



City of Parramatta	
File No:	DA/959/2022

SECTION 4.15 ASSESSMENT REPORT Environmental Planning & Assessment Act 1979

DA No:	DA/959/2022
Subject Property:	Lot 8 Sec 22 DP 939772 5 Boundary Street, GRANVILLE NSW 2142
Proposal:	Demolition, tree removal and construction of a 4 storey residential flat building comprising 7 units with basement parking for 9 vehicles.
Date of receipt:	13 September 2022
Applicant:	Ms A Ingleton
Owner:	Mrs N Khouri
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:	Nil
Recommendation:	Approval, subject to conditions of consent.
Assessment Officer:	Denise Fernandez

Legislative Requirements

Relevant provisions considered under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development 2002
- State Environmental Planning Policy (BASIX) 2004
- Apartment Design Guide
- Parramatta Local Environmental Plan 2023 (PLEP 2023)
- Holroyd Local Environmental Plan 2013 (HLEP 2013)
- Parramatta Development Control Plan 2023 (PDCP 2023)
- Holroyd Development Control Plan 2013 (HDCP 2013)

Zoning

R4 – High Density Residential

Bushfire Prone Land

No

Heritage

No

Heritage Conservation Area

No

Designated Development

No

Integrated Development

No

Clause 4.6 variation

No

Delegation

Parramatta Local Planning Panel (PLPP) due to the proposal of a sensitive use, a Residential Flat Building of 4 or more storeys.

1. Executive Summary

Development Application DA/959/2022 was lodged on 13 September 2022 for a 4 storey residential flat building containing 7 units and basement parking.

The proposed residential flat building is located in an R4 zone on an isolated site. Attempts to amalgamate the site were made, however proved unsuccessful.

At the time of lodgement, the Parramatta LEP 2011 and Parramatta DCP 2011 were in force and are the applicable environmental planning instruments for the development application due to the savings provisions in both the Parramatta LEP 2023 and Parramatta DCP 2023 respectively.

In accordance with the Parramatta Notification Plan, the Development Application was notified and advertised between 16 December 2022 to 11 January 2023. No submissions were received. Following amendments to the proposal, the application was re-notified between 1 September and 22 September 2023. No submissions were received.

Section 4.15 Assessment Summary

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. Consideration of technical matters by Council's engineering and landscaping departments has not identified any fundamental issues of concern.

The proposal demonstrates reasonable compliance with the statutory requirements with minor or acceptable variations to some controls contained within the Development Control Plan (DCP) and Apartment Design Guide (ADG) that can be supported.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, it is recommended Development Application No. DA/959/2022 be approved.

In its context, this development proposal is able to be supported in terms of the development's broader strategic context, function and overall public benefits.

2. Site Description and Conditions

The subject site is legally described as Lot 8 DP 939772 and commonly known as 5 Boundary Street, Granville and has an approximate area of 696.8m².

The lot currently comprises an older style single storey dwelling, a secondary dwelling, a rear shed and a swimming pool with vehicular access provided off Boundary Street. The site experiences a gentle fall from the site's southern rear boundary towards Boundary Street, a fall of approximately 0.87m over a site depth of 45.72m resulting in a gradient of 1.90%.

The site is a regular shaped allotment with a north-south orientation. It is a midblock allotment with a frontage to Boundary Street of 15.24m and a depth of 45.72m.

The site is zoned R4 High Density Residential. The surrounding properties are also zoned R4 High Density Residential. Surrounding the site are older style 2-3 storey walk up flats interspersed by a dual occupancy development and 2 last remaining low density housing development which includes the development site. The majority of the built form pattern along the southern side of Boundary Street comprises predominantly of high-density residential dwelling of mixed ages and architectural styles.

To clarify the location of the application site and specifically that of the subject site, refer to the aerial image and photographs in **Figures 1 - 6** below.



Figure 1: Aerial photograph of subject site and surrounds (Source: Nearmap, 29 November 2022)

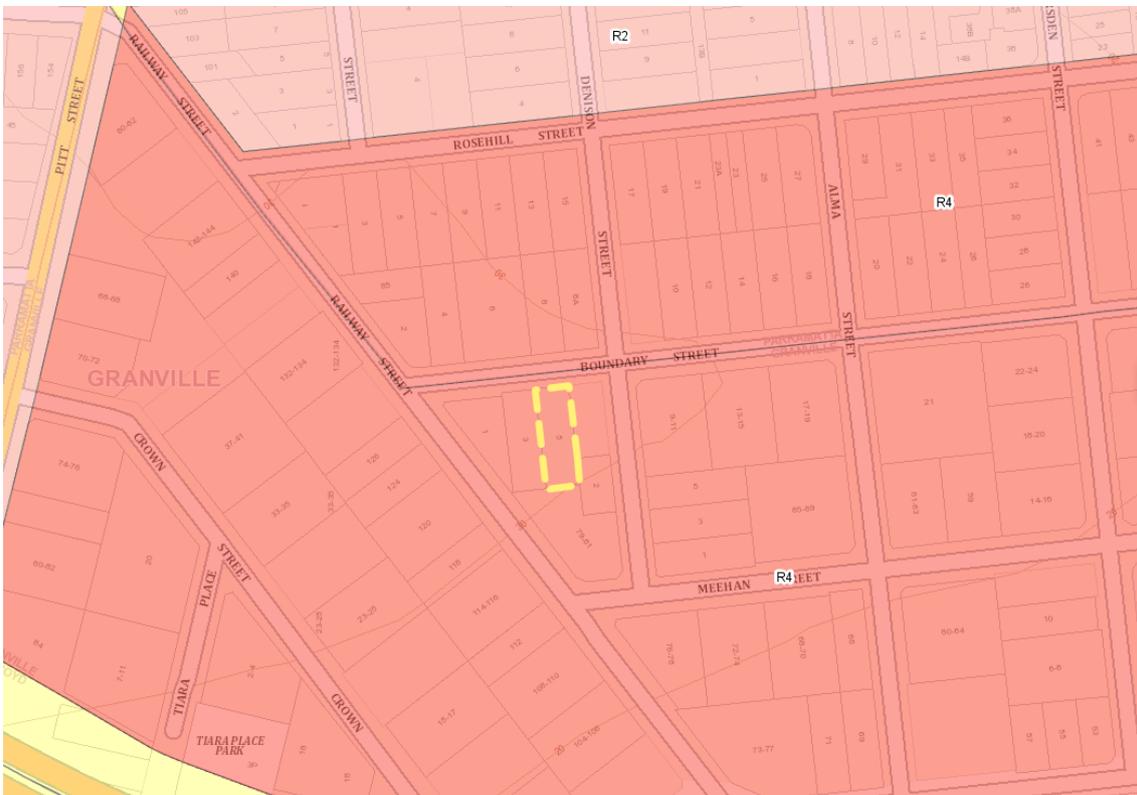


Figure 2: Zoning map. R4 zone. (Source: ePlanning Spatial Viewer)



Figure 3: Site from Boundary Street. (Source: Site Inspection Photos)



Figure 4: Adjoining sites to the east. (Source: Site Inspection Photos)



Figure 5: Adjoining sites to the west. (Source: Site Inspection Photos)



Figure 6: Development opposite the subject site. (Source: Site Inspection Photos)

3. The Proposal

Development Application DA/959/2022 was lodged on 13 September 2022 for the *Demolition, tree removal and construction of a 4 storey residential flat building comprising 7 units with basement parking for 9 vehicles*. Specifically, the application seeks approval for:

- Demolition of existing structures and tree removal.
- Construction of a 4 storey residential flat building comprising 7 units with basement car parking for 9 vehicles

Unit Mix –

6 x 2 bedroom units (1 x adaptable unit)

1 x 3 bedroom units



Figure 7: Artist Impression of proposed development. (Source: Design Corp Architect)



Figure 8: Northern elevation. (Source: Design Corp Architect)

4. Relevant Application History

Date	Comment
13 September 2022	Development application was lodged with Council.
16 December 2022	The Development Application was advertised and notified and a sign with the application details was placed on the frontage of the site.
11 January 2023	The notification period for the development application closed.
24 January 2023	A Request For Additional Information (RFI) Letter was issued to the applicant raising issues with the following: <ul style="list-style-type: none"> • Apartment Design Guide (ADG) <ul style="list-style-type: none"> ○ Deep Soil Zones ○ Building Separation ○ Natural ventilation • Holroyd DCP <ul style="list-style-type: none"> ○ Landscaped Area ○ Site Coverage ○ Setbacks ○ Common Open Space

	<ul style="list-style-type: none"> • Waste Collection • Engineering • Urban Design <ul style="list-style-type: none"> ○ Landscaped Area ○ Private Open Space ○ Communal Open Space ○ Public Domain • Universal Access • Design Excellence Advisory Panel (DEAP), comments from the DEAP meeting to follow in February will be sent after the meeting.
23 February 2023	The development application was referred to the DEAP. The Panel conditionally supported the proposal, subject to further design development and amendments. The Panel advised that the application be referred to Council's Design Excellence team for a final review.
14 March 2023	A second RFI containing the DEAP comments and recommendations was issued to the applicant.
12 April 2023	Additional information in response to both RFI letters.
25 May 2023	The development application was re-referred to the DEAP. The Panel again conditionally supported the proposal, subject to further design development and amendments.
14 June 2023	A third RFI containing the DEAP comments and recommendations was issued to the applicant. Additionally, the RFI mentions outstanding information that was requested in the RFI dated 24 January 2023 and that the information is to be submitted.
13 July 2023	Amended plans were submitted in response to the RFI.
24 July 2023	Council's Design Excellence team reviewed the amended plans and provided comments supporting the proposal subject to minor amendments.
6 August 2023	The applicant provided amended plans in response to the Design Excellence team's comments.
1 September 2023	The Development Application was re-advertised and re-notified and a second sign with the application details was placed on the frontage of the site.
22 September 2023	The re-notification period for the development application closed.
25 September 2023	Additional information and amended plans were submitted for final consideration.
4-19 October 2023	The application was rereferred to Council's internal specialist for final comments. Comments were received.

5. Referrals

The following section outlines the response and conditions recommended from each of the internal and external referrals in relation to the subject application.

Referral	Comment
Development Engineer	Supported subject to conditions
Landscape	Supported subject to conditions
Traffic and Transport	Supported subject to conditions
Public Domain	Supported subject to conditions
Heritage	Supported
Waste	<p>Council's Waste Officer required that the clearance height of the development be a minimum 4.5m and that swept paths are provided to demonstrate that Council waste contractors can access the waste collection area. This was communicated to the applicant.</p> <p>The applicant's response stated that kerbside collection was proposed; not collection of waste from the basement. This request would add an additional 2m to the height of the building, requiring the building to exceed the height limit.</p>
Universal Access	<p>Council's Universal Access Officer provided the following comments regarding the amended proposal.</p> <ol style="list-style-type: none"> 1. Ensure compliance with the Vista Access Architects Pty Ltd Access Report 2. Consideration for the accessible unit to be located on the ground floor level. 3. Ensure shower floor falls within the adaptable WC are provided pre adaption.

4. Ensure low level thresholds are provided at the doors accessing the outdoor areas.
5. The abutments of varying surfaces are to provide level transitions.
6. Ensure equipment and furniture provide accessible and inclusive features.

With the exception of Item 2, the remaining items can be conditioned and will be reflected in the consent. With regards to Item 2, the applicant provided the following response from an Access Specialist.

In regards to item 2, we have investigated the option of providing the ground floor unit as the adaptable unit. Unfortunately due to site constraints, there will be a step in unit 1 to get to ensuite due to driveway ramp clearance. This would make use of the unit on the ground floor as adaptable not possible in this case.

In this case Unit 3 or Unit 5 (same design) are more suitable for use as an adaptable unit. If lift access is a concern, we can nominate Unit 3 on the first floor as the adaptable unit. From an Access perspective we are of the opinion that this will satisfy requirements

Given the site and development constraints as noted above, the location of the adaptable unit as proposed is acceptable.

PLANNING ASSESSMENT

6. Environmental Planning Instruments

6.1 Overview

The instruments applicable to this application are:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development 2002
- State Environmental Planning Policy (BASIX) 2004
- Apartment Design Guide
- Parramatta Local Environmental Plan 20 (HLEP 2023)
- Holroyd Local Environmental Plan 2013 (HLEP 2013)
- Parramatta Development Control Plan 2023 (HLEP 2023)
- Holroyd Development Control Plan 2013 (HDCP 2013)

Compliance with these instruments is addressed below.

6.2 STATE ENVIRONMENTAL PLANNING POLICY 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

SEPP 65 applies to the development as the building is more than 3 storeys in height and contains a residential component.

DESIGN EXCELLENCE ADVISORY PANEL (DEAP)

The development application was considered by the Panel, who provided the following advice.

DEAP COMMENTS	APPLICANT'S RESPONSE FIRST MEETING	PLANNER'S COMMENTS
At the last Panel meeting, site planning and amenity constraints were identified as being the result of the site's narrowness, which reduces its capacity to create a high quality built form, whilst complying with meet ADG requirements, including setbacks, visual privacy, open space quality, quality of entry and solar access. In addition, the Panel confirmed that the proposal must meet an acceptable level of amenity and urban design quality to set the standard for future development in the precinct.	We believe the amended plans have improved the design in many aspects to respond to the site constraints and ADG recommendations	Noted.

<p>The Panel noted that unit balconies should face north (the street) and south (the rear garden) rather than to the east and west, with solar access to rear unit provided from sensitively located side openings. It was pointed out that the front facing units had better layouts and therefore should be adapted to the rear.</p>	<p>All units have been oriented to front/rear to mitigate potential privacy issues, whilst maintaining solar access to living rooms and balconies. Apartment layouts have been rationalised throughout and repeated through the levels.</p>	<p>Noted. Amended plans appear to have addressed this comment from DEAP.</p>
<p>A roof level communal terrace was also suggested as a means to providing high quality open space for future residents without impacts on adjacent units.</p>	<p>Rooftop communal space has been redesigned to propose perimeter planting to screen views to side neighbours. In-built seating and BBQ is introduced for the use of future residents</p>	<p>Noted.</p>
<p>The layout and built form has been modified in response to the Panel's comments, however it still struggles to meet an acceptable level of amenity and urban design quality. It is therefore recommended that the following amendments be undertaken in order to move towards an acceptable proposal.</p>	<p>Panel's recommended amendments have been implemented.</p>	<p>Noted.</p>
<p>The first and second level street facing two bedroom units are reasonably well resolved and have the potential to be comfortable and elegant places to live. It is not clear why the ground floor units departs from this layout, especially as it results in an oversized one bedroom unit that may be too big for the market. It is therefore recommended that the same units are adapted to ground floor level with walls and services vertically aligned.</p>	<p>Typical floor plans are incorporated for the street facing units to line up bathrooms and balconies, with minor exceptions to ground level POS. This resulted in changing the previous 1BR to a 2BR unit.</p>	<p>A review of the plans appears to have complied with the DEAP recommendations.</p>
<p>Similarly, the rear facing three bedroom ground floor unit includes well sized rooms, a formal entry and potentially elegant layout. It is therefore recommended that this layout be adapted to upper levels with walls and services vertically aligned. To achieve a comfortable living space while providing a balcony to the south of the living space, bedroom 1 could be reduced in size; to achieve the ADG's 90sqm minimum area compliance for three units, a slight reduction in rear setback may be considered.</p>	<p>Rear facing units have been redesigned to line up walls and introduce typical layouts. Ground level unit 2 remains a 3BR apartment since the POS is allocated at ground level. The 2BR units above follow the similar layout, except a balcony is integrated making the living room slightly smaller and relocating dining area next to the kitchen.</p>	<p>Acceptable.</p>
<p>While the panel supports the form and scale of the courtyard, windows facing into the courtyard should be more carefully considered to minimize privacy impacts. The Panel does not support the third floor balcony above the courtyard and it should be removed.</p>	<p>Third level balcony above the courtyard is removed. Windows facing the courtyard on ground level bedrooms are proposed as highlight windows, limiting direct view lines to the rooms. Upper level bedroom windows overlooking the courtyard have been redesigned to project out on street facing units. This avoids direct sight lines to neighbouring sites, but also blocks views within the site.</p>	<p>Plans have been amended to reflect DEAP recommendations.</p>
<p>The Panel is still concerned that the entry path is not well designed. It is very stark, narrow and appears to unnecessarily include a 1:14 ramp with handrails and a landing. It is recommended that the entry path be re-designed with a maximum 1:20 ramp, which does not require handrails or landings.</p>	<p>Entry path is reconfigured to remove the need for handrails.</p>	<p>Plans have been amended.</p>
<p>While a roof terrace has been provided, no detail has been provided for the landscaping of this communal open space.</p>	<p>Rooftop communal space has been redesigned to propose perimeter planting to screen views to side neighbours. In-built seating and BBQ is introduced for the use of future residents. Further details will be refined in the updated landscaping plan.</p>	<p>Noted.</p>

<p>The communal terrace should include an accessible WC and storage for furniture. This could perhaps be accommodated under a narrow long flat roof form, designed to be consistent with the “deco” language the curved frontage reflects. This roof would also provide the necessary shading to this roof top terrace.</p>	<p>A communal WC is provided on rooftop level as suggested. Furniture can be stored under the proposed projecting “deco” awning if need be.</p>	<p>Noted</p>
<p>The Panel looks forward to a revised landscape proposal that addresses the following :</p> <ul style="list-style-type: none"> • enhanced front garden and the entry pathway design, as per Item 8 , including consideration of the vista terminating at the rear boundary • a revised entry courtyard and rear courtyard with seating and outdoor lighting • substantial canopy trees to frame the building when viewed from the street • incorporate climbers on wire frames on the perimeter fences where there is insufficient setback for tree planting 	<p>Amended landscaping plan will be submitted to address panel’s concerns once the amended design is supported by the panel.</p>	<p>Council confirms the additional information has been submitted.</p>
<p>The Panel remains concerned that the expression of the building does not yet reflect design excellence; it is excessively dark in colour, it features contrasting concrete spandrels and slab edges and applied frames that appear to be merely decorative. It is therefore recommended that :</p> <ul style="list-style-type: none"> • A lighter coloured brick be used • a render colour be selected that aligns with the brick colour <p>greater consideration be given to the form and character of modernist buildings that use curved elements (often featured in “deco” buildings such as the Light Brigade Hotel in Woollahra and many apartment buildings throughout Sydney designed by Aaron Bolot, Emil Soderstein and others).</p>	<p>Façades have been redesigned considering the reference projects suggested by the panel. While the revised design does not try to emulate a “deco” building the spirit of “deco” is echoed in refined brick detailing and elegant curves of the building forms and balconies. A lighter brick is used to wrap the building as well as lighter rendered finish for the walls of lift/stair core.</p>	<p>Amended plans appear to be in the spirit of the recommendations.</p>

Urban Design Excellence Team

The amended plans (submitted to the NSW Planning Portal on 13 July 2023) was then reviewed by Council’s Urban Excellence Team per Council practice.

Upon review of the amended plans, Council’s Urban Design Excellence Team make the following comments in relation to the scheme:

UDET COMMENTS	APPLICANT’S RESPONSE	PLANNER’S COMMENTS
<p>The building is relatively small and can be all brick. The render and paint is not necessary or the protruding brick detailing on the side walls. The vertical screening provides a sufficient break and material variety in the façade.</p>	<p>The render and paint finish is proposed since the stair core and lift walls would be constructed out of concrete blocks to provide required structural integrity and fire resistance. Block walls are to be rendered instead of adding another external skin (brick). Protruding bricks are removed as suggested.</p>	<p>Noted and agree.</p>
<p>We agree with the Panel that the colour should not be dark tones as previously proposed, and while it should be lighter, the colour should also complement the adjacent buildings and predominant hues in the street (red brick) to fit in.</p>	<p>The proposed light brick ties in well with hues on the street. Existing neighbouring apartment buildings include creamy light bricks as well as red brick. We believe the proposed light tone building sits well within the streetscape – there are number of light-coloured buildings across the road. Furthermore, the current building on subject site features creamy clad and paint finish. Light brick has lower heat gain than red bricks. Light colour also reflects more light into neighbouring properties.</p>	<p>Noted. Amended plans appear to have addressed this comment.</p>

The brickwork should be capped on end or on edge.	Colorbond capping roof flashings are added as suggested.	Noted and plans amended.
The windows should be framed on the inner skin of the wall.	Typical aluminium window installation as per the manufacturer's installation guide details the window in the cavity between 2 layers of brick. This is how we have proposed it to be consistent with manufacturer's specification and making sure the correct installation techniques are used.	Noted
Layout of the rear facing southern units on both the ground and upper floors have become less usable compared to the previous layout. While the balconies on the upper floors are more spacious and attractive, the dining spaces are poorly located, and the bathroom and bedroom doors opening up to the living room directly is not desirable.	The unit layout has been amended to avoid bedroom and bathroom doors directly opening to the living room. We believe the dining room location next to the kitchen is still highly functional, furthermore the addition of study nook with folding glass doors is a bonus over the previous layout without a dedicated study area. Noting the previous comments by the panel we have made every effort to line up walls and bathrooms as much as possible to provide typical layouts throughout the levels. Hence the dining room location next to the kitchen, since the living room got smaller due to the balconies at rear.	Noted and accepted.
The generosity and cohesion of the layout in the rear facing ground floor unit in Revision G, which was commended by the Panel, has been lost in the reworked plans.	There are minor differences in the functioning of rear facing ground floor unit between the current amended plans (issue i) and previous desired layout (issue g). Furthermore, the addition of a separate study area protruding out from the kitchen space is an improvement of the amenities of the unit. The living room is actually wider than the previous issue g, therefore in our view the generosity has been improved. The amended layout on issue i has improved over the issue has the bedroom and bathroom doors do not directly open to the living room anymore.	Noted and accepted.
We advise the previous rear facing unit plans (in Revision G) can be reinstated, especially for the ground floor.	There are minor differences in the functioning of rear facing ground floor unit between the amended plans (issue i) and previous layout (issue g) as discussed already. We have taken on board the panel's comments regarding lining up bathrooms and structural walls, therefore the layout is tailored to function considering the 2 br units layouts above	Noted and accepted.

Planning Comment: Given the amendments to the scheme and that the recommendations provided by both DEAP and UDET have been generally applied to the development, Council accepts the plans as amended and supports the changes made in response to these comments.

DESIGN QUALITY PRINCIPLES

SEPP 65 sets 9 design quality principles. The development has adequately addressed the 9 design quality principle in the following way:

ADG design quality principle	Response
1. Context	The local context is varied as development densities range between low density, 2 storey residential accommodations and higher, multi storey residential flat buildings. The area, however, is transforming to a high-density use area. The development generally accords with the desired future character nominated by the LEP and DCP. The building will contribute to the quality and identity of the area.
2. Built form and scale	The development responds to the intent of the development standard. Site planning, building volume/ mass presentation and detailing are satisfactory noting the conclusions of the DEAP.
3. Density	The proposed density is consistent with the precinct specific controls in the LEP and DCP. Those controls were developed with regard to the context of the site in terms of availability of infrastructure, public transport, community facilities and environmental quality.
4. Sustainability, resource, energy & water efficiency	An amended BASIX Certificate has been submitted and the building meets the required energy and water efficiency targets.
5. Landscape	The landscape treatment is generally satisfactory and is supported by Council's Landscape Officer.

6. Amenity	Amenity for the apartments is satisfactory when tested against best practice design criteria identified in the ADG which supports the SEPP. The scheme includes a range of communal facilities for the benefit of all residents.
7. Safety & security	Appropriate outcomes are achieved through the design generally, and otherwise by conditions of consent as proposed.
8. Social dimensions/housing affordability	The unit mix of the proposal provides acceptable housing choice within the area and communal space is satisfactory
9. Aesthetics	The development provides an appropriate choice of colours, materials and textures that will complement the streetscape and locality.

Integral to SEPP 65 is the Apartment Design Guide (ADG), which sets benchmarks for the appearance, acceptable impacts and residential amenity of the development. The development's compliance with the ADG is assessed below.

Subjects & Controls	Proposal	Complies												
3D Communal and public open space														
Communal open space has a minimum area equal to 25% (174.2m ²) of the site	COS located on the ground floor along the eastern boundary and on the roof top – 203m ²	Yes												
Developments achieve a min. of 50% direct sunlight to the principal useable part of the COS for a min. 2 hours between 9am and 3pm, mid-winter.	As the COS is located on the roof, it will receive more than 2 hours of solar access to 50% of its usable area during the winter solstice.	Yes												
3E Deep Soil Zones														
15% (104.52m ²) deep soil encouraged given the size of the site and context with 6m dimensions.	Provided: 123m ² with a dimension of 6m	Yes												
3F Visual Privacy/Building Separation														
<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<p>East Boundary – Min. 3m West Boundary – Min 3m South Boundary – Min. 9m</p> <p>The application has designed the development to offset the windows from openings on adjoining properties. The development has also been amended to provide angled windows to reduce direct views to neighbouring properties. These privacy measures were accepted by DEAP and UDET.</p> <p>It is noted that the variation to the building separation is a consequence of the narrow nature of the site. The application has provided evidence of attempts to amalgamate with a neighbouring property but has not been successful.</p>	No, but acceptable
Building Height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
3J Bicycle and Car Parking														
<p>Minimum car parking spaces: Holroyd DCP – Part A Table 3.1/ Guide to Traffic Generation Developments</p> <p>Residential Flat Buildings:</p> <ul style="list-style-type: none"> 1 x 6 (two-bedroom unit) = 6 1.2 x 1 (three-bedroom unit) = 1.2 <p>Total Residential: 7.2 (8)</p> <ul style="list-style-type: none"> Visitor: 0.2 x 7 dwellings = 1.4 (2) <p>Total required = 10 spaces</p>	<p>9 parking spaces are provided (8 residential spaces and 1 visitor space).</p> <p>Notwithstanding the variation of 1 parking space, it is noted that ample on-street parking is available if on-site parking is exhausted. Council's Traffic Engineer has also reviewed the proposal and raised no objections to the development with regards to traffic impacts, subject to conditions of consent.</p>	No, but acceptable												
<p>Minimum bicycle spaces: Holroyd DCP – Part A Table 1.3</p> <p>Residential Flat Buildings:</p> <ul style="list-style-type: none"> 0.5 space per dwelling x 7 units = 3.5 (4) Visitor: 0.1 bicycle space per dwelling = 0.1 x 7 = 0.7 (1) <p>Total required = 5 bicycle spaces</p>	<p>4 bicycle spaces are provided in the basement.</p> <p>The shortfall of 1 bicycle space is minor. Council's Traffic engineer raised no objections to the proposal based on traffic impacts subject to conditions of consent.</p>	No, but acceptable												
4A Solar and daylight access														
<p>Living rooms and private open space of at least 70% of apartments in a building receive a min. 2 hours of direct sunlight between 9am and 3pm on 21 June</p> <p>A max. of 15% of apartments in the building receive no sunlight between 9am and 3pm at mid-winter</p>	All units benefit from more than 2 hours of solar access to internal living areas during the winter solstice.	Yes												
4B Natural Ventilation														
Min 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	All units achieve natural cross ventilation throughout the development.	Yes												
4C Ceiling Heights														

<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum Ceiling Height</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m ground & first floor</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum Ceiling Height		Habitable rooms	2.7m	Non-habitable	2.4m	If located in mixed use areas	3.3m ground & first floor	All units can achieve 2.7m floor to ceiling heights.	Yes							
Minimum Ceiling Height																	
Habitable rooms	2.7m																
Non-habitable	2.4m																
If located in mixed use areas	3.3m ground & first floor																
4D Apartment size and layout																	
<p>Minimum unit sizes: Studio – 35m² 1 bed – 50m² 2 bed – 70m² 3 bed – 90m² Additional bathrooms increase the minimum internal area by 5m² each</p>	All units comply with the minimum sizes required.	Yes															
<p>Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments. - 4m for 2 and 3 bedroom apartments.</p>	All living/dining generally complies.	Yes															
4E Private open space and balconies																	
<p>All apartments are to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4 m²</td> <td>-</td> </tr> <tr> <td>1 Bedroom</td> <td>8 m²</td> <td>2m</td> </tr> <tr> <td>2 Bedroom</td> <td>10 m²</td> <td>2m</td> </tr> <tr> <td>3 Bedroom</td> <td>12 m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	Dwelling type	Minimum Area	Minimum Depth	Studio	4 m ²	-	1 Bedroom	8 m ²	2m	2 Bedroom	10 m ²	2m	3 Bedroom	12 m ²	2.4m	All units comply with the minimum sizes required.	Yes
Dwelling type	Minimum Area	Minimum Depth															
Studio	4 m ²	-															
1 Bedroom	8 m ²	2m															
2 Bedroom	10 m ²	2m															
3 Bedroom	12 m ²	2.4m															
<p>Ground floor units are to have private open space as follows: 15m², min 3m depth</p>	All units comply	Yes															
4F Common circulation and spaces																	
<p>Max. number of apartments off a circulation core on a single level is 8.</p>	Maximum 2 units.	Yes															
4G Storage																	
<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is required:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4 m³</td> </tr> <tr> <td>1 bedroom</td> <td>6 m³</td> </tr> <tr> <td>2 bedroom</td> <td>8 m³</td> </tr> <tr> <td>3 bedroom</td> <td>10 m³</td> </tr> </tbody> </table>	Apartment type	Storage size volume	Studio	4 m ³	1 bedroom	6 m ³	2 bedroom	8 m ³	3 bedroom	10 m ³	All units are provided with the storage volumes within each dwelling.	Yes					
Apartment type	Storage size volume																
Studio	4 m ³																
1 bedroom	6 m ³																
2 bedroom	8 m ³																
3 bedroom	10 m ³																
<p>At least 50% of the required storage is to be located within the apartment.</p>	50% of the required storage is provided within the units.	Yes															

6.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 2 VEGETATION IN NON-RURAL AREAS

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the site. The aims of the plan are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of the non-rural areas of the State through the preservation of trees and other vegetation.

Council's Consultant Landscape Architect reviewed the application which include the removal of ten (10) trees. Upon review, Council's Landscape Architect raised no objections to its removal subject to appropriate conditions of consent.

It is considered that the removal of ten (10) trees on site will not have an adverse impact of the ecological, heritage, aesthetic and cultural significance of the area. The proposed replacement planting will ensure that the development will not result in an unacceptable loss of amenity values or finite natural resources.

6.4 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 6 WATER CATCHMENTS

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SEPP. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal, and any matters of general relevance (erosion control, etc) are able to be managed by conditions of consent.

6.5 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 10 SYDNEY HARBOUR CATCHMENT

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SEPP. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal, and any matters of general relevance (erosion control, etc) is managed by conditions of consent.

6.6 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 – CHAPTER 4 REMEDIATION OF LAND

The requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to the subject site. In accordance with Chapter 4 of the SEPP, Council must consider if the land is contaminated, if it is contaminated, is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use.

The site is not identified in Council’s records as being contaminated. A site inspection reveals the site does not have an obvious history of a previous non-residential land use that may have caused contamination and there is no specific evidence that indicates the site is contaminated. In addition, a Phase 1 Environmental Site Investigation prepared by Geotechnical Consultants Australia was submitted with the application. The report noted:

A site investigation was undertaken on the 8th October 2021 by qualified environmental consultants. During the site inspection, a soil sampling program was undertaken with a judgemental approach in accessing locations across the site to identify areas of potential contamination.

Two (2) soil samples were submitted to a National Association of Testing Authorities, Australia (NATA) accredited laboratory for analysis of Chemicals of Potential Concern (CoPC) that may have impacted the site during historical or present activities.

These samples were taken from a depth of approximately 1.3m to 1.4m below ground level (bgl). This was to confirm the natural underlying soil quality considering all fill material will be classified, excavated and removed offsite as part of the proposed development to make way for basement carpark.

Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of soil and groundwater to be low. Therefore, GCA finds that the site is suitable for the proposed development, providing that the recommendations within Section 14 of this report are undertaken.

Given the above, the development is compliant with regards to the provisions of this chapter and is supported.

6.7 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021 – CHAPTER 2 INFRASTRUCTURE

The relevant matters to be considered under Chapter 2 of the SEPP for the proposed development are outlined below.

CLAUSE	COMMENT
Clause 2.45 – electricity infrastructure	The proposal does not require the provision of a new substation.
Clause 2.48 - Development likely to affect an electricity transmission or distribution network	N/A. The subject site is not within proximity to electricity infrastructure or substation.
Clause 2.100 – Development in or adjacent to rail corridors	N/A. The subject site does not adjoin a rail corridor.

Clause 2.119 – frontage to a classified road	N/A. The site does not have frontage to classified road.
Clause 2.122 – Traffic Generating Development	N/A. The development does not meet the criteria for referral to TfNSW under Schedule 3 of the SEPP.

6.8 STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition has been imposed to ensure such commitments are fulfilled during the construction of the development.

5. Parramatta Local Environmental Plan 2023

Parramatta LEP 2023 was gazetted on 2 March 2023. Clause 1.8 of the LEP now repeals the following planning instrument which applies to the land:

- Holroyd Local Environmental Plan 2013

Clause 1.8A Savings provision relating to development applications states:

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

The current DA was lodged on 13 September 2022 and therefore shall be assessed under the Parramatta LEP 2011.

LEP	ZONE	HEIGHT	FSR
HLEP 2013	R4 High Density Residential	15m	1.2:1
PLEP 2023	R4 High Density Residential	14m	1.2:1

The zoning on site remains unchanged at R4 High Density Residential under both LEPs, as is the same for the floor space ratio remaining 1.2:1.

However, the Height of Building Standard has reduced from 15m under the Holroyd LEP 2013 to 14m under the Parramatta LEP 2023.

Notwithstanding the changes to building height, the proposed height of the development is 14m and would be compliant with the PLEP 2023 and compatible with the future character of the area that is to develop under the current environmental Planning instruments.

8. Holroyd Local Environmental Plan 2013

The relevant matters considered under the HLEP 2013 for the proposed development are outlined below:

1.2 Aims of Plan

- (1) *This Plan aims to make local environmental planning provisions for land in Holroyd in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
 - (aa) *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
 - (a) *to provide a clear framework for sustainable land use and development in Holroyd,*
 - (b) *to provide for a range of land uses and development in appropriate locations to meet community needs, including housing, education, employment, recreation, infrastructure and services,*
 - (c) *to promote ecologically sustainable development by facilitating economic prosperity, fostering social well-being and ensuring the conservation of the natural environment,*
 - (d) *to concentrate intensive land uses, increased housing density and trip-generating activities in close proximity to centres and major public transport nodes in order to retain the low-density character of other areas,*
 - (e) *to promote the efficient and equitable provision of public services, infrastructure and amenities,*
 - (f) *to protect the environmental and cultural heritage of Holroyd including—*

- (i) *identifying, conserving and promoting cultural heritage as a significant feature of Holroyd's landscape and built form as a key element of its identity, and*
- (ii) *effectively managing the natural environment (including remnant bushland and natural watercourses) to ensure its long-term conservation.*

It is considered that the development as amended satisfactorily meets the aims of the plan. In particular, the proposal provides a land use in an appropriate location to meet community needs, including housing. As such, the proposal will be recommended for approval.

Clause 2.3 Zone objectives and Land Use Table

The aims and objectives for the R4 zone in Clause 2.3 – Zone Objectives are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal as amended is consistent with these objectives and therefore considered for approval.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Cl. 4.3 Height of buildings Allowable: Max. 15m	Complies Proposed: 14m
Cl. 4.4 Floor space ratio Allowable: 1.2:1 (max. 836.16m ²)	Complies Proposed: 0.96:1 (670m ²)
Part 5 Miscellaneous provisions	
Cl. 5.1A Development on land intended to be acquired for public purposes	The subject site is not subject to land reservation acquisition.
Cl. 5.4 Controls relating to miscellaneous permissible uses	These provisions do not apply to the development proposal.
Cl. 5.6 Architectural roof features	An architectural roof feature is not proposed.
Cl. 5.7 Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
Cl. 5.10 Heritage conservation	The subject site is not a heritage listed item or is located within a conservation area. The site however is located opposite a heritage listed item being 6 Boundary Street (I460). Council's Senior Heritage Specialist notes that the proposal will have no impact on the heritage curtilage of the heritage item. Further, that the existing street network and urban development provides sufficient separation between the development site and local heritage items.
Cl. 5.21 Flood Planning	The site is not flood prone. The application was reviewed by Council's Development Engineer. Upon review of the proposal, Council's Development Engineer raised no objections to the proposal, subject to conditions of consent.
Part 6 Additional local provisions	
Cl. 6.1 Acid sulfate soils	Yes, the site is identified as containing Class 5 Acid Sulfate Soil. An Acid Sulphate Soils Management Plan is not required to be prepared in this instance.
Cl. 6.2 Earthworks	Extensive excavation is required to accommodate a basement. Conditions of consent is to be imposed to ensure appropriate management of earthworks is undertaken.
Cl. 6.3 Essential Services	The site has a history of residential use. Council is therefore satisfied that essential services as itemised in this clause are available and that adequate arrangements can be made to make them available. Conditions of consent would also require that these services be made available for the development.
Cl. 6.5 Terrestrial Biodiversity	The site is not identified on this map.
Cl.6.6 Riparian Land and Watercourses	The site is not identified on this map.

Cl. 6.7 Stormwater Management	Council's Development Engineer has reviewed the proposal and raised no objection to the development based on stormwater management, subject to conditions of consent.
Cl. 6.8 Salinity	The site is identified as moderate salinity potential. Conditions of consent have been imposed to ensure the salinity is managed to avoid adverse environmental impacts.
Cl.6.11 Design Excellence	Due to the nature of the development as a 4 storey RFB, the application was reviewed by DEAP and Council's UDET. Upon review of the amended scheme, both raised no objections to the proposal and is considered to have achieved design excellence.

7. The Parramatta Development Control Plan 2023

The Draft Parramatta Development Control Plan 2023 (draft PDCP) was placed on public exhibition from 13 March 2023 to 1 May 2023. The draft PDCP will replace the five existing DCPs that apply within the Local Government Area and will serve as a primary supportive planning document to the Parramatta Local Environmental Plan 2023 for guiding development and land use decisions made by Council.

On Monday 28 August Council adopted the PDCP, formal commencement of the PDCP and came into force on 18 September 2023.

Section 1.4 of the adopted PDCP which concerns the relationship to other plans and policies is outlined below:

If a Development Application has been lodged before the commencement of the draft DCP in relation to land to which the draft DCP applies, and the Development Application has not been finally determined before the commencement of the draft DCP, the Development Application must be determined as if the draft DCP had not commenced.

In this instance the application was lodged 13 September 2022 and therefore is to be assessed under the Holroyd Development Control Plan 2013. However, it is acknowledged that all future development is to be assessed under the new consolidated PDCP 2023.

9. The Holroyd Development Control Plan 2013

Development Control	Comment	Comply
PART A – General Controls		
1. Subdivision	The application does not propose subdivision of the site.	N/A
2. Roads and Access	Council's Urban Design Public Domain reviewed the proposed development and the adjoining public domain. Upon review, no objections were raised subject to conditions of consent.	Yes
3. Car Parking 3.1 Min. Car Parking	In accordance with Table 3.1 of the Plan, the proposed development is to provide a minimum of 10 on-site parking spaces. However, only 9 spaces are provided and contained wholly within the basement. This variation is discussed in detail within the ADG table.	No, but acceptable
4. Tree & Landscape works	See Referrals Section and DEAP comments.	Yes
5. Biodiversity	The site is not identified as environmentally sensitive or land within the E2 zone.	N/A
6. Soil Management 6.1 Cut & Fill	The proposed development requires extensive excavation works. Notwithstanding, the topography of the site allows such works without compromising the provision of a satisfactory building platform. Further, Council's Development Engineer has reviewed the earthworks proposed and raised no objections, subject to conditions of consent.	Yes
6.2 Site contamination and Land Filling	A PSI (Phase 1) Contamination Report was submitted. It concluded that the location is suitable for a residential flat building.	Yes
6.3 Erosion & Sediment Control		

	Adequate sediment and erosion control measures are proposed as part of this development. Standard conditions of consent have been imposed with regards to sediment and erosion management.	Yes
7. Stormwater Management 7.5 WSUD	Council's Development Engineer has reviewed the proposal and raises no objections with regards to the WSUD of the development, subject to conditions of consent.	Yes
8. Flood Prone Land	The site is not flood prone.	N/A
9. Managing External Road Noise and Vibration	The site is not adjacent to a classified road or a railway.	N/A
10. Safety and Security	Adequate surveillance opportunities are provided within the residential flat building to the adjoining public domain. Fenestrations and balconies address the street frontage to allow for passive surveillance of the public domain and common areas.	Yes
11. Waste Management	Council collection is nominated for waste management of the development. Appropriate conditions of consent have been imposed to ensure satisfactory waste management of the development.	Yes
12. Telecommunication Facilities	The site has a history of residential use. Council is therefore satisfied that telecommunication services are available and that adequate arrangements can be made to make them available. Conditions of consent will reflect this requirement.	Yes
PART B – Residential Controls		
<i>General Residential Controls</i>		
1.1 Building Materials	The proposed building materials and schedule is compatible with the existing residential development of the area.	Yes
1.2 Fences	No fences are proposed.	N/A
1.3 Views	The site is not identified as containing significant views.	N/A
1.4 Privacy	See ADG table for discussion	Yes
1.5 Landscaping	Min. Landscaped Area = 25% of the site area. Minimum Required = 209.04m ² Provided = 210m ² (30.1% of the site) provided at ground level with a minimum 2m dimension.	Yes
1.6 Safety and Security	See Part A of this table.	Yes
1.7 Building and Site Sustainability	See LEP table for discussion.	Yes
1.8 Sunlight Access	See ADG table for discussion. It is noted that due to the orientation of the site, the adjoining developments to the south, east and west will retain the minimum 3 hours of solar access during the winter solstice.	Yes
1.9 Cut and Fill	See Part A of this table	
1.10 Demolition	Demolition of the existing structures across forms part of the application.	Yes
1.11 Car parking and roads	All parking provided for the childcare centre is located wholly within the basement. Vehicle access to the basement is located on Boundary Street.	Yes
1.12 Accessibility	Min 15% of dwellings to be Adaptable – Min. 1.05 (1) unit. Provided – 1 unit (Unit 5). Council's Universal Access and Design Officer has provided comments with regards to accessibility and access within the development. These comments will form part of the conditions of consent.	Yes
1.13 Subdivision	The proposal does not seek strata subdivision of the development.	N/A
<i>Residential Flat Buildings</i>		
6.1 Lot size and Frontage	Required: 24m Provided: 15.24m A valuation of 3 Boundary Street has been prepared and lodged with the development application, with evidence of offers to the owners above market value also provided. However, from the	No, but acceptable

	<p>information submitted, it appears that the attempts to acquire the adjoining property at 3 Boundary Street have not been responded to.</p> <p>It is noted that the adjoining site to the east is developed as a 2 storey walk up residential flat building and more complex to acquire.</p> <p>The application was also submitted with drawings demonstrating a form of development on the site at 3 Boundary Street if a similar RFB is proposed on the site. Given the similar site dimensions to the subject site, it appears that a similar form of RFB is feasible.</p> <p>The design scheme of the proposed RFB was reviewed by DEAP and UDET, and upon changes to the proposal, was appropriately designed despite the narrow nature of the site. The development has been designed to appropriately mitigate acoustic and visual impacts to and from the site as well as provide satisfactory internal amenity. The development also generally complies with COS, landscaping and deep soil area requirements for RFB developments.</p> <p>As such, despite the narrow site frontage, the application has demonstrated that the site has the capacity for development and is appropriately designed for a RFB of this scale.</p>	
6.2 Site Coverage	<p>Required: Max 30% of the site area (209.04m²) Provided: 28.7% (200m²)</p>	Yes
6.3 Setbacks	<p>Required Side Setback: Min. 3m Rear Setback: Min. 9.14m (20% length of the site) Front Setback: Min. 6m</p> <p>Provided Side Setback: 3m Rear Setback: min. 7.266m to 8.813m Front Setback: 6.051m</p> <p>The variation to the rear setback in this instance is acceptable. The site to the rear is located of ample distance from the development which assist in ameliorating amenity impacts. The development also does not adversely reduce solar access to adjoining properties despite the variation to the rear setback. The proposal also provides compliant landscaping, COS and deep soil areas that is cognisant of the bulk and scale of the development. The development has also been reviewed by both DEAP and UDET whom raise no objections to the variation to the rear setback as the scheme of the development adequately achieves design objectives to protect the amenity of adjoining developments whilst providing good urban design.</p>	No, but acceptable
<p>6.4 Height</p> <p>Floor to Ceiling Heights Required:</p> <ul style="list-style-type: none"> • 2.7 metres for habitable rooms. • 2.4 metres for non habitable rooms. <p>Max. Building Height Required: Max. 4 storeys</p>	<p>Provided: The development has the capacity to achieve a floor to ceiling height of 2.7m throughout the development.</p> <p>Provided: 4 storeys</p>	Yes

6.5 Building Depth	Required: Max. 18m Provided: 30m. The depth of the building is driven by the narrow nature of the site. Notwithstanding, the development provides satisfactory breaks and articulation to ensure the length of the building does not present as an unrelieved, bulky structure. The development also does not restrict solar access to adjoining developments. The development has also been designed to avoid long circulation corridors that does not receive adequate solar access and ventilation. Further, no units within the development have a depth of more than 14m and satisfactorily achieves solar access and ventilation.	No, but acceptable
6.6 Common Open Space	See ADG table for COS and POS compliance.	Yes
6.7 Building Appearance	See SEPP 65 and ADG Table for discussion.	Yes
6.8 Building Entry and Pedestrian Access	The development provides: <ul style="list-style-type: none"> • a building entry that is clearly identifiable. • an entry that is unambiguous • an entry that is separate from vehicle access • an entry that is accessible from the street and designed per AS 1248 • an entry and circulation areas that allow movement of furniture between public and private spaces 	Yes
6.9 Parking and Vehicular Access	Parking and access requirements are discussed in ADG table and Part A of this Table.	Yes
6.10 Dwelling and Layout Mix	See ADG table No unit within the development is single aspect. The back of the kitchen is no more than 8m from a window. Most of the units within the development is 2 bedrooms in nature and is driven by the modest number of units within the development. This is acceptable and is unlikely to skew the number of available or the variety of units across the locality to suit the differing needs of the community.	Yes
6.11 Internal Circulation	The maximum number of dwellings located within each floor is 2.	Yes
6.12 Facilities and Amenities	The development is provided with all the amenities required under this section of the DCP. Storage requirements are discussed within the ADG table.	Yes
6.13 Natural Ventilation	Each unit can achieve natural ventilation due to the design of the development and multiple aspects of each unit.	Yes
6.14 Maintenance	The development has been designed sustainably to allow for long-term maintenance.	Yes
6.15 Waste Management	See Part A of this Table	Yes
Controls for Landlocked Sites		
	See Section 6.1 of this Table.	Yes

10. Development Contributions

Section 7.11 Development Contribution is required to be paid in accordance with the *City of Parramatta (Outside CBD) Development Contributions Plan 2021*.

The payable contributions are calculated as follows.

Contribution Type	Amount
Open space and outdoor recreation	\$77,070.08

Indoor sports courts	\$7,024.41
Community facilities	\$9,238.61
Aquatic facilities	\$2,153.13
Traffic and transport	\$21,729.87
Plan administration	\$1,130.02
Total	\$118,346.12

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

11. Bonds

In accordance with Council's 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.

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

12. EP&A Regulation 2021

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.

13. The likely impacts of the development

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report, including natural impacts such as tree removal and excavation, and built environment impacts such as traffic and build form. In the context of the site and the assessments provided by Council's experts, the development is considered satisfactory in terms of environmental impacts.

14. Suitability of the Site

While it is noted that the subject site is a narrow isolated site, the proposed residential flat building has been designed to mitigate issues that could have potential arisen such as bulk, scale and privacy.

With narrow side setbacks of 3m atypical for RFBs, the proposal has been designed to offset the windows from openings on adjoining properties. The proposal has also been amended to provide angled windows to reduce direct views to neighbouring properties.

The variations to controls such as parking, building depth and setbacks, are acceptable in this instance as sufficient evidence has been submitted to conduct a merit based assessment.

The proposal has not utilised the maximum allowed height and FSR on site in order to maintain a building design that is not perceived as having excessive bulk and scale. The measure building mass and form results in an appropriate RFB for the context.

Subject to the conditions provided within the recommendation to this report, the site is considered to be suitable for the proposed development.

15. Public Consultation

The application was notified and advertised in accordance with the City of Parramatta Consolidated Notification Procedure.

The advertisement ran for a 27-day period between **16 December 2022 to 11 January 2023**. No submissions were

received during the notification period. The application was notified for longer than the 21-day period in this instance due to end of year exclusion period.

Amended Plans Yes.

Summary of amendments (if applicable)

- Amended Landscaping Drawings;
- Amended Civil Engineering Drawings; and
- Revised Architectural Plans

In accordance with Council's notification procedures, the application did require re-notification. The amended plans were re-notified between **1 September and 22 September 2023**. In response, no submissions were received during the re-notification period.

16. Public interest

Subject to implementation of conditions of consent outlined in the recommendation below, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

17. Conclusion

After consideration of the development against Section 4.15 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. It has been approved for the following reasons:

1. The development is permissible in the R4 zone and satisfies the requirements of all of the applicable planning controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. For the reasons given above, approval of the application is in the public interest.

18. Recommendation

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, that the **Parramatta Local Planning Panel**, exercising the functions of Council under section 4.16 of the Environmental Planning and Assessment Act 1979, APPROVE development consent for DA/959/2022 for the *demolition, tree removal and construction of a 4 storey residential flat building comprising 7 units with basement parking for 9 vehicles*. on land at 5 Boundary Street, Granville, for the following reasons:

- a. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental 2011 and State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development 2002 and satisfies the requirements of all applicable planning standards controls.
- b. The development will be compatible with the emerging and planned future character of the area.
- c. The development will provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.
- d. For the reasons given above, approval of the application is in the public interest.

DRAFT CONDITIONS OF CONSENT

Upon the signature of the applicable delegate, the conditions below will form the conditions of development consent.

Development Consent No.: DA/959/2022
Property Address: Lot 8 Sec 22 DP 939772
5 Boundary Street, GRANVILLE NSW 2142

PART A – GENERAL CONDITIONS

PA0001 #Approved Plans & Support Documents

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:

Architectural Drawings 2021-184 by Design Corp Architects

Drawing/Plan No.	Issue	Plan Title	Dated
I4	I	Site Analysis Plan	12 September 2023
I6	I	Ground Floor Plan	12 September 2023
I7	I	First Floor Plan	12 September 2023
I8	I	Second Floor Plan	12 September 2023
I9	I	Third Floor Plan	12 September 2023
I10	I	North Streetscape	12 September 2023
I11	I	Elevations Plan	12 September 2023
I12	I	Sections A and B Plan	12 September 2023
I5	I	Basement Floor Plan	12 September 2023
I16	I	Materials Schedule	12 September 2023

Civil Drawings/Stormwater 2021238 by TELFORD Civil

Drawing/Plan No.	Issue	Plan Title	Dated
C000	B	General Notes	4 September 2023
C101	B	Civil Works Layout Plan	4 September 2023
C201	B	Driveway Profile	4 September 2023
C301	A	Boundary Street Longitudinal Section	3 August 2023

Drawing/Plan No.	Issue	Plan Title	Dated
C401	A	Boundary Street Cross Sections	3 August 2023
C501	A	Typical Cross Sections	3 August 2023
C601	A	Construction Notes and Details Sheet	5 September 2023
101	B	Stormwater Concept Plan Basement Level Sheet 1 of 2	5 September 2023
102	B	Stormwater Concept Plan Basement Level Sheet 2 of 2	5 September 2023
103	B	Stormwater Concept Plan Ground Floor	5 September 2023
104	B	Onsite detention Details	5 September 2023
105	B	Miscellaneous Details	5 September 2023

Landscape Drawings LPDA-22 -149/1 by Conzept Landscape Architects

Sheet No.	Issue	Plan Title	Dated
1	C	Hardscape Plan	September 2023
2	C	Landscape Plan 2	September 2023
3	C	Landscape Plan 3	September 2023
4	C	Planting Images	September 2023
5	C	Details 1	September 2023
6	C	Details 2	September 2023
7	C	Specifications	September 2023

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects				
Waste Management Plan	N/A	N/A	N/A	6 September 2022
BASIX Certificate No. 1257760M_05	N/A	N/A	EcoPlus Consultants	19 September 2023
Access Report	21336	E	Vista Access Architects	18 September 2023
Traffic and Parking Impact	N2166505A2A		Motion Traffic	July 2022

Report			Engineers	
Arborist Report	N/A	2	Horticultural Management Services	27 July 2021
Geotechnical Investigation Report	G21637-1	0	GCA	26 October 2021
Preliminary Site Investigation	E21198-1	0	GCA	25 October 2021
Hazardous Materials Survey Report	E21197-1	0	GCA	25 October 2021

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

Note: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

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

PA0003 Construction Certificate

2. 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

3. 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

4. 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.

- (b) 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.
- (c) 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.
- (d) 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.
- (e) 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 469 of the Work Health and Safety Regulation 2017.
- (f) 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.
- (g) 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.
- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) 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".
- (j) Demolition is to be completed within 5 days of commencement.

- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (m) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) 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.
- (q) 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
 - (ii) 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.
 - (iii) 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.

PA0013 LSL Payment Const> \$250,000

- 5. Before the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the Long Service Levy of 0.25% of the value of building and construction work where the cost of building is \$250,000 or more (inclusive of GST) or as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the Certifier.

Note: The Long Service Levy is to be paid directly to the **Long Service Corporation** at www.longservice.nsw.gov.au. For more information, please contact the Levy support team on 13 14 41.

Reason: To ensure that the Long Service Levy is paid.

PA0014 #Payment of Security deposits

6. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
Nature Strip and Roadway:	\$5150.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

Note: 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 959/2022;
- (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.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work or demolition commencing and 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.

EWA0002 Amenity of waste storage areas

7. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

PART B – BEFORE 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.)

PB0051 #Par.Dev.Contrib.Plan2021–Outs CBD 2021 (Amend 1)

8. A monetary contribution comprising \$118,346 is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Contribution Type	Amount
Open space and outdoor recreation	\$ 77,070.08
Indoor sports courts	\$ 7,024.41
Community facilities	\$ 9,238.61
Aquatic facilities	\$ 2,153.13
Traffic and transport	\$ 21,729.87
Plan administration	\$ 1,130.02
Total	\$ 118,346.12

Timing of payment

The contribution is to be paid to Council prior to Construction Certificate. Deferred payments of contributions will not be accepted, and requests for payment by multiple instalments will not be granted.

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.

The *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1* can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

PB0030 Infrastructure & Restoration Adm. fee for all DAs

9. 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 Councils 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.

PB0008 No external service ducts for multi-unit develop

10. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure the quality built form of the development.

PB0012 Single master TV antenna

11. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building to service the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

PB0028 SEPP 65 verification

12. Design Verification issued by a registered architect is to be provided with the application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

PB0032 Constr. Noise Managt. Plan for townhouses & above

13. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- (a) Identification of nearby residences and other sensitive land uses.
- (b) Assessment of expected noise impacts.
- (c) Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts.
- (d) Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.

Reason: To prevent loss of amenity to the area.

PB0033 Energy Provider requirements for Substations

14. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

If a substation is required of the energy provider, it must be located internally within a building/s.

Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.

Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.

PB0039 #Adaptable Dwellings for Multi-unit and RFB's

15. The development must incorporate 1 adaptable dwelling. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

Reason: To ensure the required adaptable dwellings are appropriately designed.

TB0001 #Car Parking Condition

16. The PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

TB0002 #Bicycle parking condition

17. Five (5) bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

TB0003 #Parking Provision

18. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of nine (9) parking spaces is to be provided and be allocated as follows:

- a) Eight (8) parking spaces for the residential units including one (1) accessible space;
- b) One (1) visitor parking space.

Details are to be illustrated on plans submitted with the construction certificate application.

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

LF0001 Landscape maintenance

19. All landscape works shall be maintained for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

LB0001A Planting upon Structure

20. Plans and documents submitted must include the following changes with an application for a Construction Certificate:

- (a) Construction details are to be provided by a suitably qualified Structural Engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens.
- (b) All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.
- (c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
- (d) # Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, *4P Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):
- (e) Typical tree planting on structure detail to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)
- (f) Typical shrub planting on structure detail to show minimum 500-600mm soil depth,
- (g) Typical turf planting on structure to show minimum 200-300mm soil depth.
- (h) Sections through the planters supporting the trees and shrubs over the basement, OSD and on podium level are required to show the above requirements.
- (i) Tree planting densities shall not exceed the prescribed soil volume and area as per ADG – Part 4 requirements.
- (j) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year)
- (k) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.

- (l) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

DB0001 Stormwater Disposal

21. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

DB0002 Retaining walls

22. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated, then written approval from the affected neighbour shall be obtained and submitted to the certifying authority prior commencement of the works.

Structural details, certified by a practicing structural engineer, shall accompany the application for a Construction Certificate for assessment and approval by the certifying authority.

Reason: To minimise impact on adjoining properties.

DB0003 Sydney Water Quick check

23. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

DB0004 Dial Before you Dig Service

24. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

Reason: To ensure Council's assets are not damaged.

DB0007 Basement carpark and subsurface drainage

25. The basement stormwater pump-out system, must be designed and constructed to include the following:
- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
 - (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - (i) The permissible site discharge (PSD) rate; or
 - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
 - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
 - (d) A 100 mm freeboard to all parking spaces.
 - (e) Submission of full hydraulic details and pump manufacturers specifications.
 - (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

DB0012 #On Site Detention

26. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.
- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.
- Stormwater plans prepared by Telford Civil, project number 2021238, Drawing number 101, 102, 103, and 104, issue B, dated 05/09/2023
- (b) A Site Storage Requirement of 330 m³/ha and a Permissible Site Discharge of 130 L/s/ha (when using 3rd edition of UPRCT's handbook)
 - (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.

- (d) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

DB0015 Shoring for adjoining Council property

27. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

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

DB0021 Impact on Existing Utility Installations

28. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

DB0026 Driveway Grades

29. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for a Construction Certificate.

Reason: To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.

DBNSC Non-standard - Prior to the issue of a CC

30. Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that:

The piped drainage system including roof gutters and downpipes have been designed to an Average Recurrence Interval of not less than 100 years.

Note: Where the City of Parramatta Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers,

Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.

- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

Reason: To ensure the roof drainage system is designed for the 1% AEP storm event

DB0017A Construction of a heavy duty vehicular crossing

31. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.

Reason: To ensure appropriate vehicular access is provided.

32. Prior to the issue of a Construction Certificate for any construction work relating to the public domain works, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath and front setback.
- Any works in carriageway, and
- Onsite landscape work

The Public Domain Construction Drawings and specifications shall be prepared in accordance with:

- The latest City of Parramatta Public Domain Guidelines (PDG).
- The approved landscape drawings - LPDA 22 - 149 /2-7 by Conzept Landscape Architects dated September 2023 with the footpath built to the boundary.
- The Public Domain Civil Engineering plans – C000, C101, C201, C301, C401, C501 and C601 by Telford Civil with the footpath built to the boundary.
- All the conditions listed in this consent.

The Public Domain Construction Drawings must be prepared to reflect the following changes:

- A 1500mm footpath built to the boundary.
- The public footpath is to be in accordance with the PPDG 2017
- Driveways: maximum preferred width 6m.

Reason: To ensure the public domain is constructed in accordance with Council standards.

33. Notwithstanding the approved Public Domain Civil Drawings and Landscape Drawings, the following requirements shall be included in the Public Domain Construction Drawings:

Footpath

The **standard concrete paving**, as per the PDG and Council Standard detail DS 3, shall be applied to Boundary Street to the full length of the development site.

Grading of the pedestrian footway:

The pedestrian footpath shall comply with the following requirements:

- Detailed design spot levels and designed contour lines are required.
- The footpath must achieve a cross fall of 1% - 2.5% maximum.
- The footpaths should positively drain away from the property boundary/ building line
- Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.
- A footpath width of 1500 mm is to be built to the boundary.
- New kerb and gutter and new verge installation is required as part of these works where there is damage to the existing during construction.

A copy of the Design Standard (DS) Drawings referenced above is available on the Council Website or can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standards DS9 and DS 10.

Pit Lids, Frames and Grates

All Pit lids and grates in paved areas of the public domain should be level with the paving around and aligned with the paving pattern as per the PDG. Joints should be coordinated where possible. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material.

All Pit lids, frames and covers in the public domain must be of class 'C' load bearing capacity in all pedestrian areas and class 'D' for all shared zones.

Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket.

Green Pillars

Green Pillars for electrical connections where required / or where existing, should be coordinated with public domain elements, be outside the clear path of travel and must be neatly located in agreement with Council's Public Domain team. Any existing green pillars must be moved and located as stated above.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** to be submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

34. The applicant must submit –

- 3 photographs of each tree to be planted, showing left side, right side and front-on of the tree in the ground with stakes and ties. These photographs must be accompanied with a 'Nursery Certificate' noting their state of health and their care, including the location details. This certificate must be provided by the nursery that grew/supplied the tree; and
- Imported top soil data sheet

These certificates are to be provided to the Tree Operations team within Council's Parks and Open Spaces team before the delivery of trees to site and / or prior to raising the inspection request.

35. Prior to the issue of the Construction Certificate the following is to be illustrated on the plans.

- 1) Ensure shower floor falls required within the adaptable WC are provided within the pre adaption build of the unit. Ensuring the WC falls are correct will negate the need to redo the wet area post adaptation, maintaining the integrity of the waterproofing.
- 2) Low level thresholds should be provided at all doors accessing outdoor areas.
- 3) The Abutment of differing surfaces shall have a smooth transition. *Design transition shall be 0 mm. Construction tolerances shall be as follows:*
 - (a) 0 ± 3 mm vertical.
 - (b) 0 ± 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. **AS1428.1.7.2.**
- 4) Equipment and furniture within the outdoor recreation / communal areas will require accessible and inclusive features suitable for a person with a mobility and other impairments.

Note: AS1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests.

Reason: To ensure satisfactory access throughout the development in accordance with the relevant standards.

EWB0002 Separate waste bins for general & recycling waste

36. Separate waste bins are to be provided on site for recyclable waste.

Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

PC0010 Compliance with Home Building Act (If Applicable)

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

Reason: Prescribed condition EP&A Regulation, clause 98(1)(b).

PC0001 #Appointment of PCA

38. 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

39. 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

40. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 70 of the Environmental Planning and Assessment Regulations 2021 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;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

BC0001 Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

PC0005 Public liability insurance

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

PC0007 Footings and walls near boundaries

43. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

PC0007 Footings and walls near boundaries

44. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a

boundary This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

DC0001 Construction and Traffic Management Plan

45. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
 - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - (iii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iv) Location of any proposed crane standing areas,
 - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
 - (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
 - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.

- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

- (c) Traffic Control Plan(s) for the site:

- (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
- (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

Reason: To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

DC0002 Road Opening Permits - DA's involving drainage wrk

46. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

DC0003 Dilapidation survey & report for private properties

47. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with an electronic copy forwarded to Council at council@cityofparramatta.nsw.gov.au) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be

completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principle Certifying Authority.

Note: This documentation is for record keeping purposes only, and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: Management of records.

DC0004 Geotechnical report

48. Prior to the commencement of any excavation works on site the applicant must submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:

- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
- (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- (d) The impact on groundwater levels in relation to the basement structure.
- (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

Where it is considered there is potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development. This design is to ensure there is no change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path of groundwater results, artificial drains such as perimeter drains and through drainage may be utilised.

- (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including

control levels for vibration, shoring support, ground level and groundwater level movements during construction.

The implementation program is to nominate suitable hold points for the various stages of the works in order verify the design intent before certification can be issued and before proceeding with subsequent stages.

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

Reason: To ensure the ongoing safety and protection of property.

DC0006 Erosion and Sediment Control measures

49. 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

50. 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.

DC0008 Shoring and adequacy of adjoining property

51. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

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

Reason: As prescribed under the Environmental Planning and Assessment Regulation 2000.

DC0009 Special Permits

52. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building

materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

DC0010 Driveway Crossing Application

53. All works associated with the construction and/or extension of a driveway crossover/layback within Council owned land requires an application to be lodged and approved by Council.

All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

Note 2: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

54. Prior to the Commencement of Construction in Public Domain :

Prior to any work the Principal Certifying Authority is to confirm the ground floor slab levels, including finishes, will be flush with the proposed public domain as per the approved Public Domain Alignment Drawings.

Detailed plans of the ground floor entries and adjacent public domain is to be submitted to the satisfaction of the Group Manager, DTSU and included within the Construction Certificate drawings. The plans are to demonstrate level changes are not required at the building/public domain interface as per the approved alignment drawings.

As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings. Details of compliance shall be submitted to group manager DTSU before works commence.

All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections, except tree inspections which require a 7 days' notice.

A pre-work site meeting is required with Council's Civil Assets Team before start of any works on site to confirm the works as per the approved CC drawing set and to discuss any critical issues that may arise.

The required inspections include the followings:

- Commencement of public domain works
- Formwork inspection for all footpaths and footpath crossing call 9806 8250 minimum of 24 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments.
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection.
- Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures.

Note: Additional daily inspections by Council Officers may occur to view progressive construction depending on the project size and type.

During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

PD0020 Building Work Compliance BCA

55. 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.

PD0006 Hours of work and noise

56. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- **7am to 5pm on Monday to Friday**
- **7am to 5pm on Saturday**

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

TD0001 Road Occupancy Permit

57. 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

58. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal) prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

LD0011 Tree Removal

59. Trees to be removed are:

Tree No.	Species	Common Name	Location
1-8	<i>Platycladus orientalis</i>	Golden Biota	Refer to Arborist Report
9	<i>Cinnamomun camphora</i>	Camphor laurel	Refer to Arborist Report
10	<i>Citrus x sinensis</i>	Orange Tree	Refer to Arborist Report

Reason: To facilitate development.

LD0012 Trees with adequate root volume

60. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support unless in a wind-prone area. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.

LD0013 Removal of trees by an arborist

61. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and undertaken in accordance with the Code of Practice for Amenity Tree Industry 1998.

Reason: To ensure tree works are carried out safely.

DD0002 #Stormwater must be connected to the kerb & gutter

62. Stormwater must be connected to the kerb and gutter within the property frontage of 5 Boundary St, Granville.

Reason: To ensure satisfactory storm water disposal.

DD0005 Erosion & sediment control measures

63. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

DD0006 Damage to public infrastructure

64. 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.

EWD0005 General requirements for liquid and solid waste

66. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). NSW EPA Waste Classification Guidelines

Reason: To prevent pollution of the environment.

EWD0006 Liquid and Solid Wastes

67. Liquid and solid wastes generated on site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). NSW EPA Waste Classification Guidelines

Reason: To prevent pollution of the environment.

EWD0008 Contaminated waste to licensed EPA landfill

68. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997

EWD0013 Polluted water excavat.- analysis before discharge

69. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

EWD0014 De-watering of Excavated Sites

69. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

PE0001 Occupation Certificate

70. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

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

BE0001 Record of inspections carried out

71. 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 statutory requirements.

PE0006 Street Number when site readily visible location

72. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

PE0007 #BASIX Compliance

73. Under Section 75 of the Environmental Planning & Assessment Regulation 2021, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 1257760M_05, will be complied with prior to occupation.

Reason: To comply with legislative requirements of section 75 of the Environmental Planning & Assessment Regulation 2021.

PE0025 SEPP 65 verification statement OC stage

74. Design Verification issued by a registered architect is to be provided with the application for a Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

PE0008 Completion of Public Utility Services

75. Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas,

water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.

Before the issue of the occupation certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation

PE0026 PE25 –Adaptable dwellings Multi-unit and RFB’smodi

76. Certification must be provided prior to the issue of an occupation certificate that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.

Reason: To ensure the requirements of DCP 2011 have been met.

PE0027 Post Constr. Private Property Dilapidation Report

77. Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:

- (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
- (b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

Before the issue of an occupation certificate, the principal certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties resulting from building work on the development site

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

78. 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.

DE0003 Work-as-Executed Plan

79. Works-As-Executed stormwater plans are to address the following:

- (a) A WAE survey shall be conducted and plans prepared showing the ‘as built’ of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.
- (b) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.

- (d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (f) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.
- (g) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer

The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.

Reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

DE0005 OSD Positive Covenant/Restriction

80. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Council's standard application form shall be lodged, accompanied by the required documents and plans, only after the completion, final inspection and certification of the on-site detention system.

The Positive Covenant and Restriction on the Use of Land is to be created through an application to NSW Land Registry Services using forms 13PC and 13RPA.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation of the site.

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at

each entry point. The photos must be well labelled and must differentiate between multiple tanks. Additional photos may be requested if required.

Reason: To ensure maintenance of on-site detention facilities.

DE0006 Section 73 Certificate

81. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

DE0015 Driveway Crossover

82. Prior to the issue of any Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

All footpath crossings, laybacks and driveways are to be constructed according to Council’s Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

The application for a driveway crossing requires the completion of the relevant application form and be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council’s standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council’s Civil Assets Team for approval prior to commencement of the driveway crossing works. A fee in accordance with Councils adopted ‘Fees and Charges’ will need to be paid at the time of lodgement.

Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

Note 2: Council’s Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: Pedestrian and Vehicle safety.

DE0018 Reinstatement of laybacks etc

83. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council’s Standard Plan No. DS1. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

DENSC Non-standard - Prior to issue of Occ/Sub Cert.

84. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that:
- a. Signage consistent with Appendix N of the UPRCT OSD Handbook (4th edition) is provided to each OSD tank including:
 - i. Confined spaces sign,
 - ii. OSD (identification) sign,
 - b. No water is ponding in the tank beyond the reduced sump at the orifice plate.

Reason: To ensure the OSD tanks are constructed in accordance with the requirements of AS3500 and the UPRCT OSD Handbook.

85. Notwithstanding the approved landscape drawings - LPDA 22 - 149 /2-7 by Conzept Landscape Architects dated September 2023 with the footpath built to the boundary, the provision of suitable species of tree shall be planted in the setbacks specified below, in deep soil. The required tree species, quantities and supply stocks are:

Setback Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
<i>Setback to Boundary street</i>	<i>Banksia integrifolia</i>		200L	As per approved drawings	As shown on the approved drawings

Note:

- ***Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.***
- ***Evidence of the order for trees must be submitted to the DTSU with the Public Domain Construction Drawings.***

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the setback areas around the site for the tree planting. Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** and submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

86. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction and final defects rectified, with a **final approval** obtained from Council's Assets & Environment Manager.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC. The WAE drawings shall be submitted to Council as both CAD and PDF drawings.

Council will issue the **final approval** for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A **final inspection** will be conducted by Council's Assets and Environment Team after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain. A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

PART F – OCCUPATION AND ONGOING USE

PF0054 Release of Securities/Bonds

87. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Note: A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

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

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

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

PF0004 External Plant/Air-conditioning noise levels

88. 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

89. 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.

EWF0004 Hazardous materials disposed of in accordance with

90. To reduce the risk of pollution to natural water courses all hazardous waste materials are to be stored, used and disposed in accordance with plans, detail and recommendations per the relevant reports contained within Condition 1 of this consent.

Reason: To ensure that any liquid spills can be contained on site and prevent the contamination of stormwater drains.

EWF0005 Management of waste storage facilities

91. 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.

EWF0006 Storage of bins between collection periods

92. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises.