolition of existing structures shall be carried out using manual labour and small machinery. Demolition is to commence immediately after the approval of the development application and construction certificate.
 - ii. Works shall be limited to the following hours:
 - Monday to Friday: 7am to 6pm
 - Saturday: 8am to 4pm
 - Sundays and public holidays: No demolition work permitted.
3. **PROTECTIVE MEASURES:** Temporary fencing will be installed along the front boundary of the property. Shade cloth will be erected where needed to enclose debris and dust onto the site. During the demolition, dust control measures will be used to minimise the spread of dust from site. The Contractor will have a senior representative on site at all times to ensure compliance with the safety guidelines and agreed work methods. Hazardous dust shall not be allowed to escape from the site. Any existing accumulations of dust (eg. ceiling voids and wall cavities) shall be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work shall be suppressed by a fine water spray. Water shall not be allowed to enter the street and stormwater systems. Demolition shall not be performed during high winds, which may cause dust to spread beyond the site boundaries.
4. **NOISE:**
 - a. Vibration levels induced by the demolition activities shall not exceed 1 mm/sec peak particle velocity (ppv) when measured at the footing of any occupied building.
 - b. The contractor shall ensure that all demolition work is carried out in accordance with the following:
 - i. The contractor shall ensure that all demolition work is carried out in accordance with the following:
 - maximisation, reuse and recycling of demolition material
 - minimisation of waste disposal
 - ii. On-site storage of reusable materials will occur at the rear of the property. If there are any hazardous materials uncovered during demolition they will be treated separately. A hazardous materials inspection will be undertaken by an accredited consultant and a report issued. Hazardous materials will be handled in accordance with Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes (NSW, EPA 2004).
 - iii. Work Health and Safety Act 2011, The Work Health and Safety Regulation 2011, Worksafe Code of Practice and Guidance Notes on Asbestos; Protection of the Environment Operations Act, 1997, Waste Avoidance and Resource Recovery Act 2001, The Code of Practice for the Safe Removal of Asbestos [NOHSC, 2002 (1998)], Lead Safe A renovator's guide to the dangers of lead (NSW EPA, 1995), The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors, The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC, 2002 (1998)] <http://www.nohsc.gov.au>; Any other requirements of the NSW WorkCover Authority, Department of Environment & Conservation (DEC) and any other relevant authority, legislation, guidelines or DA consent conditions.
5. **PROPOSED SEQUENCE & HOURS OF OPERATION:** In principle, the demolition process is undertaken in the reverse sequence as construction. Essentially, internal finishes will be stripped out. Services will then be removed including pipework and conduit. The facades will be removed where necessary and the structure will then be demolished using manual labour & small machinery. Demolition is to commence immediately after the approval of the development application and construction certificate.
6. **PROTECTIVE MEASURES:** Temporary fencing will be installed along the front boundary of the property. Shade cloth will be erected where needed to enclose debris and dust onto the site. During the demolition, dust control measures will be used to minimise the spread of dust from site. The Contractor will have a senior representative on site at all times to ensure compliance with the safety guidelines and agreed work methods. Hazardous dust shall not be allowed to escape from the site. Any existing accumulations of dust (eg. ceiling voids and wall cavities) shall be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work shall be suppressed by a fine water spray. Water shall not be allowed to enter the street and stormwater systems. Demolition shall not be performed during high winds, which may cause dust to spread beyond the site boundaries.
7. **NOISE:**
 - a. Vibration levels induced by the demolition activities shall not exceed 1 mm/sec peak particle velocity (ppv) when measured at the footing of any occupied building.
 - b. The contractor shall ensure that all demolition work is carried out in accordance with the following:
 - i. The contractor shall ensure that all demolition work is carried out in accordance with the following:
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8. **OH&S POLICY:** All demolition work will be in compliance with AS4801.



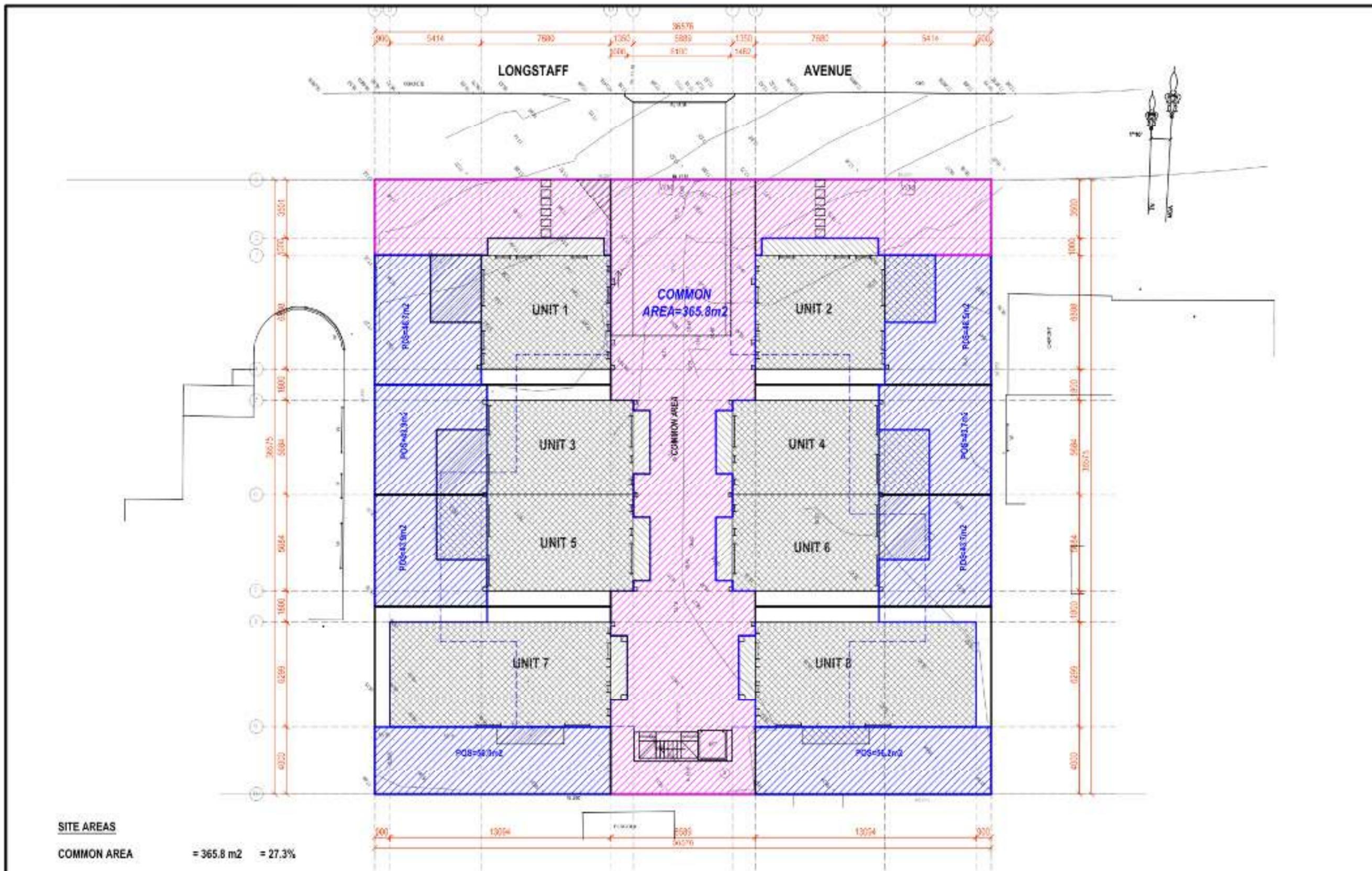
<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/10/2019</td> <td>DA APPLICATION</td> </tr> </tbody> </table>	Rev.	Date	Description	A	18/10/2019	DA APPLICATION	<p>RAFLA ARCH Architectural Design & Drafting Services</p> <p>Ph: 0409 701 575 Email: info@raflaarch.com</p>	<p>PROPOSED MULTI-UNIT DEVELOPMENT SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: DEMOLITION PLAN COUNCIL: LIVERPOOL CITY COUNCIL</p>
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Rev.	Date	Description				

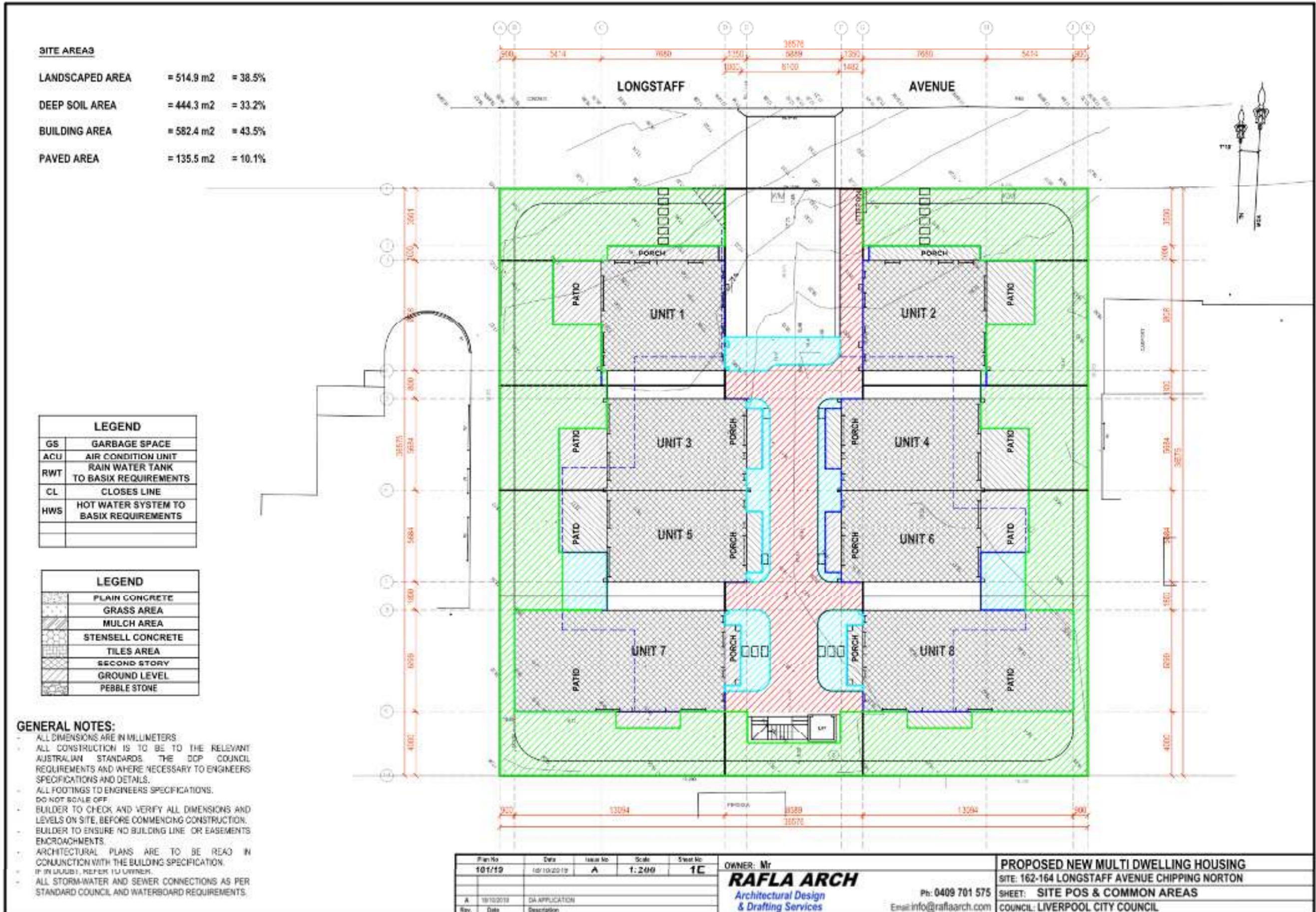


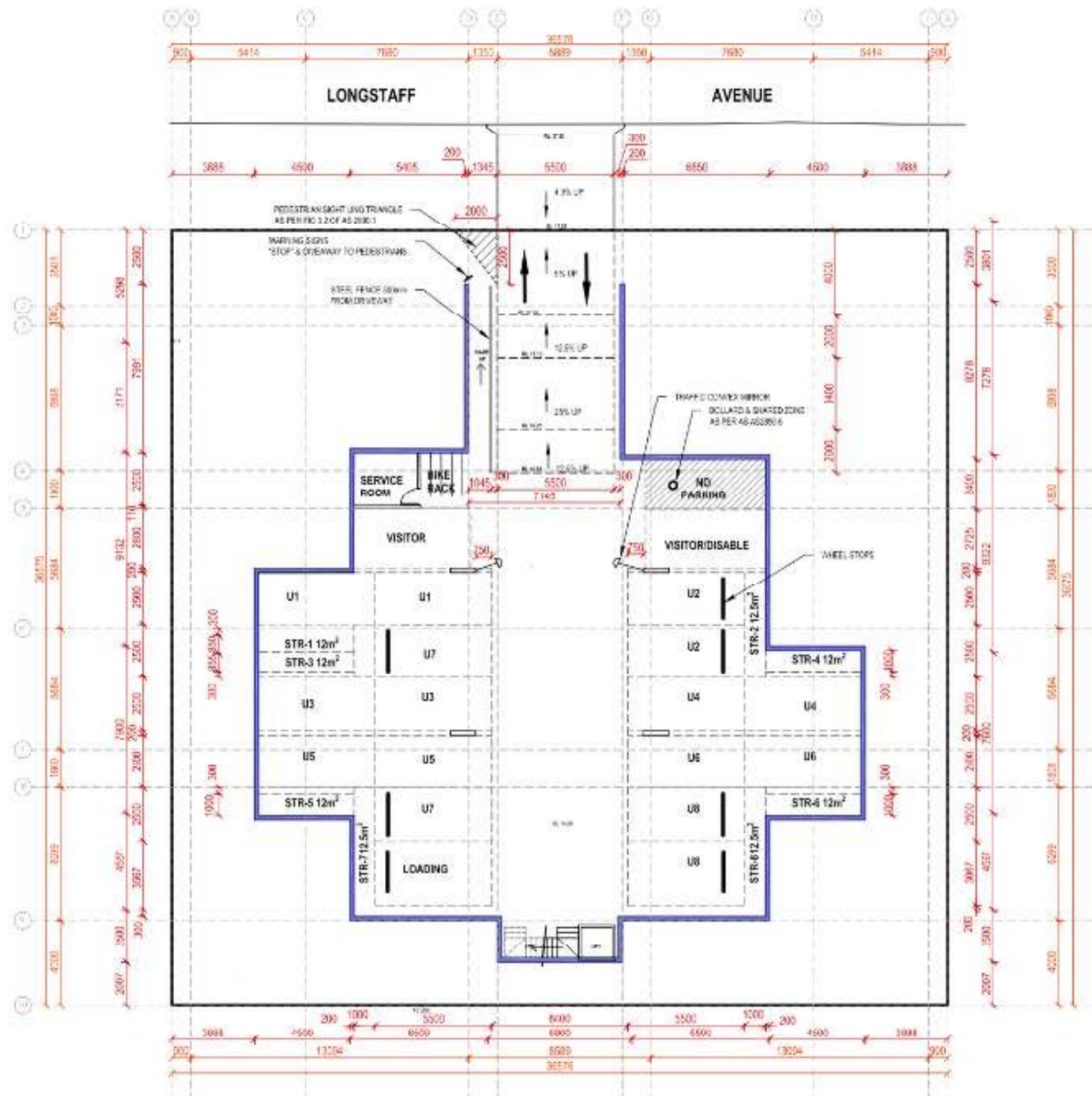
Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:200	Sheet No 1C	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: STRATA SUBDIVISION PLAN COUNCIL: LIVERPOOL CITY COUNCIL
Rev.	Date	Description			Ph: 0409 701 575 Email: info@raflaarch.com	



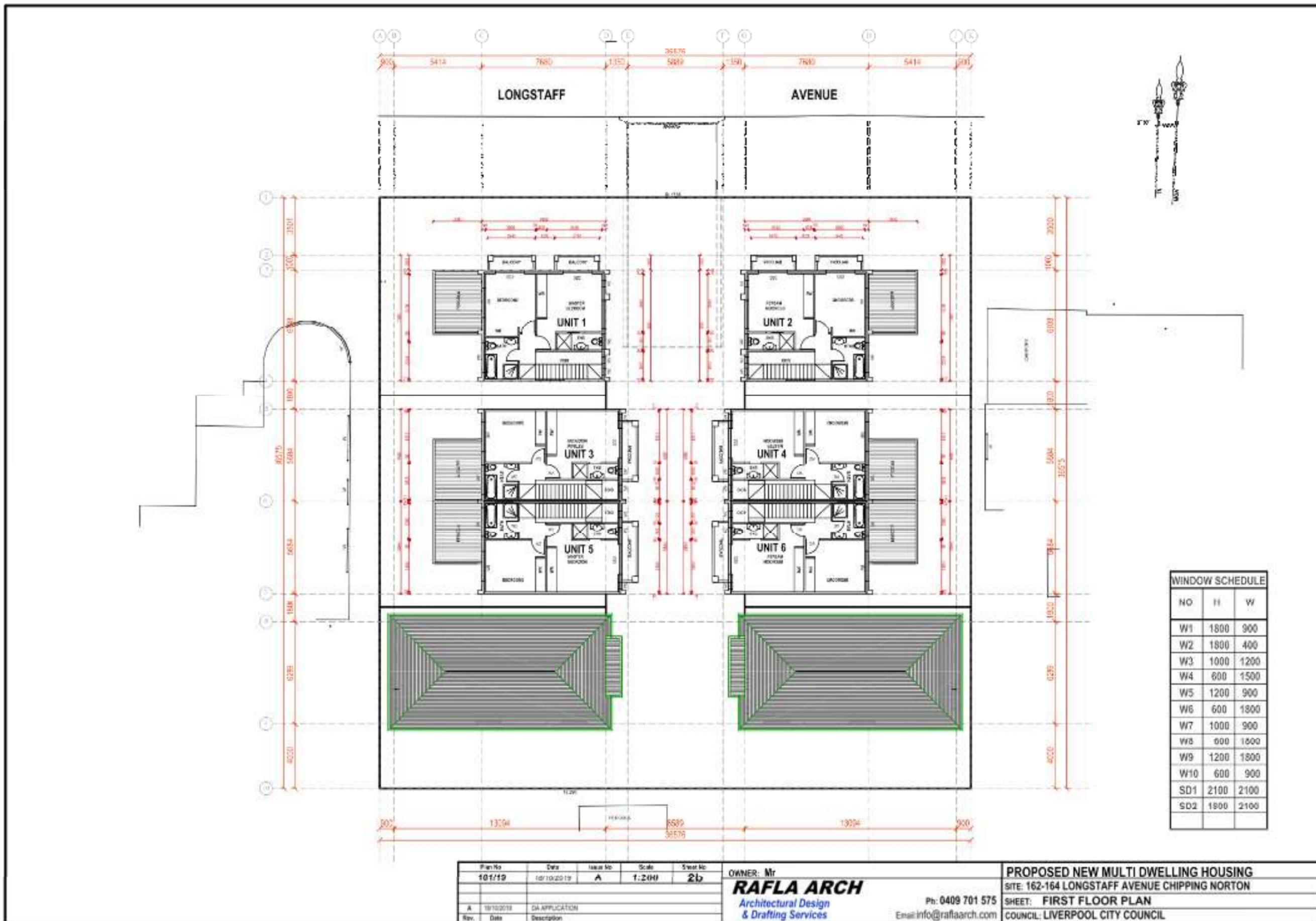
SITE AREAS
COMMON AREA = 365.8 m² = 27.3%

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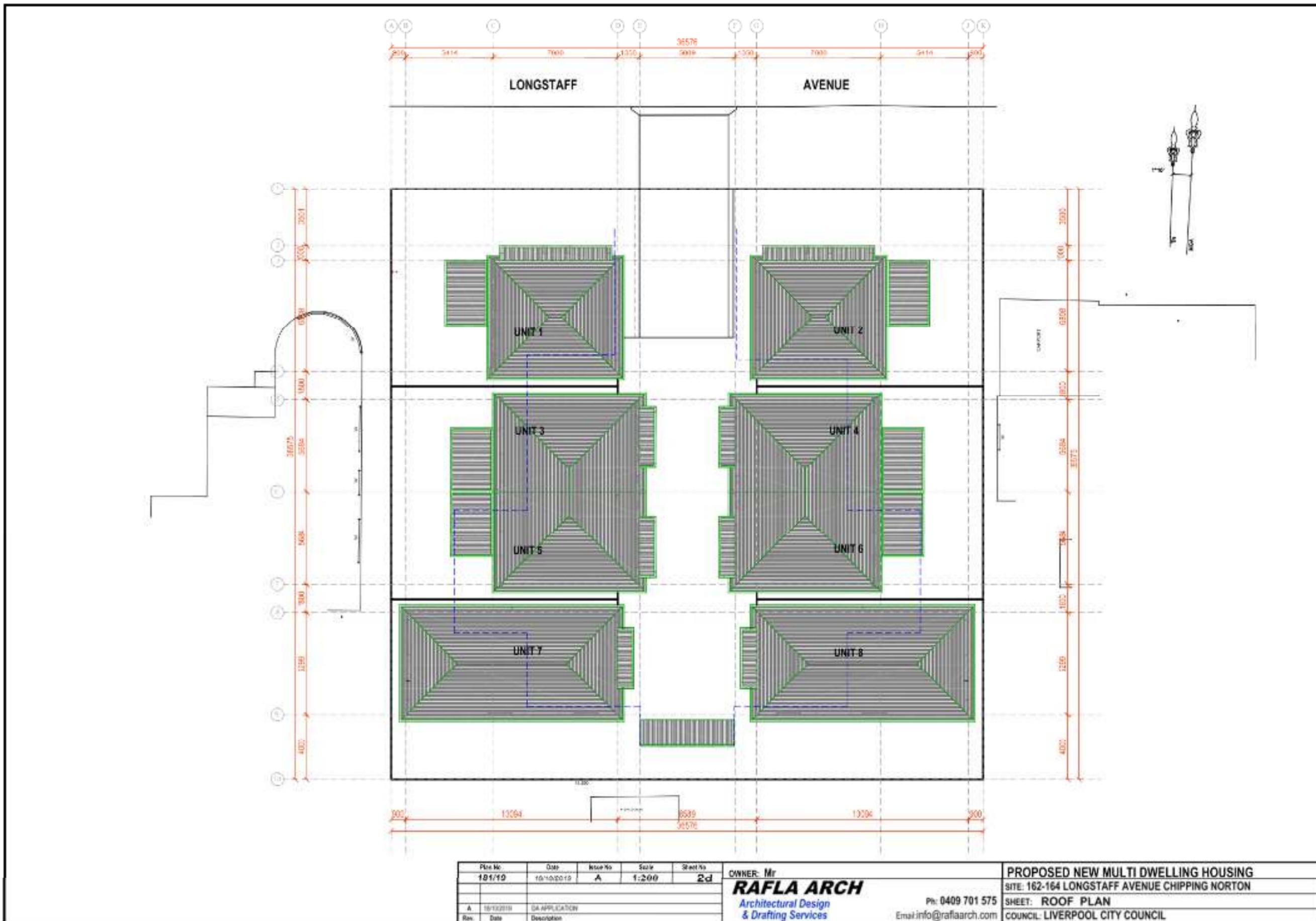




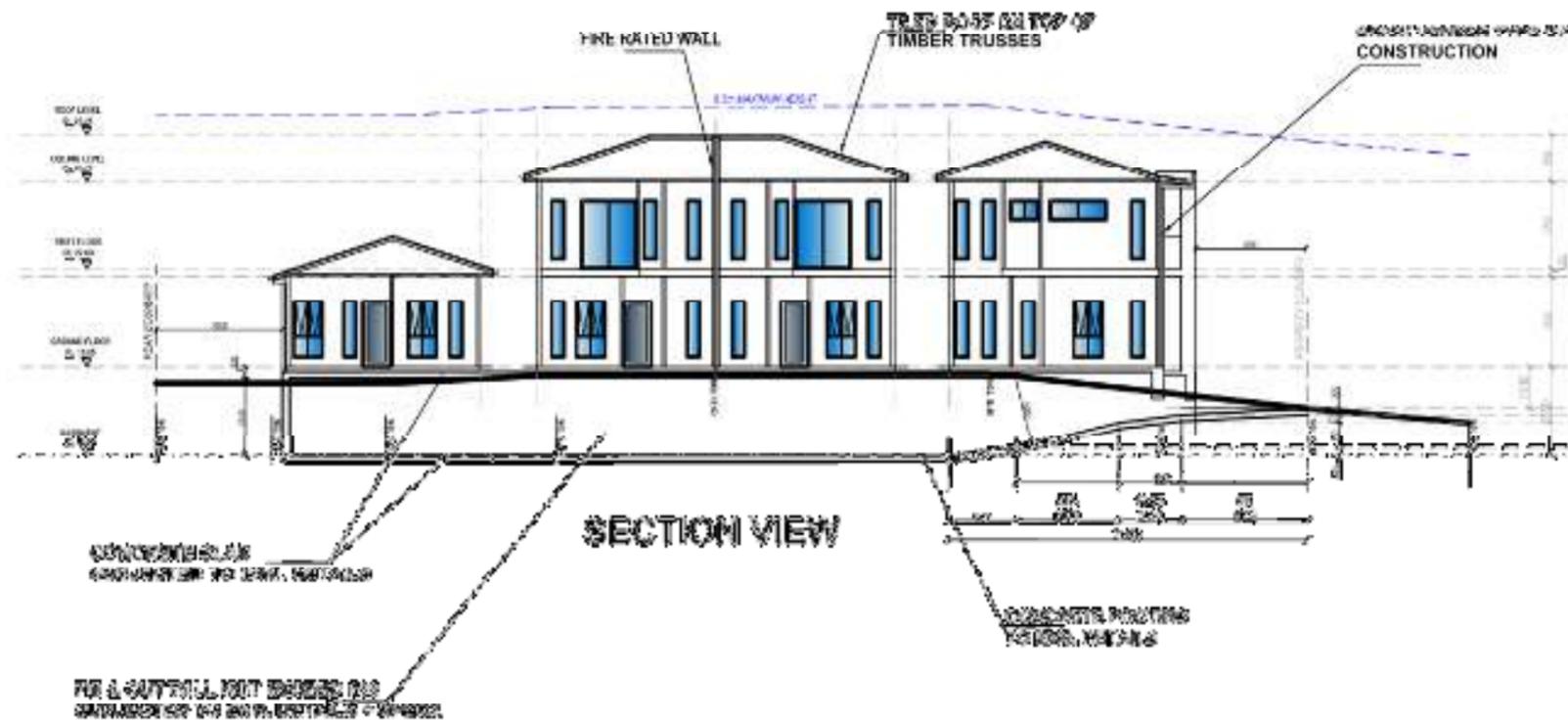
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							162-164 LONGSTAFF AVENUE CHIPPING NORTON	SECTION VIEW PLAN	LIVERPOOL CITY COUNCIL	
A	18/10/2019	DA APPLICATION								

RAFLA ARCH
Architectural Design
& Drafting Services

Ph: 0409 701 575
Email: info@raflaarch.com

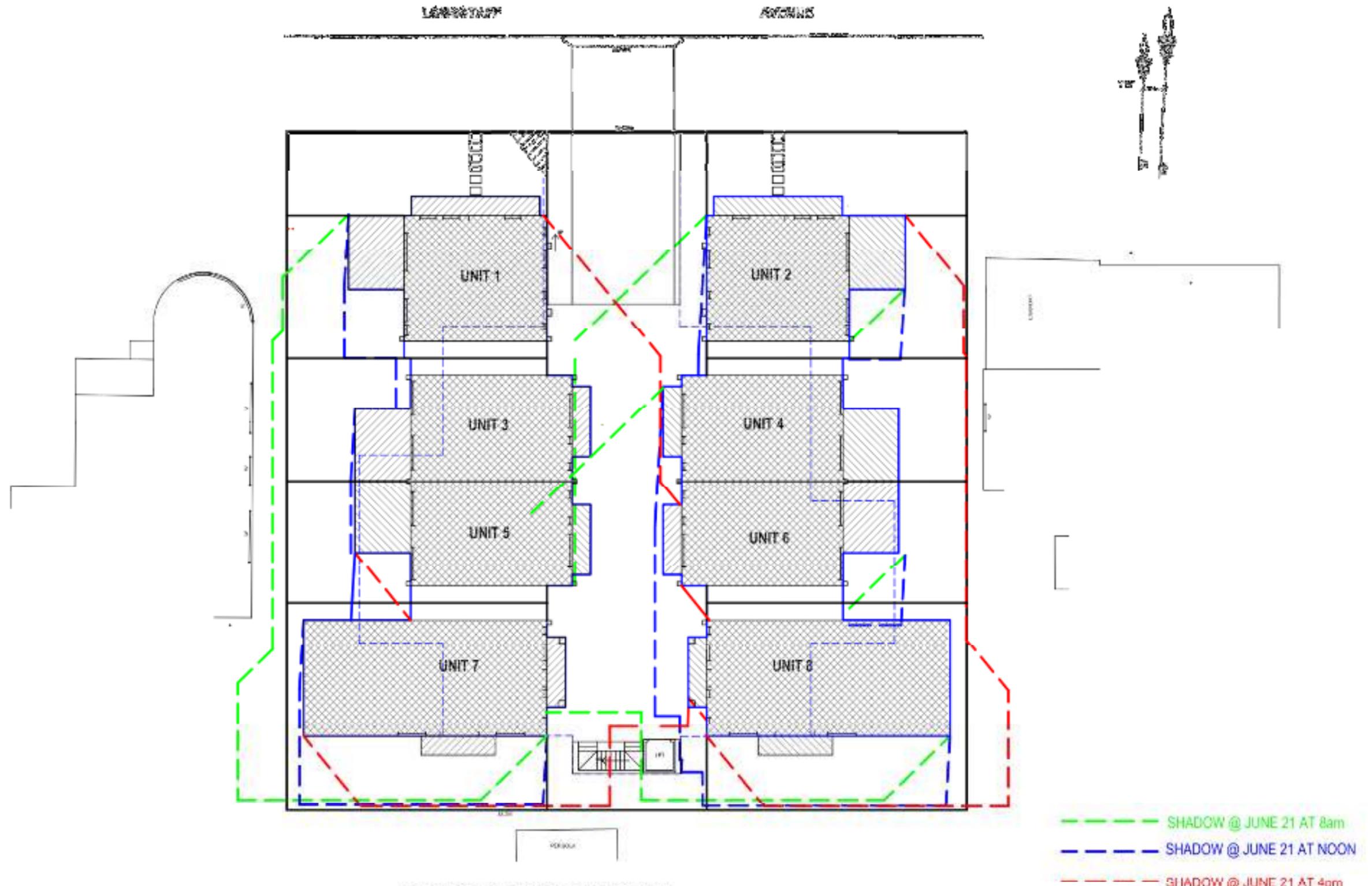
PROPOSED NEW MULTI DWELLING HOUSING
SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
SHEET: SECTION VIEW PLAN
COUNCIL: LIVERPOOL CITY COUNCIL



162-164 LONGSTAFF AVE
PROPOSED NEW DEVELOPMENT



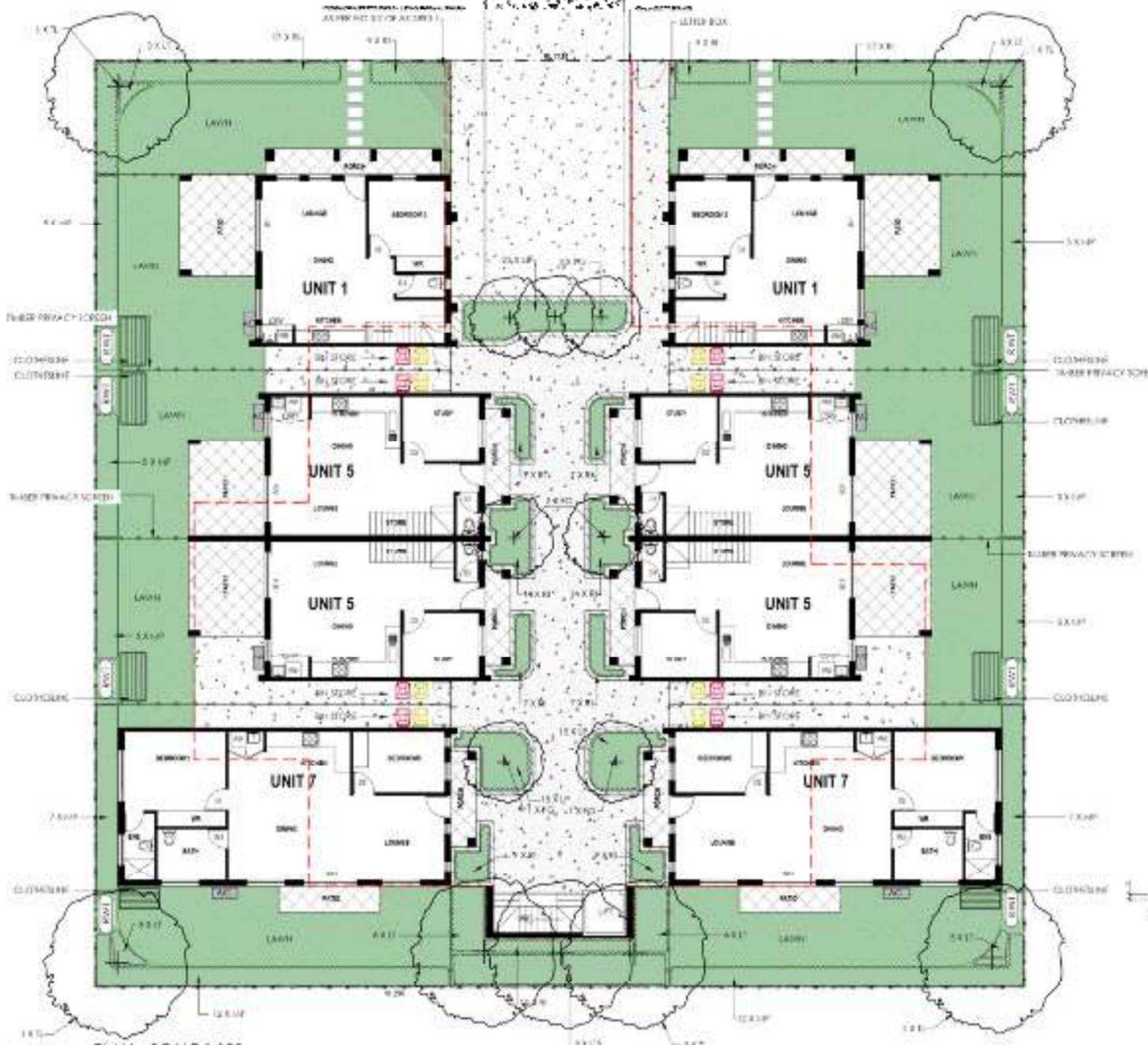
<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/10/2019</td> <td>DA APPLICATION</td> </tr> </tbody> </table>	Rev.	Date	Description	A	18/10/2019	DA APPLICATION	<table border="1"> <thead> <tr> <th>Scale</th> <th>Size</th> <th>Material</th> <th>Time</th> <th>Sp. 425</th> </tr> </thead> <tbody> <tr> <td>1:100</td> <td>18/10/2019</td> <td>A</td> <td>4.2019</td> <td>30</td> </tr> </tbody> </table>	Scale	Size	Material	Time	Sp. 425	1:100	18/10/2019	A	4.2019	30	<p>RAFLA ARCH Architectural Design & Drafting Services</p> <p>Ph: 0409 701 575 Email: info@raflaarch.com</p>	<p>PROPOSED NEW MULTI-STOREY HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: STREET ESCAPE VIEW PLAN COUNCIL: LIVERPOOL CITY COUNCIL</p>
Rev.	Date	Description																	
A	18/10/2019	DA APPLICATION																	
Scale	Size	Material	Time	Sp. 425															
1:100	18/10/2019	A	4.2019	30															



SHADOW DIAGRAM PLAN

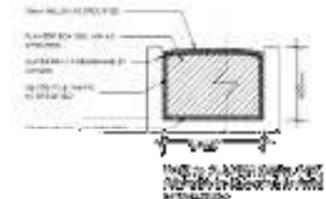
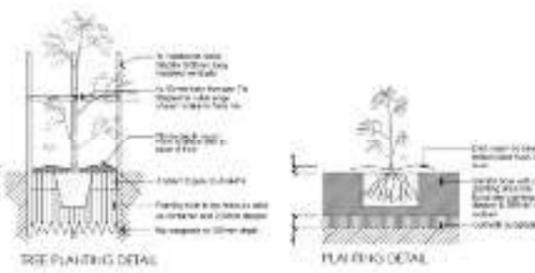
Plan No 101/19	Date 18/10/2019	Issue No A	Scale 1:200	Sheet No 4a	OWNER: Mr RAFLA ARCH Architectural Design & Drafting Services	PROPOSED NEW MULTI DWELLING HOUSING SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON SHEET: SHADOW DIAGRAM PLAN COUNCIL: LIVERPOOL CITY COUNCIL
Rev.	Date	Description	Ph: 0409 701 575 Email: info@raflaarch.com			

LONGSTAFF AVENUE



PLAN SCALE 1:100

Plant	Botanical Name	Common Name	Height	Notes	Qty
1	Lonicera caerulea	Blue Clematis	1.5m	100	100
2	Leucodermis chinensis	White Flower	1.5m	100	100
3	Salix purpurea	Willow	1.5m	100	100
4	Podocarpus neriifolia	Podocarpus	1.5m	100	100
5	Salix purpurea	Willow	1.5m	100	100
6	Salix purpurea	Willow	1.5m	100	100



NOTES:
1. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
2. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED BY CONTRACTOR ON SITE.
3. ALL DIMENSIONS AND LEVELS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
4. ALL DIMENSIONS AND LEVELS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
5. ALL DIMENSIONS AND LEVELS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

- LEGEND
- [Symbol] SITE BOUNDARY
 - [Symbol] PROPOSED LANDSCAPE WALL FOR PLANTERS AND SCREENING
 - [Symbol] LAWN
 - [Symbol] PAVING
 - [Symbol] PLANTING
 - [Symbol] FURROW TRENCH
 - [Symbol] UNDER PRIVACY SCREEN

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	10/10/2020
2	ISSUED FOR TENDERS	10/10/2020
3	ISSUED FOR TENDERS	10/10/2020
4	ISSUED FOR TENDERS	10/10/2020
5	ISSUED FOR TENDERS	10/10/2020

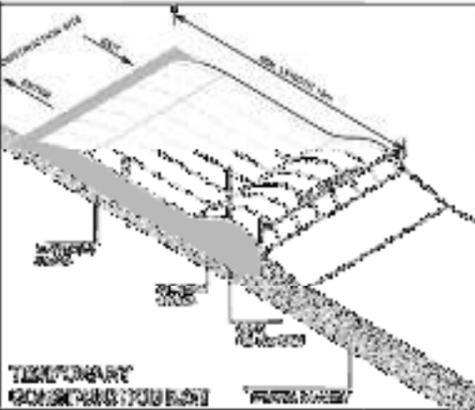
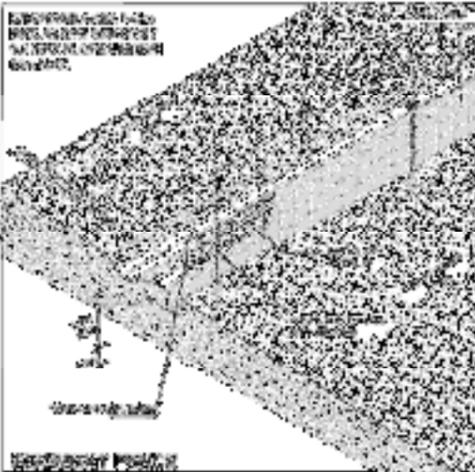
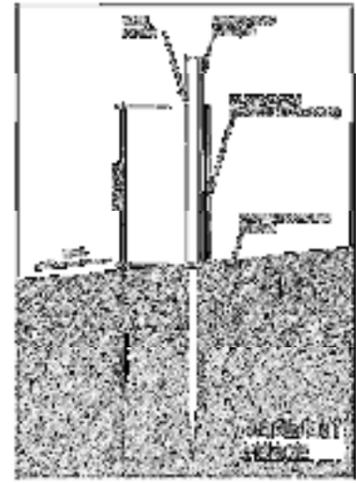
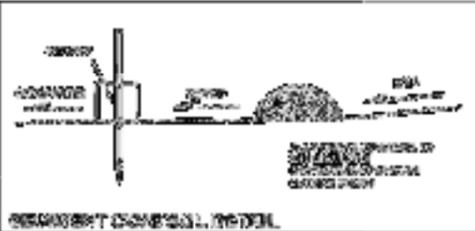
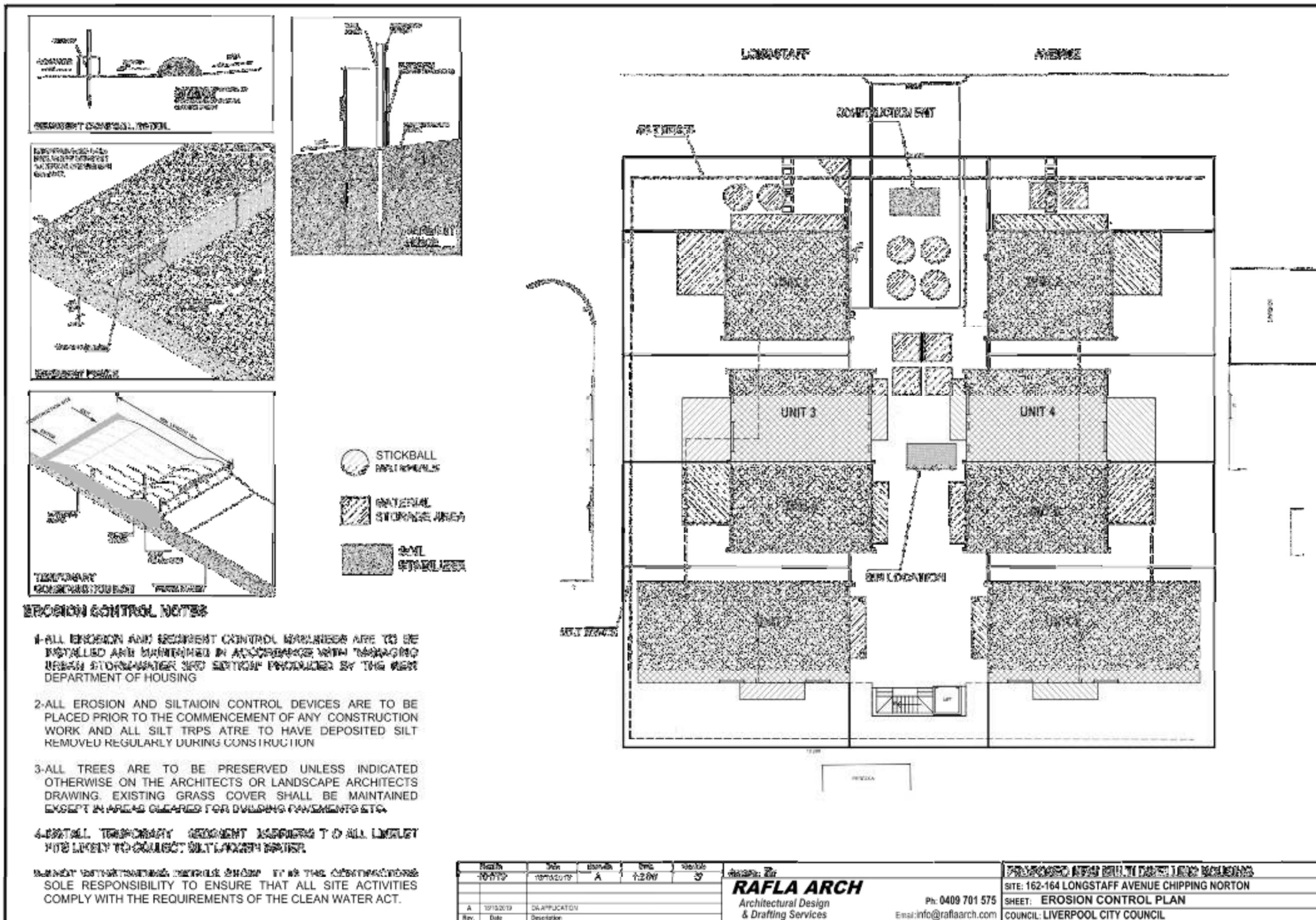
LIVING IMAGE
LANDSCAPE ARCHITECTS

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CLIENT: MR JOSEPH RAJIA
PROJECT: 162-164 LONGSTAFF AVENUE, CHIPPING NORTON, NSW

DESIGNER: LIVING IMAGE LANDSCAPE ARCHITECTS
LANDSCAPE PLAN

DATE: 10/10/2020	SCALE: 1:100
DRAWN BY: P. CUMMINS	CHECKED BY: D. [Name]
PROJECT NO: 44101	CLIENT NO: 00520-00



-  STICKBALL
SILT REMOVALS
-  MATERIAL
STORAGE AREA
-  SOIL
STABILIZER

EROSION CONTROL NOTES

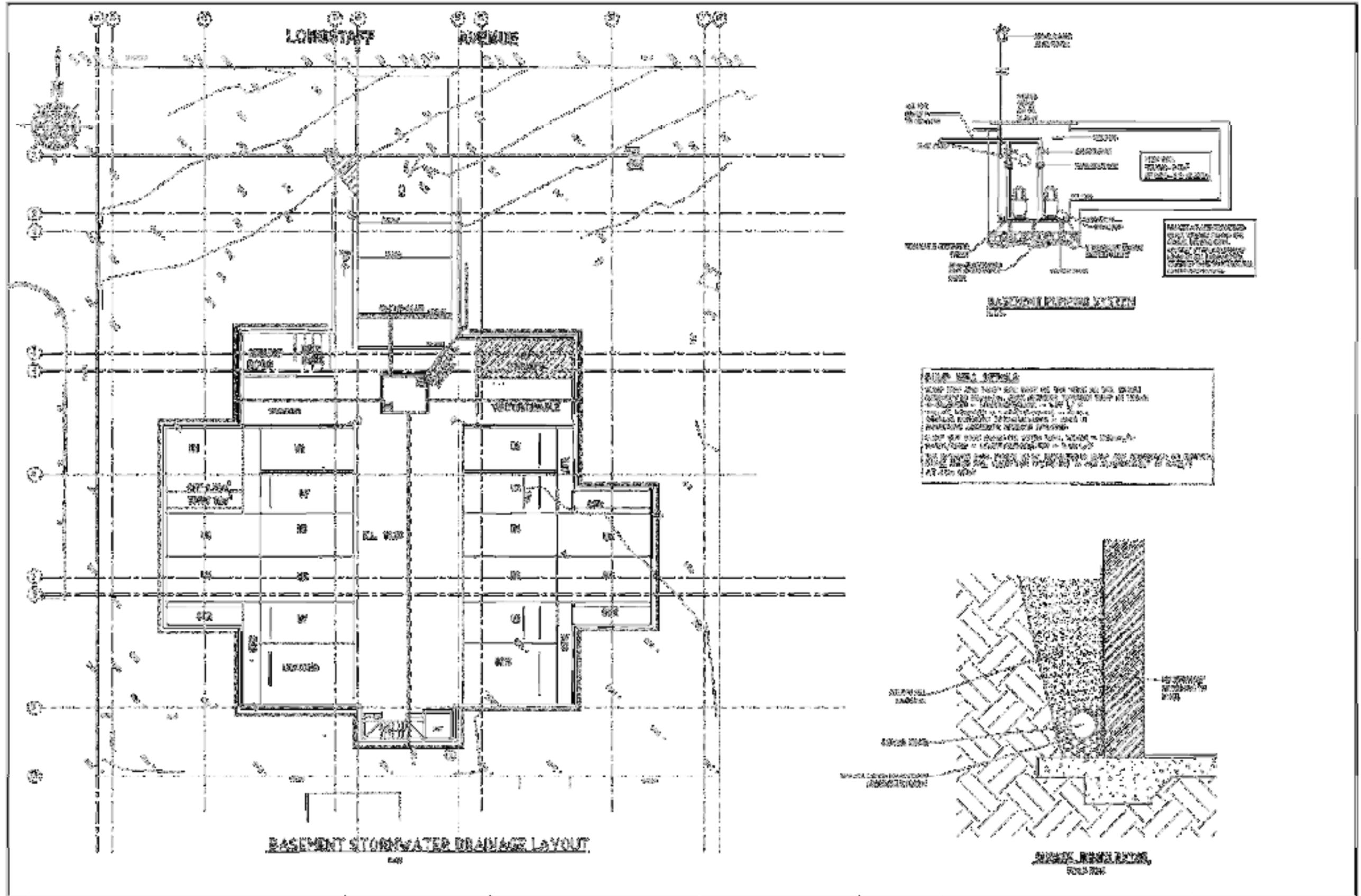
- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TANKING URBAN STORMWATER 3RD EDITION PROVIDED BY THE WEST DEPARTMENT OF HOUSING
- 2- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- 3- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWING. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDING PAVEMENTS ETC.
- 4- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL DROPLETS ARE LIKELY TO COLLECT SILT AND OTHER DEBRIS.

DESIGNER NOTWITHSTANDING, CLIENT SHALL BE THE COORDINATOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

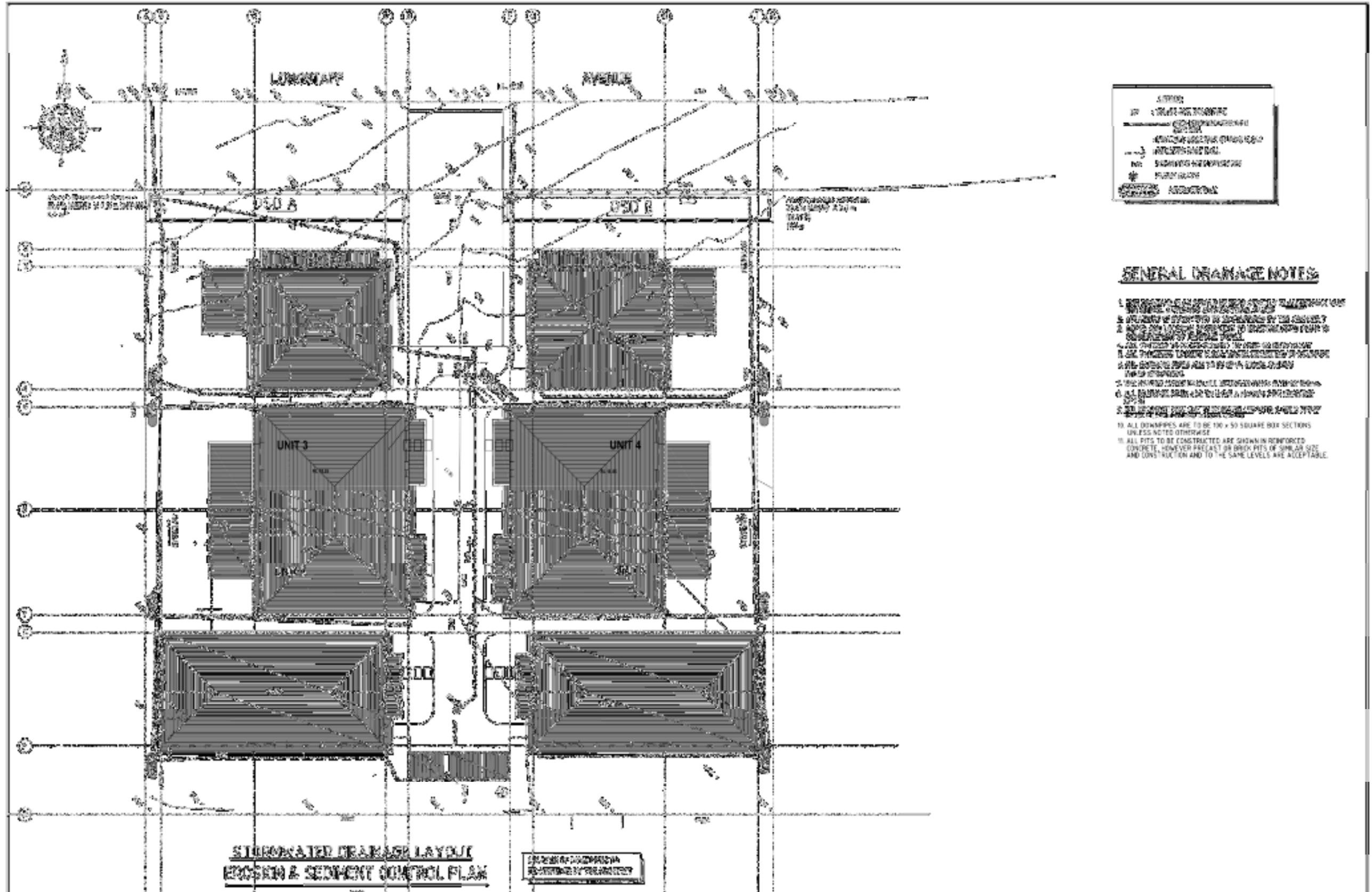
Rev.	Date	Description
10/11/2019	10/11/2019	A
A	10/11/2019	DR. APPLICATION

RAFLA ARCH
Architectural Design
& Drafting Services
Ph: 0409 701 575
Email: info@raflaarch.com

PROPOSED NEW BUILDING TO EXISTING LOTS 1 AND 2
SITE: 162-164 LONGSTAFF AVENUE CHIPPING NORTON
SHEET: EROSION CONTROL PLAN
COUNCIL: LIVERPOOL CITY COUNCIL



<p>DATE: 18/11/20 AMENDED AS PER COUNCIL REQUEST</p> <p>DATE: 10/05/20 AMENDED AS PER COUNCIL REQUEST</p> <p>DATE: 26/01/20 FOR COUNCIL ON APPROVAL</p>		<p>DESIGNER: JOSEPH RAFLA</p>	<p>Professional Services & Engineering Consulting Structural & Civil Engineers Accredited Certifiers</p> <p>514 Mt St Hill Street, Dunedin 9013 Ph: (03) 477 1119 Fax: (03) 477 7738 Email: info@psae.co.nz</p>	<p>PROJECT: MAPS 24587/231 RESIDENTIAL DEVELOPMENT 162 - 164 LONGSTAFF AVENUE CHIPPING NORTON</p>	<p>DATE: 05/09/20 BY: JRM</p> <p>DATE: 06/09/20 BY: JRM</p> <p>APPROVED BY: <i>Joseph Rafla</i> SOLICITOR: <i>Joseph Rafla</i></p>	<p>PROJECT: BASEMENT CONCEPT STORMWATER LAYOUT AND DETAILS</p>	<p>DATE: 20-005</p> <p>REVISION: D1</p> <p>SCALE: C</p>
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LEGEND	
(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED STRUCTURE
(Symbol)	EXISTING GULLY
(Symbol)	PROPOSED GULLY
(Symbol)	EXISTING PIT
(Symbol)	PROPOSED PIT
(Symbol)	PROPOSED DRAINAGE
(Symbol)	PROPOSED ROADWAY

GENERAL DRAINAGE NOTES

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE FINISHED GRADE OF THE SURFACE TO WHICH THEY ARE TO BE CONNECTED.
2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE FINISHED GRADE OF THE SURFACE TO WHICH THEY ARE TO BE CONNECTED.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE FINISHED GRADE OF THE SURFACE TO WHICH THEY ARE TO BE CONNECTED.
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10. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE FINISHED GRADE OF THE SURFACE TO WHICH THEY ARE TO BE CONNECTED.
11. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE FINISHED GRADE OF THE SURFACE TO WHICH THEY ARE TO BE CONNECTED.

**STIMULATED DRAINAGE LAYOUT
EROSION & SEDIMENT CONTROL PLAN**

SCALE: AS SHOWN
DATE: 10/12/20

<p>10/12/20 AMENDED AS PER COUNCIL REQUEST</p> <p>10/12/20 AMENDED AS PER COUNCIL REQUEST</p> <p>10/12/20 FOR COUNCIL IN APPROVAL</p>		<p>JOSEPH RAFLA</p>	<p>Consulting Architectural & Engineering Accredited Certifiers</p> <p>5th Floor, 111 St. James Street, Sydney NSW 2000 Ph: (02) 9079 1111 Fax: (02) 9079 7700 Email: joseph@jra.com.au</p>	<p>162-164 LONGSTAFF AVENUE CHIPPING NORTON</p>	<p>DATE: 10/12/20</p> <p>SCALE: AS SHOWN</p> <p>APPROVED BY: </p> <p>Solomon Hanna 162 Longstaff Avenue, Chipping Norton NSW 2170</p>	<p>CONCEPT STORMWATER LAYOUT AND DETAILS</p>	<p>20-005</p> <p>D2</p> <p>C</p>
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Australian Rainfall & Runoff Data Hub - Results

Input Data

Longitude: 151.953
Latitude: -33.933

Selected Regions (km²):
 10% Probable Depth: 800
 20% Probable Depth: 800
 25% Probable Depth: 800
 50% Probable Depth: 800
 100% Probable Depth: 800
 Probability Exceedance Depth: 800

10%AEP DRAINS RESULTS

162-164 Longstaff Avenue Chipping Norton - DRAINS

Results for median storm in critical 10% AEP assemblies using 1D hydraulic model.

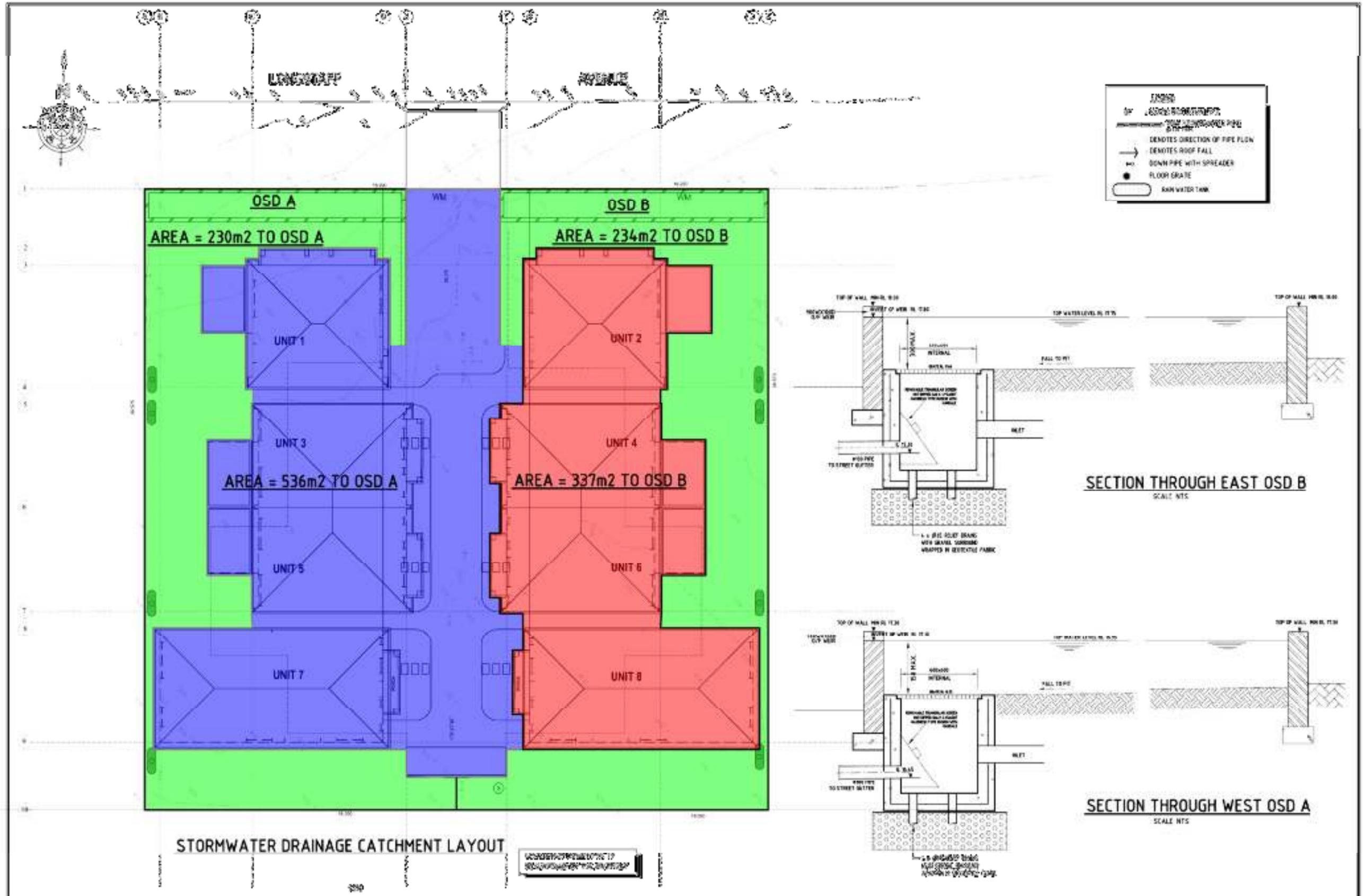
1%AEP DRAINS RESULTS

162-164 Longstaff Avenue Chipping Norton - DRAINS

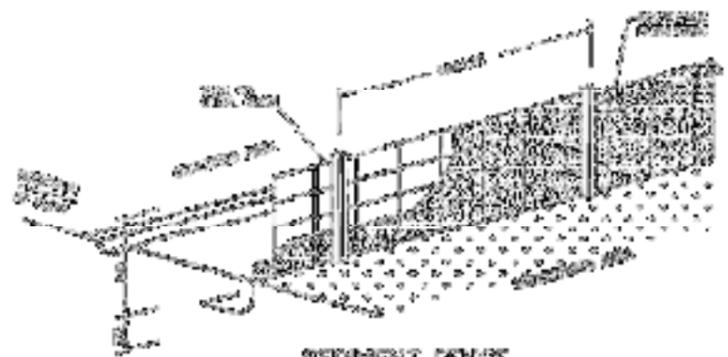
Results for median storm in critical 1% AEP assemblies using 1D hydraulic model.

IFD Design Rainfall Intensity (mm/h)

Intensity for Duration, Frequency per Hour (75%), and Annual Exceedance Probability (0.01) for 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1200, 1500, 1800, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000, 6500, 7000, 7500, 8000, 8500, 9000, 9500, 10000, 11000, 12000, 13000, 14000, 15000, 16000, 17000, 18000, 19000, 20000, 22000, 24000, 26000, 28000, 30000, 32000, 34000, 36000, 38000, 40000, 42000, 44000, 46000, 48000, 50000, 55000, 60000, 65000, 70000, 75000, 80000, 85000, 90000, 95000, 100000, 110000, 120000, 130000, 140000, 150000, 160000, 170000, 180000, 190000, 200000, 220000, 240000, 260000, 280000, 300000, 320000, 340000, 360000, 380000, 400000, 420000, 440000, 460000, 480000, 500000, 550000, 600000, 650000, 700000, 750000, 800000, 850000, 900000, 950000, 1000000, 1100000, 1200000, 1300000, 1400000, 1500000, 1600000, 1700000, 1800000, 1900000, 2000000, 2200000, 2400000, 2600000, 2800000, 3000000, 3200000, 3400000, 3600000, 3800000, 4000000, 4200000, 4400000, 4600000, 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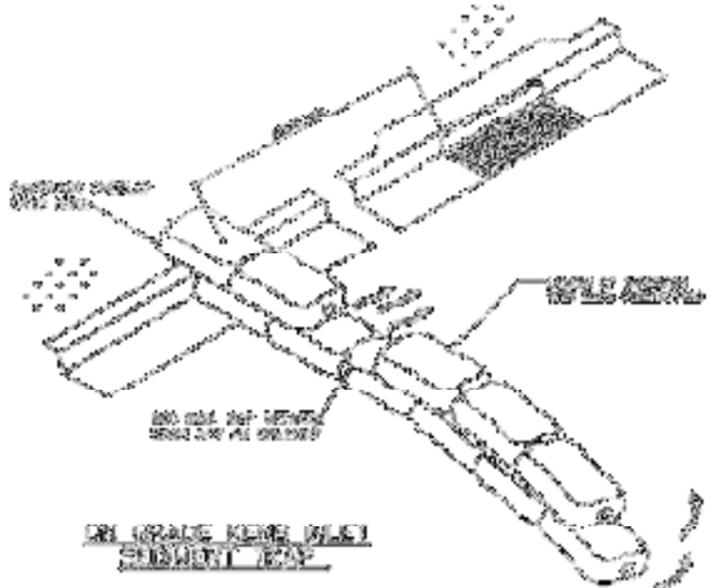


<p>12/12/22 AMENDED AS PER COUNCIL REQUEST</p> <p>12/02/22 AMENDED AS PER COUNCIL REQUEST</p> <p>28/01/22 FOR COUNCIL ON APPROVAL</p>		<p>JOSEPH RAFLA</p>	<p>Joseph Rafla & Associates Accredited Certifiers</p> <p>654 M&A Street, Burdette NSW 2200 Ph: (02) 9679 1118 Fax: (02) 9679 7796 Email: joseph@jraconsulting.com.au</p>	<p>162-164 LONGSTAFF AVENUE CHIPPING NORTON</p>	<p>Scale: 1:100 (Overall), 1:20 (Detail)</p> <p>Author: Soliman Hanna Checked: [Signature]</p>	<p>CONCEPT LAYOUT AND DETAILS</p>	<p>DA-275/2020 20-005</p> <p>Block: D4 Section: C</p>
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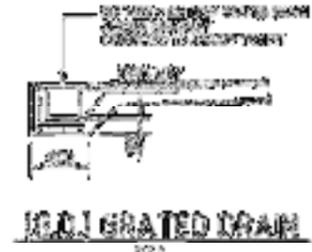


SEDIMENT PAN

- 1. THIS PAN IS A SEDIMENT TRAP TO PREVENT SOLIDS FROM ENTERING THE MAIN DRAINAGE SYSTEM.
 - 2. THE PAN SHALL BE CONSTRUCTED WITH A MINIMUM OF 100MM GRAVEL OVER A 50MM SAND AND SILT LAYER.
 - 3. THE PAN SHALL BE INSTALLED IN THE MAIN DRAINAGE LINE AT THE POINT OF ENTRY TO THE BUILDING.
 - 4. THE PAN SHALL BE MAINTAINED FREE FROM DEBRIS AND SOLIDS AT ALL TIMES.
- | DATE | NO. | DESCRIPTION |
|----------|-----|------------------------------|
| 10/12/19 | 01 | ISSUED FOR APPROVAL |
| 10/12/19 | 02 | REVISED PER COUNCIL COMMENTS |
| 10/12/19 | 03 | REVISED PER COUNCIL COMMENTS |
| 10/12/19 | 04 | REVISED PER COUNCIL COMMENTS |
| 10/12/19 | 05 | REVISED PER COUNCIL COMMENTS |



**150mm DIA. PVC PIPE
SUBMITTAL PLAN**



100mm GRATED DRAIN

TEMPORARY SITE CONTROL MEASURES

- 1. THE TEMPORARY SITE CONTROL MEASURES SHALL BE INSTALLED TO PREVENT DEBRIS FROM ENTERING THE MAIN DRAINAGE SYSTEM.
- 2. THE MEASURES SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE BUILDING.
- 3. THE MEASURES SHALL BE MAINTAINED FREE FROM DEBRIS AND SOLIDS AT ALL TIMES.
- 4. THE MEASURES SHALL BE REMOVED UPON COMPLETION OF THE WORK.



TEMPORARY SITE CONTROL FOR ENTRY / EXIT AREAS

- 1. THE TEMPORARY SITE CONTROL SHALL BE INSTALLED TO PREVENT DEBRIS FROM ENTERING THE MAIN DRAINAGE SYSTEM.
- 2. THE MEASURES SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE BUILDING.
- 3. THE MEASURES SHALL BE MAINTAINED FREE FROM DEBRIS AND SOLIDS AT ALL TIMES.
- 4. THE MEASURES SHALL BE REMOVED UPON COMPLETION OF THE WORK.

SEDIMENT CONTROL DESIGN

- 1. THE SEDIMENT CONTROL SHALL BE INSTALLED TO PREVENT SOLIDS FROM ENTERING THE MAIN DRAINAGE SYSTEM.
- 2. THE CONTROL SHALL BE CONSTRUCTED WITH A MINIMUM OF 100MM GRAVEL OVER A 50MM SAND AND SILT LAYER.
- 3. THE CONTROL SHALL BE INSTALLED IN THE MAIN DRAINAGE LINE AT THE POINT OF ENTRY TO THE BUILDING.

<p>10/12/19 AMENDED AS PER COUNCIL REQUEST</p> <p>10/12/19 AMENDED AS PER COUNCIL REQUEST</p> <p>10/12/19 FOR COUNCIL IN APPROVAL</p>		<p>JOSEPH RAFLA</p>	<p>Solman House Consultants Consulting Architects & Engineers Accredited Certifiers</p> <p>5th Floor, 111 St. James Street, Sydney NSW 2000 Ph: (02) 9078 1119 Fax: (02) 9078 7738 Email: info@solmanhouse.com.au</p>	<p>162 - 164 LONGSTAFF AVENUE CHIPPING NORTON</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: [Date]</p>	<p>CONCEPT STORMWATER DETAILS</p>	<p>20-005</p> <p>D5</p> <p>C</p>
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ITEM 01 Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

Attachment 6 Attachment 5 - LLPP Plans - Amended Traffic & PArking Impact Assessment - 162 & 164 Longstaff Ave, Chipping Norton - DA-275/2020

HEMANOTE CONSULTANTS



**TRAFFIC & PARKING
 IMPACT ASSESSMENT**

MARCH 2020

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ITEM 01

Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

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TRAFFIC & PARKING IMPACT ASSESSMENT
162-164 LONGSTAFF AVENUE, CHIPPING NORTON
PROPOSED TOWNHOUSES DEVELOPMENT
DATE: 6 MARCH 2020

DISCLAIMER

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Document Management Traffic & Parking Assessment – 162-164 Longstaff Avenue, Chipping Norton

Doc. Revision	Prepared by	Reviewed by	Issued by	Issued date
Draft 1 (internally)	S. Payel	R. Selim	S. Payel	15 Jan 2020
Draft 2 (internally)	S. Payel	R. Selim	S. Payel	17 Jan 2020
Issue report (to client)	S. Payel	H. Taha	H. Taha	6 Mar 2020
Final report (to client)	S. Payel	H. Taha	H. Taha	6 Mar 2020

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1 INTRODUCTION

This report has been prepared by Hemanote Consultants to assess the traffic and parking implications for the proposed residential development at 162-164 Longstaff Avenue, Chipping Norton comprising 8 townhouses over a basement parking level.

The report is to be read in conjunction with the architectural plans prepared by Hertz Architects reduced copy of the plans attached in Appendix A of this report and submitted to Liverpool City Council as part of a Development Application.

This report is set as follows:

- Section 2: Description of the subject site location and its use;
- Section 3: Description of existing traffic conditions near the subject site;
- Section 4: Description of the proposed, vehicular access, on-site parking provision and on-site layout and circulation;
- Section 5: Assessment of impacts on parking near the subject site;
- Section 6: Assessment of impacts on traffic near the subject site; and
- Section 7: Overall conclusions.

2 EXISTING SITE DESCRIPTION

➤ Site Location

The site is located on the southern side of Longstaff Avenue at property No. 162-164, within the suburb of Chipping Norton. The site has a frontage of approximately 36.6 metres to Longstaff Avenue from the north. Refer to Figure 1 for a site locality map.



Figure 1: Site Locality Map

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Demolition of Existing Structures - 162 & 164 Longstaff Avenue, Chipping Norton

2. Existing Site & Surrounding Land Use

The subject site has an area of approximately 1,380m² and is currently occupied by single residential dwellings. It is located in a mainly residential area, characterised by mainly residential dwellings. The site is located approximately 3.9 kilometres from Warwick Farm Railway Station.



Photo 1 - The frontage of the subject site to Longstaff Avenue

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3 EXISTING TRAFFIC CONDITIONS

3.1 Road Network and Classification

Longstaff Avenue is a local road that runs in both a north to south and an east to west direction between Franklin Road (local road) and its cul-de-sac (local road). It intersects with number of local roads, including Akora Close near the subject site.

3.2 Road Description and Traffic Control

Longstaff Avenue has a two-way undivided carriageway, with a width between kerbs of approximately 9 metres. The carriageway generally provides one travel lane per direction, plus a parallel kerbside parking lane on both sides of the road. At present, unrestricted parking is permitted on both sides of Longstaff Avenue at the front of the subject site.

The legal speed limit on Longstaff Avenue is 60km/h. Longstaff Avenue intersects with Akora Close near the subject site and is controlled by a T-junction, given to traffic travelling along Longstaff Avenue.



Figure 2: Aerial photograph of the subject site and surrounding road network

ITEM 01

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Photo 2: Longstaff Avenue at the subject site – facing east



Photo 3: Longstaff Avenue at the subject site - facing west

It has been observed that the traffic flow on Longstaff Avenue at the subject site is considered to be appropriate for a local road located in a mainly residential area, where traffic is the occasional vehicle and any major quantity of vehicles to park in the area, with some capacity.

3.3 Existing Transportation Services

The subject site has good access to existing public transport services in the form of trains and buses. The site is located approximately 3.9 kilometres from Warwick Farm Railway Station and 4.2 kilometres from Liverpool Railway Station.

Regular bus services operate along both sides of Newbridge Road, Epsom Road, Nuwarra Road, Alfred Road and Lewin Crescent in close proximity to the subject site (i.e. bus routes M90, N30 and 903), with nearby bus stops.

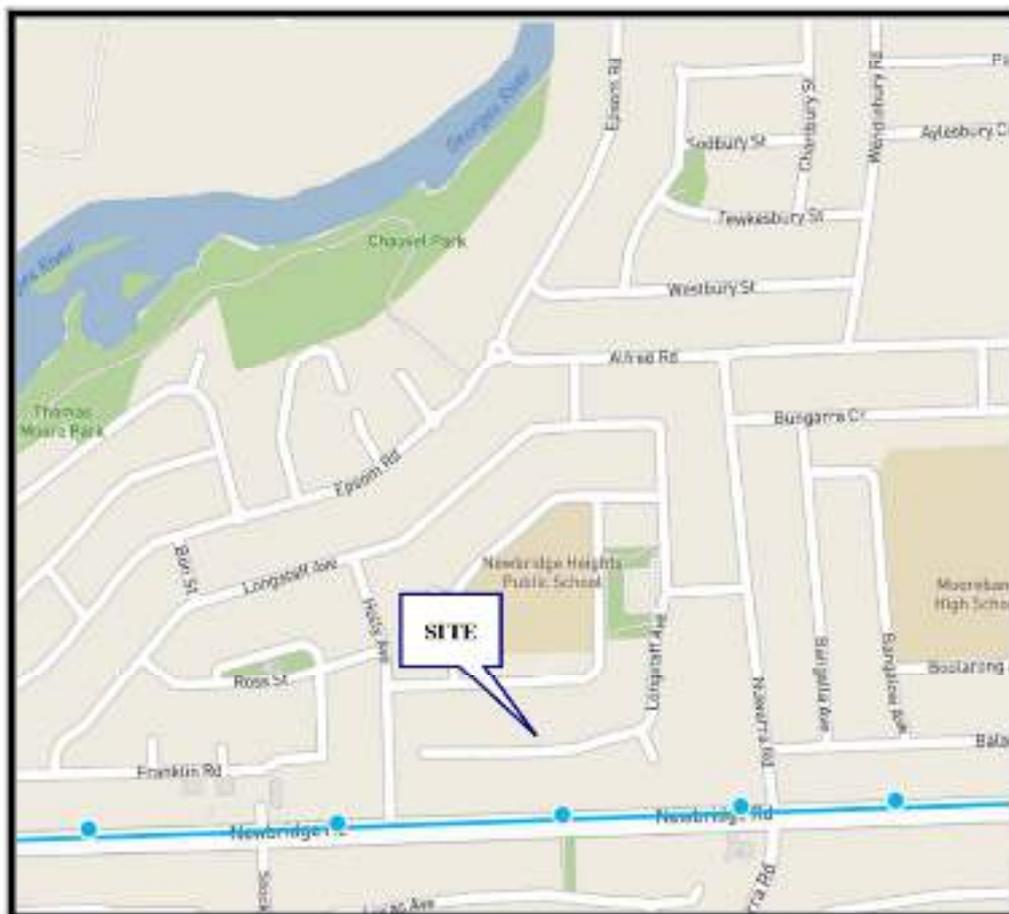


Figure 3: Bus route near the subject site

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4 PROPOSED DEVELOPMENT

4.1 Description of the Proposal

The proposed development consists of the demolition of the existing dwellings and the construction of a townhouses development at 162-164 Longstaff Avenue, Chipping Norton including the following:

- Eight (8) two bedroom townhouses on ground floor.
- A total of eighteen (18) on-site car parking spaces, including sixteen (16) car spaces for residents, one (1) space for visitors and one (1) shared visitor/accessible parking space in addition to a storage facilities and bicycle parking in the basement level.

Refer to **Appendix 'A'** for the proposed development plans.

4.2 Vehicular & Pedestrian Access

The vehicular access to and from the off-street basement car parking area will be via a new two-way driveway to be located on Longstaff Avenue. The proposed driveway crossing will have a width of 4.8 metres and is to provide two-way vehicular movement, where two vehicles can pass each other at the same time without causing delays or congestion in traffic on the street.

The vehicular access is to be located and constructed in accordance with the requirements of AS/NZS 1536, where adequate sight distance is provided. The clear sight line triangle is provided at the exit driveway as per Figure 3.3 of AS2003.1:2004.

4.3 On-site Parking Provision

Liverpool Development Control Plan 2008, Part 1, Table 13 requires off-street parking to be provided as shown in Table 1 below:

Residence type/tenure	Car parking rate	Proposed units	Car parking required	Total car parking required	Total car parking provided
Units proposed for sale					
1-bedroom unit	1	-	-	12	12
2-bedroom unit	1.5	8	12		
3-bedroom unit or more	2	-	-		
Walter	1/4 storey	2	2	2	2
			TOTAL	14	14
Additional car parking provided					2

Table 1: On-site parking provision

The proposed development provides for a total of eight (8) carparking spaces, including 6 x 2-bedroom dwellings. This therefore, requires a total of 14 parking spaces (12 spaces for residents and 2 spaces for visitors).

The proposed development provides for a total of sixteen (16) on-site car parking spaces, including sixteen (16) car spaces for residents, one (1) space for visitors and one (1) shared visitor accessible parking space, in addition to a storage facilities and bicycle parking, in the basement level.

Therefore, the on-site car parking provided is considered adequate for the proposed development and in compliance with Council's requirements.

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4.4 On-site Parking Layout and Circulation

The layout of the on-site car parking area and manoeuvring arrangements has been designed to enhance vehicular and pedestrian access, where vehicles enter and exit the site in a forward direction solely, through the provision of adequate internal aisle width and turning space.

AS2209.1:2004 Parking Facilities Part 4: Off-street car parking requires a minimum parking space width of 2.4 metres (for all day residential parking) and 2.3 metres (for short-term visitor parking) and a minimum length of 5.4 metres. The off-street car parking spaces have a minimum width of 2.3 metres (for residents) and 2.2 metres (for visitors) and a length of 5.4 metres, which is adequate.

The accessible car parking spaces for people with a disability has a width of 2.7 metres, in addition to an adjacent 2.4 metres wide disabled parking zone with a buffer, which is adequate in accordance with **AS2209.1:2004**.

The blind aisle has been oriented by a minimum of 1 metre beyond the last parking space, and the last space parking space has been oriented by at least 200 mm in accordance with **Clause 2.4.2 (c) of AS2209.1:2004**.

Car parking spaces adjacent to walls or obstructions have been made wider than the minimum width, to accommodate full door opening in accordance with **Clause 2.4.2 (d) of AS2209.1:2004**.

Clause 2.4.2 of AS2209.1:2004 requires a minimum aisle width of 3.3 metres for two-way aisles, adjacent to 90° angle parking. The proposed aisle width for site has a width of 3.4 metres, which is adequate for two-way traffic and manoeuvring into and out of parking spaces.

The ramp to the basement level has a clear width of 2.4 metres, in addition to a minimum kerb on either side and it has a maximum grade of 1% with a change of grades of 1% for 2 metres at either end of the ramp, which is adequate in accordance with **AS2209.1:2004**.

A minimum 2.2 metres basement clearance is provided for the ramp which is adequate in accordance with **AS2209.1:2004**.

The traffic convex mirror will be installed to provide vehicles exiting the carpark spaces with sight lines of vehicles entering the basement car park.

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Demolition Characteristics Traffic & Parking Assessment - 162-164 Longstaff Avenue, Chipping Norton

All vehicles manoeuvring within the site have been designed and checked using the HSC design and turning radii from AS2884.1:2004 and standards. Refer to the attached vehicle access plans diagrams in Appendix 'B', demonstrating that vehicles can enter and exit the site in a forward direction.

Therefore, the car parking layout and circulation are considered to be adequate in accordance with AS2884.1:2004 and AS2884.2:2000, vehicle movements are to enter and exit the site in a forward direction at all times.

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5 IMPACTS ON PARKING

5.1 Existing Parking Controls

The subject site is located in a mainly residential area, characterised by mainly residential dwellings. The site is located approximately 3.9 kilometres from Warwick Farm Railway Station. At present, unrestricted parking is permitted on both sides of Longstaff Avenue at the front of the subject site.

5.2 Impacts of Proposed Development on Parking

The parking demand resulting from the proposed residential development can be easily accommodated within the proposed adequate on-site parking spaces for residents and visitors. The subject site has good access to existing public transport in the form of train and bus services.

Therefore, the proposed development will have no major impacts on parking in the surrounding area.

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6 EXTERNAL TRAFFIC IMPACT

An indication of the potential traffic generation of the proposed development is provided by the “*2018 Guide to Traffic Generating Developments – 2018*”, which specifies the following traffic generation rates:

Smaller units and lots (up to two bedrooms):

- Daily vehicle trips = 4-8 per dwelling
- Weekend peak hour vehicle trips = 2-4-6 per dwelling.

Therefore, the proposed development with a total of 8 units has a total estimated traffic generation as follows:

- 32 to 64 daily vehicle trips.
- 8 to 4 peak hour vehicle trips.

The estimated traffic generation is considered to be of low impact on existing flows on Longstaff Avenue and the surrounding road network. The traffic generated by the proposed residential development will not alter the current levels of service of Longstaff Avenue and additional traffic can be readily accommodated within the existing road network.

The potential increase in the number of vehicle movements in and about Longstaff Avenue will remain well within the recommended capacity of these streets, with no adverse impacts on the amenity of the area.

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7 CONCLUSION

It can be concluded from the traffic and parking impact assessment that the proposed townhouse development at 162-164 Longstaff Avenue, Chipping Norton will have no major impacts on existing traffic or parking conditions.

- The current traffic flows on Longstaff Avenue are considered to be appropriate for a local road in a mainly residential area, where traffic is free flowing without any major queuing or delays in peak hours, with spare capacity.
- The external impact of the traffic generated by proposed development is considered to be satisfactory and will remain well within the environmental capacity of the surrounding streets, with no adverse impacts on the amenity of the area.
- The parking demand resulting from the proposed townhouse development can be easily accommodated within the proposed off-street parking for residents and visitors, which is in accordance with Council's parking requirements.
- The on-site vehicular access, car parking layout and circulation is adequate for the proposed development and in accordance with AS2890.1:2004 and AS2890.2:2004, where vehicle can enter and exit the site in a forward direction at all times.
- The subject development site has good access to existing public transportation services.
- On-street car parking opportunities are available in the vicinity of the subject site.
- The proposed development will have no major impact on parking in the surrounding area.

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Demolition of Existing Structures and Construction of a Multi-Dwelling Housing Development - 162 & 164 Longstaff Avenue, Chipping Norton

Appendix A – Proposed Development Plans

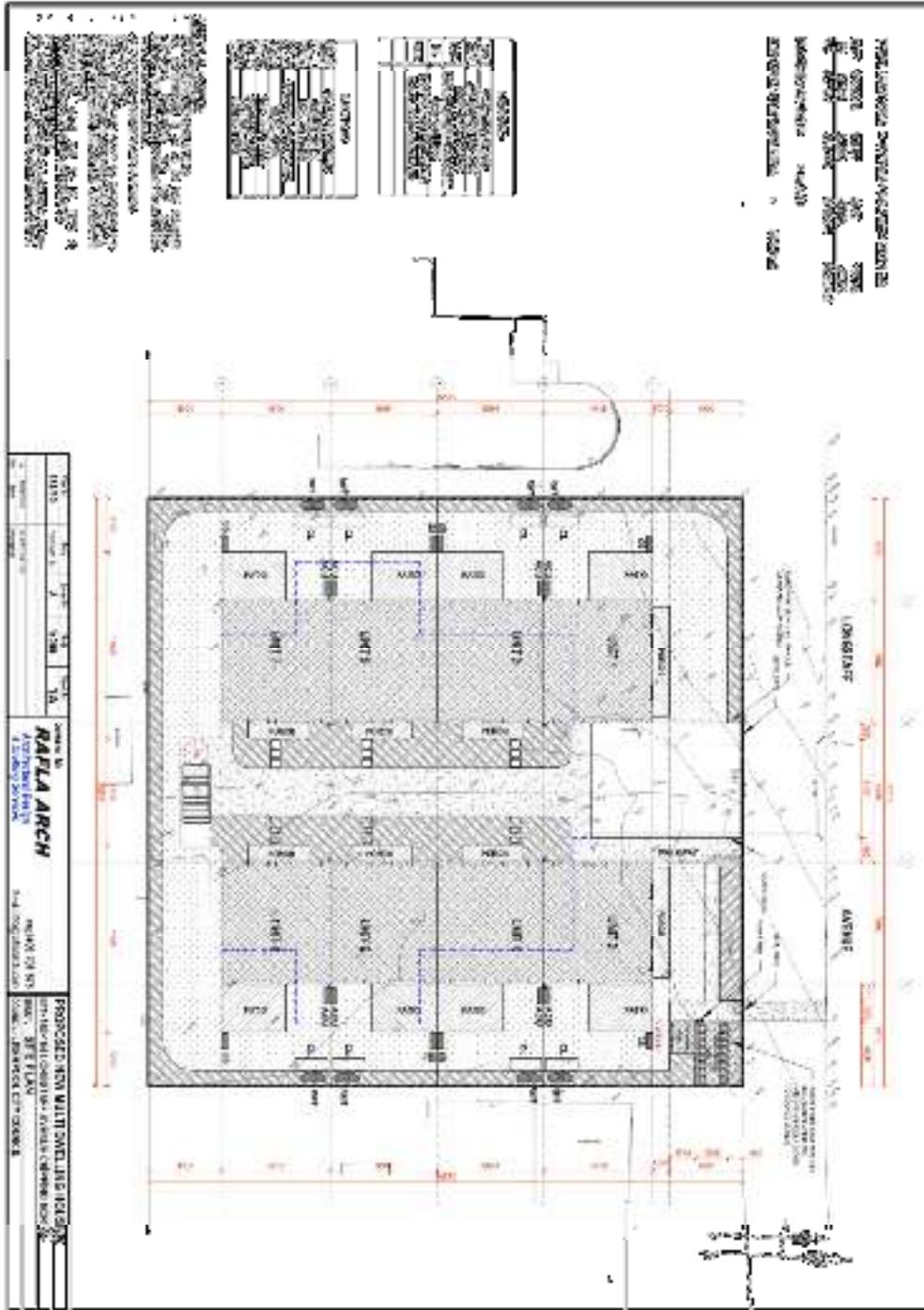
ITEM 01

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Attachment 6

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Demolition of Existing Structures **Traffic & Parking Assessment - 162-164 Longstaff Avenue, Chipping Norton**



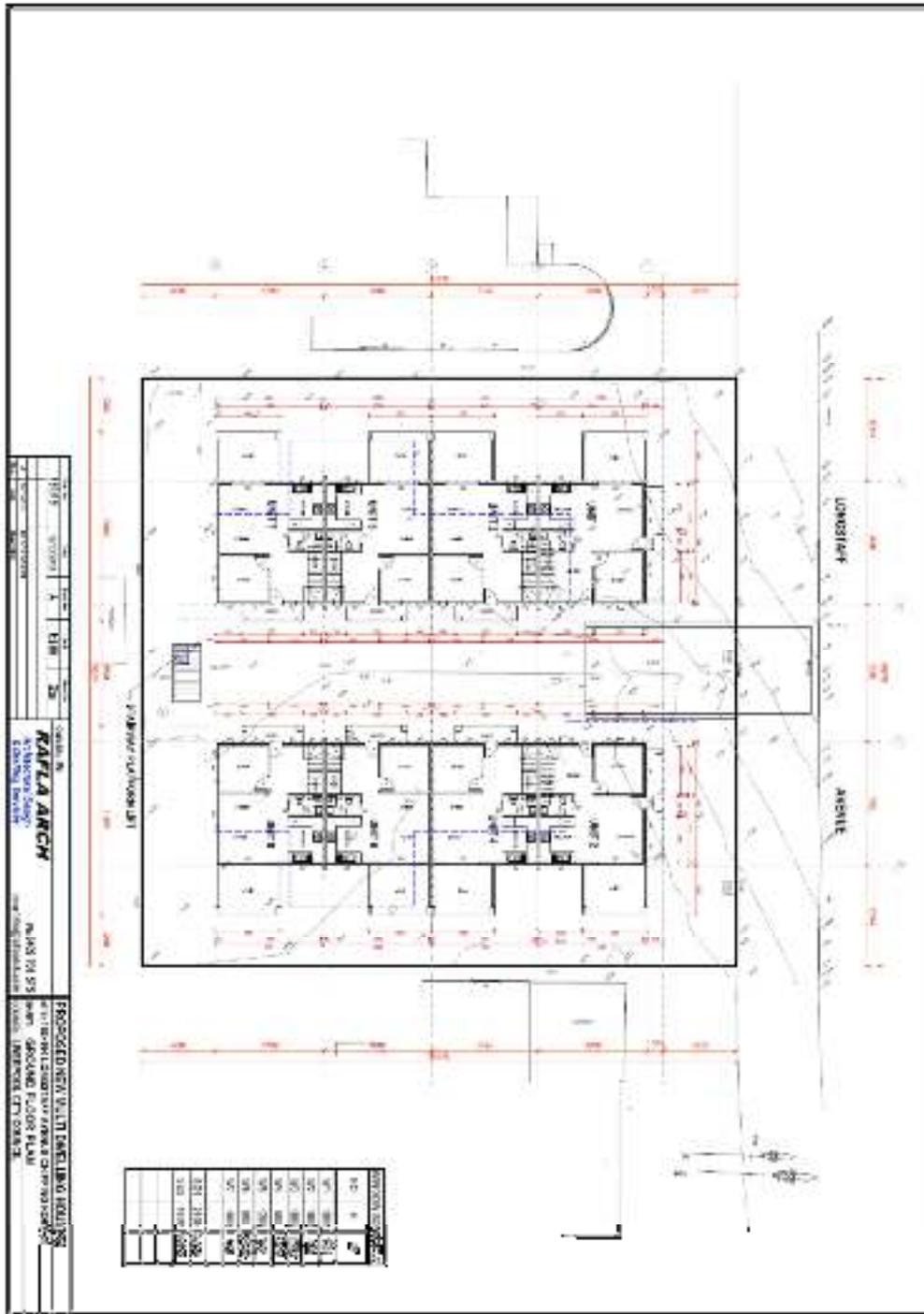
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Demolition Drawings Traffic & Parking Assessment - 162-164 Longstaff Avenue, Chipping Norton



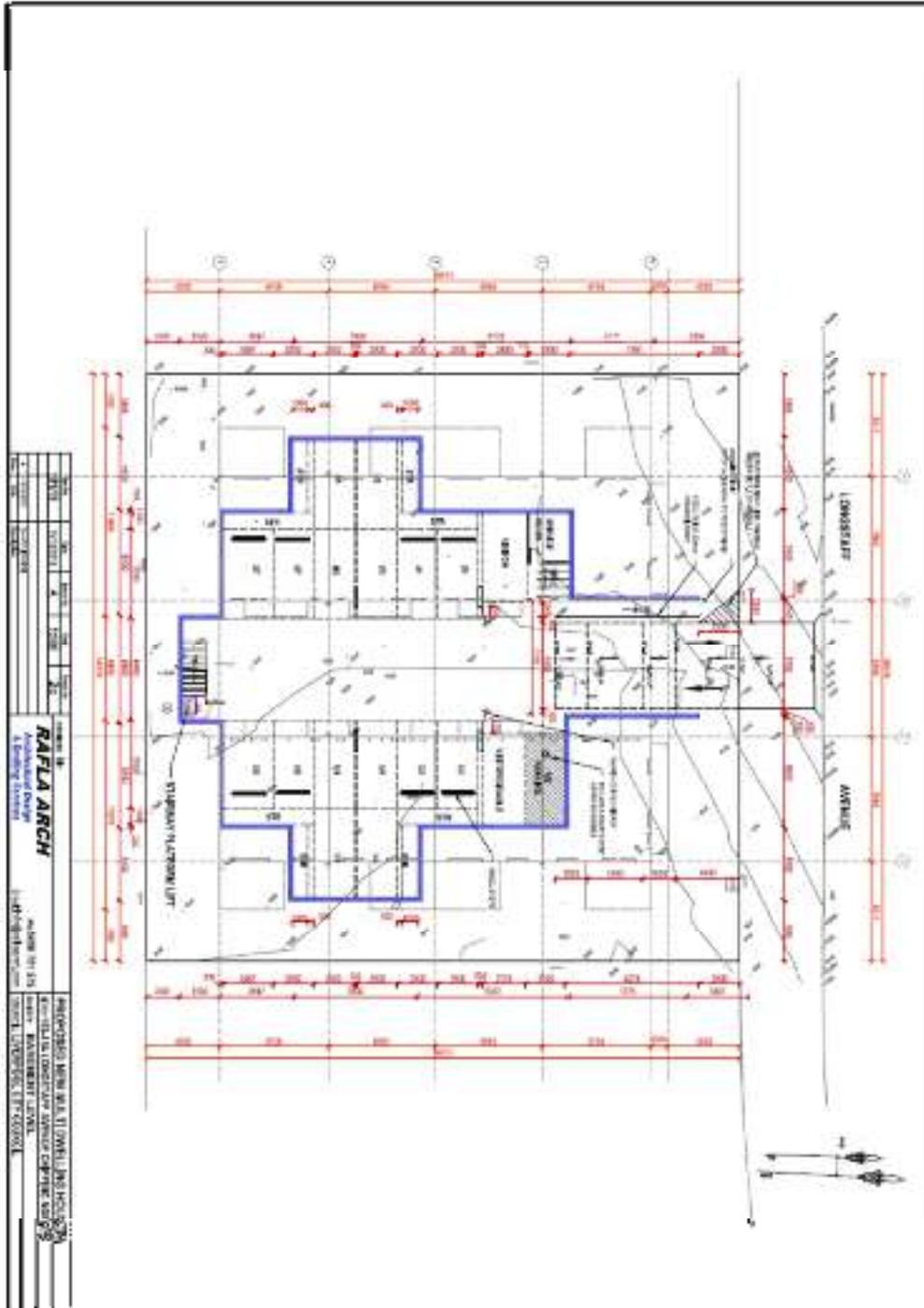
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~~Demolition of Existing Structures~~ ~~Traffic & Parking Assessment - 162-164 Longstaff Avenue, Chipping Norton~~



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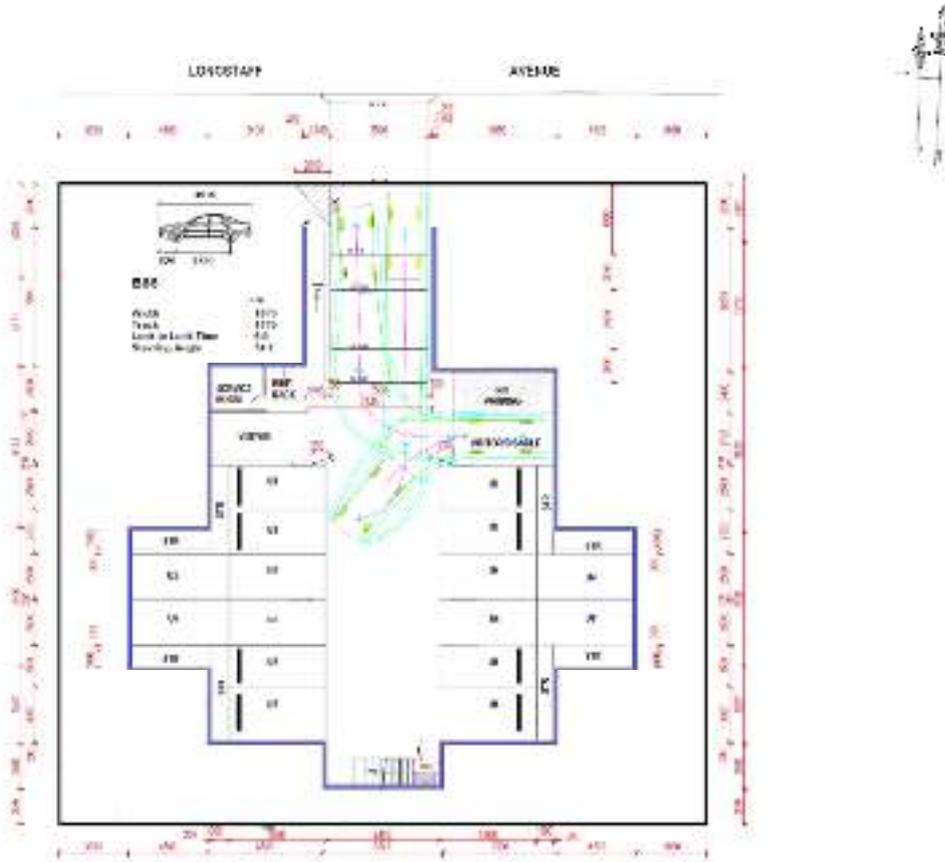
Appendix B – Vehicle Swept Paths

ITEM 01

Demolition of existing structures and construction of a multi-dwelling housing development containing 6 x two-storey dwellings and 2 x single storey dwellings above basement car park and associated strata title subdivision

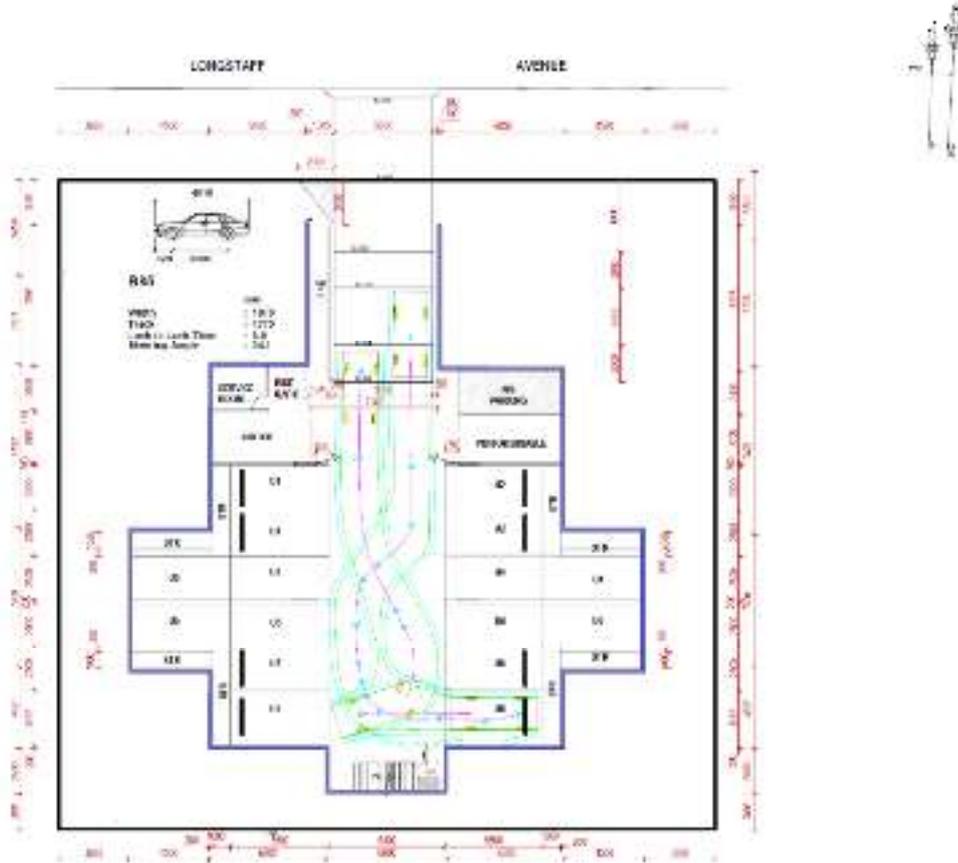
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Item Number:	ITEM 02
Application Number:	DA-109/2020
Proposed Development:	Demolition of existing structures and construction of a double storey boarding house comprising of eight (8) rooms. The application is submitted pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.
Property Address	27 Marsh Parade, Casula
Legal Description:	Lot 57, DP 26304
Applicant:	Archilab Architects
Land Owner:	Mr A Ayash
Cost of Works:	\$1,275,000
Recommendation:	Approved, subject to conditions of consent
Assessing Officer:	Gorana Dubroja

1 EXECUTIVE SUMMARY

Council has received a Development Application DA-109/2020 seeking consent for the demolition of existing structures and construction of a double storey boarding house comprising of eight (8) rooms at Lot 57, DP 26304, No. 27 Marsh Parade, Casula. The application is submitted pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The site is zoned R3 – Medium Density Residential pursuant to Liverpool Local Environmental Plan 2008 with the proposal being a permissible form of development with consent.

The development application was advertised for a period of fourteen (14) days from 15 April to 28 April 2020 in accordance with Liverpool Community Participation Plan 2019. Eighteen (18) submissions including a petition with 161 signatures were received during the public consultation period objecting to the proposal. The issues of concern raised in the submissions can be summarised as follows:

- Decreased residential amenity (both neighbouring and future residents of boarding house)
- Absence of information from Councils website
- Overdevelopment of land
- Development not compliant with Councils controls
- Safety of existing community
- Parking/traffic issues
- Congestion
- Character of area

- Negative social impacts for existing residents
- Rejection of proposal by local businesses
- Visual bulk of building
- Design of building
- Acoustic impacts
- Overshadowing/solar access
- Lack of community consultation
- Impact on value of neighbouring properties
- Management of future residents
- Site not within close proximity to essential services
- Development not a benefit to the community

The key issues associated with the proposal were raised in an Additional Information Letter sent to the applicant during the preliminary assessment of the application. The issues identified include setbacks, building design, FSR, number of rooms, communal open space, acoustic report requirements, engineering considerations, waste management considerations and matters raised in the submissions received during the notification period.

These matters were addressed through amended architectural plans and written justification provided by the applicant. These changes included design amendments to the building and the reduction of rooms originally proposed. Based on the amended proposal, it is considered that the matters raised in the objections have been adequately addressed and would not warrant the refusal of the application in this case.

The application is referred to the Liverpool Local Planning Panel (LLPP) in accordance with its referral criteria and procedural requirements in that the development falls into the category of *contentious development*.

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment (EP&A) Act 1979. Based on the assessment of the application, it is recommended that the application be approved, subject to the imposition of conditions.

2. SITE DESCRIPTION AND LOCALITY

2.1 The locality

The area is characterised by low and medium density residential development and is located within an R3 – Medium Density Residential area. The site is surrounded by detached dwellings with open space located to the front and rear of each dwelling, and multi-dwelling housing. The site is within proximity to neighborhood shops to the south-west of the site, RE1-Public Recreation area to the east of the site and Hume Highway located to the west of the site.

The adjoining properties to the development site are detailed in the following table.

North (rear)	60 Ashcroft Avenue, Casula – single storey dwelling
South (front)	54 Marsh Parade, Casula – single storey dwelling
East (side)	25 Marsh Parade, Casula – single storey dwelling
West (secondary)	60 Ashcroft Avenue, Casula – single storey dwelling 53 Ashcroft Avenue, Casula – single storey dwelling



Figure 1: Locality surrounding 27 Marsh Parade, Casula (Source: Nearmap)

2.2 The site

The subject site is identified as Lot 57, DP 26304, 27 Marsh Parade, Casula. The site is a corner allotment with an overall site area of 732.5sqm. The site has a primary frontage towards Marsh Parade of 16.46m, splay of 9.85m and secondary frontage of 27.24m to Ashcroft Avenue. The site has a total depth of 24.5m to the northern side and 29.07m to the eastern

side. The site is subject to an existing single storey dwelling, metal garage shed, metal shed and existing trees to the front southern site. The site is located within an R3 – Medium Density Residential area and is within close proximity to B1 – Neighborhood Centre and RE1 – Public Recreation zoned land. The site is surrounded by detached dwellings and multi-dwelling development.



Figure 2: Aerial view of 27 Marsh Parade, Casula (Source: Nearmap)

3. BACKGROUND/HISTORY

The proposed development had a pre-lodgement meeting held with Council on 19 June 2019 with consideration to the demolition of the existing dwelling and metal garage shed and construction of a two-storey boarding house development. The applicant was provided with the pre-lodgement meeting notes on 3 July 2019.

The subject Development Application DA-109/2020 was lodged with Council on 11 February 2020 for the demolition of existing structures and construction of a boarding house development pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009. During the preliminary assessment of the proposal, the application was deferred requesting the applicant to address issues pertaining to setbacks, building design, FSR, number of rooms, communal open space, acoustic report requirements, engineering considerations, waste management considerations and consideration of objections received during the advertising period. These matters were addressed through amended architectural plans and written justification provided by the applicant. The amendments included the reduction of boarding rooms from the originally proposed twelve (12) rooms to eight (8) rooms.

Additionally, several design changes, including the reorientation of the front access pathway and facade treatment to the northern boundary have also been amended. The amended design is considered to improve residential amenity for both existing neighbouring residents and future residents of the boarding house when compared to the original DA proposal.

4. DETAILS OF THE PROPOSAL

The proposed development seeks approval for the demolition of existing structures and construction of a double storey boarding house development comprising of eight (8) rooms. The development will consist specifically of the following:

Demolition

- Demolition of existing single storey dwelling, metal garage, metal shed and awning.

Double Storey Boarding House with eight (8) rooms

Ground

Floor

- Pedestrian access path to front southern elevation
- Undercroft parking and driveway to eastern side of site accommodating four (4) car parking spaces, two (2) motorcycle parking spaces, bicycle rack, turning bay and shared zone
- Bin area
- Service area
- Staircase access
- Manager's office
- Kitchen and communal area (33.24sqm)
- Room 1: (accessible) with bathroom and kitchen with an area of 24.43sqm (excluding bathroom and kitchenette)

First

Floor

- Laundry
- Balcony
- Three (3) services areas
- Deck
- Kitchen and communal area
- Staircase access

Room Description	Size (sqm) – excluding ensuite, laundry and kitchen
Room 2 – double	16.31
Room 3 – double	16.30
Room 4 – double	16.11
Room 5 – double	16.09
Room 6 – double	24.71
Room 7 – double	17.59
Room 8 – double	17.59

Note: The proposed boarding house provides for eight (8) boarding rooms, all of which contain a bathroom and four (4) rooms which contain a kitchenette. Two (2) kitchen and communal areas are provided, with the inclusion of an outdoor open space area with BBQ amenities and a first floor deck area. A 'Plan of Management' has been submitted with the application and provides details of house rules, management and maintenance. Conditions of consent to be imposed ensuring compliance with the submitted 'Plan of Management' and the requirements of a noise complaint's register with contact details to be available on site at all times.

Additionally, during the preliminary assessment an Additional Information Letter was sent to the applicant to address issues pertaining to setbacks, building design, FSR, number of rooms, communal open space, acoustic report, engineering and waste management considerations and submissions received during notification period. These matters were addressed through amended architectural plans and written justification.



Figure 3: Proposed Site Plan of 27 Marsh Parade, Casula



Figure 4: Proposed Front Southern Elevation fronting Marsh Parade, Casula

5. STATUTORY CONSIDERATIONS

5.1 Relevant matters for consideration

The relevant planning instruments/policies applicable to the proposed development are as follows:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (Deemed SEPP);
- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- Liverpool Local Environmental Plan (LLEP) 2008;
- Liverpool Development Control Plan (LDCP) 2008;
 - Part 1: General Controls for all Development; and
 - Part 3.9: Boarding House Development

Contributions Plans

- Liverpool Contributions Plan 2009 applies to all development pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979.

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000, as follows:

6.1 Section 4.15(1)(a)(i) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy No. 55 – Remediation of Land

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent

authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

Although it is unlikely that the land would be contaminated, given its previous residential use, Council must consider this and the likelihood of any contamination on-site and the possible impacts which may arise from any works associated with this proposal.

The objectives of SEPP 55 are:

- *to provide for a state wide planning approach to the remediation of contaminated land.*
- *to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Clause 7 - Contamination and remediation to be considered in determining development application	Comment
(1) A consent authority must not consent to the carrying out of any development on land unless:	
(a) it has considered whether the land is contaminated, and	It is unlikely the land is contaminated as it is an existing residentially zoned allotment with previous residential use.
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and	The land is suitable for the proposed works and as it is unlikely that the land is contaminated, based on Council records.
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	The land does not require remediation.

The application was reviewed by Council's Environmental Health Department who have raised no objections to the proposal based on contamination grounds. Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of SEPP 55, therefore, it is considered that the subject site is suitable for the proposed development.

(b) State Environmental Planning Policy (BASIX) 2004

In accordance with this policy, all new residential dwellings and those seeking alterations and additions as identified under this policy require a BASIX certificate that measures the Building Sustainability Index to ensure dwellings are designed to use less portable water and are responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

A BASIX Certificate has been submitted for the proposed development. BASIX Certificate Prepared By: Archilab Architects Pty Ltd., Certificate No: 1191691S, Dated: 9 April 2021. Accordingly, the proposal is considered to be satisfactory with regard to water and energy efficiency and thermal comfort.

(c) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (Deemed SEPP)

The subject land is located within the Georges River Catchments and as such The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River applies to the application. The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries. The DA was referred to Council’s Land Development engineering section who reviewed stormwater management and drainage associated with the proposal. They were supportive of the proposed development, subject to conditions. Accordingly, the proposed development is considered to meet the objectives of the SEPP and is unlikely to have a negative impact on the environmental quality of the Georges River Catchment beyond the existing development of the site.

(d) Liverpool Local Environmental Plan 2008

(i) Zoning

The subject site is zoned R3 – Medium Density Residential pursuant to the Liverpool Local Environment Plan 2008. An extract of the zoning map is provided in Figure 3 below.

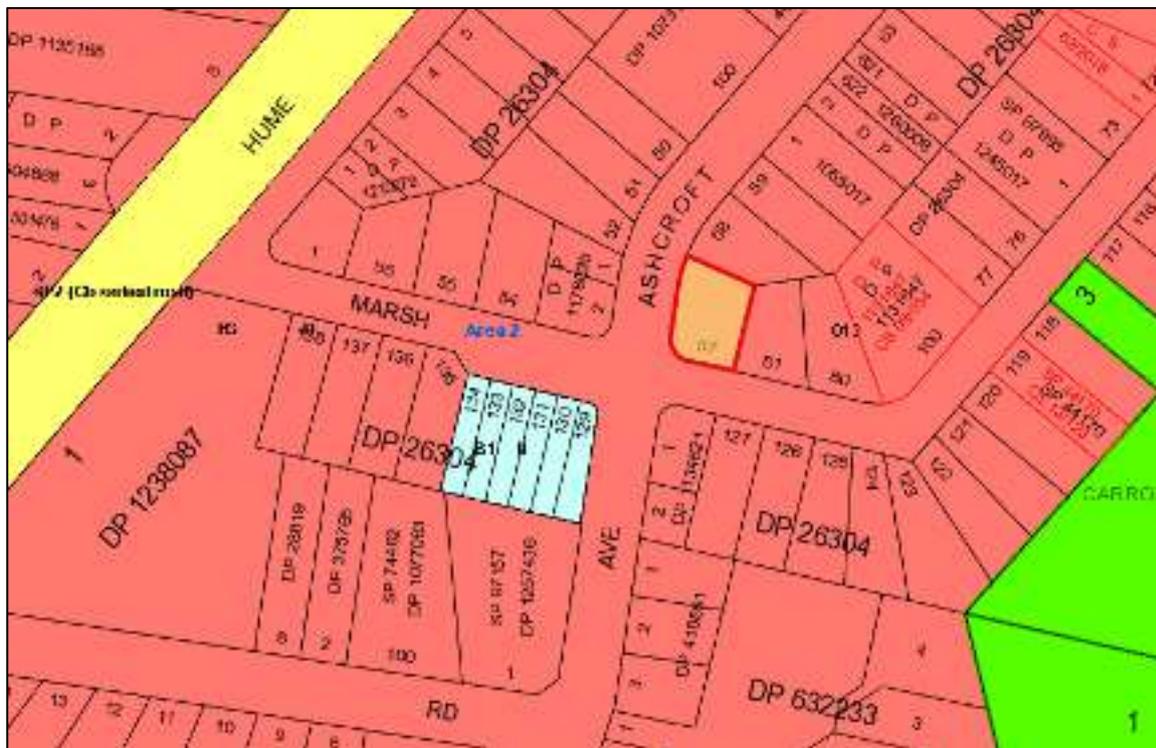


Figure 3: Zoning Map of 27 Marsh Parade, Casula (Source: Geocortex)

(ii) Permissibility

The proposed development is best described as per the standard instrument as a 'boarding house', which is a permissible form of development with consent in the R3 – Medium Density Residential Zone under Liverpool Local Environment Plan 2008. A boarding house is defined as the following:

Boarding house means a building that:

- (a) is wholly or partly let in lodgings, and*
- (b) provides lodgers with a principal place of residence for 3 months or more, and*
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,*

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

The proposed development is consistent with the definition of a boarding house.

(iii) Objectives of the zone

The objectives of the R3 – Medium Density Residential zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 a concentration of housing with access to services and facilities.*
- *To provide for a suitable visual transition between high density residential areas and lower density areas.*
- *To ensure that a high level of residential amenity is achieved and maintained.*

The proposal is consistent with the objectives of the zone in that it will provide for a range of housing options for the community within a medium density environment. The proposal is also considered to provide for housing with access to services and facilities, whilst providing a visual transition between neighbouring R2 and R4 zoned land. The amended architectural plans provided by the applicant in response to Council's Additional Information letter are considered to provide for a high level of residential amenity for future occupants.

(iv) Principal Development Standards

Liverpool Local Environmental Plan 2008 contains a number of principal development standards which are relevant to the proposal, as detailed below.

Development Provision	Requirement	Proposal	Compliance
4.1 Minimum Subdivision Lot Size	Minimum lot size permitted: 300sqm	The development does not propose subdivision as part of this application.	N/A
4.3 Height of Buildings	Maximum height permitted: 8.5m	Proposed height of the building is 8.3m. Building height has been calculated from natural ground level and ridge level of building.	Complies
4.4 Floor Space Ratio (FSR)	Maximum FSR permitted: 0.5:1	Proposed FSR of 0.49:1. (Calculations: $113 + 245 = 358 \div 732.5 = 0.49$)	Complies
5.10 Heritage Conservation	This clause related to the objectives and provisions of ensuring the conservation of archaeological sites.	The site is not mapped as being within a general conservation area.	N/A
6.5 Public Utility Infrastructure	Public utility infrastructure must be available	The site has access to existing public utility infrastructure.	Complies
7.7 Acid sulfate soils	Class 1 2, 3 4 or 5	The site is not mapped as being affected by Acid Sulfate Soils.	N/A
7.9 Foreshore building line	The development must not impact on natural foreshore processes or affect the significance and amenity of the area	Not mapped as being in a foreshore building line area.	N/A
7.13 Maximum Lot Width in Zones R1, R2, R3 and R4 Zones	Minimum lot width permitted: 10m N/A if buildings are proposed as art of the subdivision.	Subdivision does not form part of this application.	N/A

<p>7.31 Earthworks</p>	<p>To ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, and to allow earthworks of minor nature without requiring separate development consent.</p>	<p>Sediment Control details have been provided as part of DA-109/2020.</p>	<p>To be Conditioned</p>
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As demonstrated in the above compliance table, the proposed development is consistent with the provisions of Liverpool Local Environmental Plan 2008.

(e) State Environmental Planning Policy (Affordable Rental Housing) 2009

The State Environmental Planning Policy (Affordable Rental Housing) 2009 is the applicable Environmental Planning Instrument for the proposed boarding house development. An assessment of the application has been provided against the relevant development standards as below:

Provision	Comment
<p>Part 2 New Affordable Rental Housing Division 3 Boarding Houses</p>	
<p>Clause 26: Land to which this division applies</p>	
<p><i>This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:</i></p> <p>(a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone R3 Medium Density Residential, (d) Zone R4 High Density Residential, (e) Zone B1 Neighbourhood Centre, (f) Zone B2 Local Centre, (g) Zone B4 Mixed Use</p>	<p>Complies</p> <p>The site is located in an R3 – Medium Density Residential Zone as per the LLEP 2008.</p>
<p>Clause 27: Development to which Division Applies</p>	

<p><i>This division does not apply to development on land within zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible zone.</i></p> <p><i>Pursuant to Clause 4 of the SEPP, 'accessible area' means land that is within:</i></p> <p><i>(a)...</i></p> <p><i>(b)...</i></p> <p><i>(c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.</i></p>	<p>N/A</p> <p>The site is located 200m walking distance from a bus stop that is used by a regular bus service located on Hume Highway.</p> <p>Notwithstanding, the site is zoned R3. Accordingly, this clause does not apply.</p>	
<p>Clause 28: Development may be carried out with consent</p>		
<p><i>Development to which this division applies may be carried out with consent.</i></p>	<p>Complies</p> <p>Development consent is sought for the proposed boarding house.</p>	
<p>Clause 29 Standards that cannot be used to refuse consent</p>		
<p><i>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:</i></p>	<p><i>(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</i></p>	<p>Complies</p> <p>The FSR maximum control is 0.5:1. The proposed boarding house has an FSR of 0:49:1.</p>
	<p><i>(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</i></p>	<p>Not Applicable</p>
	<p><i>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:</i></p> <p><i>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</i></p> <p><i>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</i></p>	<p>Not applicable</p>

<p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p>	<p>(a) <i>building height:</i> if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p>	<p>Complies The maximum building height control is 8.5m. The proposed boarding house has a building height of 8.3m.</p>
	<p>(b) <i>landscaped area:</i> if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p>	<p>Complies The proposed landscape area for the site is considered to be compatible with the streetscape.</p>
	<p>(c) <i>solar access:</i> where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p>	<p>Complies The development proposes two (2) communal and kitchen areas and a deck orientated to the northern facade, receiving a minimum of 3 hours of direct sunlight between 9am and 3pm.</p>
	<p>(d) <i>private open space:</i> if at least the following private open space areas are provided (other than the front setback area): <ul style="list-style-type: none"> (i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, (ii) if accommodation is provided on site for a boarding house manager— one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation, </p>	<p>Complies The proposed boarding house provides for a minimum of 20sqm of private open space with a minimum dimension of 3m which is directly accessed through the proposed kitchen and communal area.</p>

	<p>(e) parking if:</p> <p>(i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(i) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of any development – not more than 1 parking space is provided for each person employed in connection to the development and who is resident on site</p>	<p>Complies</p> <p>In the case of this development a requirement of 0.5 car parking spaces are required for each room. This equates to a total of four (4) car parking spaces. The development proposed four (4) car parking spaces, including an accessible space, two (2) motorcycle spaces and a bike rack.</p>
	<p>(a) accommodation size:</p> <p>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p>	<p>Complies</p> <p>The development proposes boarding room sizes as follows (excluding bathroom and kitchenette):</p> <p>Room 1: 24.43sqm (accessible room)</p> <p>Room 2: 16.31sqm (double room)</p> <p>Room 3: 16.3sqm (double room)</p> <p>Room 4: 16.11sqm (double room)</p> <p>Room 5: 16.09sqm (double room)</p> <p>Room 6: 24.71sqm (double room)</p> <p>Room 7: 17.59sqm (double room)</p> <p>Room 8: 17.59sqm (double room)</p> <p>The proposed boarding rooms do not exceed the maximum 25sqm.</p>
<p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p>		<p>Complies</p> <p>Four (4) of the proposed eight (8) rooms have their own kitchenette. All eight (8) proposed boarding rooms have their own bathroom.</p>
<p>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>		<p>Noted</p>
<p>Clause 30: Standards for Boarding Houses</p>		

<p>1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</p>	<p>(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</p>	<p>Complies</p> <p>The development proposes eight (8) boarding rooms and two (2) kitchen and communal areas, and a first floor deck area.</p>
	<p>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</p>	<p>Complies</p> <p>None of the proposed boarding rooms have a gross floor area which exceeds 25sqm (excluding bathroom and kitchenette facilities).</p>
	<p>(c) no boarding room will be occupied by more than 2 adult lodgers,</p>	<p>Complies</p> <p>None of the boarding rooms are proposed for over two (2) lodgers.</p>
	<p>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</p>	<p>Complies</p> <p>Adequate bathroom and kitchen facilities are provided for each lodger.</p>
	<p>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house,</p>	<p>Complies</p> <p>The boarding house proposes eight (8) rooms all with the potential to accommodate double lodgers, with one accessible room. This equates to a possible 16 lodgers at any one time.</p>
	<p>(f) (Repealed)</p>	<p>Noted</p>
	<p>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</p>	<p>N/A</p> <p>The site is zoned R3 – Medium Density Residential.</p>
	<p>(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</p>	<p>Complies</p> <p>The proposed development provides two (2) motorbike parking spaces and bicycle rack.</p>
<p>Clause 30A: Character of local area</p>		

<p><i>A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.</i></p>	<p>The site is located within an R3 – Medium Density Residential area and the amended development proposal is considered to be compatible with the character of the local area. The amended boarding house has been designed to reflect the features of a double storey dwelling with a single entry pedestrian path to the main door and finishes reflective of a dwelling house. The development complies with the nominated height and Floor Space Ratio controls for the site.</p> <p>The original proposal included twelve (12) boarding rooms as part of the application. In response to Council's Additional Information Letter, the applicant reduced the number of boarding rooms to eight (8). The reduction in the number of proposed boarding rooms is considered to provide for maintain and result in future residential amenity that is commensurate with a medium density development.</p> <p>The proposed development has been designed to be visually compatible with the existing character of the local area and has taken into consideration setbacks, private open space, landscaping, height, architectural style and privacy of a medium density development. The design of the building uses materials and finishes which reflect a dwelling house development, with a pedestrian access path from Marsh Parade. The development has been designed around the site attributes and is considered unlikely to cause adverse privacy concerns for adjoining properties beyond that which is typical of a medium density residential environment.</p> <p>The applicant has provided a character statement with the application. This is considered to be acceptable.</p>
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As per the above compliance table, the proposed development is considered acceptable with regards to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

6.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments which apply to the development.

6.3 Section 4.15(1)(a)(iii) - Any Development Control Plan

(a) Liverpool Development Control Plan (LDCP) 2008

The application has also been assessed against the relevant controls as per Liverpool Development Control Plan (2008, Part 1 – General Controls for all Development and Part 3.9 – Boarding House Development.

LDCP 2008 Part 1 – General Controls for all Development			
Control	Required	Proposal	Compliance
Section 2 – Tree Preservation	Consider impact of development on existing vegetation	No existing trees on site are proposed to be removed.	Complies

Section 3 – Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate	No existing trees on site are proposed to be removed. Existing trees on site to be incorporated into landscaping design of development.	Complies
Section 4 – Bushland and Habitat Preservation	Consider impact of development on bushland and habitats	Minimal to no impact on bushland and habitats considering the location of the development.	N/A
Section 5 – Bushfire Risk	Land on or adjacent to bushfire prone land to comply with RFS requirements	Site is not identified on Council's mapping system as Bushfire prone land.	N/A
Section 6 – Water Cycle Management	Consideration of stormwater and drainage	Stormwater will be collected through the existing stormwater system. The application was referred to Councils Land Development Engineering Department who have raised no objections to the proposed development, subject to conditions of consent.	To be Conditioned
Section 7 – Development Near a Watercourse	Consideration of impact to riparian corridors	Development is located more than 300m from George's River.	N/A
Section 8 – Erosion and Sediment Control	Sediment Control Plan or Soil and Water Management Plan required	Sediment control details were submitted with DA-109/2020.	Complies
Section 9 – Flooding Risk	Flood affection of property to considered	The site is not affected by flood risk.	N/A
Section 10 – Contaminated Land Risk	Previous use to be considered in assessing risk	The site inspection revealed no obvious uses that may lend themselves to the requirement of a land contamination assessment /report. Therefore considered acceptable in this instance.	N/A
Section 11 – Salinity Risk	Salinity Management response required for affected properties	Site is not affected by Salinity.	N/A
Section 12 – Acid Sulfate Soils Risk	Affected properties to consider impact of development on soils	Site is not affected by sulfate soils.	N/A
Section 13 – Weeds	Noxious weeds to be removed as part of development where applicable	The submitted site analysis does not identify any noxious weeds on site. A site inspection revealed no noxious weeds on site.	N/A
Section 14 – Demolition of	Must comply with AS 2601-2001	The applicant has not sought consent for demolition as part of this development applicant.	N/A

Existing Development			
Section 15 – Onsite Sewage Disposal	S68 Application required where connection to sewer not available	Site is connected to sewer.	Complies
Section 16 – Aboriginal Archaeology	AHIA required where items of aboriginal archaeology exist	No known items of aboriginal archaeology are present on the subject property.	N/A
Section 17 – Heritage and Archaeology	Consideration of the impact on the heritage significance on any heritage buildings, sites, streetscapes or areas.	Site is not associated with any heritage items.	N/A
Section 19 – Used Clothing Bins	Applies to any charity bins located on either private or Council land.	No charity bins located on site.	N/A
Section 20 – Car Parking and Access	1 space per 2 bedrooms or 2 space per 3 beds, whichever is the greater	The proposed development provides four (4) car parking spaces and two (2) motorbike parking spaces as per SEPP (Affordable Rental Housing) 2009.	Complies

Liverpool Development Control Plan 2008 – Part 3.9 Boarding House Development

The State Environmental Plan Policy (Affordable Rental Housing) 2009 was introduced on 21 July 2009 to increase the supply of affordable rental housing in NSW. Controls are required to regulate the development of boarding houses, and this part of the DCP ensures that boarding houses are sympathetic to the desired character of their surroundings.

This part of the DCP must be considered in conjunction with the SEPP (Affordable Rental Housing) 2009. Where there are inconsistencies between the SEPP and this DCP, the SEPP prevails. The controls listed in the following subsection of this part of the DCP are to be used when addressing Clause 30A of the SEPP (Affordable Rental Housing) 2009.

Part 3.9 – Boarding House Development			
Control	Required	Proposal	Compliance
Building Character	A Character Statement is to be submitted with all applications for boarding house development. At a minimum the statement is to address the criteria listed under Appendix 1 of this DCP. Note: Character statements are to be prepared by a suitably qualified person and must include 3D	The site is located within an R3 – Medium Density Residential area and the amended development proposal is considered to be compatible with the character of the local area. The amended boarding house has been designed to reflect the features of a double storey dwelling with a single entry pedestrian path to the main door and finishes reflective of a dwelling house. The development complies with	Considered acceptable

	<p>perspective drawings showing how the building appears when situated amongst other buildings within a 100m radius.</p>	<p>the nominated height and Floor Space Ratio controls for the site.</p> <p>The original proposal included twelve (12) boarding rooms as part of the application. In response to Councils Additional Information Letter, the applicant reduced the number of boarding rooms to eight (8). The reduction in the number of proposed boarding rooms is considered to provide for maintain and result in future residential amenity that is commensurate with a medium density development.</p> <p>The proposed development has been designed to be visually compatible with the existing character of the local area and has taken into consideration setbacks, private open space, landscaping, height, architectural style and privacy of a medium density development. The design of the building uses materials and finishes which reflect a dwelling house development, with a pedestrian access path from Marsh Parade. The development has been designed around the site attributes and is considered unlikely to cause adverse privacy concerns for adjoining properties beyond that which is typical of a medium density residential environment.</p> <p>The applicant has provided a character statement with the application. This is considered to be acceptable.</p>	
	<p>Boarding houses located in the vicinity of a Heritage Item or within a Heritage Conservation Area must be designed sympathetically to the significance of the Heritage Conservation Area/Item.</p>	<p>The site is not located in the vicinity of a Heritage Item or within a Heritage Conservation Area.</p>	
Site Planning	<p>All boarding houses must be located in an</p>	<p>The site is located 200m walking distance from a bus stop that is used</p>	<p>Considered acceptable</p>

	<p>accessible area as defined in the SEPP ARH. Note: Boarding houses in the R2 zone are subject to additional locational criteria as required under the SEPP ARH.</p>	<p>by a regular bus service located on Hume Highway. Notwithstanding, the site is zoned R3. Accordingly, this clause does not apply as per the State Environmental Planning Policy (Affordable Rental Housing) 2009.</p>	
	<p>Boarding houses must not be located on cul-de-sacs streets and battle-axe allotments.</p>	<p>The proposed boarding house is not located on a cul-de-sac or battle-axe allotment.</p>	
	<p>Boarding houses must have a separate pedestrian access to a street.</p>	<p>The proposed boarding house has a pedestrian access path frontage from Marsh Parade to the building.</p>	
	<p>Boarding houses must be located to minimise the extent of cut and fill.</p>	<p>The proposed boarding house does not propose a cut greater than 600m or fill greater than 1m.</p>	
External Building Design	<p>All boarding rooms must only be accessed from within the building.</p>	<p>The proposed boarding house has all of the internal rooms accessed from within the building.</p>	Complies
	<p>Main entrances shall not be located along rear and side boundaries where they face adjoining properties.</p>	<p>The proposed main entrance is located from the primary frontage, being Marsh Parade, and is visible from the street.</p>	
Internal Building Design	<p>Boarding houses shall be limited to a maximum number of bedrooms using the formula in LDCP Part 3.9, Clause 6. Any floor space ratio (FSR) over 1:1 shall be rounded down to 1:1:</p>	<p>The development proposes eight (8) rooms, which is compliant with the formula as per Clause 6, as below: (Calculation: $732.55 \div 45 = 16.28 \times 0.5 = 8$) Note: the original application proposed twelve (12) boarding rooms. In response to Council's Additional Information Letter, the applicant reduced the number of rooms. These amendments are considered to be a more suitable outcome for the proposed development.</p>	Complies
	<p>Communal living rooms and kitchens shall be the focal point of the building (e.g. near lobby, laundry, mail area etc.) and be provided with access to</p>	<p>The proposed boarding house has the kitchen and communal area located to the rear of the dwelling. This space is orientated north and has direct access to the communal open space and proposed amenities.</p>	

	the communal open space area.		
	An indoor communal living room must be provided at a rate of 15sqm for the first 5 lodgers (or part thereof) and 1sqm for each additional lodger. Note: Required floor area for the communal living room may be split across multiple parts of the building if it is seen as beneficial for the internal layout of the building.	The development proposes two kitchen and communal areas with a combined area of 46sqm. The development is able to accommodate up to 16 lodgers at any one time, therefore making the proposed communal areas acceptable. Note: the development proposes a deck area to the first floor which can be directly accessed through the kitchen and communal area.	
	No boarding rooms shall open directly on to communal living, dining and kitchen areas.	None of the proposed rooms open into the communal areas.	
	At least 10% of the rooms shall be adaptable in accordance with the relevant Australian Standards (AS) for Adaptable Housing (AS 4299 - 1995) as amended.	One (1) of the eight (8) proposed boarding rooms is designed to be accessible. To be imposed as a condition of consent.	Complies To be Conditioned
	Boarding houses shall be designed to comply with the minimum access requirements contained within the BCA and Australian Standard 1428 – Design for Access and Mobility (as amended).	To be imposed as a condition of consent.	
	At least 70% of the rooms shall receive a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June.	The development proposed the rear of the building to be located to the north, with proposed communal areas and bedrooms taking advantage of northern aspects. The development will allow for at least 70% of the rooms to receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.	

	<p>Where self-contained boarding rooms are proposed they shall be provided with the following facilities (at a minimum) in accordance with the below:</p> <p>Bathroom – 2.1sqm Showering in bathroom – 0.8sqm Laundry – 1.1sqm Kitchenette – 2sqm</p> <p>Where shared facilities are proposed, they must be provided at a rate of 1 per 10 occupants (or part thereof) in accordance with Table 2:</p> <ul style="list-style-type: none"> - 1 washing machine and 1 washing sink - 1 electric clothes dryer or 30m of external clothes line - 1 bathroom - 1 toilet and wash basin (separate from bathroom) 	<p>The development proposes all eight (8) boarding rooms to contain a bathroom (with shower), and four (4) to contain a kitchenette. These rooms meet the minimum areas as per Clause 6. The development proposes shared laundry services located to both the ground and first floors with a minimum area as per Clause 6.</p> <p>To be conditioned.</p>	
	<p>A communal kitchen is to be provided on each floor (if more than 2 storeys) with a minimum area of 8sqm or 1.2sqm for each resident without a kitchenette (whichever is the greater).</p> <p>Note: The kitchen is to comply with food safety standards adopted under the NSW Food Act 2003 and the National Code for the Construction and Fitout of Food Premises.</p>	<p>The development proposed a kitchen and communal area on the ground floor with an area of 32.24sqm and on the first floor with an area of 14.39sqm.</p>	<p>Complies</p>
	<p>If management or reception offices (apart from a manager's room)</p>	<p>The development proposes the manager's office to front southern side of the building, which is</p>	

	are to be provided, they are to be located at a central, visible point which is convenient to occupants and visitors of the boarding house.	accessible from the pedestrian access path.	
	Boarding houses in the B1, B2 or B4 zones shall not be provided with any rooms on the ground floor.	Not applicable. The site is zoned R3 – Medium Density Residential.	
Communal Open Space	<p>The communal open space must receive 3hrs of sunlight to 50% of its area between 9am and 5pm on 21 June, and must:</p> <ul style="list-style-type: none"> - be provided at ground level in a courtyard or terrace area, wherever possible; - provide partial cover from weather; iii. incorporate soft/porous surfaces for 50% of the area - be connected to communal indoor spaces, such as kitchens or living areas; v. contain communal facilities such as barbecues, seating and pergolas where appropriate; and v - be screened from adjoining properties and the public domain with plantings or similar 	<p>The proposed ground floor kitchen and communal area has a direct link to the outdoor private open space area. The communal area is located to the rear north of the site, taking advantage of northern aspects, and provides for a BBQ area.</p> <p>The proposed communal open space is not considered to cause adverse privacy concerns to adjoining neighbours.</p>	Complies
Car Parking and Access	A traffic and parking impact statement is required for all boarding house developments demonstrating that the use of the premises will not result in adverse traffic, parking and road safety impacts. The assessment is to include	<p>A applicant has submitted a Traffic and Parking Impact Assessment Prepared By: Motion Traffic Engineers, Reference: N1916265A, Version: 1a, Dated: November 2019. The report concludes that the development is satisfactory on traffic and parking grounds.</p> <p>Additionally, the application was referred to Council's Traffic Department who have raised no</p>	Considered Acceptable

	<p>the following (but not being limited to):</p> <ul style="list-style-type: none"> i. Identification of prevailing traffic conditions; ii. the likely impact of the proposed development the road network; iii. pedestrian and traffic safety measures; and iv. justification for any variations of on-site parking requirements 	<p>objections to the proposed development, subject to conditions of consent. Council's traffic engineers have noted:</p> <p><i>"The anticipated traffic generation (around four vehicular trips per hour in the peak period - net) is unlikely to have a significant impact on the surrounding road network."</i></p>	
<p>Amenity</p>	<p>An acoustic report prepared by a suitably qualified person shall be submitted and is to include: i. Identification of sensitive noise receivers potentially impacted by the proposal; ii. Measure (in decibels) and describe the existing acoustic environment; iii. Details of the acoustic mitigation measures to be implemented in the proposal; iv. Identification of noise likely to be generated by the proposal based on full occupation; and v. Certification that the proposal is capable of operating without causing nuisance, including a statement of mitigation measures required to ensure this.</p>	<p>An acoustic report was provided as part of the applicant's response to Councils Additional Information Letter. The Acoustic Report was prepared by: Koikas Acousitcs Pty Ltd., Reference: 4332R20200922pd27MarshPrdCas la_DA, dated: 2 October 2020.</p> <p>The application was reviewed by Councils Environmental Health Department who have raised no objections to the proposed development, subject to conditions of consent.</p>	<p>Considered Acceptable</p>
	<p>A 'Plan of Management' is to be submitted with</p>	<p>The applicant has submitted a Plan of Management with the application</p>	

	each development application for a boarding house, including criteria as outlined in Appendix 2.	which will form part of the conditions of consent.	
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Overall, the proposal is considered to be consistent with the key controls outlined in the LDCP 2008 and is considered to be a suitable form of development for the site.

6.4 Section 4.15(1)(a)(iiia) - Planning Agreements

There are no Planning Agreements which apply to the development.

6.5 Section 4.15(1)(a)(iv) - The Regulations

The Environmental Planning and Assessment Regulation 2000 requires the consent authority to consider the provisions of the BCA and the Safety standards for demolition (AS 2601 – 2001). Accordingly, appropriate conditions of consent will be imposed.

6.6 Section 4.15(1)(b) - The Likely Impacts of the Development

The proposed development is consistent with the existing site and development in locality in terms of bulk, scale, colour and design. It is considered that the development will have minimal impact on the amenity of the surrounding properties. It is considered that any operations impacts associated with the development can be addressed by way of conditions.

Consideration	Comment
Built Environment	<p>The proposed development is considered to have minimal impacts on the built environment. The development is permissible in the R3 – Medium Density zone and is considered to be compatible with adjoining land uses and the future character of the area. The development has been designed to be compatible with site design requirements for medium density residential development.</p> <p>The application was referred to Councils Land Development Engineers who have raised no objections to the proposed development, subject to conditions of consent.</p>
Natural Environment	<p>The development does not propose the removal of existing trees on site. Conditions of consent to be imposed requiring the development to undertake proposed planting as per the Landscape Plan.</p> <p>Additionally, the applicant has provided a Sediment and Erosion Control Plan which will form part of the conditions of consent to ensure minimal impact occurs to the natural environment during works.</p>

<p>Social Impact</p>	<p>The applicant has provided a Social Impact Assessment for Councils review. The proposed development was referred to Councils Community and Social Planning Officer who has assessed the proposed development against the existing local character, access to public transport, design and socio-economic impact. Council's Community Planning Department have raised no objections to the proposed development. The applicant has supported the application through a 'Plan of Management', which will be enforced through conditions of consent.</p> <p>The proposal has been designed in accordance with the provisions of the ARH SEPP 2009. Accordingly, any social impacts associated with the proposal are consistent with the objects of the state legislation.</p>
<p>Economic Impact</p>	<p>The development is considered to contribute to economic activity within the locality both during the construction phase and during the ongoing operation of the boarding house.</p>

6.7 Section 4.15(1)(c) - The Suitability of the Site for the Development

The proposed boarding house provides for eight (8) boarding rooms, all of which contain a bathroom and four (4) rooms which contain a kitchenette. Two (2) kitchen and communal areas are provided, with the inclusion of an outdoor open space area with BBQ amenities and a first floor deck area. A 'Plan of Management' has been submitted with the application and provides details of house rules, management and maintenance. Conditions of consent to be imposed ensuring compliance with the submitted 'Plan of Management' and a noise complaint register with contact details of the boarding house manager will be available on site at all times.

During the preliminary assessment an Additional Information Letter was sent to the application to address issues pertaining to setbacks, building design, FSR, number of rooms, communal open space, acoustic report, engineering and waste management considerations and submissions received during notification period. These matters were addressed through amended architectural plans and written justification.

Additionally, the application was referred to Council's Building, Traffic, Community Planning, Waste Management and Land Development Engineering Departments for comment. These internal departments have raised no objections to the proposed development, subject to conditions of consent. The application was also externally referred to Sydney Water. Sydney Water provided a response to Council stating no objections to the proposed development, subject to conditions of development consent.

With regards to the above, the proposal the site is considered to be suitable for the amended boarding house design.

6.8 Section 4.15(1)(d) - Any submissions made in accordance with the Act or the Regulations

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Department	Comments
Land Development Engineering	No objections, subject to conditions of consent
Traffic	No objections, subject to conditions of consent
Waste Management	No objections, subject to conditions of consent
Environmental Health	No objections, subject to conditions of consent
Building	No objections, subject to conditions of consent
Community Planning	No objections

(b) External Referrals

The following comments have been received from external Agencies:

Department	Comments
Sydney Water	No objections, subject to conditions of consent

(c) Community Consultation

The proposal was advertised for a period of fourteen (14) days from 15 April to 28 April 2020 in accordance with Liverpool Community Participation Plan 2019. Eighteen (18) submissions including a petition with 161 signatures were received during the public consultation period objecting to the proposal. The issues of concern raised in the submissions can be summarised as follows:

Issue 1: Decreased residential amenity (both neighbouring and future residents of boarding house)

Comment: The site is located within an R3 – Medium Density Residential area and boarding houses are a permitted form of development with consent. The original proposal included a 12-room boarding house however, the applicant has amended the proposal to have a maximum of 8 rooms to be consistent with Council's development controls for boarding houses. Accordingly, the proposal is considered to provide for a satisfactory amount of residential amenity based on the number of rooms now being consistent with Council's local provisions for boarding houses.

The amended proposal has been designed to provide setbacks that are consistent with medium density residential development, such as multi-dwelling housing, which is considered to be the predominant residential built form desired in the R3 zone. The building has also been designed to comply with Council's Building Height and FSR development standards which manage the overall bulk and scale of the building. Accordingly, the building is considered to be within an acceptable envelope and would not be encroach on residential amenity from a built form perspective beyond what is considered acceptable in an R3 zone. It should also be noted

that the due to the orientation of the site the proposed building will not unreasonably cause overshadowing impacts to neighbouring dwellings from 9am – 3pm during midwinter. As a result of the amended design windows on elevations directly facing neighbouring boundaries have been designed with a high sill height to mitigate privacy issues associated with overlooking.

The applicant has also provided Council with an acoustic assessment. The acoustic report was reviewed by Council's Environmental Health Department who have raised no objections to the proposal.

The submitted Plan of Management will be imposed as a condition of consent to ensure all future residents abide by the house rules. A noise complaints register with contact details of the boarding house manager, will also be required to be available on the site at all times.

Issue 2: Absence of information from Councils website

Comment: The Liverpool Council ePlanning portal uploads documents relevant to the development for public viewing. As per policy guidelines, Council can only provide redacted versions of documents and cannot show internal layouts of residential development.

Issue 3: Proposal is an overdevelopment of land

Comment: The site is located within an R3 – Medium Density Residential area with the proposal being a permissible form of development. The development is fully compliant with the nominated controls for Floor Space Ratio, building height, Private Open Space, and is considered acceptable in terms of setbacks, landscaping and residential amenity. The development is of an appropriate bulk and scale for the locality.

Issue 4: Development is not compliant with Council's controls

Comment: The proposed development is fully compliant with the controls stipulated within the State Environmental Planning Policy (Affordable Rental Housing) 2009. The application is also compliant with Part 3.9 – Boarding House Development as per the Liverpool Development Control Plan 2008. Additionally, the application was referred to Councils Waste Management, Land Development Engineering, Community Planning, Traffic and Building Departments who have raised no objections to the proposed development, subject to conditions of consent.

Issue 5: Development will negatively impact the safety of existing community

Comment: No evidence has been submitted to Council that would support the notion that potential tenants may be of unacceptable character or may openly engage in anti-social behaviour. In order to regulate the operation and use of the boarding house, the proposed development includes a Plan of Management which will be enforced upon all occupants of the boarding house and covers codes of conduct and house rules for tenants. Tenants are also required to sign an Occupancy Agreement and make a commitment to abide by the House Rules. A further condition of consent has been imposed to ensure a noise complaints register is kept for the site and is available for Council inspection. It should be noted that a part of the rental agreement for all lodgers and to meet the definition of Boarding House under the LLEP 2008, lodgers must reside at the site for a minimum period of three months; reducing the transient accommodation occurring onsite. On this basis, Council considers there to be

sufficient measures to ensure safety is maintained in the locality in accordance with the SEPP and Council's local policies.

Issue 6: Development will cause adverse parking, traffic, and congestion issues

Comment: The application has been referred to Council's Traffic Department who have raised no objections regarding the proposed parking provision on site or issues in relation to adverse traffic and congestion impacts. The proposed development has been designed to incorporate car parking on site, with additional motorcycle and bicycle parking included. The development will not detract from on street parking availability beyond the existing on site. Additionally, the site is within close proximity to public transport options which are available to serve future occupants.

It should be noted that the development proposes four (4) car parking spaces which is fully compliant with the requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009. As such, the proposal is considered acceptable on traffic and parking grounds.

Issue 7: The development does not reflect the character of the area

Comment: As per the Liverpool Environmental Plan 2008, a boarding house is a permissible use of land in the R3 – Medium Density Residential zone. The proposed development has been designed by the applicant to incorporate a streetscape appearance that is not inconsistent with the current streetscape, which includes two storey dwellings. The development also proposes a floor space ratio (FSR) that is well within the allowable FSR for the site, which in turn results in a development that is of an appropriate bulk and scale for the locality. As demonstrated in this report, the proposal is generally consistent with Council's provisions and is therefore consistent with the desired character of the area.

Issue 8: The development will create negative social impacts for existing residents

Comment: No evidence has been submitted to Council that would support the notion that potential tenants may be of unacceptable character or may openly engage in anti-social behaviour. In order to regulate the operation and use of the boarding house, the proposed development includes a Plan of Management which will be enforced upon all occupants of the boarding house and covers codes of conduct and house rules for tenants. Tenants are also required to sign an Occupancy Agreement and make a commitment to abide by the House Rules. A further condition of consent has been imposed to ensure a noise complaints register is kept for the site and is available for Council inspection. It should be noted that a part of the rental agreement for all lodgers and to meet the definition of Boarding House under the LLEP 2008, lodgers must reside at the site for a minimum period of three months; reducing the transient accommodation occurring onsite.

Additionally, the applicant has provided a Social Impact Assessment for Council's review. The proposed development was referred to Council's Community and Social Planning Officer who has assessed the proposed development against the existing local character, access to public transport, design and socio-economic impact. Council's Community Planning Department have raised no objections to the proposed development. The development is considered to have minimal social impacts beyond what is expected in the locality and within an R3 – Medium Density Residential zone.

Issue 9: The development is not desired, especially by existing local businesses

Comment: As per the Liverpool Environmental Plan 2008, a boarding house is a permissible use of land in the R3 – Medium Density Residential zone and meets the objectives in that it will provide for the housing needs of the community within a medium density residential environment. The development is also considered to provide for housing that will meet the day to day needs of residents with access to services and facilities.

Issue 10: The design of the building is not desirable and is visually bulky

Comment: The development is fully compliant with the nominated Floor Space Ratio and building height for the site and is considered acceptable in terms of setbacks and landscaping for medium density residential development. The development is therefore considered to be of an appropriate bulk and scale for the locality.

Issue 11: The development will create adverse acoustic impacts to adjoining properties

Comment: The applicant has submitted an Acoustic Report with the application in support of the development. The application was assessed by Council's Environmental Health Department who have raised no objections to the proposal, subject to conditions and imposition of recommendations within acoustic report. A further condition of consent will be imposed to ensure a noise complaints register is kept on site at all times and is available for Council inspection. This will assist Council and neighbours in monitoring the operation of the development. The boarding house will also be operated in accordance with the Plan of Management. This will ensure house rules, including time restriction, will be upheld on site. The managers details will be made available to the public. On this basis, it is considered that there are sufficient measures to mitigate potential noise issues associated with the development.

Issue 12: The development will create adverse overshadowing and solar access impacts

Comment: The applicant was required to provide Shadow Diagrams as part of the application submission. The site is a corner allotment, with the rear private open space being orientated to the north. Due to the site orientation, the development is not considered to create any adverse overshadowing or solar access impacts to neighbouring properties. The submitted Shadow Diagrams show that neighbouring properties will receive the minimum solar access requirements.

Issue 13: Lack of community consultation

Comment: The proposed development was required to be advertised in accordance with the Liverpool Community Participation Plan 2019. The development application was advertised for a period of fourteen (14) days from 15 April to 28 April 2020. Eighteen submissions including a petition with 161 signatures were received during the public consultation period objecting to the proposal. The issues of concern raised in the submissions are taken into consideration by Council and are also required to be addressed by the applicant as part of the DA assessment process.

Issue 14: Development will have negative impact on the value of neighbouring properties

Comment: There is no evidence to suggest that the proposed development will result in the depreciation of the value of any neighbouring properties.

Issue 15: Uncertainty to the management of future boarding residents

Comment: In order to regulate the operation and use of the boarding house, the proposed development includes a Plan of Management which will be enforced upon all occupants of the boarding house and covers codes of conduct and house rules for tenants. Tenants are also required to sign an Occupancy Agreement and make a commitment to abide by the House Rules. A further condition of consent has been imposed to ensure a noise complaints register is kept for the site and is available for Council inspection. It should be noted that a part of the rental agreement for all lodgers and to meet the definition of Boarding House under the LLEP 2008, lodgers must reside at the site for a minimum period of three months; reducing the transient accommodation occurring onsite.

The boarding house will be managed by a Boarding House Manager, who has an office space within the building.

Issue 16: Site is not within close proximity to essential services

Comment: The site is located within an R3 – Medium Density Residential area and adjoins a B1 – Neighborhood Centre area. The site is also within close proximity to Hume Highway, which offers public transport services. The development is considered to be within close proximity to commercial and transport services.

Issue 17: Development is not a benefit to the existing community

Comment: The development is a permissible form of development in the R3 – Medium Density Residential zone and is considered to meet the objectives of the zone. The development is considered to provide for a variety of housing options and the housing needs of the community.

Insufficient evidence has been provided for Council's consideration that would suggest the proposal is not a benefit to the existing community of the LGA.

6.9 Section 4.15(1)(e) - The Public Interest

The proposed development is considered to be in the public interest.

7. DEVELOPMENT CONTRIBUTIONS

A Section 7.11 Development Contributions is applicable to the proposed development in accordance with Liverpool Contributions Plan 2009 and will be imposed as a condition of consent of any approval for the proposed development. The development attracts a total contribution of **\$57,182**.

8. CONCLUSION

The application has been assessed having regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979, and the Environmental Planning Instruments, including the applicable State Environmental Planning Policies, Liverpool Local Environmental Plan 2008, Liverpool Development Control Plan 2008, and the relevant codes and policies of Council.

The proposed development is unlikely to result in an adverse impact upon neighbouring properties and the locality, subject to compliance with conditions of consent.

Based on the assessment of the application, it is recommended that the application be approved, subject to the imposition of conditions.

9. RECOMMENDATION

That Development Application DA-109/2020 seeking consent for the demolition of existing structures and construction of a double storey boarding house comprising of eight (8) rooms at Lot 57, DP 26304, 27 Marsh Parade, Casula pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009 be approved, subject to conditions of consent.

ATTACHMENTS

1. **Site Plan**
2. **Ground Floor Plan**
3. **First Floor Plan**
4. **Roof Plan**
5. **Elevations and External Finishes and Colour Schedules**
6. **Sections**
7. **Erosion and Sediment Control Plan**
8. **Landscape Plan**
9. **Demolition Statement**
10. **Plan of Management**
11. **Stormwater Management Plan**
12. **Acoustic Report (Under separate cover)**
13. **Waste Management Plan**
14. **BASIX Certificate**
15. **Draft Conditions DA-109/2020**



Development Summary

Site Area	732.5 m ²
Gross Floor Area (GFA)	530.04m ² proposed
Ground Level Approx.	100.4 m ²
Upper Level Approx.	131.4 m ²
(Allowed - max. 000m ² 300m ²)	
Total Approx.	397.1 m ²
Landscaping Area (Required - 140.5 m ²)	
Achieved Approx.	295.53 m ²
Car Space (Required - 5 spaces)	
Achieved	5 car spaces
Bicycle (Required - 3 spaces)	
Achieved	3 spaces
Motor cycle (Required - 2 spaces)	
Achieved	2 spaces

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0	20/05/21	Approved as per Council report
1	20/05/21	Response to Council's 1 st
2	05/06/21	Additional information added in response to Council's 2 nd
3	09/06/21	3 rd issue
4	11/07/21	Colour 3 rd issue
5	11/07/21	Colour 3 rd issue
6	11/07/21	Colour 3 rd issue
7	11/07/21	Colour 3 rd issue
8	11/07/21	Colour 3 rd issue
9	11/07/21	Colour 3 rd issue
10	11/07/21	Colour 3 rd issue
11	11/07/21	Colour 3 rd issue
12	11/07/21	Colour 3 rd issue



Mr. Adam Ayash

Boarding House
27 Marsh Parade Casula NSW
2170

SITE PLAN

Project No.	A18010	DA-100	D
As Shown	A1	J1	J1
20/05/2021			

ArchiLAB Architects

1 Site Plan
SCALE - 1:100

ISSUE FOR DA



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1	20/02/21	Approved as per Council's request
2	26/03/21	Received to Council's RP1
3	26/03/21	Received to Council's RP1
4	04/04/21	Additional information added in response to Council's RP1
5	04/04/21	3d model
6	11/04/21	Colour 3D model
7	17/04/21	Consultation notes
8	26/04/21	Issue for DA
9	26/04/21	Issue for DA



NAME: Mr. Adam Ayash
PROJECT: Boarding House
27 Marsh Parade Casula NSW 2170

GROUND FLOOR PLAN

Project No:	A18010	DA No:	DA-101	Sheet No:	E
Issue No:	As Shown	Issue Date:	21	Issue Date:	21
Issue Date:	20/02/2021				

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1 Ground Floor Plan
SCALE - 1:100

ISSUE FOR DA



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R	11	20/02/21	Approved as per Councils request
D	12	26/12/20	Received to Councils RFI
D	13	25/08/20	Received to Councils RFI
A	14	20/08/20	Additional information added in response to Councils RFI
A	15	10/07/20	3d model
ME	16	11/07/20	Colour 3D model
PD	17	17/07/20	Consultation notes
PD	18	24/08/20	Issue for DA
DR	19	24/08/20	Issue for DA
DR	20	24/08/20	Issue for DA



Mr. Adam Ayash

Boarding House
27 Marsh Parade Casula NSW
2170

FIRST FLOOR & ROOF PLANS

Project No	DA-102	Block	E
As Shown	A1	J1	J1
Issue No			20/02/2021

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ISSUE FOR DA

1 First Floor Plan
SCALE - 1:100



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1	10/10/20	Response to Council 6/11
2	10/11/20	24/10/20
3	11/11/20	24/11/20
4	11/11/20	24/11/20
5	24/11/20	24/11/20
6	24/11/20	24/11/20



Mr. Adam Ayash

Roofing House
27 Marsh Parade Casula NSW
2170

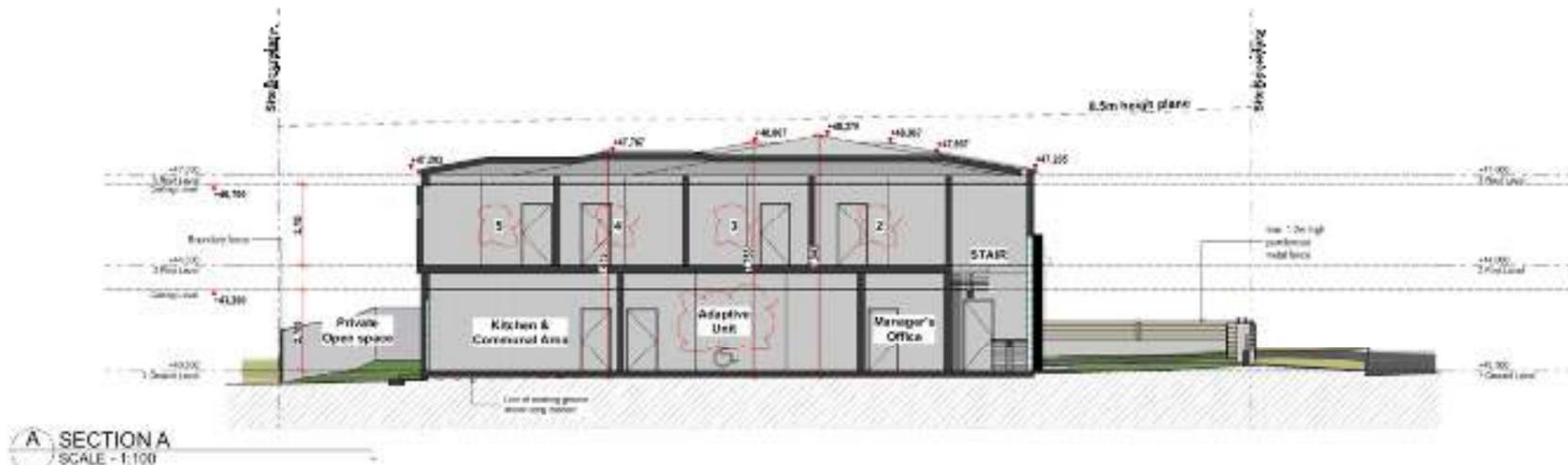
ROOF PLAN

Project No	DA-103	DA-103	B
As Shown	A1	J1	J1
Date			25/12/2020

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1. This document is a preliminary design and is subject to change without notice. It is not to be used for construction purposes. It is the responsibility of the client to ensure that all information is correct and up to date. The client acknowledges that the design is preliminary and that the final design may differ from this preliminary design. The client also acknowledges that the design is preliminary and that the final design may differ from this preliminary design. The client also acknowledges that the design is preliminary and that the final design may differ from this preliminary design.



A SECTION A
SCALE - 1:100



B SECTION B
SCALE - 1:100

P. J. COLE ARCHITECTS
Architects

Mr. Andrew Lynch

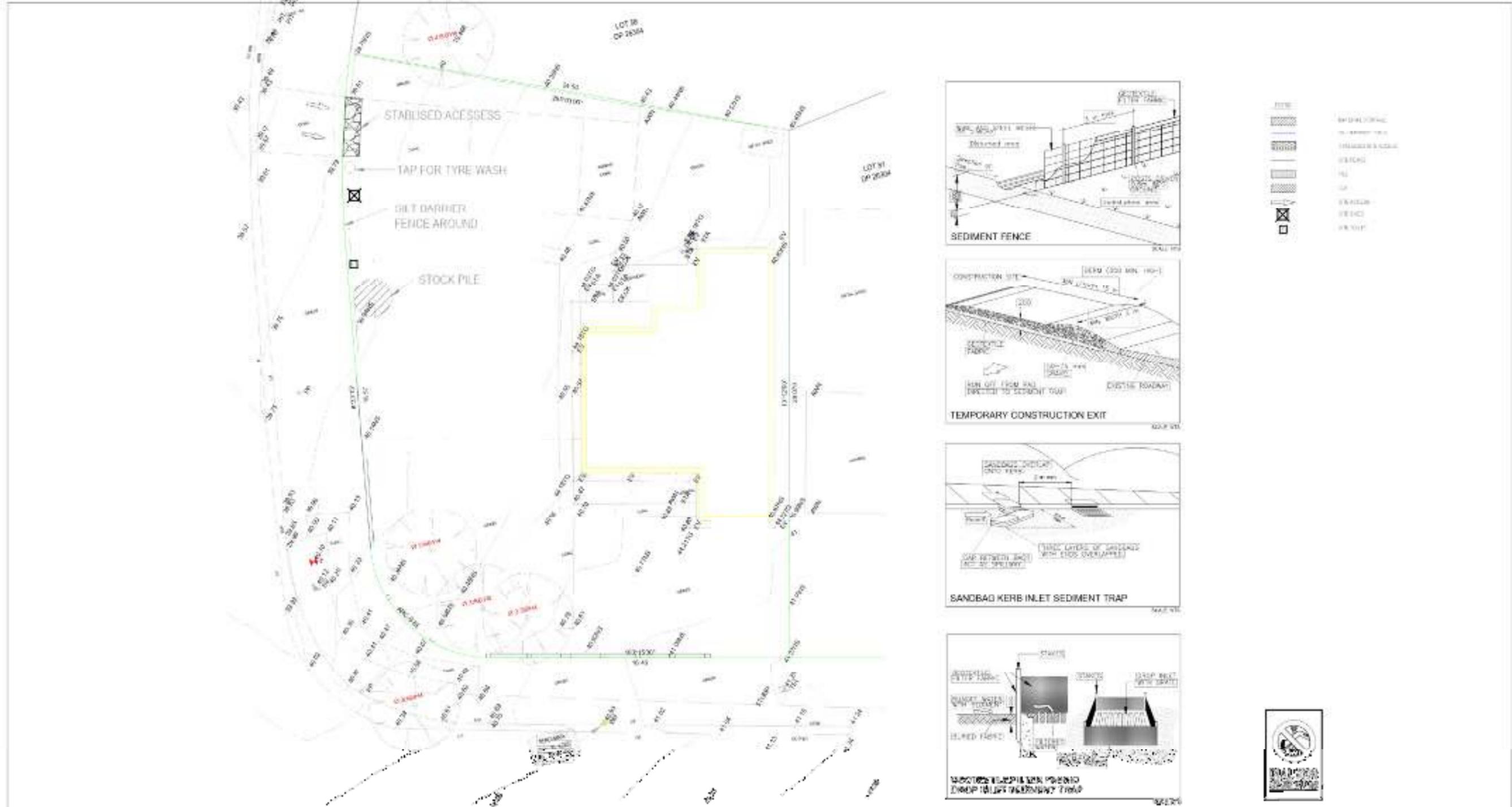
Andrew Lynch
Director of Architecture
P. J. COLE ARCHITECTS

ArchLAB

Project No.	DA-203	Sheet No.	B
Scale	As Shown	DA-203	00A/2021

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ISSUE FOR DA



NOT FOR CONSTRUCTION

<p>DESIGNING & ADMINISTRATION</p> <p>GLENFIELD STORMWATER</p> <p>3/150 (INDUSTRIAL) WINDHAM STREET SYDNEY NSW 2008 CONSULTANTS NO 1 O'MALLEY PL. GREENFIELD NSW 2167, Australia M: 0413685029 E: paramesh@glenfieldstormwater.com</p>		<p>PROJECTS</p> <p>27 MARSH PARADE</p> <p>EROSION AND SEDIMENT CONTROL PLAN</p>	<p>DESIGNED BY</p> <p>PH</p> <p>DATE</p> <p>01.10.20</p>	<p>ISSUED BY</p> <p>PH</p> <p>DATE</p> <p>01.10.20</p>	<p>SCALE</p> <p>1:100</p>
<p>NO</p> <p>1</p>	<p>DESCRIPTION</p> <p>PRELIMINARY CONCEPT FOR AUTHORITY APPROVAL</p>	<p>DATE</p> <p>01.10.20</p>	<p>DESIGNED BY</p> <p>PH</p>	<p>ISSUED BY</p> <p>PH</p>	<p>SCALE</p> <p>1:100</p>
<p>CLIENT</p> <p>MR ADAM AYASH</p>			<p>DRAWING No.</p> <p>SW1</p>	<p>REVISION</p> <p>1</p>	



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www.archilab.com.au

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

PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Acmena smithii</i> 'Hot Rush'	Hot Rush	17	300mm	1500	1000
<i>Dianella border silver</i>	Border Silver	32	100mm	300	300
<i>Dianella caerulea</i>	Blue Flag Lily	10	140mm	700	600
<i>Dianella wicksteadii</i>	Blue Flag Lily	2	250mm	1500	2500
<i>Eleocharis acicularis</i>	Quandana	2	400	3500	5000
<i>Lomandra tanki</i>	Down Lomandra	60	100mm	300	300
<i>Syzygium australe</i> 'Pinnacle'	Wattle	22	300mm	1500	2000
<i>Syzygium australe</i> 'Resilience'	Wattle	11	250mm	1500	2500
<i>Themeda australis</i>	Kangaroo Grass	18	150mm	750	600
<i>Tristania laurina</i>	Winter Gum	2	400	4000	6000
<i>Westringia javels gem</i>	Coastal Rosemary	22	150mm	1500	1000

Legend 	Project BOARDING HOUSE	Notes 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 2. See notes on drawings. 3. For double check contact Archilab Architects. 4. The design copyright and all other intellectual property is reserved and protected from use without the written permission of Archilab Architects. 5. This plan has been prepared for DA purposes only. 6. All building works shall be referred to Structure Engineer detail.	Revision Description Date	LANDSCAPE MASTER PLAN 27 MARSH PARADE, CASULA A Total Concept Landscape Architects & Swimming Pool Designers
	CLIENTS MR ADAM AYASH		Scale: 1:100 Date: 28/01/2020 Drawn: SA Checked: AC Project: 27 MARSH PARADE, CASULA	

ArchiLAB Architects

ABN: 70 628 540 214

**DEMOLITION STATEMENT
FOR DETACHED RESIDENTIAL DEVELOPMENT
AT
27 MARSH PARADE, CASULA**

ArchiLAB Architects

ABN: 70 628 540 234

Demolition Statement**27 Marsh Pde, Casula****Proposed Demolition Works:**

The proposal includes the demolition of one existing metal shed and ancillary features including existing driveway and fencing.

DemolitionMethods of demolition:

Use of machinery including a backhoe, excavators and loaders.
Materials to be removed using dump trucks and skips bins on trucks.

Handling, Storage and Disposal of materials:

Most materials are inert such as metal sheets, concrete and timber. These will be separated on-site into organic and inorganic stockpiles or removed directly from the site in separated loads. All inert materials are to be disposed of in accordance with the Waste Management Plan submitted with the development application.

It is expected that the majority of materials will be transported to an authorised waste disposal facility where any materials able to be recycled will be extracted and made available for reuse at the waste facility. Demolition, handling and disposal of materials will be conducted by a qualified contractor (see 'Qualified Persons' below).

Timing:

Demolition works are to remove structures of existing metal shed and concrete driveway/paving for new building works. Then next stage of demolition works will remove any structural materials within the proposed building's footprint.

Hoardings and fencing:

The site will be appropriately secured with security chain mesh fencing to surround the area where works are being undertaken.

Qualified persons:

At this point in time the contract for demolition has not been confirmed.

The contract will include requirements relating to removal of materials & recycling. It is expected that any consent issued be conditional to require the following details to be submitted with an application for a Construction Certificate:

- demolisher's name and contact details;
- a commitment to advise Council of intentions to commence work at least 2 days prior to commencement of work;
- scheduled date of commencement and estimated duration of demolition works;
- the location of all utility services and confirmation that services have been appropriately disconnected or otherwise treated to ensure no risks associated with demolition works; and
- a statement of qualifications verifying compliance with the safety requirements of Australian standard AS2601-1191.details of waste removal as part of the construction certificate.

David Carey
Town Planning and Development

Boarding House Plan of Management

Accompanying a development application for

Construction of a boarding house development with at-grade parking

At

Lot 57 DP 26304
27 Marsh Parade Casula

April 2021

Plan of Management for Boarding House
27 Marsh Parade Casula

1. Introduction
2. The Site
3. Boarding House Plan of Management
4. Plan of Management
 - 4.1. Purpose of the plan of management
 - 4.2. Registration of boarding house
 - 4.3. Access to plan of management
 - 4.4. Management and supervision
 - 4.5. Site manager's responsibilities
 - 4.6. Access to boarding house
 - 4.7. Occupation of boarding house
 - 4.8. Visitors
 - 4.9. Fire Safety
 - 4.10. Notice Board
 - 4.11. Complaint Register
 - 4.12. Pets
 - 4.13. Review of plan of management

Attachment 1 – Approved Plans

Attachment 2 – Development Consent

Attachment 3 – House Rules

Plan of Management for Boarding House
27 Marsh Parade Casula

1. Introduction

David Casey Town Planning and Development has been requested to prepare a Plan of Management to accompany a Development Application for a boarding house development at 27 Marsh Parade Casula.

2. The Site

The site of the proposed boarding house is 27 Marsh Parade Casula or Lot 57 DP 26304.

3. The Boarding House Development

The boarding house comprises the following:

- 8 boarding rooms including one adaptive rooms
- 1 manager's office
- Two kitchen and communal areas
- 6 car parking spaces including two disabled spaces
- 2 motorcycle spaces
- 3 bicycle spaces
- Common laundries and bathrooms
- Indoor and outdoor communal areas

Table 1 provides a summary of the boarding rooms:

Table 1 – Boarding Rooms Summary

	Single rooms	Double rooms	Total rooms	Total occupants
Manager	1	0	1	1
Ground Floor	0	1	1	2
Level 1	0	7	7	14
Total	1	8	9	17

A copy of the plans for the boarding house are included as attachment 1.

4. Plan of management

4.1 Purpose of the plan of management

The purpose of this Plan of Management (PoM) is to outline the operational management controls which will apply to the boarding house at the Site to:

- Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.
- Minimise the adverse impacts to adjoining properties and the locality.
- Maintain the internal and external appearance of the boarding house.
- Identify a procedure for reporting, processing and resolving complaints.
- Make provision for the PoM to be amended, as necessary over time, with the approval of Council, in order to facilitate timely and responsive operational changes to improve and maintain residential

Plan of Management for Boarding House
27 Marsh Parade Casula

amenity both within and external to the Site.

4.2 Registration of boarding house

The Boarding House will be registered with the relevant State government authority and the Council.

4.3 Access to plan of management

A copy of the PoM will be provided to each boarding house occupant and will be made available to all persons involved in the operation and management of the boarding house.

The PoM will be available for viewing within either the communal living area or kitchen area of the boarding house and will be made available on request to the Site Manager.

4.4 Management and supervision

The boarding house is to be managed by a Site Manager who will be contactable 24 hours a day, 7 days a week.

The contact details for the Site Manager will be placed on each of the community notice boards required to be installed. The Manager's details are as follows:

Name:

Contact phone number:

The name and contact details of the Site Manager will be provided to Council. Any changes must be notified to Council immediately.

A clearly visible sign with the name and telephone number of the Site Manager will be displayed externally at the front entrance of the boarding house and internally in the common area.

The Site Manager will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent for the boarding house. A copy of the Development Consent is at Attachment 2.

4.5 Site Managers Responsibilities

The Site Manager will monitor and supervise the following aspects of the boarding house:

House rules	<p>A sample of the House Rules is contained in Attachment 3.</p> <p>The House Rules will be prominently displayed in the common areas and entry point of the boarding house.</p> <p>The House Rules will be attached to the Lease Agreement of each tenant and will require mandatory compliance.</p>
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Plan of Management for Boarding House
27 Marsh Parade Casula

	<p>The Site Manager will ensure that the occupants comply with the House Rules. If the House Rules are broken, the Site Manager will deal with the noncompliance within 24 hours and issue a notice in writing of the breach of the rules with a requirement that the breach ceases immediately.</p> <p>The resident may request a meeting with the Site Manager to discuss the issue.</p> <p>The Site Manager will keep a Register containing details of any breach of the House Rules and the measures employed to remedy that breach.</p> <p>The Site Manager will keep minutes of meetings and attach these minutes to the Register.</p>
Occupancy rate	<p>The maximum guest number for each room will be documented in the Lease Agreement between the landlord and the tenant. There will be bi-monthly inspection of each room to ensure compliance with the Lease Agreement and House Rules.</p>
Impact to adjoining properties	<p>This will be managed through the House Rules as well as any complaints received from neighbouring residents.</p> <p>A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed.</p> <p>The Site Manager will ensure that noise from the boarding house does not unreasonably impact surrounding residents and neighbours.</p> <p>This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas).</p>
Complaint Register	<p>A complaint register will be maintained by the Site Manager. All complaints logged will be recorded in this register and be available for Council inspection (refer Part 4.11).</p>
Minimisation and Recycling	<p>The site manager will ensure that a cleaner attends the boarding house twice weekly to ensure that the common areas, private open space, car parking and general outside areas of the boarding house are kept clean, tidy and</p>

Plan of Management for Boarding House
27 Marsh Parade Casula

	<p>disinfected to a professional standard.</p> <p>Each room will be provided with a waste disposal container.</p> <p>The Site Manager will ensure that occupants place all non-recyclable waste in the garbage bins and that all recyclable waste is placed in the recycling bins provided.</p> <p>Each boarding room is to be cleaned after a resident vacates that room and before a new tenant occupies that room.</p> <p>Garbage will be collected by a truck coming inside the property and then leaving. The boarding house manager shall ensure that residents and visitors do not park in the way of the truck on waste collection days.</p>
Safety and security	<p>Internal signage will be prominently displayed to provide the Site Manager's contact details, as well as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, locksmith, security and cleaning services.</p> <p>The Site Manager will provide occupants with a key to their room and the common areas once they have entered into a Lease Agreement.</p> <p>The Site Manager will check equipment, fittings and furnishings and maintain them in safe working order.</p> <p>If equipment is identified as unusable, these items will be tagged appropriately and a replacement or repair organised within a reasonable period.</p> <p>The Site Manager will ensure laundry facilities are maintained in safe working order.</p>
Tenant selection	<p>The Site Manager will ensure that all tenants submit a tenancy application, together with appropriate identification and verification checks prior to entering into a Lease Agreement.</p> <p>All tenants will be screened through the National Tenancy Database, criminal record,</p>

Plan of Management for Boarding House
27 Marsh Parade Casula

	<p>employment and reference checks.</p> <p>The Manager will allocate boarding rooms on a first come basis with the accessible rooms to be allocated last. Priority for the accessible rooms will be given to those in need of accessible facilities. If all rooms are occupied when a boarder needing accessible facilities seeks accommodation at the boarding house, they will be placed at the top of a waiting list. If a person not in need of accessible facilities occupies an accessible room and another non-accessible room becomes available, they will be asked to move to allow those on a waiting list who are in need of accessible facilities to be allocated the accessible room.</p>
Car parking	Car parking on site will be available on a first come basis except for the disabled space which must remain vacant for use by boarders with a disability where there is a boarder with a disability.
Signage	The Site Manager will ensure that adequate signage is provided which identifies each of the rooms in the boarding house by number and that there are suitable signs located within the boarding house to allow both residents and visitors to find the appropriate rooms and facilities in the boarding house.
Landscape Maintenance	The site manager will ensure that all landscaping within the site is maintained in a suitable manner.

4.6 Access to boarding house

The boarding house is to be accessible 24 hours a day, 7 days a week and, where necessary, through the use of a security card to access particular areas of the boarding house (i.e. inside). Alternatively, access is to be provided by appointment with the Site Manager.

The opening hours of the communal areas shall be as follows, unless separately agreed with the Site Manager.

Outdoor communal areas	The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 9:00pm, 7 days a week.
Indoor communal areas	The indoor communal areas will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.
Communal laundry areas	Communal laundry areas will be available for use at all times

Plan of Management for Boarding House
27 Marsh Parade Casula

	between 6:00am and 10:00pm, 7 days a week.
--	--

4.7 Occupation of boarding house

A maximum of one (1) occupant is permitted in each single boarding room and two (2) occupants per double boarding room which will be nominated on the Lease Agreement.

Occupants will be provided with the following:

- A copy of this Plan of Management.
- A copy of their Lease Agreement. Rooms are to be leased for a minimum period of 3 months.
- One (1) key per occupant to access their room and designated communal areas as deemed necessary by the Site Manager.
- Access to all nominated communal areas deemed necessary by the Site Manager.
- Working door locks to individual rooms.
- A waste disposal container.
- Adequate furniture to ensure that the amenity of the residents is maintained, including:
 - bed
 - wardrobe
 - table
 - chair
 - lamp
 - waste and recycling containers
 - window coverings
 - phone connection
 - electrical power points (x2)
 - television outlet
 - sink
 - cupboard space
- Access to working laundry facilities in the form of a washing machine and dryer.
- A copy of the Fire Safety Plan.
- Fittings, equipment and furnishings which are maintained in safe working order.
- Soaps, cleaning facilities and cooking implements such as pots and pans in the common kitchen area.
- The communal kitchen is to be fitted out in accordance with the approved plans.
- The ground floor communal room will be provided with the following:
 - Television
 - Lounge chairs
 - Outdoor BBQ facilities
 - Outdoor furniture

4.8 Visitors

Any visitors will be accompanied at all times by an occupant of the boarding house. Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week.

Visitors will conduct themselves in a responsible and courteous manner while on the premises so as not to negatively impact the amenity of other occupants and surrounding residents.

Plan of Management for Boarding House
27 Marsh Parade Casula

Occupants are responsible for ensuring all visitors comply with the House Rules outlined in **Attachment 3**. Failure to do so may result in visitors, and in certain cases occupants, being evicted from the boarding house.

4.9 Fire Safety

The boarding house will comply with essential fire safety measures outlined in the *Environmental Planning and Assessment Regulation 2000*, including but not limited to the following:

- a. A copy of the annual fire safety statement and current fire safety schedule for the boarding house will be prominently displayed in the boarding house entry area.
- b. A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- c. The Site Manager will be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.
- d. The boarding house will obtain annual certification for the essential fire safety measures to comply with the *Environmental Planning and Assessment Regulation 2000*.

4.10 Notice Board

Appropriate notice boards will be placed around the boarding house to provide information to occupants.

The notice boards are to be placed at the following locations to ensure equitable access to all residents:

- a. Within the entrance foyer and outside the Site Manager's Office, and/or in the communal lounge room of the boarding house.
- b. On the ground floor opposite the lift

4.11 Complaint Register

The Site Manager is to maintain a complaints register of both public (external) and occupant (internal) complaints.

The register will contain forms to be completed by the Site Manager, occupants and/or complainants. The form is to record the name, address, phone number and date of any person making a complaint and the details of the complaint. Only complaints where all the above information is given are to be recorded in the register.

The Site Manager will respond to a complaint whether written or oral within 24 hours and provide the reference number of the complaint.

The Site Manager will respond within 7 days to a complaint in writing. Should more than 7 days be required to respond to the complaint, the Site Manager will advise the complainant of why additional time is required to address the issue and provide an approximate time frame to enable a response.

The complainant may request a meeting with the Site Manager to discuss the issue. The Site Manager will keep minutes of any such meeting and attach the minutes to the Complaint Register. Incident Reports can be lodged by any person relating to an incident, crime, or nuisance associated

Plan of Management for Boarding House
27 Marsh Parade Casula

with the premises. An Incident Report form will be made available by the Site Manager upon request.

Incident Reports will be lodged with the Site Manager and actioned in accordance with the procedure outlined above.

4.12 Pets

No pets are allowed within the boarding house without the prior approval of the Site Manager.

4.13 Review of plan of management

The PoM will be reviewed on an annual basis and completed prior to 30 June of each year.

The Site Manager is responsible for overseeing each annual review and amending the PoM as necessary.

Modification to the PoM must be consistent with the conditions of consent and any modified PoM will be forwarded to the Council.

The PoM (including House Rules) may be varied from time to time by the Council, on the application of the owner/Site Manager, without the need for formal modification of the development consent.

Once modified, the Site Manager will provide an updated copy of the PoM to all occupants.

Plan of Management for Boarding House
27 Marsh Parade Casula

Attachment 1 – Approved Plans

Plan of Management for Boarding House
27 Marsh Parade Casula

Attachment 2 – Development Consent

Plan of Management for Boarding House
27 Marsh Parade Casula

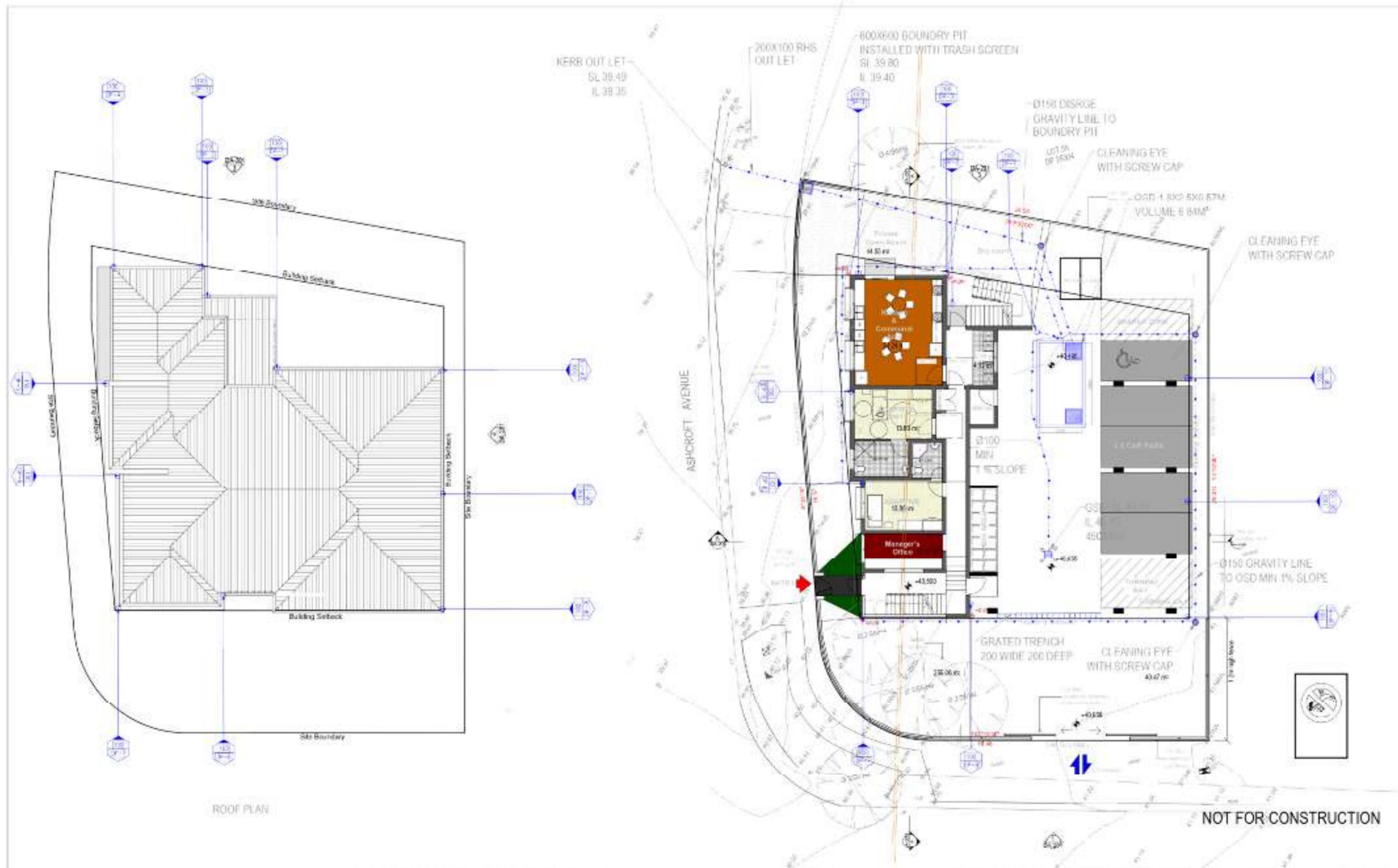
Plan of Management for Boarding House
27 Marsh Parade Casula

Attachment 3 – House Rules

Resident and guest behaviour	Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents and neighbouring properties.
Smoking	Smoking is not permitted within any part of the boarding house, in the external areas of the boarding house or in the street in front of the boarding house
Amplified and live music	All residents are to ensure that music is to be of a volume which does not unreasonably impact on the amenity of other residents.
Maintenance of rooms	Residents must maintain their rooms: <ul style="list-style-type: none"> - In a clean manner - In a way which does not interfere with the reasonable comfort of other residents - In a way which does not create a fire or health hazard Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility of the boarding house.
Guests	Residents must make sure their guests are aware of, and follow, the House Rules. No guests are allowed into the boarding house before 7:30am and after 10:00pm
Pets	Pets must not be kept on the premises without the permission of the Site Manager.
Garbage	Garbage is to be enclosed in a plastic bag (tied at the top) and placed in the bins in the garbage area. No domestic rubbish, food scraps, food wrappers, goods or materials are to be left in the hallways, common areas or outside the boarding house.
Fire Safety	Occupants are to familiarise themselves with the safety and evacuation procedures located in the hallway and back of room doors, location of fire blankets and fire extinguishers.
Noise	Noise is to be kept to a minimum at all times. Please enter and leave the premises quietly.
Security	The front door of the premises is to be locked at all times. Please do not let anyone in the premises who has no legitimate reason to be there.
Outdoor communal areas	The outdoor communal areas will be available for the use of occupants, at all times between 7:30am and 9pm, 7 days a week
Indoor communal areas	The indoor communal areas will be available for use of occupants, at all times between 6am and 10pm, 7 days a week

Plan of Management for Boarding House
27 Marsh Parade Casula

Communal laundry areas	Communal laundry areas will be available for use at all times between 6:00am and 10:00pm, 7 days a week.
Alcohol / Drugs	Alcohol and drugs are strictly prohibited from being consumed in the boarding house or in the public areas fronting the boarding house.



REVISIONS & AMENDMENTS			GLENFIELD STORMWATER		PROJECT		PROJECT NUMBER	DRAWN BY	DATE	PRINT DATE		
REV.	DESCRIPTION	DATE	STORMWATER, HYDRAULICS AND CIVIL ENGINEERING CONSULTANTS NO 1 O'MALLEY PL GREENFIELD NSW 2167, Australia M: 0413685029 E: paramesh@glenfieldstormwater.com		BOARDING HOUSE		191024	PH	01.10.20	01.10.20		
0	FOR AUTHORITY APPROVAL	05.11.19			27 MARSH PARADE		APPROVED BY	CHECKED BY	SHEET SIZE	SCALE		
1	FOR AUTHORITY APPROVAL	01.10.20			PARAMESH HALARADHYA MBAust, CPEng NER (904105)		PH	PH	A1	1:100		
					DRAWING CONTENT		CLIENT		DRAWING No.	REVISION		
					MR ADAM AYASH		SW1	1				

WASTE MANAGEMENT PLAN

OUTLINE OF THE PROPOSAL	
Project	Boarding House Development
Site Address	27 Marsh Pde, Casula
Client	Mr Adam Ayash
Client's Address	27 Marsh Pde, Casula
Building and other structures currently on the site:	
Single storey veneer house with roof tiles and metal a roofed garage at the rear of the dwelling	
Description of proposal:	
Demolishing all existing buildings and propose 2 storey boarding house.	

Note:

If more than 10m² of asbestos construction material is found across all the structures to be demolished, including the outbuildings, all asbestos stripping, wrapping and tipping works must be carried out by a licenced asbestos contractor. Lucas Heights Resource Recovery Park is the licenced waste facility at which asbestos materials will be disposed.

SECTION 4: DESTRUCTION				
Materials		Destinations		
Material	Estimated Volume (m³ or m²)	Re-use and Recycling		Disposed
		RECYCLE Proposed Facilities / On-Site Recycling	OFF-SITE Recycling and Re-use Centres	
Excavation Material	20 m ³	100%	Nil	Lucas Heights Resource Recovery Park Little Forest Rd, Lucas Heights
Green Waste	40 m ³	Nil	100%	Glades Resource Recovery Park Mills Road, Glades
Bricks	17.4 m ³	Nil	100%	Lucas Heights Resource Recovery Park Little Forest Rd, Lucas Heights
Concrete	3.2 m ³	Nil	100%	Lucas Heights Resource Recovery Park Little Forest Rd, Lucas Heights
Timber	8.3 m ³	100%	Nil	Second Hand Recycling Centre 102 Abercromby Rd, Hecklethorpe
Plasterboard	4.3 m ³	Nil	100%	Steel Recycling Melbourne Road, Stotherts Park
Metal	90 m ³	Nil	100%	Second Hand Recycling Centre 102 Abercromby Rd, Hecklethorpe
ROOF TILES	2.0 m ³	Nil	100%	Lucas Heights Resource Recovery Park Little Forest Rd, Lucas Heights

SECTION 2: CONSTRUCTION				
Materials		Construction		
Material	Estimated Volume (m³ or m²)	Recycle and Reuse (m³)		Disposal
		On-site recycling (m³) or other recycling	Off-site construction recycling (m³)	
Excavation Material	2 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Screen Sludge	1.0 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Reef Sand	1.5 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Gravel	1 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Trench	1 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Flashed Sludge	99 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Reef Sand	2 m ³	Nil	Nil	Lower Heights Resource Recovery Park Little Forest Rd, Lower Heights
Gravel				

SECTION 3: ON-GOING USE OF A PREMISE			
Type of Waste to be Generated	Approximate Volume (per week)	Proposed on-site storage and treatment facilities	Notes/notes
General Recyclables:- <ul style="list-style-type: none"> • Plastic • Paper • Cardboard • BOTTLES • Glass 	300L	Info provided via designated recycling bin placed in appropriate area	For collection on appropriate day by private contractor from Council facility.
General waste:- <ul style="list-style-type: none"> • Soft waste • Food scraps 	1000 L	Info provided via designated city waste bin placed in appropriate area	For collection on appropriate day by private contractor from Council facility.
General Organics:- <ul style="list-style-type: none"> • Grass clippings • Tree prunings 	100 L	Deposited into dedicated receptacle of an on-site composting and mulch machine which are placed into the Council provided garden organic bin.	For collection on appropriate day by private contractor from Council facility.

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1191801S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/28/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 09 April 2021

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project Summary	
Project Name	Boarding House - 27 Marsh Parade Plan Details
Address	27 Marsh Parade CASULA 2170
Local Government Area	Liverpool City Council
Plan Type and Code	deposited 28304
LATPA	57
Number of	-
Resident Type	separate dwelling house
No. of Bedrooms	8
Proposed Values	
Water	✓ 41 Target 48
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 50 Target 60

Certificate Prepared by	
Name	Maria Yezoung Maria MALAB Architects Pty Ltd
Address	Unit 10/100 Railway Parade

Description of project

Project details		Greenhouse gas and thermal loads	
Proposed name	Knocking Home - 27 Marsh Parade Casula	Greenhouse gas	n/a
Street address	27 Marsh Parade Casula 2170	Greenhouse gas	n/a
Local Government Area	Liverpool City Council	Greenhouse gas	n/a
Plan type and plan number	Development Plan 2024	Greenhouse gas (kWh/m ² .year)	n/a
Lot no.	67	Greenhouse gas (kWh/m ² .year)	n/a
Section no.	-	Greenhouse gas (kWh/m ² .year)	n/a
Project type		Greenhouse gas and thermal loads	
Project type	residential house	Greenhouse gas (kWh/m ² .year)	n/a
No. of bedrooms	3	Greenhouse gas (kWh/m ² .year)	n/a
Energy ratings		Greenhouse gas and thermal loads	
Star rating (6/6)	7/6	Greenhouse gas (kWh/m ² .year)	41
Star rating (6/6)	2/6	Greenhouse gas (kWh/m ² .year)	Pass
Star rating (6/6)	2/6	Greenhouse gas (kWh/m ² .year)	50
Star rating (6/6)	4/6	Greenhouse gas (kWh/m ² .year)	Target 50
Star rating (6/6)	2/6	Greenhouse gas (kWh/m ² .year)	Target 50

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on C/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Stormwater tank			
The applicant must install a stormwater tank with a capacity of at least 1500 litres on the site. This stormwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the stormwater tank to collect runoff from: <ul style="list-style-type: none"> at least 305 square metres of roof area of the development (excluding the area of the roof which drains to any rainwater tank or private dam) at least 200 square metres of impervious areas 		✓	✓
The applicant must connect the stormwater tank to <ul style="list-style-type: none"> a sub-surface or non-aerosol irrigation system, or if the stormwater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (note: NSW Health does not recommend that stormwater be used to irrigate edible plants which are consumed raw.) 		✓	✓

Thermal Comfort Commitments				
General features	Show on DA plans	Show on Cc/CDC plans & specs	Certifier check	
The dwelling must not have more than 2 storeys	✓	✓	✓	
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓	
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓	
The dwelling must not contain third level habitable attic room.	✓	✓	✓	
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				
Construction	Additional insulation required (R-Value)	Other specifications		
floor - concrete slab on ground, 140 square metres	nil			
floor - above habitable rooms or mezzanine, 80 square metres, framed	nil			
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)			
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 5 (up), roof: fallsarking	framed, light (solar absorptance < 0.475)		
Note <ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. 				
Note <ul style="list-style-type: none"> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. 				

Thermal Comfort Commitments					
Windows, glazed doors and skylights	Show on DA plans	Show on CC/DC plans & specs	Certifier check		
<p>The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection <ul style="list-style-type: none"> - Aluminium single clear - Aluminium double (air) clear - Timber/UPVC/tinted glass single clear - Timber/UPVC/tinted glass double (air) clear For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
K101 D01	2400	1800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/tinted glass, single, Lo-Total Low-e)	eave 250 mm, 420 mm above head of window or glazed door	>4 m high, 2.5 m away
B05 W01	600	2057	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/tinted glass, single, Lo-Total Low-e)	eave 250 mm, 900 mm above head of window or glazed door	2.4 m high, 2.5 m away
K102 W01	800	1650	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/tinted glass, single, Lo-Total Low-e)	eave 860 mm, 0 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on Cc/DC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating gas storage with a performance of 3.5 stars	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: interlocked to light Kitchen: individual fan, not ducted; Operation control: interlocked to light Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps. <ul style="list-style-type: none"> at least 8 of the bedrooms / study; dedicated at least 2 of the living / dining rooms; dedicated the kitchen; dedicated 	✓ ✓ ✓	✓ ✓ ✓	

Energy Commitments	Show on DA plans	Show on Cc/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/kitchens; dedicated • the laundry; dedicated • all hallways; dedicated 		<p style="text-align: center;">></p> <p style="text-align: center;">></p> <p style="text-align: center;">></p>	<p style="text-align: center;">></p> <p style="text-align: center;">></p> <p style="text-align: center;">></p>
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting	>		>
The applicant must install a window and/or skylight in 9 bathroom(s)/kitchen(s) in the development for natural lighting	>		>
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling		>	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions		>	
The applicant must install a fixed outdoor clothes drying line as part of the development.		>	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/DC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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DRAFT CONDITIONS OF APPROVAL

Council has imposed the following conditions under the relevant planning instruments and policies.

A. THE DEVELOPMENT

1. Approved Plans

Development the subject of this determination notice must be carried out generally in accordance with the following paragraphs marked as follows, except where modified by the undermentioned conditions.

a. Architectural Plans:

Plan Name	Prepared By:	Project No:	Revision	Drawing No:	Date
Site Plan	ArchilAB Architects	A18010	D	DA-100	20/02/2021
Ground Floor Plan	ArchilAB Architects	A18010	E	DA-101	20/02/2021
First Floor & Roof Plans	ArchilAB Architects	A18010	E	DA-102	20/02/2021
Pool Plan	ArchilAB Architects	A18010	D	DA-100	20/02/2021
Site Plan & External Features & Colour Schedules	ArchilAB Architects	A18010	E	DA-101	20/02/2021
Section	ArchilAB Architects	A18010	K	DA-102	08/04/21
Environ and Soilment Control Plan	Stoddard Stoddard	18/024	1	0001	01/10/20

- Landscaping Plan Prepared By: A Field Concept, Prepared For: 27 Marsh Parade, Casula, Drawing No: LAM, Dated: 14/01/20;
- Compliance Statement Prepared By: ArchilAB Architects submitted with DA-109/2020;
- Roofing Plan: Plan of Management Prepared By: David Corey Town Planning and Development, Dated: April 2021 submitted with DA-109/2020;
- Storm Water Management Plan: Prepared By: Stoddard Stoddard, Project No: 18/024, Revision: 1, Dated: 01/10/20;
- Acoustic Report Prepared By: Wilson Acoustic Pty Ltd, Reference: 4220200100022020/27MarshParade_Casula_LA, Dated: 2 October 2020;



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- g. Waste Management Plan Prepared By: ArchiLAB Architects in conjunction with Ecobiosphere;
- h. Noise Certificate Prepared By ArchiLAB Architects Pty Ltd, Casula NSW 2170/2171, Dated 6 April 2021.

2. Works at the foot of Council

All materials, drainage works and structures, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.

3. Comply with Environmental Planning and Assessment Act 1979

The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringement or service of a notice and order by Council.

4. National Construction Code

All aspects of construction shall comply with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements may be achieved by:

- a) Complying with the Deemed to Satisfy Provisions; or
- b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provisions, or a combination of a) and b).

5. Plan of Management

The approved Plan of Management is to be implemented and adhered to at all times. If the approved plan of management is required to be amended by the manager or operator or the premises this must be done by way of a Section 4.72 Modification Application to be approved by Liverpool City Council.

6. Remediation Bush Sydney Water

The development must be carried out in accordance with the terms and conditions provided by Sydney Water, dated 26 May 2021. See Attachment 8 of this consent.



E. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with or achieved prior to the issue of a Construction Certificate by the Principal Certifying Authority.

7. Section 7.11 Payment (Liverpool Contributions Plan 2018 – Established Areas)

As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2018 – Established Areas as amended.

The total contribution is \$77,182 and will be adjusted at the time of payment in accordance with the contributions plan.

A breakdown of the contributions payable is provided in the attached payment form.

The Contributions Plan may be inspected online at www.liverpool.nsw.gov.au

Payment must be accompanied by the attached form.

8. Fee Payments – Land Development

Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application/Construction Certificate.

The following fees are applicable and payable:

- a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a retaining wall to be constructed by excavation;
- b) Fee associated with Application for Permission Carry Out Work Within a Flood, Park and Heritage Reserve, etc;
- c) Long Service Levy payment is applicable on building work having a value of \$20,000 or more, at the rate of 0.25% of the cost of the work. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1988, is to be forwarded to the Long Service Levy Corporation or the Council prior to the issuing of a Construction Certificate, in accordance with clause 4.5 of the Environmental Planning & Assessment Act 1979.

These fees are rebated annually and will be calculated accordingly.



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8. Approved Landscape Plan

The approved Landscape Plan proposed by A Total Concept, creating the LRP, dated 14/01/2020, shall be amended to reflect the approved Site Plan prepared by Architects Architects, project number A10010, revision 05, drawing number DA-109, dated 20/02/2021.

9. New Programs – Road Opening

All fees associated with a road opening permit required for the construction, extension or amplification of any works within Council's road reserve must be paid to Council and comply with the ROL. A separate form must be submitted in conjunction with payment of the fees. The fees include the standard road opening permit fee and any additional fees that may be required as a result of the works.

10. Performance Conditions

In accordance with Section 4.1(1)(v) of the Environmental Planning & Assessment Act 1979 and clause 83 of the Environmental Planning & Assessment Regulation 2000, it is a prescribed condition that all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:

- (a) Complying with the Rules in the Code; or
- (b) Providing an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Council in Safety Certificate, or a combination of (a) and (b).

11. Long Service Levy

Long Service Levy payment is applicable on building work having a value of \$25,000 or more at the rate of 0.25% of the cost of the works. The required Long Service Levy payment, under the Building and Construction Authority Long Service Payments Act 2018, is to be remitted to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 8.9 of the Environmental Planning & Assessment Act 1979.

12. Site Development Work

Site development work in the form of excavation, underpinning or other works must not take place, and work must be a CC has been issued.

13. Notifications

The notifying authority must advise Council, in writing of:



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- a) The name and contractor licence number of the licensee who has contracted to do or intend to do the work; or
- b) The name and permit of the contractor who intends to do the work. If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.

13. 5444 Roads Act – Other Works in the Public Road

Enter to the base of a Construction Certificate, a Section 5444 Roads Act application, including payment of fees, shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to:

- a) Utility works (including both maintenance and reduction in utility crossings);
- b) Road opening for utilities and drainage (including sewerage connection to Council infrastructure); or
- c) Road occupancy or road closures.

All work shall be carried out in accordance with the Roads Act approval, the development consent including the sealed approval plans, and Liverpool City Council's specifications.

Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.

14. 5444 Roads Act – Structures Requiring Approval of Civil Engineers

Enter to the base of a Construction Certificate for building or installation under the Certifying Authority shall require that a Civil Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), the provider of the white concrete path in Marsh Parade and adjacent footpaths.

Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specifications for Civil Works, Standard Specifications and best engineering practice.

Note: Where Liverpool City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.



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17. Mitigation Report

A Mitigation report of all infrastructure marking the development in Marsh Parade and Parramatta Avenue is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutters, footpaths, services and street trees and to extend from either side of the development.

18. Access, Car Parking and Accessway – Minor Detail aspect

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the proposed development are in accordance with AS 2884.1, AS2884.2, AS2884.3 and Liverpool City Council's Development Control Plan.

19. Provision of Services – Sydney Water

An application to obtain a Division 78 Compliance Certificate under the Sydney Water Act 1994, must be lodged with Sydney Water. To facilitate this, an application must be made through an authorised Water Servicing Contractor. Please refer to the "Building and Developing" section of Sydney Water's web site at www.sydneywater.nsw.gov.au, or telephone 13 23 42.

Following receipt of the application, a 'Notice of Requirements' will detail water and sewer connections to be built and charges to be paid. Please make early contact with the Contractor, since building of water/sewer connections can be time consuming and may impact on other services and building, site-work or landscape design. A copy of the 'Notice of Requirements' must be submitted to the PCC.

20. Provision of Services – Endeavour Energy

Written statements from Endeavour Energy, stating that standard services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the PCC.

21. Provision of Services – Telecommunications

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following requirements of the Telecommunications Act 1997:

- a) For a fibre ready facility, the NBN Co's standard specifications current at the time of installation, and
- b) For a line that is to connect a site to telecommunications infrastructure related to the premises, the line shall be located underground.



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Unless otherwise approved by relevant authorities legislation at the time of construction, the development must be provided with all necessary pits and pipes, and suitable to accommodate the future connection of open water technology telecommunications.

23. Retaining Walls on Boundary

All retaining walls shall be of masonry construction and must be totally within the property boundary, including footings and agricultural drainage lines. Consideration of retaining walls or associated drainage works along common boundaries shall not compromise the structural integrity of any existing structures.

Where a retaining wall exceeds 600mm in height the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of work on the retaining wall.

24. Cladding

Prior to issue of a construction certificate the certifier must be satisfied that all proposed cladding, including material and systems forming part of external walls comply with the NCC, BCA and relevant Australian Standards. The certifier must be able to demonstrate compliance with evidence of suitability as per clause A2.2 of the BCA for all products/systems proposed.

25. Products Listed Under the Building Products (Safety) Act 2017

No building products that are banned, or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are to be used in the construction of the development.

26. Fire Safety Measures

A schedule specifying all of the essential fire safety measures, which are required for the building, shall be attached to the CC and submitted to Council, in compliance with the provisions of the EPA Regulation.

The schedule must detail:

- the measures that are to be proposed to be implemented in the building provision, and
- the minimum standard of performance for each measure.



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26. Telecommunications - Location

Encourage every effort to be made clear of all utility services. It is recommended that discussions be held with the relevant authorities before construction works commence. Council does not accept any responsibility for utility service location.

27. Crime Prevention through Environmental Design

The following Crime Prevention through Environmental Design (CPTED) principles are to be incorporated into the building:

- Eliminate items which are dangerous.
- CLAY for the ground level, unclipped paths, car parks, etc and the exterior of the building.
- Lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS/NZS. A lighting maintenance policy should be established. Security lighting should be installed in and around the building and such that not impact on any adjoining properties. The lighting should be vandal resistant, especially outdoor lighting.

28. On-Site Detention

On-site detention shall be provided generally in accordance with the concept plans lodged for assessment approval, prepared by Glenfield International, reference No: 18/0284, condition 9, dated 21.10.2018.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the on-site detention system are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of a Construction Certificate the Building Authority shall ensure that the on-site detention system has been designed in accordance with Liverpool City Council's Design Guidelines and Liverpool City Council's On-Site Stormwater Detention policy and Technical Specification.

29. Recommendations of Acoustic Report

The recommendations provided in the approved acoustic report titled Acoustic Report Proposed Building House 27 Marsh Parade, Casula NSW (Ref: 4927202005220427MarshParade_DAs) prepared by Collins Acoustic Pty Ltd dated 2 October 2020 shall be implemented and incorporated into the design and construction



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of the development and be shown on plans accompanying the Construction Certificate application.

The structural methodology and plans accompanying the Construction Certificate application shall be assessed and verified in writing by a suitably qualified structural consultant in written accordance with the requirements of the aforementioned structural report. The written certification from the suitably qualified structural consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

In addition, as per the reports recommendations, the assessment of the mechanical plant such as air conditioning and their noise impact is to be assessed during the detailed design stage and any recommendations are to be incorporated into the design.

The 'Suitably qualified structural consultant' means a consultant who possesses Australian Professional Engineer membership or who is employed by an Association of Structural Engineers (ASSE) member firm.

30. Waste Management

The following conditions must be included with:

- a. Prior to the issue of the Construction Certificate, the waste management plan is to be revised to comply with that of legislation, regulations and other provisions contained by the NSW EPA and Statutes in respect to the handling of asbestos containing materials as follows:
 - i. Prior to the issue of the Construction Certificate, the removal of asbestos, care and storage plan for the property are to be revised and included in the waste management plan, to the satisfaction of the Principal Certifying Authority.
 - ii. All waste management facilities shall comply with the Liverpool Development Control Plan 2014. A hose rack is to be provided adjacent to the garbage storage area to facilitate cleaning of bins and the storage area. If the hose rack is located inside the waste storage area, it shall not protrude into the space for the placement of bins.

31. PRIOR TO WORKS COMMENCING

The following conditions are to be included with or addressed prior to works commencing on the subject site:

31. Building Work

Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under section 4 of the EPPL Act means any physical activity involved in the erection of a building and includes but is not limited to, the placement of



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any site sheds or builders facilities, site grading, parking areas, easements, cutting trenches, installing formwork and steel reinforcement or, piling or piling lines

22. Construction Certificate

Prior to the commencement of any building works, the following requirements must be complied with:

- a) Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979.
- b) Where a Construction Certificate is obtained from an Accredited Certifier, the applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Sections 4.93, 6.6, 6.7, 6.12, 6.15, 6.14 of the Act.
- c) A copy of the Construction Certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.
- d) A Principal Certifying Authority (PCA) must be appointed to carry out the necessary building inspections and to issue an occupation certificate, and

The PCA must advise Council of the intended date of commencing work which is the subject of the consent by completing a notice of commencement of building works or submission as the term, available from Council's Customer Service Centre. A minimum period of two (2) working days' notice must be given.

23. Construction Certificate

Any CC that may be issued in association with this development consent must ensure that any verified plans and designs are generally consistent (in terms of site layout, site levels, building location, etc, external configuration and appearance) with the approved Development Application plans.

Detailed engineering plans and specifications relating to the work shall be submitted with a CC, in accordance with Section 51A of the EP&A Act, and a copy submitted to Council, with payment of any relevant fees.

24. Notification

Written notice of intention shall be given to the owner of the adjoining allotments of land, outlining the provisions of the proposed work, which includes:

- a) Any excavation, below the base of the footings of a building on an adjoining allotment of land, and



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The noise shall be given seven (7) days prior to the commencement of work.

95. Foundations

In the event the development involves an excavation that extends below the level of the floors of the buildings or a building on adjoining land, the following is to be a condition of all work on the site:

- Protect and support the adjoining premises from possible damage from the excavation, and
- Where necessary, maintain the adjoining premises to prevent any such damage.

96. Construction Requirements

Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated surface drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the requirements detailed or by a retaining structural engineer. Retaining walls on any boundary are to be of masonry construction.

97. "DIAL BEFORE YOU DIG"

Underground services may exist in the area that is subject to your application. In the interest of health and safety and in order to prevent damage to these services please contact Dial Before You Dig at www.dialbeforeyoudig.nsw.gov.au or telephone 1310 before commencing or carrying out any work (other than for NREPS) or alterations now proposed to the excavation, site, form or design of the development upon which the Dial Before You Dig service was provided to the development consent for a new development application was the necessary. Individuals can avoid causing a day of care that will be assessed when working in the vicinity or path of services. It is the individual's responsibility to identify and request the marked location of plant or services on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

98. Site Facilities

Adequate refuse disposal methods and builder's storage facilities shall be included on the site. Builders' trailers, materials or stores are not to be placed on any property other than that which this approval relates to.

99. Site Notice Board

A sign must be erected in a prominent position on the premises on which work is to be carried out. The sign is to be maintained during work, and removed at the completion of work. The sign must state:



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- v. The name, address and telephone number of the principal contractor for the work; **AND**
- vi. The name of the principal contractor (if any) for any building work and a telephone number at which that person may be contacted outside working hours; and
- vii. Unauthorised entry to the premises is prohibited.

43. Residential Building Work

Building work that involves residential building work within the meaning of the Home Building Act 1989) must not be commenced unless the principal contractor for the development to which the work relates (and being the owner) has given the council written notice of the name and business number of the principal contractor; and the name of the insurer by which the work is insured under Part 3 of that Act.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates (and being the Council) has given the council written notice of the updated information.

44. Sydney Water

Development plans must be prepared and approved by Sydney Water.

45. Construction Requirements

The applicant/ builder shall be responsible in respect to the Council any damage to Council's property and road adjacency as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with the site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/ site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be negotiated with Council.

46. Construction Requirements

Structural supporting elements or bracing of the building must be designed and certified by a qualified structural structural engineer having regard to supporting ground conditions.

47. Easement and Erection Control

Prior to commencement of work easement and erection control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Liverpool's



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publication "Managing Urban Stormwater - Subsoil Construction (2004)" - also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

45. Excavation Works

Excavation works shall be carried out in accordance with the following:

- a) Prior to the commencement of any works on the land, a detailed Excavation work plan designed in accordance with the Australian Standard AS 4576-2001 - "Excavation of Structures", prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of excavation, procedures to be adopted to minimise any dust release, and the disposal methods for hazardous materials.
- b) Prior to commencement of any works on the land, the excavation Contractor's license details must be provided to Council, and
- c) The handling or removal of any asbestos product from the building site must be carried out by a NCCP Work Cover licensed contractor irrespective of the size or nature of the work. Under no circumstances shall any asbestos be able to be lifted or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NCCP Work Cover requirements.

46. Traffic Control Plan

Prior to commencement of works, a Traffic Control Plan including details for parking management, shall be prepared in accordance with AS1742.2 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

47. Environmental Management

Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and



unpulsed water are permitted to enter Council's stormwater drainage system during construction/renovation. Resources such include, as a minimum:

- a) Erosion binding;
- b) Protection of the public stormwater system; and
- c) Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

48. Waste Management

The following conditions must be complied with:

- a. Prior to any works commencing, the domestic waste bins of the existing residence at 27 Marsh Parade Casula to be maintained, must be returned to Liverpool City Council. Please ring Council on 1300 88 2170, to advise that the bins are ready and ready to be returned and no work commencing has started on the site system.
- b. Prior to any works commencing, any air-conditioning or refrigeration systems fitted to the existing dwelling or outbuildings to be demolished must have the refrigerants present in those systems extracted into a durable, airtight container by a licensed air-conditioning technician. The container and its contents must be sent from the works contractor to a facility licensed to destroy such refrigerants. Documentary evidence that this has been completed, if broken those systems are fitted to the dwelling or out, must be signed by the Principal Certifying Authority and included as part of the Occupation Certificate documentation.

49. Waste Construction

All soils and materials, liquid and solid, to be removed from the site must be analysed and classified by an appropriately qualified and certified contractor, in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and related guidelines, in particular the NSW EPA Waste Characterisation Guidelines, prior to soils being disposed.

All Waste materials must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of the waste must be submitted to the Principal Certifying Authority within 20 days of the waste being disposed of.

All waste must be transported by a contractor licensed to transport the specific waste, and in vehicles capable of being the route without spillage, and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.



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D. DURING CONSTRUCTION

The following conditions are to be complied with or substituted during construction:

20. **Hours of Construction, Restricted Activities**
- Construction activities shall include work, including the delivery of materials, to only proceed on the site between the hours of 7:00am to 5:00pm Monday to Friday and 7:00am to 1:00pm Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.
21. **Construction Noise and Vibration**
- Noise and vibration associated with excavation, demolition and construction activities shall comply with the management limits detailed within the Interim Construction Noise Guidelines published by the Department of Environment and Climate Change NSW (DECC 2209226) dated July 2008 and acceptable vibration values prescribed within the Environmental Noise Management Assessing Vibration: A Technical Guide (Department of Environment and Conservation, 2006).
22. **Building Work**
- The building work must be inspected by the Principal Certifying Authority, in accordance with Sections 5.6 (3) of the Environmental Planning & Assessment Act 1979 and Clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
23. **Building Work**
- The Principal Certifying Authority (PCA) must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the PCA, prior to proceeding to the subsequent stages of construction or finalisation of the work.
24. **Foundation Level Mark**
- The building and external walls are not to proceed past ground level/finishing level until such time as the PCA has been supplied with an identification survey report prepared by a registered surveyor certifying that the floor levels and external wall boundaries to be constructed, comply with the approved plans, finished floor levels and external boundaries/boundaries. The site shall not be poured, any other concrete, until the PCA has advised the builder/developer that the floor level and external wall setback details shown on the identified survey are satisfactory.



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In the event that Council is not the principal contractor, a copy of the survey shall be provided to Council within three (3) working days.

56. Identification Survey Report

On placement of the concrete, works again shall not continue until the PCA has issued a certificate stating that the condition of the approval has been complied with and that the site has been poured at the approved levels.

59. Site Notice Board

A sign must be erected in a prominent position on the premises on which work is to be carried out. The sign to be maintained during work, and removed at the completion of work. The sign must state:

- a) the name, address and telephone number of the principal contractor, authority for the work;
- b) the name of the principal contractor (if any) for any building work and a telephone number to which that person may be contacted outside working hours; and
- c) unauthorised entry to the premises is prohibited.

67. Security Fence

A temporary security fence to Council's satisfactory requirements is to be provided to the property during the course of construction.

Note: Fencing is not to be funded on Council's reserve lands.

68. Excavation

In the event the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work which is used or will be used) on adjoining land, the person having the benefit of the development must, at the person's own expense:

1. assist and support the adjoining premises from possible damage from the excavation;
2. where necessary, underpin the adjoining premises to prevent any such damage; and
3. a and b above does not apply if the person having the benefit of the development covered some the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Shedding water or other approved methods necessary to prevent the movement of material or fill material, together with associated subsoil drainage and surface



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intermittent drainage measures, shall be designed strictly in accordance with the requirements stated or by a practicing structural engineer.

82. Modification of Damage

The applicant/holder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of construction or excavation or building activities or delivery/depot of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.

83. Training and Briefings

If the work is likely to cause pollution or wildlife traps in a public area, is the adjacent or adjacent environment or if loading of materials is to occur across a public or road reserve area, a separate Road Occupancy Certificate and/or Roadway approval must be obtained from Liverpool City Council prior to undertaking the works.

84. Air Quality – Road Closures

Cleanliness shall be provided and maintained to good repair around the perimeter of the subject land during land clearing, demolition, and construction works.

85. Pollution Control – Site Operations

Building operations such as brick cutting, mixing mortar and the washing of bricks, paint mixing, form-work, concrete tanks and the like shall not be performed on the public footway or any other boundary which may lead to noise pollution.

86. Pollution Control – Truck Movements

The loading and unloading of all vehicles associated with the development must be undertaken within the property boundary of the premises subject to this consent.

Measures must be implemented to prevent loading or unloading by vehicles onto roads.

Vehicle loads must be covered when entering and exiting the site with material

87. Erosion Control – Measures

Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been stabilised and established.



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66. Toilet Facilities

Toilet facilities must be available or provided at the work site and must be maintained until the works are completed or a note of work completion is issued. Toilet for every 50 persons employed at the site. Each to be made:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the Local Government Act 2005, or
- c) be a temporary chemical toilet approved under the Local Government Act 2005.

68. Removal of Hazardous and/or Inert Materials

All hazardous and/or inert materials shall be removed by a suitably qualified and experienced contractor, licensed by the State of NSW. The removal of such materials shall be carried out in accordance with the requirements of the State of NSW. The removal shall be transported and disposed of in accordance with NSW Environmental Protection Authority requirements.

67. Waste Disposal

Appropriate waste disposal methods and facilities should be provided on the site. Rubbish, waste, materials or items are not to be placed on any property other than that which this approval relates to.

69. Ground Site Works – Excavation Conditions

Attention in the natural surface conditions must not impact or affect natural surface water flow, so as to cause a nuisance to adjoining property owners.

70. Ground Site Works – Retain

Any earth retaining the corner of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to the original flow.

71. Ground Site Works – Existing Vegetation

Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and developments elsewhere of the site.

71. Ground Site Works – Sediment

The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.



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(94 of 100)**72. Demolition Inspections**

The following inspections are required to be undertaken by Council in relation to approved demolition works:

- a) Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos. The applicant shall also notify the occupants of the adjoining premises and Neighbour NESH prior to the commencement of any works.

Please note that demolition works are not permitted to commence on site until such time as a satisfactory inspection result is obtained from Council, and

- b) Immediately following completion of the demolition. Please note that proof of appropriate disposal of demolition materials (including asbestos) may be required as this may be a condition with the approved Waste Management Plan.

To book an inspection with Council, please call 1300 365 173.

73. Imported Fill Material

Filling material must be limited to the following:

- a) High density crushed natural material (W200)
- b) Crushed natural material (W200) crushed as such in accordance with Protection of the Environment (Waste) Regulation 2016; and/or
- c) Material subject to a Waste Exemption under Clause 61 and 62 Protection of the Environment Operations (Waste) Regulation 2016 and recognised by the NSW Environment Protection Authority as being fit for purpose with respect to the development subject of the application.

Certificates proving that the material imported is W200 or W200d must be provided to the Principal Certifying Authority prior to filling. Certificates are to be provided to Council offices if and when requested.

All imported or to be imported material must be compatible with the existing and proposed site drainage properties.

74. Record Keeping of Imported Fill

Records of the following must be submitted to the principal certifying authority monthly and at the completion of each work:



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- a) the estate (including the address and parcel of the estate site), nature and quantity of all existing lots including the date, the name of the owner, and the title registration,
- b) the results of a preliminary contamination assessment carried out in any 14 calendar month in the development, and
- c) the results of any chemical testing of all material.

76. Contamination

The development, including all civil works and installation, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 65 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/2014/1695).

76. Unidentified Contamination

Any new installation which causes or might cause contamination, demolition or construction work which has the potential to alter previous conclusions about site contamination and remediation must be immediately notified to Council and the Principal Controlling Authority in writing.

A Section 4.55 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

77. Borrow Piling/Excavations

All excavations shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specifications for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority Superintendent in consultation with the Principal Controlling Authority.

78. Street Lighting

Street lighting is to be provided for all new and existing streets within the proposed subdivision in accordance with Liverpool City Council's standards.

The developer shall submit a Public Lighting Design Brief to Council for approval for the provision of street lighting on all new public roads dedicated to Council. A street lighting design plan must be prepared by an accredited service provider for approval prior to construction. All street lighting must comply with the accreditation service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy.

All cost associated with the installation of street lighting shall be borne by the developer.



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70. Waste Management

The following conditions must be complied with:

- a. All demolition, excavation and construction waste must be separated as they are generated and kept in separate spoil piles, bags, tubs or skips under site lock. No wastes other than those noted on the approved waste management plan are being allowed on site, and to be left on site after the completion of the works.
- b. All household or general demolition, excavation or construction waste, eg. wrapping, packaging materials, bags, kerbside, used, soil etc., must be kept fully enclosed at all times to prevent it from becoming displaced by the wind in strong wind conditions or from washing into waters, storm drains or creeks, or onto adjacent properties or public land during wet weather.

71. Car Parking Spaces

Car parking spaces and driveways must be constructed of a minimum of two coat fresh seal or better. The spaces must be clear of obstructions and columns, particularly those retained and provided with adequate manoeuvring facilities. The design of these spaces must comply with Council's LCP 2019, and Australian Standard AS3099 Parking Facilities – Off Street Car Parking.

All car parking spaces to be appropriately line marked and sign posted in accordance with the approved plans. All carpark/driveway parking spaces are to be clearly signposted facilitating car parking for customers/visitors/contractors. This applies to the reverse the words of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be finished in accordance with A.S.3099.1 Parking Facilities – Off Street Car Parking.

72. Traffic Management

The following conditions must be complied with:

- a. All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Traffic Guide to Signs and Roadings.
- b. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions removed, will need to be made.
- c. Applications must be made to Council's Transport Planning section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and time of closures and any other



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relevant information.

E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

The following conditions must be appended with factors the issue of an Occupation Certificate

62. Occupation Certificate

The premises must not be utilised until an Occupation Certificate (OC) is issued by the principal certifier.

63. Specifications

Details of relevant stage inspections carried out by the principal certifier under the Building Act 2015 together with any other certification relied upon must be provided to Council with the occupation certificate.

64. Certificates

The Principal Certifying Authority shall ensure that all compliance certificates required by this Development Consent are referenced to the condition consent number. The Compliance Certificate is to state that the works as constructed comply fully with the required condition of consent being acted on by the certifier.

65. Certificates

A single and complete Fire Safety Certificate, verifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the Occupation Certificate.

66. Liverpool City Council Clearance – Roads Act/Local Government Act

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with this Roads Act approval or Local Government Act approval have been approved and cleared off by Liverpool City Council.

67. Works as Revealed

Prior to the issue of an Occupation Certificate, works-as-revealed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

An original set of works-as-revealed drawings and copies of compliance documentation



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shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

25. Boarding House Registration

The boarding house is to be registered in accordance with the provisions of the Boarding Houses Act 2012. The owner is to also notify Council of the details of the boarding house details. The Certifying Authority is to ensure a Liverpool City Council approved registration form is completed and submitted to the Council with any relevant fees.

26. Section 73 Spiney Water

A Section 73 Compliance Certificate under the Spiney Water Act 1994 must be obtained by submission to the PCA prior to issue of Occupation Certificate.

27. Telephones

Prior to the issue of an Occupation Certificate, written confirmation from all relevant service providers that the telecommunications infrastructure is installed in accordance with the requirements of the Telecommunications Act 1997:

- For a fibre ready facility, the NBN Co's standard specifications covered at the time of installation, and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be installed underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and comply in accordance for future installation of such fibre technology telecommunications.

28. Boarding House Manager Contact

The managing authority must advise Council in writing of the name and contact details of the boarding house manager about the premises.

The contact details on the managing agent shall be displayed on signage at the front of the property and shall be provided to property within 7 days of all of the subject site's property information.

The Boarding House Manager site house contact details shall be provided to Council



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22. Stormwater Compliance

Prior to the issue of an Occupation Certificate, the Fitness Certifying Authority shall ensure that the works details:

- a) Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of the council,
- b) Have met the design intent with regard to any construction variations to the approved design, and
- c) Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed systems shall be provided as part of the Works-As-Executed drawings.

23. Restrictions as to User and Profile Coverage

Prior to the issue of an Occupation Certificate a restriction as to user and profile coverage relating to the on-site detention system shall be registered on the title of the property:

The restriction as to user and profile coverage shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specifications for CCs/OCs.

24. Avoidance of Damage

Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the site/lot plan report, as a result of the development shall be repaired at no cost to Liverpool City Council.

Any remedial works within Marsh Parade and Ashurst Avenue will require a Works As application. The application is to be submitted and approved by Liverpool City Council prior to each works commencing.

25. Paved Area

Construction of 1.5m wide by 100mm thick, joint and lane of 25/25 reinforcing weight concrete path paving on one side of all residential access roads and both sides of all collector and distributor roads. Path paving will not be required in minor cut or cut with less than 100mm rise.



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06. Electrical Report

Any modification works required by Council regarding the condition of Council infrastructure in accordance, as follows to the developer.

07. Nightworking Requirements

Any additional disturbance shall be controlled and minimised with best end quality to Council satisfaction.

08. Recommendations of Acoustic Report

Upon completion of works and prior to the issue of an Interim or Final Occupation Certificate, noise condition prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA). The written certificate prepared by the suitably qualified acoustic consultant shall confirm that the development complies with all requirements and recommendations detailed within the approved acoustic report titled Acoustical Report Proposed Standing House 27 Marsh Parade, Casula NSW Ref. 4522/2020/2242/10/20/20/Casula DA prepared by Noise Australia Pty Ltd dated 2 October 2020 and any additional recommendations relating to mechanical plants identified prior to construction. The acoustic consultant shall confirm that the development as built is capable of operating in accordance with the design criteria.

The suitably qualified acoustic consultant must be a consultant who possesses Australian Acoustical Society membership or one employed by an Association of Australian Acoustical Consultants (AAAC) member firm.

F. CONDITIONS RELATING TO USE**09. Waste Management Requirements**

The following conditions must be complied with:

- a. Waste bins are to be provided for emptying to the kerbside by representatives of the property, no earlier than the minimum below collection. These emptied bins are to be placed back into the waste bin storage area as soon as possible following and no more than 24 hours after emptying.
- b. All waste bins are to be presented to the kerbside for emptying with lids fully closed and must not drop items on adjacent private or public property.
- c. Any bulky household waste from the residence must be removed within the property. The private waste services engaged by the management of the building refuse facility are to take these items directly from the property to the vehicle carrying out the waste removal. No bulky waste items are to be left in the public domain at any time.



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110. Unreasonable Noise and Vibration

The proposed use of the premises and/or machinery equipment installed must not give rise to offensive noise so as to interfere with the amenity of the neighbouring properties.

Should an offensive noise complaint be received and verified by Council, an acoustic assessment is to be undertaken by a suitably qualified acoustic consultant and an acoustic report is to be submitted to Council for review. Any noise abatement requirements approved by Council must be implemented.

Notes: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or was employed by an Association of Professional Acoustical Consultants (AAPAC) member firm.

111. Noise Complaints Register

The operator shall keep a legible record of all complaints received in an up-to-date Complaints Register. The Complaints Register must record, but not necessarily be linked to:

- a) the date and time, where relevant, of the complaint;
- b) the means by which the complaint was made (telephone, mail or verbal);
- c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- d) the nature of the complaint;
- e) any actions taken by the Applicant in relation to the complaint, including any follow-up contact with the complainant; and if no action was taken by the Applicant in relation to the complaint, the reasons why no action was taken;
- f) submit an individual "complaint number" to each complaint received.

The Complaints Register must be made available for inspection when requested by Liverpool City Council.

The use shall be operated in accordance with the approved Waste Management Plan and Conditions.

112. Use of Outgoing Member Signs

Any building signage associated with the development shall only be permitted to operate in accordance with Clause 42 of the Protection of the Environment Operations (Noise Control) Regulation 2017.

113. Use of Air Conditioners on Residential Premises

Any air conditioners used on the residential premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:



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- a. emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window in that room is open);
 - i. before 6:00am or after 10:00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7:00am or after 10:00pm on any other day; or
- b. cause 'offensive noise' as defined by the Protection of the Environment Operations Act 1997; or
- c. emit a sound pressure level as measured over a 15 minute period (1.5m x 1.5m window) at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background L_{Aeq} (15 minutes) by more than 5 dB(A).

181. Use of hot water heater located on residential premises

Any hot water heater located on the residential premises must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:

- a. emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window in that room is open);
 - i. before 6:00am or after 10:00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7:00am or after 10:00pm on any other day; or
- b. cause 'offensive noise' as defined by the Protection of the Environment Operations Act 1997; or
- c. emit a sound pressure level as measured over a 15 minute period (1.5m x 1.5m window) at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background L_{Aeq} (15 minutes) by more than 5 dB(A).

182. Boarding House Registration

The boarding house is to be registered in accordance with the provisions of the Boarding Houses Act 2012. The owner is to also notify Council of the of the boarding house details. The Boarding Authority is to ensure a Liverpool City Council approved registration form is completed and submitted to the Council with any relevant fee.

184. General Compliance – Boarding House/Phase of Shared Accommodation

The use of the premises shall comply with the following legislative requirements:

- Boarding Houses Act 2012
- Public Health Regulation 2012 – (Section 46 – Sleeping accommodation)



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- Local Government (General) Regulation 2008 - Schedule 2, Part 1 - Standards for Fitness of Shared Accommodation

107. Plan of Management

The approved Plan of Management is to be implemented and adhered to at all times.

108. Access and Security

Entry to the Boarding House shall be secured at all times. All lodgers are required to be issued with keys and by the Boarding House Manager for entry to the building and rooms.

109. Use of common areas

The use of common areas is permitted in accordance with the approved Plan of Management only. Use of common areas for social gatherings is permitted only with written approval from the Boarding House Manager.

110. Boarding House Manager Contact

The contact details for the managing agent shall be displayed on signage at the front of the property. This signage shall be updated immediately if the manager details change at any time.

The Boarding House Manager or how contact details shall be provided to Council and made publicly available if requested.

111. Boarding House Manager

Five boarding house managing agent changes of any one Council must be immediately informed and provided with the updated boarding house managing agent contact details.

112. Maximum number of lodgers

The number of persons lodging within the boarding house shall not exceed three (3) persons at any one time.

113. Terms of Occupancy

The minimum period of residence for lodgers is three (3) months, unless the managing agent deems it necessary to admit lodgers based on a breach of the boarding house rules or the occupancy agreement.



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114. Advertising

Advertising matter not approved in conjunction with this decision notice, shall not be erected, posted or displayed without the prior approval of Council.

116. Lighting

Illumination of the site is to be arranged in accordance with the requirements and specifications of Australian Standard AS/NZS 1587 so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

118. Nuisance

The use of the premises shall not give rise to the emission of gases, vapours, dusts or other impurities that are a nuisance, offence or prejudicial to health.

117. Landscaping

Landscaping shall be maintained in accordance with the approved plan in a healthy state and its perpetuity by the planting or lawn mowing and application of the development.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity to the vegetation which has died or been removed.

An annual report shall be submitted to Council, for the 3 years following issue of the CC, certifying that the landscaping works have been satisfactorily maintained.

118. Car Parking/Loading

The following conditions must be complied with:

- a. A total of five (5) off street car parking spaces (including 1 accessible parking space), two motorcycle spaces and three spaces for bicycles must be provided in accordance with Council's relevant Development Control Plan. One (1) of the spaces must be designed and signposted/reserved for the specific use of persons with a disability.
- 1a. All parking areas shown on the approved plans must be used safely for this purpose.
- ii. The operator of the development must not permit the reversing of vehicles onto or away from the road network, with the exception of garbage and recycling collection vehicles. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the lot to permit all vehicles to turn in accordance with AS 2299.1 Parking Facilities – Off Street Car Parking.



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G. ADVISORY

- a) Sections 4.2, 4.3, 4.4 & 4.5 of the Environmental Planning and Assessment Act 1979 allow you to request the consent authority to review the determination notice if you are dissatisfied with it or the conditions contained within the determination notice. This right must be exercised within six (6) months from the date of the notice with the appropriate fee.
- b) Under Sections 4.7 & 4.10 of the Environmental Planning and Assessment Act 1979 applicants who are dissatisfied with the outcome of a consent authority have a right of appeal to the Land and Environment Court. This right must be exercised within six (6) months from the date of the notice of determination.
- c) In accordance with Section 4.16 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of the consent, the consent will lapse unless the development is commenced within two years of the date of the notice.
- d) To confirm the date upon which the consent becomes effective, refer to Section 4.20 of the Environmental Planning and Assessment Act, 1979. Generally the consent becomes effective from the determination date shown on the face of the notice. However if unique applicants should rely on their own expertise.
- e) To confirm the likelihood of consent lapsing, refer to Section 4.23 of the Act. Generally consent lapses if the development is not commenced within two years of the date of approval. However if a longer period is stated in the conditions of consent, the longer period applies. If unique applicants should rely on their own expertise.
- f) The approval of this application does not imply or infer any consent with the Disability Discrimination Act and that the applicant should investigate their liability under the Act.
- g) The requirements of all activities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- h) **TELECOMMUNICATIONS ACT 1997 COMPLIANCE**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or behaviour caused by Telstra is committing an offence under the Criminal Code Act 1995 (CCA) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in disruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or intrude on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on Phone Number 1832 219 413.
- i) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain



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Soil stability reports relating to access developments, no assessment need be made by Council in that regard. Soil and ground water stability levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the present and future potential effect of stability to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction or any item affected by soil and/or ground water stability.

- b) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents shall be liable to pay compensation to any adjoining owner if, due to excavation works, damage is caused to such an adjoining property.
- c) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post beforehand regarding, and letter box positioning and dimensions.
- d) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.



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