



Dundas Sports Club  
Operational Hours  
Development Application Acoustic Report

### Document Information

<b>Project</b>	Dundas Sports Club	
<b>Client</b>	Dundas Sports & Recreation Club Ltd	
<b>Report title</b>	Operational Hours – Development Application Acoustic Report	
<b>Project Number</b>	S16749	
<b>Author</b>	Peter Hüttenmeister Acoustic Consultant p+61 2 8355 4888 m+61 401 515 031 peter.huttenmeister@resonate-consultants.com	
<b>Reviewed by</b>	Andrew Parker	

### Revision Table

Report revision	Date	Comments
0	30 November 2017	Draft for client comment
A	7 December 2017	Draft for client comment
B	21 December 2017	For submission

## Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of loudness.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
L <sub>10</sub>	Noise level exceeded for 10 % of the measurement time. The L <sub>10</sub> level represents the typical upper noise level and is often used to represent traffic or music noise.
L <sub>90</sub>	Noise level exceeded for 90 % of the measurement time. The L <sub>90</sub> level is commonly referred to as the background noise level.
L <sub>eq</sub>	Equivalent Noise Level—Energy averaged noise level over the measurement time.
L <sub>max</sub>	The maximum instantaneous noise level.
Noise source	Premises or a place at which an activity is undertaken, or a machine or device is operated, resulting in the emission of noise
NRC	Noise Reduction Coefficient—A single number that represents the absorption of a material and it is the average of the sound absorption coefficients at 250, 500, 1000 & 2000 Hz for that material. NRC 1.0 represents the highest level of absorption.

## Table of Contents

1	Introduction .....	1
2	Project Description .....	2
2.1	Operating hours .....	4
3	Acoustic Criteria .....	5
3.1	Operational noise .....	5
3.2	Car park noise emission .....	6
3.3	Sleep disturbance screening criteria .....	6
4	Noise Assessment .....	7
4.1	Operational noise (Existing Layout) .....	7
4.2	Operational noise (DA/787/2017 Layout) .....	8
4.3	Car park noise .....	9
4.4	Sleep disturbance .....	11
5	Recommendations .....	12
5.1	Operational noise .....	12
5.2	Car park noise .....	12
6	Conclusion .....	13
	Appendix A – Noise survey .....	14

# 1 Introduction

Resonate Acoustics has been engaged by the Dundas Sports and Recreation Club (the Club) to provide a development application acoustic report for the proposed extension of operating hours of the Club situated at 9 Elder Road, Dundas.

This report presents a brief description of the proposal, relevant noise criteria, a noise emission assessment and planning stage acoustic advice.

The principal purposes of this commission and report are to:

- Measure and document existing background noise levels.
- Predict noise emissions from the existing operation of the Club to nearby residential receivers.
- Predict noise emissions from the future proposed operation of the Club the subject of DA/787/2017 to nearby residential receivers.
- Assess the predicted noise emissions against industry standard noise criteria.
- Provide recommendations design to mitigate potential noise impacts on amenity.

This report is provided as part of a development application submission to Parramatta City Council.

## 2 Project Description

It is proposed that the Dundas Sports and Recreation Club extend its current hours of operation. Due to the requirements of Parramatta City Council, an acoustic report is required to assess the potential acoustic impact on surrounding residential receivers as a result of the proposed operational changes.

The Club is due to undergo expansion and upgrade works the subject of approved development application (DA/787/2017). This acoustic assessment addresses the extension of operating hours for both the existing layout of the Club and the approved layout outlined in DA/787/2017. The purpose of this is to allow the Club to operate according to the newly proposed operating hours prior and subsequent to the future construction works.

The current operational and approved future layouts of the Club are presented in Figure 1 and Figure 2 respectively.

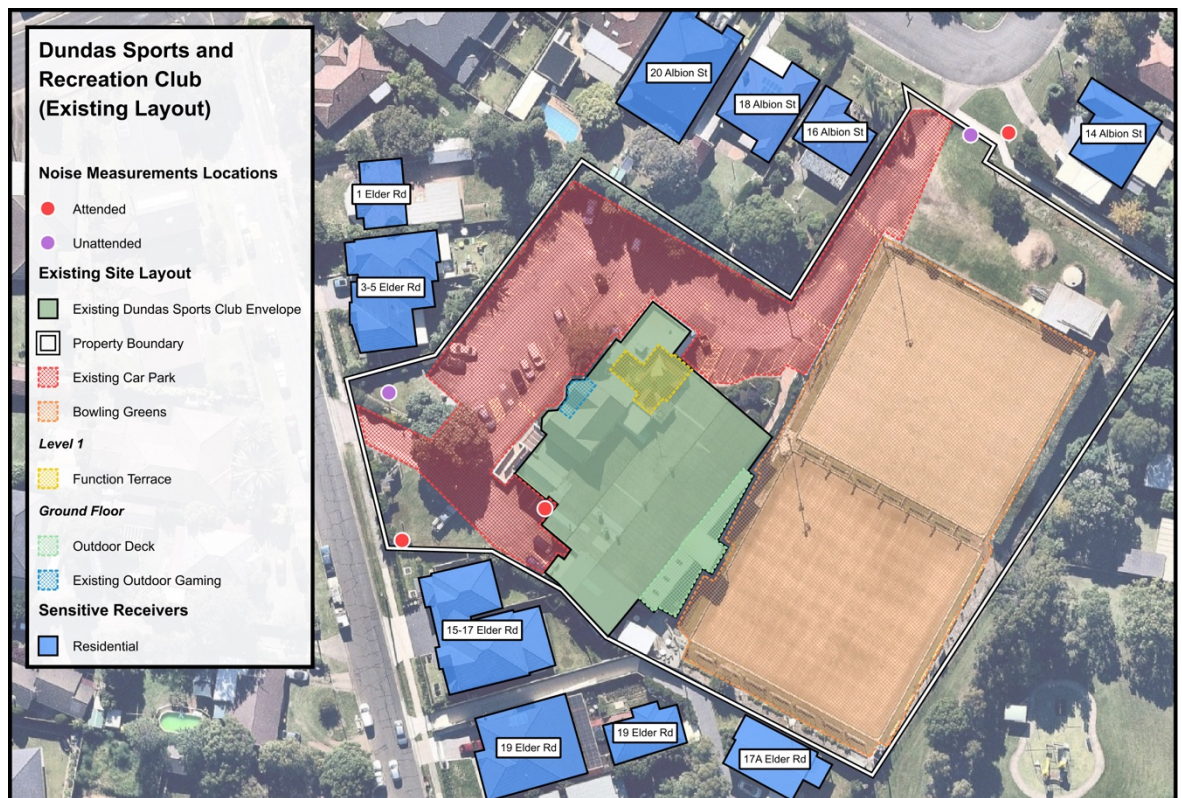


Figure 1 Current site layout

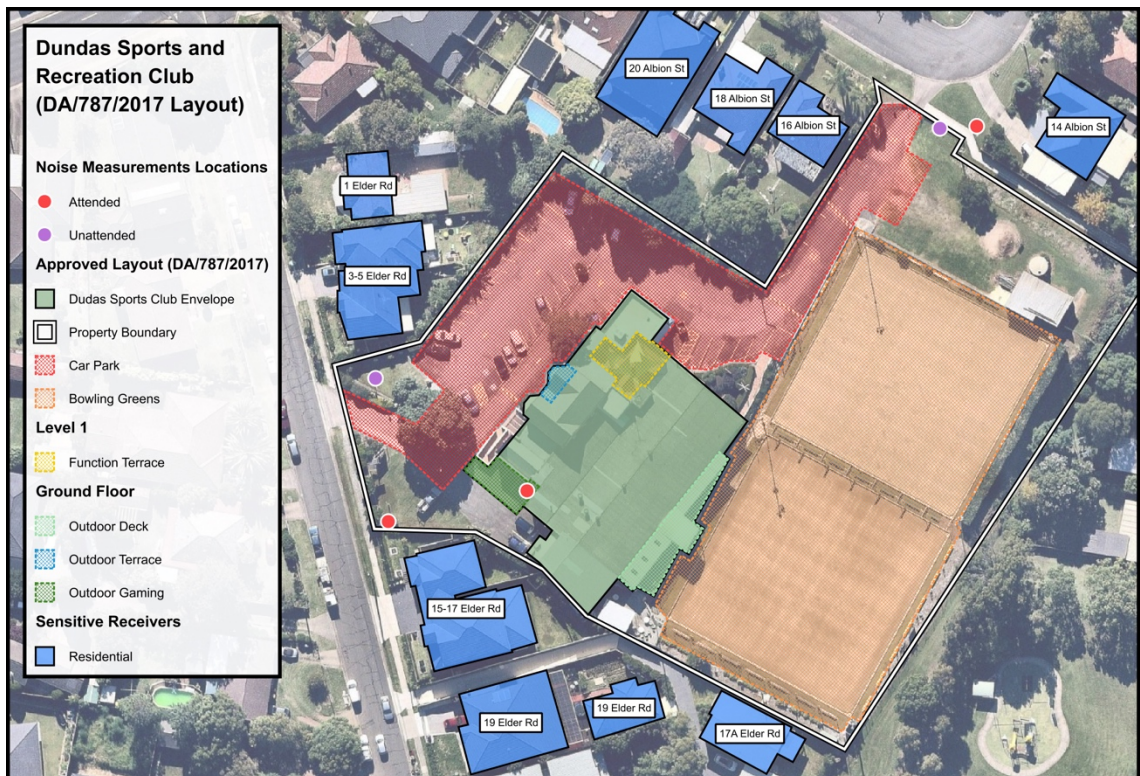


Figure 2 Site layout according to DA/787/2017

## 2.1 Operating hours

Table 1 provides a summary of the existing operating hours of the main noise generating areas within the Club and the proposed changes to these hours.

**Table 1 Comparison between current and proposed hours of operation**

Description	Hours of operation	
	Current	Proposed
Bowling greens	Sun—Sat: 11 am to 10 pm	Sun—Wed: 10 am to 10 pm Thurs—Sat: 10 am to 10 pm
Outdoor deck (GF)	Sun—Sat: 10 am to 11.30 pm	Sun—Wed: 10 am to 11.30 pm Thurs—Sat: 10 am to 1 am
Outdoor gaming (GF)	Sun—Sat: 10 am to 12 am	Sun—Wed: 10 am to 12 am Thurs—Sat: 10 am to 1.30 am
Function terrace (L1)	Sun—Sat: 10 am to 12 am (when in use, Fri—Sat evenings)	Sun—Wed: 10 am to 11 pm Thurs—Sat: 10 am to 12 am
Live music (GF internal)	Sun—Sat: finished by 11.30 pm	Sun—Wed: finished by 11.30 pm Thurs—Sat: finished by 11.30 pm
Car park	Sun—Sat: 10 am to 12 am	Sun—Wed: 10 am to 12 am Thurs—Sat: 10 am to 1.30 am
Loading dock	Not used between 10 pm and 7 am.	No change

A summary of Table 1 shows that the main potential noise sources, the subject of this assessment, are the outdoor deck located on the ground floor adjacent to the bowling greens, the outdoor gaming section in both its current and proposed location and vehicle movements within the car park.



## 3 Acoustic Criteria

### 3.1 Operational noise

Whilst no specific noise emission requirements currently exist, the potential disturbance caused by licenced venues is generally assessed against the criterion formerly known as the Office of Liquor, Gaming and Racing Standard Conditions.

This criterion is applied by the Independent Liquor and Gaming Authority (ILGA) when dealing with noise emission related complaints. Whilst this is a potential liquor licence condition and not an assessment requirement, it is recommended to design to this criterion should any complaint arise.

These criteria set noise limits in overall dB(A) as well as limits for noise emission in octave bands to control low, middle and high frequency noise. The general intent is to ensure that music noise with significant low frequency 'bass' energy is controlled. An assessment of overall sound pressure levels (i.e. overall dB(A)) does not always correlate with community perceptions of music noise, especially during the evening and night-time periods.

For completeness, this report presents site-specific L&G NSW criteria, based on background noise measurements undertaken at the locations shown in Figure 1.

#### L&G NSW Daytime Criteria

*The  $L_{A10}^1$  noise emitted from the licensed premises shall not exceed the background noise level in any octave band frequency (31.5 Hz to 8 kHz inclusive) by more than 5 dBA between 7.00 am and midnight at the boundary at any affected residence.*

#### L&G NSW Night-time Criteria

*The  $L_{A10}$  noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence.*

*Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00am.*

In our experience, it is not common to assess the 31.5 Hz octave band due to the limited availability and validity of material transmission loss data at this very low (bass) frequency. Also, the 8 kHz octave band is rarely, if ever, a determinant octave band. Consequently, we have established criteria for the 63 Hz to 4 kHz octave bands and the overall dB(A) sound pressure level.

Based on unattended and attended noise surveys undertaken at the site and documented in Appendix A, the octave band noise emission criteria for music and entertainment noise are shown in Table 2.

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<sup>1</sup>  $L_{10}$ : The highest tenth percentile (i.e. the 90<sup>th</sup> percentile noise level). Often referred to as 'average maximum' noise level. For music noise the energy average ( $L_{Aeq}$ ) noise level is often 3 to 5 dB less.

**Table 2 ILGA night-time octave band noise emission criteria (L&G NSW)**

Receivers	Sound pressure level dB L <sub>A90</sub> at Octave Band Centre Frequency (Hz)							Overall dB(A)
	63	125	250	500	1000	2000	4000	
North, south and west of the Club	27	32	31	34	36	33	26	41
North-east of the Club	22	28	29	31	33	29	22	38

### 3.2 Car park noise emission

For the purposes of this report, the NSW Noise Policy for Industry (NPI) has been used to establish assessment criteria for noise emission from the use of the car park during the proposed extension of operating hours. These criteria apply at the most potentially affected location on or within the boundary of nearby residential receivers.

Project specific noise emission criteria have been established based on existing ambient noise levels and are presented in Table 3. A detailed summary of the noise survey used to establish these levels is presented in Appendix A.

**Table 3 Noise emission criteria (residential receivers)**

Description	Project specific criteria dB(A)		
	Daytime 07:00 – 18:00	Evening 18:00 – 22:00	Night-time 22:00 – 07:00
Residential receivers	50	48	43

### 3.3 Sleep disturbance screening criteria

The sleep disturbance screening criteria involves assessing the potential for the predicted L<sub>Amax</sub> noise level to exceed the night-time RBL by more than 15 dB(A). Where this occurs it does not necessarily follow that sleep disturbance will occur but should be considered.

The NSW *Road Noise Policy* (RNP) recommends consideration of the following when assessing potential sleep disturbance:

- Maximum internal noise levels below 50-55 dBA are unlikely to cause awakening reactions; and
- One or two noise events per night with maximum internal noise levels of 65-70 dBA are not likely to significantly affect health and well-being.

Assuming a typical outdoor to indoor noise reduction of 10 dB(A) across a residential façade with partially open windows to allow for natural ventilation, the external noise level targets become 60-65 dB(A).

## 4 Noise Assessment

### 4.1 Operational noise (Existing Layout)

For the purposes of this assessment a number of assumptions have been made in predicting the potential noise emission from the operation of the Club in its existing form, as shown in Figure 1, after 12 am. These assumptions form the basis of a scenario representative of the potential noise-generating areas:

#### Outdoor gaming

- Existing location shown in Figure 1.
- 8 people in the outdoor gaming area, of which approximately one half (4) are speaking.
- People talking are doing so with a casual speech effort.
- No background music is present within the space after midnight.
- Noise emission is from inside the outdoor gaming area through the louvered section facing the car park.

#### Outdoor deck

- 30 people on the outdoor deck area, of which approximately one half (15) are speaking.
- People talking are doing so with casual speech effort.
- No background music is present within the space after midnight.
- Noise emission is from the deck area through the open sections on the eastern and southern sides.

Predicted noise levels for the above scenario are presented in Table 4.

**Table 4 Predicted noise levels (existing operational noise),  $L_{Aeq(15-minute)}$**

Receiver	Sound pressure level dB(A) at Octave Band Centre Frequency (Hz)							Overall, dBA
	63	125	250	500	1k	2k	4k	
<b>Criteria</b>	<b>22</b>	<b>28</b>	<b>29</b>	<b>31</b>	<b>33</b>	<b>29</b>	<b>22</b>	<b>38</b>
14 Albion St	<10	16	16	17	16	16	12	24
<b>Criteria</b>	<b>27</b>	<b>32</b>	<b>31</b>	<b>34</b>	<b>36</b>	<b>33</b>	<b>26</b>	<b>41</b>
16 Albion St	<10	10	14	13	<10	<10	<10	18
18 Albion St	<10	19	24	25	18	16	12	29
20 Albion St	<10	20	25	28	20	19	15	31
3-5 Elder Rd	<10	26	31	32	25	24	21	36
15-17 Elder Rd	<10	<10	<10	<10	<10	<10	<10	10
17A Elder Rd	<10	26	30	32	26	26	24	36
19 Elder Rd	<10	23	30	31	23	22	18	34

A review of Table 4 shows compliance with the night-time octave band  $L_{A10}$  noise emission criteria at the potentially worst affected receivers. Notwithstanding the observed compliance, recommendations to further minimise the potential noise impact due to operation of the Club between the hours of 12 am and 1.30 am are provided in Section 5.1.

## 4.2 Operational noise (DA/787/2017 Layout)

For the purposes of this assessment a number of assumptions have been made in predicting the potential noise emission from the operation of the Dundas Sports and Recreation Club according to the layout proposed in DA/787/2017, as shown in Figure 2, after 12 am. These assumptions form the basis of a scenario representative of the potential noise-generating areas operating as follows:

### Outdoor gaming

- New location shown in Figure 2.
- 21 people in the outdoor gaming area, of which approximately one half (11) are speaking.
- People talking are doing so with a casual speech effort.
- No background music is present within the space after midnight.
- Noise emission is from inside the outdoor gaming area through the open section of roof.
- Nominal 3.4 m high screen wall surrounding the outdoor gaming area.

### Outdoor deck

- 30 people on the outdoor deck area, of which approximately one half (15) are speaking.
- People talking are doing so with normal speech effort.
- No background music is present within the space after midnight.
- Noise emission is from the deck area through the open sections on the eastern and southern sides.

### Outdoor terrace

- 8 people in the outdoor gaming area, of which approximately one half of the occupants (4) are speaking.
- People talking are doing so with a casual speech effort.
- No background music is present within the space after midnight.
- Noise emission is from inside the outdoor terrace area through the louvered section facing the car park.

Predicted noise levels for the above scenario are presented in Table 5.

**Table 5 Predicted noise levels (DA/787/2017 operational noise),  $L_{Aeq(15\text{-minute})}$**

Receiver	Sound pressure level dB(A) at Octave Band Centre Frequency (Hz)							Overall, dBA
	63	125	250	500	1k	2k	4k	
<b>Criteria</b>	<b>22</b>	<b>28</b>	<b>29</b>	<b>31</b>	<b>33</b>	<b>29</b>	<b>22</b>	<b>38</b>
14 Albion St	<10	16	16	17	16	16	12	24
<b>Criteria</b>	<b>27</b>	<b>32</b>	<b>31</b>	<b>34</b>	<b>36</b>	<b>33</b>	<b>26</b>	<b>41</b>
16 Albion St	<10	11	14	14	<10	<10	<10	18
18 Albion St	<10	19	24	25	18	16	12	29
20 Albion St	<10	20	25	28	21	19	15	31
3-5 Elder Rd	<10	26	31	33	26	24	21	36
15-17 Elder Rd	<10	20	24	24	16	13	<10	28
17A Elder Rd	<10	26	30	32	26	26	24	36
19 Elder Rd	<10	23	30	31	23	22	19	34

A review of Table 5 shows compliance with the night-time octave band  $L_{A10}$  noise emission criteria at the potentially worst affected receivers. Notwithstanding the observed compliance, recommendations to further minimise the potential noise impact due to operation of the Club between the hours of 12 am and 1.30 am are provided in Section 5.1.

### 4.3 Car park noise

Minor upgrades to the car park configuration are included within DA/787/2017. It is not anticipated that these changes will pose a large difference between the current and future potential noise emission impacts. The following assessment is considered appropriate for both the current and future operation of the car park during the night-time period.

For the purposes of assessing the potential noise impact from the utilisation of the car park during the night-time period the following assumptions have been:

- A sound power level of 80 dB(A) for vehicles.
- Worst-case scenario of 16 cars leaving in a 15-minute period (eight (8) via Albion Street and eight (8) via Elder Road exit). This is based on an observed maximum demand of 33 cars at 11.30 pm provided in the traffic report included in DA/787/2017.
- It is assumed that one vehicle movement would take approximately 30 seconds.
- It is assumed that each vehicle would idle for 15 seconds before leaving.
- 1.8-metre-high fence separating 3-5 Elder Road and the car park.

**Table 6 Predicted noise levels (vehicle movements),  $L_{Aeq(15\text{-minute})}$**

Receiver	Criteria, $L_{eq}$ dBA	Predicted noise level, $L_{eq}$ dBA
14 Albion Street	43	36
16 Albion Street		47
18 Albion Street		41
20 Albion Street		40
3-5 Elder Road		43
15-17 Elder Road		36

A review of Table 6 shows an exceedance at 16 Albion St for operation of the car park during the night-time period based on the assumptions stated above.

### Compliant scenario

A further iteration of the noise model was used to determine a scenario based on the assumptions stated above. A 1.8-metre-high noise barrier was placed at the boundary of 16 Albion Street and the adjacent car park of the Club.

Table 7 provides a summary of the predicted noise levels based on the addition of the 1.8 metre high noise barrier.

**Table 7 Predicted noise levels (vehicle movements),  $L_{Aeq(15\text{-minute})}$**

Receiver	Criteria, $L_{eq}$ dBA	Predicted noise level, $L_{eq}$ dBA
14 Albion Street	43	35
16 Albion Street		43
18 Albion Street		39
20 Albion Street		40
3-5 Elder Road		43
15-17 Elder Road		36

A review of Table 7 shows that the inclusion of the noise barrier achieves compliance with the intrusiveness criterion for the night-time period based on the worst-case scenario of 16 vehicles exiting the car park during the night-time period.

Recommendations to minimise any potential noise impacts due to vehicle movements are provided in Section 5.2.

## 4.4 Sleep disturbance

Operation of the car park during the night-time period has the potential to cause sleep disturbance due to transient sound events such as car door slams.

Based on a sound power level of 80 dB(A) for such events, the predicted maximum external noise level at the most potentially affected residential receiver 16 Albion Street is  $L_{max}$  60-65 dB(A). This is less than or equal to the sleep disturbance screening criterion for open windows.

It is reasonable to expect that the addition of the 1.8 metre noise barrier required to achieve compliance with the intrusiveness criterion (see Section 4.3) will further mitigate the potential for sleep disturbance events.

Notwithstanding the observed compliance, recommendations to minimise any potential noise impacts due to vehicle movements are provided in Section 5.2.

## 5 Recommendations

### 5.1 Operational noise

Based on the results provided in Section 4.1 and Section 4.2, we recommend the following acoustic mitigation measures for the operation of the Club after 12 am:

- No internal live music to occur after 11.30 pm.
- No external amplified music within the terrace areas after 12 am.
- Monitor patrons utilising the terrace areas after 12 am and encourage the minimisation of patron noise.
- Implement a complaints management handling procedure in order to engage with the surrounding residential receivers should complaints arise. This is to be incorporated into the Dundas Sports and Recreation Club Staff Handbook.

### 5.2 Car park noise

Noise emission from the car park at the Club has been modelled and predicted noise levels at nearby noise sensitive receivers have been calculated. Based on the results set out above, the following mitigation measures are required in order to comply with the established noise criteria during the night-time period:

- Provide a 1.8 metre noise barrier along the eastern boundary of 16 Albion Street separating the residential receiver and the adjacent car park at the Club. This should be constructed of Colorbond or some other impermeable material.

In order to minimise potential car park noise intrusion, it is recommended that noise management protocols for the use of the car park be incorporated into the Dundas Sports and Recreation Club Staff Handbook/Operation Plan.

Noise management protocols may include, but not be limited to, measures such as:

- Minimise acceleration on the site.
- Do not leave engines idling other than for the purpose of parking the vehicle.
- Do not play music over the vehicle stereo or hold conversations within the car park insofar as possible.
- Avoid the use of horns.

It is recommended that the Club supervise and manage the conduct of patrons leaving the venue after 10 pm to minimise potential disturbance to nearby residential receivers.



## 6 Conclusion

An operational noise assessment has been conducted for the proposed extension of hours of operation for the Dundas Sports & Recreation Club.

Predicted noise levels have been obtained for the anticipated extended operation of the Club during the night-time period for both the existing layout and proposed layout the subject of DA/787/2017. These predicted levels have been compared to the established criteria and recommendations have been provided in order to minimise the potential noise impact on the surrounding environment.

Based on the recommendations provided in this report, it is anticipated that compliance with the criteria established through the Liquor & Gaming NSW Independent Liquor and Gaming Authority, the NSW Noise Policy for Industry and the NSW Road Noise Policy would be achieved for the operation of the Club and car park.

## Appendix A – Noise survey

### Unattended noise logging

Unattended noise measurements were conducted during the period Wednesday, 21 June 2017 to Wednesday, 28 June 2017. The logging was conducted on the western lawn of the Dundas Sports and Recreation Club.

### Equipment

The equipment used was a Rion NL-21 sound level meter, serial number 00888254. Field calibration was conducted at the commencement and conclusion of the logging period and no significant calibration drift was observed.

The noise logger was configured to record all relevant noise indices, including background noise ( $L_{A90}$ ) and equivalent continuous noise levels ( $L_{Aeq}$ ). Samples were accumulated at 15-minute intervals. The time response of the logger was set to 'fast'.

### Weather conditions

In order to provide an indication that noise data was obtained during suitable meteorological conditions, half-hourly weather data was obtained from the Bureau of Meteorology (BOM) Automatic Weather Station (AWS) 066212 at Sydney Olympic Park.

Noise data has been excluded from the processed results if:

- Rain was observed during a measurement period, and/or
- Wind speed exceeded 5 m/s (18 km/h) at the measurement height of 1.5 m above ground. Wind data obtained from the BOM is presented as the value at 10 m above ground. These values are halved for the purpose of estimating wind speed at 1.5 m above ground.

### Measured noise levels

For reference, a weekly chart showing the graphed noise logging results is shown in Figure 3.

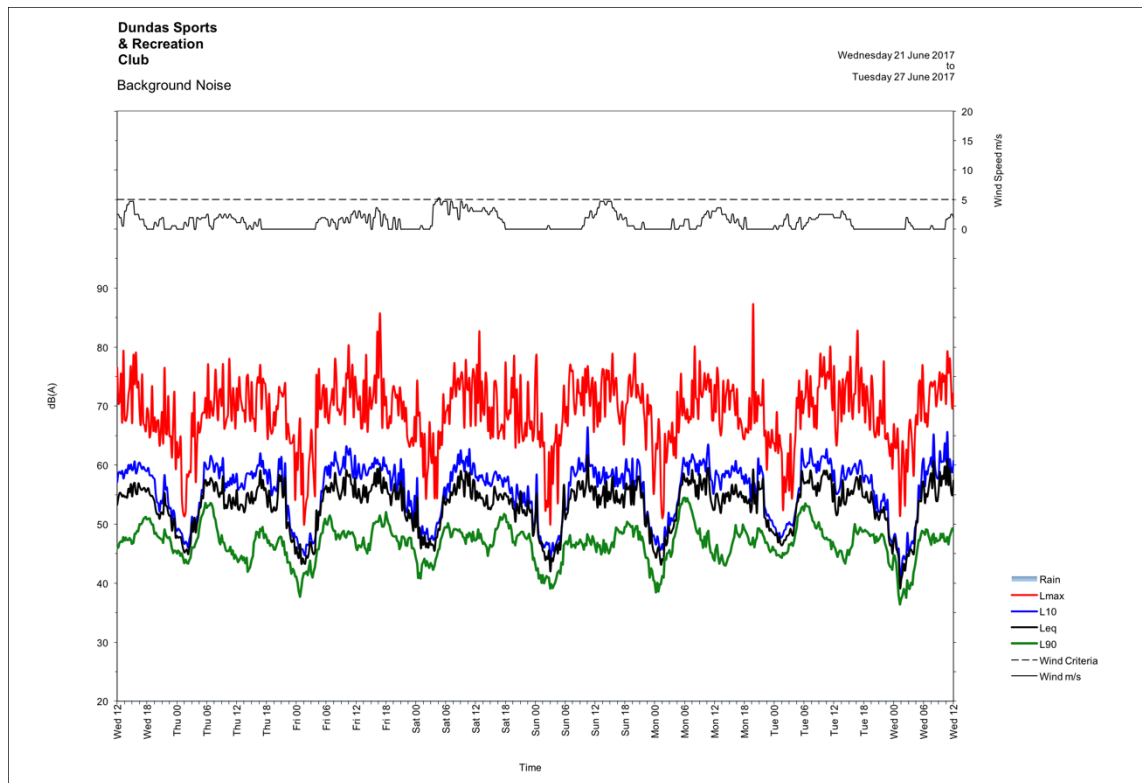


Figure 3 Graphed noise logging data

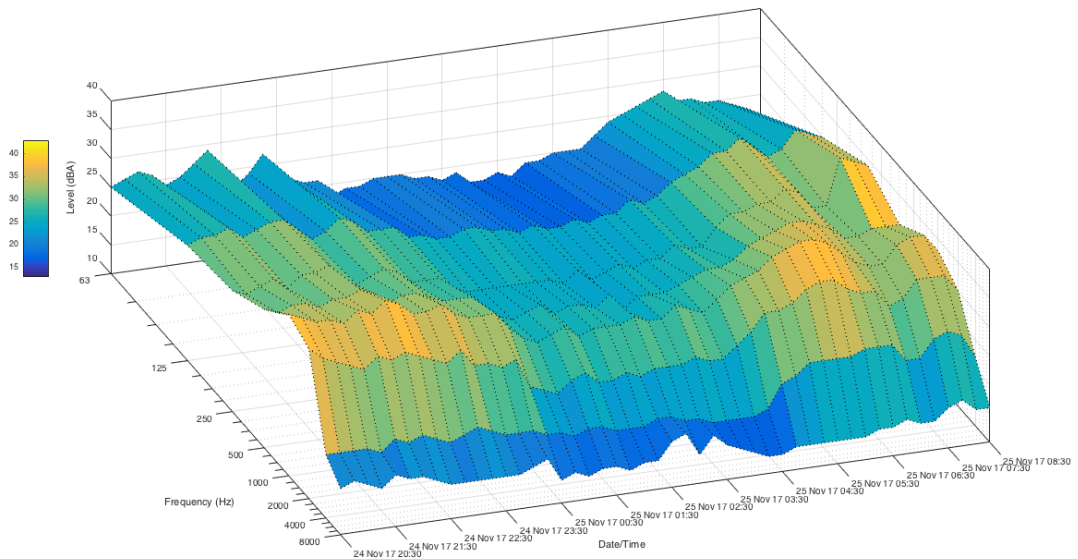
## Octave-band noise survey

Additional unattended noise logging was conducted during the period 8.30 pm on Friday, 24 November 2017 to 8.30 am on Saturday, 25 November 2017. The purpose of this survey was to capture both octave-band background noise levels during the night-time period and derive criteria for nearby noise sensitive receivers to the north-east of the project site.

The equipment used was a Rion NL-42 sound level meter, serial number 00888254. Field calibration was conducted at the commencement and conclusion of the logging period and no significant calibration drift was observed.

The noise logger was configured to record all relevant noise indices, including background noise ( $L_{A90}$ ) and equivalent continuous noise levels ( $L_{Aeq}$ ) in octave bands. Samples were accumulated at 15-minute intervals. The time response of the logger was set to 'fast'.

For reference, a chart showing the graphed noise logging results is shown in Figure 4.



**Figure 4 Octave-band noise logging data,  $L_{A90}(15\text{-minute})$**

### Data processing for noise emission criteria

In order to determine mechanical services noise emission criteria, data from the ‘background’ logger was processed according to the procedures and time periods in the NSW Noise Policy for Industry (NPI) time periods as follows:

- Daytime: 07:00 to 18:00
- Evening: 8:00 to 22:00
- Night-time: 22:00 to 07:00

It is necessary to establish a representative noise level for each of these time periods. We have used the procedures in the NSW NPI to derive a representative background noise level (a Rating Background Level or RBL) for the daytime, evening and night-time periods. An RBL is the median of the lowest 10<sup>th</sup> percentile of the background  $L_{A90}$  samples in each daytime, evening and night-time measurement period.

**Table 8 Measured noise levels**

Description	Noise level (dB re 20 $\mu$ Pa) during period		
	Daytime	Evening	Night-time
Rating Background Level (RBL)	45	47	41
Average total noise level, $L_{Aeq}$ (measured)	56	55	51

## Derivation of noise emission criteria (car park)

Project specific criteria have been established in accordance with the NPI. In determining existing levels for amenity criteria it is appropriate to exclude any noise source other than the contribution from industrial sources. Analysis of attended and unattended noise measurements has revealed that road traffic noise is a significant contributor to the existing environmental background noise levels. It is therefore appropriate to regard the surrounding area as urban residential in the definitions of Table 2.3 of the NPI.

**Table 9 NPI noise emission criteria – residential receivers**

Location	Noise Emission ( $L_{Aeq}$ ) criteria (dB re 20 $\mu$ Pa)		
	Daytime 07:00 – 18:00	Evening 18:00 – 22:00	Night-time 22:00 – 07:00
Nearby residential receivers			
Intrusive criterion (RBL + 5 dB)	50	50	46
Acceptable Noise Level (Urban Residential)	60	50	45
Amenity criterion (ANL – 5 dB + 3 dB)	58	48	43
<b>Project noise trigger levels</b>	<b>50</b>	<b>48</b>	<b>43</b>

## Derivation of noise emission criteria (L&G NSW)

Octave band noise levels for the assessment of operational noise emission have been derived by scaling the overall  $L_{A90}$  noise levels from the unattended noise logging data for the appropriate time periods with octave band levels from attended noise measurements. These relevant levels are provided in Table 10 below.

**Table 10 Octave band noise levels (nearest receivers to north, east and west)**

Time	Sound pressure level dB $L_{A90}$ at Octave Band Centre Frequency (Hz)							Overall dB(A)
	63	125	250	500	1000	2000	4000	
Daytime (07:00 – 00:00)	32	37	36	39	41	38	31	46
Night-time (00:00 – 07:00)	27	32	31	34	36	33	26	41

Additional night-time octave-band noise levels for those noise sensitive receivers located to the north-east of the Club have been determined. These are based on the measured  $L_{A90}$  of the additional short-term unattended noise survey for the period midnight to 7 am. These relevant levels are provided in Table 11 below.

**Table 11 Octave band noise levels (nearest receivers to north-east)**

Time	Sound pressure level dB L <sub>A90</sub> at Octave Band Centre Frequency (Hz)							Overall dB(A)
	63	125	250	500	1000	2000	4000	
Night-time (00:00 – 07:00)	22	28	29	31	33	29	22	38



GROUPN  
L6/111-117 Devonshire St  
Surry Hills NSW 2010

T—+61 2 9369 3546  
email@groupn.co

ABN 69 073 774 071

groupn.co

Architecture.  
Interior.  
Landscape.

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## Annexure B

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Parramatta City Council stamped Approved Plans & Development  
Application Notice of Determination for 9-15 Elder Road, Dundas.  
*Prepared as part of separate DA (DA.787.2017)*

Document Title:

Signed approved Consent for 9-15 Elder Road Dundas  
Dundas\_SC-S79C Assessment Report for 9-15 Elder Road Dundas  
Stamped approved plans for 9-15 Elder Road, Dundas  
Stamped approved Engineer Plan

Approved DA Number:

DA.787.2017  
DA.787.2017  
DA.787.2017  
DA.787.2017

GROUPN



Our Reference: DA/787/2017  
Contact: Catherine Watkins  
Telephone: 9806 5050  
Fax: 9806 5917



Dundas Sports & Recreation Club Ltd  
9-15 Elder Road  
DUNDAS NSW 2117

10 November 2017

## DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979  
Sections 80, 80A & 81 (1)(a)

**Development Consent No:** DA/787/2017  
**Property Address:** Lot 10 DP 1130429,  
9-15 Elder Road, DUNDAS NSW 2117  
**Description:** Alterations and additions to the Dundas Sports  
& Recreation Club.  
**Determination:** **APPROVED SUBJECT TO CONDITIONS**  
**Determination Date:** 27 October 2017  
**Consent to Operate From:** 10 November 2017  
**Consent to Lapse On:** 10 November 2022  
(If physical commencement has not occurred)

You are advised that your application has been **APPROVED** subject to the following conditions:

### General Matters

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Drawing No.	Prepared By	Dated
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Cover Page and Location Plan, Drawing No. NA_1510036-00-01	GroupN Architects	Rev.02 Dated 08.08.17
Proposed Site Plan, Drawing No. NA_1510036-00-02 <b>AS AMENDED IN RED</b>	GroupN Architects	Rev.05 Dated 08.08.17
Ground floor Plan, Drawing No. NA_1510036-01-01	GroupN Architects	Rev.02 Dated 08.08.17
Demolition Plan, Drawing No. NA_1510036-02-01	GroupN Architects	Rev.03 Dated 08.08.17
Existing first floor Plan, Drawing No. NA_1510036-02-02	GroupN Architects	Rev.02 Dated 08.08.17
Elevations and Sections, Drawing No. NA_1510036-03-01	GroupN Architects	Rev.04 Dated 08.08.17
Survey plan. Dwg. No. 209435_TS01	LandTeam	Issue C 18/07/17
Landscape Planting Plan, Drawing No. NA_1510036-04-01 <b>AS AMENDED IN RED</b>	GroupN Architects	Rev.01 Dated 08.08.17
Civil works notes. Dwg. No. 4429C1-sheet 1	EM Consulting	Rev. A Dated Aug 17
Civil works & Soil erosion and sediment control plan. Dwg. No. 4429C2-sheet 2	EM Consulting	Rev. A Dated Aug 17

<b>Document(s)</b>	<b>Prepared By</b>	<b>Dated</b>
Statement of Environmental Effects. Ref. NA-15-10036	GroupN Architects	Rev. 02 Dated 10/06/17
Waste Management Plan	S.Caundle	10.08.17
Aboriginal heritage Due Diligence Assessment Ref.PR134081-1.1	RPS	July 2017
Access report	Bio-Building Design	10 August 2017
Acoustic report Ref.S16749RP1- Rev.A	Resonate Acoustics	1 August 2017 Rev. A
Hazardous Materials Report Ref. CEOS Report	Banksia EOHS	25 Nov. 2015

Statement of Heritage Impact	Graham Hall and Partners	July 2017
Parking and Traffic Impact Assessment Ref. 16-070	Stanbury Traffic Planning	August 2017

**Note:** In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

**Reason:** To ensure the work is carried out in accordance with the approved plans.

2. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

**Reason:** To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

3. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

**Reason:** To ensure compliance with legislative requirements.

4. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

**Reason:** To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

5. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

**Note:** Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must

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comply with the relevant Australian Standards and manufacturer specifications.

- (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (c) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
- (e) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

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- (g) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
  - (h) Demolition is to be completed within 5 days of commencement.
  - (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
  - (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
  - (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
  - (l) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
  - (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
  - (n) Before demolition works begin, adequate toilet facilities are to be provided.
  - (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
  - (p) Within 14 days of completion of demolition, the applicant must submit to Council:
    - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
    - (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
    - (ii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

**Reason:** To protect the amenity of the area.

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6. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.  
**Reason:** To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.
7. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.  
**Reason:** To ensure that building materials are not washed into stormwater drains.
8. **Parramatta** - Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent.  
**Reason:** To preserve existing landscape features.
9. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard AS4282: 1997 The Control of the Obtrusive Effects of Outdoor Lighting.  
**Reason:** To protect the amenity of the surrounding neighbourhood from the emission of light.

### **Prior to the issue of a Construction Certificate**

- (**Note:** Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)
10. Plans submitted with the construction certificate must illustrate that the approved landscape plan referenced in condition incorporates the following change in plant species. The following species must be replaced:
- (a) The replacement of *Viburnum odoratissimum* 'Viburnum' located in the front boundary garden bed with shrubs and/or ground covers with a maximum mature height of 600mm.
  - (b) Seven (7) x *Elaeocarpus reticulatus* (Blueberry Ash) along the side setback be replaced with suitable screen planting. The screen

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planting must be maintained at a height of 2.5 metres. The screen planting shall be provided in five litre (200mm) containers and planted at distances (maximum) of one and a half (1.5) metres between trunk centres. Suitable species include (but are not limited to) the following:

- *Acmena smithii* cvs (Lillypilly)
- *Syzygium* cvs (Lillypilly)
- *Murraya paniculata* (Murraya)
- *Viburnum odoratissimum* (Viburnum)
- *Grevillea* cvs (Grevillea)
- *Pittosporum tenuifolium* cvs (Pittosporum)

**Reason:** To ensure the restoration of the environmental amenity of the area.

11. The plans are to illustrate the proposed building works comply with the current provisions of the Building Code of Australia (National Construction Code) and must be illustrated on the architectural plans and submitted to the satisfaction of the Principal Certifying Authority, prior to the issue of the Construction Certificate.

**Reason:** To comply with the Environmental Planning and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

12. Amended plans are to be submitted incorporating the following amendments:

- 12a. The pedestrian access from Elder Road is to be via a footpath separated from the road via a kerb and not consist wholly of line marking, with the location of the footpath to be located to allow for vehicle access and manoeuvring **as marked in red on the approved plans.**

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.

**Reason:** To provide for security and safety of patrons and amenity for neighbours.

13. The construction documentation is to incorporate the measures recommended in the following reports :

**Acoustic Design Report by Resonate Acoustics, Doc No. RA S16749RP1, dated 01-08-17. Rev. A.**

Including:

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- Installation of a screen wall surrounding the outdoor gaming area.
  - Application of acoustic absorption with an approximate NRC of 0.9 to the internal surfaces of the outdoor gaming area to reduce internal noise levels and breakout noise emission from operation.
  - Relocation of the existing mechanical services unit to a position where it is shielded from nearby sensitive receivers.
  - Location of the screen wall to provide an extension of the nominated screen wall past the southern wall of the outdoor gaming area.
  - Detailing maintenance and /or required mitigation measures proposed to be undertaken on the existing services unit to reduce the operating sound power level in line with the manufacturer specification.
  - The location and construction of an acoustically lined and louvered enclosure around the existing services unit to further reduce emission to the identified nearby noise sensitive receivers.

This must be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

**Reason:** To ensure the protection of environmental amenity.

14. The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

**Reason:** To ensure that the levy is paid.

15. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

**Reason:** To comply with the Environmental Planning and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

16. A monetary contribution comprising \$8,022.80 is payable to City of Parramatta in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta Section 94A Development Contributions Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only.

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The contribution is to be paid to Council prior to the issue of a construction certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Parramatta Section 94A Development Contributions Plan (Amendment No. 4) can be viewed on Council's website at:

[http://www.parracity.nsw.gov.au/build/forms\\_and\\_planning\\_controls/developer\\_contributions](http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions)

**Reason:** To comply with legislative requirements.

17. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

**Note:** Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

18. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

**Note:** Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

19. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.



The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/787/2017;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

<b>Bond Type</b>	<b>Amount</b>
Site bonds and bank guarantees Class 2-9	\$10,000

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

**Reason:** To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

20. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.
- Reason:** To comply with Council's parking requirements and Australian Standards.

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## **Prior to Work Commencing**

21. Prior to work commencing, adequate toilet facilities are to be provided on the work site.  
**Reason:** To ensure adequate toilet facilities are provided.
22. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.  
**Reason:** To ensure soil and water management controls are in place before site works commence.
23. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:
- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
  - (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
  - (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
  - (d) the site is to be maintained clear of weeds; and
  - (e) all grassed areas are to be mowed on a monthly basis.
- Reason:** To ensure public safety and maintenance of the amenity of the surrounding environment.
24. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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**Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

25. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the SafeWork NSW hotline or their website [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

**Reason:** To comply with the requirements of SafeWork NSW.

26. Retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy drip line or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

**Reason:** To protect the environmental amenity of the area.

27. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

**Reason:** To ensure the protection of the tree(s) to be retained.

28. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
  - Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

**Reason:** To comply with legislative requirements.

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29. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.

**Reason:** To ensure public safety.

30. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

This condition does not apply where works are being carried.

**Reason:** Statutory requirement.

31. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

**Note:** Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

**Reason:** To ensure the community is protected from the cost of any claim for damages arising from works authorised by this

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consent conducted above, below or on any public land owned or controlled by Council.

### **During Work**

32. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).  
**Reason:** To ensure satisfactory stormwater disposal.
33. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.  
**Reason:** To protect public safety.
34. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.  
**Reason:** To ensure appropriate disposal of asbestos materials.
35. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.  
**Reason:** To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.
36. If any European archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW Heritage Act.

If any Aboriginal archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW National Parks and Wildlife Service Act.

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**Reason:** To ensure that the requirements of the Office of Environment and Heritage are met.

37. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

**Reason:** To ensure the protection of the tree(s) to be retained on the site.

38. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

**Reason:** To ensure the protection of the tree(s).

39. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

**Reason:** To ensure compliance with this consent.

40. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

41. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

**Reason:** To ensure pedestrian access.

42. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

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Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

**Reason:** To protect the amenity of the area.

43. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:
- (a) The date and time of the complaint;
  - (b) The means by which the complaint was made;
  - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
  - (d) Nature of the complaints;
  - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
  - (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the principal certifying authority upon request.

**Reason:** To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

44. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

**Reason:** To protect the amenity of the area.

45. A survey certificate is to be submitted to the Principal certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

**Reason:** To ensure the development is being built as per the approved plans.

46. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road

Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

**Reason:** To ensure proper management of Council assets.

47. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

**Reason:** To ensure maintenance of Council's assets.

### **Prior to the issue of an Occupation Certificate/Subdivision Certificate**

48. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

**Reason:** To comply with stator requirements.

49. Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:

- (a) Acoustic Report No. (S16749RP), dated 1 Tuesday August 17, prepared by Resonate Acoustics.

**Reason:** To demonstrate compliance with submitted reports.

50. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

**Reason:** To ensure restoration of environmental amenity.



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51. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 109H of the Environmental Planning and Assessment Act 1979.

**Reason:** To complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

52. A written application to Council's Civil Assets Team for the release of a bond must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

An Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

**Note:** Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

**Reason:** To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

53. A total of 57 car parking spaces must be provided on site including accessible car parking spaces.

The Certifying Authority is to ensure that car parking has been provided in accordance with this condition prior to the release of an Occupation Certificate.

**Reason:** To ensure appropriate car parking is provided.

### **The Use of the Site**

54. The proprietors of the venue shall be responsible at all times for the orderly dispersal of patrons from the venue.

**Reason:** To protect the amenity of the surrounding neighbourhood.

55. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise" as defined by the Protection of the Environment Operations Act 1997.

**Reason:** To reduce noise levels.

- 
56. Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

**Reason:** To prevent loss of amenity to the area.

57. There are to be no external speakers at the premises.

**Reason:** To prevent loss of amenity to the area.

58. All waste storage areas are to be maintained in a clean and tidy condition at all times.

**Reason:** To ensure the ongoing management of waste storage areas.

59. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

**Reason:** To ensure provision of adequate waste disposal arrangements.

60. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

**Reason:** To minimise noise impact of mechanical equipment.

61. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

**Reason:** To ensure the removal of graffiti.

62. Any change or formalisation of hours of operation are subject to a separate development consent.

**Reason:** To minimise the impact on the amenity of the area.

63. All loading and unloading must:

(a) take place within the designated loading areas on the subject property, or

- 
- (b) take place within the approved loading dock to minimise disruption of public spaces, and
- (c) is to be carried out wholly within the site

**Reason:** To protect the amenity of the neighbourhood.

#### ADVISORY NOTES

The following information is provided for your assistance and this information does not form part of the conditions of development consent pursuant to Section 80A of the EP&A Act 1979.

Other legislative requirements for approvals, licences, permits and authorities may apply including but not limited to relevant provisions of the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016 and Gaming Machines Act 2001.

#### **Right of Appeal:**

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court **within six months after the date** on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged and determined **within six (6) months of** the date on which you received this notice.

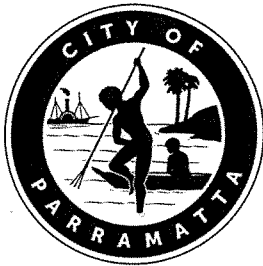
**Note:** To enable the Section 82A review to be considered within the six month timeframe prescribed by under the Environmental Planning and Assessment Act 1979, it is advisable to lodge the application for review under Section 82A as soon as possible to facilitate the statutory timeframes.

Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 in respect of Crown applications.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Catherine Watkins', written in a cursive style.

Catherine Watkins  
**Development Assessment Officer**  
**Development Assessment Services**



27/10

City of Parramatta

File No: DA/787/2017

## S79C ASSESSMENT REPORT – COMMERCIAL CHANGE OF USE Environmental Planning & Assessment Act 1979

### SUMMARY

DA No:	DA/787/2017
Property:	Lot 10 DP 1130429, 9-15 Elder Road, DUNDAS NSW 2117
Proposal:	Alterations and additions to the Dundas Sports & Recreation Club
Date of receipt:	12 September 2017
Applicant:	Dundas Sports & Recreation Club Ltd
Owner:	Dundas Sports & Recreation Club Ltd
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	No
Recommendation:	Approval
Assessment Officer:	Catherine Watkins

### Legislative requirements

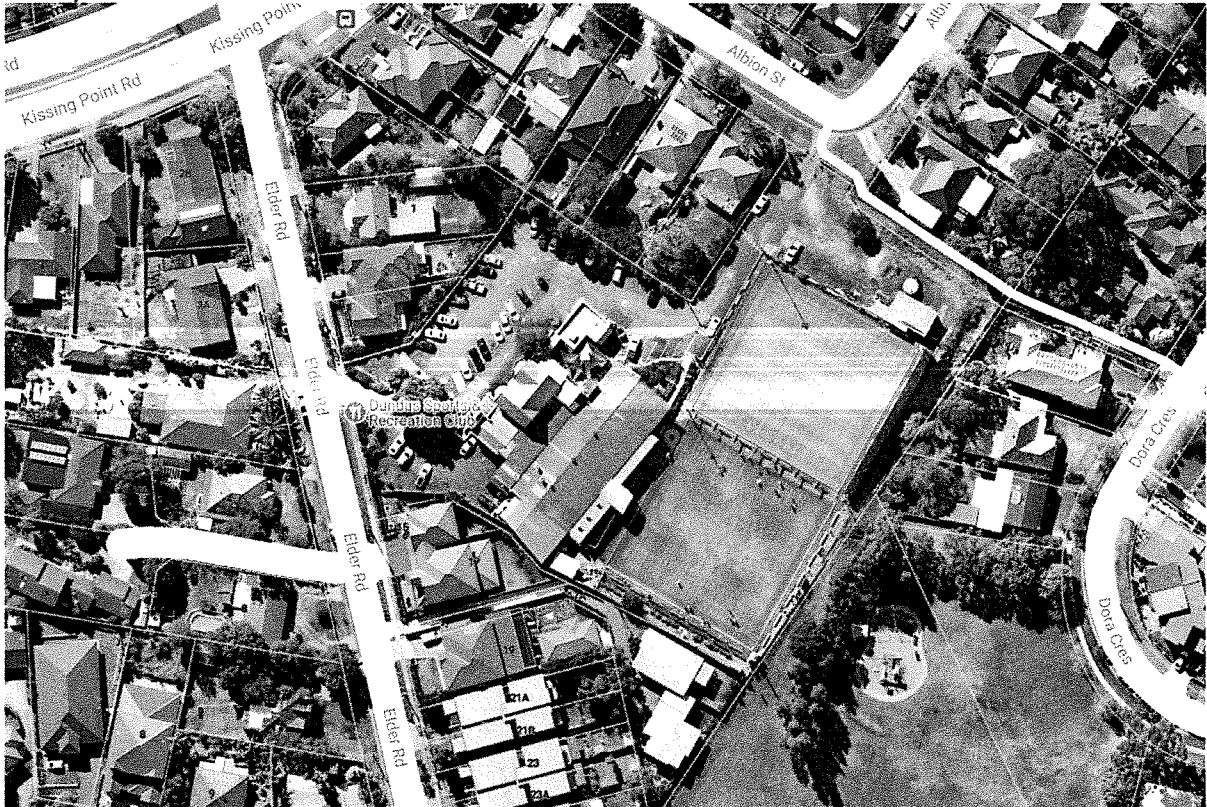
Zoning	<b>RE2 – Private Recreation</b> under Parramatta Local Environmental Plan 2011
Relevant legislation/policies:	Infrastructure SEPP, Sydney Harbour Catchment SREP, SEPP 33, SEPP 55, Infrastructure SEPP. SEPP No. 19
Planning Controls & Policies	Section 94A Contributions Plan, Parramatta Development Control Plan 2011, Policy for the handling of unclear, insufficient and amended development applications
Bushfire Prone Land	No
Heritage	Yes – Item 38, Local Significance – Cumberland Builders Bowling Club –
Heritage Conservation Area	No
Integrated development	No
Clause 4.6 variation	No
Delegation	Team Leader

**Site History:**

Date	Comments
13 Nov. 2006	DA/774/2006 approved for alterations and additions to the heritage listed premises including a side extension and provision of 105,000 litre underground rainwater tank.
9 July 2007	DA/298/2007 approved for construction of a glass dividing wall on the rear deck to provide a separated area for smokers and non-smokers
10 Sept. 2007	DA/567/2007 approved to construct an awning to the rear of the existing Bowling Club
8 Oct. 2007	DA/527/2007 approved for boundary adjustment to four allotments including the Dundas Sports Club
13 Aug. 2012	DA/288/2012 approved for alterations and additions to the Dundas Sports and Recreation Club
21 May 2013	DA/288/2012/A modification approved to include changes to the external wall openings

**SITE DESCRIPTION AND CONDITIONS**

The subject site is known as 9-15 Elder Road, Dundas. The current property description is Lot 10 DP 1130429. The site is an irregular shaped allotment and has a slope towards Elder Road from the rear eastern corner of the site.



**Figure 1 – Map extract site location (Nearmap October 2017)**

The subject site has the following area and dimensions:

Area – 9752 square metres (DP)

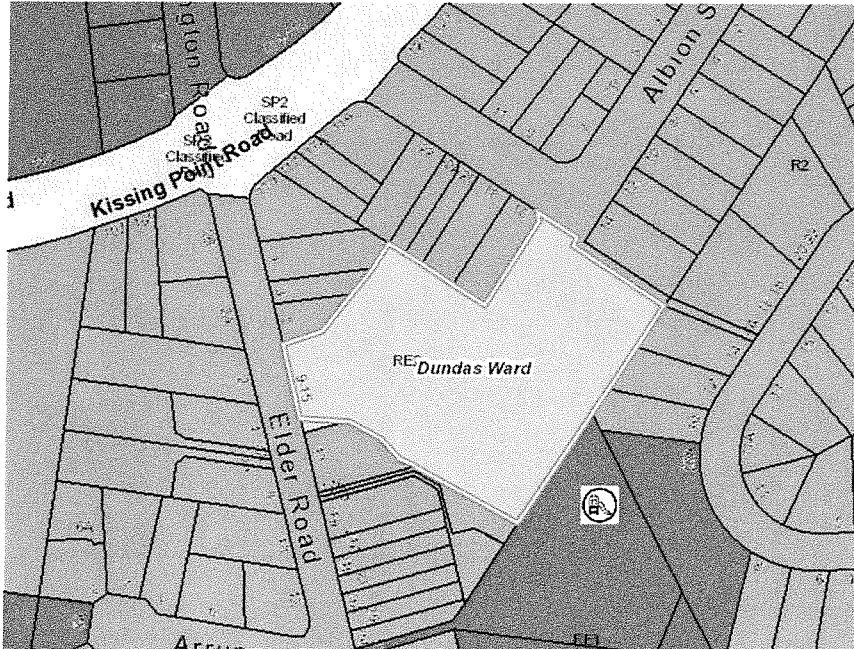
Frontage – 30.64 metres

Rear – 100.27 metres

Irregular shaped side boundaries with an overall site depth of between 59 metres and 97 metres.

The site is zoned **RE2 – Private Recreation** under Parramatta LEP 2011.

The surrounding properties are zoned a mix of R2 Low Density residential to the north, east and west and RE1 Public Recreation to the south.



*Zoning map extract*

The subject site currently accommodates Dundas Sport & Recreation Club, a recreation facility that contains a main clubhouse and 2 lawn bowling greens to the rear (east). The interior layout of the clubhouse contains a lounge and stage area, dining area, amenities and administration areas, and gaming area.

It is located within an area that is zoned for private recreation, and is surrounded by predominantly residential areas to the north, east and west and a public reserve ('Williams Reserve') to the south.

The site is accessed via a main driveway entrance from Elder Road to the west, and a secondary rear driveway exit to Albion Street to the north.

The proposed building addition is proposed to the front western corner of the existing building, and is proposed to provide an area for gaming facilities.



Building additions

Additional car parking

Map extract site location – area of proposed works (Nearmap October 2017)

The site was inspected on 11 October 2017.



Driveway entry from Elder Rd





*Main entry to clubhouse*



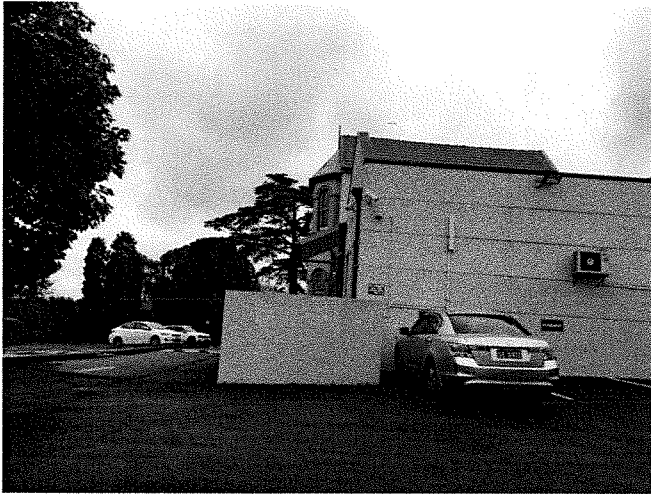
*First floor courtyard area and side of club house/ waste storage area*



*Driveway area to Elder Rd – looking west*



*Area of proposed development - Looking south to the loading dock area*



*The proposed club expansion area – loading area*



*Driveway from Elder Rd*

## SECTION 79C EVALUATION

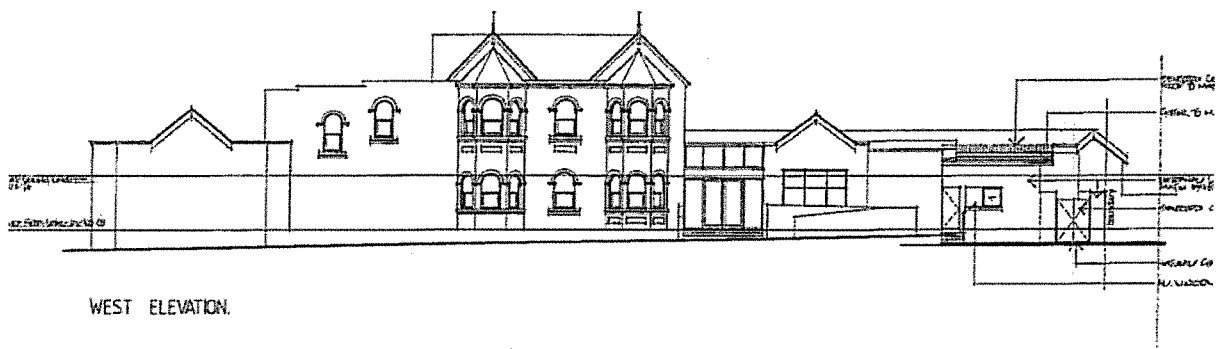
### THE PROPOSAL

#### Background:

'Dundas Sports & Recreation Club' has been in operation since the 1960's and originally comprised a standalone 2 storey heritage listed building 'Cumberland Builders Bowling Club', described by Heritage NSW as constructed in approximately 1880, as a 'Two storey rendered Victorian residence with slate roof and Italianate detailing' with a Statement of Significance that states:

*The former residence within the grounds of Dundas Sports Club is of significance for Parramatta LGA for historic reasons and as a representative example of Victorian Italianate residences in the area. The house presents to the visitors of the site as part of the historic building stock in the area.*

The clubhouse has been altered and extended numerous times, and most recently for alterations and building works under DA/774/2006:



*Extract of front elevation approved under DA/774/2006.*

The Club currently offers a range of services to the public include facilities and activities ((Extract from submitted SEE): *lawn bowls, yoga, trivia, entertainment and community involvement.*

The clubhouse area is provided over 2 storeys, with the main function areas and gaming areas on the ground floor and the first floor consisting of the 2<sup>nd</sup> storey of the heritage listed building floorplate, amenities and an external terrace area.

#### Pre-lodgement meeting

A development pre-lodgement meeting was held with Council Officers which identified a number of matter which were required to be addressed in any submitted development application including the front setback, streetscape, acoustic, screen planting, nomination of a pedestrian path, and a number of urban design matters.

#### **The Proposal:**

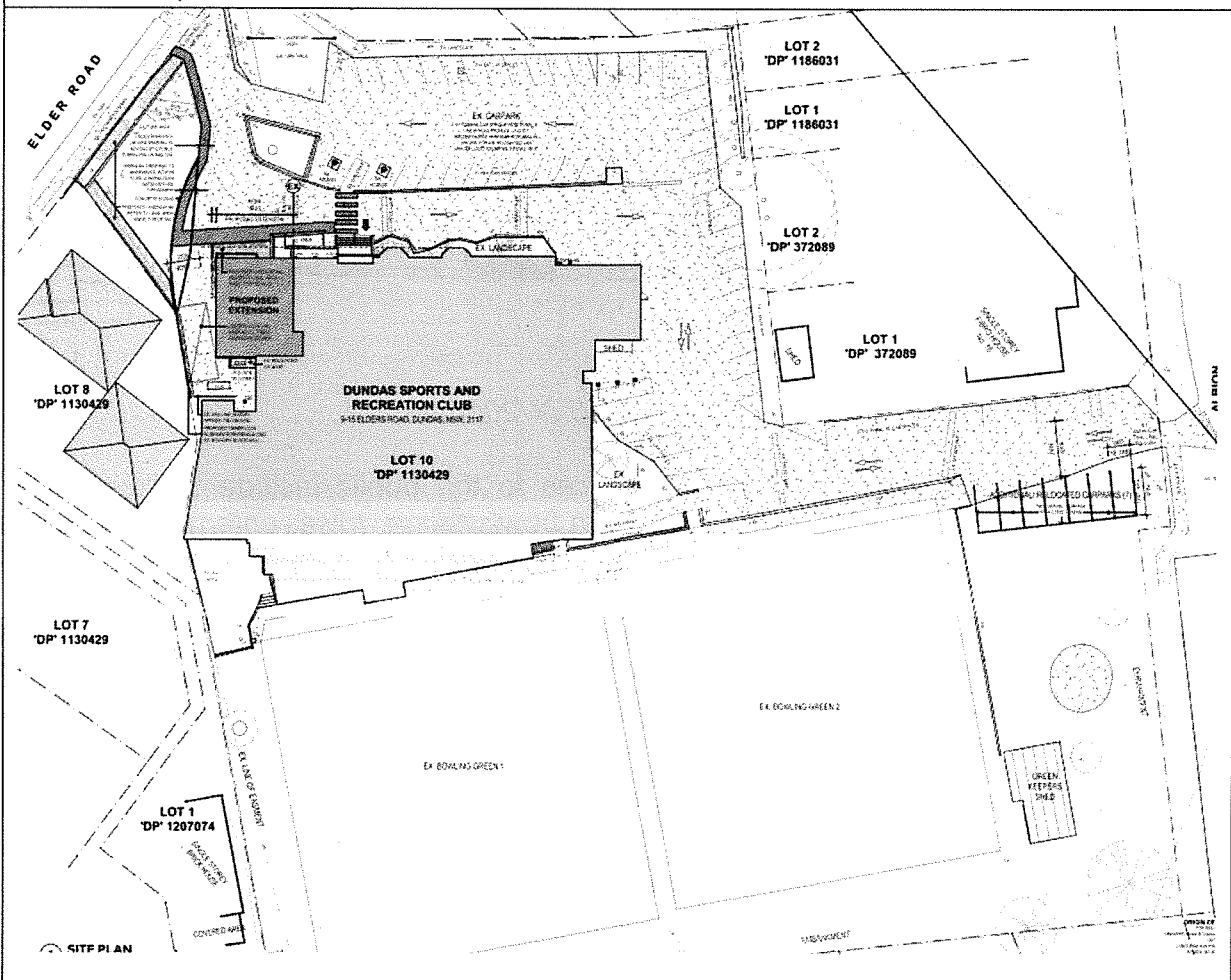
The application seeks consent for (Extract from submitted SEE):

***The Club is seeking to provide an improved facility and service model by providing recreational spaces that align with the market offer of similar local venues, enabling the club to remain a viable, competitive venue. Overall, the works hope to balance affirmative business outcomes and***

**offer a positive contribution to the Club and the local community.**

The proposed development includes the following components:

- **Building alterations and additions:**
- **Ground floor:**
- A new building extension located adjacent to the foyer area including reconfiguration of the internal layout of the clubhouse to provide a reconfigured TAB and seating area and a new gaming area (**additional 101m<sup>2</sup>**) to create **internal (23m<sup>2</sup>) and external (78m<sup>2</sup>) gaming areas.**
- The 'external' gaming area will be enclosed by a roof and full height 'slatted screen's
- Associated fitout works;
- External driveway widening and new loading dock area;
- New landscaping;
- Boundary screening along western side boundary (adjacent loading dock area)



*Extract of site plan – areas of works shown in 'yellow'*

- **First floor:**  
No changes to the first floor are proposed.

- The applicant has provided the following Area Table:

AREAS (m2)	EXISTING	PROPOSED (ADDITIONAL)	PROPOSED (TOTAL)
<b>GROSS FLOOR AREA (GFA)</b>			
<b>INTERNAL - CLUB BUILDING ( FULLY ENCLOSED COVERED AREA - FECA)</b>			
GROUND FLOOR	1, 226m2	23m2	1,249m2
FIRST FLOOR	152m2	NO CHANGE	152m2
<b>EXTERNAL - CLUB BUILDING</b>			
GROUND FLOOR	257m2	78m2	335m2
FIRST FLOOR	104m2	NO CHANGE	104m2
TOTAL GFA (FECA + EXTERNAL)	1739m2	101m2	1,840m2
<b>LICENCED FLOOR AREA (LFA)</b>			
GROUND FLOOR	1134m2	90m2	1224m2
FIRST FLOOR	239m2	NO CHANGE	239m2
TOTAL LFA	1373m2	90m2	1463m2
<b>LANDSCAPE</b>			
DEEP SOIL AREA			2,217m2
LANDSCAPE AREA			3,282m2
TOTAL			5,499m2
TOTAL SITE AREA	9,805.4m2	NO CHANGE	9,805.4m2
<b>SITE DATA</b>			

- The proposed extension involves a new increased floor area including the internal/external gaming area of 101m<sup>2</sup> and an increase in the associated licensing area.

### Hours of Operation:

A change in hours of operation is proposed from (extract from SEE):

#### Hours of Operation

Monday	11am - 9pm	10am - 1:30am
Tuesday	11am - 11pm	10am - 1:30am
Wednesday	11am - 11pm	10am - 1:30am
Thursday	11am - 11pm	10am - 1:30am
Friday	11am - 12am	10am - 1:30am
Saturday	10am - 11am	10am - 1:30am
Sunday	11am - 10pm	10am - 1:30am
Public Holiday & Special Events	12 Midday	10am - 1:30am

Note: Club's Current Liquor Licence is approved for 24/7 hours of operation

#### Deliveries / Despatch

All deliveries are received on site

Deliveries are received via the existing loading dock towards the North of the Club building & informal servicing area to the east of the Club Building.

Formalisation of the servicing area to the East of the Club is proposed, capable of accommodating vehicles up to and including Medium Rigid Vehicles (Refer to Car Parking Study and Traffic Report, Annexure 'D' for details).

Proposed: An earlier opening time 7 days a week and a later closing time of 1:30am 7 days a week.

**Planners comment:**

A review of available documents and records on the site have identified there are no records regarding operational hours on the site. Following subsequent discussions with the applicant in this regard, the applicant proposes to remove the change of operational hours aspect of the development from this DA/787/2017. Therefore any proposed changes of hours of operation will be submitted under a separate development application. A condition of consent has been imposed accordingly.

The hours of operation will be referred to City of Parramatta's compliance section for further investigation upon finalisation of DA/787/2017.

**Staff numbers:**

No change (10 total full time/casual staff).

**Waste management:**

A Waste Management plan has been submitted. The waste is collected weekly with waste storage area is located adjacent to the loading area and is to remain unchanged.

**Parking:**

An increase in parking of 7 spaces is proposed to provide a total of 57 on site parking space including 2 disabled parking spaces. A Traffic and Parking study has been submitted.

**PERMISSIBILITY**

The site is zoned RE2 Private Recreation under Parramatta LEP 2011.

The proposed use is best defined as **registered club** under Parramatta LEP 2011, a use permitted with consent in the RE2 Private Recreation zone.

The definition states:

**registered club** means a club that holds a club licence under the Liquor Act 2007.

'Dundas Sports & Recreation Club' is a club that holds a club liquor licence (#LIQC300226816). The proposal satisfies the definition of a "registered club" and therefore the proposal is permissible under the RE2 Private Recreation zoning applying to the land.

**Zone Objectives**

The objectives of the **RE2 Private Recreation** zone include:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.

The proposed development is consistent with the aims and objectives of the RE2 Private Recreation zone applying to the land as the proposal involves use of a registered club that is permitted in the zone, allowing for continued recreation uses.

The part of the site zoned SP2 is identified for future road widening and is currently used for parking, with no buildings or structures proposed on this part of the site. A referral to Roads and Maritime Services provides conditions of consent to be incorporated in to the determination notice.

## **ENVIRONMENTAL PLANNING INSTRUMENTS**

### **STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND**

The provisions of SEPP No. 55 have been considered in the assessment of the development application. The site is not identified in Council's records as being contaminated. Further, the site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates that the site is contaminated. Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under SEPP 55.

### **SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 (DEEMED SEPP)**

The site is located within an area of Sydney Harbour and is subject to the provisions of the above SREP.

The Sydney Harbour Catchment Planning Principles must be considered and where possible achieved in the carrying out of development within the catchment. The key relevant principles include:

- to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained;
- consider cumulative impacts of development within the catchment;
- improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and

The site is not identified within a Foreshores or Waterways area. City of Parramatta's Development Engineer has reviewed the proposed alterations and identified that disposal of stormwater is satisfactory subject to imposition of conditions of consent.

### **STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007**

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

The application is not subject to clause 45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.

Clause 101 - Development with frontage to classified road -The site is not located with a frontage to a classified road..

Clause 102 - Impact of road noise or vibration on non-road development  
The site is not located with a frontage to a classified road..

Accordingly, the proposal is considered satisfactory subject to imposition of recommended conditions of consent (refer Referral section of this report). A Traffic Report was submitted with the proposal which identified minimal impact of the development on traffic.

### **STATE ENVIRONMENTAL PLANNING POLICY NO. 64 ADVERTISING & SIGNAGE**

N/A

### **STATE ENVIRONMENTAL PLANNING POLICY 19 (BUSHLAND IN URBAN AREAS).**

State Environmental Planning Policy No 19—Bushland in Urban Areas applies to the proposal which involves development of land which adjoins bushland zoned or reserved for public open space purposes.

A discussion with City of Parramatta's Open Space and Natural Areas Officer has been undertaken which identifies the works are not proposed in the vicinity of the open space area adjoining the site to the south and therefore it is considered the proposal is satisfactory in this regard.

### **PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011**

## **COMPLIANCE TABLE – LOCAL ENVIRONMENTAL PLAN 2011**

The relevant matters to be considered under Parramatta Local Environmental Plan 2011 for the proposed development are outlined below.

<b>Development standard</b>	<b>Compliance</b>
Height of Buildings Allowable: - not applicable Proposed: - consistent with existing	The site is not identified on this map
Floor Space Ratio	The site is not identified on this map.
Development on land intended to be acquired for public purposes	The proposal is not identified on the map.
Architectural roof features	An architectural roof feature is not proposed.
Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
Preservation of trees	City of Parramatta's Tree and Landscape Officer have identified the development is suitable as proposed.



Heritage Conservation	Yes The site does contain a heritage item. City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection. Refer to Referral comments in this report.
Aboriginal Places of Heritage significance	Yes  The site is developed and no extensive excavation works are proposed. City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection. Refer to Referral comments in this report.
Acid sulphate soils	Class 5 acid sulfate soils. City of Parramatta's Development Engineer provides no objection.
Earthworks	Minimal earth works are proposed. City of Parramatta's Development Engineer provides no objection.
Flood planning	The site is not identified by council as being flood prone.
Biodiversity protection	The site is not identified on this map
Water protection	The site is not identified on this map
Development on landslide risk land	The site is not identified on this map.
Affected by a Foreshore Building Line	The site is not located in the foreshore area.
Bushfire Prone Land	The site is not identified on this map.

## PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

### COMPLIANCE TABLE – DEVELOPMENT CONTROL PLAN 2011

The relevant matters to be considered under Parramatta Development Control Plan for the proposed development are outlined below.

Development Control	Proposal	Compliance
<b>Site Considerations</b>		
<b>2.4</b> 2.4.1 Views and Vistas Development is to preserve views of significant topographical features such as ridges and natural corridors, the urban skyline, landmark buildings, sites of historical significance and areas of high visibility, particularly those identified in Appendix 2 Views and Vistas. Refer also to Views and Vistas in the Harris Park Heritage Conservation Area in Part 4.	Not within an area identified as containing significant views.	Yes
2.4.2 Water management -flooding -waterways -groundwater	The site is not impacted by flooding. Disposal of stormwater to existing services is proposed.  City of Parramatta's Development Engineer has reviewed the proposal and provides no objection.	Yes
2.4.3. Soil Management	An erosion and sediment control	Yes

Are there adequate erosion control measures?	plan has been submitted. It is considered that impacts on soil can be managed during construction.	
2.4.3.2 Acid sulphate soils	Refer to LEP table above	Yes
2.4.3.3 Salinity  Is the site identified as being of moderate or high salinity potential or of known salinity by the 'Salinity Study Map for Western Sydney 2006'?  If yes, have investigations been undertaken in accordance with the Western Sydney Salinity Code of Practice 2003?  If yes, does landscaping comprise of low water use species and are irrigation systems low water usage?	The site is of low salinity potential and accordingly salinity is unlikely to impact on the development.	Yes
2.4.4 Land Contamination Is the site identified as or likely to be contaminated?  If yes have the requirements of SEPP 55 been satisfied?	Refer to the discussion under SEPP 55 of this report.	Yes
2.4.5 Air Quality  Have appropriate controls been placed on the development to ensure that during demolition and construction that the development does not contribute to increased air pollution?	Standard conditions have been imposed to ensure that the potential for increased air pollution has been minimised.	Yes
2.4.6 Development on sloping land	The development responds to the contours of the land.	Yes
2.4.7 Biodiversity	The site adjoins a public reserve to the south. A discussion with City of Parramatta's Open Space and natural Resources Officer has identified the development is suitable as proposed as the works are confined to the northern developed part of the site and not within the area adjoining the open space area, and therefore to imposition of conditions of consent.	Yes
Clause 2.4.7.2 (Development on Land Abutting the E2 Environmental Protection Zone)	N/A	
<b>3. Preliminary Building Envelope</b>		
<b>3.2. Building Elements</b>		
3.2.1 Building Form and Massing Are the height, bulk and scale of the proposed building consistent with the building patterns in the street?	The height bulk and scale is consistent with existing structures on the site.  Amenity to adjoining properties is retained with suitable building setbacks provided.	Yes

	City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection.	
3.2.2 Building Façade and Articulation	The building alterations are located at the side of the existing buildings and are consistent with the existing built form in façade, articulation and finish.  City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection.	Yes
3.2.3 Roof design	The roof design of the alterations is consistent with the composition of the existing building.  City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection.	Yes
3.2.4 Energy efficient design		N/A
3.2.5 Streetscape  Does the development respond to the existing character and urban context of the surrounding area in terms of setback, design, landscape and bulk and scale?	The site is located with driveway access and a front setback from Elder Road.  The alterations are consistent with the existing building and retain the relationship with surrounding development.  City of Parramatta's Heritage Officer has reviewed the proposal and provides no objection.	Yes
<b>3.3 Environmental Amenity</b>		
3.3.1 Landscaping	City of Parramatta's Landscape Officer has identified the development is suitable as proposed subject to imposition of conditions of consent.	Yes
3.3.3 Visual privacy	The residential development to the west is most likely to be affected by the proposed additions.  The proposal contains suitable building setbacks.	Yes
3.3.4 Acoustic amenity	An acoustic report has been submitted in relation to the proposed building addition and loading area. City of Parramatta's Environmental Health (Acoustic) Officer has identified the development is suitable as proposed subject to imposition of conditions of consent.  As discussed in this report, the hours of operation have been	Yes

	removed from this proposal and will require a separation development application.	
3.3.6 Water sensitive urban design	City of Parramatta's Development Engineer has identified the development is suitable as proposed subject to imposition of conditions of consent. The proposal connects to existing services.	Yes
3.3.7 Waste Management  Is the waste management plan satisfactory?	Waste management plan provided. Council's Waste Officer has provided comments in regard to the proposal, which is acceptable with the imposition of conditions.	Yes
3.4 Social Amenity		
3.4.2 Access for People with Disabilities	The proposal will be required to comply with the provisions of the BCA, and Access Standards. Upgrading of car parking is proposed as part of the application.	Yes
3.4.4 Safety and Security  Has the development been designed in accordance with crime prevention principles?  Are the building entries orientated to the street? Operating Hours	The proposal does not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur.  The Clubhouse operating hours were proposed to be expanded however as discussed in this report this aspect of the proposal has been removed from DA/87/2017 nd will require submission of a separate development application.	Yes
3.5 Heritage & Part 4 Special Precincts		
3.5.1. – 3.5.2.	The site contains a listed Heritage Item 'Cumberland Builders Bowling Club'.  The site is identified as being of high significance by Council's Aboriginal Heritage Sensitivity Database.  Council's Heritage Officer has assessed the application and has raised no objection.	Yes
3.6 Movement & Circulation		
3.6.2 <u>Parking and Vehicular Access</u>  Note: stacked spaces can be supported  If carparking is in the form of a basement do slope conditions require a basement?	A change to existing car parking is proposed with the provision of additional car parking spaces, a modified driveway design and loading dock area with no change proposed to the Elder Road access driveway entry which remains unchanged.  City of Parramatta's Traffic Engineer provides no objection.	Yes

5. Other Provisions		
5.5 Signage	N/A	-

## REFERRALS

Internal Referrals	Comment
Development Engineer	<input checked="" type="checkbox"/> Supported subject to conditions  <u>Planners comment:</u> City of Parramatta's Development Engineer has reviewed the application and advises the application can be supported subject to engineering conditions.
Landscape	<input checked="" type="checkbox"/> Supported subject to conditions  City of Parramatta's Tree and Landscape Officer has reviewed the proposal and accompanying reports and documentation and provided the following comment:  <i>The development proposal is supported in concept. The comments made by Urban Design have been reviewed and are supported. Conditions accommodating the comments of Council's Urban Design Team will be implemented within the Consent Conditions.</i>  <i>There are no existing trees which will require removal.</i>  <i>There is one mature feature tree, Brachychiton discolor (Lacebark) located within the area of development which is protected by default due to the raised garden bed in which it is located.</i>  <b>Planners comment:</b> Conditions of consent have been imposed by City of Parramatta's Landscape Officer accordingly.
Urban Design	<input checked="" type="checkbox"/> Supported  City of Parramatta's Urban Designer has reviewed the application and provided the following comments:  <u>Proposed addition</u> <i>The proposed addition to the Dundas Sports and Recreation Club will have a limited and acceptable impact on the Elder Road streetscape.</i>  <u>Proposed fence</u> <i>The new fence proposed to the top of the wall along the driveway to the service area, is acceptable, however the fence and concrete block wall below it should be screened by planting.</i>  <u>Pedestrian access</u> <i>The pedestrian access from Elder Road should be via a footpath separated from the road and not a line marking on the road.</i>  <u>Streetscape presentation</u> <i>The proposed row of Blueberry Ash along the boundary of no. 17 Elder Road would create a non-characteristic landscaping element in the streetscape (the street frontage and associated landscape have filtered views from the street to the building front) and would have the potential to reduce the amenity of the occupants of no. 17 Elder Road as</i>

Internal Referrals	Comment
	<p><i>Blueberry Ash grow to 15 metres. Consider using Blueberry Ash, or other appropriate species, as screen trees at neighbouring properties in situations where existing solar access will not be compromised.</i></p> <p><i>The proposed plants along the front boundary seem to be hedge type plants. Again, this is not in keeping with overall street character. A more informal, low height planting scheme that responds to the landscape form sloping up from the road is preferred as this characteristic of the street and would also provide greater visibility to the lawn area behind (passive security for safety issue).</i></p> <p><b>Planners comment:</b> The matters above were discussed with City of Parramatta's Landscape Officer who has imposed conditions of consent relating to requirement to provide a revised landscape plan and suitable plant species. An additional condition of consent and marked up development plans require provision of a footpath access with a kerb from Elder Road.</p>
<p><b>Heritage</b></p>	<p><input checked="" type="checkbox"/> Supported</p> <p>City of Parramatta's Heritage Officer has reviewed the application and provided the following comment:</p> <p><i>The site is heritage listed, however, the historical house was already modified and only façade survives. The façade will not be impacted by proposal.</i></p> <p><i>Based on the above, I have no further objection to this proposal from heritage perspective. Submitted heritage documents will be sufficient for DA purposes.</i></p> <p><b>Planners comment:</b> The applicant submitted an Archaeological assessment which identified 'There are no Aboriginal heritage constraints within the Project Area and works may proceed with caution'. The proposal is considered suitable and conditions of consent will be imposed in relation to archaeological and excavation works.</p>
<p><b>Traffic and Transport</b></p>	<p><input checked="" type="checkbox"/> Supported</p> <p>City of Parramatta's Traffic Engineer reviewed the application and provided the following comment:</p> <p><i>The alterations to the club are relatively minor, adding only 90m<sup>2</sup> to the existing. Parking surveys indicate that the parking generation of the added floor area can be accommodated within the existing car park. There are no changes proposed to the access or parking.</i></p> <p><i>Therefore there are no concerns from a traffic and transport perspective.</i></p> <p><b>Planners comment:</b> The alterations involve a floor area increase of 101m<sup>2</sup> with a licensed area floor space increase of 90m<sup>2</sup> (applicant's SEE) and the applicant submitted a Traffic Report which assessed the proposed increase in floor area in relation to the proposed car parking provision of 57 car spaces on site.</p> <p>The submitted Traffic Report identifies the following parking</p>

Internal Referrals	Comment
	<p>requirements (extract):  <i>The Roads &amp; Maritime Services' Guide to Traffic Generating Developments provides the following requirements for Clubs and Bowling Greens:</i>  <i>Registered Clubs</i>  <i>17.4 space per 100m2 of licensed floor area</i>  <i>Bowling Greens</i>  <i>30 spaces for first bowling green; plus</i>  <i>15 spaces for each extra green</i></p> <p>This calculates to a required provision of 284 parking spaces being required. The Traffic Report identifies that the increase in floor area generates provision of car parking of 300 spaces. Justification is provided within the report that indicate a 'peak operational parking demand of 53 spaces'.</p> <p>The Traffic report has identified a parking demand during peak periods of 57 spaces, which is proposed as part of this application. A condition of consent has been imposed requiring adequate provision of parking on the site.</p> <p>As outlined above City of Parramatta's Traffic Engineer has identified <i>there are no concerns from a traffic and transport perspective.</i></p>
<p><b>Environmental Health (Contamination) and Waste</b></p>	<p><input checked="" type="checkbox"/> Supported subject to conditions</p> <p>City of Parramatta's Environmental Health Officer who reviewed the application and provided the following comment:</p> <p><i>The applicant had identified that some areas of the development may encounter asbestos when undertaking demolition/ refurbishment. The applicant has provided a detailed waste management plan as well as an asbestos management strategy.</i></p> <p><i>The proposal satisfies the requirements of Council's controls and can be supported, subject to standard and/or special conditions of consent.</i></p> <p><b>Planners comment:</b> An Asbestos report and Hazardous materials report was submitted with the application. City of Parramatta's Environmental Health Officer reviewed the proposal and has recommended standard conditions of consent in relation to waste management and asbestos removal.</p>
<p><b>Environmental Health (Acoustic)</b></p>	<p><input checked="" type="checkbox"/> Supported subject to conditions</p> <p>City of Parramatta's Environmental Health Officer who reviewed the application and provided the following comment:</p> <p><i>The Applicant has provided an acoustic report addressing the potential impact of noise from the development.</i></p> <p><i>The report makes recommendations to ensure that patron noise impact from the development is within acceptable levels, noise control measures for the ongoing use of the site have been appropriately considered.</i></p> <p><i>The condition relating to no external speakers has been added to the referral to ensure that there is no loss of amenity in the area.</i></p>

Internal Referrals	Comment
	<p><b>CONCLUSION</b>  <i>The proposal satisfies the requirements of Council's controls and can be supported, subject to standard and/or special conditions of consent.</i></p> <p><b>Planners comment:</b> An acoustic report was submitted with the application. City of Parramatta's Environmental Health Officer reviewed the proposal and has recommended standard conditions of consent and special conditions of consent be imposed relating to proposal.</p> <p>Any proposal to formalise and/or expand the existing operational hours of the Dundas Sports Club are to form part of a separate application.</p>
<b>Access</b>	<p><b>Planners comment:</b> City of Parramatta's Building Surveyor has reviewed the application and advised that the application was suitable subject to imposition of BCA compliance conditions.</p>
<b>Open Space and Natural Areas</b>	<p><b>Planners comment:</b> A discussion was undertaken with City of Parramatta's Open Space and Natural Areas Officer as the site adjoins bushland to the south 'Williams Reserve'. The Officer identified that as the proposed works were limited to the northern part of the site (not adjoining the parkland open space area immediately adjoining the site to the south 'Williams Reserve'), there was no objection to the proposal.</p>
External Referrals	Comments
<b>Deerubbin Local Aboriginal Land Council and Darug Tribal Aboriginal Corporation</b>	<p>No response was received within the referral period.</p>

## PUBLIC CONSULTATION

The application was notified in accordance with Council's notification procedures contained within Appendix 5 of DCP 2011. In response no submissions were received.

## OTHER MATTERS

### Building classification

An access report has been submitted which identifies the building is suitable as proposed subject to imposition of conditions of consent. This was reviewed by city of Parramatta's Building Surveyor who identified the proposal was subject to BCA compliance.

### Hours of operation

Any proposal to formalise and/or expand the existing operational hours of the Dundas Sports Club are to form part of a separate application.



## **DEVELOPMENT CONTRIBUTIONS**

As the cost of works for the works exceeds \$100,000 a Section 94A development contribution **0.5%** (\$100,001 - \$200,000) or **1.0%** (Greater than \$200,000) is required to be paid.

A standard condition of consent has been imposed requiring the contribution to be paid prior to the issue of a Construction Certificate.

## **BONDS**

In accordance with Council's 2017/2018 Schedule of Fees and Charges, the developer will be obliged to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site.

## **EP&A REGULATION 2000**

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions, refer to Appendix 4.

## **CONCLUSION**

### **Conditional consent**

After consideration of the development against Section 79C of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. Therefore, it is recommended that the application be approved subject to conditions.

## **RECOMMENDATION**

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

### **APPROVAL SUBJECT TO CONDITIONS**

**That** Council grant development consent to DA/787/2017 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to the following conditions:

### **Report prepared by**

***Catherine Watkins***  
***Consultant Town Planner***

Signature:



Date:

27 October 2017

<input checked="" type="checkbox"/>	All DA fees paid.
<input checked="" type="checkbox"/>	Consent of all owners provided.
<input checked="" type="checkbox"/>	DA notified in accordance with Council's Notifications DCP.
<input type="checkbox"/> N/A	Acknowledgement letters sent to all persons who lodged submissions.
<input type="checkbox"/> N/A	All issues raised in submissions have been considered in the assessment of the application.
<input checked="" type="checkbox"/>	Comments from stakeholders considered in assessment of application.
<input checked="" type="checkbox"/>	Relevant matters for consideration (s79C assessment) addressed in report.
<input checked="" type="checkbox"/>	Section 94A Contributions calculated (if required).
<input checked="" type="checkbox"/>	Standard conditions of consent and extraordinary conditions or reasons for refusal prepared.
<input checked="" type="checkbox"/>	Development standard variations and all other Pathway fields have been completed.

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**Peer Review:**

I have read the Section 79C assessment worksheet and endorse the manner in which the development application has been assessed. I concur with the recommendation and determine this application under:

*Delegated Authority PB027 (DA with No structural changes to a heritage item)*

I authorise the Development Assessment Officer whose name appears above to sign all plans and paperwork in relation to this determination.

**Liam Frayne**  
***Team Leader Development Assessment Team***

**Signature:**



**Date:**

**27 October 2017**

**“Appendix 4” to Section 79C Assessment Report - DA/787/2017**

**DRAFT CONDITIONS OF CONSENT**

Upon the signature of the applicable delegate the conditions in this Appendix will form the conditions of development consent.

**Development Consent No.:** DA/787/2017  
**Property Address:** Lot 10 DP 1130429  
9-15 Elder Road, DUNDAS NSW 2117

**General Matters**

**PA0001 # Approved plans and supporting documentation**

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

<b>Drawing No.</b>	<b>Prepared By</b>	<b>Dated</b>
Cover Page and Location Plan, Drawing No. NA_1510036- 00-01	GroupN Architects	Rev.02 Dated 08.08.17
Proposed Site Plan, Drawing No. NA_1510036- 00-02 <b>AS AMENDED IN RED</b>	GroupN Architects	Rev.05 Dated 08.08.17
Ground floor Plan, Drawing No. NA_1510036- 01-01	GroupN Architects	Rev.02 Dated 08.08.17
Demolition Plan, Drawing No. NA_1510036- 02-01	GroupN Architects	Rev.03 Dated 08.08.17
Existing first floor Plan, Drawing No. NA_1510036- 02-02	GroupN Architects	Rev.02 Dated 08.08.17
Elevations and Sections, Drawing No. NA_1510036- 03-01	GroupN Architects	Rev.04 Dated 08.08.17
Survey plan. Dwg. No. 209435_TS01	LandTeam	Issue C 18/07/17
Landscape Planting Plan, Drawing No. NA_1510036- 04-01 <b>AS AMENDED IN RED</b>	GroupN Architects	Rev.01 Dated 08.08.17
Civil works notes. Dwg. No.	EM Consulting	Rev. A

4429C1-sheet 1		Dated Aug 17
Civil works & Soil erosion and sediment control plan. Dwg. No. 4429C2-sheet 2	EM Consulting	Rev. A Dated Aug 17

Document(s)	Prepared By	Dated
Statement of Environmental Effects. Ref. NA-15-10036	GroupN Architects	Rev. 02 Dated 10/06/17
Waste Management Plan	S.Caundle	10.08.17
Aboriginal heritage Due Diligence Assessment Ref.PR134081-1.1	RPS	July 2017
Access report	Bio-Building Design	10 August 2017
Acoustic report Ref.S16749RP1- Rev.A	Resonate Acoustics	1 August 2017 Rev. A
Hazardous Materials Report Ref. CEOS Report	Banksia EOHS	25 Nov. 2015
Statement of Heritage Impact	Graham Hall and Partners	July 2017
Parking and Traffic Impact Assessment Ref. 16-070	Stanbury Traffic Planning	August 2017

**Note:** In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

**Reason:** To ensure the work is carried out in accordance with the approved plans.

**PA0002 Building work in compliance with BCA**

2. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

**Reason:** To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

**PA0003 Construction Certificate**

3. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

**Reason:** To ensure compliance with legislative requirements.

**PA0004 No encroachment on Council and/or Adjoining proper**

4. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

**Reason:** To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

**PA0011 #Demolition of Buildings**

5. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

**Note:** Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (c) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction

of Council's officers The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001

- (e) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (g) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (h) Demolition is to be completed within 5 days of commencement.
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
- (l) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
  - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and

- (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
- (ii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

**Reason:** To protect the amenity of the area.

**ECA0006 Require to notify about new contamination evidence**

6. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

**Reason:** To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

**EPA0062 Soil and Water Management – Stockpiles**

7. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

**Reason:** To ensure that building materials are not washed into stormwater drains.

**LA0002 #Demolition & tree removal (Delete N/A Councils)**

8. Parramatta - Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent.

**Reason:** To preserve existing landscape features.

**EPA0063 Nuisance Lighting**

9. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard AS4282: 1997 The Control of the Obtrusive Effects of Outdoor Lighting.

**Reason:** To protect the amenity of the surrounding neighbourhood from the emission of light.

**Prior to the issue of a Construction Certificate**

**(Note:** Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be



considered when preparing detailed drawings/specifications for the Construction Certificate.)

**LB0007 Species replacement**

10. Plans submitted with the construction certificate must illustrate that the approved landscape plan referenced in condition incorporates the following change in plant species. The following species must be replaced:

- (a) The replacement of *Viburnum odoratissimum* 'Viburnum' located in the front boundary garden bed with shrubs and/or ground covers with a maximum mature height of 600mm.
- a) Seven (7) x *Elaeocarpus reticulatus* (Blueberry Ash) along the side setback be replaced with suitable screen planting. The screen planting must be maintained at a height of 2.5 metres. The screen planting shall be provided in five litre (200mm) containers and planted at distances (maximum) of one and a half (1.5) metres between trunk centres. Suitable species include (but are not limited to) the following:
  - *Acmena smithii* cvs (Lillypilly)
  - *Syzygium* cvs (Lillypilly)
  - *Murraya paniculata* (Murraya)
  - *Viburnum odoratissimum* (Viburnum)
  - *Grevillea* cvs (Grevillea)
  - *Pittosporum tenuifolium* cvs (Pittosporum)

**Reason:** To ensure the restoration of the environmental amenity of the area.

**PBNSC Non-standard - Prior to the issue of a CC- BCA**

11. The plans are to illustrate the proposed building works comply with the current provisions of the Building Code of Australia (National Construction Code) and must be illustrated on the architectural plans and submitted to the satisfaction of the Principal Certifying Authority, prior to the issue of the Construction Certificate.

**Reason:** To comply with the Environmental Planning and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

**PBNSC Non-standard - Prior to the issue of a CC- kerb**

12. Amended plans are to be submitted incorporating the following amendments:

12a. The pedestrian access from Elder Road is to be via a footpath separated from the road via a kerb and not consist wholly of line marking, with the location of the footpath to be located to allow for vehicle access and manoeuvring **as marked in red on the approved plans.**

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.

**Reason:** to provide for security and safety of patrons and amenity for neighbours.

**PBNSC Non-standard - Prior to the issue of a CC-acoustic**

13. The construction documentation is to incorporate the measures recommended in the following reports :

**Acoustic Design Report by Resonate Acoustics, Doc No. RA S16749RP1, dated 01-08-17. Rev. A.**

Including:

- Installation of a screen wall surrounding the outdoor gaming area.
- Application of acoustic absorption with an approximate NRC of 0.9 to the internal surfaces of the outdoor gaming area to reduce internal noise levels and breakout noise emission from operation.
- Relocation of the existing mechanical services unit to a position where it is shielded from nearby sensitive receivers.
- Location of the screen wall to provide an extension of the nominated screen wall past the southern wall of the outdoor gaming area.
- Detailing maintenance and /or required mitigation measures proposed to be undertaken on the existing services unit to reduce the operating sound power level in line with the manufacturer specification.
- The location and construction of an acoustically lined and louvered enclosure around the existing services unit to further reduce emission to the identified nearby noise sensitive receivers.

This must be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

**Reason:** To ensure the protection of environmental amenity.

**PB0002 Long Service Levy payment for Constr. over \$25,000**

14. The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

**Reason:** To ensure that the levy is paid.

**PB0003 Building work in compliance with BCA**

15. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

**Reason:** To comply with the Environmental Planning and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

**PB0020 #S94A Contribution – Outside the City Centre**

16. A monetary contribution comprising \$8,022.80 is payable to City of Parramatta in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta Section 94A Development Contributions Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only.

The contribution is to be paid to Council prior to the issue of a construction certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Parramatta Section 94A Development Contributions Plan (Amendment No. 4) can be viewed on Council's website at:  
[http://www.parracity.nsw.gov.au/build/forms\\_and\\_planning\\_controls/developer\\_contributions](http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions)

**Reason:** To comply with legislative requirements.

**PB0029 Environmental Enforcement Service Charge - All DAs**

17. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

**Note:** Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

**PB0030 Infrastructure & Restoration Adm. fee for all DAs**

18. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

**Note:** Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

**PB0038 #Security Bonds (For minor development)**

19. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/787/2017;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

<b>Bond Type</b>	<b>Amount</b>
Site bonds and bank guarantees Class 2-9	\$10,000

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

**Reason:** To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

**TB0003 Parking spaces to be provided**

20. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

**Reason:** To comply with Council's parking requirements and Australian Standards.

**Prior to Work Commencing**

**BC0001 Toilet facilities on site**

21. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

**Reason:** To ensure adequate toilet facilities are provided.

**DC0006 Erosion and Sediment Control measures**

22. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

**Reason:** To ensure soil and water management controls are in place before site works commence.

**DC0007 Site Maintenance**

23. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

**Reason:** To ensure public safety and maintenance of the amenity of the surrounding environment.

**EWC0001 Asbestos – hazardous management strategy**

24. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition

works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

**Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

#### **EWC0002 Asbestos – signage**

25. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the SafeWork NSW hotline or their website [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

**Reason:** To comply with the requirements of SafeWork NSW.

#### **LC0004 Protective fencing**

26. Retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy drip line or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

**Reason:** To protect the environmental amenity of the area.

#### **LC0006 Pruning/works on tree(s)**

27. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

**Reason:** To ensure the protection of the tree(s) to be retained.

#### **PC0001 #Appointment of PCA**

28. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:

- (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

**Reason:** To comply with legislative requirements.

**PC0002 Enclosure of the site**

29. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.

**Reason:** To ensure public safety.

**PC0003 Site Sign**

30. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

This condition does not apply where works are being carried.

**Reason:** Statutory requirement.

**PC0005 Public liability insurance**

31. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works re being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

**Note:** Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

**Reason:** To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

## **During Work**

### **DD0001 Drainage to existing system**

32. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

**Reason:** To ensure satisfactory stormwater disposal.

### **DD0006 Damage to public infrastructure**

33. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

**Reason:** To protect public safety.

### **EWD0002 Asbestos handled & disposed of by licensed facility**

34. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

**Reason:** To ensure appropriate disposal of asbestos materials.

### **EWD0003 Waste data file maintained**

35. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.



**Reason:** To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

**HD0002 Aboriginal and European Archaeology**

36. If any European archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW Heritage Act.

If any Aboriginal archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW National Parks and Wildlife Service Act.

**Reason:** To ensure that the requirements of the Office of Environment and Heritage are met.

**LD0004 Material storage and trees**

37. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

**Reason:** To ensure the protection of the tree(s) to be retained on the site.

**LD0008 No attachments to trees**

38. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

**Reason:** To ensure the protection of the tree(s).

**PD0001 Copy of development consent**

39. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

**Reason:** To ensure compliance with this consent.

**PD0003 Dust Control**

40. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

**PD0004 Materials on footpath**

41. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

**Reason:** To ensure pedestrian access.

**PD0006 #Hours of work and noise**

42. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

**Reason:** To protect the amenity of the area.

**PD0007 Complaints register**

43. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:
- (a) The date and time of the complaint;
  - (b) The means by which the complaint was made;
  - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
  - (d) Nature of the complaints;
  - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
  - (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the principal certifying authority upon request.

**Reason:** To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

**PD0008 Noise**

44. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

**Reason:** To protect the amenity of the area.

**PD0010 Survey Report**

45. A survey certificate is to be submitted to the Principal certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

**Reason:** To ensure the development is being built as per the approved plans.

**TD0001 Occupat. of any part of footpath/road - Enusre Mge**

46. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

**Reason:** To ensure proper management of Council assets.

**TD0002 Oversize vehicles using local roads**

47. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

**Reason:** To ensure maintenance of Council's assets.

**Prior to the issue of an Occupation Certificate/Subdivision Certificate**

**BE0001 Record of inspections carried out**

48. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;

- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

**Reason:** To comply with stator requirements.

**EAE0001 #All works/methods/procedures/control measures**

49. Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:

(a) Acoustic Report No. (S16749RP), dated 1 Tuesday August 17, prepared by Resonate Acoustics.

**Reason:** To demonstrate compliance with submitted reports.

**LE0002 Cert.Auth.Arrange Qualified LandscapeArch.(multi)**

50. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

**Reason:** To ensure restoration of environmental amenity.

**PE0001 Occupation Certificate**

51. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 109H of the Environmental Planning and Assessment Act 1979.

**Reason:** To complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

**PE0024 The Release of Bond(s)**

52. A written application to Council's Civil Assets Team for the release of a bond must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

An Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

**Note:** Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

**Reason:** To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

**PENSC Non-standard - Prior to issue of Occ-parking**

53. A total of 57 car parking spaces must be provided on site including accessible car parking spaces.

The Certifying Authority is to ensure that car parking has been provided in accordance with this condition prior to the release of an Occupation Certificate.

**Reason:** To ensure appropriate car parking is provided.

## **The Use of the Site**

### **EAF0002 Patron noise control**

54. The proprietors of the venue shall be responsible at all times for the orderly dispersal of patrons from the venue.

**Reason:** To protect the amenity of the surrounding neighbourhood.

### **EAF0004 No 'offensive noise'**

55. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

**Reason:** To reduce noise levels.

### **EAF0006 Neighbourhood Amenity near Licensed Premises**

56. Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

**Reason:** To prevent loss of amenity to the area.

### **EAF0008 Noise to street**

57. There are to be no external speakers at the premises.

**Reason:** To prevent loss of amenity to the area.

### **EFF0012 Management of waste storage facilities**

58. All waste storage areas are to be maintained in a clean and tidy condition at all times.

**Reason:** To ensure the ongoing management of waste storage areas.

**EWf0003 Remove putrescible waste at sufficient frequency**

59. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

**Reason:** To ensure provision of adequate waste disposal arrangements.

**PF0004 External Plant/Air-conditioning noise levels**

60. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

**Reason:** To minimise noise impact of mechanical equipment.

**PF0049 Graffiti Management**

61. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

**Reason:** To ensure the removal of graffiti.

**PFFNSC Non-standard - The Use of the Site - hours**

62. Any change or formalisation of hours of operation are subject to a separate development consent.

**Reason:** To minimise the impact on the amenity of the area.

63. All loading and unloading must:

- (a) take place within the designated loading areas on the subject property, or
- (b) take place within the approved loading dock to minimise disruption of public spaces, and
- (c) is to be carried out wholly within the site

**Reason:** To protect the amenity of the neighbourhood.

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**Date:** 27 October 2017  
**Responsible Officer:** Catherine Watkins

## ADVISORY NOTES

The following information is provided for your assistance and this information does not form part of the conditions of development consent pursuant to Section 80A of the EP&A Act 1979.

Other legislative requirements for approvals, licences, permits and authorities may apply including but not limited to relevant provisions of the *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016* and *Gaming Machines Act 2001*.

Tuesday, 31 August 2021

Project number: S210378  
Reference: S210378LT1

Brad Dunstan  
New England Constructions  
Suite 2101, Level 21  
101 Grafton Street  
Bondi Junction NSW 2022

Dear Brad,

## **Dundas Sports Club Acoustic Occupation Certificate**

Resonate Consultants (Resonate) has been commissioned by New England Constructions to undertake an occupation certification inspection of the Dundas Sports Club extension. The inspection is to ensure that the development complies with DA Conditions 49 and 60.

This letter details the findings from the site inspection conducted by Resonate on Wednesday 25 August 2021. The purpose of attending site on this occasion was to inspect the completed construction of the recommended acoustic treatments (recommended in Resonate's *Acoustic Design Report*, document no. S16749RP1, dated 1 August 2017).

### **Boundary fence**

Resonate observed the fence on the southern boundary which adjoins 15 Elder Road to comply with the recommendations specified in the Resonate report. The following were observed:

- The fence is at least 2.2 m high and is construction from a combination of core-filled blockwork at the base of the fence and timber for the rest of the fence.
- The timber component of the fence is a lapped and capped design and no visible gaps were observed during inspection.

### **Condenser enclosure**

Resonate observed the mechanical plant enclosure which houses a Temperzone outdoor condenser unit (OSA 405RKTVG) to comply with the recommendation specified in the Resonate report. The following were observed during the inspection:

- The enclosure is constructed of masonry on three sides and the eastern facade of the enclosure was constructed of IAC SL150 acoustic louvres.
- The height of the enclosure was measured to be 2.1 m high, which is approximately 500 mm above the top of the condenser unit.
- The acoustic louvres was measured to be 150 mm thick.

### **Outdoor gaming area**

Resonate observed the outdoor gaming area to comply with the recommendation specified in the Resonate report. The following were observed during the inspection:

- The screen wall encloses the outdoor gaming area along the eastern, southern and western sides.
- The height of the screen wall is 3.4 m and is of masonry construction.
- The walls and ceiling of the outdoor gaming area are lined with perforated absorptive panels with absorption batts behind. New England Constructions has confirmed that the wall panels are Stramit Corrugated Acoustic



Panel system and the ceiling panels are Décor Systems Decorlux Perforated FC system. The manufacturers' specifications predict a NRC of 0.9 for both systems, which comply with Resonates recommended minimum NRC of 0.9.

- The floor of the gaming area that are under roof cover has been laid with carpet.

In summary, Resonate has inspected the acoustic treatments implemented and can confirm that they comply with our construction recommendations, and therefore, achieves compliance with DA Conditions 49 and 60.

Please let me know if you have any queries or wish to discuss the above.

Yours sincerely,



Raymond Sim  
Principal consultant  
p +61 2 8355 4888  
m +61 421 379 152  
[raymond.sim@resonate-consultants.com](mailto:raymond.sim@resonate-consultants.com)

DUNDAS SPORTS CLUB LTD

OPERATIONAL PLAN OF MANAGEMENT  
2021

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

## Contents

Purpose.....	3
1. Hours of Operation .....	3
2. Amenity of the Neighbourhood .....	3
3. Noise .....	4
4. Behaviour of Patrons and Responsible Service of Alcohol .....	5
5. Deliveries and Waste Removal Management .....	6
6. Maintenance .....	7
7. Removal of Liquor.....	7
8. House Policy .....	7
9. Staff .....	8
10. Security .....	9
11. Amendment to this Plan.....	9

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

## Purpose

The purpose of the management plan is to establish management criteria for the premises situated at 9 – 15 Elder Road Dundas NSW 2117 known as Dundas Sports Club.

Particular emphasis has been placed on ensuring the safety, security and amenity of the surrounding residential areas.

The plan is divided into the following sections:

1. Hours of operation
2. Amenity of the neighbourhood
3. Noise
4. Behaviour of patrons and responsible service of alcohol
5. Deliveries and waste removal and management
6. Maintenance
7. Removal of liquor
8. House policy
9. Staff
10. Patron capacity
11. Security
12. Amendments to this plan

### 1. Hours of Operation

The standard hours of operation are:

- Monday - Wednesday 10am - 11pm
- Thursday 10am - 12am
- Friday & Saturday 10am - 1am

The Club's liquor licence does not have any restrictions on the Club's trading hours.

The only condition of relevance on the Club's licence is that gaming machines must not be in operation for a six hour period daily (4am to 10am), this is a standard condition placed on registered clubs. The Club will ensure that this restriction will be complied with.

### 2. Amenity of the Neighbourhood

Dundas Sports Club is committed to being a responsible member of the local community by;

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

- Ensuring at all time the licensee of the premises shall consider the amenity of its neighbours and shall take all reasonable measures to ensure that impacts adverse to the surrounding area do not occur.
- Ensuring that the licensee will take all reasonable measures to ensure the behaviour of staff and patrons when leaving the premises does not detrimentally affect the amenity of the neighbourhood.
- Ensuring that the premises shall be conducted in such a manner as not to interfere with the, or materially affect, the amenity of the neighbourhood by reason of noise vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

## 3. Noise

As a responsible and accountable member of the local community, the licensee and management team of Dundas Sports Club is committed to the ensuring that:

- The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any octave band centre frequency (31.5Hz - 8 Hz inclusive) by more than 5dB (A) between 7am and 12 midnight at the boundary of any affected residence
- Notwithstanding compliance with the above, the noise from within the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12 midnight and 7am.
- All live music will finish playing by 11:30pm except for New Year Eve when the band will finish 1am.

Generally, the overriding requirement for control of noise is “at source” in relation to noise on premises. Actions for the control of noise from the premises that we will adopt include:

- ✦ The location, orientation and design of noise emitting events on the premises with an emphasis on reducing or minimising noise emissions.
- ✦ The use of sound monitoring equipment for measurement of noise throughout the premises with particular emphasis on areas closest to neighbouring premises.
- ✦ The specification, selection, and operation of noise emitting equipment with an emphasis on selecting low noise emitting equipment wherever possible.
- ✦ Barriers to control or reduce noise emissions including insulation, acoustic baffles and glazing.
- ✦ Training (including retraining as necessary) all managers and staff in the use of noise monitoring and this Plan.

Further, the licensee and management team are committed to positively engaging with the local residents and authorities who may have concerns over noise emissions. The licensee and

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

management team are willing and committed to working with the members of the community in order to find solutions by accommodating reasonable requests and suggestions.

## 4. Behaviour of Patrons and Responsible Service of Alcohol

The licensee and staff shall be committed to taking all reasonable steps to control the behaviour of the patrons as they leave the premises. To affect this, the licenses shall:

- Maintain existing erected signs at the exits of the premises requesting patrons to leave the premises quietly, these signs are also displayed on the clubs digital AV system and at each bar till;
- From approximately 30 minutes prior to close instruct staff to request patrons to leave the premises and the vicinity quickly and quietly so as to avoid disturbance of the neighbourhood; and
- Assign staff/security to ensure that patrons, in leaving the vicinity of the premises do so promptly and as quietly as is reasonably possible.
- Regular external patrols by security and/or staff with the focus of monitoring noise.
- Offer to escort patrons leaving the premises to their vehicles, courtesy bus, and or taxi/car share

The licensee and staff shall take all reasonable steps to ensure that there is no loitering in the vicinity of the premises by persons who may be seeking admittance to it.

The licensee and staff shall comply with the measures for responsible service of alcohol set out hereunder:

- All managers and employees of the licensees who are required to complete a course shall complete an approved course in the Responsible Service of Alcohol
- The Licensee will maintain a register, containing copies of certificates/RSA competency cards showing the satisfactory completion of Responsible Service of Alcohol course undertaken by the licensee and all staff required to complete such course.
- The licensee and his/her employees will not engage in any liquor promotion that is likely to promote irresponsible service of liquor.
- The licensee and his/her employees will not serve alcoholic liquor to any person who is intoxicated or apparently under the influence of drugs.

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

- The licensee and his/her employees will promote the service of non-alcoholic beverages and food.
- The licensee and his/her employees will arrange for its courtesy bus to collect any patron from it upon request from a patron to do so in accordance with the standard membership usage conditions. Where possible patrons who are waiting for transportation either via the courtesy bus or taxi/car share shall do so inside the premises.
- The licensee and his/her employees will not permit intoxication or any incident, violent or quarrelsome conduct on the premises. Any person causing such a disturbance shall be refused service and asked to leave the premises. Any patron whose behaviour is either extreme or repeatable objectionably may be barred from the entering the premises for a period to be determined by the Club.
- No person under the age of 18 shall be served liquor at the premises. Production of a photographic identification will be required where age is an issue. The only acceptable proof of age identification shall be:
  - Photo drivers licence
  - NSW Photo Card; or
  - Current Passport
- The licensee will ensure that all statutory signage will be prominently displayed throughout the premises; along with any other signs or posters recommended or required from time to time by the Liquor and Gaming NSW and Independent Liquor and Gaming Authority.
- Low alcohol beer, non-alcoholic beverages and snack food will be available at all times when the full strength liquor is available.
- All conditions imposed on the premises' license shall be meet.

Further, the licensee shall join and actively participate in any relevant local area command licensing accord. The licensee shall to the best of his/her ability enforce the recommendation and policies of any such accord.

## 5. Deliveries and Waste Removal Management

The licensee shall use his/her best endeavours to ensure that deliveries are made between 7.00am and 2.00pm (however no later than 8.00pm) Monday to Friday, and between 9.00am and 2.00pm (however no later than 5.00pm) weekends and public holidays.

The removal of wastes and recyclable materials shall be made by a recognised contractor or council between the hours of 7.00am and 8.00pm weekdays and 9.00am to 5.00pm weekends and public holidays.

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

## 6. Maintenance

The premises shall be kept in a clean and tidy condition and regularly maintained to the satisfaction of Council, both internally and externally.

## 7. Removal of Liquor

Pursuant to the default conditions of the license, the licensee shall prevent the removal of liquor from the premises after 11.00pm Monday to Saturday and 10.00pm Sunday. In addition, no take away sales will be permitted on either Good Friday or Christmas Day.

## 8. House Policy

The licensee and his/her employees are committed to enforcing the premises house policy. The house policy shall be displayed on the premises at all times, and shall consist of the following:

- All staff involved in the sale/service of liquor must have completed an approved Responsible Service of Alcohol course.
- At no time will any person exhibiting the following, be admitted into, or served in the premises:
  - Intoxication
  - Aggressive, quarrelsome, or disorderly conduct;
  - Behaviour consistent with being under the influence of any illicit substance;
  - Behaviour consistent with being in possession of any illicit substance; or,
  - Solicitation from patrons or staff.
- No discount or promoting of products that encourage excessive or unsafe drinking.
- No smoking in indoor areas.
- Minors will not be served at any time – patrons are required to provide proof of age upon request by staff/security.
- No minor will be admitted into restricted areas of the premises
- No minor will be admitted into authorised areas of the premises unless in the company and immediate presence of a parent or guardian



# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

## 9. Staff

The licensee is committed to ensuring that all staff are familiar with the terms of this plan of management. As such, regular staff meetings will be held and any issue arising from this plan of management addressed.

In addition to this, staff are also aware of:

- Dundas Sports Club Responsible Service of Alcohol Policy

In addition, the following requirement shall apply to duty managers and senior staff members:

- Not less than one duty manager or senior staff member shall be on duty within the premises at all times it is open.
- The duty manager/senior staff member shall carry out the procedures specified in this plan, and particularly those specified in this section.
- The licensee shall require the duty manager/senior staff member to:
  - Be appropriately trained.
  - Make patrols of the interior of the premises on a regular basis.
  - Record in the Incident Register when any incident that could cause alarm or concern to member of the public occurs, with an observation as to whether or not any persons identifiable as having been in the premises immediately prior to the incident were involved. Entries are to be made as soon as possible after such incidents and to include notes of the actions taken by senior staff members.
  - Request any patron in the premises to behave in a quiet and orderly manner if that action is considered necessary or appropriate.
  - Prevent any person, detected as intoxicated or under the influence of drugs, entering the premises and bring to notice of the manager or licensee any person on the premises who might be considered intoxicated or under the influence of drugs.
  - Prevent patrons leaving the premises with liquor after 11pm Monday to Saturday and 10pm Sunday.
  - Monitor patron behaviour in the vicinity of the premises until all patrons have left the area, taking all practical steps to ensure the quiet and orderly departure of patrons.
  - At the end of each shift, bring any incidents that have occurred, and actions taken to the attention of the Manager/licensee who shall ensure that the details of incidents reported are recorded in the Incident Register kept by the premises.
  - Cooperate with the Police operating in the vicinity of the premises.
- The licensee shall make copies of the Incident Register available to Council or the Police at all reasonable times and within 7 days or receipt of a written request from the Council or Police to do so.

# DUNDAS SPORTS CLUB PLAN OF MANAGEMENT

- The licensee/manager shall record in the Incident Register, in addition to the matters noted above, any complaints made directly to the management or staff of the premises, by local residents or business people, about the operation of the premises or the behaviour of patrons.

## 10. Security

In addition to staff, security guards are provided 7 days a week from evening till close.

Security completes the following:

- Walk through patrols of the premises
- Walk patrons to car upon request
- Ensure that patrons leave the premises in a quiet manner to ensure that our neighbours are not disturbed.

In addition the premises has 36 surveillance cameras installed through the premises, the cameras record 24 hours a day, 7 days per week, covering most patron accessible areas and majority of back of house areas.

## 11. Amendment to this Plan

If, in any circumstances where experience shows that it is reasonable or desirable to modify any provision of this plan for the better management of the premises, that modification shall be made to the plan only with the consent of Council, which consent shall not be unreasonably withheld.