

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

A Local Planning Panel meeting will be held in PHIVE 2 Civic Place, Parramatta at 5 Parramatta Square on Tuesday, 17 September 2024 at 3.30.

Gail Connolly
CHIEF EXECUTIVE OFFICER



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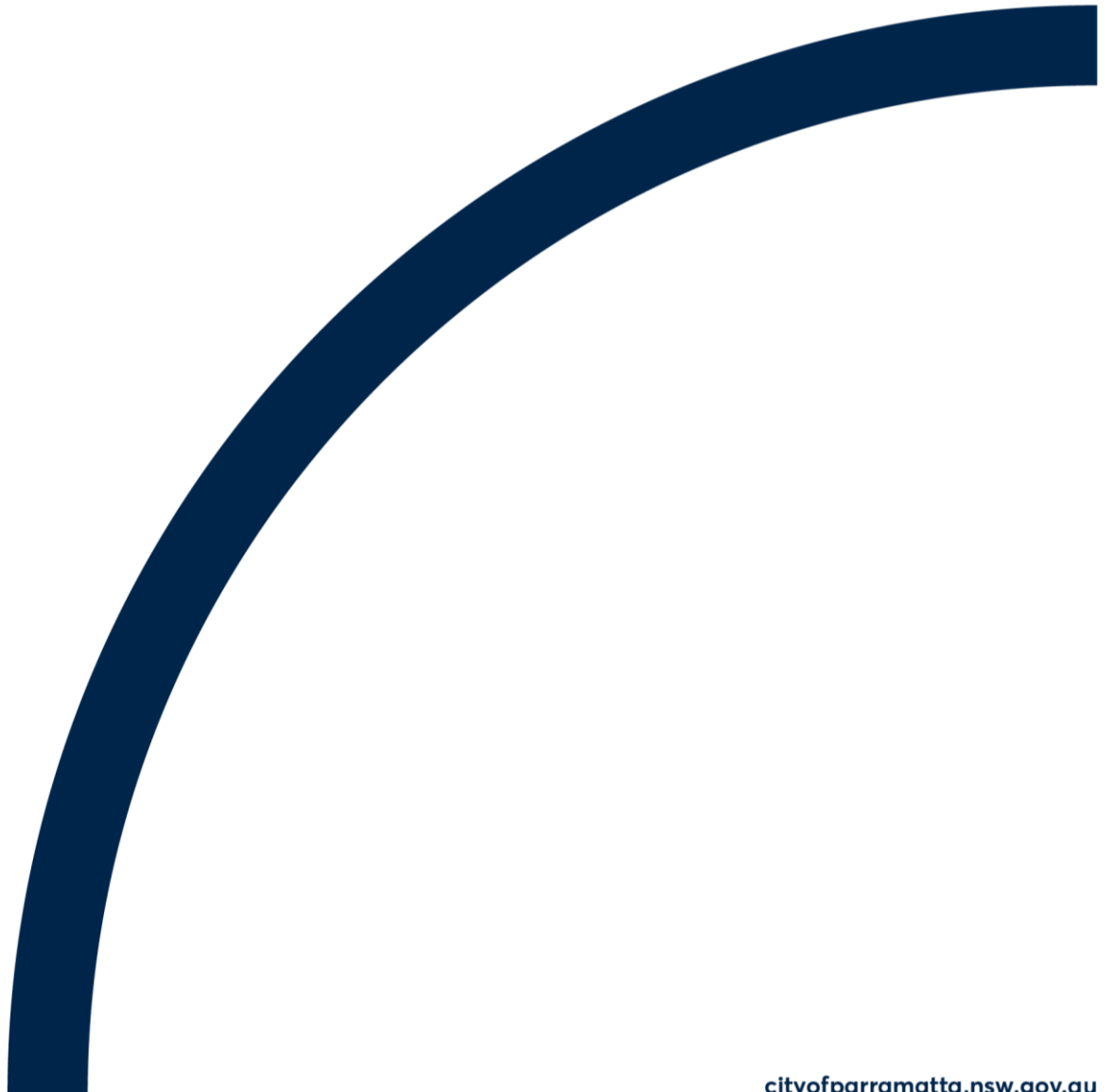


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	<i>The City of Parramatta Council acknowledges the Burramattagal people of The Darug Nation as the traditional owners of land in Parramatta and pays its respects to their ancient culture and to their elders, past, present and emerging.</i>	
2	WEBCASTING ANNOUNCEMENT	
	<i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i>	
	<i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
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	<i>This report is confidential in accordance with section 10A (2) (e) (g) of the Local Government Act 1993 as the report contains information that would, if disclosed, prejudice the maintenance of law; AND the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>	

DEVELOPMENT APPLICATIONS

17 SEPTEMBER 2024

5.1	OUTSIDE PUBLIC MEETING: 72 Weston Street, HARRIS PARK NSW 2150 (Lot C DP 153219)	6
5.2	PUBLIC MEETING: 36 Keeler Street, CARLINGFORD NSW 2118 (Lot 8 DP 202217)	51
5.3	PUBLIC MEETING: 74 Keeler Street, CARLINGFORD NSW 2118 (Lot 20, DP32722)	145
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DEVELOPMENT APPLICATION

ITEM NUMBER	5.1
SUBJECT	OUTSIDE PUBLIC MEETING: 72 Weston Street, HARRIS PARK NSW 2150 (Lot C DP 153219)
DESCRIPTION	72 Weston Street, HARRIS PARK Lot C DP 153219
REFERENCE	DA/202/2024 - D09518763
APPLICANT/S	L Craggs
OWNERS	M Romanos
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 26 AUGUST 2024

REASON FOR REFERRAL TO LPP

This application is being referred to LPP due to a Building Height variation of more than 10%.

EXECUTIVE SUMMARY

Development Application DA/202/2024 was lodged on 8 April 2024 for the alterations and additions to an existing dwelling, with the addition of a pool. Associated civil engineering, earthworks and landscaping is also proposed.

In accordance with the Parramatta Notification Plan the Development Application was notified and advertised. In response, zero (0) submissions were received.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Parramatta Local Planning Panel for determination as the proposed development proposal exceeds the maximum permissible Building Height by 1.3m (at furthest extent) which is a 21% variation to the development standard.

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.

The proposed development is appropriately located within the locality and some variations (as detailed in this report) in relation to the Parramatta Local Environmental Plan 2023 are sought. The request to vary the height of buildings standard is considered to be well founded for reasons including, but not limited to, the constraints imposed by the site and the numerical break that does not unreasonably impact on the site's residential amenity.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended Development Application No. DA/202/2024 be approved.

RECOMMENDATION





- (a) **That** the Parramatta Local Planning Panel, support the Clause 4.6 variation to the Height of Buildings for the following reasons:
- a) The departure representing a variation of 21% from the standard is reasonable and allows for a transition of height that is sympathetic with the existing topography whilst providing good urban design.
 - b) The departure does not result in adverse amenity impacts to adjoining developments.
 - c) Despite the departure the development remains generally consistent with the controls and provisions of PDCP 2023.
 - d) The variation to the height does not result in unreasonable perception of bulk and scale.
- (b) **Further, that** the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, **approve** development consent to DA/202/2024 for the alterations and additions to residence, plus new pool on land at 72 Weston Street, Harris Park, subject to conditions of consent.

REASONS FOR APPROVAL

1. The development is permissible in the R2 zone pursuant to the Parramatta Local Environmental 2023 and satisfies the requirements of all applicable planning standards controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. The development will provide facilities and services which meet the day to day needs of residents.
4. For the reasons given above, approval of the application is in the public interest.

Tara Mendoza-Kehlet
Development Assessment Officer

ATTACHMENTS:

1		Assessment Report	24 Pages
2		Locality Map	1 Page
3		Plans used during assessment	10 Pages
4		Internal plans used during assessment (confidential)	5 Pages
5		Clause 4.6 variation request	8 Pages

REFERENCE MATERIAL



City of Parramatta	
File	DA/202/2024
No:	

SECTION 4.15 ASSESSMENT REPORT

Environmental Planning & Assessment Act 1979

DA No:	DA/202/2024
Subject Property:	72 Weston Street, HARRIS PARK Lot C DP 153219
Proposal:	Alterations and additions to residence, plus new pool
Date of receipt:	08/04/2024
Applicant:	L Craggs
Owner:	M Romanos
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	No submissions received
Recommendation:	Approval
Assessment Officer:	Tara Mendoza-Kehlet

Legislative Requirements

Relevant provisions considered under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Parramatta Local Environmental Plan 2023 (PLEP 2023) • Parramatta Development Control Plan 2023 (PDCP 2023)
Zoning	R2 Low Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	Yes – Experiment Farm Conservation Area
Designated Development	No
Integrated Development	No
Clause 4.6 variation	Yes – Maximum building height under Clause 4.3 of the PLEP 2023

Delegation Parramatta Local Planning Panel (PLPP) due to Building Height variation of more than 10%.

1. Executive Summary

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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.

The proposed development is appropriately located within the locality and some variations (as detailed in this report) in relation to the Parramatta Local Environmental Plan 2023 are sought. The request to vary the height of buildings standard is considered to be well founded for reasons including, but not limited to, the constraints imposed by the site and the numerical break that does not unreasonably impact on the site's residential amenity.

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/202/2024 be approved. The recommended conditions of consent are within **Attachment 1**.

2. Site Description and Conditions

The subject site is legally described as Lot C DP 153219 also known as 72 Weston Street, Harris Park and has an area of 1069m² (by title). The site is a rectangular mid-block allotment that has a slope from the rear to the front of approximately 4.55% or 2.6 degrees.

The site is listed as a contributory item within the Experiment Farm Heritage Conservation Area.

The site and surrounding properties are zoned R2 Low Density Residential, with an R4 High Density Residential zone located <100m to the east of the subject site and an E1 Local Centre zone located approximately 140m south-west of the subject site.

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 – 3 below**.

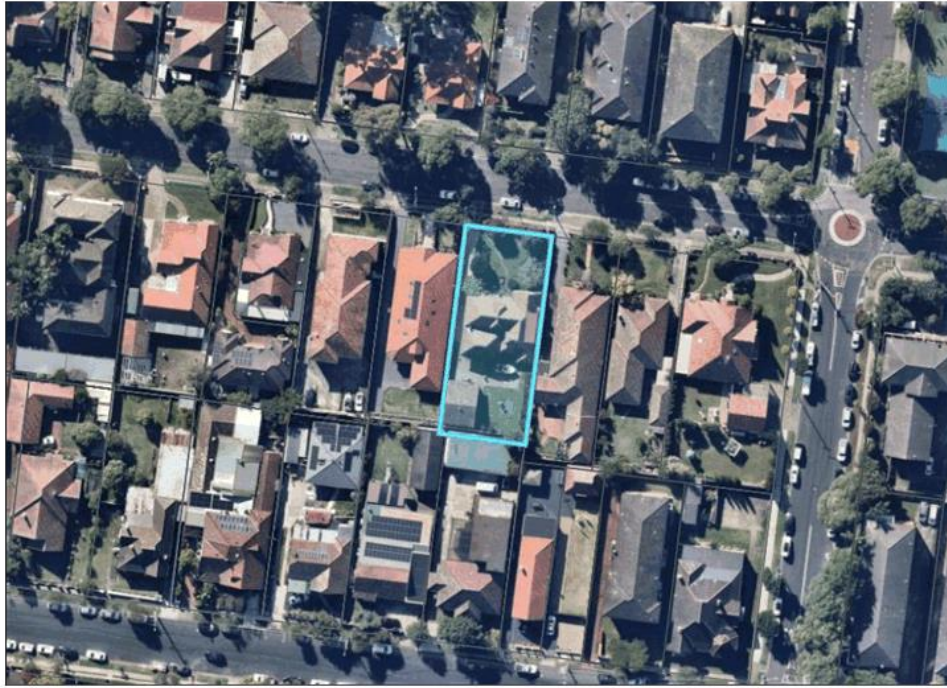


Figure 1: Aerial view of the subject site and surrounds. Subject site outlined in blue. Source: ArcGIS, August 2024.



Figure 1: Zoning Map. Subject site outlined in blue. (ArcGIS, 2024)



Figure 2: Subject site as viewed from Weston Street. Source: Site Photo

3. Relevant Locality History

The subject site is ideally located within the E1 Local Centre, surrounded by a mix of commercial, retail and residential development. The development neighbouring the subject site are as follows:

Address	Comment
70A Weston Street (Immediately to the East of the subject site)	This site accommodates a single storey dwelling house.
74 Weston Street (Immediately to the West of the subject site)	This site accommodates a single storey dwelling house.
75 Weston Street (Adjacent the subject site)	This site accommodates a two (2) storey residential flat building.



Figure 4: Locality Plan. Nearmaps 2024.

The site is located within the Experiment Farm Conservation Area. A number of heritage items surround the subject site. These items include:

Address	Comment
16 &18 Crown Street, Harris Park	The site contains Heritage Item I249 - Single storey residence and electricity substation.
77 Weston Street, Harris Park	This site contains Heritage Item I268 – Single storey residence.
79 Weston Street, Harris Park	This site contains Heritage Item I269 – Single storey residence.

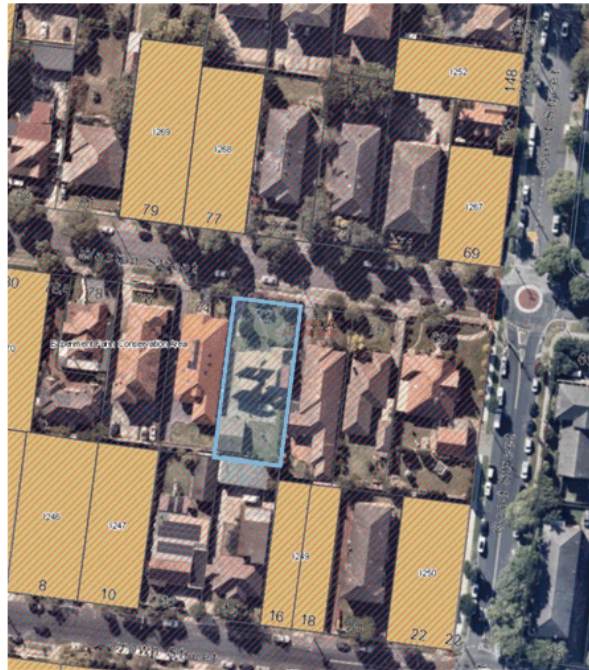


Figure 5: Location of heritage items. ArcGIS 2024.

4. Relevant Site History

No site history relevant to this application.

5. The Proposal

Development Application DA/202/2024 was lodged on 08 April 2024 for the alterations and addition to residence, plus new pool. Specifically, the application seeks approval for:

- Partial demolition of the existing dwelling
- Construction of an extension to the existing dwelling
- Alterations to the first floor including the relocation of stairs and minor extension.
- Construction and installation of pool.
- Associated earthworks, stormwater and landscaping works.

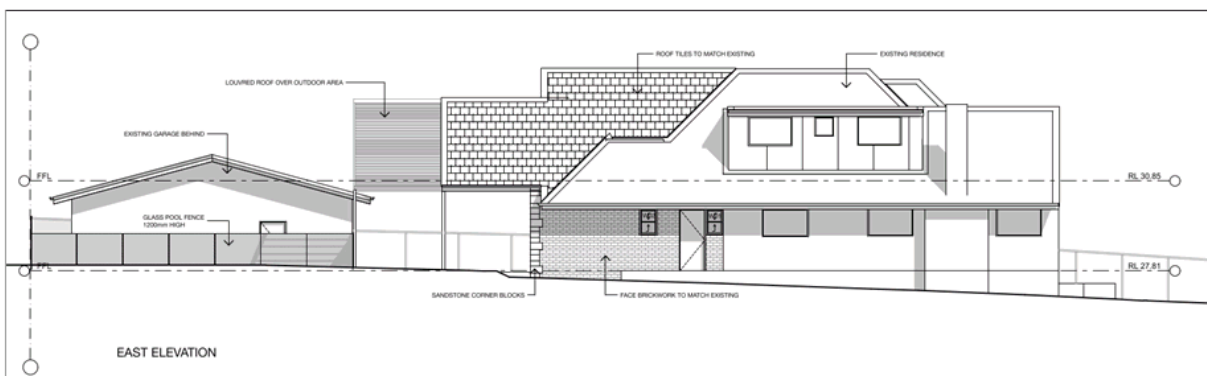


Figure 6: Proposed East Elevation

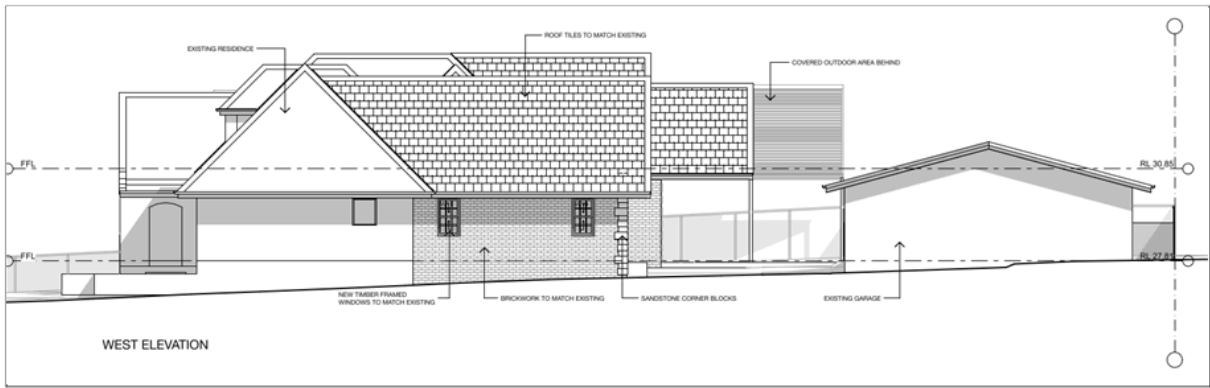


Figure 7: Proposed West Elevation

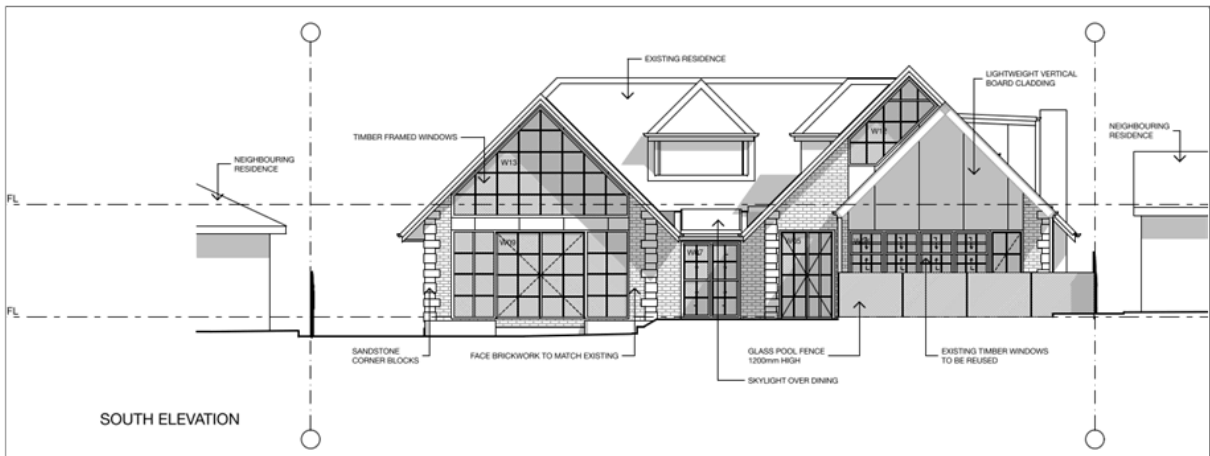


Figure 8: Proposed South Elevation

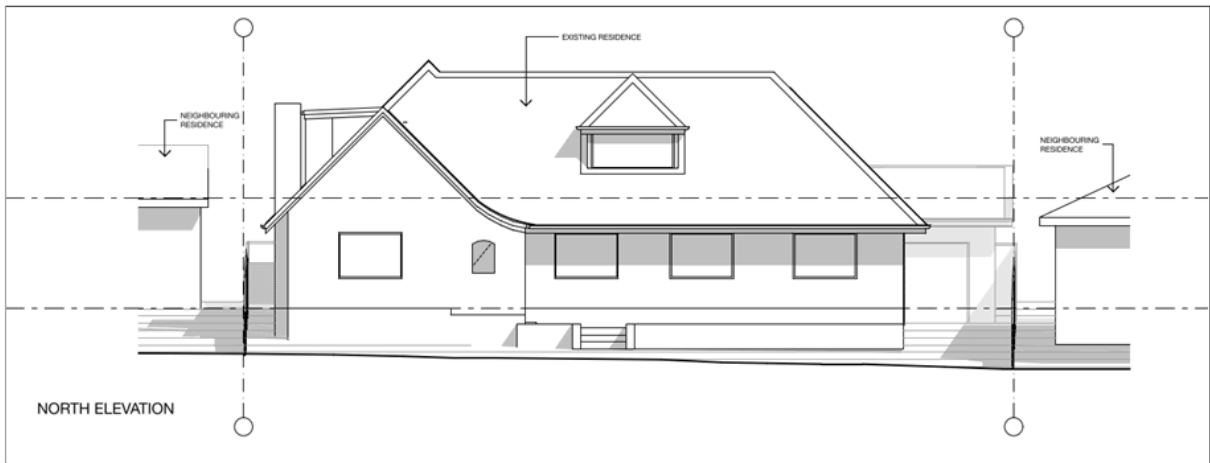


Figure 9: Proposed North Elevation

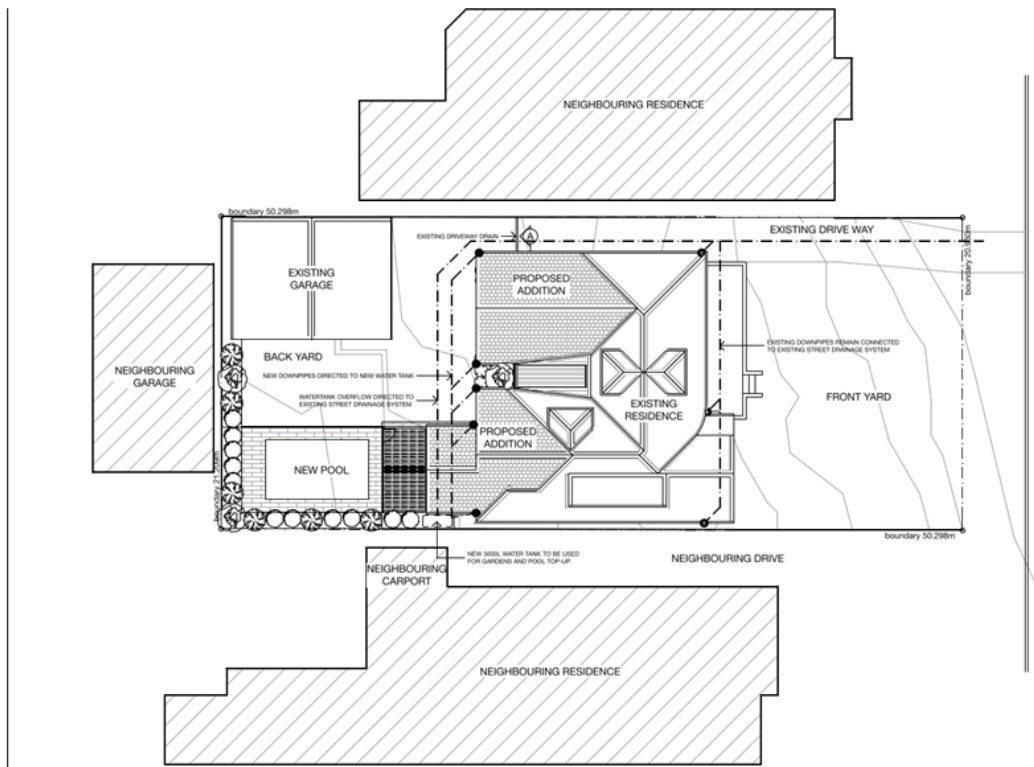


Figure 10: Proposed Site plan

6. Relevant Application History

Date	Comment
8 April 2024	Subject Development Application lodged to Council.
8 April 2024	In accordance with the Parramatta Consolidated Notification Procedures the Development Application was notified and advertised between 16 April 2024 and 1 May 2024. Zero (0) submissions were received.
8 May 2024	A Request for Information (RFI) was sent to the applicant. This RFI specifically related to the proposed exceedance in Maximum Building Height.
8 May 2024	Additional information was provided.

7. Referrals

Internal Referrals	Comment
Development Engineer	Supported, subject to conditions of consent.
Heritage Officer	Supported, subject to conditions of consent.
Tree and Landscape	Supported, subject to conditions of consent.
External Referrals	Comment
Nil required	N/A

PLANNING ASSESSMENT

8. Environmental Planning Instruments

8.1 Overview

The instruments applicable to this application are:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Parramatta Local Environmental Plan 2023 (PLEP 2023)
- Parramatta Development Control Plan 2023 (PDCP 2023)

Compliance with these instruments is addressed below.

8.2 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

Under EP&A Regulation, BASIX applies to all BASIX affected development as well as BASIX optional development for which a BASIX certificate is lodged. As such, the requirements outlined in this SEPP has been assessed in accordance with the proposed development.

Council considers that the BASIX compliance certificate submitted as part of this development application (BASIX No. A1736549, dated 20 February 2024) satisfactory.

9.3 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.

The application does not propose any tree removal. Despite this, Council's Landscape Tree Management Officer reviewed the proposal and raised no objections subject to appropriate conditions of consent relating to the proposed planting scheme being included in the recommendation.

The development as a whole will positively contribute to ensuring a sustainable urban forest canopy in the City of Parramatta.

9.4 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) are able to be managed by conditions of consent.

9.5 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.

Clause 4.6 of the SEPP requires that the consent authority must consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use. In considering this matter it is noted:

- The site is not identified in Council's records as being contaminated.

Therefore, in accordance with Clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021, the land is suitable for the proposed development being a dwelling house.

Standard and special conditions relating asbestos, site audit statement, site investigation and contamination have been recommended.

8.6 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.

The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Clause	Comment
Clause 2.48 – electricity infrastructure	The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority.
Section 2.77 – Development adjacent to a pipeline corridor	The subject site is not within the vicinity of a pipeline corridor that would trigger the concurrent of the pipeline operator.
Clause 2.98 – Development adjacent to rail corridors	The subject site is not adjacent to a rail corridor.
Clause 2.119 – Impact of road noise or vibration on non-road development	The subject site does not have frontage to a classified road.
Clause 2.120 – Impact of road noise or vibration on non-road development	<i>Weston Street</i> has an average daily traffic volume of less than 20,000 vehicles per day. As such, clause 2.120 is not applicable to the development application.
Clause 2.122 – Traffic-generating development	The proposal does not generate more than 200 motor vehicles per hour and is not a site with access to a classified road or to a road that connects to a classified road.

10. Parramatta Local Environmental Plan 2023

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Clause 1.2 Aims of Plan

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to protect and enhance the identity, diversity and viability of Parramatta City Centre and recognise its role in the Central River City of the Six Cities Region,*
- (b) to create an integrated, balanced and sustainable environment that contributes to environmental, economic, social and physical wellbeing,*
- (c) to identify, conserve and promote the City of Parramatta's natural and cultural heritage,*
- (d) to protect and enhance the natural environment, including urban tree canopy cover and areas of remnant bushland,*
- (e) to ensure development occurs in a way that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependent ecosystems,*
- (f) to encourage ecologically sustainable development,*
- (g) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,*
- (h) to improve public access along waterways if the access does not adversely impact the natural value of the waterways,*
- (i) to improve public access to, and within, the City of Parramatta and facilitate the use of public transport, walking and cycling,*
- (j) to encourage a range of development to meet the needs of existing and future residents, workers and visitors,*
- (k) to enhance the amenity and characteristics of established residential areas,*
- (l) to retain the predominant role of industrial areas,*
- (m) to ensure development does not detract from the economic viability of commercial centres,*
- (n) to ensure development does not detract from the operation of local or regional road systems.*

The proposed development will enhance the amenity and characteristics of the existing low density residential area.

It is considered that the development satisfactorily meets the aims of the plan.

Clause 2.3 Zone objectives and Land Use Table

The site is zoned R2 Low Density Residential. The aims and objectives for the R2 Low Density Residential zone in Clause 2.3 – Zone Objectives are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the low density residential character of the area.*
- *To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.*
- *To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.*
- *To protect and enhance tree canopy, existing vegetation and other natural features*

The proposal is consistent with these objectives, being for a dwelling house in an area of the LGA where such uses are permitted within the zoning.

Provisions and Standards	Comment
Part 4 – Principal development standards	
Cl 4.3 – Height of Buildings	<p>Maximum allowable building height = 6m. Proposed maximum building height = 7.3m (at peak height).</p> <p>This application proposes to contravene the height of buildings development standards. A 4.6 variation statement was provided alongside this application (assessment against variation statement below).</p>
Cl 4.4 – Floor Space Ratio	<p>The subject site does not have an FSR limit. The proposed FSR is approximately 0.29:1.</p> <p>The proposed FSR is considered consistent with the objectives of this development standard. The bulk and scale of the development will remain consistent with the surrounding developments.</p>
Cl 4.6 – Exceptions to development standards	Variation to Clause 4.3 ‘Height of Buildings’ standard. See Below.
Part 5 – Miscellaneous provisions	
Clause - 5.1A Development on land intended to be acquired for public purposes	The subject site is not identified on the map.
Clause - 5.6 Architectural roof features	An architectural roof feature is not proposed.
Clause - 5.7 Development below mean high water mark	The subject site is not identified on the map.
Cl 5.10 – Heritage Conservation	<p>The subject site is not identified as a Heritage Item, however it is located within the Experiment Farm Heritage Conservation Area.</p> <p>The proposal is for alterations and additions to the existing dwelling which have been sympathetically designed to be consistent with the bulk, scale and materiality of the existing dwelling house.</p> <p>The application was referred to Council’s Senior Heritage Advisor who raised no objection. No conditions were recommended.</p> <p>Overall, the proposal conserves the environmental heritage of the City of Parramatta and the Experiment Farm Heritage Conservation Area.</p>
Clause 5.11 - Bush fire hazard reduction	The proposal does not include any hazard reduction work.
Clause 5.21 – Flood Planning	The site is not identified as being flood prone.
Part 6 – Additional local provisions	
Clause 6.1 - Acid Sulfate Soils	The subject site is mapped as containing Class 5 Acid Sulfate Soils. There is an adjacent Class 4 acid sulfate soils is <500m from the subject site, however, this

	application does not propose, nor is it expected that the development will, lower the watertable within the class 4 land.
Clause 6.2 - Earthworks	<p>The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>Associated earthworks to create a level building platform and enable the construction of the rear addition are proposed..</p> <p>The scale and location of the proposed earthworks will not adversely affect the visual quality and amenity values of the site given the earthworks are localised to the vicinity of the site and are largely required to create a foundation for building works, access and the proposed car park. The proposed earthworks will not change the line of the landscape.</p> <p>In addition, adequate sediment and erosion control measures are proposed as part of this development as are supporting conditions.</p> <p>The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>
Clause 6.3 - Biodiversity	The subject site is not identified on the map.
Clause 6.4 - Riparian land and waterways	The subject site is not identified on the map.
Clause 6.5 – Stormwater Management	Council’s Development Engineer is satisfied that the proposed stormwater drainage design would minimise the impacts of urban stormwater on adjoining properties, native vegetation and receiving waters.
Clause 6.7 – Essential Services	All essential services are available to the site.

Clause 4.6 Exceptions to Development Standards Height of Buildings

The proposal does not comply with the maximum 6m building height development standard detailed in Clause 4.3 of the PLEP 2023. The proposed first floor addition will reach a height of **7.3m**.

The development proposal exceeds the maximum permissible height of buildings by 1.3 m which is a **21.67%** variation to the development standard.

Clause 4.6 of the PLEP 2023 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

Clause 4.6 (1) – Objectives of Clause 4.6

The objectives of clause 4.6 of the PLEP 2023 are considered as follows:

“(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances”

Clause 4.6(2) – Operation of Clause 4.6

Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to the development standard that is expressly excluded from the operation of this clause.

Clause 4.6(3) – The applicant’s written consent 4.6

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

- “(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
(b) there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has submitted a written request justifying the variation to the building height development standard. In the justification the applicant states:

- *The roof height and roof form has been designed to match the existing residence, with ridge and roof pitch to match. This ensures the transition between the neighbouring residences to the east and west is maintained. The rear setback is well over 10m and so any change in building height transitions to the rear will be negligible.*
- *As noted above, the proposed new roof has been designed at the same height and pitch as the existing roof, and therefore is completely compatible with the existing development.*
- *The proposed new roof is located to the rear of the site, and so there will be very minimal change to the heritage streetscape to the site and area.*
- *As notes above, the new roof is located to the rear of the residence, and in the same style as the existing residence, and therefore the existing character of the low density area is maintained.*
- *As noted above, the new roof is located to the rear of the residence, with the same side setbacks and low level gutters near the boundaries, which ensures visual impact, disruption of views, loss of privacy and loss of solar access minimised.*
- *The historical front view of the residence is maintained.*
- *The proposed height matches the existing building height, and sot here will be no variation on what is already built on site.*
- *The proposed development meets the objectives of the site zoning and height controls.*
- *The proposed development height and bulk is consistent with the existing and surrounding context.*
- *The additional height will not impact privacy, overshadowing or view sharing of neighbouring properties.*

Comment: An assessment has been undertaken to determine whether compliance with the standard is ‘*unreasonable and unnecessary*’ and there are ‘*sufficient planning grounds*’ which can be found below.

An assessment against the relevant case law established in the NSW Land and Environment Court has been undertaken below. These cases establish tests that determine whether a variation under Clause 4.6 of an LEP is acceptable and whether compliance with the standard is unreasonable or unnecessary.

Wehbe v Pittwater Council

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. *The objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

Building Height Objectives

- a) *To provide appropriate height transitions between buildings*

Comment:

The proposed alterations and additions will result in a building height which has been designed to match the existing. Surrounding development consists largely of one (1) and two (2) storey residential dwellings which range in Building Height from approximately 6m, to over 9m.

Overall, the proposed built form illustrates an appropriate transition in building bulk and scale along Weston Street

- b) *To ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area*

Comment: The proposed alterations and additions have been sympathetically designed to be consistent with the existing dwelling house and will remain compatible with the height of the existing and desired character of the surrounding area.

- c) *To require the height of future buildings to be appropriate in relation to heritage sites and their settings*

Comment:

The proposed alterations and additions will result in a development which is consistent with the existing built form of the dwelling, and those surrounding. The proposed development will not result in adverse cumulative effects on heritage sites or their settings.

- d) *To reinforce and respect the existing character and scale of low density residential areas*

Comment:

Although the level of built form, in terms of the building height, will be slightly increased by the proposed alterations, the general bulk will contribute positively to the future character of the area.

The proposal is consistent with the objectives of the Low Density Residential zone

e) *To minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development*

Comment:

The elements of the proposed alterations which exceed the control are largely toward the rear portion of the dwelling.

The encroachment is not considered to be overly dominant, and has been designed to be consistent with the existing roof form.

It is considered that the proposed alterations will result in a dwelling which will continue to contribute positively to the visual amenity and character of the streetscape, without resulting in any unreasonable adverse amenity impacts. In particular, it is noted that there will be no unreasonable overshadowing, overlooking, loss of views or noise impacts as a result of this breach.

f) *To preserve historic views*

Comment: The proposal will not detract from historic views.

g) *To maintain satisfactory sky exposure and daylight to:*

- i. Existing buildings in commercial centres, and
- ii. The sides and rear of tower forms, and
- iii. Key areas of the public domain, including parks, streets and lanes.

Comment: The site is located is within an R2 Low Density Residential zone. The proposed height breach will not lead to a reduction in solar penetration on site nor will it lead to sunlight loss or overshadowing to key areas of the public domain which are considered unreasonable.

2. *By establishing that the underlying objective or purpose is not relevant to the development, such that compliance is unnecessary.*

Comment: The applicant does not challenge that the underlying objectives are not relevant.

3. *Establishing that the underlying purpose is defeated or thwarted if compliance is required, such that compliance becomes unreasonable.*

Comment: The applicant does not challenge that the development standard is abandoned.

4. *By illustrating that the Council itself has granted development consent that departs from the standard, and arguing from this that the development standard has been 'virtually abandoned or destroyed', rendering it unnecessary and unreasonable.*

Comment: The applicant does not challenge that the development standard is abandoned.

5. *The zoning of particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land and that compliance with the standard in that case would also be unreasonable or unnecessary.*

Comment: The applicant does not challenge that the zoning is inappropriate or that the standard is unreasonable or unnecessary.

Al Maha v Huajun Investments & Baron Corporation v Council of the City of Sydney

The proposal has been assessed on merit and having regard to the principles in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* and *Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61*.

Al Maha provides that the consent authority (or Commissioner in that instance) “had to be satisfied that there were proper planning grounds to warrant the grant of consent, and that the contravention was justified” [21].

Baron elaborates on *Al Maha* in that “the consent authority’s consideration of the applicant’s written request, required under cl 4.6(3), is to evaluate whether the request has demonstrated the achievement of the outcomes that are the matters in cl 4.6(3)(a) and (b). Only if the request does demonstrate the achievement of these outcomes will the request have “adequately addressed the matters required to be demonstrated” by cl. 4.6(3), being the requirement in cl. 4.6(4)(a)(i) about which the consent authority must be satisfied. The request cannot “adequately” address the matters required to be demonstrated by cl 4.6(3) if it does not in fact demonstrate the matter” [78].

Comment: In this instance, Council is satisfied that applicant’s Clause 4.6 Statement adequately addresses the matters in Clause 4.6(3) of PLEP 2023.

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Clause 4.6 (4) - The consent authority must keep a record of its assessment carried out under subclause (3).

Comment: The consent authority will keep a record of this assessment carried out under subclause (3) within Section 10 of this report.

Conclusion: It is considered that the applicant’s written request has adequately addressed the matters required to be demonstrated and that the request to vary the height of buildings standard within Parramatta LEP 2023 can be supported as the proposal achieves the objectives of the height of buildings standard and zone, there are sufficient site-specific reasons for the breach, and the proposal is in the public interest. In reaching this conclusion, regard has been given to the relevant Judgements of the LEC.

11. The Parramatta Development Control Plan 2023

The relevant matters to be considered under the Parramatta Development Control Plan (DCP) 2023 for the proposed development are outlined below.

Development Control	Proposed	Compliance
Part 2 – Design in Context		
2.3 - Preliminary Building Envelope		
C.01-C.04	N/A – no alterations or additions proposed that will result in a building element being located outside of the building envelope.	N/A
C.05	The development exceeds the maximum building height specified in the PDCP 2023 and PLEP 2023. An assessment to this variation was completed (above).	Refer to 4.6 assessment
C.06	N/A - The FFL of the ground floor will match the existing level	N/A
C.07	N/A – No site specific controls applicable	N/A
2.4 - Building Form and Massing		
C.01	The proposed building height is considered to respond to the topography of the site	Complies
C.02	The development proposes to match the proportion and massing of the existing building.	Complies
C.03	The proposed building height is not expected to cause a significant impact to adjoining properties. The proposed height will match existing, and the proposed extension will not significantly impact the existing setback area.	Complies
C.04	Proposal is considered to be modulated to existing development.	Complies
C.05	N/A – No change to the façade is proposed	N/A
C.06	N/A – proposed materials and colours are to match existing	N/A
C.07	N/A – land does not adjoin a different land use boundary	N/A
2.5 – Streetscape and Building Address		
Proposed development will have no impact on streetscape and/or building address as all development elements are located to the rear of the site and will not be seen from the street.		N/A
2.6 - Fences		
There are no proposed changes to the fencing.		N/A
2.7 – Open Space and Landscape		
Open space and landscape requirements are detailed within the assessment against Part 3. This application was referred to Council's landscape officer, with no concerns/objections raised. This application does not propose the removal of vegetation.		Complies
2.8 – Views and Vistas		
C.01	The proposed alterations and additions will see a minimal change to the overall building envelope, which will minimally impact (or have no impact at all) on the significant topographical features surrounding the site.	Complies
C.02	The development will not be seen from the streetscape, and is not expected to impact any view corridors that are currently present.	Complies
C.03	N/A – No views to Parramatta River exist at the site.	N/A
C.04	N/A – no street or public domain planting proposed.	N/A
C.05	N/A – no significant or district views will be impacted due to the proposed development	N/A
C.06	View between properties will be retained.	Complies
2.9 – Public Domain		
As the development is located to the rear of the property, the public domain will not be impacted as a result. All public domain elements will be retained.		Complies
2.10 – Accessibility and Connectivity & 2.11 – Access for people with a disability		
The development does not propose changes to the access to and from the site.		N/A
PART 3 – RESIDENTIAL DEVELOPMENT		
3.2.1 – Solar Access and Cross Ventilation		
C.01	The development will enable adjoining properties to receive a minimum of 3 hours uninterrupted sunlight.	Complies
C.02	POS of adjoining sites will maintain a minimum of 3 hours of uninterrupted sunlight.	Complies
C.03	N/A – sufficient sunlight access available to adjoining properties	N/A
C.04	N/A – no solar panels proposed as part of this application	N/A
C.05	Shadow diagrams appear to consider the range of factors that may impact the development and surrounding sites.	Complies
C.06	N/A – sufficient building setbacks proposed to assist in positive solar amenity for the surrounding sites.	Complies

C.07	There will be no changes to the current bedrooms within the dwelling. Bedroom 5 will retain the existing external window. All other proposed habitable spaces have access to an external window which provides natural lighting and ventilation.	Complies
C.08	N/A - There will be no changes to the external windows facing the public domain.	N/A
C.09	Windows are well integrated with the design and are considered to promote solar access throughout the dwelling.	Consistent with objectives
C.10	The proposed skylight contains a sill >1500mm. The skylight is a secondary light source to the external facing windows throughout the dining, living and kitchen areas.	Complies
C.11	Translucent glazing proposed for windows	Complies
C.12	N/A – no highlight windows proposed	N/A
C.13	N/A – there are no changes to the orientation of the existing building	N/A
C.14	Windows and doors are located inline with each other to assist in natural cross ventilation.	Complies
C.15	N/A – proposal is for alterations and additions to an existing dwelling, opportunities to facilitate convective currents are limited to the existing building and orientation.	N/A
C.16	N/A – proposal is for alterations and additions to an existing dwelling.	N/A
3.2.2 – Visual and Acoustic Privacy		
C.01 & C.02	The alterations to the ground storey component will see the introduction of new windows, however, due to the location of these windows, it is not expected that there will be an impact to the visual privacy on the subject site or adjoining properties. The internal layout of the dwelling will remain consistent with the existing layout, and will have high-use rooms such as the living area located at the rear of the property.	Complies
C.03	The proposed windows located on the ground floor are located in similar areas as the existing windows and are not expected to impact the visual privacy of the surrounding dwellings. Window W12 is not expected to have a significant impact on the privacy of surrounding dwellings due to its setback from the rear boundary and limited view due to the location of the roof.	Complies
C.04 - C.06	The development will not create additional noise generating sources.	Complies
C.07	Visual and acoustic privacy appear to be maintained.	Complies
C.08	Sufficient landscaping proposed	Complies
C.09	N/A – no balconies above ground level proposed	N/A
3.2.3 – Attic Design		
C.01	The existing attic area is approximately 57m ² . The proposed attic area is approximately 75m ² . There will be no structural changes to the attic which creates the additional space, rather, the re-orientation of the stairs and location provides opportunity for greater floor space in the attic. The proposed design is not consistent with the control, however, given that the attic area will remain consistent with the existing layout, there is not expected to be any significant negative impact.	Does not comply – Considered to have negligible impact, and is satisfactory on merit.
C.02	The existing and proposed roof pitch will remain the same.	Complies
C.03 & C.04	N/A - Attic is existing, proposal is for alterations to existing attic area. Cross ventilation opportunities are restricted based on orientation of existing buildings.	N/A
C.05	The existing floor to ceiling is approximately 1.9m at minimum height. At maximum height, the floor to ceiling will be approx. 3.5m. Although the floor to ceiling height does not meet the numerical standard, the proposed design is considered to be consistent with the objectives.	Consistent with objectives.
C.06	Attic area contains a 1.9m wall height.	Complies
C.07	N/A – this application does not propose changes to the existing setback of the attic.	
C.08-C.10	Dormer windows are existing. No changes to these windows are proposed	N/A
C.11	An attic window currently faces the front façade, and the development proposes attic windows to face the rear of the site.	Complies
3.2.4 – Swimming Pools		

C.01	The proposed swimming pool is located to the rear of the subject site and will not be viewable from the public domain.	Complies
C.02	The water line will be located 1.6m from the rear boundary and 1.9m from the side boundary.	Complies
C.03	The proposed FFL of the outside deck and swimming pool area is 27.76, with the existing ground level being shown as between 27.9-28.2. Decking/tiling area will be <600mm above EGL.	Complies
C.04	Coping does not appear to be located 1.4m above ground level (due to level of tiled area)	N/A
C.05	Water discharge from the pool will form a condition of consent to ensure compliance with the relevant regulation.	To be conditioned
C.06	Compliance with the Australian Standards will be conditioned within the consent.	To be conditioned
3.3.1.2 – Preliminary Building Envelope		
Building Height (C.01-C.04)	The proposed alterations and additions to the dwelling house will see the development which will exceed the maximum height limit. The non-adherence to this development standard is reasonable and is not expected to cause significant negative impact to the immediate surrounding dwellings or the overall streetscape.	Refer to assessment in Section 10 of this report.
Setbacks (C.05-C.10)	The proposed alterations and additions will not change the side boundaries. The side boundaries will remain as follows: <ul style="list-style-type: none"> • Eastern side boundary – 800mm at chimney and 1100mm to wall • Western side boundary – 3m <p>The proposed rear boundary is approximately 16.9, meeting the 30% rear setback requirement.</p> <p>No changes are proposed to the existing front setback.</p>	Complies
3.3.1.4 – Open Space and Landscape		
C.01	The minimum landscaped area for the subject site is 462m ² . The proposed total landscaped area is approximately 326m ² . The application proposes sufficient landscaping area to provide positive residential amenity and provides opportunity for positive open spaces. This application was referred to Council's Landscape Officer for comment. No concerns were raised in regard to the limited landscaping opportunity, and the application was supported by the Landscape Officer. No other landscaping concerns were raised in regard to the proposal.	Does not comply. However, acceptable on merit.
C.02	Refer to above.	Complies
C.03	The proposed dwelling will maintain >100m ² of private open space to the rear of the subject site.	Complies
C.04	The private open space is accessible via the living area.	Complies
C.05	Front setback area is not included in POS calculation	Complies
C.06	N/A – No rear balcony/deck proposed	N/A
C.07 & C.08	N/A - No new trees are proposed as part of this application. Council's Landscape Officer did not raise this as a concern. Existing landscaping at the site is considered sufficient	N/A
3.3.1.5 – Parking Design and Vehicular Access		
Comment:	The existing parking design and vehicular access is not proposed to change. The existing vehicular access to the existing detached garage is considered sufficient.	Complies
3.3.1.6 – Internal Amenity		
C.01	There are no changes to floor to ceiling height. The ground floor will retain its 3.04m floor to ceiling height, and the attic will have a sufficient floor to ceiling height.	Complies
C.02	The alterations to Bedroom 5 will see an increase in area allocated to the bedroom, however, it still does not meet the 9m ² requirement (area is approximately 7.5m ²). Given that there are no structural changes to increase the overall floor space area	Complies

	of the attic, the minor variation is considered appropriate for the subject site, and the increase in bedroom size will result in a positive use of internal space.	
C.03	The combined living and dining area has a sufficient width	Complies
C.04	Refer to assessment against Section 3.2.1 above.	Complies
PART 7 – HERITAGE AND ARCHAEOLOGY		
7.4 – General Provisions		
C.06	This application proposes alterations and additions to an existing building within a heritage conservation area. The existing building will mostly be unaffected, with all proposed alterations and additions to occur to the rear of the site. No changes are proposed to the front façade, or within the front setback. The alterations and additions to the existing dwelling is not expected to impact the significance of the heritage conservation area.	Complies
C.07	The new roofing materials are proposed to match existing.	Complies
C.09	This application proposes to minimally increase the bulk of the existing dwelling. It is considered that this minor increase in bulk and scale will not have a significant negative impact on the heritage conservation that the dwelling is located in, nor is it expected to have a significant negative impact on the surrounding heritage items located within proximity to the subject site. The garden space within the front setback is to be retained with no proposed changes. There is sufficient private open space to the rear of the subject site.	Complies
C.10	The proposed alterations and additions will see a minimal increase to the bulk and scale of the existing dwelling. The increase will not detract from the character of the heritage conservation area. The materials depicted on the plans appear to be consistent with the existing materials of the dwelling house.	Complies
C.12	All proposed alterations and additions are occurring to the rear of the property. There will be a minimal extension to the existing dwelling that does not require a linking structure.	Complies
C.13	The application proposes a ridgeline that is consistent with the existing ridge and roof structure.	Complies
C.22	The alterations and additions to the subject site is not expected to impact the views between the existing buildings.	Complies
C.23	The internal layout of the building will be changed substantially. The front of the building (including the entrance and four front bedrooms) will be unchanged. Almost all elements beyond the bedroom will be changed, including the kitchen and all bathrooms. The building will remain somewhat consistent with the existing layout, and the change of the internal layout will see a positive impact to the internal amenity of the dwelling. No concern was raised by Council's Senior Heritage Advisor in regard to the internal alterations.	Complies
C.53	There will be minor changes to the existing roof form to assist with the alterations and additions. The roof shape will be consistent with the existing roof shape. The materials are proposed to be consistent with the existing roof tiles. The existing roof which is proposed to stay will not be impacted by the development.	Complies
C.54 & C.55	The extension to the rear of the dwelling will introduce new cladding, however, the existing roof structure will retain the existing cladding.	Complies
Maintenance of doors and windows (C.61 & C.62)	Original doors and windows located to the rear of the dwelling will be removed. It does not appear that these elements are an important part of the historic appearance of the house. Windows and doors that are located on the front façade will be retained.	Complies
Landscape & Gardens (C.63-C.69)	The proposed alterations and additions will impact the total landscaped area and garden area. Most of the formalised garden space is located within the front setback and will be retained in its entirety. Although the proposal is not consistent with this landscaping requirement, the surrounding sites do not appear consistent with this requirement either. Given the scale of development, the proposed landscaping is considered sufficient to provide	Complies

	positive residential amenity whilst also retaining the heritage character (which is located within the sites frontage). This application was referred to Council's Landscape Tree Management Officer for comment. No concerns were raised in regard to the variation to the landscaping requirement.	
7.5 – Development in the vicinity of heritage		
C.01	The proposed alteration and addition will complement the form of the existing heritage items surrounding the subject site.	Complies
C.02	There is a minimal change in the space between the building line and heritage item. It is not expected that this change will negatively impact to the heritage item.	Complies
C.03	There will be no changes to the public domain view of the heritage items surrounding the subject site.	Complies
C.05	The proposed alterations and additions are considered to respect the curtilage and setting of the HCA.	Complies
C.06	The alterations and additions to the dwelling are considered sympathetic to the characteristics of the HCA.	Complies
7.7 - Archaeology		
C.01	Excavation is proposed to facilitate the installation of the pool toward the rear of the site. The site is marked as having moderate archaeological significance. A condition of consent will require works to cease if an item of historical significance is uncovered during works.	Complies – to be conditioned
7.8 – Aboriginal Cultural Heritage		
C.01	The subject site is located within a site which is mapped on the Aboriginal Sensitivity Map as being 'low sensitivity'. The proposed development is not expected to have an impact on any known or potential Aboriginal sites.	Complies
C.02 – C.03	The subject site is mapped as 'low sensitivity', therefore, an Aboriginal Heritage Assessment is not required.	Complies
7.10.4 – Experiment Farm Conservation Area		
Views (C.03-C.09)	The proposed alterations and additions are not expected to alter any of the public views from streets and between houses to the City Centre and north over the Parramatta River. The space between public and private views will be retained. The wall heights will not exceed the existing ridge line of the existing house.	Complies
C.07	The proposed gabled roof contains a pitch that is great than 35 degrees. The non-compliance with this control is considered appropriate given that it matches the existing pitch of the roof.	Complies
7.10.4.5 – Existing Significant Buildings		
	Comment: The subject site is identified as an existing significant building. The proposed alterations and additions will retain the majority of the existing building, with all proposed alterations and additions located to the rear of the site.	Complies

12. Development Contributions

12.1 SECTION 7.11 CONTRIBUTIONS

In accordance with the City of Parramatta (Outside CBD) Development Contributions Plan 2021, a Section 7.11 Development Contribution is not required to be paid as the proposal consists of alterations and additions to an existing dwelling house which is listed as development that is exempt from this plan.

12.2 HOUSING & PRODUCTIVITY CONTRIBUTIONS

In accordance with cl.7.28 of the Environmental Planning and Assessment Act 1979, the Housing Productivity Contributions is not applicable as this development application does not propose the

creation of a new residential lot.

13. 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.

14. 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, refer to Appendix 1.

15. 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 built 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.

16. Suitability of the Site

The subject site can accommodate a development of scale as the site required services and facilities to enable efficient and safe operation of the use without causing further impacts on the amenity of surrounding properties and is ideally located close to services and facilities.

Suitable investigations and documentation have been provided to demonstrate that the site can be made suitable for the proposed development and the development is consistent with the land use planning framework for the locality.

No natural hazards or site constraints exist that are likely to have an unacceptably adverse impact on the proposed development.

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

17. Public Consultation

In accordance with the Parramatta Notification Plan the Development Application was notified and zero (0) submissions were received.

18. 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.

19. Conclusion

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.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been appropriately designed and will provide acceptable levels of amenity for future residents.

It is considered that the proposal sufficiently minimises adverse impacts on the amenity of neighbouring properties. Hence the development, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and is recommended for approval subject to conditions.

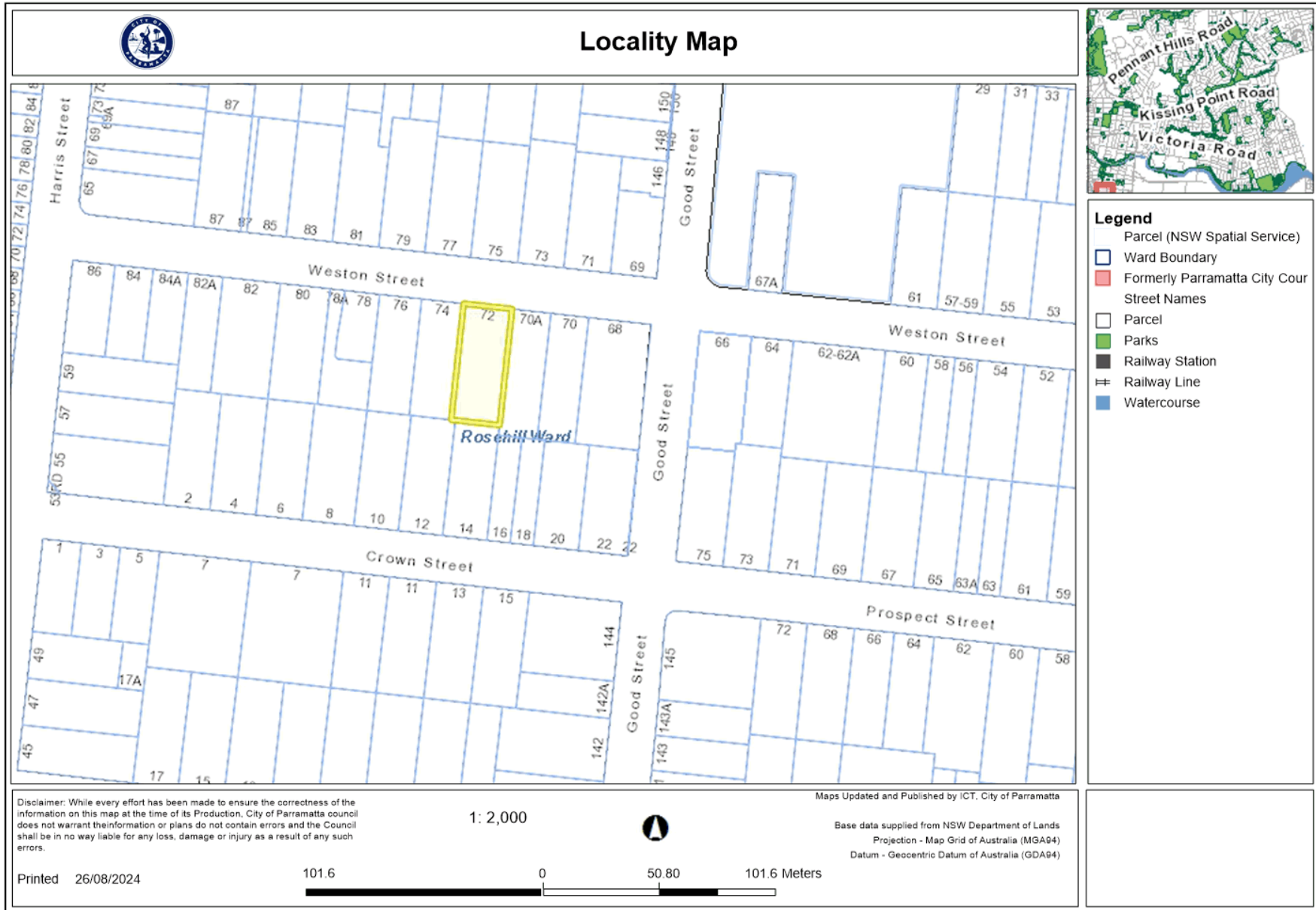
20. Recommendation

RECOMMENDATION

- A. That the Parramatta Local Planning Panel, support the Clause 4.6 variation to the Height of Buildings for the following reasons:
- a) The departure representing a variation of 21% from the standard is reasonable and allows for a transition of height that is sympathetic with the existing topography whilst providing good urban design.
 - b) The departure does not result in adverse amenity impacts to adjoining developments.
 - c) Despite the departure the development remains generally consistent with the controls and provisions of PDCP 2023.
 - d) The variation to the height does not result in unreasonable perception of bulk and scale.
- B. **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, **approve** development consent to DA/202/2024 for the alterations and additions to residence, plus new pool on land at 72 Weston Street, Harris Park, subject to conditions of consent.

REASONS FOR APPROVAL

1. The development is permissible in the R2 zone pursuant to the Parramatta Local Environmental 2023 and satisfies the requirements of all applicable planning standards controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. The development will provide facilities and services which meet the day to day needs of residents.
4. For the reasons given above, approval of the application is in the public interest.



ALTERATIONS AND ADDITIONS

72 WESTON STREET, HARRIS PARK 2150
 LOT C, DP153219

PHASE
 DEVELOPMENT APPLICATION

DRAWING SCHEDULE

- A01 TITLE
- A02 SITE PLAN / STORMWATER PLAN
- A03 EXISTING SITE PHOTOS
- A04 DEMOLITION PLAN - LOWER FLOOR
- A05 LOWER FLOOR
- A06 DEMOLITION PLAN - UPPER FLOOR
- A07 UPPER FLOOR
- A08 ELEVATIONS 1
- A09 ELEVATIONS 2
- A10 SECTION A-A
- A11 GLAZING SCHEDULE
- A12 BASIS DETAILS
- A13 3D PERSPECTIVES
- A14 SHADOW DIAGRAMS

SITE INFORMATION

COUNCIL	CITY OF PARRAMATTA
ZONE	R2 - LOW DENSITY RESIDENTIAL
MAXIMUM BUILDING HEIGHT	9m
ACID SULPHATE SOILS	CLASS 5
LOCAL ABORIGINAL LAND COUNCIL	DEERUBBIN
HERITAGE AREA	EXPERIMENT FARM CONSERVATION AREA

AREA SCHEDULE

SITE AREA	1057m ²
EXISTING	
LOWER FLOOR GFA	207m ²
UPPER FLOOR GFA	57m ²
TOTAL GFA	264m ²
PROPOSED	
LOWER FLOOR GFA	234m ²
UPPER FLOOR GFA	57m ²
TOTAL GFA	301m ²



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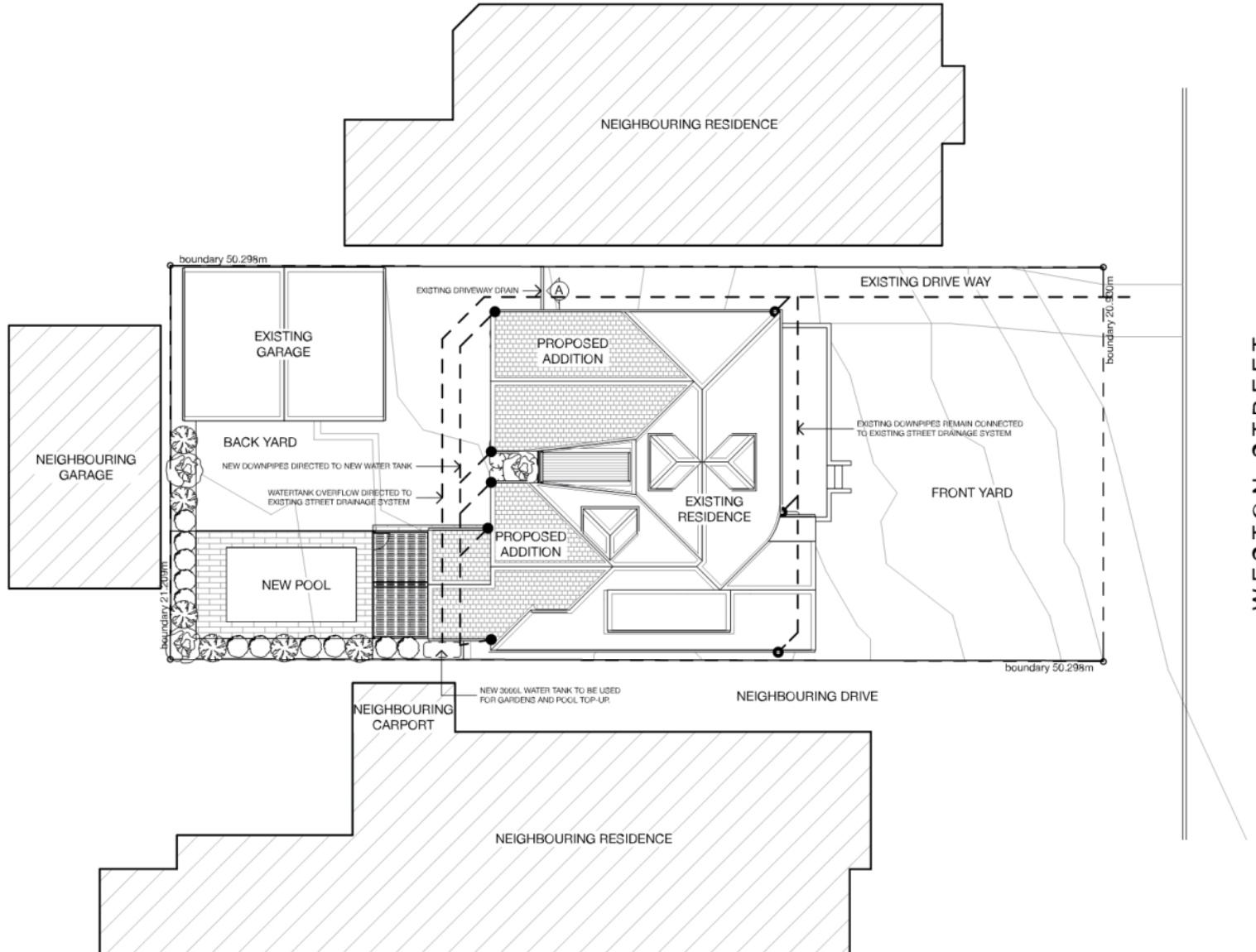
ALL DIMENSIONS AND FINISHES ARE UNLESS OTHERWISE STATED. ALL LOADS ARE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS/NZS 1170.0. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

Issue No.	Transmittal Ref Date	Transmittal Ref Name
04	20/12/23	CONCEPT
05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	26/3/24	DEVELOPMENT APPLICATION

PROJECT ADDRESS
 72 WESTON STREET, HARRIS PARK 2150
 DRAWING
 TITLE

NOT FOR CONSTRUCTION	
NO. 04/3	A01
DATE 28/3/24	
PERSON DR	PROJECT 506

Document Set ID: 103322
 Version: 1, Version Date: 26/08/2024



WESTON STREET

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ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE. ALL LEVELS ARE IN METRES TO AHD UNLESS SPECIFIED OTHERWISE. PRIOR TO ANY CONSTRUCTION, THE CLIENT MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND RELEVANT AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS DRAWING IS TO BE USED IN CONNECTION WITH THE TOTAL DEVELOPMENT PACKAGE SUPPLIED BY Craggspace ARCHITECTURE.

Issue No.	Transmittal Set Date	Transmittal Set Name
04	26/12/23	CONCEPT
05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	28/3/24	DEVELOPMENT APPLICATION



PROJECT ADDRESS
72 WESTON STREET, HARRIS PARK 2150
DRAWING
SITE PLAN / STORMWATER
PLAN

NOT FOR CONSTRUCTION

SCALE 1:200/8A3	DRAWING A02 2 of 11
DATE 28/3/24	PROJECT 506
VERSION 08	

Document Set ID: 103322
Version: 1, Version Date: 26/08/2024



PHOTO 01 - FRONT OF EXISTING RESIDENCE FROM WESTON STREET WITH NEIGHBOURING CONTEXT



PHOTO 02 - FRONT OF EXISTING RESIDENCE FROM FRONT YARD



PHOTO 03 - AERIAL VIEW OF EXISTING RESIDENCE AND NEIGHBOURING CONTEXT FROM STREET SIDE



PHOTO 04 - AERIAL VIEW OF EXISTING RESIDENCE AND NEIGHBOURING CONTEXT FROM REAR SIDE



PHOTO 05 - REAR OF EXISTING RESIDENCE FROM BACK YARD



PHOTO 06 - AERIAL VIEW OF EXISTING RESIDENCE

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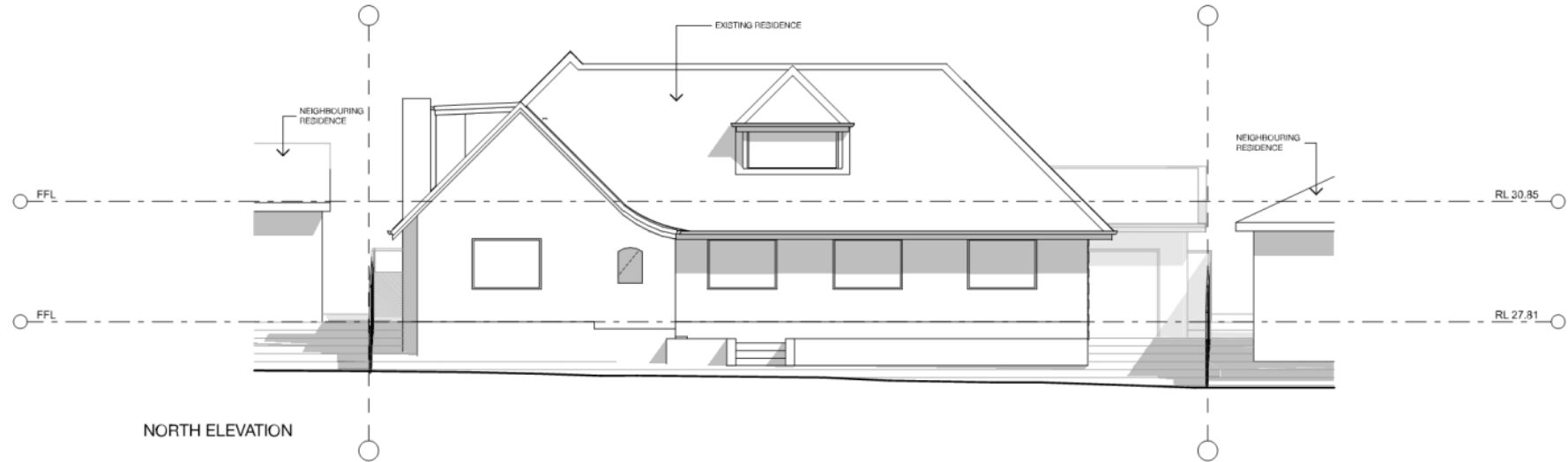
ALL DRAWINGS ARE IN PRELIMINARY UNLESS NOTED OTHERWISE. ALL LEGALS ARE IN METERS TO AVOID UNNECESSARY REVISIONS. WORK TO SPECIFICATIONS AND NOT SCALE FROM DRAWINGS. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THIS DRAWING IS TO BE USED IN CONNECTION WITH THE TOTAL DOCUMENTATION PACKAGE SUPPLIED BY Craggspace AND PREPARE.

Issue No.	Transmittal Set Date	Transmittal Set Name
04	20/12/23	CONCEPT
05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	28/3/24	DEVELOPMENT APPLICATION

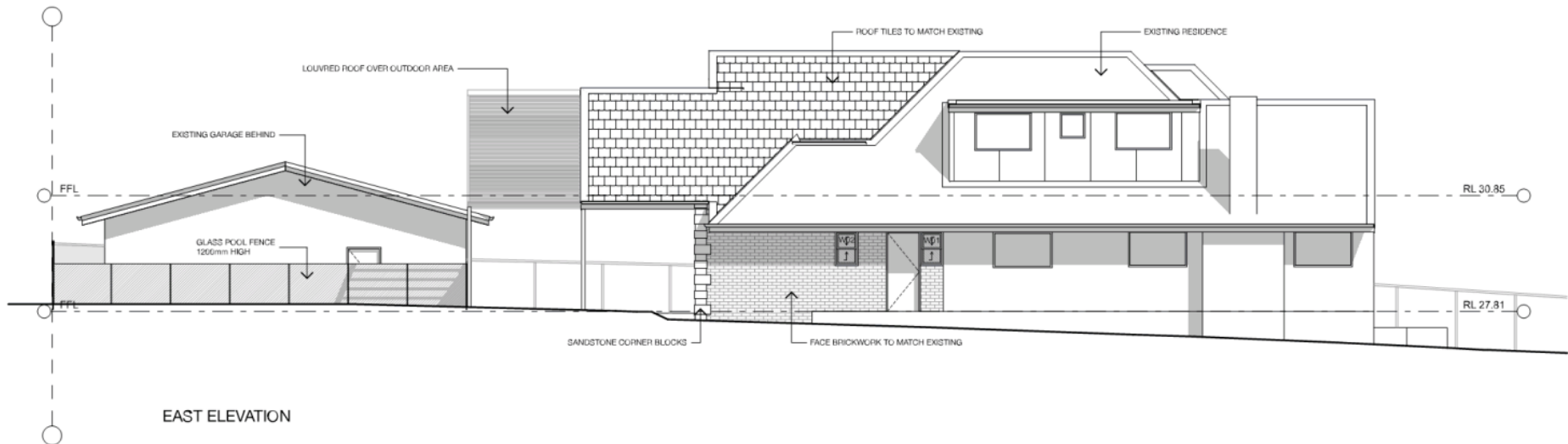
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72 WESTON STREET, HARRIS PARK 2150
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SCALE 1:50	DRAWING A03 3 of 11
DATE 28/3/24	DRAWN BY 506
REVISION 08	

Document Set ID: 103322
Version: 1, Version Date: 26/08/2024



NORTH ELEVATION



EAST ELEVATION

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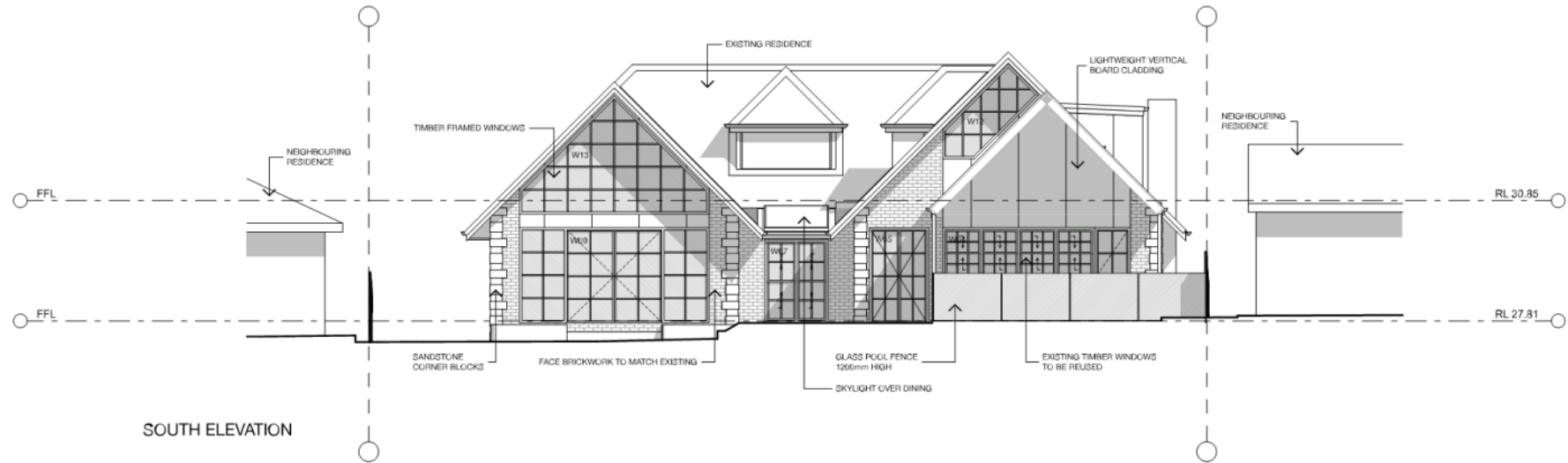
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05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	28/3/24	DEVELOPMENT APPLICATION

PROJECT ADDRESS
72 WESTON STREET, HARRIS PARK 2150
DRAWING
ELEVATIONS 1

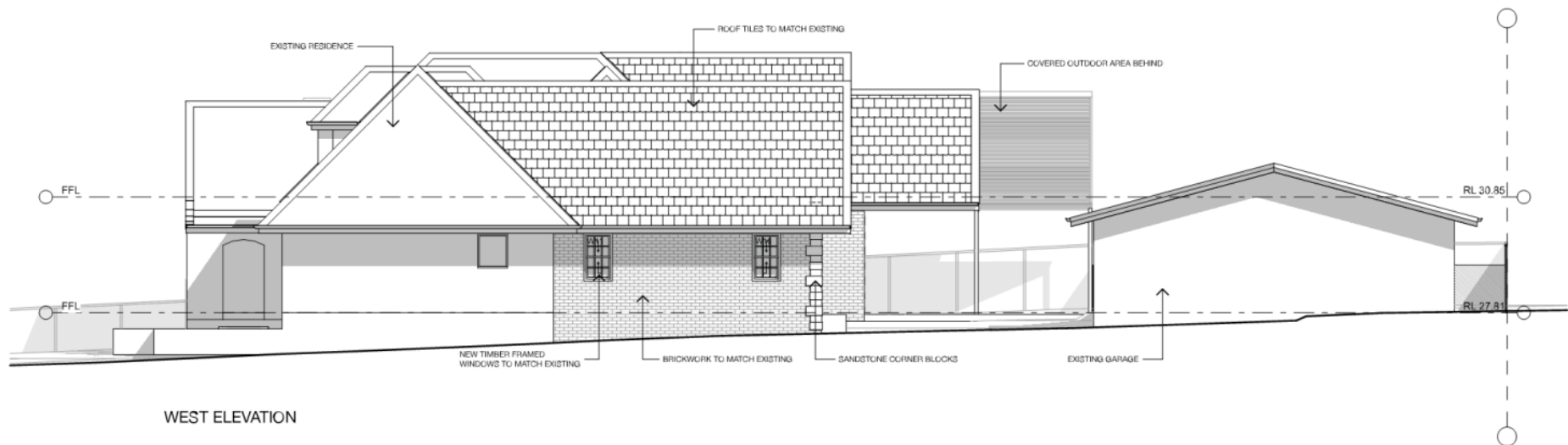
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REVISION 08	

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SOUTH ELEVATION



WEST ELEVATION

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Issue No.	Transmittal Set Date	Transmittal Set Name
04	26/12/23	CONCEPT
05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	28/3/24	DEVELOPMENT APPLICATION

PROJECT ADDRESS
72 WESTON STREET, HARRIS PARK 2150
DRAWING
ELEVATIONS 2

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SCALE 1:100@A3	DRAWING A09 31/11
DATE 28/3/24	
REVISION 08	
PROJECT 506	

Document Set ID: 103322
Version: 1, Version Date: 26/08/2024

GLAZING SCHEDULE								
View from Opening ...								
WINDOW No.	W01	W02	W03	W04	W05	W06	W07	W08
HEIGHT	900	900	2,400	1,275	2,400	1,275	2,100	1,275
WIDTH	600	600	900	3,840	1,500	750	1,800	750
HEAD HEIGHT	2,100	2,100	2,400	2,400	2,400	2,100	2,100	2,100
SILL HEIGHT	1,200	1,200	0	1,125	0	825	0	825
AREA	0.54	0.54	2.16	4.90	3.60	0.96	3.36	0.96
STOREY	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR

GLAZING SCHEDULE					
View from Opening ...					
WINDOW No.	W09	W10	W11	W12	W13
HEIGHT	2,400	1,275	1,275	2,400	3,000
WIDTH	4,800	750	750	2,400	4,800
HEAD HEIGHT	2,400	2,100	2,100	3,500	3,000
SILL HEIGHT	0	825	825	1,100	0
AREA	11.52	0.96	0.96	5.76	14.40
STOREY	LOWER FLOOR	LOWER FLOOR	LOWER FLOOR	UPPER LEVEL	UPPER LEVEL
					50.62 m ²



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Issue No. 07
 08
 Trenchtrial Set Date 21/2/24
 28/3/24
 Trenchtrial Set Name DEVELOPMENT APPLICATION
 DEVELOPMENT APPLICATION

PROJECT ADDRESS
 72 WESTON STREET, HARRIS PARK 2150
 DRAWING
 GLAZING SCHEDULE

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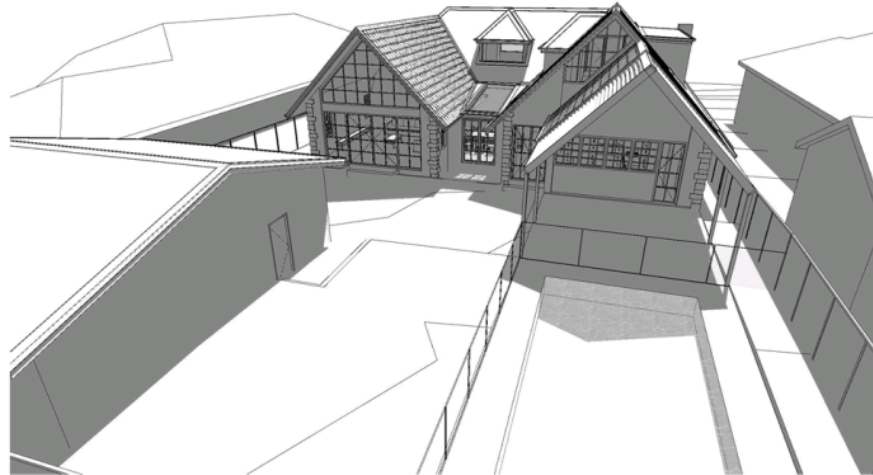
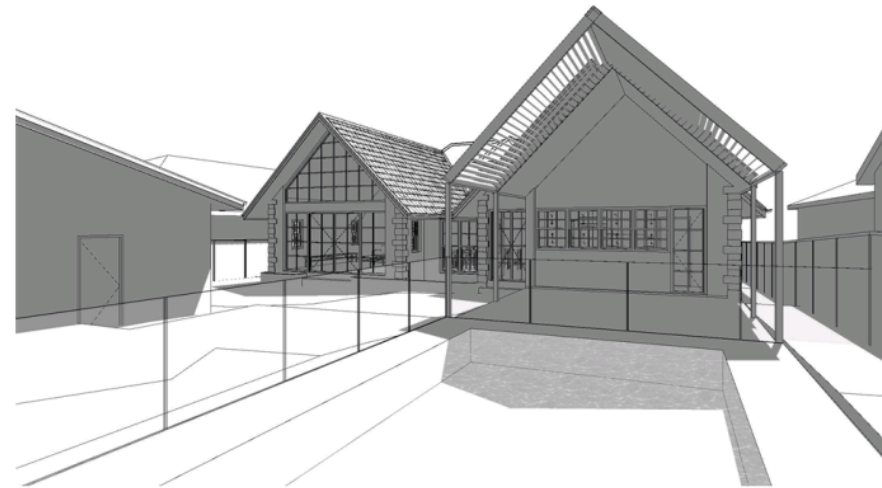
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DATE 28/3/24	
PERSON DS	
PROJECT 506	

Document Set ID: 103322
 Version: 1, Version Date: 26/08/2024

Pool and Spa		
Rainwater tank		
The applicant must install a rainwater tank of at least 2559.38 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		
The applicant must configure the rainwater tank to collect rainwater runoff from at least 150 square metres of roof area.		
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		
Outdoor swimming pool		
The swimming pool must be outdoors.		
The swimming pool must not have a capacity greater than 42 kilolitres.		
The applicant must install a pool pump timer for the swimming pool.		
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		
Fixtures and systems		
Lighting		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		
Fixtures		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		
Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)

Glazing requirements			
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.			
The following requirements must also be satisfied in relation to each window and glazed door:			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.			
Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.			
The following requirements must also be satisfied in relation to each skylight:			
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.			
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	7	no shading	timber, low-E internal/argon fill/clear external. (or U-value: 2.5, SHGC: 0.456)

Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	0.54	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	E	0.54	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	S	4.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	W	0.96	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	S	3.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	E	0.96	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W9	S	11.52	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	W	0.96	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	W	0.96	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	S	5.76	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W13	S	14.4	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



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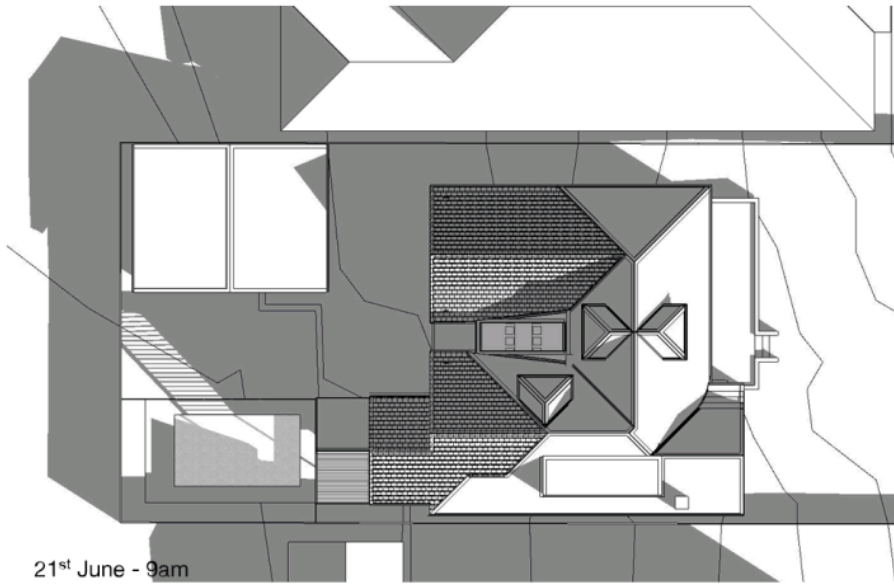
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05	18/1/24	CONCEPT
06	31/1/24	CONCEPT
07	21/2/24	DEVELOPMENT APPLICATION
08	26/3/24	DEVELOPMENT APPLICATION

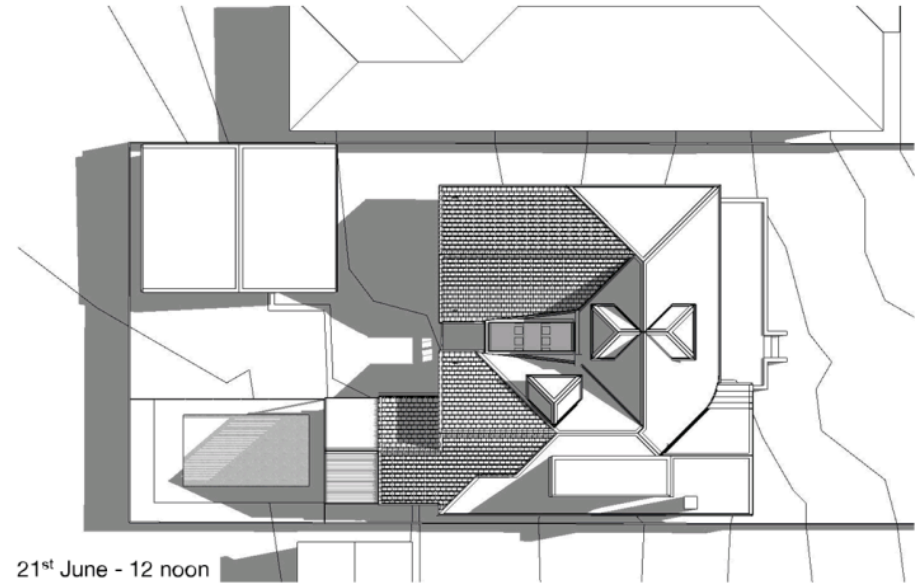
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SCALE 1:500/8A3	DRAWING A13 18/1/24
DATE 28/3/24	PROJECT 506
REVISION 08	

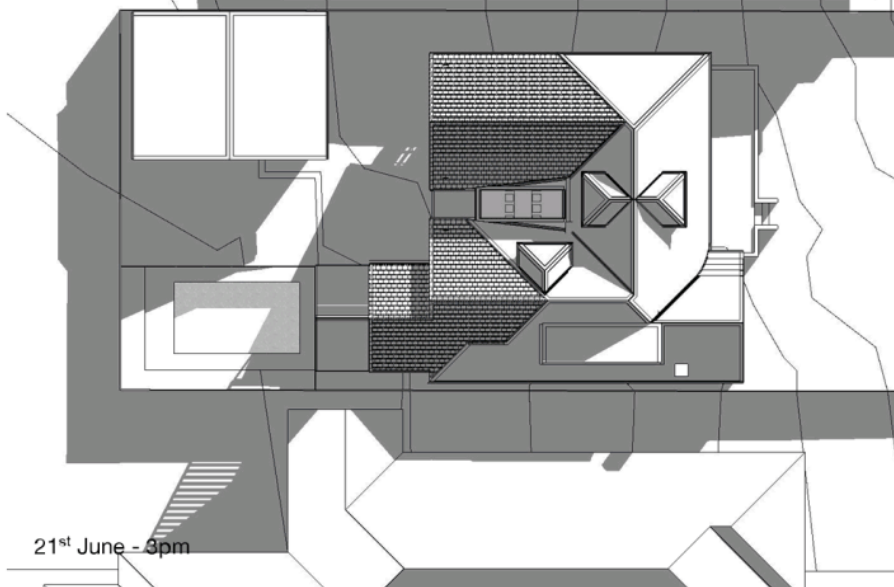
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21st June - 9am



21st June - 12 noon



21st June - 3pm

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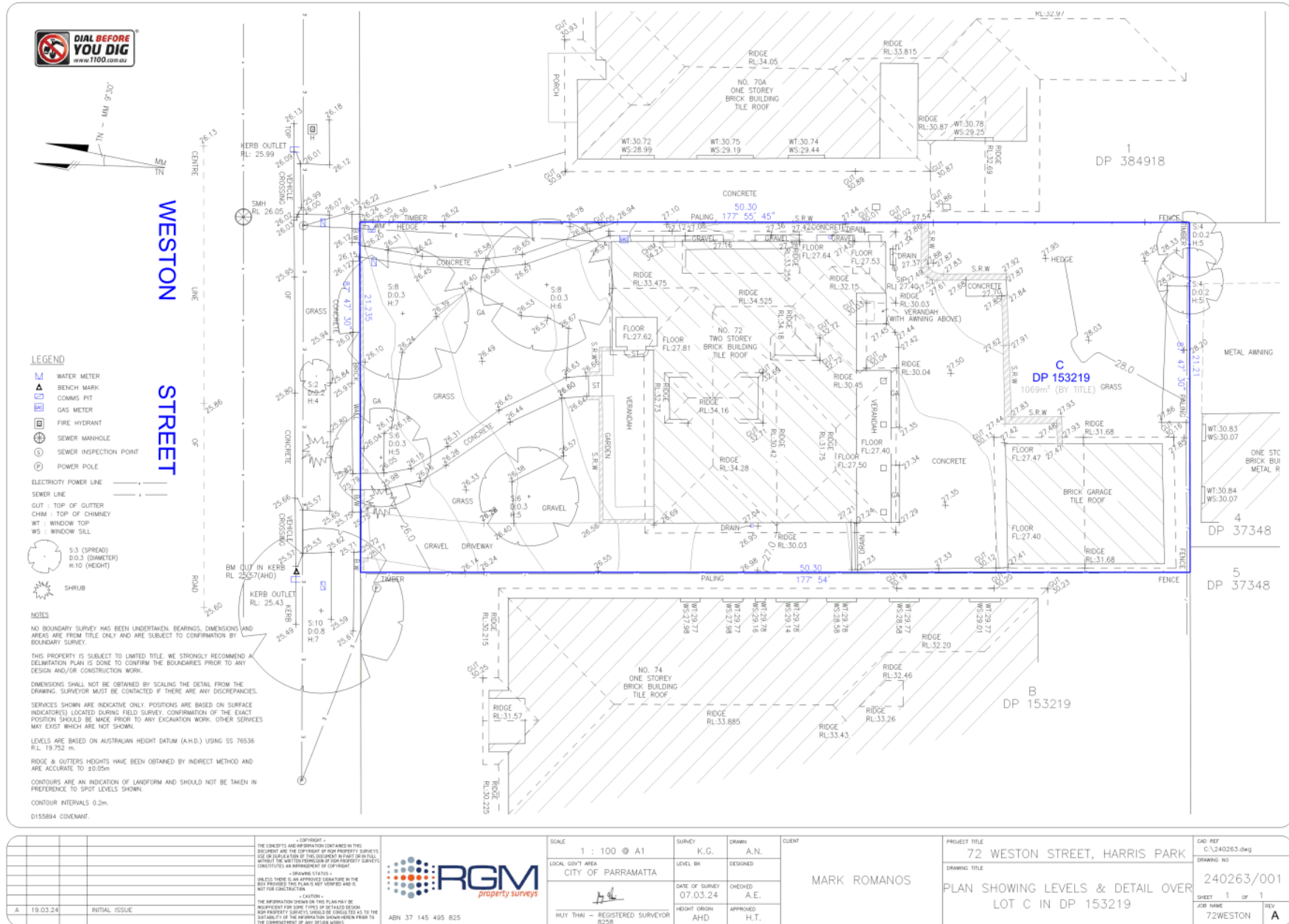
Transmittal Set Name
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION



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NO.	DATE	DESCRIPTION
A	19.03.24	INITIAL ISSUE

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LOCAL GOV'T AREA CITY OF PARRAMATTA	LEVEL BK DESIGNED	DATE OF SURVEY 07.03.24	CHECKED A.E.
HUY THAI - REGISTERED SURVEYOR 8258	HEIGHT ORIGIN AHD	APPROVED H.T.	

PROJECT TITLE 72 WESTON STREET, HARRIS PARK	CAD REF C:\240263.dwg
DRAWING TITLE PLAN SHOWING LEVELS & DETAIL OVER LOT C IN DP 153219	DRAWING NO 240263/001
	SHEET 1 of 1
	JOB NAME 72WESTON
	REV A

Craggspace

ARCHITECTURE



Clause 4.6 Variation Request

Alterations and Additions
72 Weston St Harris Park

Revision: 1
Date: 8 May 2024



craggspace.com.au

Document Set ID: 103283
Version: 1, Version Date: 26/08/2024

8 May 2024 - 72 Weston St Harris Park

Introduction

This Clause 4.6 Variation Request has been prepared by Craggspace Architecture for a 4.3 Height of Buildings Variation for alterations and additions to a residence at 72 Weston St, Harris Park. This proposal is to be read in conjunction with the supporting Development Application documentation package.

Site address	72 Weston St Harris Park	
Lot & DP	Lot C, DP 153219	
Site Area	1067m ²	
Council	City of Parramatta Council	
Zone	R2 - Low Density Residential	
Incidentals	Max. Height	6m
	Acid Sulfate Soil Class	Class 5
	Bush Fire Area	No
	Flood Zone	No
	Mine Subsidence Zone	No
	Heritage Zone	Yes - Experiment Farm Conservation Area



8 May 2024 - 72 Weston St Harris Park

CLAUSE 4.3 - HEIGHT OF BUILDINGS - VARIATION REQUEST

1. What is the name of the environmental planning instrument that applies to the land?

Parramatta Local Environmental Plan, Clause 4.3 - Height of Buildings

2. What is the zoning of the land?

R2 - Low Density Residential

3. What are the objectives of the zone?

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the low density residential character of the area.
- To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.

4. What is the development standard being varied?

Maximum Height

5. Under what clause is the development standard listed in the environmental planning instrument?

Principal Development Standards

Clause 4.3 - Height of Buildings

6. What are the objectives of the development standard?

(1) The objectives of this clause are as follows—

- (a) to provide appropriate height transitions between buildings,
- (b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,
- (c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,
- (d) to reinforce and respect the existing character and scale of low density residential areas,
- (e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (f) to preserve historic views,
- (g) to maintain satisfactory sky exposure and daylight to—
 - (i) existing buildings in commercial centres, and
 - (ii) the sides and rear of tower forms, and
 - (iii) key areas of the public domain, including parks, streets and lanes.

7. What is the numeric value of the development standard in the environmental planning instrument?

The maximum height as outlined by Clause 4.3 of the Parramatta LEP is 6m.

8. What is the numeric value of the development standard in your development application?

The proposed maximum height as per the development application is 7.2m. This matches the existing building height on the site. We are not proposing to increase the existing building height of the residence.



3

8 May 2024 - 72 Weston St Harris Park

9. What is the percentage variation (between your proposal and the environmental planning instrument)?

The percentage of variation is approximately 19%, however the variation to the existing building height is 0%.

10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

In dealing with the 'unreasonable or unnecessary' requirement of clause 4.6, the NSW Land and Environment Court has identified 5 common methods for assessment of a development standard variation, as established in the court case *Wehbe vs Pittwater Council (2007) LEC 827*. The Court has identified the following 5 common methods, sometimes referred to as the 'Wehbe tests' or '5 Part Test', that an applicant may use to establish that compliance with a development standard is unreasonable or unnecessary in the circumstances of the case:

1. by showing that the objectives of the development standard are achieved notwithstanding noncompliance with the development standard;
2. by establishing that the underlying objective or purpose is not relevant to the development, such that compliance is unnecessary;
3. by establishing that the underlying purpose is defeated or thwarted if compliance is required, such that compliance becomes unreasonable;
4. by illustrating that the Council itself has granted development consent that departs from the standard, and arguing from this that the development standard has been 'virtually abandoned or destroyed,' rendering it unnecessary and unreasonable;
5. by establishing that the zoning area of the proposed development was 'unreasonable or inappropriate' such that the development standard which is appropriate to that zoning is no longer reasonable or necessary for the particular area.

An applicant may rely on more than one of these methods to justify non-compliance with a development standard in the circumstances of a particular case and there may be other ways of demonstrating that compliance with a development standard is unreasonable or unnecessary in particular circumstances.

In this instance, the first method (1) is of particular assistance in establishing that compliance with a development standard is unreasonable or unnecessary as follows:

As stated above, the objectives of the development standard are:

- (a) to provide appropriate height transitions between buildings,
- (b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,
- (c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,
- (d) to reinforce and respect the existing character and scale of low density residential areas,
- (e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (f) to preserve historic views,
- (g) to maintain satisfactory sky exposure and daylight to—
 - (i) existing buildings in commercial centres, and
 - (ii) the sides and rear of tower forms, and
 - (iii) key areas of the public domain, including parks, streets and lanes.



4

8 May 2024 - 72 Weston St Harris Park

In regards to the above, the proposed variation to the height limit is justified in all respects as follows:

- a) The roof height and roof form has been designed to match the existing residence, with ridge and roof pitch to match. This ensures the transition between the neighbouring residences to the east and west is maintained. The rear setback is well over 10m, and so any change in building height transitions to the rear will be negligible.
- b) As noted above, the proposed new roof has been designed at the same height and pitch as the existing roof, and therefore is completely compatible with the existing development.
- c) The proposed new roof is located to the rear of the site, and so there will be very minimal change to the heritage streetscape to the site and area.
- d) As noted above, the new roof is located to the rear of the residence, and in the same style as the existing residence, and therefore the existing character of the low density area is maintained.
- e) As noted above, the new roof is located to the rear of the residence, with the same side setbacks and low level gutters near the boundaries, which ensures visual impact, disruption of views, loss of privacy or loss of solar access is minimised.
- f) The historical front view of the residence is maintained.
- g) This objective does not apply to this development.

The impact of this overrun on any aspect of the development standard would therefore be negligible and as such it is deemed unnecessary and unreasonable to have strict compliance in this particular case.

11. Are there sufficient environmental planning grounds to justify contravening the development standard?

Yes. The environmental planning grounds to justify contravening the development standard are as follows:

- The proposed height matches the existing building height, and so there will be no variation on what is already built on site.
- The proposed development meets the objectives of the site zoning and height controls.
- The proposed development height and bulk is consistent with the existing and surrounding context.
- The additional height will not impact privacy, overshadowing or view sharing of neighbouring properties.

As shown above, the environmental planning benefits for the occupants and surrounding development and streetscape far outweigh the negligible benefit that reducing the ridge height may achieve. In this case we believe that the proposal displays sufficient environmental planning grounds to justify the contravening of the development standard.



5

8 May 2024 - 72 Weston St Harris Park

Summary

This Clause 4.6 Variation Request has been prepared by Craggspace Architecture for a 4.3 Height of Buildings Variation for alterations and additions to a residence at 72 Weston Street, Harris Park. Having assessed the proposed development against the objectives of the development standard, we are satisfied that the objectives of the clause are met and that any adverse environmental effects will be negligible, and as such it is deemed unnecessary and unreasonable to have strict compliance in this particular case. As the proposal is in compliance with Parramatta Council's performance criteria and regulations, and provides a high quality design consistent with the surrounding context, we look forward to the approval of this application.

Regards,



Lachlan Craggs
Principal Architect

Craggspace Architecture

Lachlan Craggs
Nominated registered architect
Architect Registration No. 9414



8 May 2024 - 72 Weston St Harris Park

Appendix A: Existing Site Photographs



Image 1 - View of the existing residence from Weston Street.

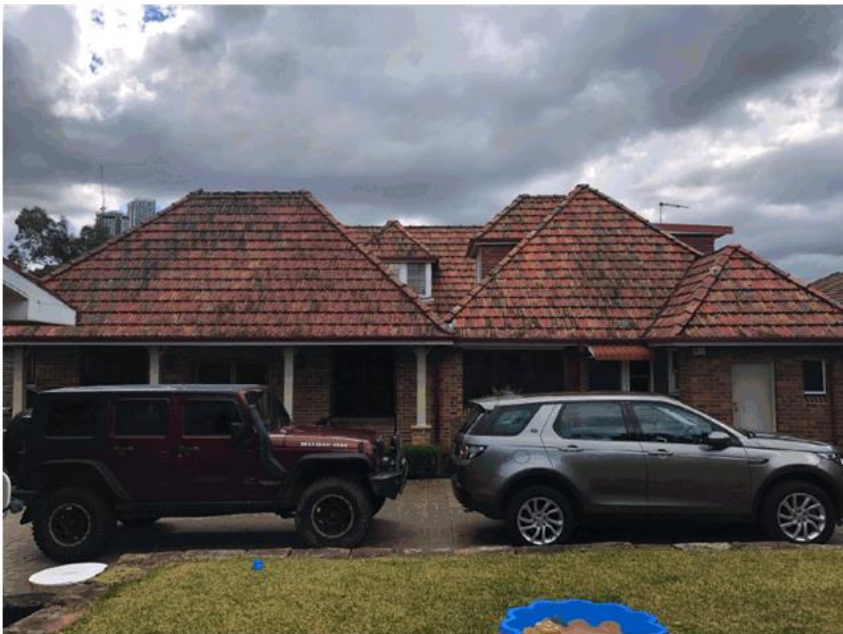


Image 2 - View of the existing residence from the rear yard.



8 May 2024 - 72 Weston St Harris Park

Appendix B: Perspective of the Proposed Work



Image 3 - Proposed residence viewed from rear yard.



DEVELOPMENT APPLICATION

ITEM NUMBER	5.2
SUBJECT	PUBLIC MEETING: 36 Keeler Street, CARLINGFORD NSW 2118 (Lot 8 DP 202217)
DESCRIPTION	Demolition, tree removal and construction of a 5-storey Co-Living Housing development comprising 44 rooms over basement parking.
REFERENCE	DA/324/2024 - D09518790
APPLICANT/S	Mr S Choi
OWNERS	Legend Australian Investment Pty Ltd
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT 21 AUGUST 2024

REASON FOR REFERRAL TO LPP

The application received more than 10 unique submissions during the notification period.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 4.15 Assessment Report.

The development application seeks approval for the demolition, tree removal and construction of a 5-storey co-living housing development comprising of 44 rooms over basement parking.

It is noted that A Class 1 deemed refusal Appeal was filed on the 6 August 2024 with the Land and Environment Court. Therefore, the application requires determination.

The site is a narrow allotment and is also flood affected. The application was referred to Council's Catchment Engineer who raised concerns that the development is in an area with high flood depth and velocity and that the current design of the development as well as the inadequate design of flood management measures compounds the risk of flooding and therefore cannot be supported in its current form.

An easement is required over a downstream property to allow connection to a Council pipeline located within a neighbouring site. It is noted that there is insufficient information lodged with the application to assess the easement pipeline connection, including the owner's consent of the burdened property.

The design of the development is a poor design outcome which does not consider the narrowness of the site. It prioritises maximum development by providing non-compliant building separation which has compromised internal amenity as well as the amenity of adjoining developments. The design of the development has not satisfactorily resolved the ground plane with the protrusion of the basement level more than 1m above NGL which results in a disconnect with the street and the front setback being occupied by stairs and ramps, further reducing landscaping opportunities in this area.

The unresolved design issues around the ground plane of the development have also resulted in a minor encroachment to the maximum height of the site. However, due to the poor urban design outcomes, the departure to the maximum height cannot be supported.

Council has also not received a response to the request for additional information, including an amended arborist report and landscape plan and revision of the proposal to address accessibility issues.

Except for Council's Catchment Engineer, Landscape Officer, Universal Access Officer and DEAP, Council's Waste Officer, Environmental Health Officer and Traffic Engineer raised no objections to the proposal, subject to conditions of consent.

The application was notified/advertised and received 19 unique submissions within the notification period and a further 5 submissions outside of the notification period. The issues raised in the submissions related to permissibility, site suitability, built form, overdevelopment, solar access, visual and acoustic privacy, safety and security, bulk and scale, overcrowding, compatibility of local area, traffic, parking, pedestrian safety, amenities, on-site stormwater, infrastructure impacts, environmental impacts, community consultation, insufficient information and property values.

Notwithstanding, for reasons stated above, Council cannot support the application and is recommending refusal.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, **refuse** development consent to DA/324/2024 for the demolition, tree removal and construction of a 5-storey co-living housing development comprising 44 rooms over basement parking.
- (b) **Further, that** submitters are advised of the decision.

REASONS FOR REFUSAL





1. Written consent from the owners of 38 Keeler Street, Carlingford has not been provided in accordance with Clause 23 *Persons who may make development applications* and Clause 24 *Content of development applications* of the Environmental Planning and Assessment Regulations 2021.
2. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Building Sustainability) 2022* and *Section J of the National Construction Code (NCC) – Volume 1*.
3. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas*
4. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements

to the following clauses of the *State Environmental Planning Policy (Housing) 2021, Chapter 3 – Diverse Housing, Part 3 – Co-Living*:

- a. *Section 68 – Non-discretionary development standards*
 - b. *Section 69 – Standards for co-living housing*
5. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements to the following clauses of the *Parramatta Local Environment Plan 2023*:
- a. *Clause 2.3 Zone objectives and Land Use Table*
 - b. *Clause 4.3 Height of buildings*
 - c. *Clause 4.6 Exceptions to Development Standards*
 - d. *Clause 5.21 Flood Planning*
 - e. *Clause 6.2 Earthworks*
 - f. *Clause 6.5 Stormwater Management*
6. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply the following parts of the *Parramatta Development Control Plan 2023*:
- a. Part 2, Section 2.3 Preliminary Building Envelope,
 - b. Part 2, Section 2.4 Building Form and Massing
 - c. Part 2, Section 2.5 Streetscape and Building Address
 - d. Part 2, Section 2.6 Fences
 - e. Part 2, Section 2.7 Open Space and Landscape,
 - f. Part 2, Section 2.9 Public Domain,
 - g. Part 2, Section 2.11 Access for People with a Disability,
 - h. Part 2, Section 2.14 Safety and Security
 - i. Part 3, Section 3.1.3 Accessible and Adaptable Housing,
 - j. Part 3, Section 3.2.1 Solar Access and Ventilation,
 - k. Part 3, Section 3.2.2 Visual and Acoustic Privacy,
 - l. Part 3, Section 3.5.1.1 Minimum site frontage and site area,
 - m. Part 3, Section 3.5.1.2 Preliminary Building Envelope,
 - n. Part 3, Section 3.5.1.4 Open Space and Landscape,
 - o. Part 3, Section 3.6.1 Site Consolidation and development on isolated sites
 - p. Part 5 Section 5.1 Water Management
 - q. Part 5 Section 5.2.4 Control of Spoil Erosion and Sediment
 - r. Part 5 Section 5.2.4 Earthworks and Development of Sloping Land
 - s. Part 5, Section 5.3 Protection and Natural Environment
 - t. Part 5, Section 5.4 Environmental Performance
7. In accordance with Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the proposal is not suitable for the site.
8. In accordance with Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposal is not in the public interest.

Denise Fernandez
Senior Development Assessment Officer

ATTACHMENTS:

1		Assessment Report	46 Pages
2		Locality Map	1 Page
3		Plans used during assessment	35 Pages
4		Internal plans used during assessment (confidential)	10 Pages
5		Addendum to section 4.15 Report - Clause 4.6 - Height	

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/324/2024

SECTION 4.15 ASSESSMENT REPORT – PARRAMATTA LEP 2023 Environmental Planning & Assessment Act 1979

1 SUMMARY

DA No:	DA/324/2024
Property:	Lot 20 DP 32722 36 Keeler Street, CARLINGFORD NSW 2118
Proposal:	Demolition, tree removal and construction of a 5-storey Co-Living Housing development comprising 44 rooms over basement parking.
Date of receipt:	11 June 2024
Estimated Cost of Development:	\$4,574,368.70 (incl. GST)
Applicant:	Mr S Choi
Owner:	TEXCO Design
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:	19 submissions received during the notification period and 5 submissions outside of the notification period.
Conciliation Conference Recommendation	No
Assessing Officer	Denise Fernandez

2 LEGISLATIVE REQUIREMENTS

Environmental Planning Instruments	<ul style="list-style-type: none"> The Environmental Planning and Assessment Regulations 2021; State Environmental Planning Policy (Building Sustainability) 2022; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Housing) 2021 Parramatta Local Environmental Plan 2023
Zoning	R4 High Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	No
Integrated development	No
Easement of adjoining land	Yes – Owners consent has not been obtained.
Housing Productivity Contribution Clause 4.6 variation	Yes – Height
Delegation	Parramatta Local Planning Panel (more than 10 submissions)

3 APPLICATION HISTORY

Date	Comments
11 June 2024	DA/324/2024 was lodged with Council.
11 July 2024	The development application was referred to the Design Excellence Advisory Panel (DEAP).

5 August 2024	Sent applicant a Request for Additional Information containing concerns raised by Council’s Landscaping Officer, Universal Access Officer and the DEAP Recommendations.
6 August 2024	A Class 1 deemed refusal Appeal was filed with the Land and Environment Court.
17 September 2024	The application will be determined by the Parramatta Local Planning Panel due to the number of objections.

4 SITE DESCRIPTION AND CONTEXT

The subject site is known as 36 Keeler Street, Carlingford. The current property description is Lot 8 DP 202217. The site is an angled rectangular allotment and has a 3.8% slope from the front, south-west corner to the rear, north-east corner of approximately 2.06m metres over 53.2 metres.

The subject site has the following area and dimensions:
 Area – 899.4 square metres
 Frontage – 17.075 metres
 Rear – 17.075 metres
 East – 53.125 metres
 West – 53.125 metres

The site is zoned R4 High Density Residential. The properties surrounding, adjacent and north of Keeler Street are also zoned R4 High Density Residential. East and south of the R4 zone are sites zoned R2 Low Density Residential. Directly opposite the site is a site zoned RE1 Public Recreation. Further west of the site that has a frontage to Pennant Hills Road are sites zoned E3 Productivity Support and then to the north-west of the site are sites zoned E1 Local Centre. See Figure 1 below.

The subject site currently accommodates a single storey brick residential dwelling.

It is located within an established residential area characterised by single and double storey residential dwellings, dual occupancies, townhouses and residential flat buildings. Adjoining the subject site to the east is a -storey residential flat building. To the west of the site is a multi dwelling development.

Further to the west of the site are a collection of local shops and to the north-west is the Carlingford Court shopping mall.

It is noted that the site is also identified as being flood prone. See Figure 3 below.

The site was inspected on 20 June 2024 and a site sign was attached to the frontage for the notification period. See Figure 4 below.

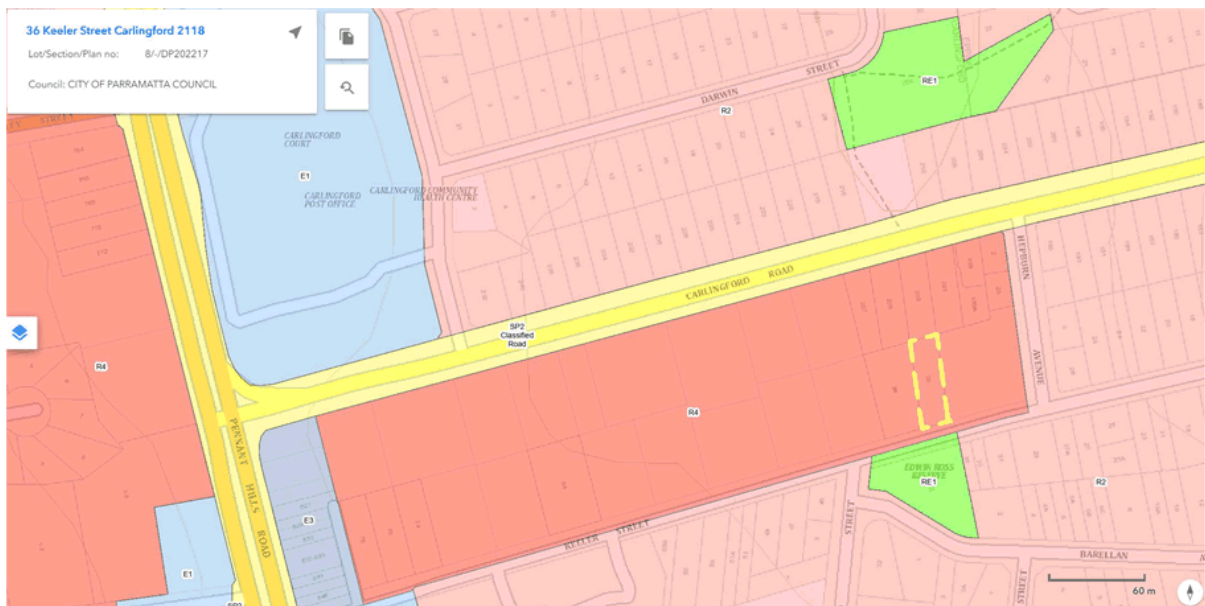


Figure 1: Zoning Map (Parramatta LEP 2023)



Figure 2: Aerial Photo (NearMaps)

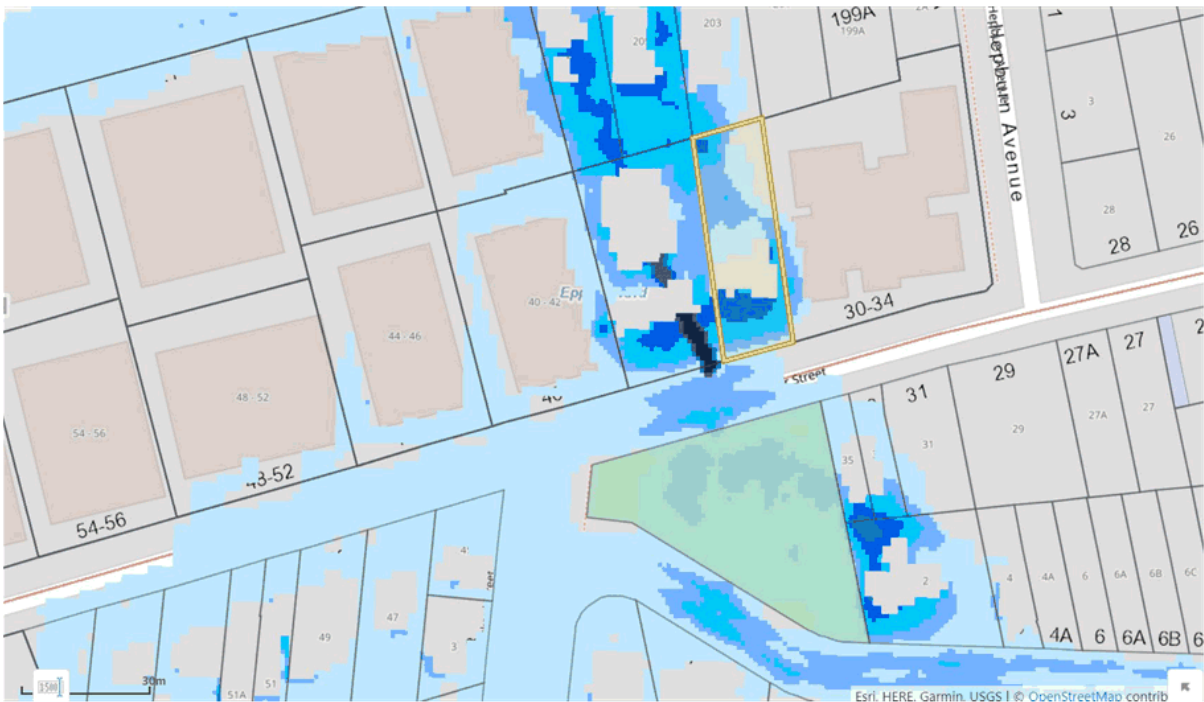


Figure 3: Flood Map. Yellow outline denotes subject site. (Council GIS)



Figure 4: The subject site as viewed from Keeler Street (Site Visit 20 June 2024)



Figure 5: The site immediately adjoining to the west (Site Visit 20 June 2024)



Figure 6: RFBs on Keeler Street further west of the site (Site Visit 20 June 2024)



Figure 7: Edwin Ross Reserve directly opposite the site (Site Visit 20 June 2024)



Figure 8: Local shops, west of the subject site as viewed from Pennant Hills Road (Google Street View)



Figure 9: Carlingford Village, southwest of the subject site as viewed from the corner of Keeler Street & Pennant Hills Road (Google Street View)

5 THE PROPOSAL

The proposed development includes the following components:

- Demolition of all existing structures
- Tree removal
- Site preparation and excavation works
- Construction of a 5 storey Co-Living Housing development comprising 44 rooms over 1 level of basement parking.

In detail, the proposed co-living development includes:

- **Basement**
9 car spaces, 9 motorcycle spaces, 9 bicycle spaces, garbage and plant rooms.
- **Ground floor:**
7 x double self-contained rooms, 1 x accessible room, 1 x managers workstation, 1 x communal living area and communal open space to the rear
- **Level 1 and Level 2:**
11 x double self-contained rooms, 1 x accessible room
- **Level 3:**
12 x double self-contained rooms
- **Level 4:**
3 x communal living areas and 2 x communal open space areas

6 SECTION 4.15 EVALUATION

6.1 PERMISSIBILITY

The site is zoned R4 High Density Residential under Parramatta Local Environmental Plan 2023.

The proposed works are defined as a co-living housing.

The proposed co-living housing development is not permissible pursuant to Part 2 of the Parramatta LEP 2023. However, pursuant to Chapter 3, Part 3, Section 67 of the SEPP (Housing) 2021, development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.

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As stated, Co-living housing is a prohibited use in an R4 High Density Residential Zone under the Parramatta LEP 2023. However residential flat buildings and shop top housing are all permissible in an R4 High Density Residential Zone under the Parramatta LEP 2023. Therefore, the proposed development is permitted with consent on the subject site pursuant to Section 67 of the SEPP (Housing).

6.2 ZONE OBJECTIVES

The objectives of the R4 High Density Residential are:

- *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.*
- *To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.*
- *To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.*

The proposed built form has not addressed critical flood management issues posed by the flood affectation on the site and the urban design issues raised by the Design Excellence Advisory Panel. Further, outstanding information with regards to landscaping and universal access concerns have not been addressed. Accordingly, the proposal does not satisfactorily provide for the housing needs of the community within a high-density residential environment.

7 ENVIRONMENTAL PLANNING INSTRUMENTS

7.1 THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2021

The application requires an easement through a downstream property (38 Keeler Street, Carlingford) to allow the development to connect to Council's stormwater asset. As works in relation to the easement form part of the application, the owner's consent of the burdened property is required with the submission of the application. In this instance, the applicant has failed to provide the consent of the owners of 38 Keeler Street, Carlingford and is therefore in contravention with *Clause Section 23 Persons who may make development applications* and *Clause 24 Content of development applications* of the Environmental Planning and Assessment Regulations 2021. As such, the application cannot be considered for approval.

7.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

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.

✓	A site inspection and a review of Council records reveals the site does not have an obvious history of a previous land use that may have caused contamination.
✓	Historic aerial photographs were used to investigate the history of uses on the site/
✓	A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
✓	A search of public authority databases did not include the property as contaminated.
✓	The Statement of Environmental Effects states that the property is not contaminated.

Pursuant to Clause 4.6 of SEPP Hazards, Council is satisfied that the site is suitable for the proposed development.

7.3 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY) 2022

The requirements outlined in the BASIX certificate have been satisfied in the design of the current proposal.

However, the proposal requires significant design changes because of the flooding impacts of the site and urban design issues that would require an amended BASIX Certificate.

7.4 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2022

7.4.1 CHAPTER 2 – VEGETATION IN NON-RURAL AREAS

The application has been assessed against the requirements of Chapter 2 of SEPP (Biodiversity and Conservation) 2022. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

Council's Landscape Officer has reviewed the application and was not satisfied that sufficient information has been submitted to ascertain the condition of the trees to be retained, protected and removed. This information has not been submitted and therefore the number of trees to be removed cannot be ascertained. Given the insufficient information received to allow an assessment of the proposed tree removal, the application cannot be supported.

7.4.2 CHAPTER 6 – WATER CATCHMENTS

This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map.

The subject site is not located within the Zoning Map, Critical Habitat Map, Wetlands Protection Area, Strategic Site Foreshore Map or the Foreshore Area and Boundary Map. Therefore, there are no specific development standards that directly apply to the proposal.

7.5 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Clause	Comment
Section 2.48 – electricity infrastructure	The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority.
Section 2.77 – Development adjacent to a pipeline corridor	The subject site is not within the vicinity of a pipeline corridor that would trigger the concurrent of the pipeline operator.
Section 2.98 – Development adjacent to rail corridors	The subject site is not adjacent to a rail corridor.
Section 2.119 – Impact of road noise or vibration on non-road development	The subject site does not have frontage to a classified road.
Section 2.120 – Impact of road noise or vibration on non-road development	<i>Keeler Street</i> has an average daily traffic volume of less than 20,000 vehicles per day. As such, clause 2.120 is not applicable to the development application.
Section 2.122 – Traffic-generating development	The subject site is identified on a road that connects to a classified road where the access is within 90m of the connection. However, according to Column 3 of the Table to Schedule 3, this section does not apply as the proposal does not reach the relevant size or capacity of 75 dwellings by only proposing 44 dwellings.

7.6 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

7.6.1 CHAPTER 3 – DIVERSE HOUSING - PART 3 – CO-LIVING

The application proposes the construction of a co-living building.

Clause / SEPP requirement	Comments	Compliance
Clause 67 – Co-living housing may be carried out on certain land with consent	The proposed use for co-living is permissible under this section of the SEPP.	

For further information, refer to the discussion under Part 6.1 of this assessment Report.		
Clause 68 – non-discretionary development standards		
(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matter.		
(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing.		
Clause 2(a) (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than— (i) the maximum permissible floor space ratio for residential accommodation on the land, and (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,	Site area: 899.4m ² FSR= 1.3:1 = Max GFA allowable: 1169.22m ² Bonus 10% FSR = 0.13:1 = bonus GFA: 116.92m ² Max FSR: 1.43:1 = Max GFA allowable: 1286.14m ² Total proposed GFA: 1286m ² Proposed FSR: 1.43:1	Yes
(b) for co-living housing containing 6 private rooms— (i) a total of at least 30m ² of communal living area, and (ii) minimum dimensions of 3m for each communal living area,	44 rooms provided	N/A
(c) for co-living housing containing more than 6 private rooms— (i) a total of at least 30m ² of communal living area plus at least a further 2m ² for each private room in excess of 6 private rooms, and (ii) minimum dimensions of 3m for each communal living area,	44 rooms provided Required: 30m ² + (38 x 2)m ² = Total of 106m ² of communal living area Provided: Two communal living areas is located on the ground floor, and 3 additional communal living areas is located on the 4 th floor with a total area of 110m ² . The minimum dimensions of each area are greater than 3m.	Yes Yes
(d) Communal open spaces (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m	Required: 190.14m ² of communal open space Provided: 248.8m ² The minimum dimension is greater than 3m.	Yes Yes
(e) unless a relevant planning instrument specifies a lower number— (i) for development on land in an accessible area—0.2 parking spaces for each private room, or (ii) otherwise—0.5 parking spaces for each private room	The subject site is in an accessible area as it is within 800m walking distance from a bus stop on Carlingford Road. accessible area means land within— (a) 800m walking distance of a public entrance to— (i) a railway station, or (ii) a wharf from which a Sydney Ferries ferry service operates, or (b) 400m walking distance of— (i) a public entrance to a light rail station, or (ii) for a light rail station with no entrance—a platform of the light rail station, or (c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the <i>Passenger Transport Act 1990</i> , that has at least 1 bus per hour servicing the bus stop between—	Yes

	<p>(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and</p> <p>(ii) 8am and 6pm on each Saturday and Sunday.</p> <p>Required: 8.8 spaces, rounded to 9 spaces Provided: The proposal provides nine (9) parking spaces within the basement.</p>	
<p>(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential— the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,</p>	N/A	N/A
<p>(g) for development on land in Zone R4 High Density Residential— the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.</p>	<p>It is noted that neither the ADGs nor the PDCP 2023 contain relevant controls for minimum landscaping for development on land zoned R4. Landscaping requirements under PDCP 2023 is land-use based rather than zoning based.</p> <p>Notwithstanding, Council's Landscape Officer has requested an amended Landscape Plan demonstrating soil volume and depth to allow satisfactory landscaping to the nominated areas. This information has not been submitted and therefore the quality of these areas cannot be assessed. As such, the amount and quality of the landscaped areas provided cannot be ascertained.</p>	No
<p>Clause 69 – Standards for co-living (1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that.</p>		
<p>(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m² and not less than— (i) for a private room intended to be used by a single occupant—12m², or (ii) otherwise—16m², and</p>	All rooms are double rooms and are proposed to be between 16m ² .	Yes
<p>(b) the minimum lot size for the co-living housing is not less than— (i) for development on land in Zone R2 Low Density Residential—the lesser of the minimum lot size requirements for manor houses under a relevant planning instrument, or 600m². (ii) for development on for development on other land—800m², and (iii) repealed</p>	<p>R4 High Density Residential Zone</p> <p>Minimum required lot size: 800m²</p> <p>Site is 899.4m²</p>	Yes
<p>(c) For development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—</p>	N/A	N/A

(i) will not contain more than 12 private rooms, and (ii) will be in an accessible area, and		
(d) The co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and	An appropriate workspace for a manager is proposed on the ground floor.	Yes
(e) for co-living housing on land in a business zone— no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and	N/A	N/A
(f) Adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and	All rooms have access to private ensuite-style bathroom, internal laundry and kitchenette facilities.	Yes
(g) each private room will be used by no more than 2 occupants.	All rooms are double occupancy.	Yes
(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—		
(a) the front, side and rear setbacks for the co-living housing are not less than— (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument;	The Subject site is in an R4 High density zone and will be required to comply residential privacy and separation requirements of the Apartment Design Guide. An assessment against the building separation controls is detailed below.	No
(b) if the co-living housing has at least 3 storeys— the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and	The proposal is five (5) storeys. The following separation distances apply: Minimum separation distances for buildings up to four (4) storeys should be: <ul style="list-style-type: none">• 12m between habitable rooms / balconies• 9m between habitable / balconies and non-habitable rooms• 6m between non-habitable rooms. Minimum separation distances for buildings five to eight (5-8) storeys should be: <ul style="list-style-type: none">• 18m between habitable rooms / balconies• 12m between habitable / balconies and non-habitable rooms• 9m between non-habitable rooms.	No

	<p>The site to the west which contains a multi-dwelling development is not expected to redevelop given its satisfactory condition and current market property values.</p> <p>The following separation distances are provided for the first four (4) storeys:</p> <ul style="list-style-type: none"> • Min. 6m between habitable rooms / balconies to the East • Min. 10m between habitable rooms / balconies to the West • Min. 8m between habitable rooms / balconies to the North (rear). <p>The following separation distances are provided for the fifth (5) storeys:</p> <ul style="list-style-type: none"> • Approx. 7.8m between habitable rooms / balconies to the East • Approx. 11.5m between habitable rooms / balconies to the West • More than 18m between habitable rooms / balconies to the rear <p>The non-compliances with the building separation are a result of the narrow width of the site and consequently, rooms are designed to address the side boundaries, further exacerbating the visual and acoustic impacts on adjoining developments. Given this, the current proposal cannot be supported.</p>	
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and	<p>Communal living rooms is provided throughout the development. An external balcony is provided for some rooms.</p> <p>Most of the communal living room would receive 3 hours of direct solar access.</p>	Yes
<p>(f) the design of the building will be compatible with—</p> <p>(i) the desirable elements of the character of the local area, or</p> <p>(ii) for precincts undergoing transition—the desired future character of the precinct.</p>	<p>The Design Excellence Advisory Panel (DEAP) were referred the proposal and provided comments on the design of the building.</p> <p>The DEAP does not support the proposed design. Further information relating to the Panel's Comments can be found in Part 9 of this report.</p> <p>An assessment of compatibility with the local character of the area is in a discussion below.</p>	No
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.	N/A	N/A
70 No subdivision		
Development consent must not be granted for the subdivision of co-living housing into separate lots.	The proposal does not propose any subdivision.	Yes

7.6.2 CHARACTER OF THE LOCAL AREA

The SEPP does not provide guidance in how to determine if a development is compatible with the local area. In this regard case law in the Land and Environment Court has considered the merits assessment of Clause 69(2)(f)(i) of the SEPP. In addition, the Land and Environment Court's Planning Principle 'Surrounding Development - Compatibility of proposal with surrounding development' (Project Venture Developments Pty Ltd v Pittwater Council [2005] NSWLEC 191) provides for guidance on how to assess compatibility of development with the character of local area. Using case law and the Land and Environment Court Planning Principle, a merit assessment of character of the local area should consider the following 3 steps:

- Step 1 - Identify the local area.
- Step 2 - Determine the character (present and future) of the local area.
- Step 3 - Determine if the development is compatible with the character of the local area.

As assessment against each step is provided below:

Part A - Identify the local area

This assessment identifies the local area as primarily the visual catchment of the site (as viewed from within the site and directly adjacent to the site on the street) which is shown in the figure below.

The local area is indicated in the following map:



Figure 9: The Local Area (The red border denotes visual catchment of the site whilst the yellow box denotes subject site)

Part B - Determine the character of the local area.

The surrounding area consists of a mix of residential developments. Adjoining the subject site to the east is a 6 storey RFB and to the west is a multi dwelling development. Further to the west of the site are high density RFBs. To the south of the site is a Park and predominantly low-scale, 1 and 2 storey residential dwellings and dual occupancies.

The site is located within an R4 High Density Residential Zone pursuant to PLEP 2023. RFB's, dual occupancy developments and dwellings are permitted. As stated earlier in the report, as RFB's are permitted on R4 zones, a co-living development is permitted pursuant to the provisions under SEPP Housing. The sites to the south of Keeler Street are zoned R2 zones.

The key consideration in the current circumstances is the form of development anticipated for the area in the near future. Given that the site does not form part of a heritage conservation area with a consistent prevailing-built form and character,

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it is likely that the sites north of Keeler Street will be redeveloped from low scale single dwellings to residential flat buildings. The sites south of Keeler Street is expected to retain its current low-scale built form such as single and double storey dwellings and dual occupancy developments.

Part C - Determine if development is compatible with character of the local area.

Compatibility within the urban environment is an issue that has been given detailed consideration by the Land and Environment Court. In the decision of Project Ventures Development Pty Limited and Pittwater Council, the Senior Commissioner of the Court was asked to consider the process of deciding whether a building is compatible with its surroundings. This led to the development of a Planning Principle that planners could refer to as a guide on this particular issue.

The planning principle states there are two important aspects of compatibility that need to be satisfied:

- *Are the proposal's physical impacts on surrounding development acceptable?*

The physical impacts include constraints on the development potential of surrounding sites. Physical impacts generally include privacy, overshadowing, visual bulk and compatibility in the streetscape.

- The site is a narrow allotment and proposes a development with an elevated ground floor due to the protrusion of the basement level by more than 1m above NGL. The elevated nature of the ground floor on a development located on a narrow site presents as 'bulky' on the streetscape and to the users of the rear common open space.
 - The elevated ground requires the occupation of the front setback with ramps and stairs to allow access from the street. These are undesirable features within the streetscape and is further accentuated due to the loss of landscaping on a narrow site.
 - The elevated design of the ground floor also disconnects the ground plane to the street which reduces street activation and surveillance of the public domain.
 - Another consequence of the narrow site allotment is insufficient side boundaries / building separation and to maximise the number of rooms in the development, many of the rooms address the side boundaries which exacerbate the visual and acoustic impacts on adjoining developments.
 - Whilst the development proposes a co-living development which contributes to the provision of diverse housing types in the area and would be well suited given its location in proximity to shops and public transport, it is poorly designed resulting in sub-optimal internal amenity. Further, the proposal due to its poor design outcomes results in adverse privacy and acoustic impacts to adjoining developments particularly given the raised nature of common terrace areas along the western boundary and non-compliant building separation.
 - The bulky development due to the significant protrusion of the basement and the non-compliant building separation exacerbates overshadowing impacts to adjoining development, front setback and public domain.
 - The 5-storey form of the development is not that dissimilar to the existing high-density developments on Keeler Street. However, it has not demonstrated that it achieves a good design outcome. The current application does not have the support of DEAP and therefore cannot be supported.
- *Is the proposal's appearance in harmony with the building's around it and the character of the street?*

Whilst a range of developments are located within the 'local area', the form of development permissible on the subject site is comparable to the RFBs located to the north of Keeler Street. Therefore, the built form elements which contribute to the character of the street include a consistent front setback, landscaping, building separation (rhythm of development) and relationship of ground floor to the street. As discussed above, the development in its current form lacks these desirable elements and therefore is not consistent with the existing and future desired character of the locality.

Accordingly, Council is not satisfied the proposed development meets the requirements of SEPP (Housing) 2021 and is not recommending the proposal for approval.

7.7 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Clause 4.3 Height of buildings Allowable: 17.5m	No Proposed: 17.92m (to the lift overrun) Variation: 2.4% or 420mm
Clause 4.4 Floor space ratio	Yes See SEPP Housing assessment.
Clause 4.6 Exceptions to Development Standards	A variation to the development standard, Section 4.3 Height of buildings is proposed. A Request to vary the development standard was submitted and an assessment of that requires is detailed below under Part 7.6.1 of this report.
Part 5 Miscellaneous provisions	
Clause 5.1A Development on land intended to be acquired for public purposes	The subject site is not identified on the map.
Clause 5.6 Architectural roof features	An architectural roof feature is not proposed.
Clause 5.7 Development below mean high water mark	The subject site is not identified on the map.
Clause 5.10 Heritage conservation	The site does not contain a heritage item and is not located in a Heritage conservation area.
Clause 5.11 Bush fire hazard reduction	The subject site is not identified on the map.
Clause 5.21 Flood Planning	The subject site identified as being flood prone. Council's Catchment Engineer notes that the development is in an area with high flood depth and velocity and that the current design of the development as well as the inadequate design of flood management measures compounds the risk of flooding. For this reason, the proposal in its current form cannot be supported.
Part 6 Additional local provisions	
Clause 6. 1 Acid sulfate soils	The site is not identified on the acid sulfate soils map.
Clause 6. 2 Earthworks	The proposal requires excavation works to accommodate a basement. However, Council's Catchment Engineer raised concerns that the flood affectation of the site and the current design of the development results in floodwaters entering the basement, and that the proposal lacks adequate protection to mitigate these impacts.
Clause 6. 3 Biodiversity	The subject site is not identified on the Biodiversity Values Map.
Clause 6. 4 Riparian land and waterways	The subject site is not identified on the map.
Clause 6. 5 Stormwater management	Council's Catchment Engineer is not satisfied that the proposed stormwater drainage design is adequate for the site. The OSD is located within the 1% AEP flood extent and should be recalculated with a drowned orifice as the downstream flood level is used for the tailwater. Further, an easement is required over a downstream property to allow connection to a Council pipeline located within a neighbouring site. It is noted that there is insufficient information lodged with the application to assess the easement pipeline connection, including the owner's consent of the burdened property. Accordingly, the proposal cannot be supported.
Clause 6. 6 Foreshore area	The subject site is not identified on the map.
Clause 6.8 Landslide Risk	The subject site is not identified on the map
Clause 6.11 Dual Occupancies prohibited on certain land	The proposed development is not for the construction of a dual occupancy.

Clause 6.18 Subdivision for dual occupancies on certain land at Parramatta	The proposed development is not for the construction of a dual occupancy and subdivision is not proposed.
Clause 6.19 Subdivision for dual occupancies prohibited on certain land	The proposed development is not for the construction of a dual occupancy and subdivision is not proposed.

7.7.1 CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

Clause 4.6 of PLEP 2023 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

The proposal does not comply with the maximum 17.5m building height development standard detailed in Clause 4.3 of the PLEP. The proposed building is an overall height 17.92m which extends to the lift overrun.

The development proposal exceeds the maximum permissible building height by 420mm which is a 2.4% variation to the development standard.

Standard	Proposed	Variation
17.5 metres	17.92 metres	420mm or 2.4%

Clause 4.6(1) – Objectives of Clause 4.6

The objectives of clause 4.6 are considered as follows:

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

Clause 4.6(2) – Operation of Clause 4.6

The operation of clause 4.6 does not apply to a variation for any of the items itemised in Clause 4.6(8) of LEP 2023, or otherwise by any other instrument.

Clause 4.6(3) – The Applicant’s written request 4.6

Clause 4.6(3) requires that the applicant provide a written request seeking to justify contravention of the development standard. The request must demonstrate that:

- “(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case,
and
(b) there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has submitted a written request justifying the variation to the Height. The applicant justification is as follows (**The full request is included in Attachment A**):

Height

- *The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.*
- *The proportion of the building that protrudes above the 17.5m height limit contains no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.*
- *The proposed development incorporates a complying floor space ratio as per Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted*

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building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.

- The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.
- The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.
- The proposed articulation of the built form will ensure that the additional building height will not be discernibly noticeable from street level;
- The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.
- The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.
- The proposal will provide for a number of distinct public benefits:
 - Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.
 - Creation of jobs during the construction stage and the ongoing use of the premises;
 - Activation of the street level;
 - Provision of appropriate solar access to residents of the development;
 - Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.
 - The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.

Unreasonable and Unnecessary

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. *The objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

The written request contends that despite the variation to the maximum height for the site, the development is consistent with the standard and zone objectives.

Height

The objectives of Clause 4.3 – Height and Council’s comments in response to the proposal are as follows.

Clause 4.3 Height Objectives	Council Officer Assessment
(a) to provide appropriate height transitions between buildings	The overall form of the development is characteristic of the existing RFB developments in the area. However, concern is raised that the variation to the maximum height is a result of unresolved design issues from a significant protrusion of the basement level about NGL and therefore, any variations to the maximum height cannot be supported and is not considered to have been designed to consider an appropriate transition between buildings.
(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,	The proposed encroachment to the maximum height of the site is a result of poor design outcomes on the ground plane. The significant protrusion of the basement level above NGL creates unnecessary building bulk. Further, the elevated ground floor is disconnected from the street and requires the front setback to be occupied by stairs and ramps, reducing landscaped area and cluttering the streetscape presentation. Accordingly, the proposed development is not considered to be compatible with the existing and desired future development in the surrounding area.
(c) to require the height of future buildings to be appropriate in relation to	The site is not identified as heritage. The site does not adjoin any sites identified as heritage under Schedule 5 of PLEP 2023. The site is not located

heritage sites and their settings	within a heritage conservation area.
(d) to reinforce and respect the existing character and scale of low density residential areas,	<p>The adjoining site to the west contains a multi dwelling development. As noted throughout the report, the development is a poor design outcome for the site and results in the variation to the height of the site. The development has not been designed to relate to a narrow site which results in non-compliances with building separation, creating adverse amenity impacts such as overlooking, particularly when the western side of the development is being used. Further, many rooms within the development address the side boundaries which further exacerbate undue amenity impacts on adjoining developments.</p> <p>Further, the development sites opposite the development are zoned R2 Low Density Residential. Due to the poor design of the development for a narrow site, the protrusion of the basement level above NGL and the disconnect of the ground floor to the street, it does not allow for a satisfactory streetscape presentation, visual interest nor does it reinforce the character and scale of the low-density residential areas opposite the site.</p>
(e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,	The development has not been appropriately designed for a narrow allotment and results in a variation to the overall height for the site. The development does not provide satisfactory building separation and provides an elevated ground floor creating visual and acoustic impacts for adjoining developments, particularly the site to the west.
(f) to preserve historic views	The subject site is not identified as containing historic views.
(g) to maintain satisfactory sky exposure and daylight to—	The site is not located within a commercial centre.
(i) existing buildings in commercial centres, and	The development is not designed to contain a tower.
(ii) the sides and rear of tower forms, and	The site is located opposite Edwin Ross Reserve. It is also noted that street trees are located on the street verge adjacent the development. The poor design of the development which results in the encroachment of the maximum height of the development, exacerbates solar access impacts to these locations.
(iii) key areas of the public domain, including parks, streets and lanes.	

Sufficient Environmental Planning Grounds

The decision in the Land & Environment Court case of *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90*, suggests that 'sufficient environmental planning grounds' for a Clause 4.6 variation is more onerous than compliance with zone and standard objectives. The Commissioner in the case also established that the additional grounds had to be particular to the circumstances of the proposed development, and not merely grounds that would apply to any similar development. Furthermore, the decision in the Land and Environment Court case of *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* established that the focus must be on the aspect of the development that contravenes the development standard, not the development as a whole.

The written request in this instance does not demonstrate sufficient environmental planning grounds for the Clause 4.6 variation to the **Height**, for the following reasons:

- Whilst the departure is minor, it is the result of a poorly designed development on a narrow allotment. The development has not attempted to address the significant protrusion of the basement level above the NGL which is contributing to the unnecessary bulk and scale of the development and the subsequent variation to the height.
- Due to the protrusion of the basement above NGL, the ground floor is elevated and is disconnected from the street and the common open space to the rear.
- To provide access from the street to the ground floor, the front setback is cluttered with ramps and stairs which reduce the amount landscaping within the location creating an undesirable streetscape presentation.
- The development which has been inefficiently designed with an encroachment to the maximum height also has not considered the narrow site allotment and provides poor internal planning with insufficient building separation resulting in undue visual and acoustic impacts to and from the development site, as well as exacerbating the solar access impacts on a neighbouring development.

- The elevated nature of the ground floor has not satisfactorily resolved the flooding impacts of the site and therefore cannot be considered as a justification for the encroachment to the height.
- The proposal also does not achieve the objectives of the R4 zone in the following way:

R4 Zone Objectives	Comment
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a high-density residential environment.</i> 	Whilst the development is for a co-living housing, the development has not been designed to be compatible with the narrow site allotment and the high-density residential environment of this portion of Keeler Street.
<ul style="list-style-type: none"> • <i>To provide a variety of housing types within a high-density residential environment.</i> 	The development is for a 5 storey co-living housing. However, the development achieves poor design outcomes and does not contribute to the high-density residential environment of the locality.
<ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents</i> 	The development is for a residential purpose.
<ul style="list-style-type: none"> • <i>To provide for high density residential development close to open space, major transport nodes, services and employment opportunities</i> 	The development is located opposite a park and within proximity to Carlingford town centre as well as schools and other services. Notwithstanding, due to the reasons stated throughout this report, particularly its poor design outcomes, the proposed development does not contribute to this objective.
<ul style="list-style-type: none"> • <i>To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.</i> 	As noted, the development is for a residential purpose.

Clause 4.6(4) – Record of Assessment

The assessment of Clause 4.6(3) is recorded in the Section 4.15 Assessment report, which is contained within Council's records post determination.

Clause 4.6(6) – Subdivision in certain zones

The proposal does not seek approval for subdivision and is not located in any of the zones listed in Clause 4.6(6).

Clause 4.6(8) – Exclusions of the application of Clause 4.6

The development and the application of Clause 4.6 does not relate to any of the circumstances listed in this clause.

Conclusion

In summary, it is considered that the applicant's request to vary the maximum height should **not** be supported for the following reasons:

- The proposal is inconsistent with the objectives of the R4 High Density Residential zone and has not been designed to relate and be sympathetic to the site conditions (including flooding impacts), existing and future developments, and the locality.
- There are insufficient environmental planning grounds to justify the departure, in particular compliance with the objectives and controls of Parramatta DCP 2023.

The proposal is not in the public interest and is inconsistent with the zone objectives. In this regard, the departure to the height standard is not supported.

8 DEVELOPMENT CONTROL PLANS

8.2 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The relevant matters to be considered under Parramatta Development Control Plan 2023 for the proposed development are outlined below.

Note: Clause 149 of SEPP (Housing) 2021 limits the application of the Parramatta DCP 2023 in the following matters:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

Development Control	Comment	Compliance
Part 2 – Design in Context		
2.3 Preliminary Building Envelope	<p>The proposed development has not been designed to comply with the building envelopes for the site. Consequently, the development proposes poor internal amenity, a bulky built form, poor streetscape presentation and undue amenity impacts on adjoining properties.</p> <p>It is also noted that on a flood affected site, that the flooding impacts informs building envelopes. In this instance, the flood prone nature of the site has not been incorporated in the design of the development to protect persons and property from flood events. Accordingly, the proposal cannot be supported in its current form.</p>	No
2.4 Building Form and Massing	<p>The proposed bulk and scale of the development from the protrusion of the basement level is unsuitable on the narrow site and due to its poor design outcomes is not considered to positively respond to the surrounding context.</p> <p>Further, the application has not demonstrated that the elevated nature of the ground floor resolves the flooding impacts of the site. As such, the development in its current form cannot be considered for support.</p>	No
2.5 Streetscape and Building Address	As the basement level protrudes more than 1m from the NGL, the ground floor of the development is elevated and is disconnected to the street. To provide access to the street, the front setback is occupied by hardstand surfaces such as stairs and ramps, reducing opportunities for landscaping and improving the streetscape presentation and building address.	No
2.6 Fences	It is unclear if a front fence is proposed.	No
2.7 Open Space and Landscape	Refer to 3.5.1.4 Open Space and Landscape for details.	No
2.8 Views and Vistas	There are no significant views and vistas from the subject site identified in Appendix 1 of PDCP 2023.	Yes
2.9 Public Domain	Insufficient information has been received that allows Council's Landscape Officer to assess the impacts of the proposed development on the street tree to be retained located on Council's Street verge.	No
2.10 Accessibility and Connectivity	The site is not required to provide a through site link.	N/A
2.11 Access for People with a Disability	Council's Universal Access Officer has requested amended information with regards to the provision of accessible and inclusive features within the common open areas.	No
2.12 Amenities in Buildings available to public	The application does not provide public amenities.	N/A
2.13 Culture and Public Art	The site does not have a CIV of more than \$5,000,000 and is not located in a major local centre. Therefore, A Public Arts Plan is not required.	N/A
2.14 Safety and Security	<p>Due to the elevation of the ground floor and the lack of direct access to the street, clear oversight of the public domain and within the front setback cannot be established, risking safety and security for residents and users of the development. Similarly, there is also no connection from the ground level to the rear common open area. Further, the portion of the development that overhangs over the rear common open area cannot be monitored and is a risk to the safety and security of residents and users of the area.</p> <p>The development has also not considered the flood prone nature of the site. The inclusion of the basement ramp exacerbates the risk of increased flood depths and velocities and as a result significantly risks persons safety during flood events as well as neighbouring properties.</p>	No
2.15 Signage	The development does not propose any signage.	N/A

Part 3 – Residential Development		
3.2 General Residential Controls		
3.1.3 Accessible and adaptable housing	<p>Given the number of rooms proposed within the development, it is not that unreasonable to require a comparable number of accessible and adaptable rooms. Council's Universal Access Officer notes that Table 3.1.3.1 requires 15% of the rooms provided within the development should be accessible (rounded up).</p> <p>The current proposal only provides 3 rooms, 7 rooms are required in accordance with Table 3.1.3.1.</p> <p>Council has not received information that could justify the provision of only 3 rooms in this instance.</p>	No
3.2.1 Solar Access and Ventilation	Due to the bulky nature of the development because of its poor design, the overshadowing impacts to adjoining developments are exacerbated. The proposed development has not addressed improving the built form to reduce the bulk particularly along the ground floor plane which could reduce overshadowing impacts to adjoining developments, within common areas and on the streetscape.	No
3.2.2 Visual and Acoustic Privacy	As stated throughout this report, poor internal planning, insufficient building separation and the elevated nature of the ground floor results in undue overlooking and acoustic impacts on adjoining developments.	No
3.2.4 Swimming Pools	A swimming pool is not proposed.	N/A
3.5 Apartment Buildings		
3.5.1.1 Minimum Site Frontage and site area		
<i>Min. 24m site frontage</i>	<p>Subject site frontage: 17.075m</p> <p>The proposal does not meet the required minimum site frontage control for apartment buildings. This has resulted in compromised building separation, exacerbation of bulk and scale when viewed from the street and an incompatible streetscape presentation due to the driveway, stairs and ramp dominance within the front setback.</p>	No
3.5.1.2 Preliminary Building Envelope		
Building Height Required: Refer to PLEP 2023 Max. 17.5m / 5 storeys.	<p>Proposed: 5 storeys.</p> <p>It is noted that the basement protrudes more than 1m above NGL. The definition of basement under PLEP 2023 is as follows:</p> <p>"...the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing)"</p> <p>Accordingly, as the level above the basement is more than 1m above the NGL, the development proposes a 6-storey built form contrary to the maximum storeys permitted under this control.</p>	No
Street Setback Required: min 6m	Proposed: 6m	Yes
Side and rear Setbacks Required: as per ADG	Refer to the setback assessment under the SEPP (Housing).	No
3.5.1.3 Streetscape and Building Address	See Part 2.5 of this table.	No
3.5.1.4 Open Space and Landscape		
Deep Soil Zone Required: Min. 30% of the site or 269.7m ²	<p>Proposed: 185m² or 20%</p> <p>The lack of deep soil is a consequence of the extension of the basement beyond the building footprint.</p> <p>Note: There are no requirements under DCP 2023 for the provision of deep soil areas for co-living developments. However, the provision of deep soil zones to allow for significant landscaping is desirable to ensure compatibility with the garden aesthetics of the existing high-density developments on Keeler Street.</p>	No
Communal Open Space	Communal open space is located on the ground floor to the rear of the development and on the roof. It is noted that DEAP has expressed significant concerns with regards to the design of the communal open space to the rear as it does not appear to be accessible. The rooftop communal open space is also not shaded and therefore reducing its utility.	No
Private Open Space	Not required for co-living developments. Regardless, balconies are provided to some of the rooms within the development.	N/A
3.5.1.5 Parking Design and Vehicular Access	<p>Required:</p> <ul style="list-style-type: none"> - 2 bicycle spaces; 	Yes.

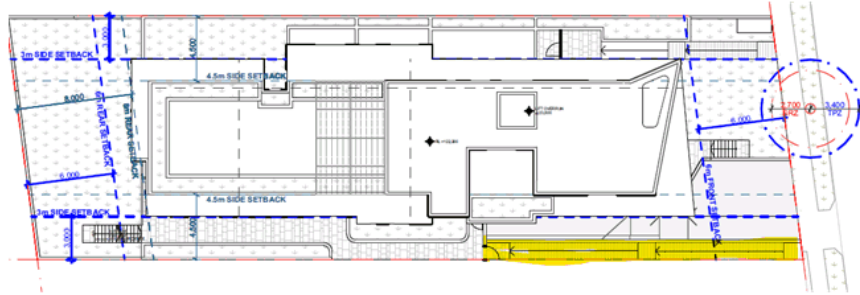
	<ul style="list-style-type: none"> - 9 basement parking spaces; and - 1 Motorcycle carping spaces, <p>Proposed:</p> <ul style="list-style-type: none"> - 9 bicycle spaces; - 9 basement parking spaces, inclusive of one accessible space; and - 6 Motorcycle parking spaces, 	
3.5.1.6 Internal Amenity	Whilst each room complies numerically in size, DEAP has raised concerns with regards to the design of the internal floor layout which significantly impacts on user experience and internal amenity. Accordingly, the proposal cannot be supported.	No.
3.6.1 Site Consolidation and development on isolated sites	<p>The site is considered isolated by virtue of the 6 storey RFB to the east and the multi-dwelling development to the west.</p> <p>Notwithstanding, the design outcome of the proposed development is not compatible with the narrow site allotment. And in this regard, cannot be supported.</p>	No.
Part 5 – Environmental Management		
5.1 Water Management	<p>Council’s Catchment Engineer has reviewed the application and notes that the submitted information is insufficient to allow for a complete assessment of the development. See further discussion in LEP 2023.</p> <p>It is noted that the proposal requires an easement on an adjoining property to allow a connection to a Council asset. Owner’s consent has not been obtained from the burdened property. Accordingly, the proposal cannot be supported.</p>	No.
5.2 Hazard and Pollution management		
5.2.1 Control of Soil Erosion and Sedimentation	The site is flood affected. It is unclear if the soil erosion measures impact on the flood prone nature of the site.	No.
5.2.2 Acid Sulfate Soils	The site is not identified on the Acid Sulphate Soils Map.	N/A.
5.2.3 Salinity	The proposal is not identified on the map.	N/A.
5.2.4 Earthworks and Development of Sloping Land	The proposed development is considered to not be adequately designed to respond to the natural conditions of the site. As a result, the built form presents as bulky when viewed from the streetscape.	No
5.2.5 Land Contamination	Refer to the assessment user Part 5.4 State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land.	Yes.
5.2.6 Air Quality	Standard conditions would have been imposed to ensure that the potential for increased air pollution has been minimised during construction had the application been recommended for approval.	Yes.
5.2.7 Bush Fire Prone Land	The site is not identified as bushfire prone.	N/A.
5.3 Protection of the Natural Environment	Council’s Landscape and Tree Management Officer has reviewed the application and has requested additional information which has not been addressed. As such, a complete assessment of the development impacts with regards to this control cannot be ascertained.	No
5.4 Environmental Performance	<p>The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. However, significant amendments to the development are required to address the flooding and urban design issues that would necessitate the submission of an amended BASIX Certificate.</p> <p>Further, the development site is required to consider WSUD measures given that the site area is greater than 750m². The proposal has not considered these measures in the design of the development.</p>	No
5.4.8 Waste Management	A waste management plan has been submitted and is considered satisfactory.	Yes.
Part 6 – Traffic and Transport		
6.2 Parking and Vehicular Access	Refer to Section 3.5.1.5 above.	Yes.
Part 7 – Heritage & Archaeology		
	The site is not identified as a heritage item, is not located within a heritage conservation area and is not in the vicinity of a heritage item.	N/A.

9 REFERRALS

9.2 INTERNAL REFERRALS

Specialist	Comment
<p>Catchment Engineer</p>	<p>Council’s Catchment Engineer has reviewed the application and cannot support the proposal for the following reasons:</p> <p>Key Concerns</p> <ol style="list-style-type: none"> 1. Flood Depth and Velocity: <ul style="list-style-type: none"> ○ The predevelopment scenario shows flood depths of up to 1 metre, with flow velocities reaching up to 1.5 m/s. These values indicate a significant flood risk that could be exacerbated by the proposed development, potentially leading to severe flooding impacts both on the site and surrounding areas. 2. Side Offset and Hazard Conditions: <ul style="list-style-type: none"> ○ The current dwelling on the site has a significant offset from the boundary fence, except in one small location. This existing offset provides ample space for floodwaters to flow unobstructed and offers substantial flood storage capacity. In contrast, the proposed development has a larger footprint compared to the current building, which will reduce both the flood storage and the flow path area. The afflux maps do not adequately address or show this reduction in storage and flow path, which exacerbates the potential flood risk. ○ Once the under-croft area has been removed from the proposal the afflux will most likely increase. <div data-bbox="788 853 1289 1496" data-label="Figure"> <p>The figure is an aerial photograph overlaid with a flood level impact map. A red rectangle highlights the 'Site' location. The legend on the right side of the map includes: Site (red outline), Cadastre (grey outline), Existing Buildings (grey fill), Driveway Ramp (dotted pattern), Basement Ramp (yellow fill), Proposed Building (yellow outline), Proposed flow path (dashed line), and Water level difference (m) with color-coded ranges: <math>\le -0.10</math> (dark blue), -0.10 to -0.05 (medium blue), -0.05 to -0.02 (light blue), -0.02 to 0.02 (white), 0.02 to 0.05 (light orange), 0.05 to 0.10 (orange), and > 0.10 (dark orange). The map shows the site's proximity to existing buildings and how the proposed development footprint overlaps with the flow path and flood zones.</p> </div> <p>➤ DCP part 5 section 0.12 states “Avoid intensification of development and land use within high flood risk or floodways.”</p> <ol style="list-style-type: none"> 3. High Hazard Flood Conditions: <ul style="list-style-type: none"> ○ The report highlights high hazard flood conditions between the neighbouring site and the proposed development site. This indicates that the flood risk is not isolated but affects adjacent areas, suggesting that the development could have broader implications for the local flood management system. 4. Basement Ramp and Flow Path Obstruction: <ul style="list-style-type: none"> ○ The proposed design includes a basement ramp located within the designated flow path. This ramp reduces the width of the flow path, potentially obstructing the natural flow of

floodwaters. The reduction in flow path width could lead to increased flood depths and velocities, further exacerbating flood risk. The flow path has been reduced down to 1m width (shown in yellow highlighted area) only in front portion of the property where there is already significant high hazard flood water in existing scenario.



5. Probable Maximum Flood (PMF) Levels:

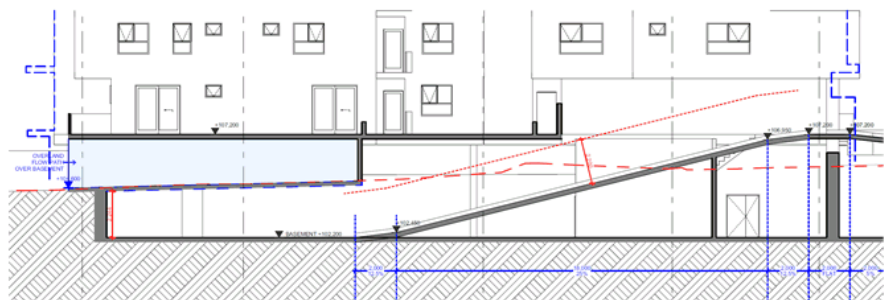
- The PMF flood level is projected to be 2 metres above the ground level on the proposed site and 4 metres above the ground level on the neighbouring property. These high levels of potential flooding indicate a severe risk of inundation that the current design does not adequately address.

6. Increase in Flood Level:

- The report notes an increase in flood levels in front of the property by up to 100 mm or more. This increase in flood level further compounds the risk, suggesting that the proposed development could contribute to or aggravate existing flood issues in the area.

7. Inadequate Flow Path and Obstruction:

- The reduction in the proposed flow path width, coupled with the basement ramp acting as an obstruction, is a critical issue. Adequate flow paths are essential for managing floodwaters effectively, and any obstruction can lead to significant increases in flood depth and risk. The design should be revised to ensure that the flow path remains unobstructed.
- A confined flow path above the basement can obstruct the natural movement of floodwaters, leading to the redirection of these waters to unintended areas. This redirection can cause localized flooding and exacerbate flood risks on the site and neighbouring properties. Additionally, a confined flow path increases the likelihood of debris and sediment accumulation, which can further obstruct water flow and result in water backing up, potentially flooding areas not designed to handle such volumes. Managing and maintaining a confined flow path can also be challenging and costly. It requires additional infrastructure and regular upkeep to keep the flow path clear, and the risk of obstruction by debris or other materials heightens the potential for flooding events.

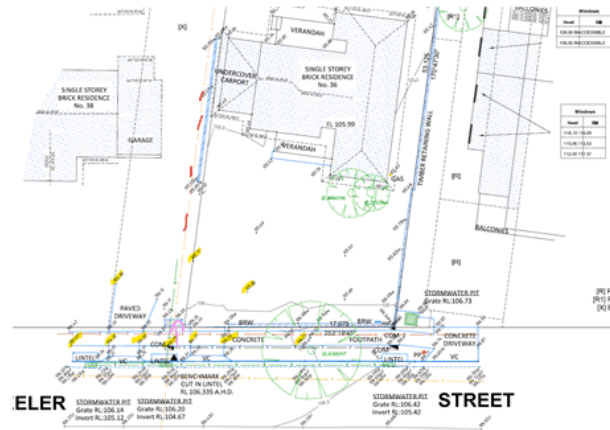


➤ DCP part 5 section C.14 states "Development must not divert flood waters, nor interfere with floodwater storage, nor the natural function of waterways."

8. Easement and Flow Path:

- The survey plan indicates that the lowest point of the surface is through the development site, suggesting that the flow path for floodwaters will traverse this area.

- Additionally, the 6-metre-wide easement is not aligned with the centreline of the existing 900 mm diameter Council pipeline. To provide adequate protection for the pipeline and maintain an unobstructed overland flow corridor, the easement should be extended into the proposed development site. The current configuration, with the pipeline located within the development site, further complicates flood management and increases the risk of obstruction.
- Hence it is necessary to obtain a detailed survey of the 6m wide easement to determine the exact flow path.



9. Inundation Risk to Basement:

- The risk of floodwater entering the basement is a major concern. The current design does not provide adequate protection for the basement, which is likely to be inundated during flood events. This poses a substantial risk to property and safety.
- The flood maps show that there is flow path running through the basement ramp, but the ramp crest is designed above 1% AEP to stop flood waters entering the basement.

10. Other issues

1. OSD is located within the 1% AEP flood extent, the OSD is a drowned orifice hence the volume should be recalculated with a drowned orifice as the downstream flood level is used for the tailwater
2. Easement is required over the downstream property to connect into Council pipeline located within the neighbouring site. Owner's consent and written documentary evidence from downstream neighbour in acceptance of the easement is required prior to a positive determination.
3. The proposed development site is required to take WSUD measures in according with Council DCP 2023, as the lot size is greater than 750m². These include:
 - annual outflow must be 10% or lower than predevelopment outflow where practicable.
 - a rainwater tank connected to the roof area, with a volume of at least 5,000 litres, or compliance with BASIX which prevails in the event of any inconsistency.
 - retention and WSUD measures must achieve the water pollution reduction targets listed table 5.1.2.2. of Parramatta Council DCP 2023.

Recommendations

Based on the severe flood risks and inadequate flood management measures highlighted, it is recommended that the development application be refused.

1. **Severe Flood Risk:** The proposed development site is located in an area with high flood depth and velocity. The risk of flooding is compounded by the inadequate design of flood management measures in the proposed development.
2. **High Hazard Conditions:** The development is situated in an area classified with high hazard flood conditions (H4), which indicates a severe risk that cannot be mitigated effectively by the proposed design.
3. **Obstructed Flow Path:** The inclusion of a basement ramp that reduces the flow path width poses a significant risk of increased flood depths and velocities. This obstruction exacerbates existing flood risks and affects neighbouring properties.

	<p>4. Revised Design Required: Should the applicant wish to proceed, a substantially revised design addressing the following is required:</p> <ul style="list-style-type: none"> • Adequate protection for the basement to prevent inundation. • An unobstructed flow path that maintains the natural movement of floodwaters. • Realignment of the easement to provide proper protection for the existing pipeline and an effective overland flow corridor. <p>5. Detailed Survey and Documentation: Obtain a detailed survey of the 6 metre wide easement and ensure proper documentation is provided from downstream neighbours regarding the necessary easement for pipeline connection.</p> <p>Conclusion In conclusion, the proposed development fails to address critical flood management issues and poses substantial risks to both the property and the surrounding area. To prevent potential safety hazards, property damage, and adverse impacts on local flood management systems, refusal of the development application is strongly recommended.</p>
<p>Tree and Landscape</p>	<p>Council’s Landscape Tree Management Officers have reviewed the application and cannot support the proposal for the following reasons:</p> <p>Please request the applicant provide the following additional information:</p> <p>1. Arborist Report (development and adjoining sites) An amended Arboricultural Impact Assessment (AIA) Report and Tree Protection Plan (TPP) is required to be prepared by a qualified AQF Level 5 Consulting Arborist that will identify all trees located within the subject site and all affected trees located on the adjoining properties including any street trees. The report must evaluate all proposed construction impact on the trees proposed to be retained or removed throughout the development process. The AIA must provide the following details:</p> <ol style="list-style-type: none"> a) A tree Removal / Retention plan at 1:100 or 1:200 scale showing the location of all trees equal to or greater than five (5) metres in height, located within the subject site and all affected trees located on the adjoining properties or street verge within a minimum three (3) metres of the common property boundary. (All trees shall be plotted by a registered surveyor); b) The plan must show the existing ground levels at the base of each tree, the actual canopy spread to scale, the location of the trunk and size of DBH (diameter at breast height). c) The proposed development must be overlaid to understand the level of encroachment into the TPZs this will include for example stormwater documentation, proposed retaining walls or grade changes; d) All trees are to be numbered on the plan and correlated with the report and impact schedule; e) The plans must show tree retention values, tree protection zones and recommended developable area given constraints imposed by trees; f) The report must reference and consider all plans and reports for the proposed works by the project Architect, Civil Engineer and Landscape works, including review of any temporary construction access requirements, temporary works and scaffolding for example. g) An Impact Schedule documenting all of trees including the following correct identification: <ul style="list-style-type: none"> • Species botanical name and common name; • Age class; • Dimensions inclusive of, height and canopy spread; • Trunk Diameter measured at Breast Height (DBH); • Diameter measured at Ground Level (DGL); • The health, structure and general condition of the tree; • Retention values, • Calculated Tree Protection Zone (TPZ); • Calculated Structural Root Zone (SRZ); • Calculated development encroachment % • Recommendations to retain or remove based on the calculated % development incursions (if any) and provide recommendations of any construction mitigation measures that will minimise the impact; • Provide recommendation on the specific type of tree protection measures required to minimise the construction impact to the trees (where applicable) in accordance with AS4970-2009 <i>Protection of Trees on Development Sites</i>.

- h) Total number of trees to be retained and removed to be summarised;
- i) Detail the methodology that has been used to evaluate the health and condition of the trees; determine retention values and determine tree protection zones.
- j) A Tree Protection Plan showing the trees to be retained with the TPZ including the following discussion points:
 - Details of any encroachment into the root system and/or canopy;
 - Suggested non-destructive construction method to minimise the impact;
 - Location of the specific tree protection measures required for each tree,
- k) The Tree Protection Plan shall show all proposed development works, including (but not limited to) the location of all above and below ground structures, temporary access requirements, site storage, scaffolding and proposed services.
- l) **DO NOT include generic tree protection information that is not specific to this development.**
- m) Where retained trees have a development setback and tree protection zone established, a recommended Tree Protection Specification and diagram should be provided in accordance with AS 4970—2009 *Protection of Trees on Development*.

All site plans (Architectural, Civil, Landscape) are to be amended to indicate the tree protection measures as set forth in the Arborist's report along with any other note requirements that the arborist deems necessary to ensure the long-term health and sustainable retention of the trees.

2. Amended Landscape Plan and Planting Plan required

An amended landscape plan is required as the plan submitted fails to address the Landscaping objectives and design principles outlined in Parramatta Development Control Plan (DCP) 2023 and Apartment Design Guidelines and the SEPP Housing Part 3 for Co-Living. The following information should be addressed and indicated in the Amended Landscape Plan:

- a. Plan at 1:100 or 1:200 scale showing adjoining properties and streetscape for context;
- b. Contours and spot levels (existing and proposed) across the development, including existing ground levels at the base of each tree;
- c. Physical structures to be retained or removed (walls, fences)
- d. The communal open spaces must be designed to be attractive and inviting, have a variety of useable spaces with a range of passive and active functions, including opportunities for various groups sizes and individual recreation, direct solar access and incorporate direct and equal access to the communal open spaces from common circulation areas, entries and lobbies. The design shall demonstrate the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG).
- e. Overland and subsurface drainage and any retaining walls to be shown and coordinated with the Civil Engineering plans;
- f. Trees nominated to be retained and removed to be number as per the amended Arborist report. Trees to be retained shall include the TPZ and SRZ shown on plan.
- g. The extent of earthworks, identifying cut and fill proposals;
- h. Planting structures to be clearly defined on the plan and details providing indicative soil depths (wall heights) to meet the requirements of proposed plants;
- i. Soil volume and depth over structures (basement / OSD) must meet the 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).
 - Typical tree planting on structure to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)
 - Typical shrub planting on structure 500-600mm soil depth;
 - Typical turf planting on structure 200-300mm soil depth.
- j. Indicate the total landscape and deepsoil zone calculations. (Note: impervious surfaces are to not be included in the deepsoil calculations);
- k. Landscaping to the front, side and rear gardens identifying the proposed surface treatments such as paving, planting or turf. Garden areas to have appropriate minimum widths to sustain proposed plant species;
- l. Ensure there is a continuous screening to all side and rear boundaries, (between the existing and new properties) to provide privacy and amenity. Where an overflow path is required a single-stemmed hedge species is to be planted. The hedge foliage is to be 'crown' lifted to a minimum 400mm above ground level. Low growing groundcovers (no mulch) to be planted below. Screen

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	<p>hedge planting should reach a mature height of 1.8m and is to be provided in a minimum 200mm container.</p> <p>m. Ensure the proposed plantings consist mainly of native plant species, preferably plant species indigenous to the locality to recognise and enhance biodiversity conservation within the Parramatta LGA.</p> <p>n. A plant schedule indicating suitable trees, shrubs, groundcovers including the botanical and common names, plant quantities, size of the containers at planting, and mature height and canopy spread;</p> <p>o. The architectural CGI must reflect the proposed podium rooftop and ground level landscape plans.</p> <p>p. Delete the Tree Protection Zone fencing detail. This is to be shown in the Arboricultural Impact Assessment Report and in the Tree Protection Plan. Refer to these reports for tree protection matters.</p> <p>q. Delete the tree stake detail, trees from the nursery are to be self-supporting.</p>
Traffic and Transport	The proposed development was reviewed by Council's Traffic Engineers and provided comments stating the proposal can be supported subject to conditions of consent.
Waste	The proposed development was reviewed by Environmental Health Officer (Waste) and provided comments stating the proposal can be supported subject to conditions of consent.
Acoustic	<p>The proposed development was reviewed by Environmental Health Officer (Acoustic) and provided comments stating the proposal can be supported subject to conditions of consent.</p> <p>Note: The Acoustic Report submitted with the application only assessed the potential noise impacts of the mechanical equipment and plant for the purposes of the development. The Report did not assess the potential noise impacts of the proposed use as a co-living development.</p>
Design Excellence Advisory Panel	<p>The proposed co-living development was referred to the Parramatta Design Excellence Advisory Panel (DEAP) for comments.</p> <p>See DEAP comments provided below.</p>

9.2.1 DESIGN EXCELLENCE ADVISORY PANEL

On 11 July 2024, the application as referred to the Parramatta Design Excellence Advisory Panel. The Panel's comments are provided below. These comments were provided to the applicant prior to the filing of the Class 1 Appeal. To date, no response has been received from the applicant.

DEAP Comment
1. Given community resistance to boarding house and co-housing generally, it is vital that a thorough site and context analysis be prepared to identify site qualities, streetscape, constraints and planning non compliances as well as objectives and strategies to address key constraints and challenges. The site and context analysis however are very basic and does little more than describe location and how the proposal relates to the street elevation. The analysis should therefore be amended to address topography, existing landscape and flooding issues (which appears unresolved), to identify how the site's narrow width impacts on site planning and specific strategies required to address limited (and non-compliant) separation, built form impacts and privacy.
2. Although the proposal includes non-compliant side setbacks, the built form's close proximity to bedrooms and living spaces on the adjacent eastern site appears not to have influenced how the built form is proposed; hence the proposal includes numerous side facing rooms, which adversely impact on acoustic and real/perceived visual privacy of adjacent properties as well as the amenity, privacy and outlook on the subject site.
3. The proposed built form is raised well out of the ground, apparently to address flooding issues – which are not really explained and certainly not resolved. This creates access and accessibility issues at both the front (south) frontage and the rear (north) garden interface and exacerbates visual and physical bulk, which impacts heavily on streetscape and adjacent properties. If the built form must be raised as proposed, accessibility and reducing impacts on adjacent properties must be prioritized.
4. The Panel is concerned that the intentions and aspirations of co-housing are not being addressed within the current proposal. It is the Panel's understanding that co-housing's provision of high quality "public" spaces (including entries, circulation and communal spaces) is essential to the health and wellbeing of future residents, who are only provided with minimally sized rooms.

<p>However, as proposed, the design quality of proposed public spaces makes them incapable of attracting future residents to "relax and socialise", as intended by the SEPP. The level 4 community room C03 is disconnected from the adjacent terrace, which lacks landscape and protection from the weather and there appears to be limited provision of internal communal space (C02) at ground level and no connection to ground level garden areas, this being an important aspect of Co-Living amenity provisions.</p>
<p>5. The rear garden does not appear to be accessible, which is unacceptable, especially for co-housing, with its focus on safe and accessible social interaction. All communal spaces must be barrier free and welcoming to all future residents. As noted above, the level 4 communal room cannot cater for communal gathering as intended by the SEPP. The adjacent roof garden is also not conducive to socializing and should be improved.</p>
<p>6. The Panel is concerned that many of the proposed rooms have not been fully considered as high quality and attractive places to live. It is not clear for example how outlook can be achieved, how furniture can be arranged, where a TV would go, how kitchens and bathrooms are best located etc. While the amenity of the narrower garden facing and street facing rooms are easier to envisage, the side facing rooms are especially problematic; not only will they impact adversely on the acoustic and perceived visual privacy of adjoining properties, their raised sills and obscure glass will constrain outlook and exacerbate the rooms' limited size and introversion.</p> <p>Given the arrangement of services and entry door location, the side facing rooms (including the adaptable rooms) offer little amenity beyond sleeping. As noted above, much more consideration must be given to how a single person, or couple can live in these micro spaces for extended periods of time.</p>
<p>7. The building's architectural expression appears not to align with the internal layout and rhythm of street facing balconies, which may better reduce apparent scale. In addition, large painted rendered surfaces are liable to crack over time; it would be better to use integral materials such as brick or prefinished concrete to avoid costly and unnecessary maintenance in the future. The glass balconies on the lower floors should be fritted or opaque to ensure privacy. More refinement of the aesthetics and materiality of the proposal is required.</p>
<p>8. As highlighted in Item 3, co-living developments should be complemented by quality outdoor communal spaces, thoughtfully designed as functional 'outdoor rooms' for social gathering and relaxing. This is not borne out in the current landscape response. The rear communal open space does not appear to be accessible by residents. The current 'elevated' nature of the front setback, dominated by ramps and stairs, also compromise access and landscaping opportunities.</p> <p>Further design resolution is recommended to improve the area, distribution and amenity of the communal open spaces, setting a quality benchmark for future similar developments.</p>
<p>9. The revised landscape plans should also incorporate the following:</p> <ol style="list-style-type: none"> i) long and short site cross sections to demonstrate the impacts of the cut/fill, in particular, the responses to each of the site boundaries and associated screen planting. ii) Where there is insufficient space for screening trees, such as along the front driveway, appropriate fencing with evergreen climbers should be implemented. iii) well designed, communal outdoor spaces easily accessible for residents and maintenance staff. iv) well-designed roof garden for socializing and quiet relaxation, with quality perimeter planting, shade and wind protection, seating areas, BBQ etc. v) Selection of the appropriately scaled trees for their location and use of flowering trees to enhance the landscape setting.
<p>10. To improve the proposal's quality as a co-housing living environment it is recommended that:</p> <ul style="list-style-type: none"> • The layout be amended to centralise the core, remove side facing rooms and achieve north or south facing units only (the sketch layout flagged at the meeting demonstrated that such an arrangement is possible with a maximum number of ten rooms/floor). • East west gaps between housing and core elements be open and screened, thereby allowing for natural light and air throughout the entry and access spaces. • The entry be amended to suit the amended layout with increased spatial quality, area for waiting and engagement with landscape. • The section be revised to ensure that all communal rooms and open spaces are accessible (this will require the resolution of flooding issues which currently appear to be unresolved) • Communal spaces be increased in size and amended to demonstrate increased amenity, spaciousness, demonstrated uses with alternate settings, safety and welcome. A suitably sized communal space should be provided at ground level and level 4 with direct access to adjacent landscaped open spaces.

Panel Recommendation

The Panel does not support the proposal, significant re-design is recommended to respond to the issues noted above. This must include a comprehensive site and context analysis (including DCP requirements), the formulation of well-considered design objectives, a demonstrated understanding of the principles of co-housing and an architectural strategy that addresses the site's chief constraints and opportunities.

10 EP&A REGULATION 2021

If the application were recommended for approval, conditions of consent would have been recommended for compliance with the relevant sections of the EP&A Regulations 2021.

11 PUBLIC CONSULTATION

11.2 NOTIFICATION AND ADVERTISING

The application was notified in accordance with Council's Consolidated Notification Procedures. In response 19 submissions received during the notification period and 5 submissions outside of the notification period.

The issues raised within those submissions are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Permissibility	The proposed co-living is permissible pursuant to the provisions of State Environmental Planning Policy (SEPP) (Housing) 2021. Permissibility is discussed in detail in Section 6.1 of this Report.
Site Suitability <ul style="list-style-type: none"> Insufficient frontage 	Council acknowledges that the subject site is narrow. However, upon review of the proposal it was considered that the proposal has not considered the narrow allotment in the design of the development and therefore archives poor design outcomes and amenity impacts. Accordingly, the proposal cannot be supported.
Built Form <ul style="list-style-type: none"> Insufficient Setbacks 	The development does not provide the required building setbacks / separation. The development is also poorly designed which results in many rooms within the development addressing the side boundaries. This exacerbates amenity impacts to and from the site and is not considered to be acceptable.
Overdevelopment	Whilst the development complies with the FSR, it has not considered the various site constraints, including the narrow site allotment to allow for an appropriate development on the site.
Solar Access	The development has not considered the various site constraints whilst maximising the development potential and as a result, this has exacerbated solar access impacts on an adjoining development, the public domain and to some extent, the park opposite the site.
Visual Privacy	This is discussed throughout the report. The development has not adequately considered the various site constraints and has proposed a poor design outcome which has increased overlooking impacts to and from the site.
Acoustic Privacy <ul style="list-style-type: none"> Increase in acoustic impacts from use Acoustic from increase traffic Construction noise 	<p>This is discussed throughout the report. The proposal has not appropriately considered the narrowness of the site and has prioritised development potential. This has exacerbated amenity impacts such as acoustic privacy to and from the site.</p> <p>Had the application been recommended for approval, a condition would have been imposed restricting construction work during the daytime hours to reduce noise impacts from construction activity.</p>
Safety and Security <ul style="list-style-type: none"> Land use will attract crime to the area 	Should the application have been recommended for approval, a condition of consent would have been imposed requiring the co-living to be managed in accordance with its Plan of Management. The plan of management details how the property will be managed from a security point of view,

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<ul style="list-style-type: none"> • Transient users of the development will result in risk to safety. • Fire Safety within the development • Traffic accidents 	<p>CCTV recordings, and have established relationships / contacts with security companies and services such as the NSW Police Force, NSW Ambulance Service and NSW Fire Brigade.</p> <p>Should the application have been recommended for approval, a standard condition of consent would have been imposed requiring the building to comply with the requirements of the BCA, including those for fire hazards.</p> <p>Additionally, conditions relating to the provision of safety measures to allow the safe entry and exit of vehicles using the basement would have also been imposed to limit traffic incidents around this portion of the development. Notwithstanding, there is no nexus between the proposed development and an increase in traffic incidents and accidents. Individuals are required to abide by road rules to reasonably avoid accidents.</p>
Bulk and Scale	This is discussed in detail throughout the report. The proposed development has not demonstrated an appropriate design outcome that takes into consideration the various site constraints. As a result, the proposed development is of a bulk and scale that is not appropriate for the site.
Overcrowding	The subject site is zoned R4 High Density Residential and is expected to have high density developments such as residential flat buildings and the proposed co-living.
Compatibility with Local Area	This is discussed in detail in Section 7.6.2 of this Report. It is considered that the proposal for various reasons, is not a compatible development with the local area.
Traffic	Council's Traffic Engineer reviewed the proposal and does not consider the additional traffic movements because of the development to be detrimental to the local traffic network.
Parking <ul style="list-style-type: none"> • Increase demand in off-street parking • Insufficient number of on-site parking spaces 	The proposal provides sufficient car parking in the basement as per the requirements of the State Environmental Planning Policy (SEPP) (Housing) 2021. Councils Traffic Engineer has reviewed the proposal and raised no issues, subject to conditions of consent.
Pedestrian Safety	As noted elsewhere in this report, the elevated ground floor results in a disconnect with the street. As a result, passive surveillance and activity on the ground floor within the front setback and of the public domain is reduced, therefore increasing safety risks to pedestrians in the public domain.
Amenities <ul style="list-style-type: none"> • Lack of Amenities provided for the general community 	If the application had been approved, a condition would have been imposed requiring the payment of monetary contributions which could have provided additional community amenities such as playgrounds and the upgrade of open spaces.
On-Site Stormwater	The proposal requires significant changes to address the flood prone nature of the site as well as the specific on-site stormwater requirements given the site constraints. These issues have not been addressed and therefore the proposal in its current form, cannot be supported.
Infrastructure Impacts <ul style="list-style-type: none"> • Impacts on water supply • School overcrowding • Increased potholes 	<p>The proposed use and density are permissible on the subject site and is therefore envisaged in this location. As such, services and infrastructure are currently satisfactory or can be made satisfactory with the relevant upgrades. Notwithstanding, this is not a reason for refusal.</p> <p>If the application had been approved, a condition would have been imposed requiring the consent holder to pay monetary contributions which could have been allocated to the extension, maintenance and/or augmentation of local infrastructure because of the development.</p>
Environmental Impacts <ul style="list-style-type: none"> • Increase in pollution 	The proposed development, should it have been approved, is not expected to detrimentally increase the level of pollution in the area more than a typical high density residential development (e.g. residential flat building).

Community Consultation	As required by relevant Council policy, the application was notified / advertised for a 21-day period during 20 June and 11 July 2024. A sign was also placed on the site on 20 June 2024 notifying the public of the application.
Insufficient Information	It is noted that as the development proposes a residential development, internal floor layouts are not available to the public during the notification period for security reasons. Notwithstanding, Council has requested various information, including the provision of additional built form / streetscape / site analysis as requested by DEAP. No response to this request has been received.
Property Values	Potential impacts to property value are not a matter of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

11.3 CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

Conciliation Conference – Required and Not Held

The application received 19 unique submissions during the formal notification period and as a result a Conciliation Conference was required to be held.

In this instance, the applicant has lodged an appeal with the Land and Environment Court under Section 8.7 of the Environmental Planning and Assessment Act 1979 and as a result, a Conciliation Conference was not held.

12 LIKELY IMPACTS OF THE DEVELOPMENT

Council is not satisfied that the proposed development would not have an unreasonable environmental impact on the natural or built environment for the following reasons:

- The proposal has not been designed to consider the flood prone nature of the site and risks the safety of persons and property during a flood event.
- Due to insufficient information, council cannot assess if the landscaping is satisfactory relative to the proposal.
- The development has not considered the narrow site allotment and has also provided non-compliant building separation which exacerbates amenity impacts particularly as several rooms address the side boundaries.
- Due to poor design outcomes on the ground plane, the ground floor is elevated and is disconnected from the street and public domain, reducing passive surveillance of the public domain.
- The breach to the height, although minor, is a direct result of the poorly resolved ground plane.
- The poorly resolved ground plane requires the front setback to be cluttered with ramps and stairs reducing opportunities for landscaping and deep soil.
- The poorly designed development has not considered equitable access to the rear common open area. Additionally, the utility of the roof top common open area is reduced due to a lack of shading.

13 SUITABILITY OF THE SITE

Council is not satisfied that the site is suitable for the proposed development for the following reasons:

- The proposal has not considered the site constraints, including the sites flood affectation and the narrow nature of the site.
- The proposal is a poor design outcome which results in adverse impacts on adjoining developments and to the users of the development / site.
- The proposal does not provide an appropriate streetscape presentation and is therefore inconsistent with the local character of the area.

14 DEVELOPMENT CONTRIBUTIONS

14.2 SECTION 7.11 CONTRIBUTIONS

If the application were recommended for approval, a condition of consent would have been recommended for the payment of the Section 7.11 contributions in accordance with the City of Parramatta (Outside CBD) Development Contributions Plan 2021.

14.3 HOUSING PRODUCTIVITY CONTRIBUTION

The proposed Housing and Productivity Contribution (HPC) is an integrated approach for growth planning and infrastructure provision to support the delivery of new housing and jobs.

The *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* came into effect on the 1 October 2023 and applies to all development applications lodged on or after 1 October 2023. In this case as the subject development application was lodged on the 11 June 2024, the HPC is applicable.

If the application were recommended for approval, a condition of consent would have been recommended for the payment of the Housing Productivity Contribution in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024*.

15 BONDS

A condition of consent relating to the payment of a Security Bond would have been imposed, if the application was recommended for approval.

16 PUBLIC INTEREST

Council is **not** satisfied that the proposed development is in the public interest for the following reasons:

- The development does not meet the Aims of the Parramatta LEP 2023.
- The development is permissible within the R4 High Density Residential Zone pursuant to clause 67 of the SEPP (Housing) 2021, however does not meet the objectives of the zone;
- The development does not achieve the objectives of the Parramatta DCP 2023.
- The development does not include the owners consent of an adjoining site for the purposes of an easement.

17 CONCLUSION

Refusal

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 not* suitable for the site and *is not* in the public interest. Therefore, it is recommended that the application be *refused*.

18 RECOMMENDATION

REFUSAL

- A. **That the Parramatta Local Planning Panel**, exercising the functions of Council under section 4.16 of the Environmental Planning and Assessment Act 1979, **REFUSE** development consent for the following reasons:
1. Written consent from the owners of 38 Keeler Street, Carlingford has not been provided in accordance with Clause 23 *Persons who may make development applications* and Clause 24 *Content of development applications* of the Environmental Planning and Assessment Regulations 2021.
 2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Building Sustainability) 2022 and Section J of the National Construction Code (NCC) – Volume 1*.
 3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas*

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4. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *State Environmental Planning Policy (Housing) 2021, Chapter 3 – Diverse Housing, Part 3 – Co-Living*:
 - a. Section 68 – Non-discretionary development standards
 - b. Section 69 – Standards for co-living housing

 5. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *Parramatta Local Environment Plan 2023*:
 - a. Clause 2.3 Zone objectives and Land Use Table
 - b. Clause 4.3 Height of buildings
 - c. Clause 4.6 Exceptions to Development Standards
 - d. Clause 5.21 Flood Planning
 - e. Clause 6.2 Earthworks
 - f. Clause 6.5 Stormwater Management

 6. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply the following parts of the Parramatta Development Control Plan 2023:
 - a. Part 2, Section 2.3 Preliminary Building Envelope,
 - b. Part 2, Section 2.4 Building Form and Massing
 - c. Part 2, Section 2.5 Streetscape and Building Address
 - d. Part 2, Section 2.6 Fences
 - e. Part 2, Section 2.7 Open Space and Landscape,
 - f. Part 2, Section 2.9 Public Domain,
 - g. Part 2, Section 2.11 Access for People with a Disability,
 - h. Part 2, Section 2.14 Safety and Security
 - i. Part 3, Section 3.1.3 Accessible and Adaptable Housing,
 - j. Part 3, Section 3.2.1 Solar Access and Ventilation,
 - k. Part 3, Section 3.2.2 Visual and Acoustic Privacy,
 - l. Part 3, Section 3.5.1.1 Minimum site frontage and site area,
 - m. Part 3, Section 3.5.1.2 Preliminary Building Envelope,
 - n. Part 3, Section 3.5.1.4 Open Space and Landscape,
 - o. Part 3, Section 3.6.1 Site Consolidation and development on isolated sites
 - p. Part 5 Section 5.1 Water Management
 - q. Part 5 Section 5.2.4 Control of Spol Erosion and Sediment
 - r. Part 5 Section 5.2.4 Earthworks and Development of Sloping Land
 - s. Part 5, Section 5.3 Protection and Natural Environment
 - t. Part 5, Section 5.4 Environmental Performance

 7. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposal is not suitable for the site.

 8. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal is not in the public interest.
- B. **That** Council advise those who made a submission of the determination.

Attachment A



Height Departure

36 KEELER STREET, CARLINGFORD

31 MAY 2024



Document Set ID: 102067
Version: 1, Version Date: 26/08/2024

QUALITY ASSURANCE	
PROJECT:	Co-living housing development
ADDRESS:	36 Keeler Street, Carlingford
LOT/DP:	Lot 8 DP 202217
COUNCIL:	City of Parramatta Council
AUTHOR:	Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
29 May 2024	Co-Ordination	Draft	BD	BD
31 May 2024	DA Submission	Final	BD	BD

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Carlingford
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CLAUSE 4.6 HEIGHT DEPARTURE REQUEST

BACKGROUND TO THE BREACH

This Height Departure Request has been prepared in support of a Development Application that seeks approval for the demolition of all existing structures, removal of identified trees and the construct of a 5 storey low rise 'Co-Living Housing' development with basement parking at 36 Keeler Street, Carlingford.

The co-living development is to accommodate a total of 44 rooms including 3 designed as accessible rooms over four levels (inclusive of ground level), each provided with a full bathroom, kitchenette and living area. The co-living housing development will accommodate a total of 88 residents based on the room size and configuration as nominated on the plans, comprising of 44 rooms designed to accommodate two residents.

An office is provided for the building manager within the ground floor. Communal open space and communal living areas are provided on the ground floor and level 4. Finally, a total of 9 car parking spaces including an accessible car parking space, 9 motorcycle parking space and 9 bicycle parking spaces are provided within a basement level. Also provided within the basement is the waste storage area, service room and pump room.

A summary of the key elements of the proposal are provided below:

Co-Living Housing Development Layout

A total of 44 rooms.

A breakdown of the co-living housing development room type is provided below:

- 44 x 2 Adult Residential rooms (including 3 x accessible rooms)

-

Parking

The development proposal includes a total of 9 car parking spaces including an accessible car parking space, 8 motorbike parking spaces and 9 bicycle parking spaces within a basement level.

The site can be best described as a regular shaped mid-block land parcel with a frontage to Keeler Street of 17.07m, a depth of 53.1m and a total site area of 898m², with an older style single storey dwelling currently located within the subject site. The site has an approved DA for a five storey residential apartment building under DA/1031/2017.

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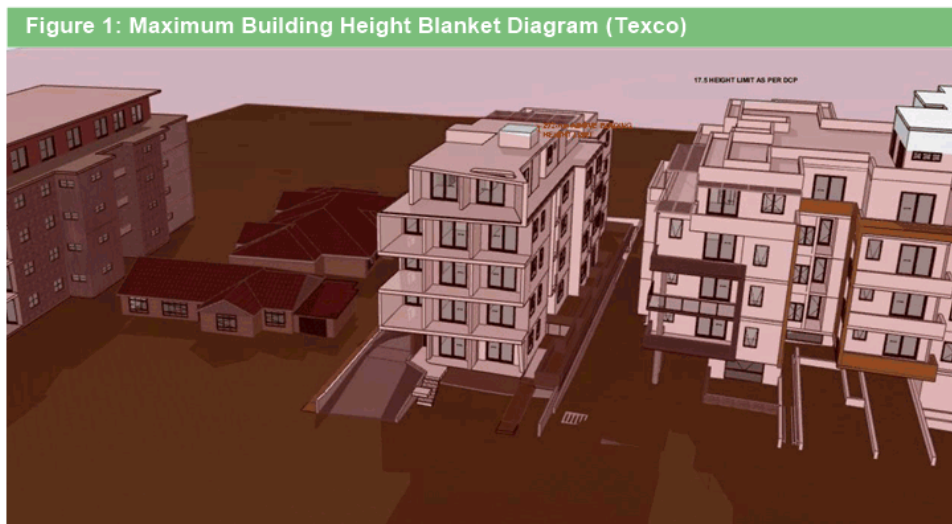
The site is identified by Parramatta Local Environmental Plan 2023 as having a mapped height of 17.5m.

A detailed discussion against the relevant provisions of Clause 4.6 are provided below with further discussion against the relevant case law 'tests' set down by the Land and Environment Court. As shown on the elevation overleaf, the proposed development varies the height control and is supportable.

The proposal presents the following departures to the height controls:

Portion of Building	Height in metres	% departure
Part of 5 th storey	17.79m	1.65%

Figure 1 illustrates the height of the proposed building and the existing buildings in the immediate vicinity.



Given the proposed height, the proposal is noncompliant with Clause 4.3 – height of buildings that stipulates that the height of a building is not to exceed 17.5m on the subject site.

LAND AND ENVIRONMENT CASE LAW

The decision by Chief Judge Preston in a judgement dated 14 August 2018 in the matter of *Initial Action Pty Ltd v Woollahra Council* confirmed that the absence of impact was a suitable means of establishing grounds for a departure and also confirmed that there is no requirement for a development that breaches a numerical standard to achieve a 'better outcome'. However more recent developments in the law in *RebelMH Neutral Bay Pty Limited v North Canterbury Council [2019] NSWCA 130* have set out to confirm that the approach taken in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* ('*Al Maha*') is also relevant. In simple terms, *Al Maha* requires that a Clause 4.6 departure will have only adequately addressed Clause 4.6(3) if the consent authority is satisfied the matters have been demonstrated in the Clause 4.6 request itself- rather than forming a view by the consent authority itself. This Clause 4.6 request demonstrates the matters in Clause 4.6 (3).

The key tests or requirements arising from relevant court judgements are that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "consistent with" the objectives of the development standard and zone is not a requirement to "achieve" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.
- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*.
- When pursuing a clause 4.6 variation request it is appropriate to demonstrate environmental planning grounds that support any variation; and

In relation to the current proposal the keys are:

- Demonstrating that compliance with the standard is unreasonable and unnecessary in the circumstances
- Demonstrating that the development has sufficient environmental planning controls to justify the departure.

This Clause 4.6 Variation request deals with the maximum building height matters in turn below.

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ADDRESSING CLAUSE 4.6 PROVISIONS -HEIGHT

Clause 4.6 of the Parramatta Local Environmental Plan 2023 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3 which provide:

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

Clause 4.6 does not fetter the consent authority's discretion as to the numerical extent of the departure from the development standard. Each of the relevant provisions of Clause 4.6 are addressed in turn below.

CLAUSE 4.6(3)(A) - COMPLIANCE UNREASONABLE AND UNNECESSARY

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as:

The underlying objectives of the control are satisfied, known as the first way in the decision of *Wehbe v Pittwater Council* (2007) 156 LGERA 446;

Underlying Objectives are Satisfied

In *Wehbe v Pittwater* it was set out that compliance can be considered unreasonable or unnecessary where:

- (i) *The objectives of the standard are achieved notwithstanding non-compliance with the standard*

It is considered that this approach can be followed in this instance. The objectives of the building height development standard are stated as

- The objectives of this clause are as follows—*
- (a) *to provide appropriate height transitions between buildings,*
- (b) *to ensure that the height of buildings is compatible with the height of existing and desired future development in the surrounding area,*

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- (c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,
- (d) to reinforce and respect the existing character and scale of low density residential areas,
- (e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (f) to preserve historic views,
- (g) to maintain satisfactory sky exposure and daylight to –
 - (i) existing buildings in commercial centres, and
 - (ii) the sides and rear of tower forms, and
 - (iii) key areas of the public domain, including parks, streets and lanes.

The proposal remains consistent with the objectives based on the following:

- In relation to objective (a) the non-compliance to the building height has no bearing with the proportionality and character of nearby development and particularly so given it is entirely due to the provision of the lift overrun. The location of the lift overrun ensures that the height variation is not perceptible in any way and has no impact on residential amenity or the character of the area. Likewise, the setback of the lift overrun also ensures that there is no amenity impacts to neighbours, with the building largely consistent with the surrounds when viewed in context.

The proposed development incorporates a complying floor space ratio as per the provisions of the Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.

- In relation to objective (b) the overall height of the development presents as a compatible form of development to the anticipated built form that is emerging in the locality, noting that the majority of Keeler Street are several four to five storey residential flat buildings. The lift overrun is the only component of the building that exceeds the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.
- In relation to objective (c) there are no heritage items within the immediate vicinity of the site and the proposed breach will have no adverse impacts to an item. The proposed development is compatible with the streetscape.
- In relation to objective (d) the development as proposed is compatible with the existing and perceived character and scale of the locality having regard to the planning controls and the observed from the 4-5 storey residential flat buildings within the streetscape. The development will improve the appearance of the area and the height breach does not detract from the achievement of objective (d).

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- In relation to objective (e) due to appropriate architectural articulation, it will not have any adverse amenity impacts to the heritage item nor to the locality. In this regard it is noted:
 - The variation will unlikely be noticeable and will have no adverse impact on the physical bulk, height or scale of the development given the location of the breach, recessing of the top storey minimising the overall bulk and scale.
 - The variation will not lead to a reduction in solar penetration to adjoining properties, noting the subject site is within a commercial precinct and not within a residential area.
 - The proposed variation will not lead to view loss or interrupt views to and from the site.
 - The proposed variation will not lead to a reduction in privacy of neighbouring properties.
- In relation to objective (f) the proposed breach will not have any impact on historic views due to the location.
- In relation to objective (g) satisfactory solar access and sky exposure will be maintained. Noting there are no overshadow impacts to the neighbouring residential uses.

CLAUSE 4.6(3)(B) - SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS

Pain J held in *Four2Five vs Ashfield Council* [2015] NSWLEC 90 that to satisfy clause 4.6(3)(b), a clause 4.6 variation must do more than demonstrate that the development meets the objectives of the development standard and the zone – it must also demonstrate that there are other environmental planning grounds that justify contravening the development standard, being grounds that are specific to the site.

Pursuant to clause 4.6(3)(b) of the LEP, there are sufficient environmental planning grounds to justify the variation to the height development standard.

- The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.
- The proportion of the building that protrudes above the 17.5m height limit contains no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.
- The proposed development incorporates a complying floor space ratio as per

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the provisions of the Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.

- The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.
- The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.
- The proposed articulation of the built form will ensure that the additional building height will not be discernably noticeable from street level;
- The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.
- The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.
- The proposal will provide for a number of distinct public benefits:
 - Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.
 - Creation of jobs during the construction stage and the ongoing use of the premises;
 - Activation of the street level;
 - Provision of appropriate solar access to residents of the development;
 - Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.
 - The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances. The above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

Therefore, the current proposal is a suitable outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control to achieve a better design response on the site.

This breaching owing to a better design outcome on the site and is consistent with the

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following Objectives of the Environmental Planning and Assessment Act 1979:
(c) to promote the orderly and economic use and development of land,
(g) to promote good design and amenity of the built environment,

The minor breach to the height standard also does not generate any adverse amenity impacts to adjoining properties with regard to visual privacy or overshadowing given the lot orientation, zoning and careful design of the development.

Therefore, the current proposal is a preferred outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control on the site which demonstrates sufficient environmental planning grounds to support the departure.

CONCLUSION

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The proposal promotes the economic use and development of the land consistent with its zone and purpose.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

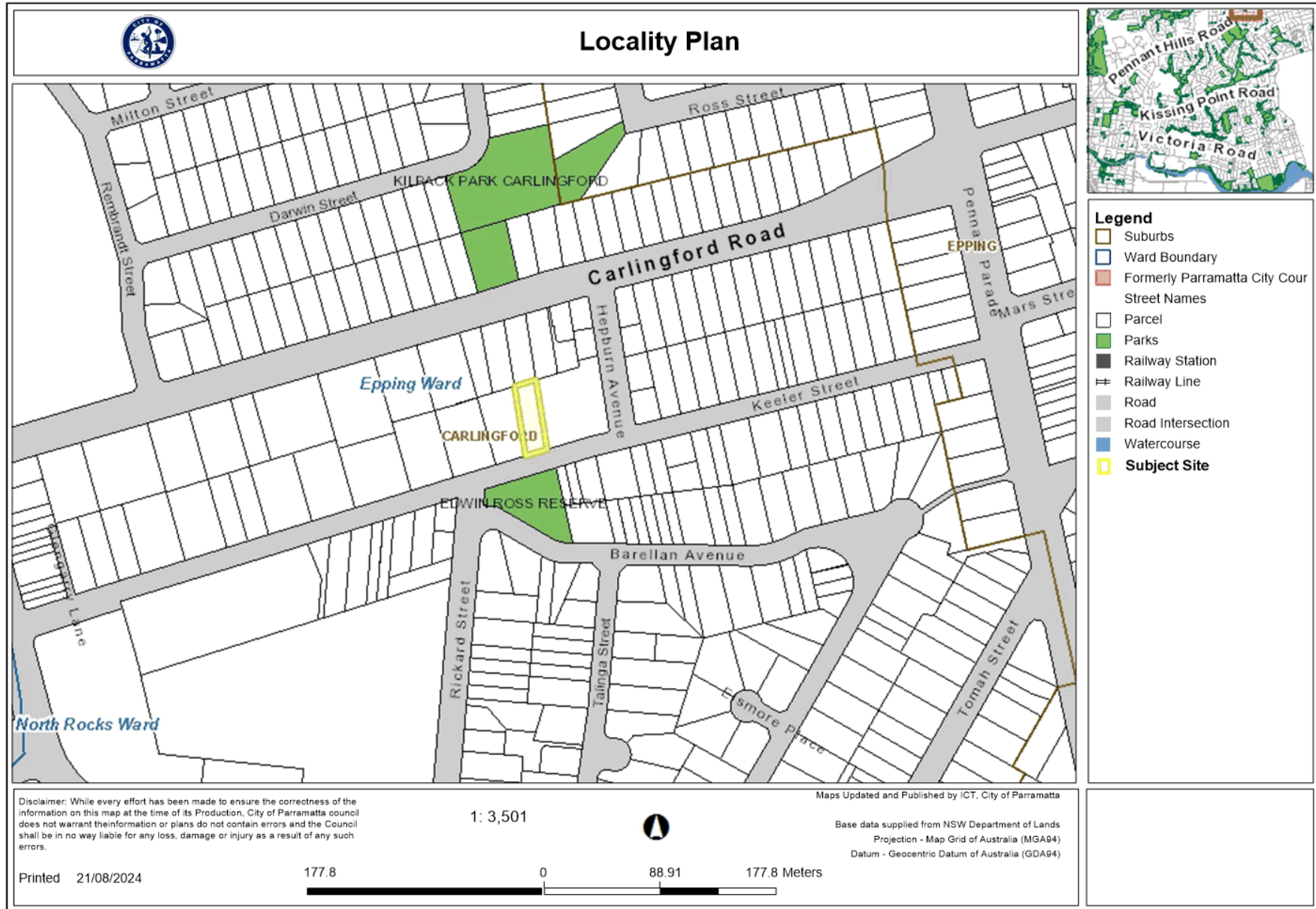
Strict compliance with the prescriptive maximum height requirement is unreasonable and unnecessary in the context of the proposal and its circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

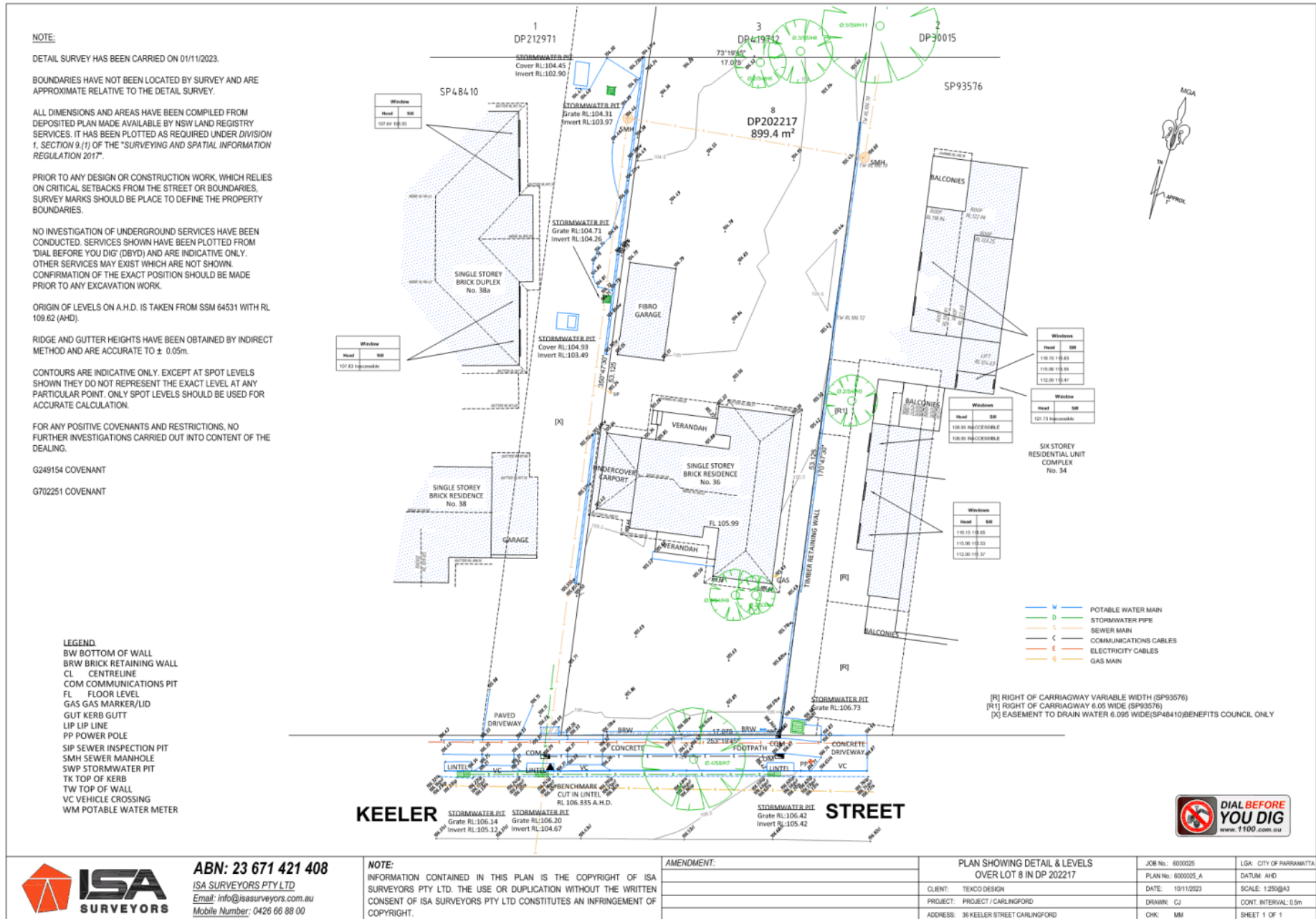
The objection is well founded and considering the absence of adverse environmental, social or economic impacts, it is requested that Council support the development including the departure to the maximum height control.

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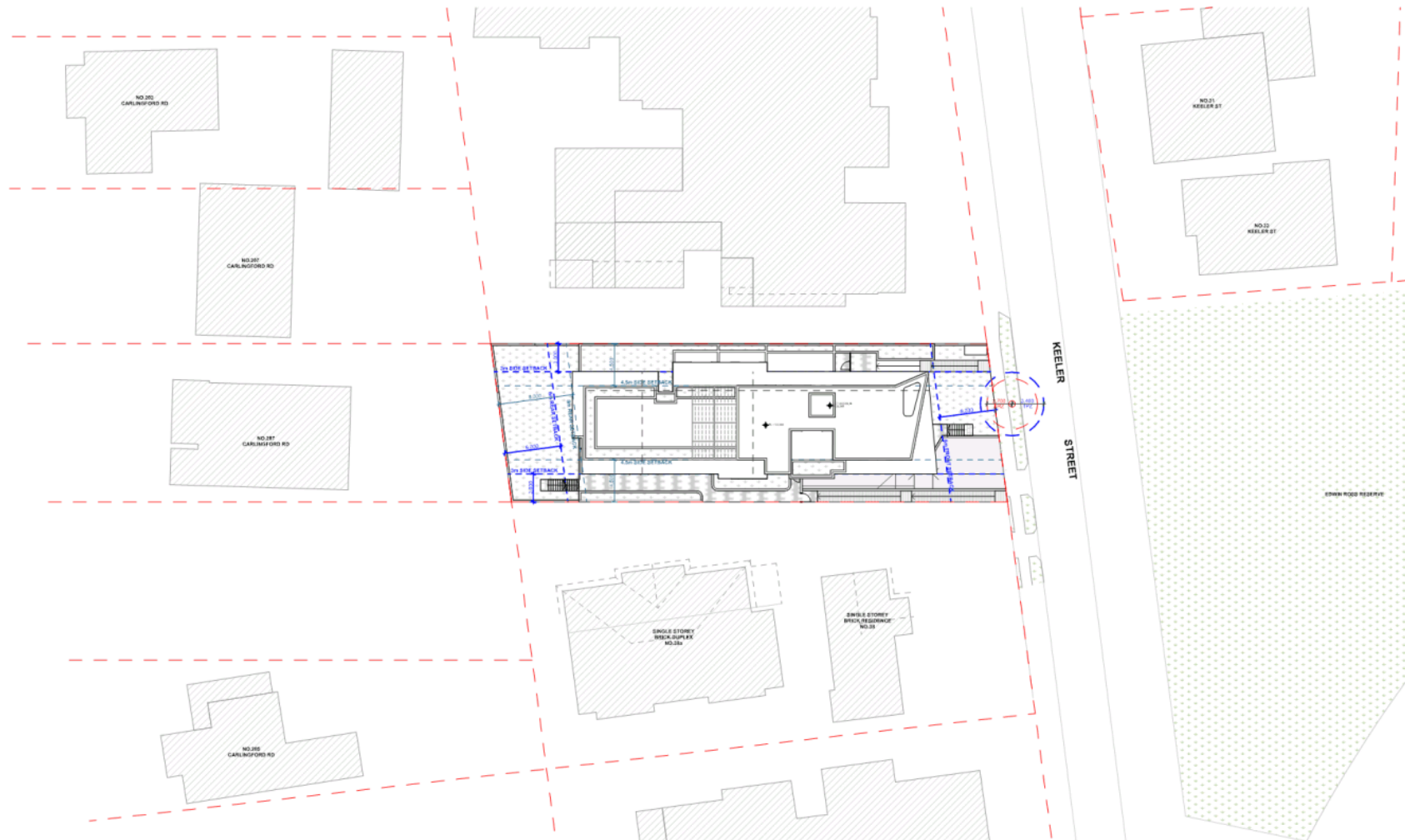








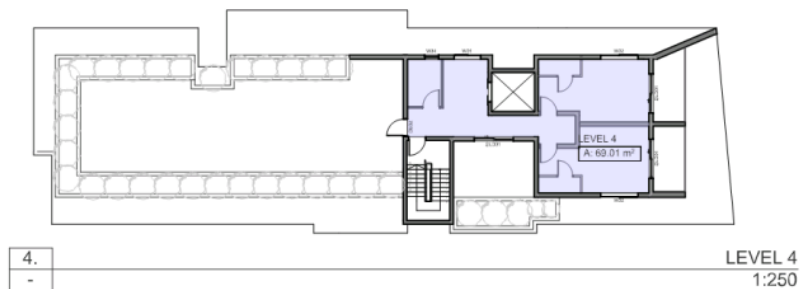
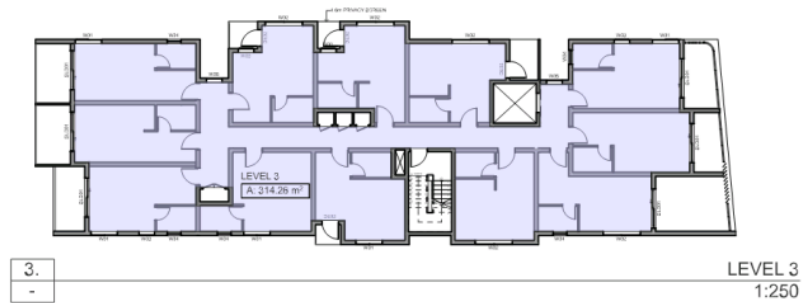
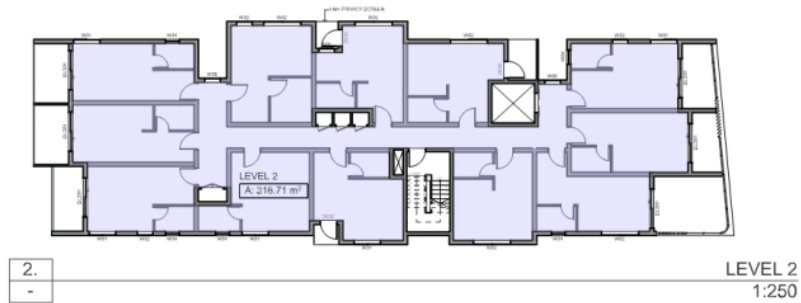
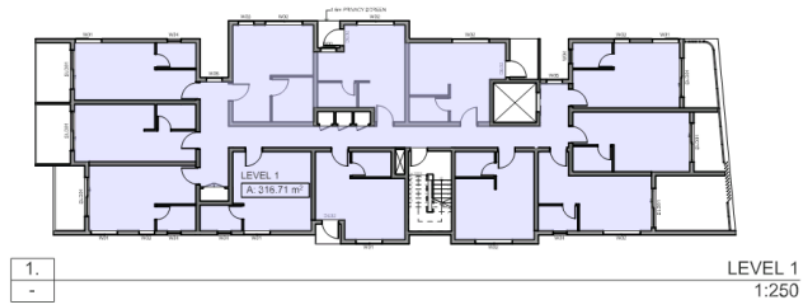
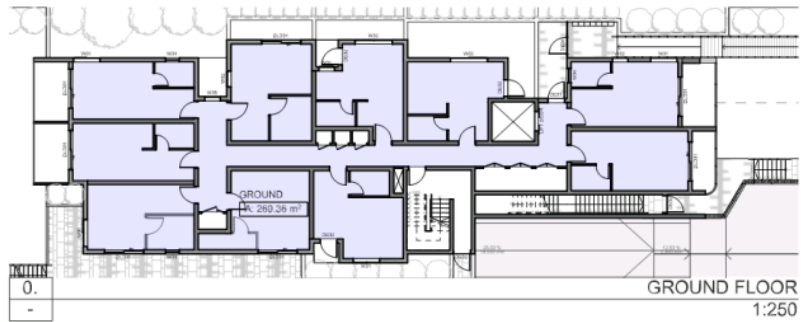
<p>NOTE</p> <p>The Author shall check all dimensions and levels on site prior to completion. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work which is subject to approval by Texco Design Pty Ltd.</p> <p>All boundaries and contours are subject to survey. Drawing of levels is Australian height datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.</p> <p>All necessary fees when we complete our professional design work.</p>	<p>Project Partners</p> <p>Refer to consultant documentation when attached</p> <table border="0"> <tr> <td>- Planning Consultant</td> <td>- PLANNING CONSULTANT</td> </tr> <tr> <td>- Structural Engineer</td> <td>- G2 CONSULTANTS</td> </tr> <tr> <td>- Landscape Architect</td> <td>- G2 CONSULTANTS</td> </tr> <tr> <td>- Traffic Engineer</td> <td>- G2 CONSULTANTS</td> </tr> <tr> <td>- Survey Consultant</td> <td>- G2 CONSULTANTS</td> </tr> <tr> <td>- Energy Consultant</td> <td>- ASB</td> </tr> <tr> <td>- Acoustic Consultant</td> <td>- ASB</td> </tr> <tr> <td>- Civil Consultant</td> <td>- EBC</td> </tr> <tr> <td>- BQ/M Consultant</td> <td>- BREC</td> </tr> </table>	- Planning Consultant	- PLANNING CONSULTANT	- Structural Engineer	- G2 CONSULTANTS	- Landscape Architect	- G2 CONSULTANTS	- Traffic Engineer	- G2 CONSULTANTS	- Survey Consultant	- G2 CONSULTANTS	- Energy Consultant	- ASB	- Acoustic Consultant	- ASB	- Civil Consultant	- EBC	- BQ/M Consultant	- BREC	<table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Author</th> <th>Rev</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>19/11/2024</td> <td></td> <td>36 KEELER ST</td> </tr> <tr> <td>A</td> <td>16/09/2024</td> <td></td> <td>36 KEELER ST</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Issue	Date	Author	Rev	B	19/11/2024		36 KEELER ST	A	16/09/2024		36 KEELER ST																																	<p>Project Designer</p> <p>TEXCO DESIGN</p> <p>North Ave 1, NEW AFB 11248 P: 487 438 934 930 E: info@texco.design.com.au</p>	<p>Drawn Checked L1 L2 Revision Date: 15/05/2024 Project No: 2516 Project Status: DA</p> <p>Client: ENHANCE PROJECT Site: 36 KEELER ST CARLINGFORD NSW Climate Zone: S Wind Region: A</p>	<p>PAPER A3 1:350</p>	<p>DRAWING TITLE: GENERAL STREETSCAPE ANALYSIS</p> <p>PROJECT NAME: 36 KEELER ST, CARLINGFORD</p>	<p>REVISION NO. A</p> <p>DRAWING NO. 006</p>
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<p>NOTE</p> <p>The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes if they are not provided by the Author. This drawing reflects a design by Texco Design Pty Ltd and it is to be used only for work which is authorized in writing by Texco Design Pty Ltd.</p> <p>All boundaries and contours are subject to survey drawing. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.</p> <p>All measurements taken unless otherwise specified. Copyright 2014.</p>	<p>Project Partners</p> <p>Refer to construction documentation when attached</p> <table border="0"> <tr> <td>Planning Consultant</td> <td>PLANNING CONSULTANTS</td> </tr> <tr> <td>Structural Engineer</td> <td>CSO CONSULTANTS</td> </tr> <tr> <td>Architect</td> <td>TEXCO DESIGN</td> </tr> <tr> <td>Traffic Engineer</td> <td>POD CONSULTANTS</td> </tr> <tr> <td>Survey Consultant</td> <td>CONRAD</td> </tr> <tr> <td>Arms Consultant</td> <td>AMS</td> </tr> <tr> <td>Arms Consultant</td> <td>AMS</td> </tr> <tr> <td>Soil Consultant</td> <td>ERS</td> </tr> <tr> <td>BMV Consultant</td> <td>ANEC</td> </tr> </table>	Planning Consultant	PLANNING CONSULTANTS	Structural Engineer	CSO CONSULTANTS	Architect	TEXCO DESIGN	Traffic Engineer	POD CONSULTANTS	Survey Consultant	CONRAD	Arms Consultant	AMS	Arms Consultant	AMS	Soil Consultant	ERS	BMV Consultant	ANEC	<table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Approved by</th> <th>Rev. Note</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>15/05/2014</td> <td></td> <td>ISSUE FOR QA</td> </tr> </tbody> </table>	Issue	Date	Approved by	Rev. Note	A	15/05/2014		ISSUE FOR QA	<p>Project Designer</p> <p>TEXCO DESIGN</p> <p>North Arch: NEW ARCH 11248 © 481 433 934 933</p>	<p>Drawn / Checked: LL / LZ Revision Date: 15/05/2014 Project No: 25716 Project Status: QA</p> <p>Client: ENHANCE PROJECT Site: 36 KEELER ST CARLINGFORD NSW Climate Zone: S Wind Region: A</p>	<p>PAPER: A3 1:400</p>	<p>DRAWING TITLE: GENERAL SITE PLAN</p> <p>PROJECT NAME: 36 KEELER ST, CARLINGFORD</p>	<p>REVISION NO: A</p> <p>DRAWING NO: 007</p>
		Planning Consultant	PLANNING CONSULTANTS																														
Structural Engineer	CSO CONSULTANTS																																
Architect	TEXCO DESIGN																																
Traffic Engineer	POD CONSULTANTS																																
Survey Consultant	CONRAD																																
Arms Consultant	AMS																																
Arms Consultant	AMS																																
Soil Consultant	ERS																																
BMV Consultant	ANEC																																
Issue	Date	Approved by	Rev. Note																														
A	15/05/2014		ISSUE FOR QA																														
<p>© 2014 Texco Design Pty Ltd</p>																																	



GFA CALCULATION	
FLOOR	AREA
GROUND	269.36
LEVEL 1	316.71
LEVEL 2	316.71
LEVEL 3	314.26
LEVEL 4	69.01
	1,286.05 m²

SITE AREA: 899.4 m²
 PERMISSIBLE FSR: 1.3:1 + 10% BONUS (CO-LIVING) = 1.43:1
 PERMISSIBLE GFA: 1,286.142 m²

PROPOSED GFA: 1,286.05 m²
 PROPOSED FSR: 1.42:1

DOUBLE ROOM: 44
 CLA ROOM: 5

GFA CALCULATION

NOTE
 The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make drawings. Drawings shall not be used for construction purposes without the author's consent. This drawing reflects a design by the Author. It is not to be used for any work without the author's consent. All dimensions and contents are subject to survey drawing. All levels to Australian height datum, A.S.D. is the contractor's responsibility to verify all measurements on site and location of any services prior to work on site.
 All documents hereon are subject to the Australian Copyright Laws.

Project Partners
 Refer to consultant documentation when attached

Author	Checked	Reviewed by	Rev. No.
A	7/8/2024		
A	10/8/2024	NEE/PW/SK	

Project Designer



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Drawn / Checked	LL / LZ
Revision Date	15/05/2024
Project NO.	2516
Project Status	2A
Client	ENHANCE PROJECT
Site	26 KEELER ST CARLINGSFORD NSW
Climate Zone	5
Wind Region	A

PAPER	DRAWING TITLE	REVISION NO.
A3	GENERAL GFA CALCULATION	A
1:250, 1:1	PROJECT NAME: 36 KEELER ST, CARLINGSFORD	DRAWING NO. 008



NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes until approved by construction. This drawing reflects a design by Tecco Design Pty Ltd. It is to be used only for work which is subject to the contract. All dimensions and levels are subject to survey. All levels to Australian Height Datum, AHD, is the construction responsibility to confirm all measurements on site and location of any services prior to work on site.

All measurements taken within one metre of the Australian Copyright Lines.

Project Partners

Refer to consultant documentation for an attached

- Planning Consultant PL ANNALS ARCHITECTURE
- Structural Engineer G22 CONSULTANTS
- Architectural Designer G22 CONSULTANTS
- Traffic Engineer PSD CONSULTANTS
- Demolition Consultant G22 CONSULTANTS
- Arms Consultant ABE
- Asbestos Consultant MCA
- Soil Consultant EFC
- BMV Consultant ANEC

Issue	Description	Reviewed by	Date
A	001/002		
A	003/004	NEEK/PW/SK	

Project Designer

E: info@teccodesign.com.au



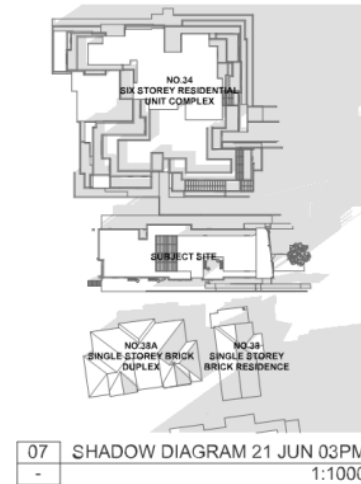
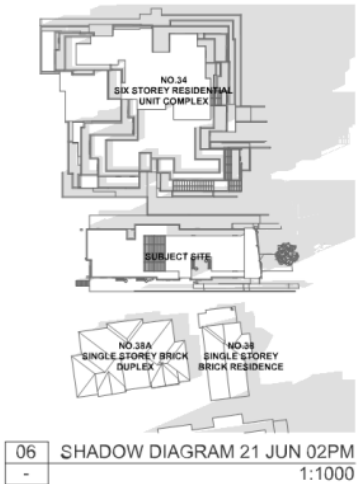
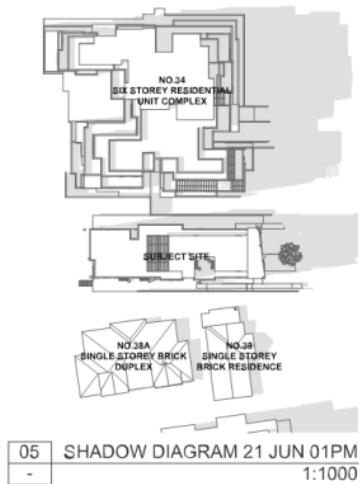
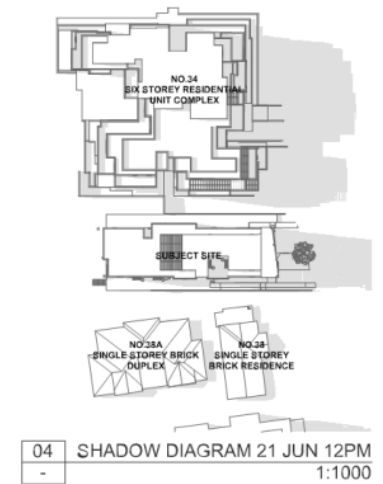
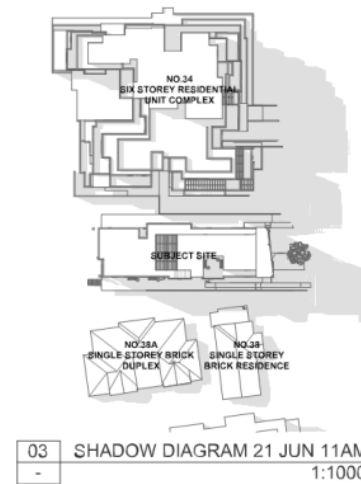
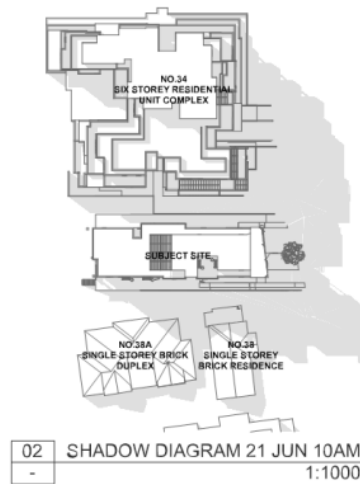
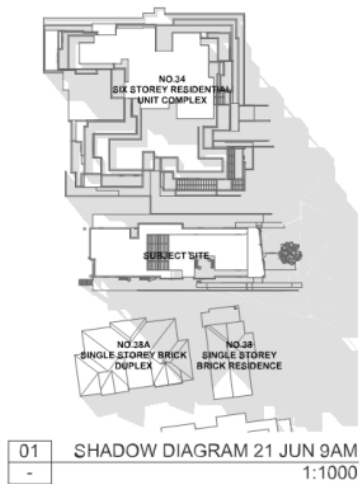
Drawn / Checked: LL / LZ
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: A
 Wind Region: A

PAPER: A3
 1:600

DRAWING TITLE: GENERAL SUN EYE DIAGRAM - 21ST JUNE
 PROJECT NAME: 36 KEELER ST, CARLINGFORD

REVISION NO: A
 DRAWING NO: 013



NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the author's consent. This drawing reflects a design by the Author. It is not to be used for any work without the author's written consent. The Author shall not be held responsible for any errors or omissions in this drawing.

All buildings and contents are subject to survey drawing. All levels to Australian height datum, AHD, is the contractor's responsibility to confirm all measurements on site and location of any services prior to work on site.

All measurements taken within one subject to the Australian Copyright Laws.

Project Partners

Refer to contract documentation when relevant

- Planning Consultant: PLANNING INTELLIGENCE
- Structural Engineer: G2 CONSULTANTS
- Architect: ARCHITECTURE
- Traffic Engineer: P2 CONSULTANTS
- Surveying Consultant: SURVEYING
- Energy Consultant: AEG
- Acoustic Consultant: AEC
- Soil Consultant: SMC CONSULTANTS
- Water Consultant: WET

Rev	Description	Author	Check	Date
01	ISSUED			15/05/2024
02	REVISION			

Rev	Description	Author	Check	Date
01	ISSUED			15/05/2024
02	REVISION			

Project Designer

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Drawn / Checked: L.L.T.Z.
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA
 Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGSFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:1,000

DRAWING TITLE: GENERAL SHADOW DIAGRAM - 21ST JUNE
 PROJECT NAME: 36 KEELER ST, CARLINGSFORD

REVISION NO: A
 DRAWING NO: 014



NOTE

This drawing shall show all dimensions and levels to be used for construction. Verify any errors, discrepancies or omissions in the working. Make no written alterations, only the red lines changes. Drawings shall not be used for construction purposes until approved for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work which is subject to approval by the Council of the City of Newcastle. All dimensions and levels are subject to survey. Drawing shall be used to facilitate design only, it is the contractor's responsibility to confirm all measurements, set out and locations of any services prior to work on site. All dimensions here unless otherwise specified. Copyright 2018.

Project Partners

Refer to consultant documentation when directed

Planning Consultant	PLANNING ARCHITECTURE
Structural Engineer	CS CONSULTANTS
Architect	TEXCO DESIGN
Landscaper	LANDSCAPE ARCHITECTURE
Lighting Designer	PO CONSULTANTS
Demolition Contractor	DEMOLITION
General Contractor	ABC
Architectural Contractor	ABC
Structural Contractor	ABC
Electrical Contractor	ABC
Mechanical Contractor	ABC

Sheet	Description	Date
A	GENERAL	15/05/2018
A	SECTION	15/05/2018

Project Designer

TEXCO DESIGN
 10/100
 North Ave, NEW ARR 15248
 Ph: 487 433 934 930
 E: info@texcodesign.com.au

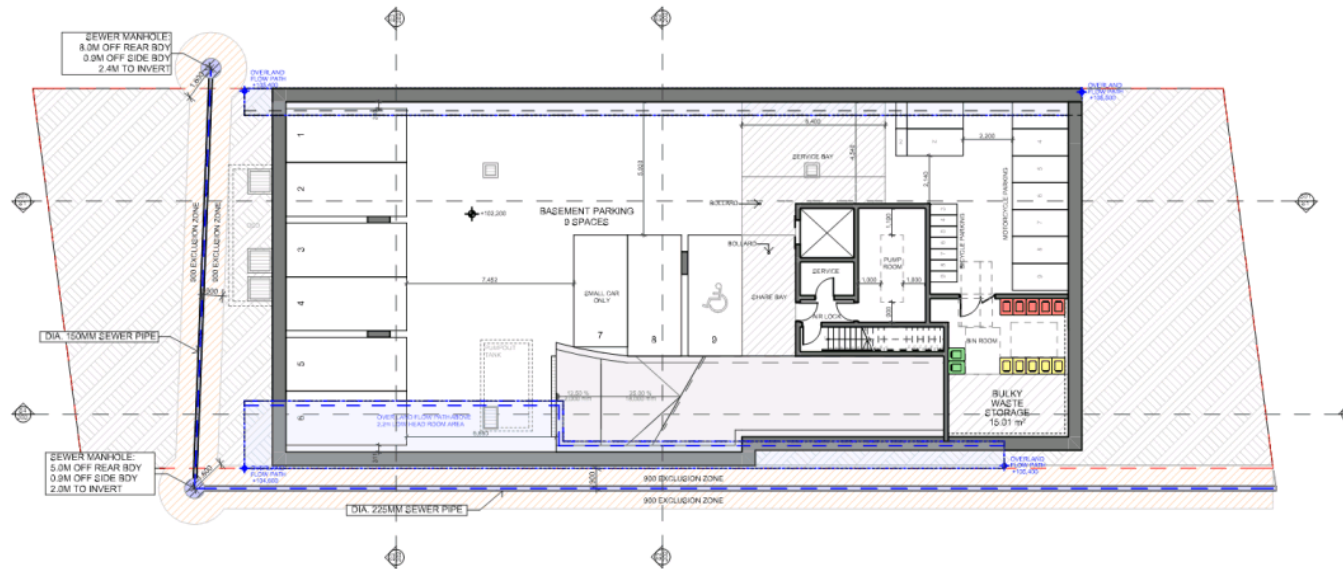


Drawn / Checked: L.L. / E.Z.
 Revision Date: 15/05/2018
 Project No: 2018
 Project Status: DA
 Client: ENHANCE PROJECT
 Site: 26 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:1
 1:100

DRAWING TITLE: GENERAL HEIGHT LIMIT DIAGRAM
PROJECT NAME: 36 KEELER ST, CARLINGFORD

REVISION NO: A
 DRAWING NO: 015



-1.
-

BASEMENT 1
1:200

NOTE

The Planner shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes if altered by construction. This drawing reflects a design by the Planner. It is not to be used for work when authorized in writing by the Planner. All dimensions and contents are subject to survey drawing. All levels to Australian Height Datum, AHD, is to be confirmed immediately to ground at measurements on site and locations of any services prior to work on site. All measurements taken within one subject to the Australian Copyright Laws.

Project Partners

Refer to consultant documentation when relevant

- Planning Consultant: PLANNING MOBILITY
- Structural Engineer: CSO CONSULTANTS
- Landscaping Design: LANDSCAPE DESIGN
- Traffic Engineer: TSC CONSULTANTS
- Structural Consultant: CSO CONSULTANTS
- Architect Consultant: A&S
- Architect Consultant: A&S
- Architect Consultant: A&S
- Architect Consultant: A&S
- Architect Consultant: A&S

Rev	Description	Author	Check	Date
01	ISSUED FOR PERMIT
02
03

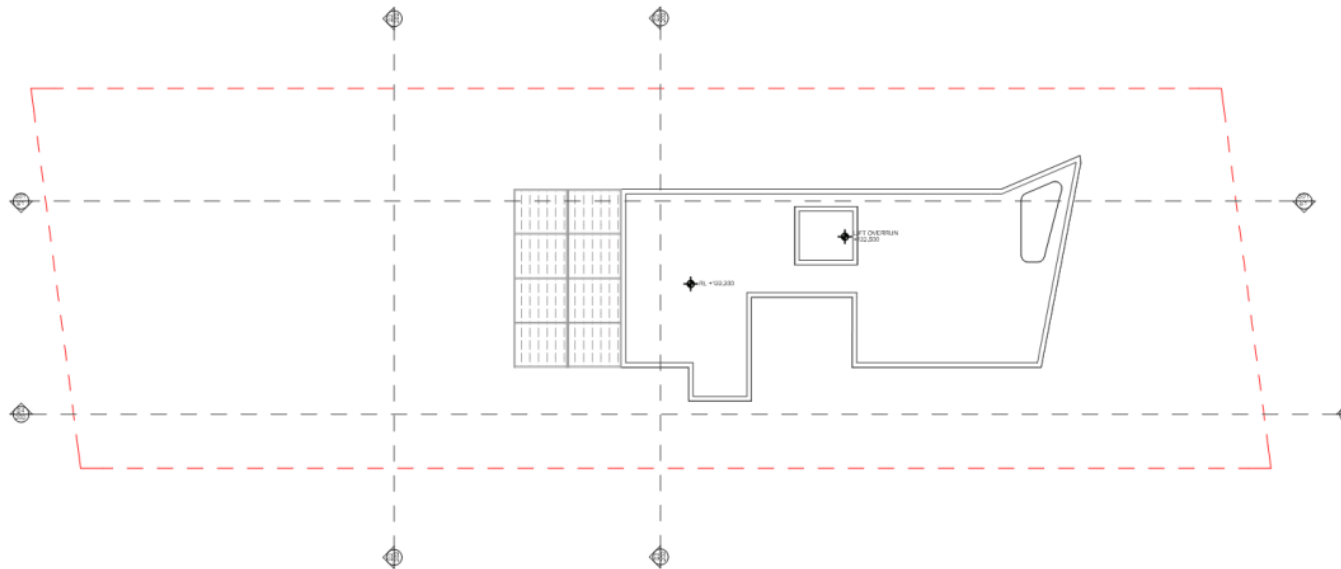
Project Designer

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Drawn / Checked: LL / LZ
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA
 Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER A3 1:200	DRAWING TITLE: PLANS BASEMENT 1 PLAN	REVISION NO: A
	PROJECT NAME: 36 KEELER ST, CARLINGFORD	DRAWING NO: 101



5.
-

ROOF
1:200

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes if they are not coordinated. This drawing reflects a design by Texas Design Pty Ltd and is to be used only for work when authorized in writing by Texas Design Pty Ltd.
All boundaries and contours are subject to survey drawing. All levels to Australian height datum, i.e. is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents have within the subject the Australian Copyright Laws.

Project Partners

Refer to consultant documentation when relevant

Planning Consultant	PLANNING CONSULTANTS
Structural Engineer	CSO CONSULTANTS
Landscaping Design	CONCRETE
Traffic Engineer	PGS CONSULTANTS
Structural Consultant	CONCRETE
Access Consultant	ASG
Architect Consultant	NSA
MEP Consultant	TEC
BIM Consultant	ANEC

Issue	Date	Reviewed by	Rev. Note
1	24/03/2024		
2	24/03/2024		
3	19/03/2024		
4	16/03/2024		
5	16/03/2024		REDESIGN

Project Designer

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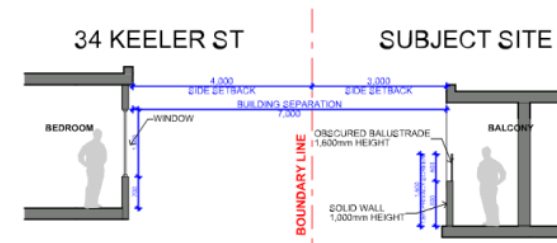


Drawn | Checked | L.L. | T.Z.
 Revision Date: 15/05/2024
 Project NO: 2516
 Project Status: QA
 Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:200

DRAWING TITLE:
 PLANS
 ROOF FLOOR PLAN
PROJECT NAME:
 36 KEELER ST,
 CARLINGFORD

REVISION NO:
A
 DRAWING NO:
107



00 - PRIVACY SCREEN 1:100



E01 - EAST ELEVATION 1:200

NOTE

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All measurements taken unless otherwise specified. Copyright 2014.

Project Partners

Refer to contract documentation for an attached list of project partners.

- Planning Consultant: PLANNING MOBILITY
- Structural Engineer: G2 CONSULTANTS
- Architect: ARCHITECTURE
- Interior Designer: INTERIOR DESIGN
- Energy Consultant: ENERGY CONSULTANTS
- Acoustic Consultant: ACOUSTIC CONSULTANTS
- Lighting Consultant: LIGHTING CONSULTANTS
- MEP Consultant: MEP CONSULTANTS

Sheet	Description	Revision	Date
A	36 KEELER ST, CARLINGFORD	1	15/05/2014

Project Designer

TEXCO DESIGN
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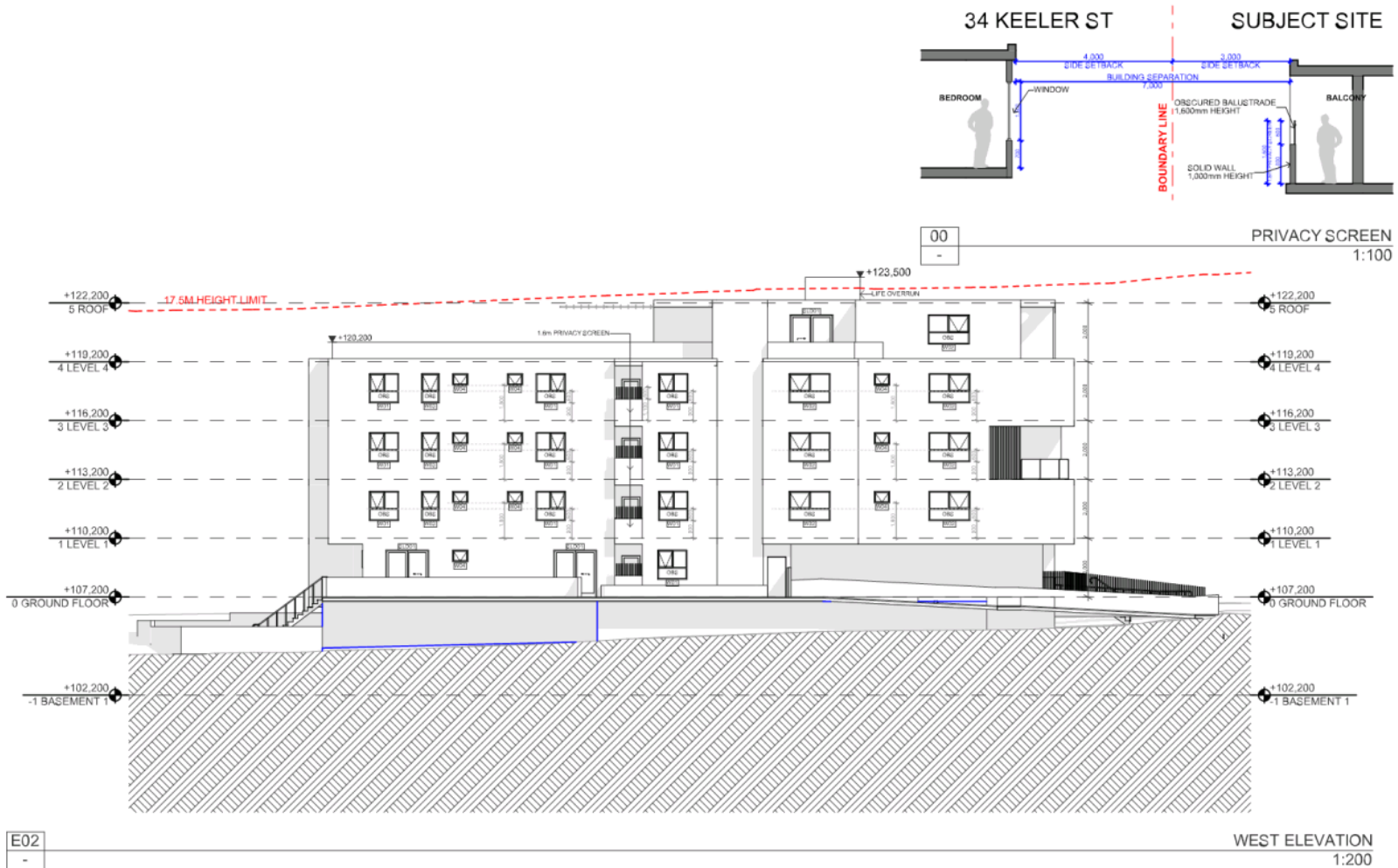
Drawn / Checked: LL / LZ
 Revision Date: 15/05/2014
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 Scale: 1:200, 1:100

DRAWING TITLE: ELEVATION EAST ELEVATION
 PROJECT NAME: 36 KEELER ST, CARLINGFORD

REVISION NO: A
 DRAWING NO: 201



NOTE

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Project Partners

- | | |
|--------------------------|----------------------|
| Planning Consultant | PLANNING MOBILITY |
| Structural Engineer | CSI CONSULTANTS |
| Landscaping Designer | LANDSCAPE DESIGN |
| Traffic Engineer | TRIP CONSULTANTS |
| Structural Consultant | CSI CONSULTANTS |
| Energy Consultant | ENERGY CONSULTANTS |
| Architectural Consultant | ARCHITECTURAL DESIGN |
| MEP Consultant | MEP CONSULTANTS |
| Signage Consultant | SIGNAGE CONSULTANTS |

Issue	Date	Author	Rev
A	15/05/2024	TECCO DESIGN	01

Project Designer

TEXCO DESIGN
 Nam Arch: NEW ARCH 11248
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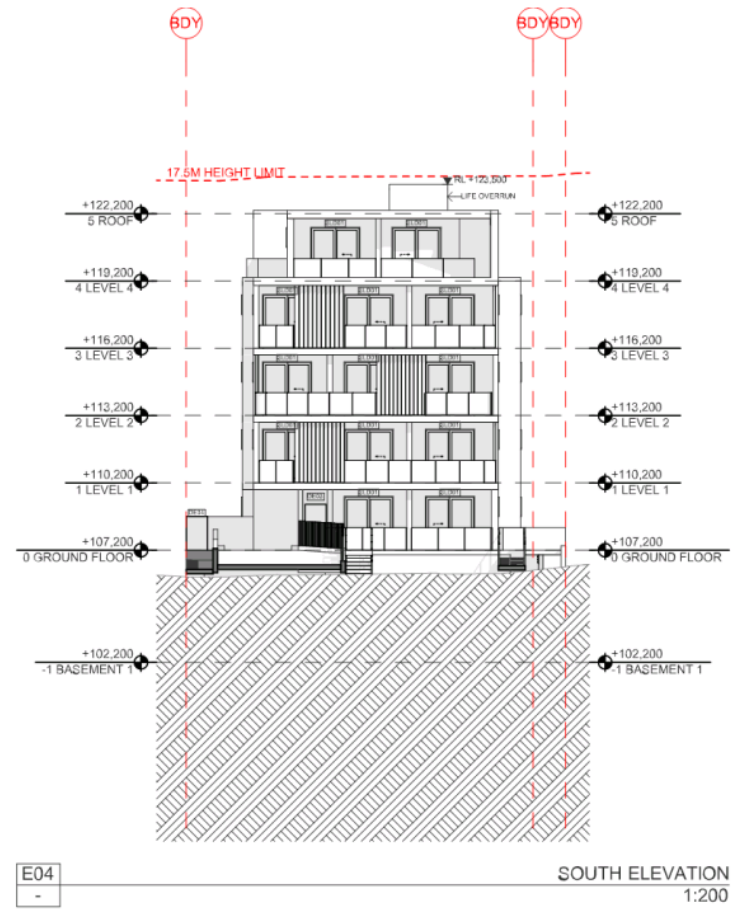
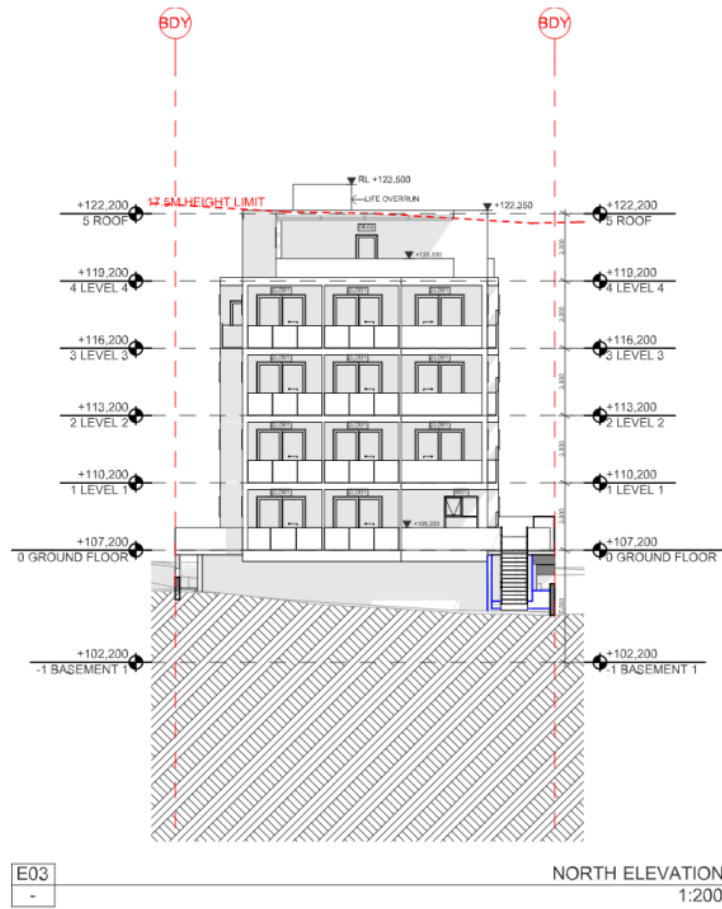


Drawn / Checked: LL / LZ
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA
 Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:200
 1:100

DRAWING TITLE: ELEVATION WEST ELEVATION
 PROJECT NAME: 36 KEELER ST, CARLINGFORD

REVISION NO: A
 DRAWING NO: 202



NOTE

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All boundaries and contours are subject to survey. Drawing is based on Australian height datum, AHD. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All measurements taken unless otherwise specified. Copyright 2016.

Project Partners

Refer to contract for documentation of an elevated

- Planning Consultant PLANNING MOBILITY
- Structural Engineer G2 CONSULTANTS
- Architectural Designer ARCHITECTURE
- Building Engineer PSY CONSULTANTS
- Structural Engineer G2 CONSULTANTS
- Energy Consultant ABE
- Acoustic Consultant ABE
- Soil Consultant ABE
- BMV Consultant ABE

Issue	Author	Reviewed by	Date
A	7/28/2016		
A	15/05/2016	HELEN FORD	

Project Designer

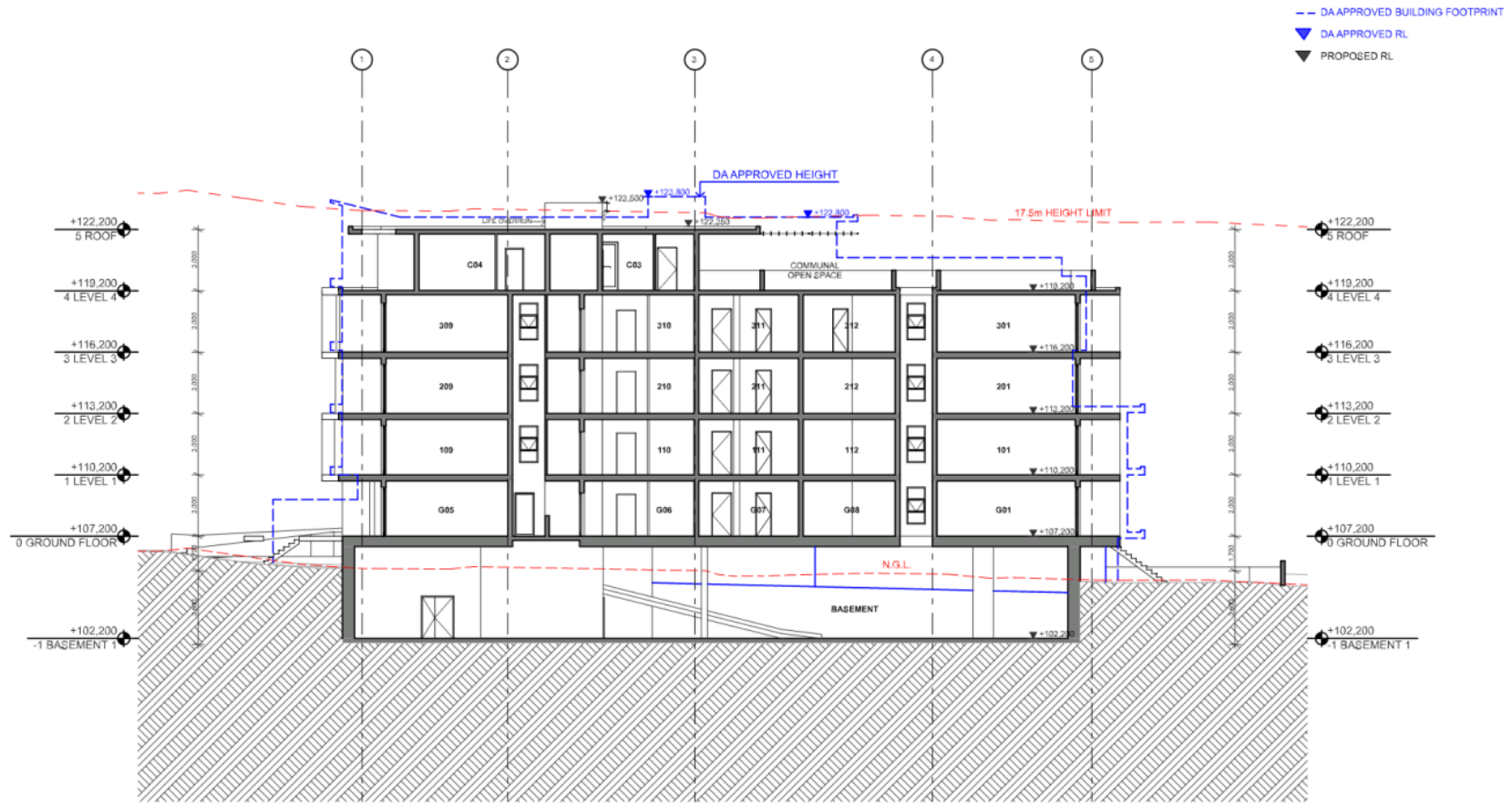
TEXCO DESIGN
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Drawn / Checked: L.L.I.Z.
 Revision Date: 15/05/2016
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER A3 1:200	DRAWING TITLE: ELEVATION NORTH & SOUTH ELEVATION	REVISION NO. A
	PROJECT NAME: 36 KEELER ST, CARLINGFORD	DRAWING NO. 203



S1
-

SECTION A
1:200

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make drawings. Drawings shall not be used for construction purposes without the author's consent. This drawing is for design purposes only. It is not to be used for work without the author's consent. All dimensions and levels are subject to survey. Drawing. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All measurements taken unless otherwise specified. Copyright 2014.

Project Partners

Refer to contract documentation for an attached list of project partners.

- Planning Consultant: PLANNING CONSULTANTS
- Structural Engineer: G2 CONSULTANTS
- Architect: ARCHITECTS
- Surveyor: SURVEYORS
- Quantity Surveyor: QUANTITY SURVEYORS
- Contract Administrator: CONTRACT ADMINISTRATORS
- Construction Manager: CONSTRUCTION MANAGERS
- Principal Contractor: PRINCIPAL CONTRACTORS
- Subcontractors: SUBCONTRACTORS

Rev	Description	Author	Check	Date
1	ISSUED FOR PERMIT	TEKNO	TEKNO	15/05/2014
2	REVISED	TEKNO	TEKNO	15/05/2014

Project Designer

TEKNO DESIGN
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 E: info@tekno.design.com.au



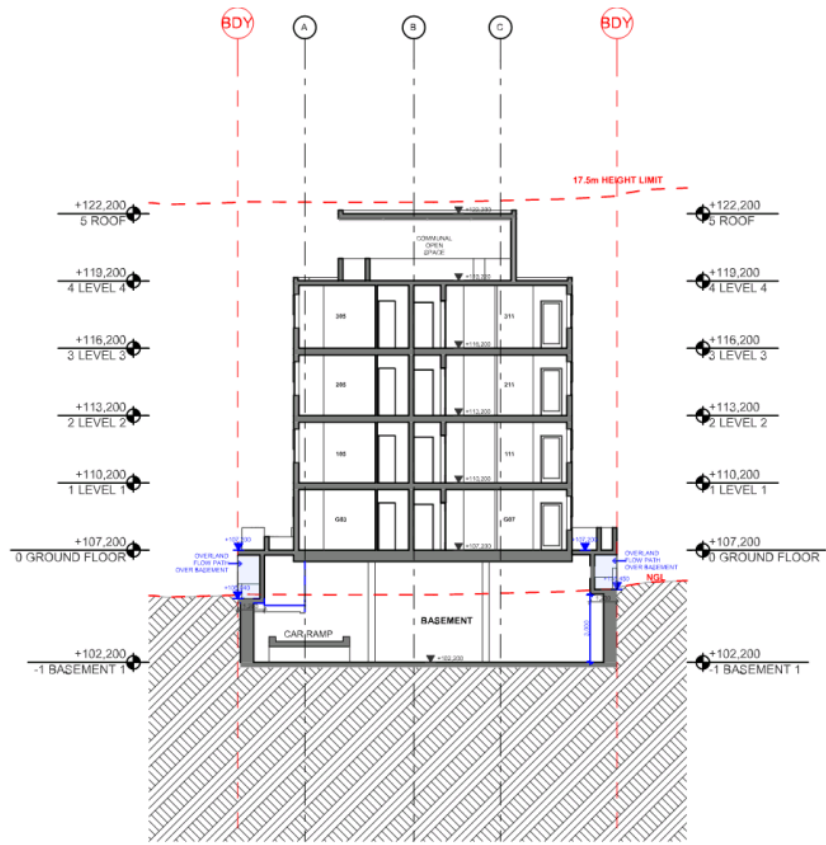
Drawn / Checked: L.L. / L.Z.
 Revision Date: 15/05/2014
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

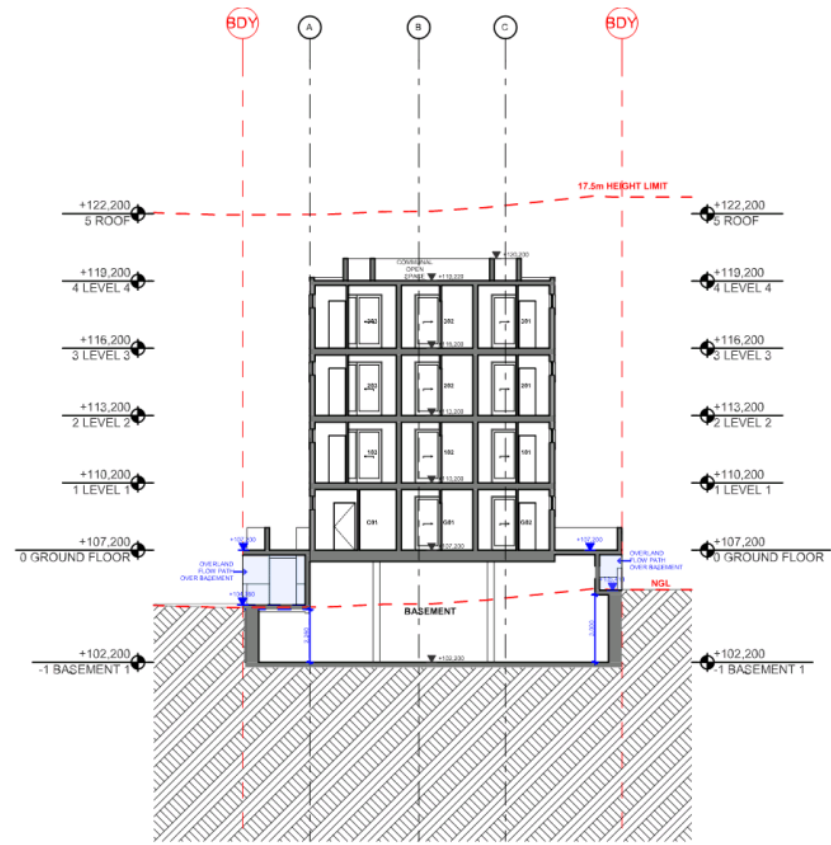
PAPER: A3
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DRAWING TITLE: SECTION 01
 PROJECT NAME: 36 KEELER ST, CARLINGFORD

REVISION NO: A
 DRAWING NO: 301



SECTION B
1:200



SECTION C
1:200

S2
-

S3
-

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written instructions only. Do not make drawings. Drawings shall not be used for construction purposes. This drawing reflects a design for future design. It is not to be used for work which is subject to change by the client. All dimensions and levels are subject to survey. Drawing. All levels to Australian height datum, AHD. It is the contractor's responsibility to confirm all measurements on site and coordinate any variance prior to work on site.

All measurements taken unless otherwise specified. Copyright 2014.

Project Partners

Refer to consultants' documentation for an attached

- Planning Consultant: PLANNING INTEGRITY
- Structural Engineer: G2 CONSULTANTS
- Architect: TEXCO DESIGN
- Traffic Engineer: P2 CONSULTANTS
- Geotechnical Consultant: G2 CONSULTANTS
- Energy Consultant: ABE
- Acoustic Consultant: ABE
- Lighting Consultant: ABE
- BIM Consultant: ABE

Issue	Drawn by	Reviewed by	Date
A	7481000		
A	0500004		06/07/2014

Project Designer

E: info@texco.design.com.au



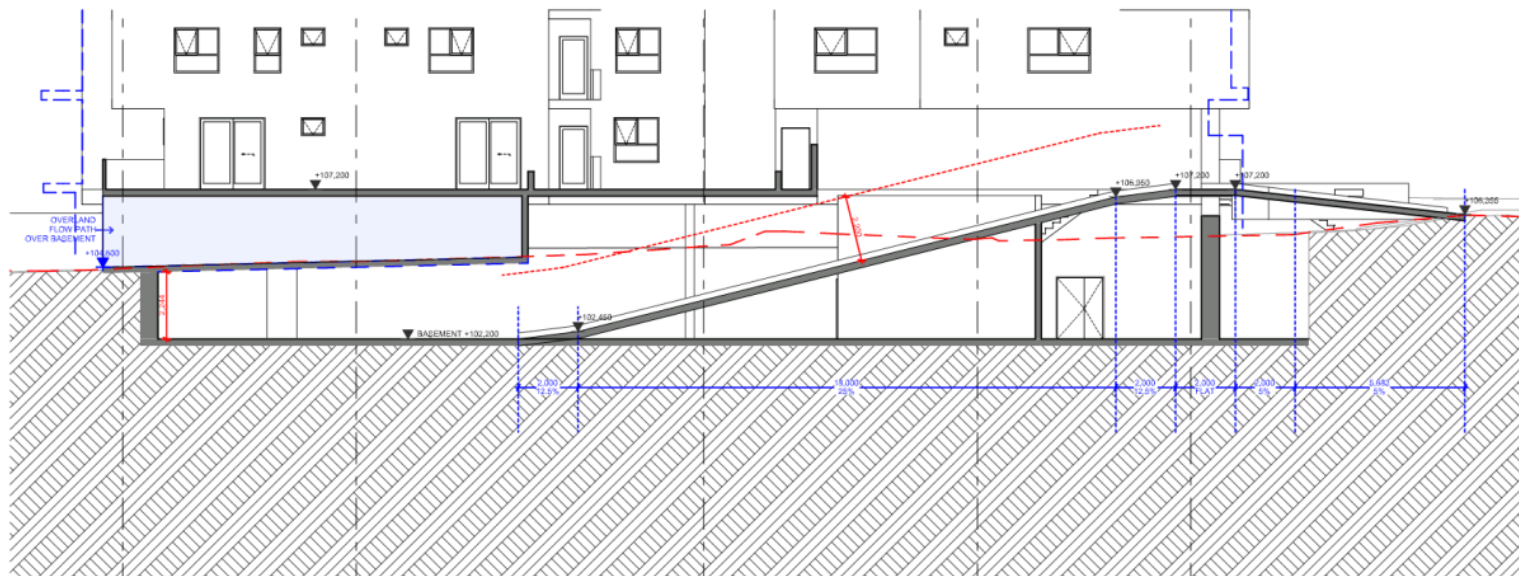
Drawn / Checked: LL / LZ
 Revision Date: 15/05/2014
 Project NO: 2516
 Project Status: 04

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGSFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:200

DRAWING TITLE: SECTION 02
 PROJECT NAME: 36 KEELER ST, CARLINGSFORD

REVISION NO: A
 DRAWING NO: 302



S4
-

RAMP SECTION
1:150

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes if they are not coordinated. This drawing reflects a design by Tetra Tech Pty Ltd and it is to be used only for work which is authorized in writing by Tetra Tech Pty Ltd.

All boundaries and contours are subject to survey. All levels to Australian Height Datum, i.e. the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All necessary fees where we subject to the applicable Copyright Laws.

Project Partners

Refer to contract documentation for an attached

Planning Consultant	PLANNING MOBILITY
Structural Engineer	CSO CONSULTANTS
Landscaping Design	TERRACONCEPT
Traffic Engineer	PSY CONSULTANTS
Structural Consultant	CONCRETE
Arms Consultant	AMS
Arms Consultant	AMS
Arms Consultant	AMS
Arms Consultant	AMS

Issue	Date	Author	Rev
B	24/03/2024		
A	05/03/2024		RECEIVED

Project Designer

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 Natl Arch: NSW ARB 11248
 P: 487 433 934 930
 E: info@texco.design.com.au



Drawn / Checked: L.L. TZ
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGSFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:150

DRAWING TITLE:
 SECTION SECTION 03

PROJECT NAME:
 36 KEELER ST, CARLINGSFORD

REVISION NO:
A

DRAWING NO:
303



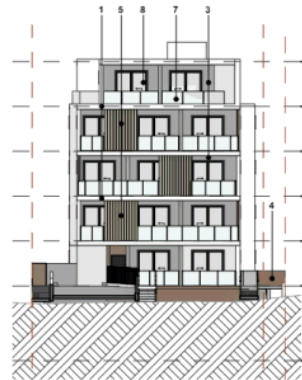
1. RENDER & PAINT: DULUX VIVID WHITE OR SIMILAR
 2. RENDER & PAINT: DULUX OWL WING OR SIMILAR
 3. RENDER & PAINT: DULUX TRANQUIL RETREAT OR SIMILAR
 4. RENDER & PAINT: DULUX BATON OR SIMILAR



5. ALUMINUM LOUVRES WITH TIMBER LOOKING OR EQUIVALENT
 6. VERTICAL BLADE ALUMINUM FENCE / BALUSTRADE WITH SIMILAR LOOK



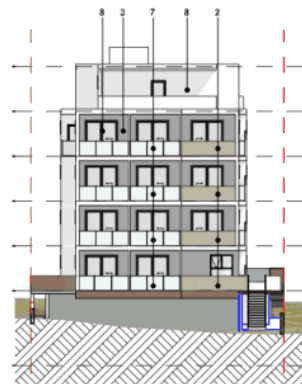
7. GLASS BALUSTRADE OR SIMILAR LOOK
 8. ALUMINUM FRAMED WINDOWS AND DOORS: POWDERCOATED BLACK OR SIMILAR



MS01 SOUTH ELEVATION
 1:300



MS03 EAST ELEVATION
 1:300



MS02 NORTH ELEVATION
 1:300



MS04 WEST ELEVATION
 1:300

NOTE
 The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the author's consent. This drawing reflects a design by the Author. It is not to be used for any work without the author's consent. All materials and finishes are subject to supply. Drawing. All levels to Australian Height Datum, i.e. the construction responsibility to provide all measurements, on site and elsewhere of any services prior to work on site.
 All drawings have been reviewed and approved by the Author. Copyright 2018.

Project Partners
 Refer to consultant documentation for an attached
 Planning Consultant: PLANNING CONSULTANTS
 Structural Engineer: G.D. COLLINS ENGINEERS
 Civil Engineer: CIVIL ENGINEERS
 Traffic Engineer: TRANSPORT ENGINEERS
 Survey Consultant: SURVEY CONSULTANTS
 Access Consultant: ACCESS CONSULTANTS
 Archaic Consultant: ARCHAIC CONSULTANTS
 Risk Consultant: RISK CONSULTANTS
 BMS Consultant: BMS CONSULTANTS

Sheet	Description	Revision	Date
MS01	SOUTH ELEVATION	1	15/05/2024
MS02	NORTH ELEVATION	1	15/05/2024
MS03	EAST ELEVATION	1	15/05/2024
MS04	WEST ELEVATION	1	15/05/2024

Project Designer
 Refer to consultant documentation for an attached
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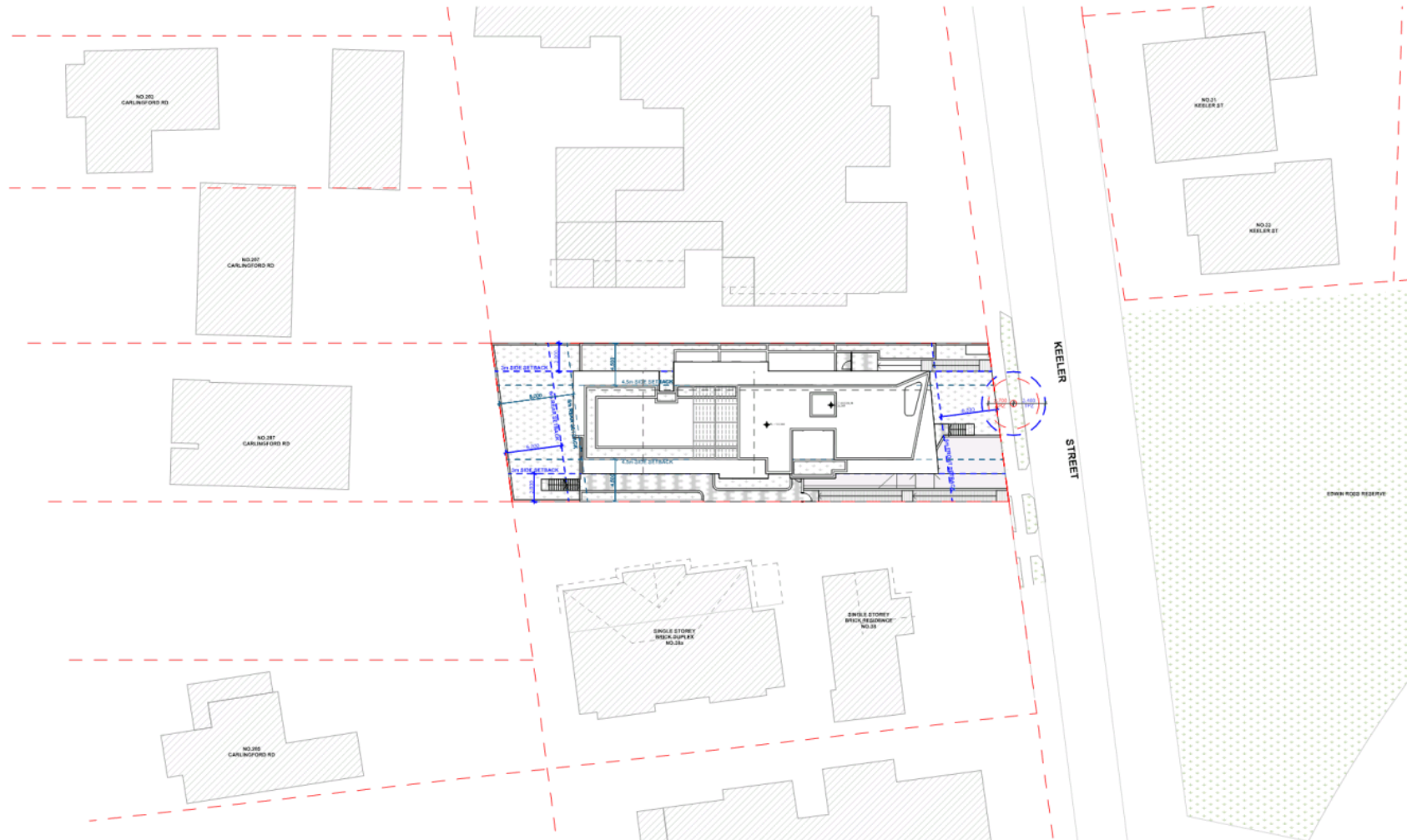


Drawn / Checked: L.L. FZ
 Revision Date: 15/05/2024
 Project NO: 2516
 Project Status: DA
 Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGSFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:300
 11.28
 13.91

DRAWING TITLE: SCHEDULE MATERIAL SCHEDULE
 PROJECT NAME: 36 KEELER ST, CARLINGSFORD

REVISION NO: A
 DRAWING NO: 401



GROUND FLOOR
1:400

0.
-

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the working. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the consent of the Author. This drawing reflects a design by the Author. It is not to be used for any other purpose without the written consent of the Author.

All boundaries and setbacks are subject to survey. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All measurements taken unless otherwise specified. Copyright 2014.

Project Partners

Refer to consultant documentation when relevant

Planning Consultant	PLANNING CONSULTANTS
Structural Engineer	CSO CONSULTANTS
Landscaping Designer	LANDSCAPE DESIGN
Electrical Engineer	EE CONSULTANTS
Architectural Consultant	ARCHITECTURAL CONSULTANTS
Civil Consultant	CIVIL CONSULTANTS
MEP Consultant	MEP CONSULTANTS

Sheet	Quantity	Approved by	Date
A	100/000	NEEL VISWANATHAN	

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Drawn / Checked: LL / EZ
 Revision Date: 15/05/2024
 Project No: 2516
 Project Status: DA

Client: ENHANCE PROJECT
 Site: 36 KEELER ST CARLINGFORD NSW
 Climate Zone: S
 Wind Region: A

PAPER: A3
 1:400

DRAWING TITLE:
 NEIGHBOUR NOTIFICATION PLANS

PROJECT NAME:
 36 KEELER ST,
 CARLINGFORD

REVISION NO:
A

DRAWING NO:
601

PROPOSED DEVELOPMENT

Lot 8 (No.36) KEELER STREET, CARLINGFORD

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES
1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND HYDRACOR CONSULTING ENGINEERS PTY LTD MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION.
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES.
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY HYDRACOR CONSULTING ENGINEERS PTY LTD.

STORMWATER CONSTRUCTION NOTES
1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES.
2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.
3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE.
4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED.
5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE.
6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP.
7. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK.
8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.
9. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION.
10. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY HYDRACOR CONSULTING ENGINEERS PTY LTD PRIOR TO THEIR COMMENCEMENT.

RAINWATER RE-USE SYSTEM NOTES
1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS).
2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
5. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
9. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319.
11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN - BASEMENT	SHEET C2
STORMWATER MANAGEMENT PLAN - GROUND SHEET No.1	SHEET C3
STORMWATER MANAGEMENT PLAN - GROUND SHEET No.2	SHEET C4
STORMWATER MANAGEMENT DETAILS - SHEET No.1	SHEET C5
STORMWATER MANAGEMENT DETAILS - SHEET No.2	SHEET C6
STORMWATER MANAGEMENT CALCULATIONS SHEET	SHEET C7
EROSION & SEDIMENT CONTROL PLAN	SHEET C8
EROSION & SEDIMENT CONTROL NOTES & DETAILS	SHEET C9

PARRAMATTA COUNCIL REQUIREMENTS
SITE AREA (m ²) 899.4
1. STORMWATER DISCHARGE STORMWATER TO DISCHARGE TO INTER-ALLOTMENT DRAINAGE PIT VIA PIT P1. REFER TO SHEETS C2 & C3 FOR DETAILS.
2. ON-SITE DETENTION 12m ³ OF ON-SITE DETENTION PROVIDED. REFER TO SHEET C7 FOR CALCULATIONS.
DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH PARRAMATTA COUNCIL'S DCP - 2023, AR&R AND AS/NZS 3500.

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

Issue	Description	Date	Drawn	Approved
E	ISSUE FOR DEVELOPMENT APPLICATION	07.08.24	IK	BK
D	ISSUE FOR DEVELOPMENT APPLICATION	08.08.24	IK	BK
C	ISSUE FOR DEVELOPMENT APPLICATION	12.08.24	LJP	BK
B	ISSUE FOR REVIEW	08.08.24	IK	BK

LEGEND AUSTRALIAN INVESTMENT PTY LTD

Client
TEXCO DESIGN

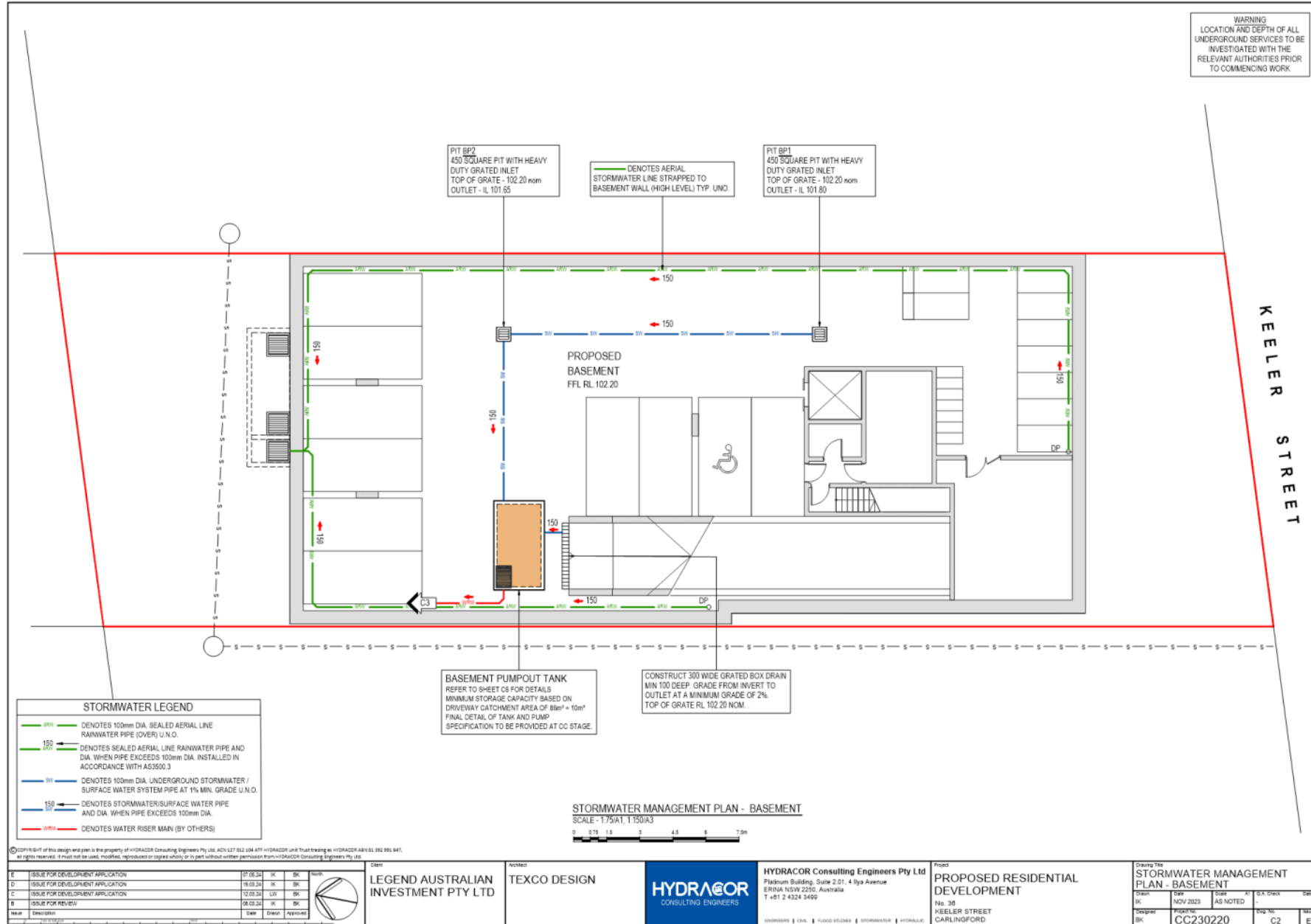


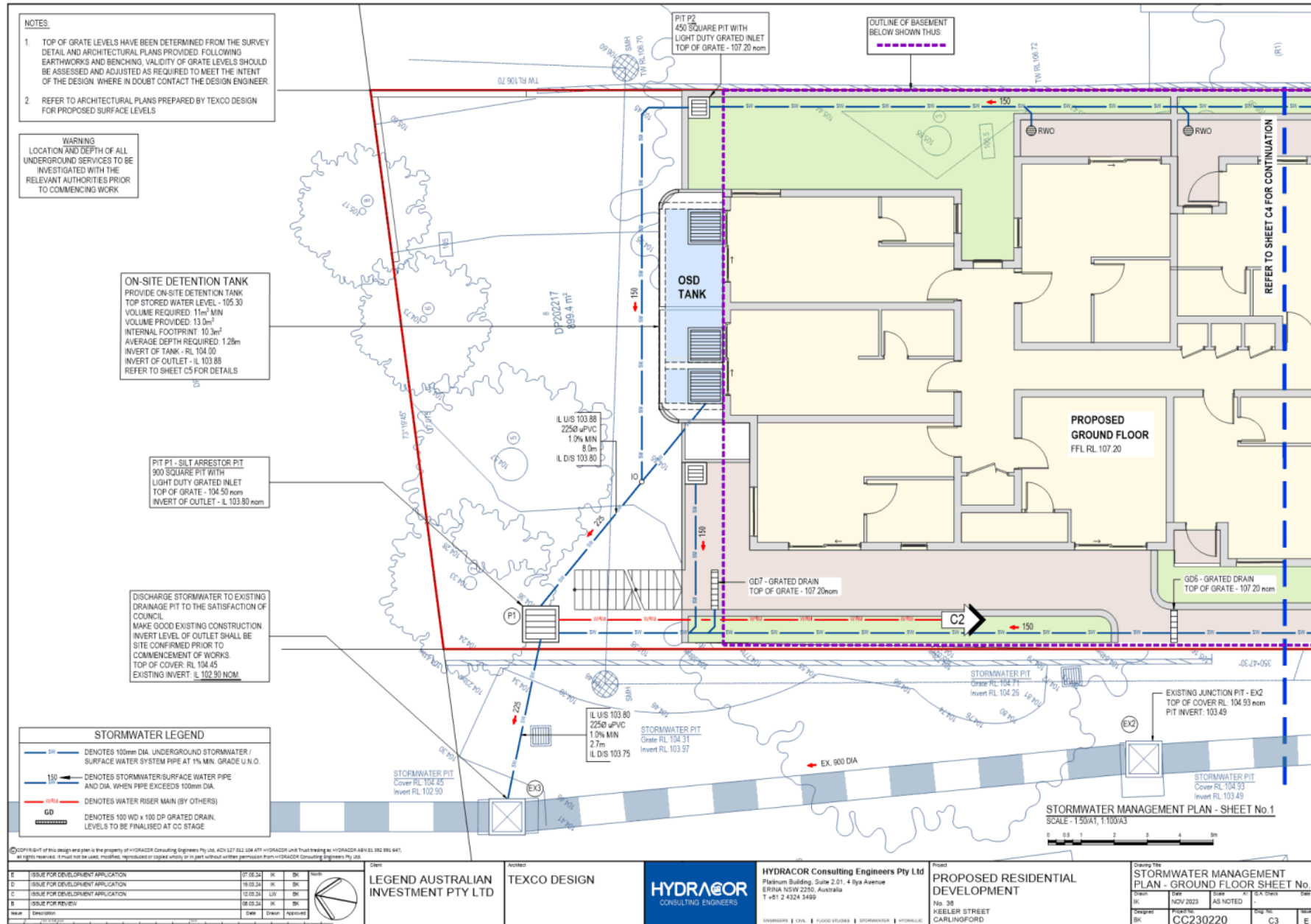
HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Iga Avenue
ERRINA NSW 2220, Australia
T +61 2 4324 3499

Project
PROPOSED RESIDENTIAL DEVELOPMENT
No. 36
KEELER STREET
CARLINGFORD

Drawn	Date	Issue	AS NOTED	Scale	Date
IK	NOV 2023	AS NOTED	-	-	-
Design	Project No.	Sheet No.	Scale	Date	
IK	CC230220	C1			E

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E	ISSUE FOR DEVELOPMENT APPLICATION	07.08.24	IK	SK
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Client
LEGEND AUSTRALIAN INVESTMENT PTY LTD

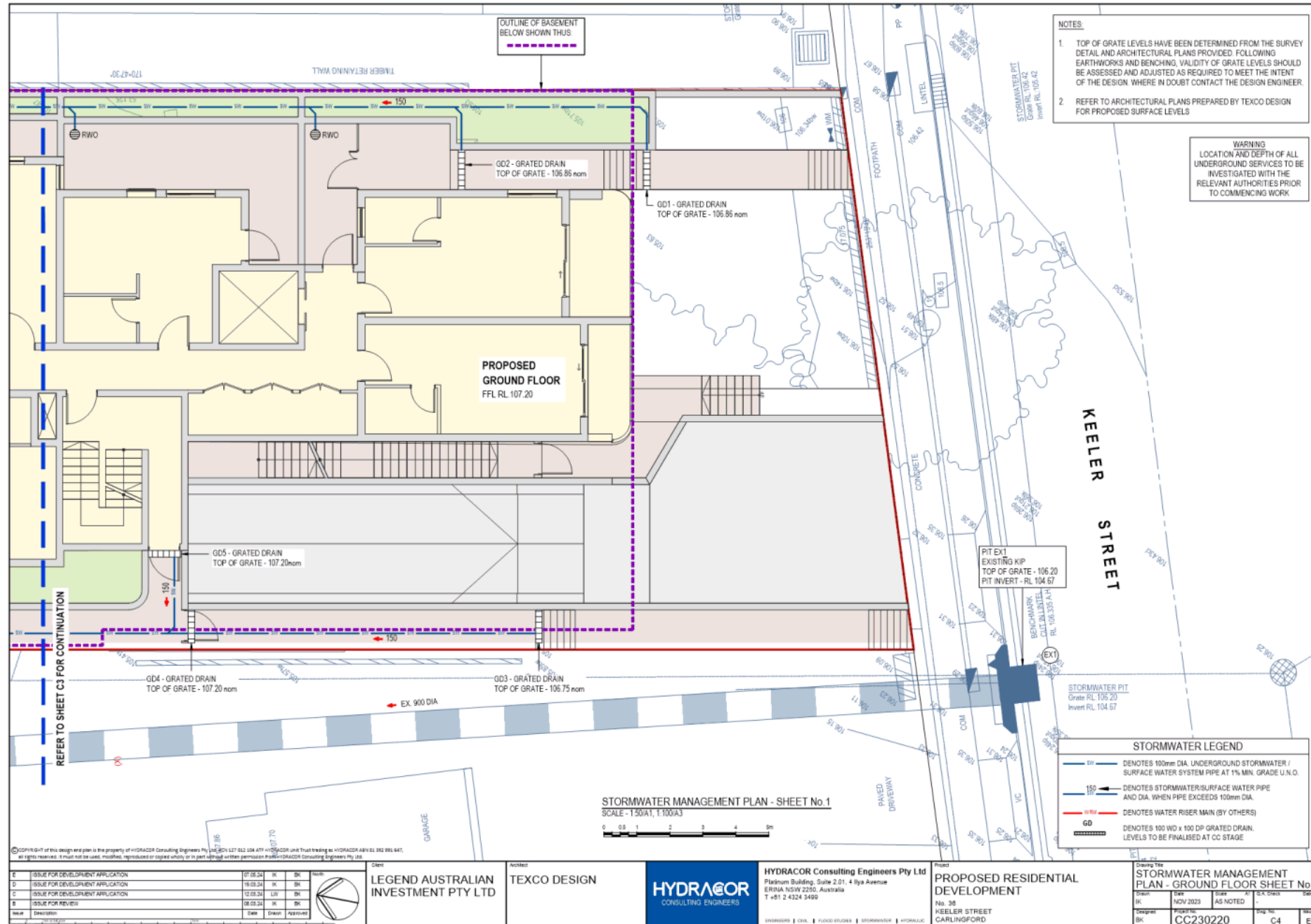
Architect
TEXCO DESIGN

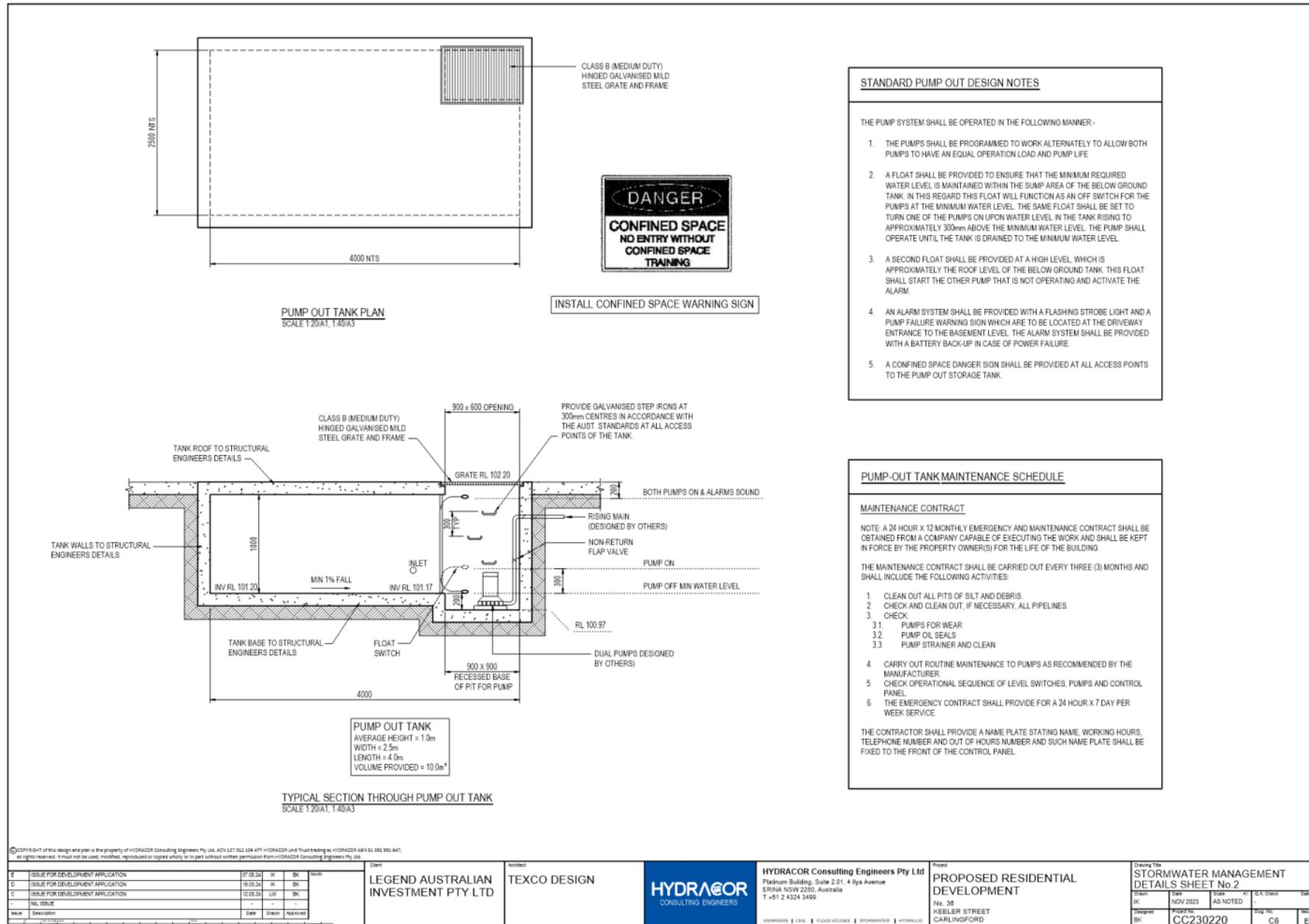
HYDRACOR
CONSULTING ENGINEERS

Project
HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Iga Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

Project
PROPOSED RESIDENTIAL DEVELOPMENT
No. 38
KEELER STREET
CARLINGFORD

Issue	Date	By	Check	Scale
Issue	NOV 2023	AS NOTED	IK	1:500
Design	CC230220	C3	IK	E





This page last updated June 2004 B.1-1 On-Site Stormwater Detention Handbook

Form B1¹ DRAINAGE DESIGN SUMMARY SUB/DA

No. _____

Project: CC230220 Location: 36 KEELER STREET, CARLINGFORD

Designed By: IK Company: ACOR CONSULTANTS (CC) Pty. Ltd Phone: (02) 4324 3499

SITE AREA 0.0419 ha *See Section 3.4.3 for dual occupancy [A]

Upstream catchment draining through site = 0 ha [AA]

See Section 4.1.3 for assessment of external flows.

Basic storage volume 250 x [A] 0.0419 = 10.48 m³ [B]

Basic Discharge = 0.21 x [A] 0.0419 = 0.0088 m³/s [C]

Area of site drained to storage = 0.0419 ha [D]

(Must be as much as possible and not be less than 85% of the total site without written Council approval).

[D]/[A] + [0.0419]/[0.0419] x 100 = 100 % [E]

Storage per ha. Of contributing area = [B]/[D] = 250.00 [F]

Enter volume/PSD adjustment chart (Fig 5.1) using [F], and Read new PSD in litres/second/ha (l/s/ha). = 191.43 l/s/ha [G]

Determine PSD = [G] x [D] 191.43 x 0.0419 = 8.02 l/s [H]

Maximum head to orifice center = 0.8 m [K]

Weir flow to storage $Q_{Weir} = C_L(H)_{Weir}^{1.5}$ ∴ H_{Weir} = 0.05 m [I]

Select orifice diameter: $d = (0.464 \times Q / \sqrt{h})^{0.5} = (0.464 \times [H] / \sqrt{[K]})^{0.5}$ = 0.065 m [J]

Maximum discharge = 8.02 l/s [L]

Head for high early discharge = 0.7 m [M]

High early discharge $([L] \times \sqrt{[M]/[K]})$ (min 75% of [L]) = 7.50 l/s [N]

Approximate mean discharge = $([L] + [N])/2$ = 7.76 l/s [P]

Average discharge/ha = [P]/[D] = 7.76 / 0.0419 = 185.25 l/s/ha [Q]

Enter volume/PSD adjustment chart (Fig 5.1) using [Q] And read off final storage volume per hectare = 256.07 m³/ha [R]

Determine final SSR = [R] x [D] = 256.07 x 0.0419 = 11 m³ [S]

Primary storage proportion = [S] x _____ % _____ m³ [T]

Secondary storage proportion = [S] x _____ % _____ m³ [U]

Tertiary storage proportion = [S] x _____ % _____ m³ [V]

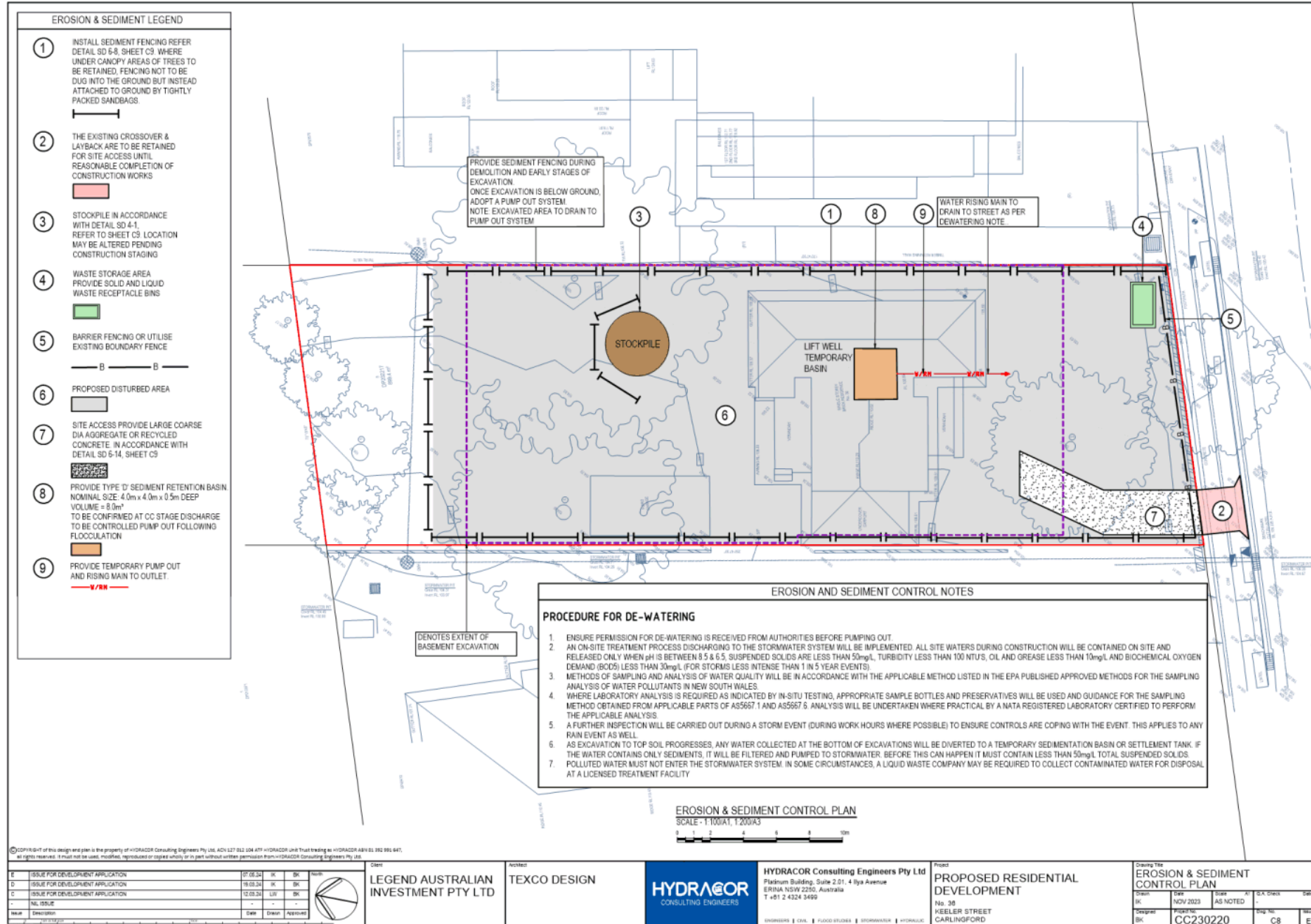
Check [T] + [U] + [V] = [S] _____ m³

¹ Revised for third edition to include flow from upstream and revised by pass flows

Upper Parramatta River Catchment Trust

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<table border="1"> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> <th>Drawn</th> <th>Approved</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		Issue	Description	Date	Drawn	Approved						Client LEGEND AUSTRALIAN INVESTMENT PTY LTD	Architect TEXCO DESIGN		Project HYDRACOR Consulting Engineers Pty Ltd Platinum Building, Suite 2.01, 4 Iga Avenue ERINA NSW 2220, Australia T +61 2 4324 3499	Project PROPOSED RESIDENTIAL DEVELOPMENT No. 36 KEELER STREET CARLINGFORD	Drawing Title STORMWATER MANAGEMENT CALCULATION SHEET
Issue	Description	Date	Drawn	Approved													
<table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Scale</th> <th>S.A. Class</th> <th>Date</th> </tr> <tr> <td>IK</td> <td>NOV 2023</td> <td>AS NOTED</td> <td>-</td> <td>-</td> </tr> </table>		Issue	Date	Scale	S.A. Class	Date	IK	NOV 2023	AS NOTED	-	-	Designer IK		Project No. CC230220	Sheet No. C7	Total E	
Issue	Date	Scale	S.A. Class	Date													
IK	NOV 2023	AS NOTED	-	-													



EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF 'MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION', DEPT OF HOUSING, 1998 (BLUE BOOK).
- ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

- DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES. THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
- WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
 - INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - CONSTRUCT THE STABILISED SITE ACCESS.
 - CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
 - INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
 - CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
 - UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
 - GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
- ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

- THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
 - REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
 - ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECT TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
- THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - THE NEED FOR DUST PREVENTION STRATEGIES.
 - ANY REMEDIAL WORKS TO BE UNDERTAKEN. THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(h) 1(v) WHERE SLOPE LENGTH LESS THAN 12 METRES.
 - 2.5(h) 1(v) WHERE SLOPE LENGTH BETWEEN 12 AND 15 METRES.
 - 3(h) 1(v) WHERE SLOPE LENGTH BETWEEN 15 AND 20 METRES.
 - 4(h) 1(v) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 120 YEAR ARI TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION', DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (50% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 90 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
- REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

CONSTRUCTION NOTES

- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
- DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
- DIG A 100 MILLIMETRE TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- BACKFILL TRENCH OVER BASE OF FABRIC.
- FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF PICKETS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 100 MM OVERLAP.

SD 6-8

CONSTRUCTION NOTES

- STRIP TOPSOIL AND LEVEL SITE.
- COMPACT SUBGRADE.
- COVER AREA WITH WHEEL-FURNISHED GEOTEXTILE.
- CONSTRUCT 200MM THICK AND OVER GEOTEXTILE USING ROADBASE OR 300MM AGGREGATE. MINIMUM LENGTH 150 OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
- CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

SD 6-14

CONSTRUCTION NOTES

- FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
- SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
- DO NOT COVER INLET WITH GEOTEXTILE.
- CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

SD 6-12

CONSTRUCTION NOTES

- LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROCKS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
- WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
- REHABILITATE IN ACCORDANCE WITH THE SHARPSCOPE.
- CONSTRUCT EARTH BANK STANDARD DRAWING SD-10 ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 5-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

SD 4-1

WASTE CONTROL INSTRUCTIONS

- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER EXCEEDING 500 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 5 METRES.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL WEATHER ENTRY/EXIT.

CONSTRUCTION NOTES

- FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
- SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
- DO NOT COVER INLET WITH GEOTEXTILE.
- CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

SD 6-12

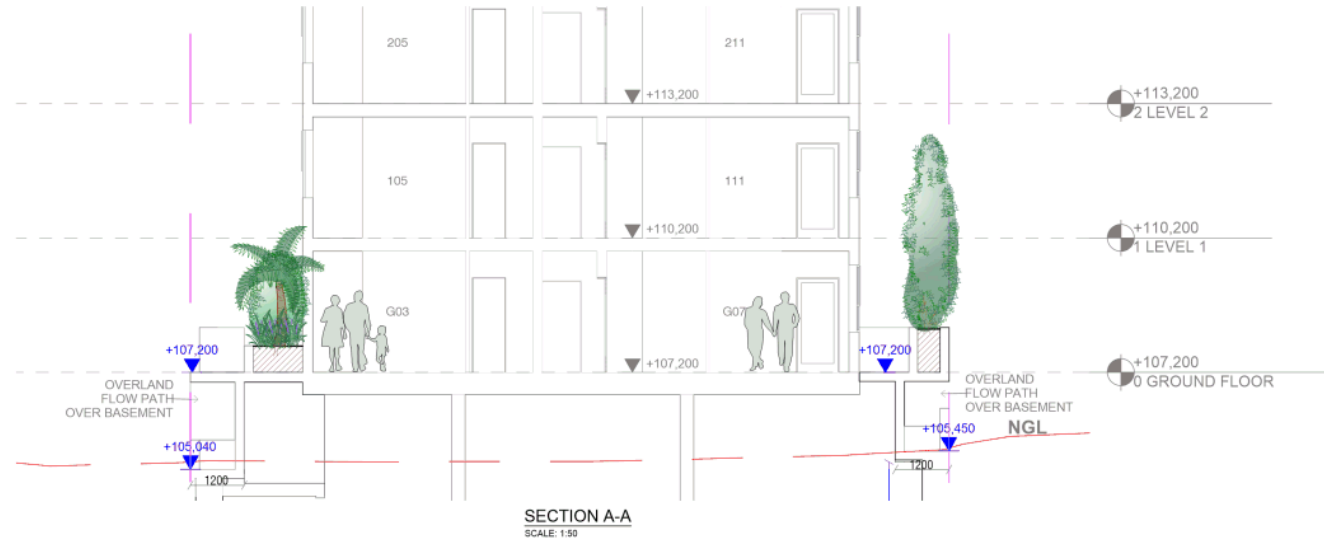
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#	ISSUE FOR DEVELOPMENT APPLICATION	07/03/24	IK	BK	N/A
D	ISSUE FOR DEVELOPMENT APPLICATION	19/03/24	IK	BK	
E	ISSUE FOR DEVELOPMENT APPLICATION	12/03/24	IK	BK	
N/A	N/A	-	-	-	-

Name	Description	Date	Status	Approved

Client	Legend Australian Investment Pty Ltd	Architect	Texco Design
Contractor	Hydracor Consulting Engineers	Project	Proposed Residential Development
Address	Platform Building, Suite 2.01, 4 Rye Avenue, ERINA NSW 2250, Australia T +61 2 4324 3499	Date	NOV 2023
Project No.	No. 38 KEELER STREET CARLINGFORD	Title	AS NOTED
Drawing No.	CC230220	Sheet No.	C9
Scale	-	Status	E

Page 127



<p>GENERAL NOTE</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>LANDSCAPE PROJECT</p> <p>Due to the high level of detail and complexity of the project, the landscape architect has been engaged to provide a detailed landscape design and to coordinate with the other disciplines to ensure a cohesive and functional design.</p> <p>concept</p>	<p>COUNCIL</p> <p>CITY OF PARRAMATTA</p> <p>CLIENT</p> <p>ENHANCE PROJECT</p>	<p>REV</p> <p>A</p>	<p>DATE</p> <p>18.05.2024</p>	<p>NOTATION/COMMENT</p> <p>Finalized for submission</p>	<p>PROJECT</p> <p>PROPOSED CO-LIVING HOUSING DEVELOPMENT 38 KEELER STREET, CARLINGFORD</p>	<p>Bar Scale</p> <p>0 2 4 6 8 10m</p>	<p>TITLE</p> <p>SECTIONS</p>	<p>DEVELOPMENT APPLICATION</p> <p>1:100@A1</p>	<p>DATE</p> <p>MAY 2024</p>
			<p>REV</p> <p>B</p>	<p>DATE</p> <p>18.05.2024</p>	<p>NOTATION/COMMENT</p> <p>For submission</p>					

LANDSCAPE WORK SPECIFICATION

PROVISIONS

1.01 GENERAL

- The following general conditions shall be considered prior to the commencement of landscape works:
- All landscape planting and hard landscaping shall be completed prior to the commencement of any other construction.
- The contractor shall be responsible for the protection of all existing services, structures, trees, and landscaping during the construction period. Any damage to existing services, structures, trees, and landscaping shall be repaired to original condition.
- Any material to be used shall be checked to ensure it is suitable for the intended use.
- Any work to be undertaken shall be completed within the stipulated time frame.
- The contractor shall be responsible for the removal and disposal of any waste materials.
- The contractor shall be responsible for the maintenance of the site during the construction period.
- The contractor shall be responsible for the safety of all workers and the public.

1.02 PROTECTION OF ADJACENT FINISHES

The contractor shall take all necessary precautions to prevent damage to all existing adjacent finishes by providing adequate protection to these areas prior to the commencement of the works.

1.03 PROTECTION OF EXISTING TREES

Existing trees shall be protected and preserved to remain in place to the maximum extent possible. All work shall be completed within the stipulated time frame. The contractor shall be responsible for the safety of all workers and the public.

1.04 PROTECTION OF EXISTING SERVICES

The contractor shall be responsible for the identification and protection of all existing services, structures, trees, and landscaping during the construction period. Any damage to existing services, structures, trees, and landscaping shall be repaired to original condition.

1.05 PROTECTION OF EXISTING UTILITIES

The contractor shall be responsible for the identification and protection of all existing utilities, including overhead and underground services, structures, trees, and landscaping during the construction period. Any damage to existing utilities, including overhead and underground services, structures, trees, and landscaping shall be repaired to original condition.

1.06 EROSION & SILTATION CONTROL

The contractor shall take all necessary precautions to prevent erosion and siltation during the construction period. This shall be done by installing erosion control measures, such as silt fences, straw bales, and erosion control blankets.

1.07 MATERIALS

All materials used shall be of a quality and quantity that will meet the requirements of the specification. All materials shall be checked to ensure they are suitable for the intended use.

1.08 FINISHES

All finishes shall be of a quality and quantity that will meet the requirements of the specification. All finishes shall be checked to ensure they are suitable for the intended use.

1.09 PLANTING

All planting shall be completed within the stipulated time frame. The contractor shall be responsible for the safety of all workers and the public.

1.01 GENERAL

- The contractor shall be responsible for the identification and protection of all existing services, structures, trees, and landscaping during the construction period. Any damage to existing services, structures, trees, and landscaping shall be repaired to original condition.
- The contractor shall be responsible for the maintenance of the site during the construction period.
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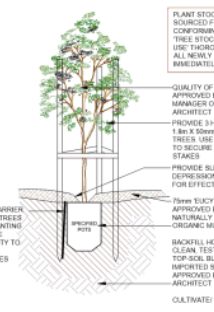
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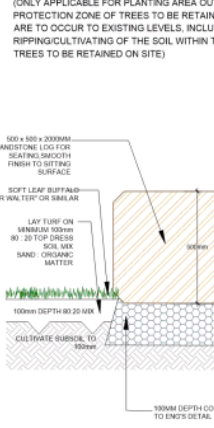
1.09 PLANTING

All planting shall be completed within the stipulated time frame. The contractor shall be responsible for the safety of all workers and the public.

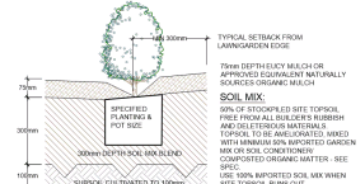
MASS PLANTING SETOUT N.T.S



TREE PLANTING DETAIL SCALE 1:10



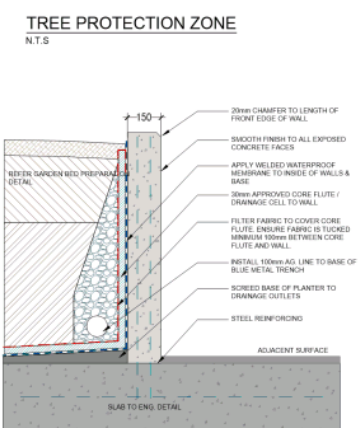
TURF & SANDSTONE SEATING LOG SCALE 1:10



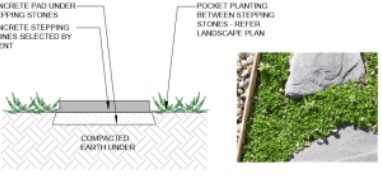
TYPICAL GARDEN PREPARATION DETAIL SCALE 1:10



TREE PROTECTION ZONE N.T.S



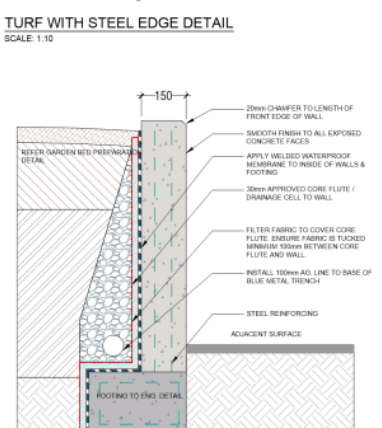
TYPICAL IN SITU RETAINING WALL ON SLAB DETAIL SCALE 1:10



STEPPING STONES IN GROUND COVER PLANTING SCALE 1:10



TURF WITH STEEL EDGE DETAIL SCALE 1:10



TYPICAL IN SITU RETAINING WALL DETAIL SCALE 1:10



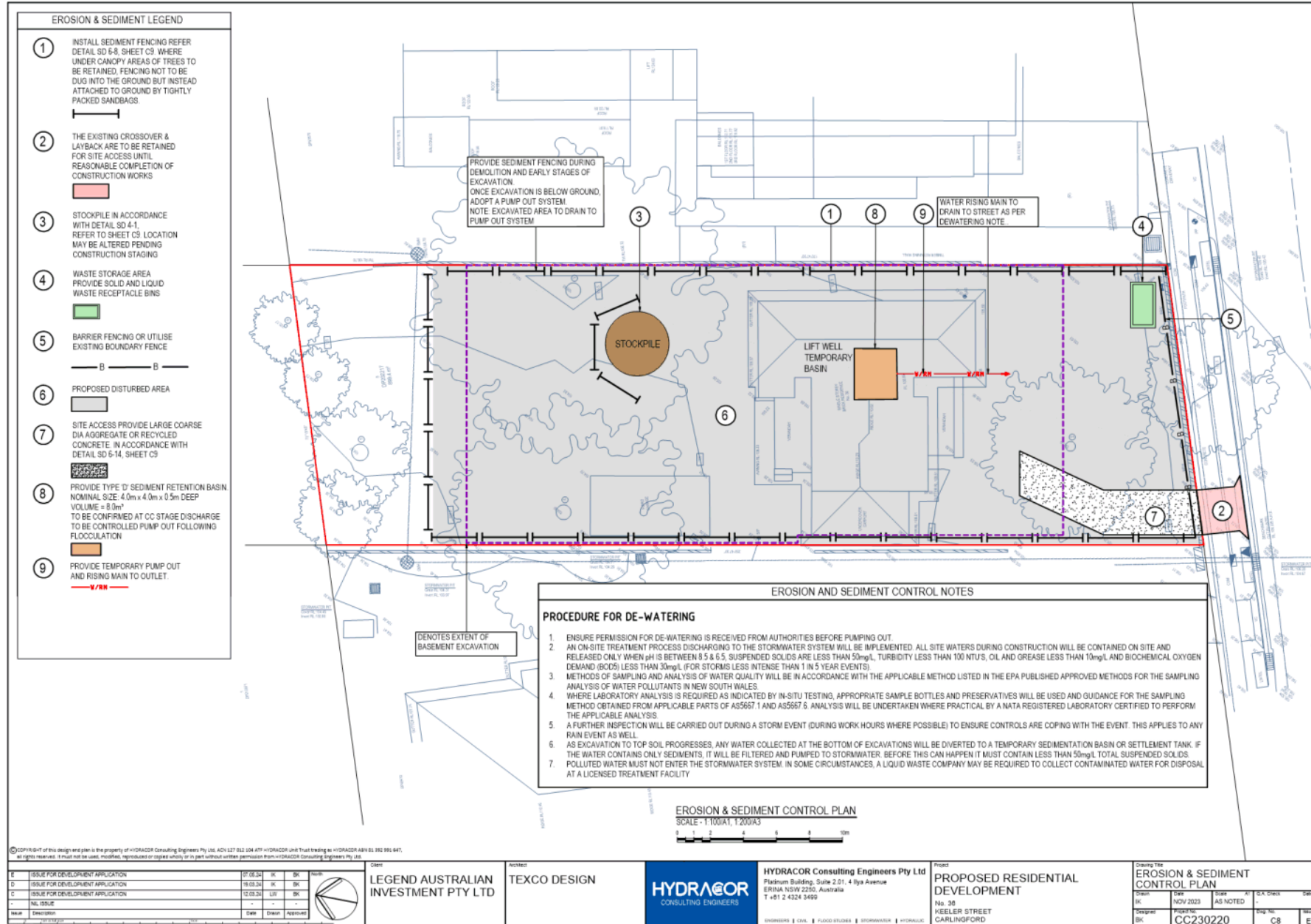
REVISION	NO	DATE	DESCRIPTION
	1	2024-09-01	ISSUED FOR PERMIT
	2	2024-09-05	REVISIONS TO PERMIT
	3	2024-09-10	FINAL DESIGN

CLIENT	CITY OF PARRAMATTA
PROJECT	PROPOSED CO-LIVING HOUSING DEVELOPMENT
LOCATION	36 KEELER STREET, CARLINGFORD

DATE	2024-09-01
REV	1
DATE	2024-09-01
REV	2
DATE	2024-09-05
REV	3
DATE	2024-09-10
REV	4

PROJECT	PROPOSED CO-LIVING HOUSING DEVELOPMENT
LOCATION	36 KEELER STREET, CARLINGFORD
DATE	2024-09-01
REV	1
DATE	2024-09-01
REV	2
DATE	2024-09-05
REV	3
DATE	2024-09-10
REV	4

DATE	2024-09-01
REV	1
DATE	2024-09-01
REV	2
DATE	2024-09-05
REV	3
DATE	2024-09-10
REV	4



EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF 'MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION', DEPT OF HOUSING, 1998 (BLUE BOOK).
- ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

- DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES. THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
- WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
 - INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - CONSTRUCT THE STABILISED SITE ACCESS.
 - CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
 - INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
 - CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
 - UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
 - GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
- ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

- THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
 - REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
 - ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECT TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
- THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL ENTRIES WILL INCLUDE:
 - THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - THE NEED FOR DUST PREVENTION STRATEGIES.
 - ANY REMEDIAL WORKS TO BE UNDERTAKEN. THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(h) 1(v) WHERE SLOPE LENGTH LESS THAN 12 METRES.
 - 2.5(h) 1(v) WHERE SLOPE LENGTH BETWEEN 12 AND 15 METRES.
 - 3(h) 1(v) WHERE SLOPE LENGTH BETWEEN 15 AND 20 METRES.
 - 4(h) 1(v) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 120 YEAR ARI TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION', DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (50% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 90 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
- REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

CONSTRUCTION NOTES

- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
- DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
- DIG A 100 MILLIMETRE TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- BACKFILL TRENCH OVER BASE OF FABRIC.
- FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 100 MM OVERLAP.

SD 6-8

CONSTRUCTION NOTES

- STRIP TOPSOIL AND LEVEL SITE.
- COMPACT SUBGRADE.
- COVER AREA WITH WHEEL-FURNISHED GEOTEXTILE.
- CONSTRUCT 200MM THICK ROAD OVER GEOTEXTILE USING ROADBASE OR 300MM AGGREGATE.
- CONSTRUCT 100MM OR TO BUILDING ALIGNMENT UNRAIL WITH 1 METRES.
- CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

SD 6-14

CONSTRUCTION NOTES

- FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
- SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
- DO NOT COVER INLET WITH GEOTEXTILE.
- CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

SD 6-12

CONSTRUCTION NOTES

- LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROCKS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
- WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
- REHABILITATE IN ACCORDANCE WITH THE SHARPSCOPE.
- CONSTRUCT EARTH BANK STANDARD DRAWING SD-10 ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 5-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

SD 4-1

WASTE CONTROL INSTRUCTIONS

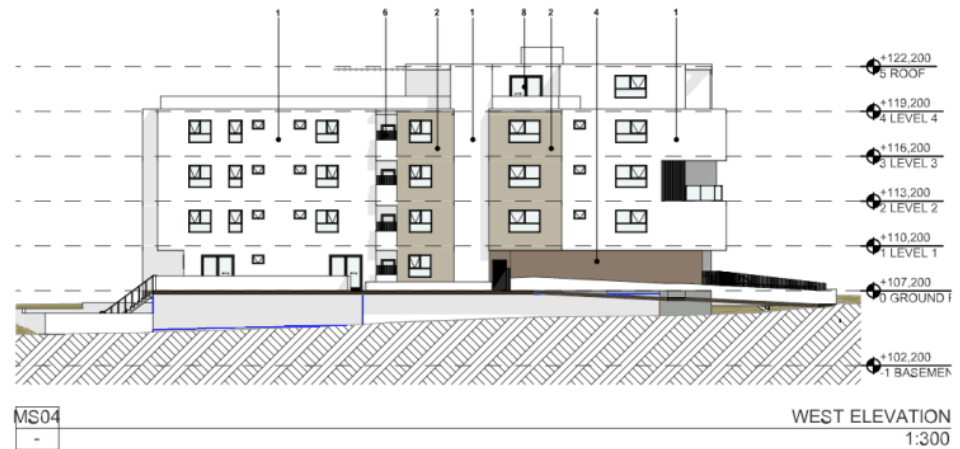
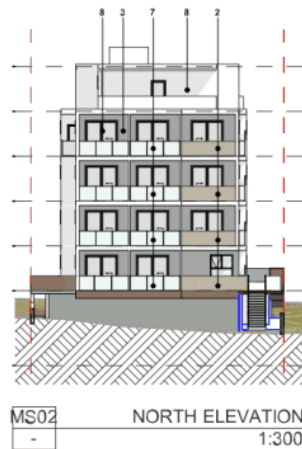
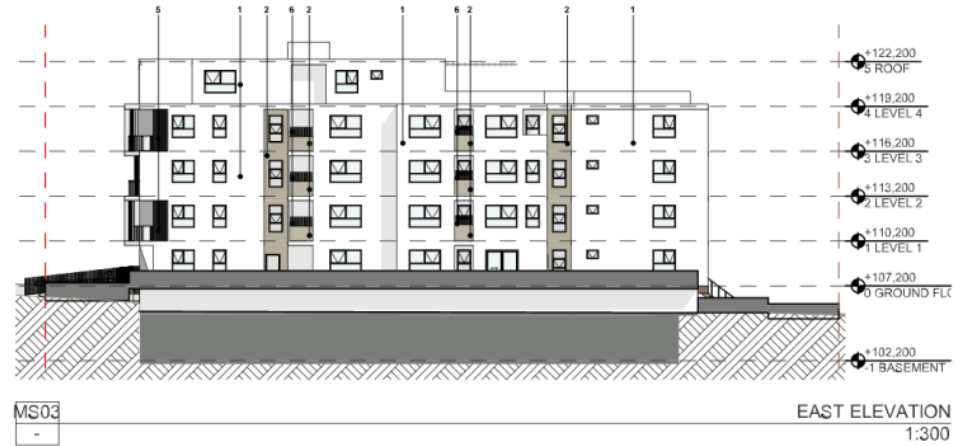
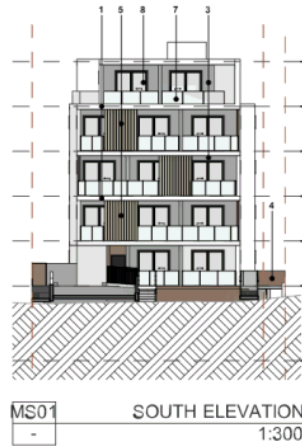
- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER EXCEEDING 500 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 5 METRES.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL WEATHER ENTRY/EXIT.

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#	ISSUE FOR DEVELOPMENT APPLICATION	07/03/24	IK	BK	N/A
D	ISSUE FOR DEVELOPMENT APPLICATION	19/03/24	IK	BK	N/A
E	ISSUE FOR DEVELOPMENT APPLICATION	12/03/24	UK	BK	N/A
N/A	N/A	-	-	-	-

LEGEND AUSTRALIAN INVESTMENT PTY LTD	TEXCO DESIGN	HYDRACOR CONSULTING ENGINEERS
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HYDRACOR CONSULTING ENGINEERS PTY LTD Platform Building, Suite 2.01, 4 Rye Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	PROPOSED DEVELOPMENT No. 38 KEELER STREET CARLINGFORD	Drawing Title: EROSION & SEDIMENT CONTROL NOTES & DETAILS Date: NOV 2023 Issue: AS NOTED Project No: CC230220 Drawing No: C9 Scale: E
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NOTE
The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the author's consent. This drawing reflects a design by the Author. It is not to be used for any work without the author's consent. All materials and finishes are subject to supply. Drawing. All levels to Australian height datum, i.e. the construction responsibility to confirm all measurements on site and locations of any services prior to work on site.
All drawings have been reviewed and approved by the Author. Copyright 2018.

Project Partners
Refer to consultant documentation when relevant

Planning Consultant	PLANNING CONSULTANTS
Structural Engineer	CSO CONSULTANTS
Architect	TEXCO DESIGN
MEP Consultant	MEP CONSULTANTS
Cost Consultant	MEP CONSULTANTS
Quantity Surveyor	MEP CONSULTANTS

Rev	Description	Author	Date
A	ISSUED FOR PERMIT	TEXCO DESIGN	15/05/2024

Project Designer
Refer to consultant documentation when relevant

TEXCO DESIGN
Nam Anh, NEW ARR 11248
P: 467 433 934 933
E: info@texco.design.com.au



Drawn / Checked: L.L. T.Z.
Revision Date: 15/05/2024
Project No: 2516
Project Status: DA

Client: ENHANCE PROJECT
Site: 36 KEELER ST CARLINGFORD NSW
Climate Zone: S
Wind Region: A

PAPER: A3
Scale: 1:300, 1:1.25, 1:0.97

DRAWING TITLE:
SCHEDULE
MATERIAL SCHEDULE

PROJECT NAME:
36 KEELER ST, CARLINGFORD

REVISION NO:
A



DRAWING NO:
401

PROPOSED RESIDENTIAL DEVELOPMENT 36 KEELER STREET, CARLINGFORD CONCEPT PUBLIC DOMAIN PLAN



SOURCE: GOOGLE MAP 2023

DRAWING REGISTER		
DRAWING NO.	TITLE	REVISION
DA-C100	COVERSHEET	1
DA-C101	GENERAL NOTES AND SPECIFICATIONS & LEGENDS	1
DA-C200	CIVIL WORKS SITE PLAN	1
DA-C600	DETAILS SHEET 1	1
DA-C601	DETAILS SHEET 2	1

Client LEGEND AUSTRALIAN INVESTMENT		JCO CONSULTANTS PTY LTD SUITE 801C, No 1 RIDER BULLEWARDE, RHODES NSW 2138 EMAIL: jco@jcoconsultants.com.au				Project PROPOSED RESIDENTIAL DEVELOPMENT 36 KEELER STREET, CARLINGFORD CONCEPT PUBLIC DOMAIN PLAN		Job Number 20210185		Scale NTS		Status DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	
Architect TEXCO DESIGN				Drawing Title COVERSHEET		Drawing Number DA-C100		Date 13/05/2024		North Point		Scale A1	
Design J.H.		Check J.H.		Validate J.H.		Drawing Number DA-C100		Date A.H.D.		Scale A1		Status DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	

CAD File: P:\2021\20210185-36 Keeler Street, Carlingford\CAD\DA-C100.dwg

GENERAL

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATIONS (SEE BELOW) BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.
- ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS AND ALL LEVELS ARE IN METERS (A U.C.) DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS USE FIGURED DIMENSIONS ONLY.
- BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN AND LEVEL.
- SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIMENSIONS AND THE LIE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.
- NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.
- DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL (TOPSOIL DEPTH VARIES).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE DEVELOPERS EXPENSE.
- VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS ON SITE CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.
- THE CONTRACTOR SHALL PREPARE ACCURATE WORKS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.
- A ROAD OCCUPANCY APPLICATION SHALL BE APPROVED BY COUNCIL'S TRAFFIC SECTION PRIOR TO COMMENCEMENT OF WORKS.

EXISTING SERVICES

- THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DATA/DBMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE. THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION. JCD CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.
- CARE TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER ALL LIVE SERVICES. HAND EXCAVATION ONLY IN THESE AREAS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING SERVICES THAT ARE TO BE RETAINED IN THE VICINITY OF THE PROPOSED WORKS AND AVOID DAMAGE TO THESE SERVICES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT, AND AT NO EXTRA COST.
- THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR ADJUSTMENT (IF REQUIRED) OF EXISTING SERVICES IN AREAS AFFECTED BY WORKS.
- THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF EXISTING SERVICES IN AREA AFFECTED BY WORKS UNLESS OTHERWISE DIRECTED OTHERWISE ON THE DRAWINGS OR BY THE SUPERINTENDENT.
- THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
- PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE PROGRAM FOR THE RELOCATION AND/OR CONSTRUCTION OF TEMPORARY SERVICES AND FOR ANY ASSOCIATED INTERRUPTION OF SUPPLY.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVISION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION A THOROUGH SEARCH OF ALL SERVICE AUTHORITIES SHOULD BE MADE TO DETERMINE THE POSSIBLE LOCATION OF ANY FURTHER UNDERGROUND SERVICES.
- SERVICES SHOWN ON PLAN ARE INDICATIVE. EXACT DEPTH AND LOCATION TO BE CONFIRMED ON SITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ON SITE.
- THE CONTRACTOR IS TO UNDERTAKE A DIAL BEFORE YOU DIG SEARCH PRIOR TO ANY EXCAVATION AND MAINTAIN A CURRENT SET ON-SITE DURING EXCAVATION WORKS.
- CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON-SITE INCLUDING HAND EXCAVATION WHERE NECESSARY. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS. CONDITIONS ARE TO UNDERSTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON-SITE. SEARCH RESULTS ARE TO BE KEPT ON-SITE AT ALL TIMES.
- UNDERGROUND OF TELECOMMUNICATIONS & UTILITY SERVICES BY OTHERS ARE TO BE SUBMITTED TO COUNCIL & TO BE READ IN CONJUNCTION WITH PUBLIC DOMAIN PLANS.

GENERAL WORKS LEGEND

	PROPOSED	EXISTING	FUTURE
SITE BOUNDARY	---	---	---
CONTOUR	--- 100.00 ---	--- 100.00 ---	--- 100.00 ---
RETAINING WALL	--- RW ---		--- RW ---
KERB AND GUTTER	--- K&G ---		--- K&G ---
KERB ONLY	--- KO ---		--- KO ---
ROLL KERB AND GUTTER	--- R&G ---		--- R&G ---
FLUSH KERB	--- FK ---		--- FK ---
MOUNTABLE KERB	--- MK ---		--- MK ---
INTEGRATED KERB	--- IK ---		--- IK ---
DISH DRAIN	--- DD ---		--- DD ---
VEHICULAR CROSSING	--- VC ---		--- VC ---
FRAM RAMP	--- FR ---		--- FR ---
BATTER	--- B ---	--- B ---	--- B ---
KERB RETURN NUMBER	--- KR 000 ---	--- KR 000 ---	--- KR 000 ---
RUEK EARTHWORKS PRO LEVEL	BE 10.00		
BUILDING FINISHED FLOOR LEVEL	FFL 10.00		
FINISHED LEVEL	● F 10.00	● E 10.00	
INVERT LEVEL	● IL 10.00	● EL 10.00	
PIPE SIZE AND TYPE	0075mm RCP	0075mm RCP	0075mm RCP
STORMWATER DRAINAGE LINE	---	---	---
PROPERTY STORMWATER DRAINAGE LINE	---	---	---
KERB INLET PIT	--- IPIT ---	--- IPIT ---	--- IPIT ---
SURFACE INLET PIT / JUNCTION PIT	--- SIPIT ---	--- SIPIT ---	--- SIPIT ---
STORMWATER PIT TAG	AD1	AD1	AD1
GRAVED TRENCH DRAIN	---	---	---
OVERLAND FLOW DIRECTION	→		
CONCRETE / STACKED ROCK HEADWALL	---	---	---
SUBSOIL DRAINAGE LINE	---	---	---
SUBSOIL FLUSHING POINT	IF ○	IF ○	IF ○
SUBSOIL INTERMEDIATE RIBBER	IF ○	IF ○	IF ○
STORMWATER CHANNEL SWALE	---	---	---
TELECOMMUNICATION LINE	---	---	---
UNDERGROUND ELECTRICAL LINE	---	---	---
OVERHEAD ELECTRICAL LINE	---	---	---
FIRE HYDRANT LINE	---	---	---
GAS LINE	---	---	---
WATER LINE	---	---	---
SEWER LINE	---	---	---

SURVEY

- THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN SUPPLIED BY REGISTERED SURVEYORS TO PROVIDE A BASIS FOR DESIGN. THE USE OF THIS SURVEY DATA DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
- SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT THE SUPERINTENDENT.
- THE RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY. WHERE DIFFERENCES TO BOUNDARIES ARE CRITICAL, THEY SHOULD BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION BY FURTHER SURVEY.
- LEVELS ON SURVEY PLAN CALCULATED IN USING RELEVANT BENCHMARK. CONTRACTOR TO VERIFY BENCHMARK BEFORE WORK IS CARRIED OUT. DETAILS OF BENCHMARK FOUND IN SITEWORKS PLAN.



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG ASSOCIATES LTD. USED UNDER LICENSE.

Client	LEGEND AUSTRALIAN INVESTMENT
Architect	TEXCO DESIGN

Project	PROPOSED RESIDENTIAL DEVELOPMENT 36 KEELER STREET, CARLINGFORD CONCEPT PUBLIC DOMAIN PLAN
Job Number	20210185
Scale	NTS
Date	13/05/2024
Drawing Title	GENERAL NOTES AND SPECIFICATIONS & LEGENDS
Design	JH
Drawn	JH
Validated	JH

Scale	NTS
Date	13/05/2024
Revision	A1
Author	A.H.D.

Status	DEVELOPMENT APPLICATION
Scale	NOT FOR CONSTRUCTION

1	ISSUED FOR DA	JH	JH
REV	DATE	AMENDMENT	INT

Client	JCO CONSULTANTS PTY LTD
Address	SUITE 801C, No 1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: carol@jcoconsultants.com.au

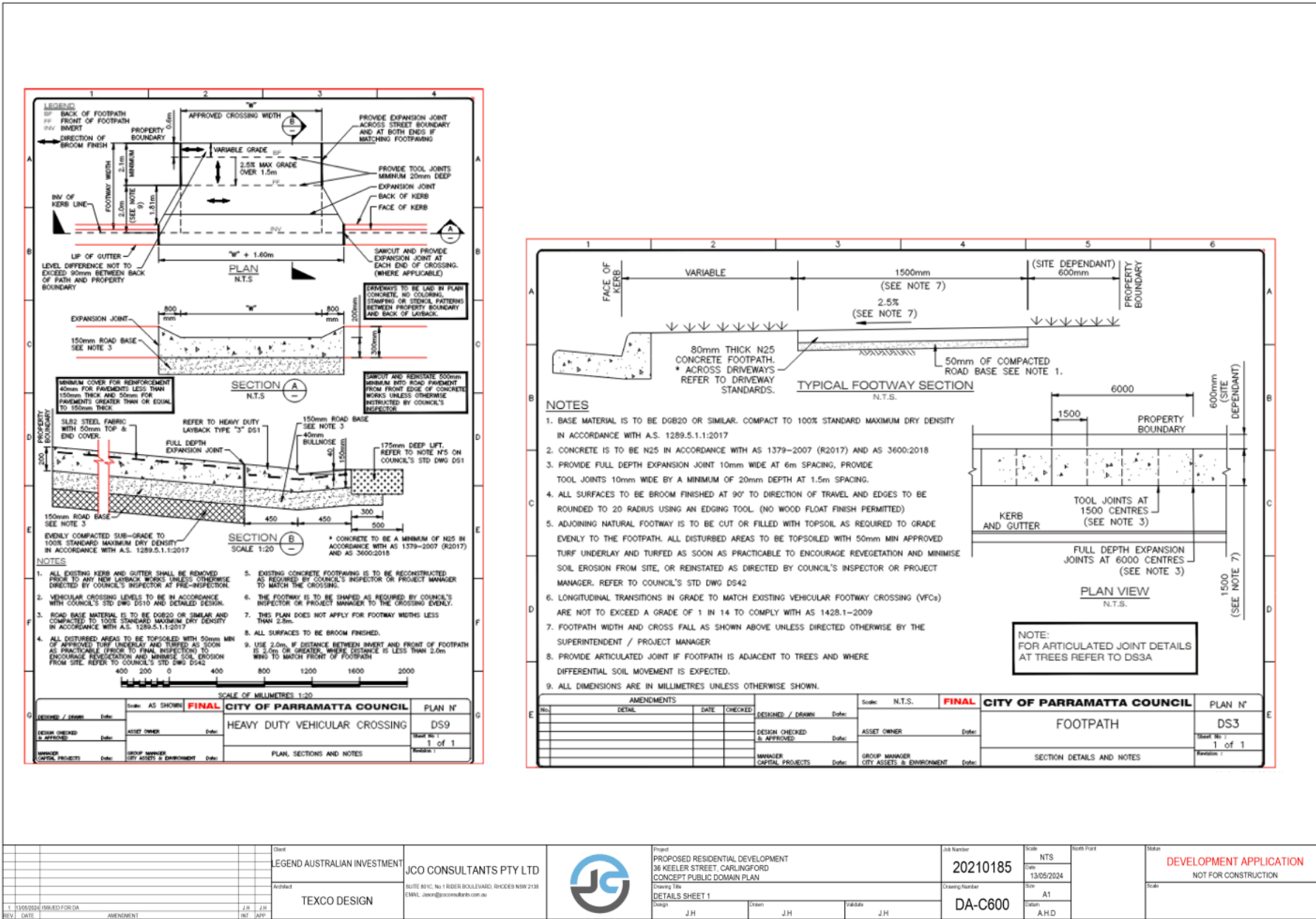
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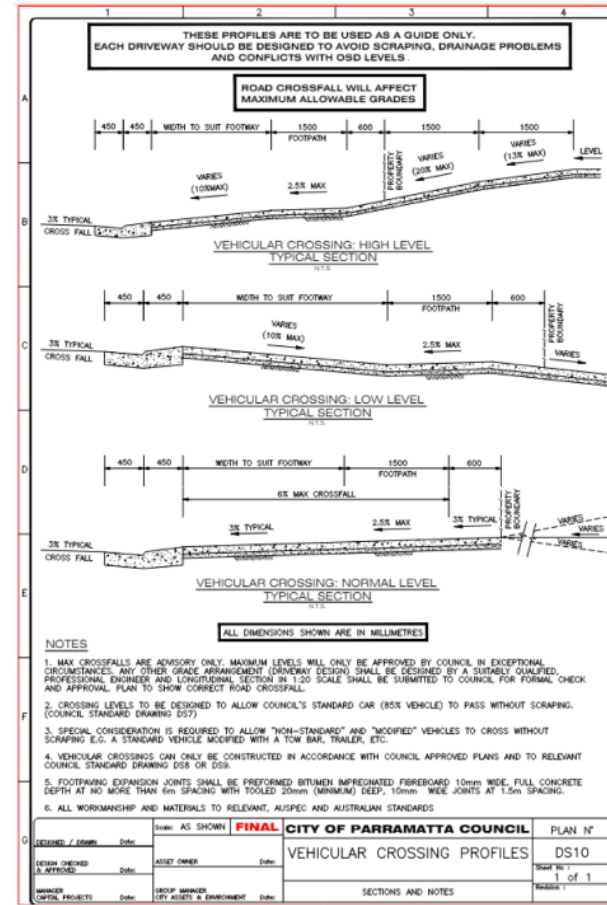
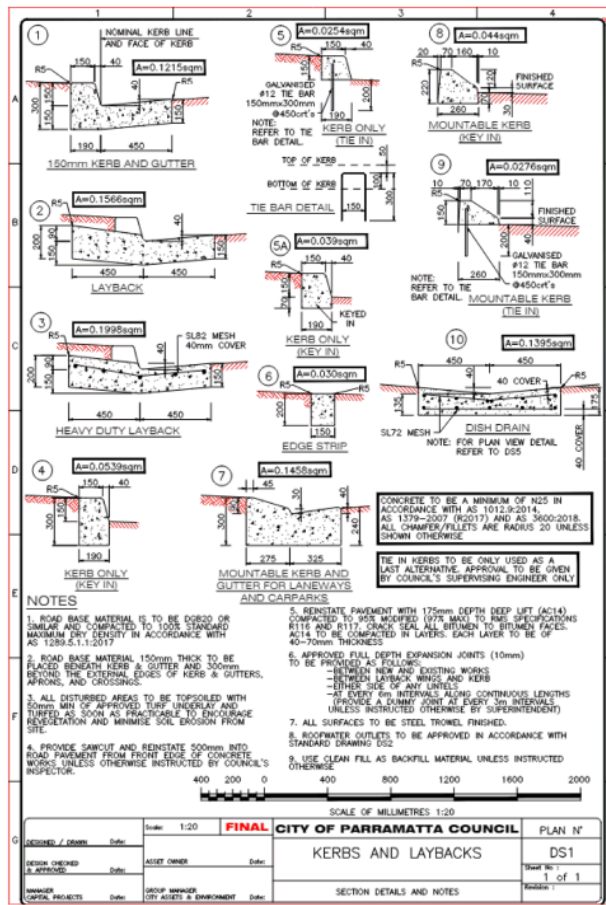
Project	PROPOSED RESIDENTIAL DEVELOPMENT 36 KEELER STREET, CARLINGFORD CONCEPT PUBLIC DOMAIN PLAN
Job Number	20210185
Scale	NTS
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Design	JH
Drawn	JH
Validated	JH

Scale	NTS
Date	13/05/2024
Revision	A1
Author	A.H.D.

Status	DEVELOPMENT APPLICATION
Scale	NOT FOR CONSTRUCTION

CAD File: P:2021020185-30 Keeler Street_Carlingford_Cad/Cad/DAC-C191.dwg





Client	LEGEND AUSTRALIAN INVESTMENT	Project	PROPOSED RESIDENTIAL DEVELOPMENT 36 KEELER STREET, CARLINGFORD CONCEPT PUBLIC DOMAIN PLAN	Job Number	20210185	Scale	NTS 13/05/2024	North Point	Status	DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION
Architect	TEXCO DESIGN	Architect	SUITE 801C, No 1 RIDER BOULEVARD, RICHMOND NSW 2138 EMAIL: caron@jcoconsultants.com.au	Drawing Title	DA-C601	Revision	A1 A.H.D.	Scale		
Design Checked & Approved		Design	J.H.	Drawn	J.H.	Validated	J.H.			
Manager		Group Manager								

DATE PLOTTED: 16/06/2024 12:27 PM

CAD File: P:2021020185-30 Keeler Street_Carlingford/CarlingfordA-C601.dwg

MEMO

Folder Number: DA/324/2024

To	Parramatta Local Planning Panel	Date	4 September 2024
From	Denise Fernandez Senior Development Assessment Officer		
Subject	36 Keeler Street, Carlingford – Addendum to Section 4.15 Assessment Report Re; Assessment of Clause 4.6 for departure to Clause 4.3 – Height		

Development Application

Development Application 324/2024 seeks approval for the demolition, tree removal and construction of a 5-storey Co-Living Housing development comprising 44 rooms over basement parking.

The proposal also seeks to vary the maximum height for the site. The maximum height for the site is 17.5m. The building is a maximum height of 17.92m. The variation equates to a 2.4% departure to the development standard.

The applicant has provided a Clause 4.6 variation to justify the departure. However, for reasons stated throughout the Section 4.15 Assessment Report, Council does not consider the departure to be appropriate and does not support the variation.

Clause 4.6 Assessment of Clause 4.3 – Height.

To ensure a comprehensive assessment of Clause 4.6 is considered, a complete assessment is provided below.

7.2.1 CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

Clause 4.6 of PLEP 2023 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

The proposal does not comply with the maximum 17.5m building height development standard detailed in Clause 4.3 of the PLEP. The proposed building is an overall height 17.92m which extends to the lift overrun.

The development proposal exceeds the maximum permissible building height by 420mm which is a 2.4% variation to the development standard.

Standard	Proposed	Variation
17.5 metres	17.92 metres	420mm or 2.4%

Clause 4.6(1) – Objectives of Clause 4.6

The objectives of clause 4.6 are considered as follows:

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

Clause 4.6(2) – Operation of Clause 4.6

The operation of clause 4.6 does not apply to a variation for any of the items itemised in Clause 4.6(8) of LEP 2023, or otherwise by any other instrument.

Clause 4.6(3) – The Applicant’s written request 4.6

Clause 4.6(3) requires that the applicant provide a written request seeking to justify contravention of the development standard. The request must demonstrate that:

- “(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has submitted a written request justifying the variation to the Height.

The applicant justification is as follows (**The full request is included in Attachment A found under the Section 4.15 Assessment Report**):

Height

- *The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.*
- *The proportion of the building that protrudes above the 17.5m height limit contains no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.*
- *The proposed development incorporates a complying floor space ratio as per Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.*

- *The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.*
- *The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.*
- *The proposed articulation of the built form will ensure that the additional building height will not be discernibly noticeable from street level;*
- *The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.*
- *The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.*
- *The proposal will provide for a number of distinct public benefits:*
 - *Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.*
 - *Creation of jobs during the construction stage and the ongoing use of the premises;*
 - *Activation of the street level;*
 - *Provision of appropriate solar access to residents of the development;*
 - *Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.*
 - *The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.*

Unreasonable and Unnecessary

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. *The objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

The written request contends that despite the variation to the maximum height for the site, the development is consistent with the standard and zone objectives.

Height

The objectives of Clause 4.3 – Height and Council’s comments in response to the proposal are as follows.

Clause Objectives	4.3 Height	Council Officer Assessment
(a) to provide	appropriate	The overall form of the development is characteristic

height transitions between buildings	of the existing RFB developments in the area. However, concern is raised that the variation to the maximum height is a result of unresolved design issues from a significant protrusion of the basement level about NGL and therefore, any variations to the maximum height cannot be supported and is not considered to have been designed to consider an appropriate transition between buildings.
(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,	The proposed encroachment to the maximum height of the site is a result of poor design outcomes on the ground plane. The significant protrusion of the basement level above NGL creates unnecessary building bulk. Further, the elevated ground floor is disconnected from the street and requires the front setback to be occupied by stairs and ramps, reducing landscaped area and cluttering the streetscape presentation. Accordingly, the proposed development is not considered to be compatible with the existing and desired future development in the surrounding area.
(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings	The site is not identified as heritage. The site does not adjoin any sites identified as heritage under Schedule 5 of PLEP 2023. The site is not located within a heritage conservation area.
(d) to reinforce and respect the existing character and scale of low density residential areas,	<p>The adjoining site to the west contains a multi dwelling development. As noted throughout the report, the development is a poor design outcome for the site and results in the variation to the height of the site. The development has not been designed to relate to a narrow site which results in non-compliances with building separation, creating adverse amenity impacts such as overlooking, particularly when the western side of the development is being used. Further, many rooms within the development address the side boundaries which further exacerbate undue amenity impacts on adjoining developments.</p> <p>Further, the development sites opposite the development are zoned R2 Low Density Residential. Due to the poor design of the development for a narrow site, the protrusion of the basement level above NGL and the disconnect of the ground floor to the street, it does not allow for a satisfactory streetscape presentation, visual interest nor does it reinforce the character and scale of the low-density residential areas opposite the site.</p>
(e) to minimise visual impact, disruption of views,	The development has not been appropriately designed for a narrow allotment and results in a

loss of privacy and loss of solar access to existing development,	variation to the overall height for the site. The development does not provide satisfactory building separation and provides an elevated ground floor creating visual and acoustic impacts for adjoining developments, particularly the site to the west.
(f) to preserve historic views	The subject site is not identified as containing historic views.
(g) to maintain satisfactory sky exposure and daylight to— (i) existing buildings in commercial centres, and (ii) the sides and rear of tower forms, and (iii) key areas of the public domain, including parks, streets and lanes.	The site is not located within a commercial centre. The development is not designed to contain a tower. The site is located opposite Edwin Ross Reserve. It is also noted that street trees are located on the street verge adjacent the development. The poor design of the development which results in the encroachment of the maximum height of the development, exacerbates solar access impacts to these locations.

2. *The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*

The applicant does not suggest that the purpose of the height standard is not relevant to the development.

3. *The underlying objectives or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*

The written request for the variation to the height standard do not suggest that the purpose of this standard would be thwarted if compliance was required, but rather the objectives are achieved despite the breach to the development standards.

4. *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.*

The applicant does not challenge the height standard has been abandoned. The provisions of Clause 4.3 – Height under PLEP 2023 was gazetted on 2 March 2023 and to date, variations under this provision (without an acceptable justification) within the locality has not been supported. It is noted that a similar form of development at 74 Keeler Street within proximity to the site is also seeking a departure to the maximum height and in that instance, it is also not recommended for support. Accordingly, compliance with the standard is necessary and reasonable for reasons stated throughout this report.

5. *The zoning of particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning was also unreasonable or*

unnecessary as it applied to that land and that compliance with the standard in that case would also be unreasonable or unnecessary.

The written requests do not challenge that the R4 zoning is unreasonable or inappropriate or that the standards for that R4 zoning is also unreasonable or unnecessary.

Sufficient Environmental Planning Grounds

The decision in the Land & Environment Court case of *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, suggests that 'sufficient environmental planning grounds' for a Clause 4.6 variation is more onerous than compliance with zone and standard objectives. The Commissioner in the case also established that the additional grounds had to be particular to the circumstances of the proposed development, and not merely grounds that would apply to any similar development. Furthermore, the decision in the Land and Environment Court case of *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 established that the focus must be on the aspect of the development that contravenes the development standard, not the development as a whole.

The written request in this instance does not demonstrate sufficient environmental planning grounds for the Clause 4.6 variation to the **Height**, for the following reasons:

- Whilst the departure is minor, it is the result of a poorly designed development on a narrow allotment. The development has not attempted to address the significant protrusion of the basement level above the NGL which is contributing to the unnecessary bulk and scale of the development and the subsequent variation to the height.
- Due to the protrusion of the basement above NGL, the ground floor is elevated and is disconnected from the street and the common open space to the rear.
- To provide access from the street to the ground floor, the front setback is cluttered with ramps and stairs which reduce the amount landscaping within the location creating an undesirable streetscape presentation.
- The development which has been inefficiently designed with an encroachment to the maximum height also has not considered the narrow site allotment and provides poor internal planning with insufficient building separation resulting in undue visual and acoustic impacts to and from the development site, as well as exacerbating the solar access impacts on a neighbouring development.
- The elevated nature of the ground floor has not satisfactorily resolved the flooding impacts of the site and therefore cannot be considered as a justification for the encroachment to the height.
- The proposal also does not achieve the objectives of the R4 zone in the following way:

R4 Zone Objectives	Comment
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a high-density residential environment.</i> 	<p>Whilst the development is for a co-living housing, the development has not been designed to be compatible with the narrow site allotment and the high-density residential environment of this portion of Keeler Street.</p>

<ul style="list-style-type: none"> • <i>To provide a variety of housing types within a high-density residential environment.</i> 	The development is for a 5 storey co-living housing. However, the development achieves poor design outcomes and does not contribute to the high-density residential environment of the locality.
<ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents</i> 	The development is for a residential purpose.
<ul style="list-style-type: none"> • <i>To provide for high density residential development close to open space, major transport nodes, services and employment opportunities</i> 	The development is located opposite a park and within proximity to Carlingford town centre as well as schools and other services. Notwithstanding, due to the reasons stated throughout this report, particularly its poor design outcomes, the proposed development does not contribute to this objective.
<ul style="list-style-type: none"> • <i>To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.</i> 	As noted, the development is for a residential purpose.

Clause 4.6(4) – Record of Assessment

The assessment of Clause 4.6(3) is recorded in the Section 4.15 Assessment report, which is contained within Council's records post determination.

Clause 4.6(6) – Subdivision in certain zones

The proposal does not seek approval for subdivision and is not located in any of the zones listed in Clause 4.6(6).

Clause 4.6(8) – Exclusions of the application of Clause 4.6

The development and the application of Clause 4.6 does not relate to any of the circumstances listed in this clause.

Conclusion

In summary, it is considered that the applicant's request to vary the maximum height should **not** be supported for the following reasons:

- The proposal is inconsistent with the objectives of the R4 High Density Residential zone and has not been designed to relate and be sympathetic to the site conditions (including flooding impacts), existing and future developments, and the locality.
- There are insufficient environmental planning grounds to justify the departure, in particular compliance with the objectives and controls of Parramatta DCP 2023.

The proposal is not in the public interest and is inconsistent with the zone objectives. In this regard, the departure to the height standard is not supported.

DEVELOPMENT APPLICATION

ITEM NUMBER	5.3
SUBJECT	PUBLIC MEETING: 74 Keeler Street, CARLINGFORD NSW 2118 (Lot 20, DP32722)
DESCRIPTION	Demolition, tree removal and construction of a 5 storey Co-Living Housing development comprising of 43 rooms over basement parking.
REFERENCE	DA/317/2024 - D09518902
APPLICANT/S	J Zeng
OWNERS	TEXCO Design
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT 26 AUGUST 2024

REASON FOR REFERRAL TO LPP

The application received more than 10 unique submissions during the notification period.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 4.15 Assessment Report.

The development application seeks approval for the demolition, tree removal and construction of a 5-storey co-living housing development comprising of 43 rooms over basement parking.

It is noted that A Class 1 deemed refusal Appeal was filed on the 31 July 2024 with the Land and Environment Court. Therefore, the application requires determination.

The site is a narrow allotment and has 4.6% slope from the front, south-west corner to the rear, north-east corner of approximately 2.68m metres over a distance of 57.8 metres.

An easement is required over a downstream property to allow the site to drain into Carlingford Road. However, the development has proposed excessive fill on site to achieve drainage towards Keeler Street.

The design of the development is a poor design outcome which does not consider the narrowness of the site. It prioritises maximum development by providing non-compliant building separation which has compromised internal amenity as well as the amenity of adjoining developments. The design of the development has not satisfactorily resolved the ground plane with the protrusion of the basement level more than 1m above NGL which does not allow for a satisfactory streetscape presentation, visual interest nor does it reinforce the character and scale of the low-density residential areas opposite the site.

The unresolved design issues around the ground plane of the development have also resulted in a minor encroachment to the maximum height of the site. However, due to

the poor urban design outcomes, the departure to the maximum height cannot be supported.

Except for Council's Catchment Engineer, Landscape Officer, Universal Access Officer, Biodiversity Planning Officer, Waste and Cleansing team and DEAP, Council's Waste Officer, Environmental Health Officer and Traffic Engineer raised no objections to the proposal, subject to conditions of consent.

The application was notified/advertised and received 14 unique submissions within the notification period and a further 8 submissions outside of the notification period. The issues raised in the submissions related to site suitability, built form, overdevelopment, solar access, visual and acoustic privacy, safety and security, bulk and scale, overcrowding, compatibility of local area, traffic, parking, pedestrian safety, amenities, infrastructure impacts, noise pollution, environmental impacts, insufficient information and property values.

Notwithstanding, for reasons stated above, Council cannot support the application and is recommending refusal.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, **refuse** development consent to DA/317/2024 for the demolition, tree removal and construction of a 5-storey co-living housing development comprising 43 rooms over basement parking
- (b) **Further, that** submitters are advised of the decision.

REASONS FOR REFUSAL

1. In accordance with Part 3 *Development Applications* of the Environmental Planning and Assessment regulations 2021, the proposal does not comply with the requirements Division 1 *Making development applications* in relation to the following sections:
 - a. *Section 23 Persons who may make development applications*
 - b. *Section 24 Content of development applications*
2. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas*
3. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements to the following clauses of the *State Environmental Planning Policy (Housing) 2021, Chapter 3 – Diverse Housing, Part 3 – Co-Living*:
 - a. *Section 68 – Non-discretionary development standards*
 - b. *Section 69 – Standards for boarding houses*










4. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements to the following clauses of the *Parramatta Local Environment Plan 2023*:
 - a. Section 2.3 Zone objectives and Land Use Table
 - b. Section 4.3 Height of buildings
 - c. Section 4.6 Exceptions to Development Standards
 - d. Section 6.2 Earthworks
 - e. Section 6.3 Biodiversity
 - f. Section 6.5 Stormwater Management

5. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply the following parts of the Parramatta Development Control Plan 2023:
 - a. Part 2, Section 2.3 Preliminary Building Envelope,
 - b. Part 2, Section 2.4 Building Form and Massing
 - c. Part 2, Section 2.5 Streetscape and Building Address
 - d. Part 2, Section 2.6 Fences
 - e. Part 2, Section 2.7 Open Space and Landscape,
 - f. Part 2, Section 2.9 Public Domain,
 - g. Part 2, Section 2.11 Access for People with a Disability,
 - h. Part 3, Section 3.2.2 Visual and Acoustic Privacy,
 - i. Part 3, Section 3.4.1.2 Preliminary Building Envelope,
 - j. Part 3, Section 3.6.1 Site Consolidation and development on isolated sites
 - k. Part 5 Section 5.1 Water Management
 - l. Part 5 Section 5.2.4 Earthworks and Development of Sloping Land
 - m. Part 5, Section 5.3 Environmental Performance
 - n. Part 5, Section 5.4.8 Waste Management

6. In accordance with Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the proposal is not suitable for the site.

7. In accordance with Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposal is not in the public interest.

ATTACHMENTS:

1		Assessment Report	36 Pages
2		Locality map	1 Page
3		Land Use Zone Map	1 Page
4		Statement of Environmental Effects	66 Pages
5		Plans used during assessment	29 Pages
6		Internal floor plans (confidential)	19 Pages
7		Clause 4.6 Departure - Height	11 Pages
8		Plan of Management	19 Pages
9		Arborist Report	42 Pages
10		PLPP Memo - 74 Keeler Street - Cl 4.6 - Height	7 Pages

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/317/2024

SECTION 4.15 ASSESSMENT REPORT – PARRAMATTA LEP 2023
Environmental Planning & Assessment Act 1979

1 SUMMARY

DA No:	DA/317/2024
Property:	Lot 20 DP 32722 74 Keeler Street, CARLINGFORD NSW 2118
Proposal:	Demolition, tree removal and construction of a 5 storey Co-Living Housing development comprising of 43 rooms over basement parking.
Date of receipt:	11 June 2024
Estimated Cost of Development:	\$4,683,751.63
Applicant:	J Zeng
Owner:	TEXCO Design
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:	14 unique submissions during the notification period 8 unique submissions outside the notification period A total of 22 unique submissions were received
Conciliation Conference	No
Recommendation	Refusal
Assessing Officer	Najeeb Kobeissi

2 LEGISLATIVE REQUIREMENTS

Environmental Planning Instruments	<ul style="list-style-type: none"> • State Environmental Planning Policy (Building Sustainability) 2022; • State Environmental Planning Policy (Resilience and Hazards) 2021; • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • Parramatta Local Environmental Plan 2023
Zoning	R4 High Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	No
Integrated development	No
Easement of adjoining land	Yes – Owners Consent not provided
Housing Productivity Contribution	Yes
Clause 4.6 variation	Yes – Height
Delegation	Parramatta Local Planning Panel

3 APPLICATION HISTORY

Date	Comments
11 June 2024	DA/317/2024 was lodged with Council.
20 June 2024 – 11 July 2024	The development application was notified in accordance with Council's Consolidated Notification Procedures
11 July 2024	The development application was referred to the Design Excellence Advisory Panel (DEAP)
31 July 2024	A Class 1 deemed refusal Appeal was filed with the Land and Environment Court.

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17 September 2024	The application must be determined by the Parramatta Local Planning Panel due to the number of objections
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4 REFERRAL TO LOCAL PLANNING PANEL

The application is being referred to the Parramatta Local Planning Panel for determination as it received more than 10 unique objections within a formal notification period as per the Signed Development and Traffic Services Unit Business Rules.

5 SITE DESCRIPTION AND CONTEXT

The subject site is known as 74 Keeler Street, Carlingford. The current property description is Lot 20 DP 32722. The site is a rectangular allotment and has a 4.6% slope from the front, south-west corner to the rear, north-east corner of approximately 2.68m metres over a distance of 57.8 metres.

The subject site has the following area and dimensions:

Area – 950.7 square metres

Frontage – 17.38 metres

Rear – 17.375 metres

East – 54.58 metres

West – 54.87 metres

The site is zoned R4 High Density Residential.

The surrounding and adjacent properties, north of Keeler Street, are also zoned R4 High Density Residential. East of the R4 zone are sites zoned E3 Productivity Support that front Pennant Hills Road. South of Keeler Street, the sites are zoned R2 Low Density Residential with the site to the east, fronting Pennant Hills Road zoned E1 Local Centre. See Figure 1 below.

The subject site currently accommodates a single storey, 4-bedroom residential dwelling.

It is located within an established residential area characterised by single and double storey residential dwellings, dual occupancies, townhouses and residential flat buildings. Adjoining the subject site to the west is a single storey residential dwelling and to the east is a 5-storey residential flat building.

Further to the west of the site are a collection of local shops and to the southwest is the Carlingford Village shopping mall. Approximately 290 metres walking distance to the north of the site is the pedestrian entrance of the Carlingford Court shopping centre located on Pennant Hills Road. See Figure 2 below.

The site was inspected on 19 June 2024 and a site sign was attached to the frontage for the notification period. See Figures 1 – 6 below.



Figure 1: Zoning Map (Parramatta LEP 2023)

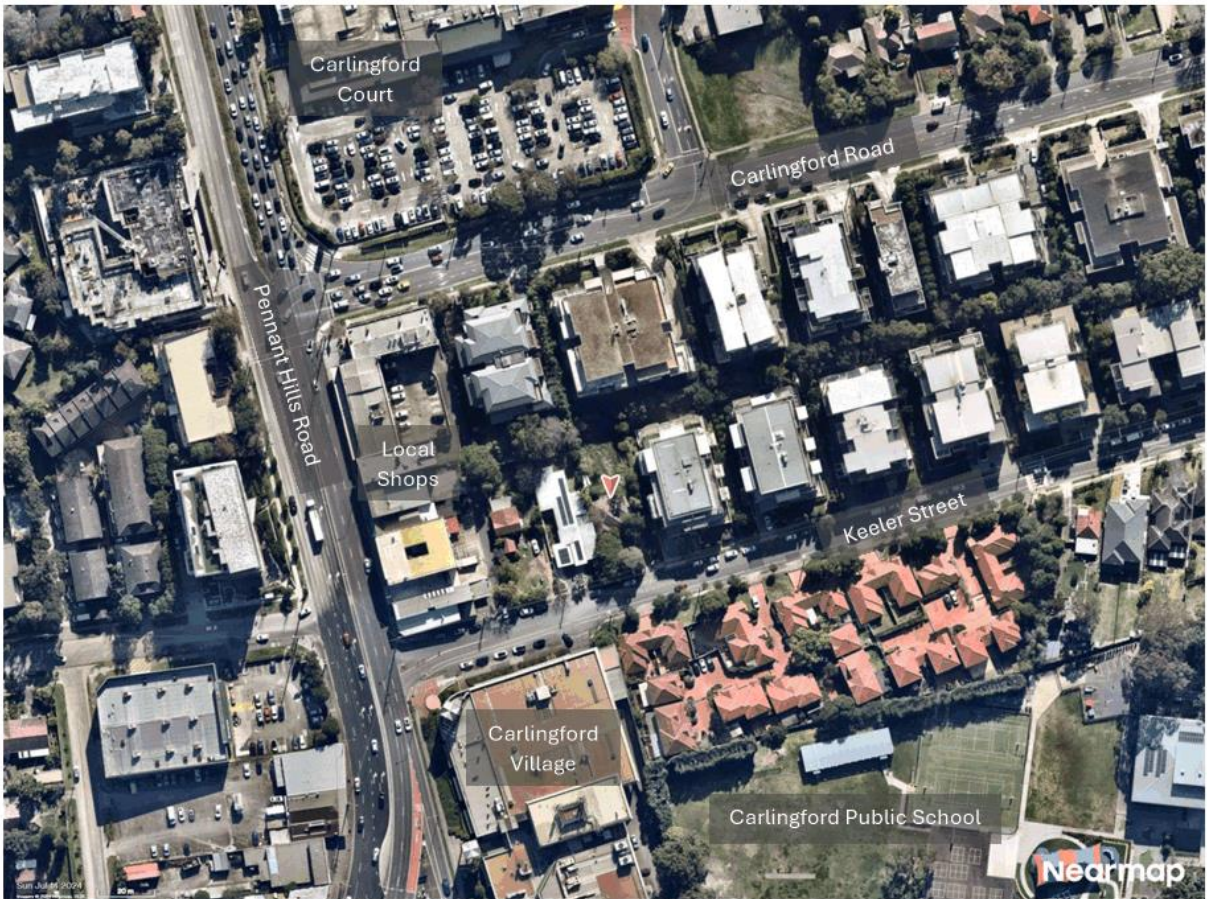


Figure 2: Aerial Photo (NearMaps)



Figure 3: The subject site as viewed from Keeler Street (Site visit 19 June 2024)



Figure 4: Multiple residential flat building east of the subject site as viewed from Keeler Street (Site visit 19 June 2024)



Figure 5: Local shops, west of the subject site as viewed from Pennant Hills Road (Google Street View)



Figure 6: Carlingford Village, southwest of the subject site as viewed from the corner of Keeler Street & Pennant Hills Road (Google Street View)

6 THE PROPOSAL

The proposed development includes the following components:

- Demolition of all structures currently on site.
- Tree removal
- Stormwater and landscaping works
- Excavation to a depth of 3.3 metres
- Construction of a 5 storey Co-Living Housing development comprising 43 double occupancy rooms over 1 level of basement parking.

In detail, the proposed co-living development includes:

- **Basement Level**
 - Parking spaces
 - 9 carparking spaces (1 of 9 is an accessible space)
 - 9 motorcycle parking spaces
 - 9 Bicycle Parking

- Garbage room
- Service bay for waste collection
- Lift
- **Ground floor:**
 - 8 double, self-contained units;
 - 3 outdoor communal areas; and
 - Indoor communal room with bathroom, kitchenette and manager's workstation.
- **Level 1:**
 - 10 double self-contained units
 - Indoor communal room with bathroom and kitchenette
- **Level 2:**
 - 10 double self-contained units
 - Indoor communal room with bathroom and kitchenette
- **Level 3:**
 - 11 double self-contained units
- **Level 4:**
 - 4 double self-contained units
 - Indoor communal room with bathroom, kitchenette and direct access to the Communal open space

7 SECTION 4.15 EVALUATION

7.1 PERMISSIBILITY

The site is zoned R4 High Density Residential under Parramatta Local Environmental Plan 2023.

The proposed works are defined as a co-living.

The proposed co-living building is not permissible pursuant to Part 2 of the Parramatta LEP 2023. However, pursuant to Chapter 3, Part 3, Section 67 of the SEPP (Housing) 2021, development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.

As stated, Co-living housing is a prohibited use in an R4 High Density Residential Zone under the Parramatta LEP 2023. However residential flat buildings and shop top housing are all permissible in an R4 High Density Residential Zone under the Parramatta LEP 2023. Therefore, the proposed development is permitted with consent on the subject site pursuant to Section 67 of the SEPP (Housing) 2021.

7.2 ZONE OBJECTIVES

The objectives of the R4 High Density Residential are:

- *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.*
- *To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.*
- *To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.*

The proposal does not comply with the objectives of the R4 High Density Residential zone as the development has not been designed to be compatible with the narrow site allotment, achieving poor design outcomes and does not contribute to the high-density residential environment of the locality.

8 ENVIRONMENTAL PLANNING INSTRUMENTS

8.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

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.

✓	A site inspection and a review of Council records reveals the site does not have an obvious history of a previous land use that may have caused contamination.
✓	Historic aerial photographs were used to investigate the history of uses on the site/
✓	A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
✓	A search of public authority databases did not include the property as contaminated.
✓	The Statement of Environmental Effects states that the property is not contaminated.

Pursuant to Clause 4.6 of SEPP Hazards, Council is satisfied that the site is suitable for the proposed development.

8.2 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY) 2022

The requirements outlined in the Building Code of Australia BCA 2022, Section J – Energy Efficiency have been satisfied in the design of the proposal.

If the application was recommended for approval, conditions relating to the requirements of the Section J report would have been included in the conditions.

8.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2022

8.3.1 CHAPTER 2 – VEGETATION IN NON-RURAL AREAS

The application has been assessed against the requirements of Chapter 2 of SEPP (Biodiversity and Conservation) 2022. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The application proposes the removal of, according to the Statement of Environmental Effects, 28 trees (counted 31 trees proposed for removal) from the site identified in the table below

Tree No.	Species	Common Name	Remove or Retain	Reason
1	<i>Fraxinus griffithii</i>	Evergreen ash	Retain	Neighbouring tree
2	<i>Photinia sp</i>	Photinia	Remove	Site tree. Relatively small. Not significant. Considered to be in the Biodiversity Mapping area. Total loss for basement/building.
3	<i>Photinia sp</i>	Photinia	Remove	Site tree. Relatively small. Not significant. Considered to be in the Biodiversity Mapping area. Total loss for basement/building.
4	<i>Glochidion fernandii</i>	Cheese Tree	Retain	Neighbouring tree
5	<i>Cinnamomum camphora</i>	Camphor laurel	Retain	Neighbouring tree
6	<i>Eleocarpus eumundi</i>	Eumundi quandong	Retain	Neighbouring tree
7	<i>Ligustrum sp.</i>	Privet	Retain	Neighbouring tree

8	<i>Photinia sp</i>	Photinia	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
9	<i>Cinnamomum camphora</i>	Camphor laurel	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
10	<i>Morus sp.</i>	Mulberry	Remove	Site tree in planter area. Insignificant. Total loss for basement/building footprint.
11	<i>Radermachera sinica</i>	China Doll	Remove	Site tree growing hard up against dwelling wall. Total loss for basement/building footprint.
12 x 4	<i>Ligustrum sp.</i>	Privet	Remove two Retain two	Site trees are a total loss for basement/building footprint. Neighbouring trees
13 x 2	<i>Jacaranda mimosifolia</i>	Jacaranda	Remove	Site tree. Crooked trunk, poor form. Total loss for basement/building footprint.
14	<i>Pittosporum sp</i>	Pittosporum	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
15	<i>Photinia sp</i>	Photinia	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
16	<i>Ligustrum sp.</i>	Privet	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
17	<i>Camellia japonica</i>	Camellia	Remove	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
18	<i>Ficus sp.</i>	Fig	Remove	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
19	<i>Ficus sp.</i>	Fig	Remove	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
20	<i>Ficus sp.</i>	Fig	Remove	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
21	<i>Ficus sp.</i>	Fig	Remove	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
22	<i>Ficus sp.</i>	Fig	Remove	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
23 x 3	<i>Unknown sp.</i>	-	Remove	Site trees x 3 in overcrowded planting area in front of site, in poor condition. Total loss for basement/building footprint.
24 x 5	<i>Pittosporum sp</i>	Pittosporum	Remove	Site trees x 5 in overcrowded planting area in front of site, leaning and insignificant. Total loss for basement/building footprint
25	<i>Unknown sp.</i>	-	Remove	Site tree in overcrowded planting area in front of site, declining or poor condition. Total loss for basement/building footprint.
26	<i>Photinia sp</i>	Photinia	Remove	Hedge at front of site. Major impact with bulk works across entire site.
27	<i>Melaleuca sp.</i>	Paperbark	Remove	Large tree at front of site.

				Major impact with bulk works across entire site.
28	Michelia figo	Port magnolia	wine Remove	Relatively small tree on front boundary with 70-72 Keeler St. Total loss for driveway.

Council's Tree and Landscape Officer has reviewed the application and **could not** complete a full and proper assessment due to insufficient information on the plans and Arboriculturally impact assessment.

Additionally, the subject site is identified on the Biodiversity Values Map. The proposed development encroaches into the mapped area. The development triggers the Biodiversity Offset Scheme (BOS) under the *Biodiversity Conservation Act 2016* as NSW native vegetation (*Pittosporum undulatum*; marked as T24 in the arborist report) is required to be removed within the mapped area. The application was referred to Council's Biodiversity Planning Officer for review.

The applicant should have either provided a Biodiversity Development Assessment Report (BDAR) should have been submitted, prepared by an accredited assessor for applying the Biodiversity Assessment Method (2020), or, if the believe the mapping is incorrect, have contacted the Department of Climate Change, Energy, the Environment and Water (DCCEEW) to request a review of the Biodiversity Values Map mapping.

With insufficient information, Council cannot complete a full and proper assessment of the vegetation and therefore cannot support the proposal.

8.3.2 CHAPTER 6 – WATER CATCHMENTS

This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map.

The subject site is not located within the Zoning Map, Critical Habitat Map, Wetlands Protection Area, Strategic Sit Foreshore Map or the Foreshore Area and Boundary Map. Therefore, there are no specific development standards that directly apply to the proposal.

8.4 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Clause	Comment
Section 2.48 – electricity infrastructure	The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority.
Section 2.77 – Development adjacent to a pipeline corridor	The subject site is not within the vicinity of a pipeline corridor that would trigger the concurrent of the pipeline operator.
Section 2.98 – Development adjacent to rail corridors	The subject site is not adjacent to a rail corridor.
Section 2.119 – Impact of road noise or vibration on non-road development	The subject site does not have frontage to a classified road.
Section 2.120 – Impact of road noise or vibration on non-road development	<i>Keeler Street</i> have an average daily traffic volume of less than 20,000 vehicles per day. As such, clause 2.120 is not applicable to the development application.
Section 2.122 – Traffic-generating development	The subject site is identified on a road that connects to a classified road where the access is within 90m of the connection. However, according to Column 3 of the table in Schedule 3, this section does not apply as the proposal does not reach the relevant size or capacity of 75 dwellings by only proposing 43 rooms.

8.5 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

8.5.1 CHAPTER 3 – DIVERSE HOUSING - PART 3 – CO-LIVING

The application proposes the construction of a co-living building.

Clause / SEPP requirement	Comments	Compliance
Section 67 – Co-living housing may be carried out on certain land with consent		
The proposed use for co-living is permissible under this section of the SEPP.		
For further information, refer to the discussion under Part 6.1 of this assessment Report.		
Clause 68 – non-discretionary development standards		
(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matter.		
(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing.		
Clause 2(a) (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than— (i) the maximum permissible floor space ratio for residential accommodation on the land, and (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,	Site area: 950.7m ² FSR= 1.3:1 = Max GFA allowable: 1235.91m ² Bonus 10% FSR = 0.13:1 = bonus GFA: 123.59 Max FSR: 1.43:1 = Max GFA allowable: 1359.5m ² Total proposed GFA: 1,359.4m ² Proposed FSR: 1.43:1	Yes
(b) for co-living housing containing 6 private rooms— (i) a total of at least 30m ² of communal living area, and (ii) minimum dimensions of 3m for each communal living area,	43 rooms provided	N/A
(c) for co-living housing containing more than 6 private rooms— (i) a total of at least 30m ² of communal living area plus at least a further 2m ² for each private room in excess of 6 private rooms, and (ii) minimum dimensions of 3m for each communal living area,	43 rooms provided Required: 30m ² + (37 x 2)m ² = Total of 104m ² of communal living area Provided: A communal living room the fourth floor is provided with a total area of 117.5m ² . The minimum dimensions of each area are greater than 3m.	Yes Yes
(d) Communal open spaces (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m	Required: 190.14m ² of communal open space Provided: 248.8m ² The minimum dimension is greater than 3m.	Yes Yes
(e) unless a relevant planning instrument specifies a lower number— (i) for development on land in an accessible area—0.2 parking spaces for each private room, or (ii) otherwise—0.5 parking spaces for each private room	The subject site is located in an accessible area as it is approximately 100m walking distance from a bus stop on Pennant Hills Road, and approximately 350m walking distance from 2 bus tops on Carlingford road. Required: 8.6 spaces. Provided: The proposal provides nine (9) parking spaces within the basement. Councils traffic engineer would have conditioned Bay #7 to be converted to a small car space for manoeuvrability.	Yes
(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—	N/A	N/A

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the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,		
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.	<p>It is noted that neither the ADGs nor the PDCP 2023 contain relevant controls for minimum landscaping for development on land zoned R4. Landscaping requirements under PDCP 2023 is land-use based rather than zoning based.</p> <p>Notwithstanding, Council’s Landscape Officer has requested an amended Landscape Plan demonstrating soil volume and depth to allow satisfactory landscaping to the nominated areas.</p> <p>This information has not been submitted and therefore the quality of these areas cannot be assessed. As such, the amount and quality of the landscaped areas provided cannot be ascertained.</p>	No Insufficient information
Clause 69 – Standards for co-living		
(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that.		
(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m ² and not less than— (i) for a private room intended to be used by a single occupant—12m ² , or (ii) otherwise—16m ² , and	<p>All rooms are double rooms and are proposed to be between 16.2m² and 19.88m².</p> <p>(Including kitchenette and ensuite facilities, areas range between 22.4m² and 25.96m².)</p>	Yes
(b) the minimum lot size for the co-living housing is not less than— (i) for development on land in Zone R2 Low Density Residential—the lesser of the minimum lot size requirements for manor houses under a relevant planning instrument, or 600m ² . (ii) for development on for development on other land—800m², and (iii) repealed	<p>Minimum required lot size: 800m²</p> <p>Site is 950.7m²</p>	Yes
(c) For development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing— (i) will not contain more than 12 private rooms, and (ii) will be in an accessible area, and	N/A	N/A
(d) The co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and	An appropriate workspace for a manager is proposed on the ground floor Common living area.	Yes
(e) for co-living housing on land in a business zone— no part of the ground floor of the co-living housing that fronts a street will	N/A	N/A

<p>be used for residential purposes unless another environmental planning instrument permits the use, and</p>																				
<p>(f) Adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and</p>	<p>All rooms have access to private ensuite-style bathroom, internal laundry and kitchenette facilities.</p>	<p>Yes</p>																		
<p>(g) each private room will be used by no more than 2 occupants.</p>	<p>All rooms are double occupancy.</p>	<p>Yes</p>																		
<p>(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—</p>																				
<p>(a) the front, side and rear setbacks for the co-living housing are not less than— (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument;</p>	<p>The Subject site is located in an R4 High density zone and will be required to comply residential privacy and separation requirements of the Apartment Design Guide as is specified in Chapter 4 of SEPP (Housing) 2021</p> <p>An assessment against the building separation controls are detailed in the below row.</p>	<p>No Not supported.</p>																		
<p>(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and</p>	<p>The proposal is five (5) storeys. The following separation distances apply:</p> <table border="1" data-bbox="603 1014 1222 1261"> <thead> <tr> <th>Building Height</th> <th>Habitable to Habitable</th> <th>Non-habitable to Habitable</th> <th>Non-habitable to Non-habitable</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>12m</td> <td>9m</td> <td>6m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>18m</td> <td>9m</td> <td>13.5m</td> </tr> </tbody> </table> <p>The property to the western boundary is a dwelling house that was constructed between 2007-2008. Council has no record of any proposed development on this site since the dwelling was constructed.</p> <p>The following separation distances are provided</p> <table border="1" data-bbox="603 1512 1206 1702"> <thead> <tr> <th>Storeys</th> <th>Habitable to Balconies</th> </tr> </thead> <tbody> <tr> <td>up to 4 storeys</td> <td>6.8m to East 14.8m to Rear</td> </tr> <tr> <td>5th storey</td> <td>10.4m to East 18m to Rear</td> </tr> </tbody> </table> <p>The proposed co-living development fails to provide the minimum required building separations as required by the ADG resulting in unreasonable visual and acoustic privacy impacts.</p>	Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable	up to 12m (4 storeys)	12m	9m	6m	Up to 25m (5-8 storeys)	18m	9m	13.5m	Storeys	Habitable to Balconies	up to 4 storeys	6.8m to East 14.8m to Rear	5 th storey	10.4m to East 18m to Rear	<p>No</p>
Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable																	
up to 12m (4 storeys)	12m	9m	6m																	
Up to 25m (5-8 storeys)	18m	9m	13.5m																	
Storeys	Habitable to Balconies																			
up to 4 storeys	6.8m to East 14.8m to Rear																			
5 th storey	10.4m to East 18m to Rear																			

(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and	Communal living rooms is provided throughout the development. An external balcony is provided for each room. The majority of the communal living room would receive 3 hours of direct solar access.	Yes
(f) the design of the building will be compatible with— (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct.	The Design Excellence Advisory Panel (DEAP) were referred the proposal and provided comments on the design of the building. The DEAP does not support the proposed design. Further information relating to the Panel's Comments can be found in Part 9 of this report. With the comments from the DEAP, building separation controls as per the ADG, building height and earthworks as per the PLEP 2023, and landscaping and deep soil as per the DCP, Council has determined that the design of the building will not be compatible with the desirable elements of the character of the local area.	No
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.	N/A	N/A
70 No subdivision		
Development consent must not be granted for the subdivision of co-living housing into separate lots.	The proposal does not propose any subdivision.	Yes

Council is not satisfied the proposed development meets the requirements of SEPP (Housing) 2021 and is not recommending the proposal for approval.

8.6 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Section 4.3 Height of buildings Allowable: 17.5m	Proposed: 18.26m Natural Ground Level – RL 117.76 AHD Roof Height- RL 136.02 AHD Variation: 4.34% or 0.76m The proposal exceeds the maximum building height by 0.76m. The portions of the building that exceed this control is the lift overrun. Does not Comply A Request to vary the development standard was submitted and an assessment of that requires is detailed below under Part 7.6.1 of this report.
Section 4.4 Floor space ratio Allowable: 1.3:1 or 1235.91m ² Bonus 10% FSR: 0.13:1 or 123.59m ² Max FSR: 1.43:1 or 1359.5m ²	FSR: 1.43:1 GFA: 1,359.45m ² Complies
Section 4.6 Exceptions to Development Standards	A variation to the development standard, Section 4.3 Height of buildings is proposed. A Request to vary the development standard

	was submitted and an assessment of that requires is detailed below under Part 7.6.1 of this report.
Part 5 Miscellaneous provisions	
Section 5.1A Development on land intended to be acquired for public purposes	The subject site is not identified on the map.
Section 5.6 Architectural roof features	An architectural roof feature is not proposed.
Section 5.7 Development below mean high water mark	The subject site is not identified on the map.
Section 5.10 Heritage conservation	The site does not contain a heritage item and is not located in a Heritage conservation area.
Section 5.11 Bush fire hazard reduction	The subject site is not identified on the map.
Section 5.21 Flood Planning	The subject site is not identified as flood prone.
Part 6 Additional local provisions	
Section 6. 1 Acid sulfate soils	The site is not identified on the acid sulfate soils map.
Section 6. 2 Earthworks	<p>The architectural plans indicate that there is a substantial quantity of fill across the site. The Finish Floor Level (FFL) of the ground floor is 0.57m to 2.37m above the existing natural ground level. The rear 6m setback has been filled by approximately 1.19m.</p> <p>The excessive fill on site is in order to achieve stormwater drainage towards the street and avoid obtaining a downstream easement across neighbouring properties. Council does not support the proposed stormwater system as detailed under Section 6.5 of the LEP.</p> <p>The proposed earthworks result in the following:</p> <ul style="list-style-type: none"> - a detrimental impact on the drainage patterns of the site, - increases the bulk and scale of the development, and; - impact on the amenity of adjoining neighbours as the fill has consequently increased the height of the development. <p>The proposed earthworks do not satisfy the objectives of Section 6.2 of the PLEP 2023</p>
Section 6. 3 Biodiversity	<p>The subject site is identified on the Biodiversity Values Map. The application proposes the removal of vegetation from the area of the site impacted by the biodiversity mapping.</p> <p>Insufficient information has been provided to complete a full and proper assessment:</p> <ul style="list-style-type: none"> • Either the Biodiversity mapping must be amended to remove the site from the map; or • A Biodiversity Development Assessment Report (BDAR) must be prepared to assess the impacts of the proposed co-living development on the mapped area. <p>Further information relating to Council's Biodiversity Planning Officer's comments can be found in Part 9 of this report.</p>
Section 6. 4 Riparian land and waterways	The subject site is not identified on the map.
Section 6. 5 Stormwater management	<p>Council's Development Engineer is not satisfied that the proposed stormwater drainage design is adequate for the site.</p> <p>Further information relating to Council's Development Engineer's comments can be found in Part 9 of this report.</p>

	<p>Council's Development Engineer has commented that a downstream stormwater easement would be needed for the site to achieve satisfactory stormwater drainage.</p> <p>Landowners consent for the construction and establishment of a stormwater easement over the adjoining property(s) has not been provided and Council is not satisfied that the proposal would avoid significant adverse impacts of stormwater runoff on the adjoining properties.</p>
Section 6.6 Foreshore area	The subject site is not identified on the map.
Section 6.8 Landslide Risk	The subject site is not identified on the map
Section 6.11 Dual Occupancies prohibited on certain land	The proposed development is not for the construction of a dual occupancy.
Section 6.18 Subdivision for dual occupancies on certain land at Parramatta	The proposed development is not for the construction of a dual occupancy and subdivision is not proposed.
Section 6.19 Subdivision for dual occupancies prohibited on certain land	The proposed development is not for the construction of a dual occupancy and subdivision is not proposed.

8.6.1 SECTION 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

Clause 4.6 of PLEP 2023 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

The proposal does not comply with the maximum 17.5m building height development standard detailed in Clause 4.3 of the PLEP. The proposed building height is 18.26m located in the middle of the building.

The development proposal exceeds the maximum permissible building height by 0.76m which is a 4.34% variation to the development standard.
and that the

Standard	Proposed	Variation
17.5 metres	18.26 metres	0.76 metres or 4.36%

Clause 4.6(1) – Objectives of Clause 4.6

The objectives of clause 4.6 are considered as follows:

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

Clause 4.6(2) – Operation of Clause 4.6

The operation of clause 4.6 is not limited by the terms of Clause 4.6(8) of LEP 2023, or otherwise by any other instrument.

Clause 4.6(3) – The Applicant's written request 4.6

Clause 4.6(3) requires that the applicant provide a written request seeking to justify contravention of the development standard. The request must demonstrate that:

“(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) there are sufficient environmental planning grounds to justify contravening the development standard.”

The applicant has submitted a written request justifying the variation to the Height. The applicant justification is as follows **(The full request is included in Attachment A):**

Height

- *The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.*
- *The proportion of the building that protrudes above the 17.5m height limit contains no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.*
- *The proposed development incorporates a complying floor space ratio as per Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.*
- *The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.*
- *The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.*
- *The proposed articulation of the built form will ensure that the additional building height will not be discernibly noticeable from street level proposed development will provide a strong and identifiable building line that will pronounce the site's prominent and strategic gateway entry location at the edge of Carlingford Neighborhood Centre;*
- *The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.*
- *The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.*
- *The proposal will provide for a number of distinct public benefits:*
 - *Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.*
 - *Creation of jobs during the construction stage and the ongoing use of the premises;*
 - *Activation of the street level;*
 - *Provision of appropriate solar access to residents of the development;*
 - *Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.*
 - *The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.*

Clause 4.6(4) – Consent Authority Consideration of Proposed Variation

Clause 4.6(4) outlines that development consent must not be granted for development that contravenes a development standard unless:

“a) *the consent authority is satisfied that:*

- i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

b) the concurrence of the Secretary has been obtained.”

Unreasonable and Unnecessary

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard.

The written request contends that despite the variation to the maximum height for the site, the development is consistent with the standard and zone objectives.

Height

The objectives of Clause 4.3 – Height and Council’s comments in response to the proposal are as follows.

Clause 4.3 Height Objectives	Council Officer Assessment
(a) to provide appropriate height transitions between buildings	The overall form of the development is characteristic of the existing RFB developments to the east and sing storey dwellings to the west. However, concern is raised that the variation to the maximum height is a result of unresolved design issues from a significant protrusion of the basement level about NGL and therefore, any variations to the maximum height cannot be supported and is not considered to have been designed to consider an appropriate transition between buildings.
(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,	The proposed encroachment to the maximum height of the site is a result of poor design outcomes on the ground plane. The significant protrusion of the basement level above NGL creates unnecessary building bulk. Further, the elevated ground floor is disconnected from the street and requires the front setback to be occupied by stairs and ramps, reducing landscaped area and cluttering the streetscape presentation. Accordingly, the proposed development is not considered to be compatible with the existing and desired future development in the surrounding area.
(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings	The site is not identified as heritage. The site does not adjoin any sites identified as heritage under Schedule 5 of PLEP 2023. The site is not located within a heritage conservation area.
(d) to reinforce and respect the existing character and scale of low-density residential areas,	The adjoining site to the west contains two single storey detached dwellings. As noted throughout the report, the development is a poor design outcome for the site and results in the variation to the height of the site. The development has not been designed to relate to a narrow site which results in non-compliances with building separation creating adverse amenity impacts such as overlooking. Further, the development sites opposite the development are zoned R2 Low Density Residential. Due to the poor design of the development for a narrow site, the protrusion of the basement level above NGL and the disconnect of the ground floor to the street, it does not allow for a satisfactory streetscape presentation, visual interest nor does it reinforce the character and scale of the low-density residential areas opposite the site.
(e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,	The development has not been appropriately designed for a narrow allotment and results in a variation to the overall height for the site. The development does not provide satisfactory building separation and provides an elevated ground floor creating visual and acoustic impacts for adjoining developments, particularly the site to the west.
(f) to preserve historic views	The subject site is not identified as containing historic views.
(g) to maintain satisfactory sky exposure and daylight to—	The site is not located within a commercial centre. The development is not designed to contain a tower.

- | | |
|---|--|
| <ul style="list-style-type: none"> (i) existing buildings in commercial centres, and (ii) the sides and rear of tower forms, and (iii) key areas of the public domain, including parks, streets and lanes. | |
|---|--|

Sufficient Environmental Planning Grounds

The decision in the Land & Environment Court case of *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90*, suggests that 'sufficient environmental planning grounds' for a Clause 4.6 variation is more onerous than compliance with zone and standard objectives. The Commissioner in the case also established that the additional grounds had to be particular to the circumstances of the proposed development, and not merely grounds that would apply to any similar development. Furthermore, the decision in the Land and Environment Court case of *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* established that the focus must be on the aspect of the development that contravenes the development standard, not the development as a whole.

The written request in this instance does not demonstrate sufficient environmental planning grounds for the Clause 4.6 variation to the **Height**, for the following reasons:

- Whilst the departure is minor, it is the result of a poorly designed development on a narrow allotment. The development has not tried to address the significant protrusion of the basement level above the NGL which is contributing to the unnecessary bulk and scale of the development and the subsequent variation to the height.
- Due to the protrusion of the basement above NGL, the ground floor is elevated and is disconnected from the street.
- To provide access from the street to the ground floor, the front setback is cluttered with ramps and stairs which reduce the amount landscaping within the location creating an undesirable streetscape presentation.
- The development which has been inefficiently designed with an encroachment to the maximum height also has not considered the narrow site allotment and provides insufficient building separation resulting in undue visual and acoustic impacts to and from the development site, as well as exacerbating the solar access impacts on a neighbouring development.

Public Interest

Clause 4.6(4)(a)(ii) requires that the consent authority be satisfied that the development is in the public interest because it is consistent with the relevant zone objectives. The objectives of the R4 High Density Residential zone and planners' assessment are provided below:

R4 Zone Objectives	Comment
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a high-density residential environment.</i> 	Whilst the development is for a co-living housing, the development has not been designed to be compatible with the narrow site allotment and the high-density residential environment of this portion of Keeler Street.
<ul style="list-style-type: none"> • <i>To provide a variety of housing types within a high-density residential environment.</i> 	The development is for a 5 storey co-living housing. However, the development achieves poor design outcomes and does not contribute to the high-density residential environment of the locality.
<ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents</i> 	The development is for a residential purpose.
<ul style="list-style-type: none"> • <i>To provide for high density residential development close to open space, major transport nodes, services and employment opportunities</i> 	The development is located approximately 270m west of a park and less than 100m away from the Carlingford town centre as well being in proximity to schools and other services. Notwithstanding, due to the reasons stated throughout this report, particularly its poor design outcomes, the proposed development does not contribute to this objective.
<ul style="list-style-type: none"> • <i>To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not</i> 	As noted, the development is for a residential purpose.

adversely affect the amenity of the neighbourhood.	
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Concurrence

Assumed concurrence is provided to local planning panels (such as the PLPP) as per NSW Department of Planning Circular 'Variations to development standards' Ref: PS 20-002 dated 5 May 2020. There is no limit to the level of non-compliance for which concurrence can be assumed.

a) Conclusion

In summary, it is considered that the applicant's request to vary the maximum height should **not** be supported for the following reasons:

- The proposal is inconsistent with the objectives of the R4 High Density Residential zone and has not been designed to relate and be sympathetic to the site conditions, existing and future developments, and the locality.
- There are insufficient environmental planning grounds to justify the departure, in particular compliance with the objectives and controls of Parramatta DCP 2023.

The proposal is not in the public interest and is inconsistent with the zone objectives. In this regard, the departure to the height standard is not supported.

9 DEVELOPMENT CONTROL PLANS

9.1 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The relevant matters to be considered under Parramatta Development Control Plan 2023 for the proposed development are outlined below.

Note: Clause 149 of SEPP (Housing) 2021 limits the application of the Parramatta DCP 2023 in the following matters:

- (a) visual privacy,
- (b) solar and daylight access,

Development Control	Comment	Compliance
Part 2 – Design in Context		
2.3 Preliminary Building Envelope	The proposed building envelope is not considered to be acceptable in this instance given the character of the area. As discussed throughout this report, the proposal does not comply with the maximum allowed height of buildings due to the excessive fill and does not satisfy the building separation requirements of the ADG. The resulting noncompliance impact on the amenity of adjoining properties, creates unnecessary bulk and scale, and results in an uncharacteristic built form.	No
2.4 Building Form and Massing	The proposed bulk and scale are not suitable for the site and does not positively respond to the surrounding context. Refer to the discussion in the row above.	No
2.5 Streetscape and Building Address	The overall form of the development and design is not considered suitable for the site and is not conducive of the site constraints. The excessive fill on site has resulted in a streetscape and building address that creates unnecessary bulk and scale, and results in an uncharacteristic built form.	No
2.6 Fences	It is unclear if a front fence is proposed. Insufficient information has been provided to assess the provision of a front fence.	No Insufficient Information
2.7 Open Space and Landscape	Refer to 3.3.1.4 Open Space and Landscape for details.	No

2.8 Views and Vistas	There are no significant views and vistas from the subject site identified in Appendix 1 of PDCP 2023.	Yes
2.9 Public Domain	Due to insufficient information in relation to boundary fences, a full and proper assessment cannot be completed.	No Insufficient Information
2.10 Accessibility and Connectivity	The proposal does not impact on accessibility and connectivity.	Yes
2.11 Access for People with a Disability	The proposal does not meet the requirements for disability access. For further information, refer to the assessment under Part 3.1.3 of the DCP and the Council's Universal Access Officer's comments found in Part 9 of this report.	No
2.14 Safety and Security	The proposal provides passive surveillance to the street.	Yes
Part 3 – Residential Development		
3.2 General Residential Controls		
3.2.1 Solar Access and Ventilation	The proposal achieves the requirements of solar access and cross ventilation. The majority of the communal living room and communal outdoor area would receive 3 hours of direct solar access.	Yes
3.2.2 Visual and Acoustic Privacy	The raised ground floor results in additional, unnecessary overlooking to neighbouring properties. The raised levels are a consequence of the additional fill on site. For further information, refer to the assessment under Section 6.2, of the PLEP 2023 located in Part 7.6 of this report. Additionally refer to the comments provided by the DEAP.	No not supported
3.2.4 Swimming Pools	A swimming pool is not proposed.	Yes.
3.5 Apartment Buildings		
3.5.1.1 Minimum Site Frontage and site area		
Min. 24m site frontage	Subject site frontage: 17.375m The proposal does not meet the required minimum site frontage control for apartment buildings. The narrowness of the site has resulted in impacts to building separation and visual privacy. As discussed throughout this report, the proposed built form is uncharacteristic and this is in part due to the narrowness of the site that has resulted in noncompliant building separation, contrary to the other residential flat buildings in the area. The assessment of the site frontage is used as a guide to provide council with the information to determine if the proposal will be compatible with the desirable elements of the character of the local area. The non-compliance with the residential apartment building minimum site frontage control will not be used as a reason of a refusal.	No However, not a reason of refusal.
3.5.1.2 Preliminary Building Envelope		
Building Height Required in metres: 17.5m as per the PLEP 2023, and; Required in storeys: 5	Proposed in metres: 18.26m Variation: 4.34% or 0.76m	No. A variation of 4.34% is sought.

	<p>The proposal exceeds the maximum building height of 17.5m. The portions of the building that exceed this control is the lift overrun (0.76m). the exceedance in height is due to the excess fill on site.</p> <p>For further information, refer to the assessment under Section 6.2, of the PLEP 2023 located in Part 7.6 of this report.</p> <p>Proposed in storeys: 5 storeys in the front and 6 storeys in the rear</p> <p>The noncompliant number of storeys in the rear is a direct result of the portion of carparking not meeting the LEP definition of a basement as the ground floor above it is approximately 2m above the existing ground level.</p> <p>The proposed 6 storeys at the rear results in a development that is uncharacteristic in the area.</p>																			
<p>Street Setback Required: min 6m</p>	<p>Proposed: 6m</p>	Yes																		
<p>Side and rear setbacks Required: as per ADG</p>	<p>The proposal does not meet the controls.</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable to Habitable</th> <th>Non-habitable to Habitable</th> <th>Non-habitable to Non-habitable</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>12m</td> <td>9m</td> <td>6m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>18m</td> <td>9m</td> <td>13.5m</td> </tr> </tbody> </table> <p>The property to the western boundary is a dwelling house that was constructed between 2007-2008. Council has no record of any proposed development on this site since the dwelling was constructed.</p> <p>The following separation distances are provided</p> <table border="1"> <thead> <tr> <th>Storeys</th> <th>Habitable to Balconies</th> </tr> </thead> <tbody> <tr> <td>up to 4 storeys</td> <td>6.8m to East 14.8m to Rear</td> </tr> <tr> <td>5th storey</td> <td>10.4m to East 18m to Rear</td> </tr> </tbody> </table> <p>The proposed co-living development fails to provide the minimum required building separations as required by the ADG resulting in unreasonable visual and acoustic privacy impacts.</p>	Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable	up to 12m (4 storeys)	12m	9m	6m	Up to 25m (5-8 storeys)	18m	9m	13.5m	Storeys	Habitable to Balconies	up to 4 storeys	6.8m to East 14.8m to Rear	5 th storey	10.4m to East 18m to Rear	No
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5 th storey	10.4m to East 18m to Rear																			
<p>3.5.1.3 Streetscape and Building Address</p>	<p>The proposal does not meet the objectives.</p> <p>For further information, refer to the assessment under Part 2.5 of the DCP.</p>	No																		
<p>3.5.1.4 Open Space and Landscape</p>																				
<p>Deep Soil Zone Required: Min. 30% of the site or 285.2m²</p>	<p>Proposed: 148.1m² or 15.6% Variation: 137.1m² or 48.1%</p> <p>The assessment of the deep soil is used as a guide to provide council with the information to determine if the design of the building will be compatible with the desirable elements of the character of the local area. The non-compliance with the residential apartment building deep soil control will not be used as a reason of a refusal.</p>	No, However, not a reason of refusal.																		
<p>Landscaped Area Required: Min. 40% of the site or 380.28m²</p>	<p>Proposed: 17% or 161.5m² Variation: 57.5% or 218.78m²</p>	No																		

		<p>The variation to the landscaped area would result in a building form that is not characteristic of the area due to the proposed lack of vegetation. The area is categorised in having large, landscaped areas in with tree planting in the front setback. The proposals variation to under provide landscaping is not supported.</p> <p>For further information, refer to the assessment under Section 68, Subsection 2, of the SEPP (Housing) 2021 located in Part 7.5.1 of this report.</p>	
Private Open Space		Not required for co-living developments. Regardless, balconies are provided to dwellings in appropriate locations.	Yes
3.5.1.5 Parking Design and Vehicular Access		<p>Required:</p> <ul style="list-style-type: none"> - 1 bicycle spaces; - 9 basement parking spaces; and - 1 Motorcycle carping spaces, <p>Proposed:</p> <ul style="list-style-type: none"> - 9 bicycle spaces; - 9 basement parking spaces, inclusive of one accessible space; and - 6 Motorcycle carping spaces, <p>Additionally, the proposal was reviewed by Council's Traffic Engineer who support the proposal in relation to carparking and car access.</p> <p>However, Council's Traffic Engineer has identified an issue with waste collection in the basement noting that the service vehicle could not use the basement ramp due to the gradient. For further information, refer to the assessment under Part 2.4.8 of the DCP.</p>	Yes.
3.5.1.6 Internal Amenity		The proposal achieves sufficient cross ventilation, rooms meet the required size, and floor to ceiling heights are achieved.	Yes.
3.6.1 Site Consolidation development on isolated sites		<p>The site is considered isolated as there is an RFB to the east and the dwelling to the west was constructed approximately 15 years ago.</p> <p>The applicant has present documentation stating an offer was made via a real estate agent to the owner of the western site as an attempt to purchase, however, the offer was unsuccessful.</p> <p>However, conflicting evidence has been received by Council to show that the offer to amalgamate was not properly or effectively received by the owner of the western site.</p> <p>Due to conflicting evidence, Council cannot effectively determine if a reasonable attempt to consolidate the sites have been made.</p>	No
Part 5 – Environmental Management			
5.1 Water Management		<p>Council's Development Engineer is not satisfied that the proposed stormwater drainage design is adequate for the site.</p> <p>Further information relating to Council's Development Engineer's comments can be found in Part 9 of this report.</p>	No
5.2 Hazard and Pollution management			
5.2.1 Control of Soil Erosion and Sedimentation		An adequate sedimentation plan has been provided to ensure adjoining properties are not impacted.	Yes
5.2.2 Acid Sulfate Soils		The site is not identified on the Acid Sulphate Soils Map.	N/A
5.2.3 Salinity		The proposal is not identified on the map.	N/A
5.2.4 Earthworks and Development of Sloping Land		The proposed development is considered to not be adequately designed to respond to the natural topography of the subject site.	No

	For further information, refer to the assessment under Section 6.2, of the PLEP 2023 located in Part 7.6 of this report.	
5.2.5 Land Contamination	Refer to the assessment user Part 7.1 State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land.	Yes
5.2.6 Air Quality	Standard conditions would have been imposed to ensure that the potential for increased air pollution has been minimised during construction should the application have been recommended for approval.	Yes
5.2.7 Bush Fire Prone Land	The site is not identified as bushfire prone.	N/A
5.3 Protection of the Natural Environment	<p>Council's Landscape and Tree Management Officer has reviewed the application and could not complete a full and proper assessment due to insufficient information.</p> <p>Council's biodiversity Planning Officer has reviewed the application and could not complete a full and proper assessment due to insufficient information.</p> <p>Further information relating to Council's Landscape and Tree Management Officer's comments, and Council's Biodiversity Planning Officer's comments, refer to Part 9 of this report.</p>	No
5.4 Environmental Performance	The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition would have been imposed to ensure such commitments are fulfilled during the construction of the development should the application have been recommended for approval.	Yes
5.4.8 Waste Management	<p>A waste management plan has been submitted.</p> <p>The location and collection of the waste storage area in the basement has been identified as an issue as the gradient of the basement vehicular ramp is too steep to allow a service vehicle to access area.</p> <p>The Waste storage area should be located on the ground floor level where Council waste contractor will collect bins from bin bay and return after collection.</p>	No
Part 6 – Traffic and Transport		
6.2 Parking and Vehicular Access	<p>The proposal was reviewed by Council's traffic engineer who support the proposal in relation to carparking and car access.</p> <p>For further information, refer to the assessment under Part 3.5.1.5 of the DCP and to Part 9 of this report for Council's Traffic Engineer's comments.</p>	Yes.
Part 7 – Heritage & Archaeology		
	The site is not identified as a heritage item, is not located within a heritage conservation area and is not in the vicinity of a heritage item.	N/A.

10 REFERRALS

10.1 INTERNAL REFERRALS

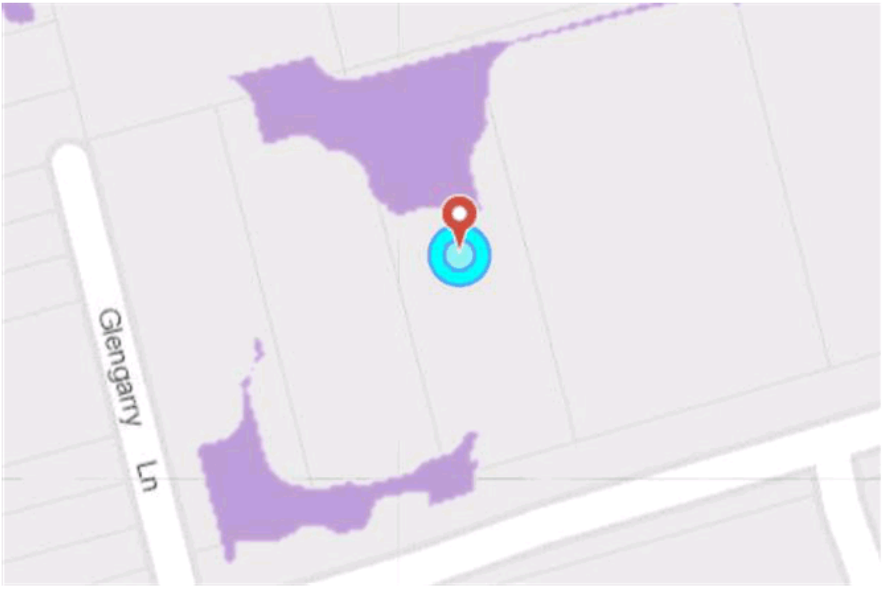
Specialist	Comment
Development Engineering	<p>Council's Development Engineers have reviewed the application and cannot support the proposal for the following reasons:</p> <p>Stormwater Requirements</p> <ol style="list-style-type: none"> The site falls to the rear, therefore it is considered that an easement would have been required to drain the site. There is excessive fill proposed, up to 1.5m, which is not acceptable. In this regard, the plans would have needed to be amended, and the applicant should have sought out an easement from the downstream property owners to drain the site to a legal point of discharge.

	<p>2. The OSD calculation sheet is missing from the application and any bypass area should be limited to 15% of total site area only. The current bypass area is calculated at 18.7%, exceeding the maximum 15% allowed.</p> <p>3. The building works appear to be located within the path of the natural runoff caused by the localised upstream catchment from the western direction. Given that the site incorporates OSD, the applicant's engineer should have demonstrated that the water caused from the upstream catchment can be captured and redirected to the site's discharge point via a swale and pipe system.</p> <p>4. The proposed vehicular cross over should have been located at least 1.5m away from the existing Council's grated pit. The current crossing is located on the pit.</p> <p>Water Sensitive Urban Design (WSUD)</p> <p>5. The submitted information did not include a MUSIC model demonstrating compliance with the Water Management controls listed in section 3 of Council's DCP. In this regard, the proposed stormwater plans should have incorporated WSUD and Stormwater Harvesting measures within the plans and submitted a MUSIC model and layout demonstrating compliance with the minimum requirements and targets listed in the DCP. Furthermore, detailed sections and plan views should have been provided for the Generative Pre-trained Transformers (GPT) including proposed locations (safe location for maintenance purposes) etc.</p> <p>6. It should be noted that runoff from the catchment at the earlier stage of storm event carries high concentration of pollutants, which is termed as the "First flush". The runoff from the later stage will be less polluted as the dilution takes effect. It is not necessary to treat the runoff from the whole duration of the storm event. Generally, the earlier runoff equivalent to 1 in 3 months flow is considered to carry the high concentration of pollutant and need to be directed to the treatment system. The flow in excess of this generally is considered to be low in pollutant concentration and can be bypassed the treatment system. However, this High-flow bypassed flow needs to be directed into the OSD system.</p> <p>The proposal does not achieve the above-mentioned requirement due to the following:</p> <p>(a) A High-flow bypass chamber (approx.. 1m x1m) should have been installed at the upstream side of the filtration system, which would have allowed the flow up to and equivalent to 1 in 3 months storm event (First flush) into the filtration system and the rest, i.e. flow over 1 in 3 month's storm, into the OSD system. The high-flow bypass chamber should have been located at the upstream side of the OSD tank and filtration unit.</p> <p>(b) The outflow from the bottom of the high-flow bypass chamber (i.e. flow up to 1 in 3 month's flow) should have been directed into the filtration unit and the overflow from the high-flow bypass chamber (that exceeds 1 in 3 month's flow) to be directed into the OSD system.</p> <p>(c) The outflow (bottom outlet) from the filtration system should have been directed into the OSD system. If it was to be a bypassed OSD system and directed into overflow pit past the OSD, then the equivalent flow should have been reduced from the PSD in the OSD calculation.</p> <p>(d) If the outflow from the filtration unit was to be directed into the OSD system, to ensure proper functioning of the system and prevent backflow, the followings would have been required:</p> <p>(i) the invert level of the outlet pipe from the filtration unit should have been higher than the 1 in 1.5 year's storm event's water level in the OSD tank to ensure that the filtration system would still function (the filtration should continue i.e. there should be a sufficient positive head difference between the water level in the filtration unit and the OSD tank and no backflow should occur). Also water level inside the OSD tank during 1 in 1.5 Year's storm event should have been provided.</p> <p>(ii) The Water level in the filtration system/ chamber should have been above the 1 in 100 year's event TWL in OSD tank. i.e. the overflow level</p>
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	<p>within the filtration unit should have been at least 1:100 year's water level (TWL).</p> <p>(iii) There should be no backflow from the OSD tank to the filtration unit in any storm event.</p> <p>(e) The holding tank of the filtration system should have been sufficient enough to hold 1 in 3 month's flow and should have ensured that no overflow of the polluted water from the filtration occurs that could bypass the filtration system.</p> <p>Retaining Walls</p> <p>7. With the proposed earthworks, the following information was required but not provided:</p> <p>(a) A separate cut and fill plan.</p> <p>(b) All retaining walls that form part of this development should have shown across all plans including all details such as top of wall, bottom of wall, wall type, cross-section for all wall types.</p> <p>(c) The retaining walls should be designed to ensure that natural flows from adjoining properties are not impeded or diverted.</p> <p>Traffic / Driveway recommendations</p> <p>8. A driveway longitudinal section from the centreline of the road to the garages was not included in the plans. The section would need to incorporate levels within the footway consistent with Council's standard drawing DS10 (attached) and sufficient transitions to prevent vehicles scraping in accordance with AS2890.1-2004.</p>
<p>Tree and Landscape</p>	<p>Council's Landscape Tree Management Officers have reviewed the application and cannot support the proposal for the following reasons:</p> <p>Civil and Architectural Plans</p> <p>Please request the applicant provide the following additional information:</p> <p>a) The surveyed trees located within the neighbouring properties (1, 4, 5, 6, 7, 12) are to All plans (Civil, Architectural and Landscape) should have been shown to ensure they have been considered as part of the application and that they will be adequately retained and protected.</p> <p>b) The large retaining wall (0.9-1.5m) shown is located inside the Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) of the trees located within the neighbouring properties (1, 4, 5, 6, 7, 12).</p> <p>c) Levels within the SRZ of the neighbouring trees 1, 4, 5, 6, 7, 12 do not show the existing natural ground levels (NGL). No cut, fill, re-grading, compaction or excavation is to be shown within the SRZ to avoid impacting the trees.</p> <p>d) The total acceptable encroachment into the TPZ must be less than 10% as part the AS4970-2009 <i>Protection of Trees on Development Sites</i>.</p> <p>e) All retaining walls, both shown not identified, should not be over 900mm in height.</p> <p>f) Architectural building sections should have shown the boundary lines, adjoining properties and streetscape for context,</p> <p>Arborist Report (development and adjoining sites)</p> <p>The submitted Arboricultural Impact Assessment (AIA) Report and Tree Protection Plan (TPP) does not provide all of the required information. The report is required to be prepared by a qualified AQF Level 5 Consulting Arborist that will identify all trees located within the subject site and all affected trees located on the adjoining properties including any street trees. The report must evaluate all proposed construction impact on the trees proposed to be retained or removed throughout the development process. The AIA typically should provide the following details:</p> <p>a) The report must reference and consider all plans and reports for the proposed works by the project Architect, Civil Engineer and Landscape works, including</p>

	<p>review of any temporary construction access requirements, retaining walls, services, temporary works and scaffolding for example.</p> <p>b) An Impact Schedule documenting all of trees including the following:</p> <ul style="list-style-type: none"> • Species botanical name and common name; • Age class; • Dimensions inclusive of, height and canopy spread; • Trunk Diameter measured at Breast Height (DBH); • Diameter measured at Ground Level (DGL); • The health, structure and general condition of the tree; • Retention values, • Calculated Tree Protection Zone (TPZ); • Calculated Structural Root Zone (SRZ); • Calculated development encroachment % • Recommendations to retain or remove based on the calculated % development incursions (if any) and provide recommendations of any construction mitigation measures that will minimise the impact; • Provide recommendation on the specific type of tree protection measures required to minimise the construction impact to the trees (where applicable) in accordance with AS4970-2009 <i>Protection of Trees on Development Sites</i>. <p>c) A Tree Protection Plan showing the trees to be retained with the TPZ including the following discussion points:</p> <ul style="list-style-type: none"> ➤ Details of any encroachment into the root system and/or canopy; ➤ Suggested non-destructive construction method to minimise the impact; ➤ Location of the specific tree protection measures required for each tree, <p>d) The Tree Protection Plan shall show all proposed development works, including (but not limited to) the location of all above and below ground structures, temporary access requirements, site storage, scaffolding and proposed services.</p> <p>e) DO NOT include generic tree protection information that is not specific to this development.</p> <p>f) Where retained trees have a development setback and tree protection zone established, a recommended Tree Protection Specification and diagram should be provided in accordance with AS 4970—2009 <i>Protection of Trees on Development</i>.</p> <p>All site plans (Architectural, Civil, Landscape) should have indicated the tree protection measures as set forth in the Arborist’s report along with any other note requirements that the arborist deems necessary to ensure the long-term health and sustainable retention of the trees.</p> <p>Note: if Consideration has not been given to the above preliminary requirements to retain and to minimise impacts to the existing trees on adjoining properties, Council may request design changes to minimise impacts to existing trees and vegetation.</p> <p>Landscape Plan and Planting Plan</p> <p>The landscape plan does not address the Landscaping objectives and design principles outlined in Parramatta Development Control Plan (DCP) 2023. The following information should have been addressed and indicated in the Landscape Plan:</p> <ol style="list-style-type: none"> a. Plan at 1:100 or 1:200 scale showing adjoining properties and streetscape for context, including the surveyed trees located within the neighbouring properties (1, 4, 5, 6, 7, 12) to ensure they have been considered as part of the application and that they will be adequately retained and protected. b. Trees nominated to be retained and removed to be number as per the Arborist report. c. Trees to be retained shall include the TPZ and SRZ shown on plan. d. Contours and spot levels (existing and proposed) across the development, including existing ground levels at the base of each tree; e. The communal open space on podium roof is missing from the landscape plans.
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	<p>f. The communal open space to the rear does not incorporate equal access.</p> <p>g. All communal open spaces must be designed to be attractive and inviting, have a variety of useable spaces with a range of passive and active functions, including opportunities for various groups sizes and individual recreation, direct solar access and incorporate direct and equal access to the communal open spaces from common circulation areas, entries and lobbies. The design shall demonstrate the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG).</p> <p>h. Overland and subsurface drainage, to be shown and coordinated with the Civil Engineering plans;</p> <p>i. The soil volume and depth over structures (basement / OSD) is inadequate and must meet the prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P <i>Planting on Structures - Tools for improving the design of residential apartment development</i> (NSW Department of Planning and Environment, 2015).</p> <ul style="list-style-type: none"> • Typical tree planting on structure to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size) • Typical shrub planting on structure 500-600mm soil depth; • Typical turf planting on structure 200-300mm soil depth. <p>j. The extent of earthworks, identifying cut and fill proposals;</p> <p>k. Planting structures to be clearly defined on the plan and details providing indicative soil depths (wall heights) to meet the requirements of proposed plants;</p> <p>l. Indicate the total landscape and deepsoil zone calculations. (Note: impervious surfaces are to not be included in the deepsoil calculations);</p> <p>m. Landscaping to the front, side and rear gardens identifying the proposed surface treatments such as paving, planting or turf. Garden areas to have appropriate minimum widths to sustain proposed plant species;</p> <p>n. Continuous screening to all rear boundaries, (between the existing and new properties) to provide privacy and amenity is required. Screen hedge planting should reach a mature height of 1.8m and is to be provided in a minimum 200mm container.</p> <p>o. Delete the Magnolia ‘Teddy Bear’ trees shown within the small planting bed against the building on the western side.</p> <p>p. Change the <i>Murraya paniculata</i> hedge with a suitable native hedge species. Suitable species include (but are not limited to) the following:</p> <ul style="list-style-type: none"> • <i>Syzygium australe</i> ‘Pinnacle’ (Lilly Pilly) • <i>Syzygium paniculata</i> ‘Backyard Bliss’ (Lilly Pilly) • <i>Acmena smithii minor</i> ‘Cherry Surprise’ (Small Leaf Lilly Pilly) • <i>Callistemon viminalis</i> ‘Slim’ (Bottlebrush) • <i>Acmena smithii</i> ‘Firescreen’ (Lilly Pilly) • <i>Syzygium</i> ‘Resilience’ (Lilly Pilly) <p>q. Change the <i>Waterhousea floribunda</i> species with the smaller <i>Waterhousea floribunda</i> ‘Sweeper’ cultivar.</p> <p>r. Change <i>Elaeocarpus reticulatus</i> tree species with the narrow form <i>Elaeocarpus eumundi</i>.</p> <p>s. Ensure the majority of the proposed plantings consist mainly of native plant species, preferably plant species indigenous to the locality to recognise and enhance biodiversity conservation within the Parramatta LGA.</p> <p>t. A plant schedule indicating suitable trees, shrubs, groundcovers including the botanical and common names, plant quantities, size of the containers at planting, and mature height and canopy spread;</p>
<p>Open Space and Natural Resources</p>	<p>The subject site is identified on the Biodiversity Values map and was therefore referred to Council’s Biodiversity Planning Officer. The following comments were provided.</p> <p>The subject property is partly mapped on the Biodiversity Values Map. The proposed development encroaches into the mapped area. The development triggers the Biodiversity Offset Scheme (BOS) under the <i>Biodiversity Conservation Act 2016</i> as NSW native</p>

	<p>vegetation (<i>Pittosporum undulatum</i>; marked as T24 in the arborist report) is required to be removed within the mapped area.</p>  <p>Two options would have been available to the proponent:</p> <ol style="list-style-type: none"> 1. A Biodiversity Development Assessment Report (BDAR) should have been submitted, prepared by an accredited assessor for applying the Biodiversity Assessment Method (2020). The BDAR would likely have qualified for a streamlined assessment subject to the ecological consultant's assessment; or; 2. If the proponent believes that the mapped area on the Biodiversity Values Map is incorrect, they could have contacted the Department of Climate Change, Energy, the Environment and Water (DCCEEW) to request a review of the Biodiversity Values Map mapping. If the mapping were to be changed by DCCEEW and if as a result no NSW native vegetation (including groundcover species) is required to be removed within a mapped area, then the BOS is not triggered and a BDRA would not be required. Evidence of this would need to be provided by the applicant. 				
<p>Universal Access</p>	<p>Council's Universal Access Officers have reviewed the application and cannot support the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1) A comprehensive access report by Building Innovations Australia Pty Ltd has been provided. These additional comments are not limited to or replace those mentioned within the access report and does not relinquish the applicant from its obligation to provide a fully compliant detailed universally accessible design. 2) 43 have been provided with 3 accessible units identified however Parramatta DCP requires 15% of the units to accessible therefore a further 4 units are required (Total 7 accessible units). <p>Parramatta DCP part 3.1.3 Accessible and Adaptable Housing Controls. <i>C.01 Multi-dwelling housing, residential flat buildings, and the residential component of mixed-use developments are to provide adaptable housing in accordance with Table 3.1.3.1 below:</i></p> <p>Table 3.1.3.1 – Adaptable Dwelling Requirement</p> <table border="0"> <tr> <td>Total no. of dwellings in development</td> <td>No. of adaptable dwellings required</td> </tr> <tr> <td colspan="2">Less than 10 = 1 dwelling</td> </tr> </table>	Total no. of dwellings in development	No. of adaptable dwellings required	Less than 10 = 1 dwelling	
Total no. of dwellings in development	No. of adaptable dwellings required				
Less than 10 = 1 dwelling					

	<p style="text-align: center;"><i>10 or more 15% of total dwellings (to be rounded up)</i></p> <p>3) The transfer required onto the pan within the 3 adaptable units (and two communal areas) are all right hand. To improve choices for persons with disability, a mirror set out for half of the units (left Hand transfers) should be provided. The provision of equitable transfers (left and right) should also be in line with the intent of the BCA F4D56 (g).</p> <p>4) Two ambulant sanitary facilities have been provide within the communal areas on levels 1 and 2 however accessible sanitary facilities are required as per BCA F4.D5 (c). <i>at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females in accordance with AS 1428.1 must be provided</i></p> <p>5) Door circulation areas should be achieved as per AS1428.1 Figure 31. Note: the doors accessing the communal areas on levels 1 and 2 do not comply.</p> <p>6) Low level thresholds should be provided at all doors accessing outdoor areas.</p> <p>7) The Abutment of differing surfaces shall have a smooth transition. <i>Design transition shall be 0 mm. Construction tolerances shall be as follows:</i> <i>(a) 0 ±3 mm vertical.</i> <i>(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. AS1428.1.7.2.</i></p> <p>8) Equipment and furniture within the common areas required 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.</p>
<p>Traffic and Transport</p>	<p>The proposed development was reviewed by Council’s Traffic Engineers and provided comments stating the proposal can be supported subject to conditions of consent. Should the application have been recommended for approval, the following nonstandard minor issues would have been conditioned: Parking Bay 7 would have been converted into a “small” car space. The driveway and passing bay would have been widened to 5.5m A traffic signal system to coordinate traffic movement between the Ground floor and basement. Waste collection is to be from the Kerbside due to the driveway gradient being too steep for a service vehicle to access.</p> <p>Additionally, Council’s Traffic Engineer has identified an issue with waste collection in the basement noting that the service vehicle could not use the basement ramp due to the gradient.</p>
<p>Waste and Cleansing</p>	<p>Council’s Waste and Cleansing team have reviewed the proposal do not support the proposal.</p> <p>Should the application have been recommended for approval, Council would have serviced the building and not a private contractor. Council does not have a truck as small as the vehicle identified in the traffic report and therefore could not access the basement.</p> <p>The Waste storage area should be located on the ground floor level where Council waste contractor will collect bins from bin bay and return after collection.</p>

Environmental Health	The proposed development was reviewed by Council's Environmental Health Officers and provided comments stating the proposal can be supported subject to conditions of consent. Should the application have been recommended for approval, the conditions would have been imposed.
Design Excellence Advisory Panel	The proposed co-living development was referred to the Parramatta Design Excellence Advisory Panel (DEAP) for comments. See DEAP comments provided below.

10.1.1 DESIGN EXCELLENCE ADVISORY PANEL

On 11 July 2024, the application as referred to the Parramatta Design Excellence Advisory Panel. The Panel's comments are provided below. Prior to issuing the Panel's comments to the applicant, a Class 1 deemed refusal Appeal was filed with the Land and Environment Court, therefore, a response from the applicant was not provided.

DEAP Comment	
1.	Given community reticence to boarding house and co-housing generally, it is vital that a thorough site and context analysis be prepared to identify site qualities, streetscape, constraints and planning non compliances as well as objectives and strategies to address key constraints and challenges. The site and context analysis however is very basic and does little more than describe location and how the proposal relates to the street elevation. The analysis should therefore be amended to address topography, existing landscape and flooding issues (which appears unresolved) to identify how the site's narrow width impacts on site planning and specific strategies required to address limited (and non-compliant) separation, built form impacts and privacy.
2.	While the Panel welcomes the plan description of adjoining buildings, the tight proximity to adjacent bedrooms and living spaces appears not to have influenced how the built form is proposed; hence the proposal includes numerous side facing rooms, which adversely impact on acoustic and real/perceived visual privacy of adjacent properties as well as the amenity, privacy and outlook on the subject site.
3.	The Panel is concerned that the intentions and aspirations of co-housing are not being addressed within the current proposal. It is the Panel's understanding that co-housing's provision of high quality "public" spaces (including entries, circulation and communal spaces) is essential to the health and wellbeing of future residents, who are only provided with minimally sized rooms. However, as proposed, the design quality of the proposed public and communal spaces makes them incapable of attracting future residents to "relax and socialise", as intended by the SEPP.
4.	The rear garden does not appear to be accessible, which is unacceptable, especially for co-housing, with its focus on safe and accessible social interaction. All communal spaces must be barrier free and welcoming to all future residents. The level 4 communal room is little more than a standard room; as such it cannot cater for communal gathering as intended by the SEPP. The design of the adjacent roof garden also requires greater consideration to improve the amenity for the residents (for example, additional facilities, shade and wind protection etc.) and aesthetic presentation of the development (such as appropriate perimeter planting and small trees in pots etc).
5.	The Panel is concerned that many of the proposed rooms have not been fully considered as high quality and attractive places to live. It is not clear for example how outlook can be achieved, how furniture can be arranged, where a TV would go, how kitchens and bathrooms are best located etc. While the amenity of the narrower garden facing and street facing rooms are easier to envisage, the side facing rooms are especially problematic; not only will they impact adversely on the acoustic and perceived visual privacy of adjoining properties, their raised sills and obscure glass will constrain outlook and exacerbate the rooms' limited size and introversion.
6.	Given the arrangement of services and entry door location, the side facing rooms (including the adaptable rooms) offer little amenity beyond sleeping. As noted above, much more consideration must be given to how a single person or couple can live in these micro spaces for extended periods of time.
7.	To improve the proposal's quality as a co-housing living environment it is recommended that: <ul style="list-style-type: none"> • the layout be amended to centralise the core, remove side facing rooms and achieve north or south facing units only (the sketch layout flagged at the meeting demonstrated that such an arrangement is possible with a maximum number of ten rooms/floor) • east west gaps between housing and core elements be open and screened, thereby allowing for natural light and air throughout the entry and access spaces • The entry be amended to suit the amended layout with increased spatial quality, area for waiting and engagement with landscape • the section be revised to ensure that all communal rooms and open spaces are accessible (this will require the resolution of flooding issues which currently appear to be unresolved)

<ul style="list-style-type: none"> communal spaces be amended to demonstrate increased amenity, spaciousness, demonstrated uses with alternate settings, safety and welcome (it may be better to provide two communal areas only – one opening to the rear garden and another opening to a roof terrace)
<p>8. The building’s architectural expression appears not to align with the internal layout and rhythm of street facing balconies, which may better reduce apparent scale. In addition, large painted rendered surfaces are liable to crack over time; it would be better to use integral materials such as brick or prefinished concrete to avoid costly and unnecessary maintenance in the future. More refinement of the aesthetics and materiality of the proposal is required. Landscape – As highlighted in Item 3, co-living developments should be complemented by quality outdoor communal spaces, thoughtfully designed as functional ‘outdoor rooms’ for social gathering and relaxing. Council has advised the Panel that the area for landscaping and deep soil are below the DCP requirements.</p>
<p>9. Further design resolution is recommended to improve the area, distribution and amenity of the communal open spaces, setting a quality benchmark for future similar developments. The revised landscape plans should also incorporate the following:</p> <ul style="list-style-type: none"> long and short site cross sections to demonstrate the impacts of the cut/fill, in particular, the responses to each of the site boundaries and associated screen planting. The protection of relevant trees in the adjacent properties should also be addressed well designed, communal outdoor spaces easily accessible for residents and maintenance staff well-designed roof garden for socializing and quiet relaxation Selection of the appropriately scaled trees for their location and use of flowering trees to enhance the landscape setting.

Panel Recommendation

The Panel does not support the proposal, significant re-design is recommended to respond to the issues noted above.

11 EP&A REGULATION 2021

11.1 STANDARD CONDITIONS

If the application were recommended for approval, conditions of consent would have been recommended for compliance with the relevant sections of the EP&A Regulations 2021.

11.2 OWNERS CONSENT

Council’s development engineers have determined that a downstream easement would have been required to drain the site. With the requirement to construct an easement through neighbouring properties, owner’s consent from those properties would be required.

Pursuant to Part 3 – Division 1 – Section 23 of the Environmental Planning and Assessment Regulations 2021, “a development application may be made by the owner of the land to which the development application relates, or another person, with written consent of the owner of the land.”

The requirement for owner’s consent is further stressed by Section 24 of the Environmental Planning and Assessment Regulations 2021 which states that **[emphasis added]**:

“24 Content of development applications

- (1) A development application must—
- (a) be in the approved form, and
 - (b) **contain all the information and documents required by—**
 - (i) **the approved form, and**
 - (ii) **the Act or this Regulation, and**
 - (c) be submitted on the NSW planning portal”

Section 1.1(g) of the ‘approved form’ (Application requirements, March 2022) requires that “*evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner’s consent is required by the Regulation*”.

The construction of a downstream easement will need occur on a site other than No. 74 Keeler Street. This easement means that downstream properties forms part of the development site.

Written evidence that the owners of the downstream properties consent to the application (owner's consent) is required and has not been provided.

12 PUBLIC CONSULTATION

12.1 NOTIFICATION AND ADVERTISING

The application was notified in accordance with Council's Consolidated Notification Procedures from 20 June 2024 to 11 July 2024. In response 14 unique submissions were received during the notification period. An additional 8 unique submissions were received outside the notification period, resulting in a total of 22 Unique submissions.

The issues raised within those submissions are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Concerns are raised with respect to finding safe on street parking, increased traffic generation, congestion by potential occupants, other visitors, delivery services and larger vehicles.	The proposal provides sufficient car parking in the basement as per the requirements of the State Environmental Planning Policy (SEPP) (Housing) 2021. Council's Traffic engineer has reviewed the proposal and raised no concerns with respect to resident entry, exit, and parking.
Concerns are raised with respect to an increase in pollution levels	The proposed development, should it have been approved, is not expected to detrimentally increase the level of pollution in the area more than a typical high density residential development (e.g. residential flat building).
Concerns are raised with respect to increased chances of potholes on the road	The proposed development, should it have been approved, is not expected to contribute to the creation of additional potholes in the street.
Concerns are raised with respect to security risks, increase in crime, and a reduced sense of safety in the area due to changing the social fabric of the community with transient populations and a lack of long-term community cohesion.	Should the application have been recommended for approval, a condition of consent would have been imposed requiring the co-living to be managed in accordance with its Plan of Management. The plan of management details how the property will be managed from a security point of view, CCTV recordings, and have established relationships / contacts with security companies and services such as the NSW Police Force, NSW Ambulance Service and NSW Fire Brigade.
Concerns are raised with respect to Increased frequency of power and internet outages with higher density developments.	The infrastructure in the area owned or the responsibility of Council. For the purposes of assessing the application under section 4.15 of the Environmental Planning and Assessment Act 1979, Council ensures that connections to those infrastructure can be made.
Concerns are raised with respect to Increased water blockages and sewerage issues potentially caused by the increase of higher density developments	The infrastructure in the area owned or the responsibility of Council. For the purposes of assessing the application under section 4.15 of the Environmental Planning and Assessment Act 1979, Council ensures that connections to those infrastructure can be made.
Concerns are raised with respect to blocked views due to the proposal and low building separation	Council has identified the issue of building separation with respect to visual and acoustic privacy, and streetscape character. The site and immediate surrounding area does not benefit from any significant views or vistas that must be protected. Council has identified this issue as a reason of refusal.
Concerns are raised with respect to an increase in noise levels	Council's Environmental Health Officer (acoustic) has reviewed the proposal and raised no objections. Should the application have been recommended for approval, standard conditions of consent would have been imposed to limit operational noise to typical high-density residential levels.

Concerns are raised with respect to overshadowing	<p>The proposed development shows reasonable compliance in regard to overshadowing. The portion of the building that exceeds the maximum height limit does not in this instance contribute to additional overshadowing. The overshadowing from the lift overrun fall mainly on roof of the proposal or, from 2pm-3pm during the winter solstice, onto the front setback of the eastern adjoining site.</p> <p>Additionally, the western property receives full solar access from 11am – 3pm during the winter solstice.</p>
Concerns are raised with respect to the scale of proposal is disproportionate to the existing character of the neighbourhood along with not being architecturally compatible with the surrounding area.	Council has identified the issue of the size of the development on the small, constrained site. This is primarily due to the insufficient building separation, elevated ground floor level and excessive fill.
Concerns are raised with respect to the height of the proposal is taller than surrounding structures creating a sense of overdevelopment	<p>Council has identified the excessive height of the proposal as being an issue as this further exhausts issues with privacy and building separation.</p> <p>Council has identified this issue as a reason of refusal.</p>
Concerns are raised with respect to increased noise pollution due to construction	Should the application have been recommended for approval, a condition of consent would have been imposed requiring the preparation of a Construction Noise Management Plan to minimise disturbance to nearby residential properties during the demolition, excavation, and construction phases.
Concerns are raised with respect to increased population - overcrowding of community	The subject site is zoned R4 High Density Residential and is expected to have high density developments such as residential flat buildings and the proposed co-living.
Concerns are raised with respect to impact of property values of surrounding homes	Potential impacts to property value is not a matter of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.
Concerns are raised with respect to the subject site not being near a railway station and is not considered a “highly connected area”.	While not near a railway station, the subject site is located in an accessible area as defined by the SEPP (Housing) 2021. The subject site it is approximately 100m walking distance from a bus stop on Pennant Hills Road, and approximately 350m walking distance from 2 bus tops on Carlingford Road which lead to Parramatta and Epping(?).
Concerns are raised with respect to impacts on privacy.	<p>The issue of privacy is raised due to the proposal noncompliance with building height and building separation.</p> <p>Impacts to privacy have been used as a reason of refusal.</p>
Concerns are raised with respect to noise impacts from the proposed numerous ac units	Should the application have been recommended for approval, a standard condition of consent would have been imposed requiring the noise levels of air conditioner units to not exceed
Concerns are raised with respect to waste management	A satisfactory waste management plan was submitted and reviewed by council’s Environmental Health officers.
Concerns are raised with respect to the lot size being insufficient	The SEPP (housing) 2021 required a site nominated for a co-living development to not be less than 800m ² . The subject site satisfies the requirement at 950.7m ² .
Concerns are raised with respect to fire hazards	Should the application have been recommended for approval, a standard condition of consent would have been imposed requiring the building to comply with the requirements of the BCA, including those for fire hazards.
Concerns are raised with respect to monitoring and ensuring that the proposal will be carried out in accordance with the guidelines for co-living	Should the application have been recommended for approval, a condition of consent would have been imposed requiring the co-living to be managed in accordance with its Plan of Management.

12.2 CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

“If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices.”

Conciliation Conference – Required and Not Held

The application received 14 unique submissions during the formal notification period and as a result a Conciliation Conference was required to be held.

In this instance, the applicant has lodged an appeal with the Land and Environment Court under Section 8.7 of the Environmental Planning and Assessment Act 1979 and as a result, a Conciliation Conference was not held.

13 LIKELY IMPACTS OF THE DEVELOPMENT

Council is not satisfied that the proposed development would not have an unreasonable environmental impact on the natural or built environment for the following reasons:

- Due to insufficient information, council can not fully determine the impact on trees and the mapped biodiversity in the rear
- Due to insufficient information, the quality of the landscaped areas are unclear and the interaction with the public domain cannot be fully determined.
- Due to non-compliant building separation, the proposal impacts on the visual privacy of neighbours.
- Due to poor design outcomes on the ground plane, the proposal exceeds its height limit resulting in a built form uncharacteristic of the area.
- Due to poor design outcomes, the proposal is not considered accessible for people with a disability.
- Due to a poorly considered stormwater drainage proposal, the development will not properly manage the drainage of the site resulting in visual, and stormwater impacts to neighbouring properties.

14 SUITABILITY OF THE SITE

Council is not satisfied that the site is suitable for the proposed development for the following reasons:

- Excessive fill has been proposed to drain the site to Keeler Street.
- The proposal impacts on the privacy of neighbouring properties
- The proposal may potentially impact on the biodiversity in the area

15 DEVELOPMENT CONTRIBUTIONS

15.1 SECTION 7.12 CONTRIBUTIONS

The City of Parramatta (Outside CBD) Development Contributions Plan 2021 commenced on 20 September 2021. It was prepared by the City of Parramatta Council under section 7.11 of the Environmental Planning and Assessment Act 1979.

If the application were recommended for approval, a condition of consent would have been recommended for the payment of the Section 7.11 contributions in accordance with the City of Parramatta (Outside CBD) Development Contributions Plan 2021.

15.2 HOUSING PRODUCTIVITY CONTRIBUTION

The proposed Housing and Productivity Contribution (HPC) is an integrated approach for growth planning and infrastructure provision to support the delivery of new housing and jobs.

The *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* came into effect on the 1 October 2023 and applies to all development applications lodged on or after 1 October 2023. In this case as the subject development application was lodged on the 11 June 2024, the HPC is applicable.

If the application were recommended for approval, a condition of consent would have been recommended for the payment of the Housing Productivity Contribution in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024*.

16 BONDS

In accordance with Council's Schedule of Fees and Charges 2024/2025, 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 condition of consent relating to the payment of a Security Bond would have been imposed, if the application was recommended for approval.

17 PUBLIC INTEREST

Council is not satisfied that the proposed development is in the public interest for the following reasons:

- The development does not meet the Aims of the Parramatta LEP 2023.
- The development is permissible within the R4 High Density Residential Zone pursuant to clause 67 of the SEPP (Housing) 2021, however does not meet the objectives of the zone;
- The development does not achieve the objectives of the Parramatta DCP 2023.

18 CONCLUSION**Refusal**

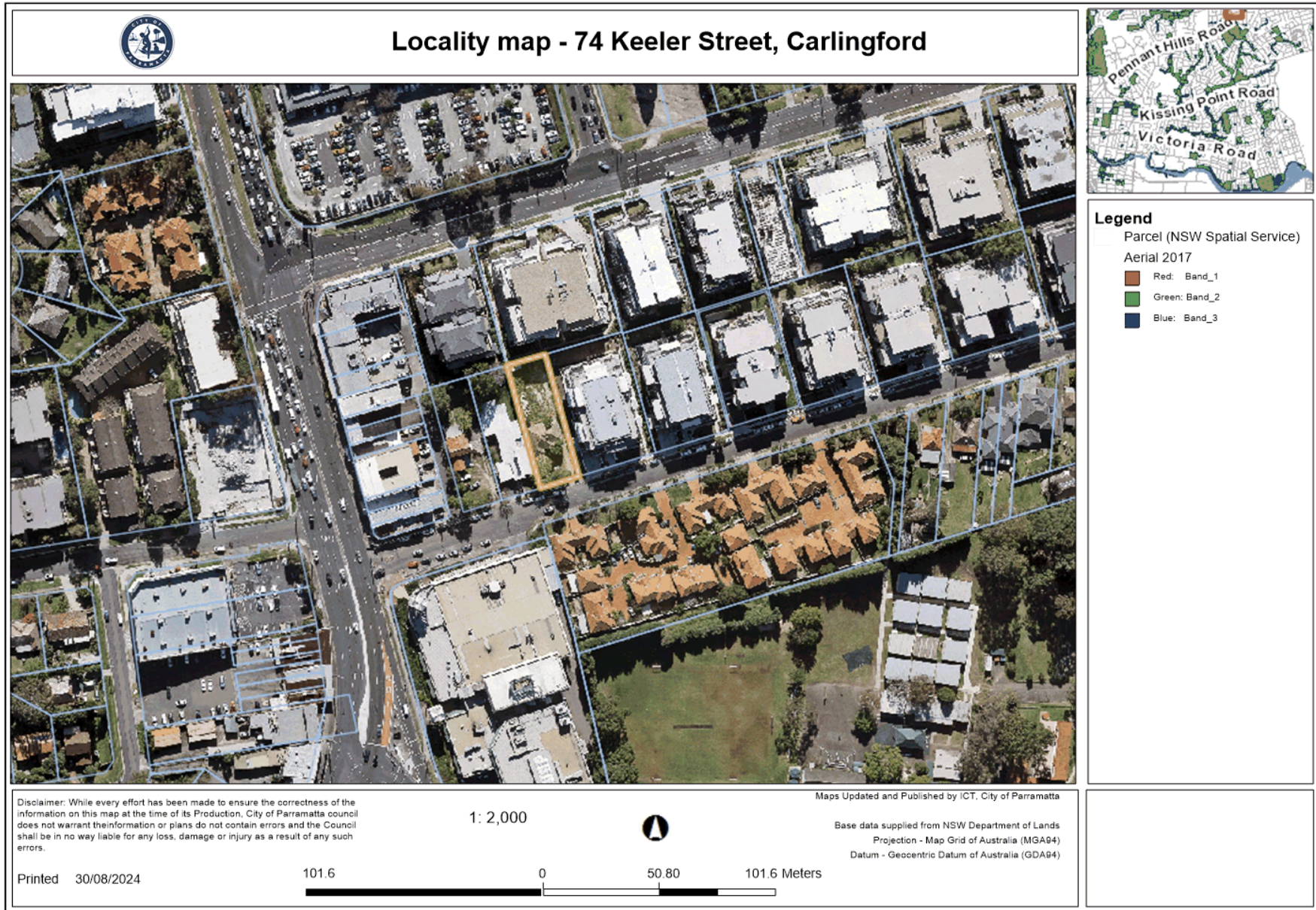
After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is not* suitable for the site and *is not* in the public interest. Therefore, it is recommended that the application be *refused*.

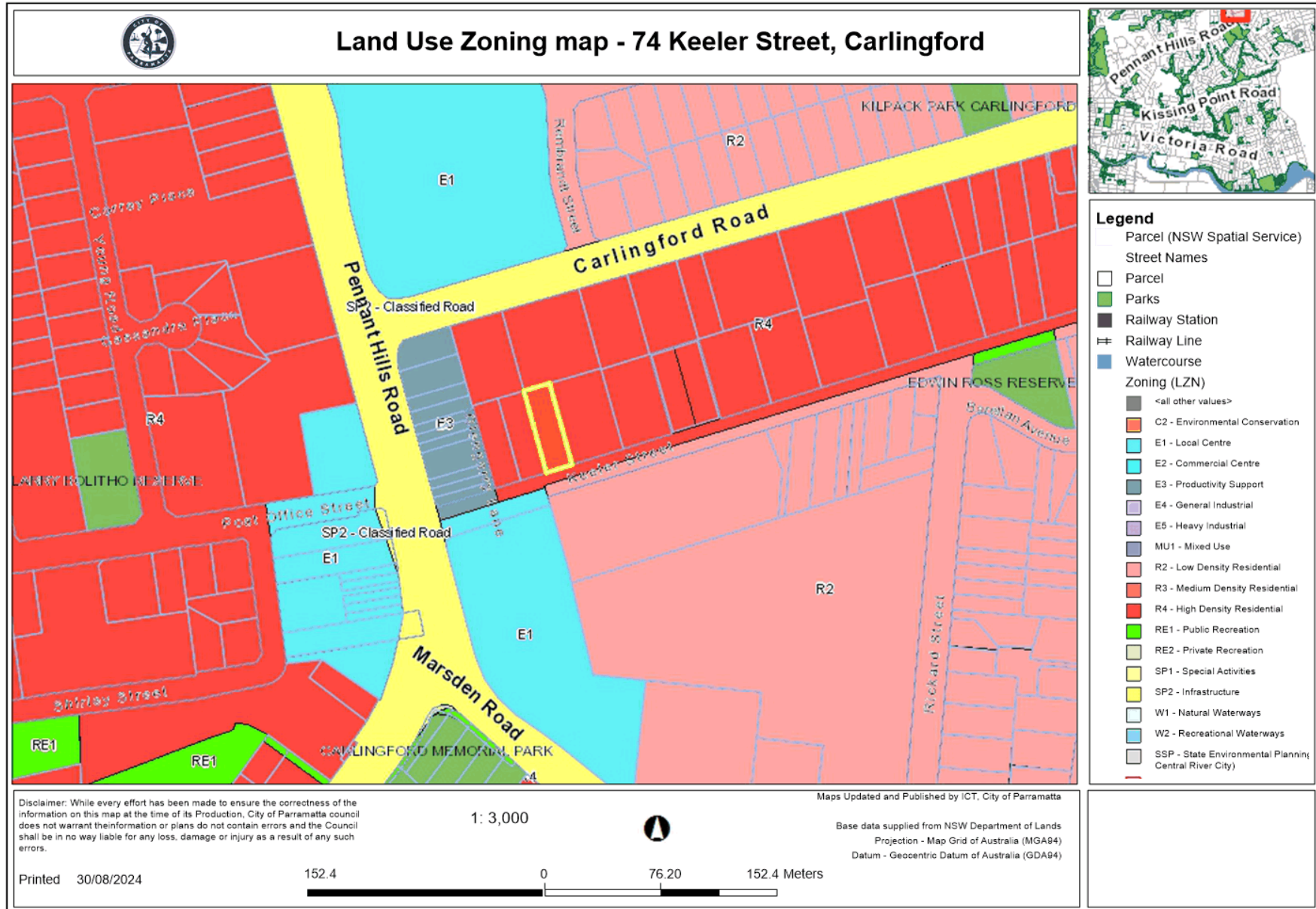
19 RECOMMENDATION**REFUSAL**

That Council refuse DA/317/2024 for the following reasons.

- A. **That the Parramatta Local Planning Panel**, exercising the functions of Council under section 4.16 of the Environmental Planning and Assessment Act 1979, REFUSE development consent for the following reasons:
1. In accordance with Part 3 *Development Applications* of the Environmental Planning and Assessment regulations 2021, the proposal does not comply with the requirements Division 1 *Making development applications* in relation to the following sections:
 - a. *Section 23 Persons who may make development applications*
 - b. *Section 24 Content of development applications*
 2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas*
 3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *State Environmental Planning Policy (Housing) 2021, Chapter 3 – Diverse Housing, Part 3 – Co-Living*:
 - a. *Section 68 – Non-discretionary development standards*
 - b. *Section 69 – Standards for boarding houses*
 4. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *Parramatta Local Environment Plan 2023*:
 - a. *Section 2.3 Zone objectives and Land Use Table*
 - b. *Section 4.3 Height of buildings*
 - c. *Section 4.6 Exceptions to Development Standards*
 - d. *Section 6.2 Earthworks*

- e. *Section 6.3 Biodiversity*
 - f. *Section 6.5 Stormwater Management*
5. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply the following parts of the Parramatta Development Control Plan 2023:
- a. Part 2, Section 2.3 Preliminary Building Envelope,
 - b. Part 2, Section 2.4 Building Form and Massing
 - c. Part 2, Section 2.5 Streetscape and Building Address
 - d. Part 2, Section 2.6 Fences
 - e. Part 2, Section 2.7 Open Space and Landscape,
 - f. Part 2, Section 2.9 Public Domain,
 - g. Part 2, Section 2.11 Access for People with a Disability,
 - h. Part 3, Section 3.2.2 Visual and Acoustic Privacy,
 - i. Part 3, Section 3.4.1.2 Preliminary Building Envelope,
 - j. Part 3, Section 3.6.1 Site Consolidation and development on isolated sites
 - k. Part 5 Section 5.1 Water Management
 - l. Part 5 Section 5.2.4 Earthworks and Development of Sloping Land
 - m. Part 5, Section 5.3 Environmental Performance
 - n. Part 5, Section 5.4.8 Waste Management
6. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposal is not suitable for the site.
7. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal is not in the public interest.
- B. **That** Council advise those who made a submission of the determination.







Statement of Environmental Effects

CO-LIVING HOUSING

74 KEELER STREET
CARLINGFORD

8 APRIL 2024



Document Set ID: 113966
Version: 1, Version Date: 30/08/2024



QUALITY ASSURANCE	
Project:	Co-living Housing Development
Title	Lot 20 DP 32722
Address:	74 Keeler Street, Carlingford
Council:	City of Parramatta
Author:	Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
March 2024	Co-ordination	Draft	JH/EJ/BC	JW
8 April 2024	Submission Issue	Final	EJ	BC





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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for the demolition of all existing structures, removal of identified trees and the construction of a 5 storey low rise 'Co-Living Housing' development with basement parking at 74 Keeler Street, Carlingford.

The co-living development is to accommodate a total of 43 rooms including 2 designed as accessible rooms over five levels (inclusive of ground level), each provided with a full bathroom, kitchenette and living area. The co-living housing development will accommodate a total of 86 residents based on the room size and configuration as nominated on the plans, comprising of 43 rooms designed to accommodate two residents.

A work station is provided for the building manager within the ground floor. Communal open space and communal living areas are provided on the ground floor and levels 1, 2 & 4. Finally, a total of 9 car parking spaces including an accessible car parking space, 6 motorcycle parking spaces and 9 bicycle parking spaces are provided within a basement level. Also provided within the basement is the waste storage area, service room and pump room.

A summary of the key elements of the proposal are provided below:

Co-Living Housing Development Layout

The Co-Living Housing has 43 rooms, each containing two adults. Of the 43 room, three are accessible.

Parking

The development proposal includes a total of 9 car parking spaces including an accessible car parking space, 6 motorbike parking spaces and 9 bicycle parking spaces within a basement level.

The site

The site can be best described as a regular shaped mid-block land parcel with a frontage to Keeler Street of approximately 17m, a depth of approximately 54m and a total site area of 950.7m². An older style single storey dwelling currently occupies the subject site.

The site is adjoined to the east by a 4 – 5 storey residential flat building at 70 -72 Keeler Street, adjoined to the west by a single-storey single dwelling at 76 Keeler Street, and



along the rear boundary by a 4 – 5 storey residential flat building at 239-243 Carlingford Road.

The development is a small scale infill building noting that it is consistent with the broader streetscape, with the adjacent residential flat building sites at 70-72 Keeler Street and 239-243 Carlingford Road, demonstrating the capacity envisioned within the planning controls.

Key Planning Framework

The site is zoned R4 - High Density Residential with a maximum permitted FSR of 1.3:1 and a maximum building height limit of 17.5 m under the provision of the Parramatta Local Environmental Plan 2023.

'Co-Living Housing' is prohibited within the R4 Zone. However under Cl.67 of State Environmental Planning Policy (Housing) 2021 development for the purpose of co-living housing is permitted with consent on land in a zone where a residential flat buildings or shop top housing is permitted, noting that the R4 zone permits 'Residential Flat Buildings'. As such the current development is permissible pursuant to the Housing SEPP 2021.

The development has been designed to be consistent with the key planning controls including the State Environmental Planning Policy (Housing) 2021, Parramatta Local Environmental Plan 2023 and Parramatta Development Control Plan 2023, noting that the Housing SEPP 2021 provides a 10% FSR bonus, resulting in a development site being subject to a 1.43:1. The proposal complies with the minimum lot size standard of 800m² contained in Clause 69 (b)(ii).

The Co-Living development has been built to provide low cost flexible rental accommodation to a wide range of tenants including single retirees, working singles and students. It will play a positive role in increasing affordable short-term rental housing stock within Parramatta by 43 additional co-living rooms.

The existing building on the site is in a reasonable condition, however, the existing land uses are significantly underutilising the site's full development potential given the R4 zoning of the subject site and the strategic location of the site within the Carlingford Precinct and within close proximity to the Carlingford Town Centre, Train Station and future light rail station, bus stops and arterial roads, making it an ideal location for Co-living housing.

As detailed further in this statement the development concept is consistent with the planning principles applying to the site and represents an efficient use of well-located land. Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the



potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.

Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.





SITE AND LOCALITY DESCRIPTION

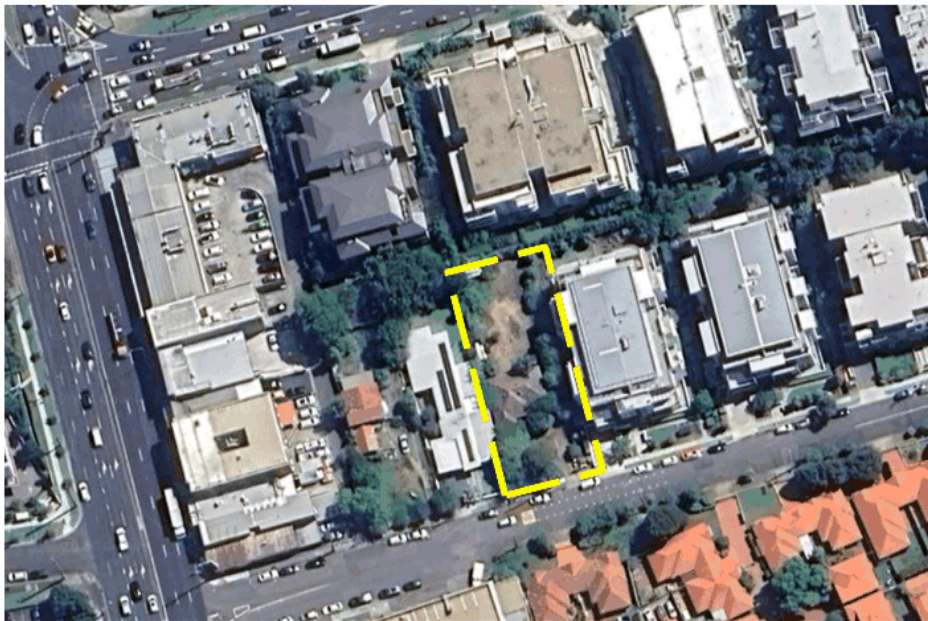
The subject site is legally known as Lot 20 DP 32722, but is more commonly known as 74 Keller Street, Carlingford

SUBJECT SITE

Within walking distance to Carlingford Court – local shopping centre, the development site is situated on the northern side of Keeler Street, approximately 80m west from the intersection of Pennant Hills Road and Keeler Street, Carlingford and also approximately 250m east from the intersection of Keeler Street and Rickard Street.

The site can be best described as a regular shaped mid-block land parcel with a frontage to Keeler Street of approximately 17m, a depth of approximately 54m and a total site area of 950.7m², with an older style single storey dwelling currently located within the site. The site is bounded by a single storey residential dwelling to its western boundary and residential flat buildings to its eastern and northern boundaries, with Keeler Street separating the site from a low density townhouse complex. This is illustrated by an aerial map of the subject site below.

Figure 1: Aerial Photograph of subject site (spatial viewer)

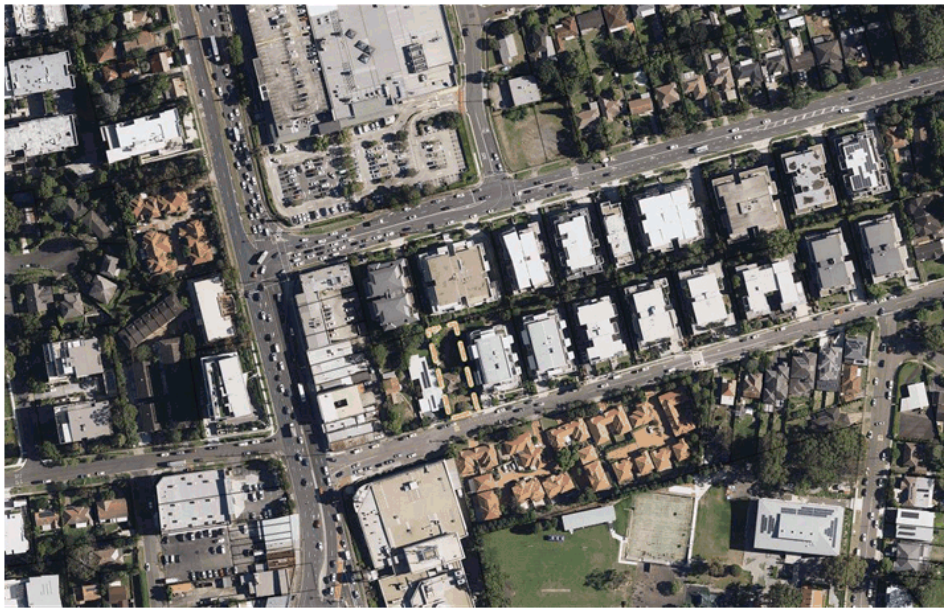


The subject site is zoned R4 – High Density Residential with and a height limit of 17.5m under Parramatta Local Environmental Plan 2023. The maximum height of the



proposed flat building only slightly exceeds the 17.5m height for the lift overrun, please see attached clause 4.6 for further details.

Figure 1: Context of street block with subject site identified in yellow outline (spatial viewer)



Given that the subject block is zoned for high density development and the current demand for housing within Sydney, proximity to essential services, schools and recreation opportunities, it is expected that the remaining stock of low density housing within block will be redeveloped for higher densities in the short term. As such, the development aims to provide a built form that is consistent with the evolving 5 storey flat building character within the immediate locality.

Photographs are provided on the following pages that give context to the locality and also the relationship of the development site with adjoining developments.



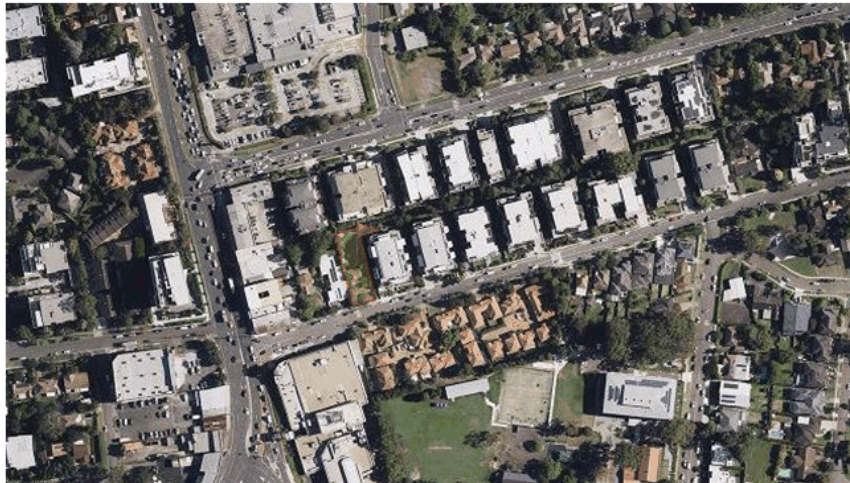
Subject Residential Block / Built Form Analysis

As per an aerial map extract provided below, the development site resides within a R4 zoned residential block bounded by Carlingford Road to the north, Hepburn Avenue to the east, Keeler Street to the south and Pennant Hills Road to the west. As shown in the site analysis below, the subject site is located near the western end of the street block, with its frontage to Keeler Street. The site is within walking distance of school, public transport, shops along Pennant Hills Road, and the Carlingford Court Shopping Centre, providing it with the desirable attributes for higher density housing, which is confirmed by the R4 Zoning.

The street block is long and characterised by residential flat buildings, each on their own lot with landscaped front, side and rear setbacks. Along the Keeler Street frontage, the subject site and its neighbour remain the only undeveloped sites in terms of transitioning to residential flat development. Therefore, the predominant character along the eastern side of Keeler Street is apartment buildings.

The street block along Carlingford Road has also mostly transitioned apartment buildings which are of a similar scale and form to those along Keeler Street. As with Keeler Street, the western end of the street block is largely populated by apartment buildings, demonstrating the street block character of low-rise apartment buildings of about five storeys and setback on all sides. The remaining low density style buildings on the residue lots are therefore an anomaly in the broader context of a street block that has transitioned effectively into higher density living.

Figure 2: Context of street block with subject site identified in yellow outline (spatial viewer)





The typical frontages along Keeler Street, inclusive of the subject site when developed is shown in the section below. This confirms that the proposal fits within the existing context, with the adjacent site retaining an envelope that can be developed at a future point in time.

Figure 4: Section view of the street, with the subject site highlighted in yellow (source: TEXCO DESIGN)

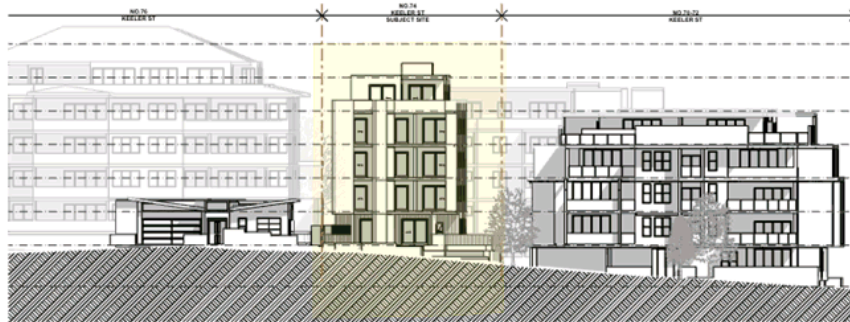


Figure 5: Neighbouring apartment building 70-72 Keeler Street (source: realestate.com.au)





Figure 6: The subject site is out of scale and character with the broader streetscape (source: google street view)



Figure 7: Street character (source: google street view)





Figure 8: Predominant character of the street is apartment buildings (source: google street view)



Figure 9: Looking west towards Pennant Hills Road and Carlingford Village (source: google street view)





LOCALITY ANALYSIS

As shown in Figure 11 the subject site is set within a predominantly high density setting, noting that lower scale townhouse developments and single dwellings are located on the southern side of Keller Street.

The site is highly accessible to local facilities such as shops along Pennant Hills Road, in addition to the large Carlingford Court Shopping Centre. Bus Services are prevalent along Pennant Hills Road and Carlingford Road, providing local and regional connectivity, in particular to Epping and Parramatta. The subject site is also within about 800m walking distance of the Carlingford Light Rail Stop, noting that as development occurs around the station area, distances may reduce due to changes in block size creating greater permeability. Regardless, it is noted that the site is within:

- 220 m of bus services along Carlingford Road
- 600 m of the Carlingford Court Shopping Centre.
- 300 m of Carlingford Memorial Park and Edwin Ross Reserve

Figure 11: Context of street block with subject site identified in yellow outline (spatial viewer)



The development seeks to develop a constrained site to its full development potential by not only considering the site's width and size but designed to also achieve a satisfactory level of amenity, privacy, solar access, landscaping and setback to neighbouring properties. As such, the co-living housing development has been designed cognisant of the need to be an appropriate in-fill development that balances the development of a constrained site, with maintained opportunity for landscaping and



ensuring privacy and other amenity is protected to adjoining sites. As such the proposal will deliver a more compatible built form within the subject residential block than what currently exists.

The development will play a positive role in increasing affordable short-term rental housing stock within Parramatta by 43 additional rooms, with a form that is consistent with the predominant existing and desired future character.

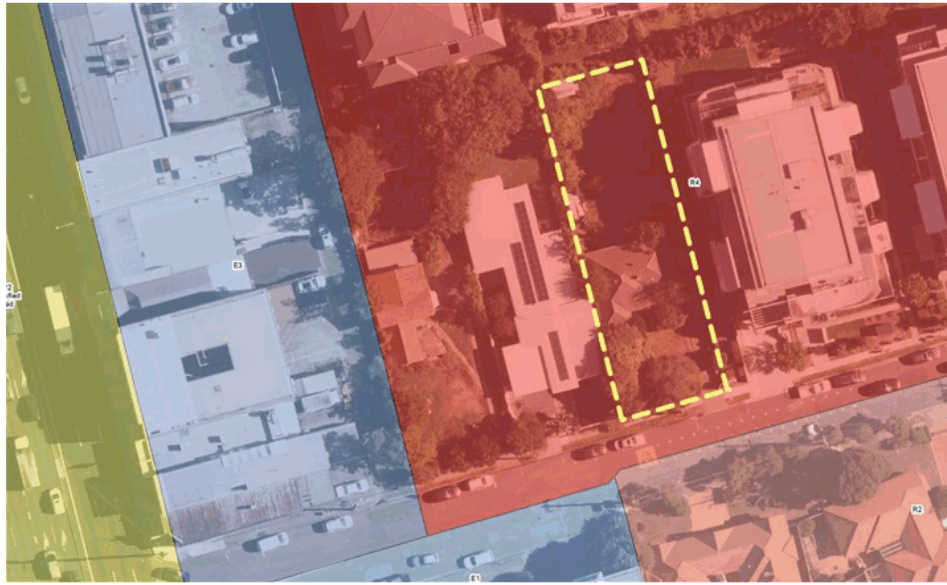




ZONING

As illustrated by a zoning map extract below, the development site is zoned R4 - High Density Residential under Parramatta Local Environmental Plan 2023.

Figure 10: Zoning Map (Source: NSW Planning Portal Spatial Viewer)



'Co-Living Houses' are prohibited within the R4 Zone, however Clause 67 of the State Environmental Planning Policy (Housing) 2021 permits development for the purpose of co-living housing with consent on land in a zone in which development for the purpose of residential flat buildings or shop top housing is permitted, noting that the R4 zone permits 'Residential Flat Buildings'.

As such the current development is pursuant to the Housing SEPP 2021.

The development has been designed to be consistent with the key planning controls including the State Environmental Planning Policy (Housing) 2021, Parramatta Local Environmental Plan 2023 and Parramatta Development Control Plan 2023, noting that the Housing SEPP 2021 provides a 10% FSR bonus, resulting in a development site being subject to a revised FSR of 1.43:1.



HERITAGE

The site is not identified as a heritage item, is not located within a heritage conservation area however there are local heritage items within the broader vicinity of the development site, as illustrated by a heritage map extract below.

Figure 11: Heritage Map (Source: Spatial viewer)



The development site is sufficiently separated from the local heritage items with existing road networks and urban development providing an adequate buffer between the development site and local heritage items, and therefore the proposal will have no impact on the heritage curtilage of the local heritage items.

As a result, the subject site will not have any associated heritage restriction and subsequently a Heritage Impact Statement is not deemed to be necessary.



BIODIVERSITY

The site is identified on the Biodiversity Values Map (Non-EPI), as shown in Figure 12.

Figure 12: Biodiversity Values Map (Non-EPI) (Source: Spatial viewer)



As noted in the Arboricultural Impact Assessment prepared by NSW trees Arboricultural Consultants:

“The Arborist has considered that the site has been mapped as having Biodiversity Value (non -EPI), but also acknowledges that the site itself is devoid of any significant vegetation, with the only species reflective of native vegetation being the Pittosporum sp. that have been planted randomly around the site as part of the landscape in previous years. The areas mapped as containing such vegetation is confined to the rear north aspect of the site and where there is clearly no identifiable significant vegetation. Additionally, the small portion of the front south western corner is also mapped, with again no significant vegetation observed.”

Therefore, no further consideration is required. See the attached Arboricultural Impact Assessment for further discussion.



DESCRIPTION OF PROPOSAL

Development Application proposes to remove identified trees and demolish all existing structures including a dwelling house onsite in-order to construct a low rise apartment building of five storeys to be used as a 'Co-Living Housing' development.

The co-living development is to accommodate a total of 43 rooms over five levels including 3 designed as accessible rooms, each provided with a full bathroom, kitchenette and living area. The co-living housing development will accommodate a total of 86 residents based on the room size and configuration as nominated on the plans, comprising of 43 rooms designed to accommodate two residents.

A work station is provided for the building manager within the ground floor communal living area. Communal open space and communal living areas are provided on the ground floor and levels 1, 2 & 4. Finally, a total of 9 car parking spaces including an accessible car parking space, 6 motorcycle parking space and 9 bicycle parking spaces are provided within a basement level. Also provided within the basement is the waste storage area, service room and pump room.

A summary of the key elements of the proposal are provided below:

Co-Living Housing Development Layout

A total of 43 rooms.

A breakdown of the co-living housing development room type is provided below:

- 43 x 2 Adult Residential rooms (including 3 x accessible room)

Parking

The development proposal includes a total of 9 car parking spaces including an accessible car parking space, 8 motorbike parking spaces and 9 bicycle parking spaces within a basement level.

A brief description of the various aspects of the development is provided below.

Level	Inclusion
Basement Level	<p>Access</p> <p>Access to the basement level is provided via an internal graded access ramp from a widened driveway crossing at Keeler Street.</p> <p>The basement level includes internal circulation areas.</p>



	<p>Parking</p> <p>Parking is provided as follows:</p> <ul style="list-style-type: none"> - 9 car spaces, inclusive of one accessible space - 6 motorcycle spaces - 9 bicycle spaces <p>Services</p> <p>The service areas within the basement includes:</p> <ul style="list-style-type: none"> - Pump room - Services room (i.e. Comms room) - Bin room, including bulk waste storage area <p>Lift core and stairwell.</p>
<p>Ground Floor</p>	<p>Access</p> <p><u>Pedestrian Access:</u></p> <p>A main pedestrian entry from Keeler Street, located at the end of a pathway that runs along the western boundary. This pathway provides direct access to the stairwell and can also be used to access the communal open space and Communal Living Area 1 at ground level.</p> <p>Internal corridors provide access to co-living rooms, communal living areas, the manager's office and communal open space.</p> <p>Co-Living Rooms</p> <ul style="list-style-type: none"> - A total of 8 double bed rooms, including an accessible room. - Each room is provided with full bathroom, kitchenette, living area and private open space. - One Communal room with managers work station is provided with direct access to ground level communal open space. <p>Service</p> <ul style="list-style-type: none"> - Enclosed service areas and bin storage are provided on ground level <p>Lift core and stairwell.</p>
<p>First Floor</p>	<p>Internal corridor, service areas and bin storage</p> <p>Co-Living Rooms</p> <ul style="list-style-type: none"> - A total of 10 double rooms proposed on this level, including an accessible room - Each room is provided with full bathroom, kitchenette and living area - 9 rooms have direct access to private open space area (balcony)





	<ul style="list-style-type: none"> - One Communal room is provided with direct access to communal open space (balcony)
	Lift core and stairwell.
Second Floor	Internal corridor, service areas and bin storage
	<p>Co-Living Rooms</p> <ul style="list-style-type: none"> - A total of 10 double rooms proposed on this level inclusive of one accessible room - Each room is provided with full bathroom, kitchenette and living area - All 10 rooms have direct access to private open space area (balcony) - One Communal room is provided with direct access to communal open space (balcony)
	Lift core and stairwell
Third Floor	Internal corridor, service areas and bin storage
	<p>Co-Living Rooms</p> <ul style="list-style-type: none"> - A total of 11 double rooms proposed on this level - Each room is provided with full bathroom, kitchenette and living area - All 11 rooms have direct access to private open space area (balcony)
	- Lift core and stairwell
Fourth Floor	<p>Co-Living Rooms</p> <ul style="list-style-type: none"> - A total of 4 double rooms proposed on this level - Each room is provided with full bathroom, kitchenette and living area - 3 rooms have direct access to private open space area (balcony) - One Communal room is provided with direct access to communal open space (balcony)

The relevant architectural plans have been prepared by Texco Design, while supporting reports have been prepared by relevant sub consultants.

Residing within an established high residential density area, the co-living housing development has been designed to be consistent with the existing built form character within the immediate locality. The development also incorporates contemporary architectural aesthetics that relate to existing development in proximity to the site and are sympathetic to the nature and character of the area.





Design consideration has been given to residential amenity including aspects such as privacy and solar access for both future Residents and those of surrounding properties. The proposal also incorporates several ancillary elements, including detailed landscape embellishment works and relevant drainage elements as shown on the submitted plans. The development will play a positive role in increasing affordable short-term rental housing stock within Parramatta by 43 additional co-living rooms.





SITE CONSOLIDATION AND DEVELOPMENT ON ISOLATED SITES

Section 3.6.1 of the DCP addresses isolated sites.

The site is adjoined to the east and north by two recently constructed 5 – 6 storey residential flat buildings at 70 -72 Keller Street and 239-243 Carlingford Road respectively, and adjoined to the west by a 15-year old single dwelling.

Due to the low likelihood of the adjacent sites being developed in the short to medium term, the site is isolated and therefore the proposal has been designed as such.

A merit based approach is suitable on the site in order to:

- Provide for the delivery of housing in an R4 context, in proximity to public transport and services; and
- Facilitate redevelopment of the site in an orderly and economic manner.

The proposed development has been designed to facilitate a high quality co-living building that integrates into the streetscape character, provides good standards of liveability for its residents and also ensure that neighbouring properties retain existing amenity levels in terms of daylight access, ventilation and acoustic and visual privacy.

Importantly, No.76 Keeler Street retains its ability to provide a developable apartment building, including amalgamating No.78 Keeler Street forming a double lot pattern which is consistent with the surrounding development. Situated in a corner location, these two lots possess the potential for upward development without encountering any landlocking issues.

The proposal at the subject site will stand independently as a co-living housing in compliance, featuring adequate building separations and density.

In addition to this, offer was made for the amalgamation with No. 76 Keeler Street, however, was refused. Please see the attached offer letter for further details.



PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy (Sustainable Buildings) 2022
- 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 (Housing) 2021
- Parramatta Local Environmental Plan 2023

POLICY CONTROLS

The applicable policy control documents include:

- Parramatta Development Control Plan 2023.





CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

The *Environmental Planning and Assessment Regulation 2021* defines the development to which BASIX applies. Under the Regulation, a BASIX development means the following:

BASIX development means the following development if it is not BASIX excluded development—

- (a) development that involves the erection, but not the relocation, of a BASIX building,
- (b) development that involves a change of building use by which a building becomes a BASIX building,
- (c) development that involves the alteration of a BASIX building, if the estimated development cost is \$50,000 or more,
- (d) development for the purposes of a swimming pool or spa, or combination of swimming pools and spas, that—
 - (i) services 1 dwelling only, and
 - (ii) has a capacity, or combined capacity, of 40,000 litres or more.

A BASIX Building means the following:

BASIX building means a building that contains at least 1 dwelling, but does not include the following—

- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
 - (i) accommodates more than 12 residents, or
 - (ii) has a gross floor area exceeding 300 square metres.

As the building is Co-Living Housing that accommodates more than 12 residents, it is not therefore applicable to the Sustainable Buildings SEPP 2021.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and



- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?		X
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	X	
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation		X
Is the site listed on Council's Contaminated land database?		X
Is the site subject to EPA clean-up order or other EPA restrictions?		X
Has the site been the subject of known pollution incidents or illegal dumping?		X
Does the site adjoin any contaminated land/previously contaminated land?		X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?		NA.

There is no information that would indicate that the site is contaminated. Based on the available information there is nothing to warrant further investigation in relation to contamination at this stage.

STATE ENVIRONMENTAL PLANNING POLICY - (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:





- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)
- SEPP No 50—Canal Estate Development (SEPP 50)
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application. This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

A small portion of the northern aspect of the site is mapped as Biodiversity Values (Non-EPI), yet the Arboricultural Impact Assessment has found no identifiable significant vegetation, and thus no further consideration is required. The application seeks approval to remove 28 trees that are impacted by the proposal.

As mentioned in the discussion of the Biodiversity Values Map, no significant native vegetation has been found on the site, with the only species reflective of native vegetation identified being garden plantings of *Pittosporum sp.*, not natural growth of endemic or significant species.

The proposal provides landscaping embellishing work including the planting of 17 trees that will grow to a height of between 10m and 3m that will improve and enhance the subject site than what currently exists and will positively contribute to the cohesiveness and visual appreciation of the area whilst provides relief from the built form and softening the impact of the development.

Chapter 3 – Koala habitat protection contains provisions from the Koala SEPP 2020 and, as an interim measure, applies in the NSW core rural zones of RU1, RU2 and RU3, except within the Greater Sydney and Central Coast areas. Given the sites location and zoning this chapter is not applicable to the development.



Chapter 4 – contains the land-use planning and assessment framework from the former Koala SEPP 2021 for koala habitat within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3 in the short term. The site is not identified as containing koala habitat and accordingly this chapter is not applicable to this development.

Chapter 5 – contains the provisions from the former Murray REP, which establishes a consistent and co-ordinated approach to environmental planning and assessment along the River Murray. Given the sites location, this chapter is not applicable to this development.

Chapter 6 – contains provisions relating to water catchments, also incorporating clauses from the now-repealed Chapters 7-12 of this SEPP. This chapter applies as the site is within the Sydney Harbour Catchment. A review of Council’s flood mapping confirms that the site is not currently mapped as impacted by either the 1% AEP or the PMF. While the site is outside the study area of Council flood maps, the mapped area of the draft flood study map extends to the vicinity of the site, however the site itself is not mapped as being impacted by either the 1% AEP or PMF.

Appropriate water sensitive urban design and stormwater management features have been included within the proposed development, with erosion and sedimentation control at the construction phase ensuring there is no impacts on water quality. Accordingly, it can be considered that the proposed works will have a minimal impact on water quality, stormwater run-off and sedimentation; and the cumulative environmental impacts on the regulated catchment are negligible.

Therefore, the proposal satisfies the key provisions of the Sydney Harbour Catchment.

The following table discusses the relevant requirements of Chapter 6.

Clause	Response
Division 2 Controls on development generally	
6.6 Water quality and quantity (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—	
(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,	The proposed works will ensure that water leaving the site is appropriately managed and treated before entering the broader stormwater management system. This ensures that any water leaving the site will have at minimum a neutral effect before entering a waterway.
(b) whether the development will have an adverse impact on water flow in a natural waterbody,	The proposal will have no adverse impacts on waterflow in a natural waterbody. Refer to stormwater management plans for details.



<p>(c) whether the development will increase the amount of stormwater run-off from a site,</p>	<p>Post development stormwater runoff is anticipated to remain at pre-development conditions. Refer to attached stormwater management plans for details.</p>
<p>(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,</p>	<p>The development incorporates a range of stormwater management measures consistent with the requirements of subclause (d). Refer to attached stormwater management plan for details.</p>
<p>(e) the impact of the development on the level and quality of the water table,</p>	<p>The proposed works will have a negligible impact on the water table</p>
<p>(f) the cumulative environmental impact of the development on the regulated catchment,</p>	<p>Water quality and control measures included within the proposed development will ensure that the proposal contributes to improved management of water within the catchment.</p>
<p>(g) whether the development makes adequate provision to protect the quality and quantity of ground water.</p>	<p>The proposed development will have no impact on the quality and quantity of ground water.</p>
<p>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—</p>	<p>The proposal includes appropriate measures to ensure that water leaving the site will not impact on the water quality of a natural waterbody.</p>
<p>(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and</p>	<p>The proposal drains to the piped drainage system within the street which has the capacity to move water in keeping with retaining a natural flow within natural waterbodies.</p>
<p>(b) the impact on water flow in a natural waterbody will be minimised.</p>	
<p>(3) Subsections (1)(a) and (2)(a) do not apply to development on land in the Sydney Drinking Water Catchment.</p>	
<p>6.7 Aquatic ecology</p>	
<p>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</p>	
<p>(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</p>	<p>The proposal has no impacts on the matters listed in (a).</p>
<p>(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—</p>	
<p>(i) a controlled activity approval under the Water Management Act 2000, or</p>	<p>The development is not located in a riparian zone, and hence, a controlled activity approval is not required.</p>





<p>(ii) a permit under the Fisheries Management Act 1994,</p>	<p>A permit is not required under the Fisheries Management Act 1994</p>
<p>(c) whether the development will minimise or avoid—</p> <p>(i) the erosion of land abutting a natural waterbody, or</p>	<p>Not applicable to this DA</p> <p>Relevant measures have been included to ensure that during and post development there is no opportunity for sedimentation of a natural waterbody. Refer to Stormwater Management Plans for details.</p>
<p>(ii) the sedimentation of a natural waterbody,</p>	<p>The only impact is the removal of vegetation. However this will be enhanced by the proposed landscaping works.</p>
<p>(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,</p>	<p>Not applicable to this DA</p>
<p>(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,</p>	<p>Not applicable to this DA</p>
<p>(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.</p> <p>Example— Additional measures may include the incorporation of a vegetated buffer between the waterbody and the site.</p>	<p>Not applicable to this DA</p>
<p>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—</p> <p>(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,</p> <p>(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,</p> <p>(c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained,</p>	<p>The requirements under this clause have been satisfied as shown in the above discussion, Council is accordingly able to grant development consent for the proposed works.</p>





<p>(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised, (e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised. (3) In this section— coastal wetlands and littoral rainforests area has the same meaning as in the Coastal Management Act 2016, section 6.</p>	
<p>6.8 Flooding (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems. (2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not— (a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or (b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.</p>	<p>Noted. A review of Council's draft flood map indicates that it is not impacted by flooding. Accordingly a flood management plan is not required. Not relevant.</p>
<p>6.9 Recreation and public access (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider— (a) the likely impact of the development on recreational land uses in the regulated catchment, and (b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—</p>	<p>No impact on any recreational uses. The proposed development does not impact any access or future access to the items identified in (b).</p>





(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,	There will be no impact as a result of this development proposal on access to and from natural waterbodies for recreational purposes.
(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe,	Not applicable to this DA.
(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.	Not applicable to this DA.
(3) This section does not apply to development on land in a regulated catchment if the land is in a special area under the Water NSW Act 2014.	Noted.
6.10 Total catchment management	
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.	Not applicable to this DA.
Division 3 Controls on development in specific areas	
6.11 Land within 100m of natural waterbody	The site is not located within 100m of natural waterbody
6.12 Riverine Scenic Areas	The site is not in a Riverine Scenic Area or a Hawkesbury-Nepean conservation area sub-catchment
6.13 Hawkesbury-Nepean conservation area sub-catchments	The site is not in a Hawkesbury-Nepean conservation area sub-catchment
6.14 Temporary use of land in Sydney Harbour Catchment	The development is not classified as a temporary use of land
Division 4 Controls on development for specific purposes	
Part 6.3 Foreshores and Waterways Area	The site is not located in or near the Foreshores and Waterways area.
Part 6.4 Heritage conservation in Sydney Harbour	The site is not located within a heritage conservation area nor is it identified as a heritage item



Part 6.5 Sydney Drinking Water Catchment

The site is not located within the Sydney Drinking Water Catchment

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of this chapter that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

This chapter identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

State Environmental Planning Policy (Affordable Rental Housing) 2009 was introduced in July 2009 as a response to the ongoing issue of housing affordability within NSW. This was subsequently repealed by the Housing SEPP which provides an amended planning framework for certain types of housing such as co-living, boarding houses, etc. The Housing SEPP came into effect in December 2021.

The table below provides discussion against the provisions of the SEPP that relate to "co-living".



SEPP Housing Requirement	
3 Principles of Policy	
The principles of this Policy are as follows:	
(a) enabling the development of diverse housing types, including purpose-built rental housing,	The proposal is for a form of affordable housing directly sought in the SEPP.
(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,	The proposal will result in the addition of affordable short-term rental housing in the form of a co-living housing development in the area that is close to public transport and as such is consistent with the aims of the policy.
(c) ensuring new housing development provides residents with a reasonable level of amenity,	The co-living housing development includes each individual rooms having been designed in accordance with the SEPP to ensure future Residents are provided with a reasonable level of amenity with each rooms being self-contained containing a kitchen and bathroom and the provision of communal area and communal open space in accordance with the SEPP.
(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,	The proposal will result in the addition of affordable short-term rental housing in the area that is close to public transport and as such is consistent with the aims of the policy.
(e) minimising adverse climate and environmental impacts of new housing development,	The proposal has been designed to ensure that sustainable and efficient housing is provided with high levels of amenity for residents.
(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,	The housing is designed to be consistent with the existing and desired future character of the locality.
(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,	The proposal provides 43 rooms within a highly accessible and desirable location as envisioned by the SEPP.
(h) mitigating the loss of existing affordable rental housing	At the completion of the project, the development will deliver 43 new co-living housing rooms within Carlingford.
CI 67 Co-Living permitted with consent	
<i>Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.</i>	Residential flat buildings are permitted in the R4 zone.



<p>CI 68 Non-discretionary development standards—the Act, s 4.15</p> <p>(1) <i>The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p> <p>(2) <i>The following are non-discretionary development standards in relation to development for the purposes of co-living housing—</i></p> <p>(a) <i>for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—</i></p> <p>(i) <i>the maximum permissible floor space ratio for residential accommodation on the land, and</i></p> <p>(ii) <i>an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,</i></p> <p>(b) <i>for co-living housing containing 6 private rooms—</i></p> <p>(i) <i>a total of at least 30m² of communal living area, and</i></p> <p>(ii) <i>minimum dimensions of 3m for each communal living area,</i></p> <p>(c) <i>for co-living housing containing more than 6 private rooms—</i></p> <p>(i) <i>a total of at least 30m² of communal living area plus at least a further 2m² for each private room in excess of 6 private rooms, and</i></p> <p>(ii) <i>minimum dimensions of 3m for each communal living area,</i></p> <p>(d) <i>communal open spaces—</i></p> <p>(i) <i>with a total area of at least 20% of the site area, and</i></p> <p>(ii) <i>each with minimum dimensions of 3m,</i></p> <p>(e) <i>unless a relevant planning instrument specifies a lower number—</i></p> <p>(i) <i>for development on land in an accessible area—0.2 parking spaces for each private room, or</i></p> <p>(ii) <i>otherwise—0.5 parking spaces for each private room,</i></p> <p>(f) <i>for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density</i></p>	<p>Noted- therefore flexibility exists in the application of these controls to the development.</p> <p>The mapped FSR is 1.3:1.</p> <p>A 10% bonus provides a maximum FSR of 1.43:1, with the proposal achieving an FSR of 1.43:1 and therefore complies.</p> <p>Not relevant to this proposal.</p> <p>The proposal has 43 rooms and as such requires 30sqm + (37 X 2) = 104 sqm of communal living area. A total of 117.52 sqm is provided, which exceeds the minimum standard. Minimum dimensions generally comply.</p> <p>20% x 950.7 m² = 190.14 m² of communal open space. 239.27 m² is provided and complies with this area.</p> <p>All communal open space areas have minimum dimensions of 3m.</p> <p>The development resides within an accessible area and as such is subject to the following parking requirement: 0.2 x 43 = 8.6 (9) car parking spaces. Complies</p> <p>Not relevant</p>
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*Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.*

DCP suggests a minimum 30% of the total site area is to be provided as deep soil, of which at least 50% is located to the rear of the site, with deep soil zones having a minimum dimension of 4m x 4m.

However, the ADG requires 7% of the site to be deep soil zone, to which this proposal complies by providing 17.7%.

Thus, the DCP's 30% can be taken as a broad control for landscaping, of which the proposal provides 33.99%

CI 69 Standards for Co-Living Housing	
<i>(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that— (a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m² and not less than— (i) for a private room intended to be used by a single occupant—12m², or (ii) otherwise—16m², and (b) the minimum lot size for the co-living housing is not less than— (i) for development on land in Zone R2 Low Density Residential—600m², or (ii) for development on other —800m², and (iii) (Repealed) (c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing— (i) will not contain more than 12 private rooms, and (ii) will be in an accessible area, and (d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and (e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and</i>	<p>The rooms measure no more than 25m² in area in total.</p> <p>All double rooms are at least 16m².</p> <p>N/A</p> <p>The lot size is 950.7 m² and therefore complies.</p> <p>N/A</p> <p>A work station is provided for the building manager within the communal living area on the ground floor.</p> <p>N/A</p>



<p>(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and</p>	<p>Each room is provided with a kitchen, bathroom and laundry.</p>
<p>(g) each private room will be used by no more than 2 occupants.</p>	<p>Maximum 2 occupants in double rooms.</p>
<p>(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.</p>	<p>9 bicycle and 6 motorcycle spaces are provided within a dedicated area in the basement.</p>
<p>(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether— (a) the front, side and rear setbacks for the co-living housing are not less than—</p>	<p>N/A</p>
<p>(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and</p>	<p>DCP prescribes the following minimum setback for residential flat buildings:</p> <ul style="list-style-type: none"> - Front: <ul style="list-style-type: none"> o Primary 6m o Side: ADG (6-9 m) o Rear: ADG (6-9 m)
<p>(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and</p>	<p><u>Front Setback:</u> The front setback is 6 m and complies.</p>
<p>(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and</p>	<p><u>Side Setback:</u> Basement 0m Ground floor- level 3: 3m 4 storeys: 4.5m due to isolated site.</p> <p>Discussed at end of this table.</p> <p><u>Rear Setback:</u> Ground - 3 storeys: greater than 6 m (setback of 6m) 4 storey: 8m (complies – setback of 9m)</p>
<p>(f) the design of the building will be compatible with— (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct.</p>	<p>Complies.</p>
<p>(f) the design of the building will be compatible with— (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct.</p>	<p>Discussed at the end of the table.</p>



70 No subdivision	
Development consent must not be granted for the subdivision of a co-living housing into separate lots	No subdivision is proposed as part of this application.

.ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Part 3 Siting the Development			
3F Visual Privacy			
Building separation up to 4 storeys (up to 12m)	<u>Design Criteria:</u> 12m between habitable rooms (6m) 6m between non-habitable rooms (3m)	The proposal provides a 0m setback to the side boundaries for the basement, which under the Parramatta DCP controls is considered a storey given its height. From the first (ground) level to the third storey, the side setbacks are 3 m to both East and Western boundaries.	Supportable on merit
Building separation between 5-8 storeys (up to 35m)	18m between habitable rooms (9m) 9m between non-habitable rooms (4.5m)	The 4 th floor is setback 4.5m on both side boundaries. Variation is further discussed at the rear of this table.	

Side and rear setbacks (building separation)

As noted above the proposal departs from the building separation required under the ADG given the constrained allotment width of the site which is a function of the adjoining apartment building at 70-72 Keller Street, and the two-storey dwelling at 76 Keller Street.

The issue of building separation and privacy has been carefully considered in terms of context and the relationship to adjoining properties. Where primary living rooms are provided with side facing windows with opaque glass up to 1.5m high are provided, along with privacy screens to balconies. This can successfully mitigate any potential privacy impact, whilst ensuring apartments achieve a high level of amenity for residents. The provision of high fences within the side boundaries will provide adequate privacy mitigation measure and will offset any adverse impacts. It is further noted that the adjacent rooms are in many cases low use bedrooms, with opaque glass providing appropriate mitigation and protection of privacy. Likewise to the balcony,



which is a non-habitable space, the provided privacy screens mitigate any potential impacts.

The rear boundary setback is greater than 6 m for the first 4 storeys (inclusive of ground) and is compliant with the ADG. The 5th level is setback 9m which is compliant with the ADG, it is low impact with privacy screening on the roof top able to mitigate any privacy impacts.

Given the constrained allotment width and the measures employed to mitigate privacy impacts the reduced separation proposed has merit on the site and is worthy of support

Character of the Local Area

The SEPP requires consideration as to whether the design of the development is compatible with the desired elements of the character of the local area. The question of compatibility is set out in the planning principle set out in *Project Venture Developments v Pittwater Council (2005) NSW LEC 191*. A decision in *Moscaritolo v Ryde City Council [2012] NSWLEC 1024* reinforced that the planning principle is relevant to development to which the Affordable Rental Housing SEPP applies. A discussion of the character of the locality is provided as well as assessment of the compatibility of the proposal that aligns with the planning principle.

Existing Character

The development site resides within a R4 zoned residential block bounded by Carlingford Road to the north, Hepburn Avenue to the east, Keeler Street to the south and Pennant Hills Road to the west. The subject site is located near the western end of the street block, with its frontage to Keeler Street. The site is within walking distance of school, public transport and the Carlingford Court Shopping Centre, providing it with the desirable attributes for higher density housing, which is confirmed by the R4 Zoning.

The street block is long and characterised by residential flat buildings, each on their own lot with landscaped front, side and rear setbacks. Along the Keeler Street frontage, the subject site and its neighbour remain the only undeveloped sites in terms of transitioning to residential flat development. Therefore, the predominant character along the eastern side of Keeler Street is apartment buildings.

The street block along Carlingford Road has also mostly transitioned apartment buildings which are of a similar scale and form to those along Keeler Street. As with Keeler Street, the eastern end of the street block remains undeveloped in terms of apartment buildings, with 8 blocks of a low density form (including two blocks with frontage to Hepburn Avenue). It is notable however that of the 8 blocks, an apartment development over six of these blocks was approved in 2017, though construction does not appear to have commenced. Regardless, the character of the street block is clearly low rise apartment buildings of about five storeys and setback on all sides. The remaining low density style buildings on the residue lots are therefore an anomaly in



the broader context of a street block that has transitioned effectively into higher density living.

Compatibility of the Proposal with the Character of the Area

In accordance with the Planning Principle set out in *Project Venture Developments v Pittwater Council (2005) NSW LEC 191* the following tests apply in determining whether development is compatible with surrounding development:

24 *Where compatibility between a building and its surroundings is desirable, its two major aspects are physical impact and visual impact. To test whether a proposal is compatible with its context, two questions should be asked.*

1. *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
2. *Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

These questions will be dealt with in turn however it is important to note that as set out in the planning principle '*Compatibility is... different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve*'.

Therefore, it is not necessary that the development adopt the same built form as surrounding, and in this case anticipated, development.

In terms of the physical impacts of development the following points are made:

- The design of the proposal, its overall size which is limited to 5 storeys (inclusive of ground level) and the orientation of the lot means that there is minimal overshadowing to adjoining properties, with adjoining properties retaining adequate solar access at mid-winter. Refer to attached shadow diagrams for detail.
- Privacy impacts are mitigated via 3m side setbacks, window placement and privacy screening, noting that the subject site can be considered as isolated.
- The development proposal does not result in the constrained development potential of the adjoining properties, noting that it can redevelop, either on its own or by amalgamation with 78 Keeler Street.

Therefore, the physical impacts of the proposal are acceptable.



The development proposes an attractive 5 storey co-living housing development that not only addresses its frontages but is to be appropriately landscaped and is of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape.

The development has been designed to sit comfortably within its spatial setting along Keeler Street, noting the proposed built form will be consistent and complement and existing high density built form character within the subject residential block.

This is illustrated by elevation plan extract below.

Figure 4: Section view of the street, with the subject site highlighted in yellow (source: TEXCO DESIGN)



In response to the second question set out in the planning principle, the following comments are made below.

Height

- The scale of the proposed building is consistent with the existing character of residential buildings in the area, noting compliance with the prescribed 17.5m height control with the exception of small portion of the lift overrun therefore respect the character of the local area with regards to height.

Setbacks

- Where appropriate the proposal has been designed to adopt primary front setback controls that apply to residential flat buildings to ensure continuation of the established front setback patterns, with the 5th floor rear setback generally compliant with the numerical principles of the ADG.
- For side setbacks a merit based approach would be more appropriate due to the size of the proposed building and the site's status as a constrained and isolated land parcel. The 3m minimum side setback combined with integration



of privacy screening and window placements mean that this is an appropriate design solution, with the amenity of neighbouring properties protected. Likewise, the upper level communal open space is situated towards the street frontage and also includes appropriate windows and screening to maintain privacy within and from the development. As such, the proposed side setback scheme is considered appropriate and worthy of Council support.

- The proposed building will sit comfortably in the streetscape. The spatial sequencing of the proposed built form is consistent with the neighbouring properties. Furthermore, the setbacks and separation distance proposed will ensure that the development will not create any adverse amenity, visual or privacy impacts on adjoining properties.
- The co-living housing development provides compatible building setbacks allowing for substantial areas of open space and landscape plantings.

Landscaping

- The landscape concept provides for deep soil and landscape embellishment works long the site's boundaries to incorporate a garden setting and to both maintain and enhance the levels of privacy and amenity enjoyed by existing residents of the area and for future Residents associated with the co-living housing development.

The proposed landscaping will help to soften the built form of the proposed development and reduce the visual bulk and mass of the building and this will help the proposal to integrate with the site's context.

- A variety of plant species are proposed including small sized canopy trees, shrubs and hedge planting and groundcovers.

Based on the foregoing discussion it is considered that the development will exist in harmony with the existing high density built form character within the subject residential block and as such is worth of support by Council as the development is compatible with the desired character of the locality.



PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The development site is zoned R4 - High Density Residential with a maximum permitted FSR of 1.3:1 and a maximum building height limit of 17.5m under the provision of the Parramatta Local Environmental Plan 2023.

'Co-Living Houses' are prohibited within the R4 Zone, however Clause 67 under Chapter 3 Part 3 of the State Environmental Planning Policy (Housing) 2021 permits development for the purpose of co-living housing with consent on land in a zone in which development for the purpose of residential flat buildings or shop top housing is permitted.

As the R4 zone permits 'Residential Flat Buildings', the proposal is therefore permissible under the Housing SEPP 2021.

The development has been designed to be consistent with the key planning controls including the State Environmental Planning Policy (Housing) 2021, Parramatta Local Environmental Plan 2023 and Parramatta Development Control Plan 2023, noting that the Housing SEPP 2021 provides a 10% FSR bonus, resulting in a development site being subject to a revised FSR of 1.43:1.

The proposal is consistent with the definition contained within the LEP:

Co-living housing means a building or place that -

- (a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and*
- (b) provides occupants with a principal place of residence for at least 3 months, and*
- (c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,*

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

The development proposal is also consistent with the prescribed zone objectives that are stipulated as:

- *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.
- To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.

The proposal development provides a co-living housing development that is not only located within a suitable location but will make available a variety of housing types within Parramatta and contribute towards providing low cost flexible rental accommodation for tenants such as single retirees, working singles and students.

The development seeks to utilise a constrained and isolated land to its full development potential whilst taking advantage of its proximity to public transport and services to increase valuable affordable short-term retail accommodation within Parramatta.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Parramatta Local Environmental Plan 2023			
Clause	Control	Comment	Complies
Zoning	R4 – High Density Residential	Permitted by Housing SEPP in a LEP zone which permits residential flat buildings.	Yes – SEPP
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal will appropriately permit a constrained land parcel to not only its full development potential but will deliver low rent short term accommodation in the form of co-living housing rooms within the catchment of public transport and services.	Yes
2.6	Subdivision	The proposal does not seek approval for the subdivision of the site.	N/A
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing structures on site.	Yes
Part 4 Principal Development Standards			



4.3	Height of Buildings – 17.5m	A maximum building height of 17.5m is identified for the site. Small portion of the lift overrun protrudes above the prescribed building height by 0.822m. please see attached clause 4.6 for further details.	Variation – Clause 4.6
4.4	Floor Space Ratio – 1.3:1	10% bonus under housing SEPP: 1.43:1. Proposal has an FSR of 1.42:1 and therefore complies.	Yes – Housing SEPP 2021
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation	The site is not identified as a heritage item, it is also not located within a heritage conservation area. However, there are heritage items within the vicinity of the development site. There is sufficient separation between the development site and the identified heritage items, noting existing streets and buildings will provide adequate buffer between the heritage items and the subject site and therefore will ensure that the curtilage of the local heritage items is unaffected by the proposed development. As a result, the subject site will not have any associated heritage restrictions.	N/A
5.21	Flood planning	the site is not currently mapped as impacted by either the 1% AEP or the PMF.	N/A
Part 6 Additional Local Provisions			
6.1	Acid sulfate soils	The site is not mapped as containing acid sulfate soils.	Yes
6.2	Earthworks	This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavations, particularly for the basement car parking area will have minimal adverse environmental or amenity impacts. It is considered that the proposal will result in an appropriate outcome when considering the nature of the	Yes



		<p>development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>It is considered unlikely due to the location of the site that excavation will lead to the disturbance of relics.</p>	
6.4	Biodiversity protection	<p>The site is identified on the Natural Resources Biodiversity Map.</p> <p>As noted in the Arboricultural Impact Assessment prepared by NSW trees Arboricultural Consultants:</p> <p><i>"The Arborist has considered that the site has been mapped as having Biodiversity Value (non -EPI), but also acknowledges that the site itself is devoid of any significant vegetation, with the only species reflective of native vegetation being the Pittosporum sp. that have been planted randomly around the site as part of the landscape in previous years. The areas mapped as containing such vegetation is confined to the rear north aspect of the site and where there is clearly no identifiable significant vegetation. Additionally, the small portion of the front south western corner is also mapped, with again no significant vegetation observed."</i></p> <p>Therefore, no further consideration is required. See the attached Arboricultural Impact Assessment for further discussion.</p>	Yes
6.5	Water protection	The site is not identified on the Natural Resources Riparian Land and Waterways Map. Not applicable.	N/A
6.6	Development on landslide risk land	The site is not identified as being subject to landslide risk. Not applicable.	N/A
6.7	Foreshore building line	The proposal is not within close proximity of the foreshore and is not located within	N/A



the foreshore building line. Not applicable. Not applicable.





PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

All relevant Council controls have been considered in the following compliance table.

Parramatta Development Control Plan 2023 – Compliance Table			
Clause	Controls	Comments	Complies
Part 2 Site Planning			
2.2	Context Analysis	<p>It is noted that development for the purposes of a Residential Flat Building is permissible within the R4 High Density Residential Zone under Parramatta Local Environmental Plan 2023, and the proposal is compliant with the objectives and specific controls of this document.</p> <p>The proposal will have minimal adverse environmental, or amenity impacts and provides an appropriate outcome on site in an appropriate location.</p> <p>A site analysis has been prepared for the proposal and is attached as part of this application.</p>	Yes
2.4	Building Mass and Form	<p>The site is located within a street block identified as appropriate for apartment buildings.</p> <p>These controls are addressed in detail under section 8.6.2 of this DCP.</p>	Yes
2.5	Streetscape and Building Address	<p>The proposed building appropriately addresses the street with a setback that complies with DCP standards, along with providing a sense of address.</p>	Yes
2.7	Open Space and Landscape	<p>The development has been designed with landscaped area within the front setback and rear setback areas. This is consistent with surrounding development and the underlying principles of the DCP for open space and landscaping.</p> <p>The landscape provisions applying to Residential Flat Buildings under part 3 of this DCP are also addressed later in this report.</p>	Yes, satisfies intent of DCP
2.8	Views and Vistas	<p>The proposed development will not impact on significant views due to the nature of the proposal as well as its location.</p> <p>The proposal fulfils the subject site's zoning potential and will not impact on views to and from significant sites or on existing significant view corridors.</p>	Yes



Clause	Controls	Comments	Complies
2.9	Public Domian	The development has been designed to addresses the public domain, ensuring that there is passive surveillance of the street.	Yes
2.10	Accessibility and Connectivity	The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site. Vehicle and pedestrian routes are clearly indicated and is separated.	Yes
2.11	Access for people with a disability	Appropriate access is provided to, from and within the site for those with disability.	Yes
2.14	Safety and Security	The proposed development has been designed to address street frontage. Passive surveillance opportunities are provided from living areas and balconies that overlook the street frontages. The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders. All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.	Yes
Part 3.1 Housing Diversity and Choice			
3.1.2	Dwelling Mix	The proposal is a Co-Living Housing proposal, with the dwelling mix in the DCP not relevant.	N/A
3.1.3	Accessible and Adaptable Housing 10 or more dwellings total: 15% of total dwellings as adaptable (to be rounded up)	The proposed development provides 3 adaptable rooms, which is non-compliant with the DCP requirement of 15%. However as confirmed in the attached access report only three accessible rooms are required as per the NCC requirements. Please see attached report for details.	Variation, meets NCC requirements
Part 3.2 General Residential Controls			



Clause	Controls	Comments	Complies
3.2.1	Solar Access and Cross Ventilation	The development has been designed to comply with the solar access and cross ventilation requirements of the Apartment Design Guide, as addressed in detail earlier in this report.	Yes- ADG
	Dwellings within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to primary living areas between 9am and 3pm on 21 June.	Communal living areas and communal open space can comply with the 3 hour minimum solar access requirement.	Yes
	Private open spaces within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to at least 50% of the private open space area between 9am and 3pm on 21 June.	The proposal can comply.	Yes
	Where existing development currently receives less sunlight than the above requirements, this should not be reduced.	Noted	Yes
	Solar collectors, such as photovoltaic solar panels, proposed as part of a new development or existing on adjoining properties, must not be subject to overshadowing for more than 3 hours between 9am and 3pm on 21 June.	Not relevant.	N/A
3.2.2	Visual and Acoustic Privacy	<p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity.</p> <p>It is acknowledged that the proposal cannot comply with the setback provisions of the ADG, with Council previously agreeing that the site is isolated and capable of being developed with reduced setbacks to the side boundaries.</p> <p>Design measures to address visual and acoustic privacy include privacy screening on all side</p>	Yes, consistent with principles of the ADG for acoustic and visual privacy



Clause	Controls	Comments	Complies
		boundaries in mitigating any adverse privacy impacts such as overlooking.	
3.2.3	Attic Design	The development does not incorporate an attic.	N/A
3.2.4	Swimming Pools	The development does not incorporate a swimming pool.	N/A
3.2.5	Outbuildings	The development does not incorporate an outbuilding	N/A
3.5 Apartment Buildings			
3.5.1.1	Minimum Site Frontage C.01 A development lot must have a minimum site frontage width of 24 metres as measured along the front boundary line. C.02 A corner lot must have a minimum site frontage width of 18 metres for the shortest street frontage. C.03 Where a site has the minimum frontage width or more, it must nonetheless be demonstrated that the objectives O.01 and O.02 can be satisfied.	The site has a frontage of 17.375m, noting that the proposed development is permitted on a lot with an area of 800m ² . The site remains consistent with the underlying objectives of the provision by providing a sense of address, safe and separated access for pedestrians and vehicles, and amenity standards that meets ADG requirements for residents. It is noted that the subject site can be considered as isolated, though its development potential is retained.	Yes
3.5.1.2	Preliminary Building Envelope		
C.01:	17 m = 5 storeys	The slope of the land, along with its constrained proportions means the basement does protrude out of the ground. This, however, is considered appropriate as side boundaries remain landscaped and the building has the appearance of a 5 storey structure.	Variation
C.02:	Basement of subfloor level greater than 1m above ground floor level is a storey	Noted.	Variation
C.03:	6m setback to street	The proposal complies.	Yes
			Yes



Clause	Controls	Comments	Complies
C.08	Street wall height	The proposal is consistent with the street wall height of apartment buildings within the street block	
C.10	Side and rear setbacks to comply with ADG	<p><i>Side boundary setback:</i> The proposal departs from the building separation required under the ADG given the constrained allotment width of the site which is a function of the adjoining apartment building at 70-72 Keller Street, the dwelling house at 76 Keller street.</p> <p>The issue of building separation and privacy has been carefully considered in terms of context and the relationship to adjoining properties. Where primary living rooms are provided with side facing window are obscure pane up to 1.5m high and privacy screens to balconies have been provided. This can successfully mitigate any potential privacy impact, whilst ensuring apartments achieve a high level of amenity for residents.</p> <p><i>Rear boundary setback:</i> The rear boundary setback is greater than 6 m for the first 4 storeys and is compliant with the ADG. The 5th level communal open space is setback 9m from the rear boundary, which is compliant with the ADG.</p> <p>Given the constrained allotment width and the measures employed to mitigate privacy impacts the reduced separation proposed has merit on the site and is worthy of support.</p>	Variation
C.11	Where an adjoining site does not contain an apartment building, the separation required must be that specified for a habitable room and balcony as per Section 3F of the ADG	<p>See above, noting the isolated nature of the subject site due to an apartment building to one boundary and a single dwelling along western boundary.</p> <p>As described above, an appropriate design response has been applied to mitigate privacy impacts to and from the proposed development.</p>	Variation
C.12	Equal apportionment of separation distances between sites	As noted above, the constrained allotment width of the site which is a function of the adjoining apartment building at 70 -72 Keller Street, the single dwelling at 76 Keller adjoins the western boundary of the site. This makes equal apportionment of building separation distances difficult.	Variation



Clause	Controls	Comments	Complies
3.5.1.3	Streetscape and Building Address		
C.01	Building entries	The building entry is appropriately orientated towards the street.	Yes
C.02	Individual entries to street	The proposal does not provide ground floor entries in recognition of the design response to floor planning and topography.	N/A
C.03	Criteria where entries are not able to be located on a street frontage	The proposal provides a common pedestrian street entry for apartments, with balconies that overlook the street and internal pathways. This provides good sightlines and opportunities for passive and casual surveillance.	Yes
C.04	45m maximum building length along street frontage	The lot width is 17m and the proposal comfortably complies with this control.	Yes
C.07	25 dwellings per lift core/ stairs and building entry for buildings up to 8 storeys	A single lift core, stairs and building entry is provided, servicing 43 dwellings co-living dwellings. Whilst the proposal does not strictly comply, this is considered a reasonable design solution given the proposal is a co-living housing development, along with the isolated nature of the site and the need to provide safe entry and exit balanced against site constraints.	Variation
C.09	Reflect the grain of existing subdivision	Existing lot dimensions are retained.	Yes
C.10	Finished ground level of dwelling on the ground level	The proposal is above the natural ground level as shown in the attached plans. Level changes to access the centralised lobby is internalised within the site in accordance with DCP and accessibility requirements.	Yes
C.11	Front setback not to be dominated by stairs, ramps, level changes and service structures	The proposal complies with this design criteria, noting a dedicated stairwell is provided from the basement to the street level, however, this is integrated into the building design and does not dominate the street frontage or setback area	Yes
3.5.1.4	Open Space and Landscape		
C.01	A minimum 30% of the total site area is to be provided as deep soil, of which at least 50% is located to the rear of the site.	17.7% of the site area is provided as deep soil (163.31) and complies with the ADG requirements. At least 50% of the deep soil area is located in the rear setback. As stipulated in the SEPP (Housing) 2021, landscape requirements are stipulated as follows;	Variation



Clause	Controls	Comments	Complies
		<p><i>For development on land in Zone R4 High Density Residential – the minimum landscaping requirements for residential flat buildings under a relevant planning instruments.</i></p> <p>Therefore as the proposal complies with the SEPP it is supportable on merits.</p>	
C.02	For sites less than 1,500m ² in size, the deep soil zone must have a minimum dimension of 4 metres x 4 metres.	The proposal complies.	Yes, Housing SEPP (Co-Living)
C.03	On sites over 1,500m ² in size, a minimum dimension of 6 metres will be required for part of the deep soil zone, equal to at least 7% of the total site area in accordance with the Apartment Design Guide. The remaining 23% of the deep soil zone may be provided with a minimum dimension of 4 metres x 4 metres.	N/A	N/A
C.04	Where basements are provided and extend beyond the building envelope, a minimum soil depth of 1.2 metres is to be provided, measured from the top of the slab, and will not be calculated as part of the deep soil zone.	The proposal complies.	Yes
C.05	Residential flat buildings must provide communal open space to meet the requirements of Section 3D of the Apartment Design Guide.	20% x 950.7m ² = 190.14m ² of communal open space. 248.8 m ² is provided and complies with this area. All communal open space areas have minimum dimensions of 3m, which complies with SEPP requirements.	Yes
C.06	Communal open space is to be: a) Located where it is highly visible and directly accessible to the	Communal open space is provided in the rear yard and at level 5 and is compliant with relevant DCP design standards. Communal open spaces are co-located adjacent to communal living areas and also provided with relevant facilities to	Yes N/A



Clause	Controls	Comments	Complies
	<p>maximum number of dwellings.</p> <p>b) Designed with an integral role in the site and include uses such as circulation, BBQ, play areas or passive amenity.</p> <p>c) Integrated with the deep soil zone to provide a landscape setting with opportunities for large and medium size tree planting.</p> <p>d) Located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.</p> <p>e) Be dimensioned so that it provides a proportionate response to the length and height of the development.</p>	<p>encourage use and enhance overall amenity within the co-living development. Refer to attached plans for details.</p>	
C.07	<p>If it is demonstrated that the minimum consolidated area of common open space cannot be provided at ground level due to constrained site conditions, the communal open space may be located on elevated gardens or roof tops, provided that:</p> <p>a) The area and overall design can be used for the recreation and amenity needs of all residents.</p> <p>b) There will be no significant impact on surrounding properties in respect to loss of privacy.</p> <p>c) The proposed common open space will provide a similar level of amenity as common open space at ground level.</p> <p>d) The area is accessible by a lift.</p>	<p>Communal open space is provided in the rear yard and at level 5 and is compliant with relevant DCP design standards. Communal open spaces are co-located adjacent to communal living areas and also provided with relevant facilities to encourage use and enhance overall amenity within the co-living development. Refer to attached plans for details.</p> <p>Elevated communal open space (level 5) has been provided given the size of the site is constrained, with appropriate mitigation measures included to ensure the privacy (visual and acoustic) of users and neighbours. This includes increased setbacks and orientation of the communal open space, landscape treatments and also visual screening. In addition to above, all side facing windows are provided with obscure panel up to 1.5m.</p>	Yes



Clause	Controls	Comments	Complies
C.08	A contiguous area of private open space with a minimum dimension of 2 metres must be provided for each dwelling as follows: a) 1-bedroom/studio units must provide a minimum of 8m ² per dwelling. b) 2-bedroom units must provide a minimum of 12m ² per dwellings. c) 3 or more-bedroom units must provide a minimum of 16m ² per dwelling.	Not required for co-living developments. Regardless, balconies are provided to dwellings in appropriate locations.	Yes
3.5.1.5	Parking Design and Vehicular Access		Yes
C.01	Carparking of residential flat buildings is to be located within a basement.	Complies	Yes
C.02	Access from car park to dwellings must be direct and safe for residents during the day and night.	Complies	Yes
C.03	Driveways and pedestrian access paths are to be setback a minimum of 1 metre from side and rear site boundaries to provide boundary landscaping.	The driveway and main pedestrian pathway is setback <1m from the side boundaries.. Whilst this does not comply with the DCP, it is considered appropriate given the constrained and isolated nature of the site , along with the need to provide safe egress from the site.	Variation
C.04	Loading/manoeuvring areas are to be located within the building or behind the building line facing the street and screened from adjacent residential uses.	Complies as within a basement.	Yes
C.05	Residential and non-residential car parking spaces are to be physically separated.	N/A	N/A
3.5.1.6	Internal Amenity		



Clause	Controls	Comments	Complies
C.01	The minimum floor to ceiling height for all residential floors is to be consistent with the Apartment Design Guide.	The floor to ceiling height of residential levels have been designed in accordance with the Apartment Design Guide.	Yes
C.02	Development is to be in accordance with the controls contained in Part 4 of the Apartment Design Guide. To demonstrate that this can be achieved, cross ventilation and solar access diagrams must be submitted with any development application.	The proposal is for Co-Living Housing, with the ADG not applying.	N/A
C.03	Buildings are to be designed with narrow cross sections to support dual aspect dwellings that improve cross ventilation.	Not relevant	N/A
C.04	The finished floor level of all dwellings must not be more than 900mm above or 500mm below natural ground level. Where dwellings are located below natural ground level due to the slope of the land, development must:	Given the slope of the land, the development proposes finished floor levels more than 900mm above natural ground level. Despite this variation, the units with raised floor levels continue to receive adequate solar access (note compliance with ADG), are adequately separated from any retaining walls/fencing and have a minimum floor to ceiling height of 3m.	Variation
	a) demonstrate that adequate solar access to habitable rooms and private open space can be achieved,		
	b) provide a minimum of 5 metres between the face of the dwelling and any retaining wall or fencing, and	The site is constrained, with side boundaries unable to strictly comply with the 5 m distance from the face of a dwelling and any fencing or retaining wall. Regardless, the rooms achieve good levels of amenity in terms of daylight access and ventilation.	Variation
	c) have a minimum floor to ceiling height of 3 metres.	Complies.	Yes



Clause	Controls	Comments	Complies
3.6.1	Site Consolidation and development on isolated sites.	<p>Section 3.6.1 of the DCP addresses isolated sites. The site is adjoined to the east by a recently constructed 5 – 6 storey residential flat building at 70-72 Keller Street and adjoins a relatively new two storey dwelling to the west at 76 Keeler Street Carlingford that contains three townhouses. As the Two storey dwelling has just been redeveloped (in the past 15 year) means that the site is isolated and therefore the proposal has been designed as such, noting this means a number of numerical non-compliances to planning controls that are generated by the reduced frontage applying to the site.</p> <p>However, a merit based approach is suitable on the site is order to:</p> <ul style="list-style-type: none"> • Provide for the delivery of housing in an R4 context, in proximity to public transport and services; and • Facilitate redevelopment of the site in an orderly and economic manner. <p>The proposed development has been designed to facilitate a high quality co-living building that integrates into the streetscape character, provides good standards of livability for its residents and also ensure that neighbouring properties retain existing amenity levels in terms of daylight access, ventilation and acoustic and visual privacy.</p> <p>Importantly, the site to the west retains its ability to provide a developable apartment building as shown in the attached plans.</p>	
<p>3.7 Boarding Houses</p> <p>Whilst not relevant to Co-Living Housing, this DA considers the boarding house provisions, noting that there are no DCP controls currently within the City of Parramatta LGA</p>			
C.01	Accessibility Criteria	The proposal complies with the accessibility criteria within the SEPP, noting that the proposal is also within an R4 High Density Residential Zone	Yes
C.03	Site Planning	A site analysis has been prepared and is submitted with this DA. Refer to attached plans	Yes
C.05	Main entrance	The main entrance is to the street frontage	Yes
C.06	Shadow	The proposal does not result in excessive overshadowing of surrounding properties.	Yes
C.07	Landscape treatment	Complies with a landscaped front setback provided	Yes



Clause	Controls	Comments	Complies
C.09	Height and FSR	Majority of the building complies with height controls in LEP with an exception of the lift over run and complies with the FSR under Housing SEPP 2021 for co-living housing. Please see the attached clause 4.6 report for the relevant details about the proposed building height.	Yes
C.10	Part 3 – comparable development type	An assessment has been undertaken using the relevant provisions for an apartment building in Part 3 of the DCP	Yes
C.11	Occupancy and amenity	The proposal provides for 43 bedrooms and a total of 86 residents. Mitigation measures have been included to manage privacy and acoustic impacts and include:	TBC
C.12	Shared rooms a maximum of 2 occupants	There are 43 double rooms provided capable of holding two occupants	Yes
C.13	Occupancy duration	Noted, relevant to boarding house	N/A
C.14-15	On site manager	An appropriate space for an on-site manager is provided in accordance with Housing SEPP 2021 requirements. Contact details of the onsite manager can be provided in the communal living areas and also externally	Yes
C.16-20	Plan of Management	A plan of management accompanies this application, which also includes 'house rules' and the Emergency Evacuation Plan. The Plan of Management will be accessible for all residents, with neighbours also able to view.	Yes
C.21	Lift size	The lift is capable of accommodating a stretcher	Yes
C.25	Floor coverings	Floor coverings can be impervious, washable and flame resistant	Yes
C.26	Furniture and fittings	The proposal can comply with DCP requirements	Yes
C.27	Pest control	The proposal can comply with DCP requirements	Yes
C.28	Fly screens	The proposal can comply with DCP requirements	Yes
C.29	Liquid soap dispensers	The proposal can comply with DCP requirements	Yes
C.30	Emergency contact in communal areas	The proposal can comply with DCP requirements	Yes
C.31	Internal doors to kitchen and communal areas	The proposal can comply with BCA requirements	Yes
C.32	Ducted air conditioning	Noted	Noted
C.33	Safety Switch to meter boxes	The proposal can comply with DCP requirements	Yes



Clause	Controls	Comments	Complies
C.34	No. of TV antennas	The proposal can comply with DCP requirements	Yes
C.35	Bedroom Size	Complies with SEPP requirements	Yes
C.36	Furniture Layout Plan	Refer to architectural plans for detail	Yes
C.37	Minimum Room Size	Complies with SEPP requirements	Yes
C.38	BCA requirements	The proposal can comply with BCA requirements	Yes
C.39	Lockable rooms	All rooms are lockable	Yes
C.40	Ensuites	All rooms are provided with a bathroom	Yes
C.43	Hot and cold water	Provided to all rooms	Yes
C.47	Private Open Space	Private Open Space is provided to all rooms with an outlook to the front and rear of the site. Balconies are also provided to side boundaries and include appropriate privacy screening to mitigate noise and visual impacts. Both 1.6m privacy screens and obscure pane up to 1.5m have been provided to mitigate any adverse impacts.	
C.49	Insulation to provide privacy between rooms	The proposal can comply with DCP requirements	Yes
C.50	Bedrooms located away from noise sources	The proposal can comply with DCP requirements	Yes
C.51	Acoustic impacts to neighbours	<p>An acoustic assessment has been submitted and confirms the most likely impact from the proposal is via Communal Living room. Recommendations are made, with the report. Refer to attached report by Acoustic Consulting Engineers for further details.</p> <p>C.51 During the design of a new boarding house (including intensification of, or conversion of an existing building), consideration must be given to the potential acoustic impact upon adjoining neighbours. The following noise abatement issues should be considered at the design stage:</p> <ul style="list-style-type: none"> - location of windows in respect to the location of windows on neighbouring properties; - sensitive location of communal outdoor areas away from main living areas or bedroom windows of any adjoining dwelling (where possible); - the use of screen fencing or acoustic barriers as a noise buffer to external noise sources; - the incorporation of double glazing of windows or use of glass blocks (for light penetration but not suitable where natural ventilation is also required); and 	Yes



Clause	Controls		Comments	Complies
			<p>- locate similar building uses (such as bedrooms or bathrooms) back to back internally within the building, to minimise internal noise transmission.</p> <p>It is further noted that the adjacent rooms are in many cases low use bedrooms, with opaque glass providing appropriate mitigation and protection of privacy. Likewise to the balcony, which is a non-habitable space, the provided privacy screens mitigate any potential impacts.</p>	
C.52	Acoustic Assessment	Impact	An acoustic assessment has been submitted and confirms the most likely impact from the proposal is via Common Kliving/ Lounge Area. Recommendations are made, with the report Refer to attached report by Acoustic Consulting Engineers for further details.	Yes
C.53	Visual Privacy		Placement of windows and other openings will not result in overlooking of adjoining residential uses. All the side facing windows are provided with obscure pane up to 1.5m to ensure visual privacy.	Yes
C.54	Landscape screening		Landscape plan has been prepared and attached as part of this application. Complies	Yes
C.60	Solar access to communal open space	to	Complies as shown in the attached plans	Yes
C.61	Daylight Access adjoining properties	to	Noting the isolated nature of the subject site, the orientation of the lot ensures that it will have no impact on the ability of adjacent sites to receive three hours of solar access, with shadow only commencing from 1PM. Refer to shadow diagrams.	Yes
C.63	Traffic Assessment	Impact	<p>A Traffic Impact Assessment has been prepared and submitted as part of this application. The Traffic report concludes as follows;</p> <ul style="list-style-type: none"> - the traffic generation of the proposed development will not present any adverse traffic implications - the proposed parking provision will comply with the SEPP (Housing) 2021 criteria and will adequately serve the development - the proposed access, internal circulation and parking arrangements will be appropriate to AS design criteria 	Yes
C.64	Waste Management		A waste management plan has been submitted as part of this application.	Yes



Clause	Controls	Comments	Complies
Part 5 Environmental Management			
5.1 Water Management			
5.1.1	Floodplain Risk Management	The site is not currently mapped as impacted by either the 1% AEP or the PMF.	N/A
5.1.2	Water Sensitive Urban Design	A Stormwater Management Plan is provided with the application which addresses the Water Sensitive Urban Design principles.	Yes
5.1.3	Stormwater Management	A Stormwater Management Plan is provided with the application.	Yes
5.1.4	On-site Detention Management	OSD is to be provided in accordance with this section. A pump out system is provided within the basement and can be designed in accordance with Council's engineering standards.	Yes
5.1.5	Groundwater	A Geotechnical Report has been prepared for the application. Refer to the report for details.	Yes
5.2 Hazard and Pollution Management			
5.2.1	Control of Soil Erosion and Sedimentation	A detailed drainage concept and erosion and sediment control plan will be in place throughout the construction phase of the development.	Yes
5.2.2	Acid Sulfate Soils	Not identified as subject to acid sulfate soils	Yes
5.2.3	Salinity	Construction techniques are to be employed that prevent structural damage to the development as a result of salinity.	Yes
5.2.4	Earthworks and Development On Sloping Land	The application is accompanied by a Geotech Report.	Yes
5.2.5	Land Contamination	The site is residential land and does not appear to be contaminated. Regardless, relevant conditions can be included on the Consent to address any unexpected finds.	Yes
5.2.6	Air quality	Given the nature of the application, it is not likely to result in the emission of atmospheric pollutants.	N/A
5.2.7	Bush Fire Prone Land	The site is not identified as containing bush fire prone land.	N/A
5.3 Protection of the Natural Environment			



Clause	Controls	Comments	Complies
5.3.1	Biodiversity	The proposal seeks to remove twenty-eight garden trees from the subject site. Please see attached arborist report for further details.	Yes
5.3.2	Waterways and Riparian Zone	The development site is not affected by Clause 6.7 Foreshore Building Line or Clause 6.5 Water Protection under the Parramatta LEP 2023.	N/A
5.3.3	Development on Land Adjoining Land Zoned C2 Environmental Protection or W1 Natural Waterways Zone	The development site does not adjoin land zoned C2 Environmental Protection or W1 Natural Waterways Zone.	N/A
5.3.4	Tree and Vegetation Preservation	The proposal seeks to remove twenty-eight garden trees from the subject site. Please see attached arborist report for further details.	Yes
5.4 Environmental Performance			
5.4.1	Energy Efficiency	<p>BASIX does not apply to a Co-Living Development with more than 12 dwellings as per the <i>Environmental Planning and Assessment Regulation 2021</i> which identifies what a BASIX development and BASIX building is.</p> <p>Refer to discussion under Sustainable Buildings SEPP 2021 for additional details.</p> <p>A Section J Report of the NCC is provided outlining compliance with energy efficiency standards.</p>	N/A
5.4.2	Water Efficiency	<p>BASIX does not apply to a Co-Living Development with more than 12 dwellings as per the <i>Environmental Planning and Assessment Regulation 2021</i> which identifies what a BASIX development and BASIX building is.</p> <p>Refer to discussion under Sustainable Buildings SEPP 2021 for additional details.</p> <p>A Section J Report of the NCC is provided outlining compliance with energy efficiency standards.</p>	N/A
5.4.3	Urban Cooling		
	5.4.3.1 Roof Surface	The development is designed to comply with the shading/solar reflectivity requirements.	Yes
	5.4.3.2 Open Space	The development will comply with the open space shading requirements.	
	5.4.3.3 Facades	The building facades will comply with the shading/reflectivity requirements.	Yes



Clause	Controls	Comments	Complies
	5.4.3.4 Heating Cooling Systems – Heat Rejection	The development is to incorporate centralised rooftop heat rejection systems. The systems will not be visible from the public domain.	Yes
		The development does not propose green walls.	Yes
	5.4.3.5 Green roofs or walls		Yes
5.4.4	Solar Light Reflectivity (Glare)	Not applicable to this DA	N/A
5.4.5	Natural Refrigerants in Air Conditioning	The development will be designed to comply with this requirement.	Yes
5.4.6	Bird Friendly Design	The development incorporates a bird friendly design in accordance with this section.	Yes
5.4.7	Wind Mitigation A wind assessment report must be submitted with the DA for all buildings greater than 20 m in height.	Not applicable	Yes
5.4.8	Waste Management	A waste management plan has been prepared and submitted as part of this application. Refer to waste management plan for further details.	Yes
Part 6 Traffic and Transport			
6.1	Sustainable Transport		
	6.1.1 Car Share	Car share spaces are not required given that the development is not located within the Parramatta City Centre, Epping, Westmead, Granville and Harris Park town centres where maximum parking rates are applied.	Yes
	6.1.2 Travel Plans	Not relevant as less than 50 dwellings	Yes
	6.1.3 Electric Vehicle Charging Infrastructure	No EV charging stations are proposed.	Yes
6.2	Parking and Vehicular Access	A Transport Impact Assessment report has been prepared for the application by Genesis Traffic. A total of 9 vehicle spaces, including 1 accessible, 8 motorcycle space and 9 bicycle spaces. This complies with AHSEPP requirements for Co-Living Housing.	Yes



Clause	Controls	Comments	Complies
6.3	Bicycle Parking Residential flat buildings and the residential component of Mixed-Use development 1 space per dwelling, plus 1 space per 10 dwellings for visitors.	9 bicycle spaces are provided, which is considered satisfactory and meets the AHSEPP requirements for the provision of bicycle parking.	Yes
6.4	Loading and Servicing	The Transport Impact Assessment report prepared by Genesis Traffic. Please see attached report for further details.	Yes
Part 8 Centres, Precincts, Special Character Areas & Specific Sites			
8.2 Local Centres			
8.2.8	Carlingford Local Centre		
8.2.8.4	Carlingford East (Residential)		
	Strategy	The proposed development is a five storey residential flat building within a garden setting with basement carparking. Complies.	Yes
	Servicing	Note that the application will be referred to RailCorp. Access is provided from Keeler Street.	Yes
	Landscape Setting	Broad setbacks along street frontages and rear boundaries have been provided which is compliant with the existing streetscape. Adequate landscaping embellishment works have been provided as seen in the attached landscape plans. Please see attached report for further details.	Yes
	Built form	The proposed development has considered the siting and design to comply with the solar access requirements stipulated under the Housing SEPP 2021. Communal living areas and communal open space can comply with the 3 hour minimum solar access requirement.	Yes
		Setbacks are consistent to retain reasonable sunlight and privacy for existing neighbours.	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.



Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.



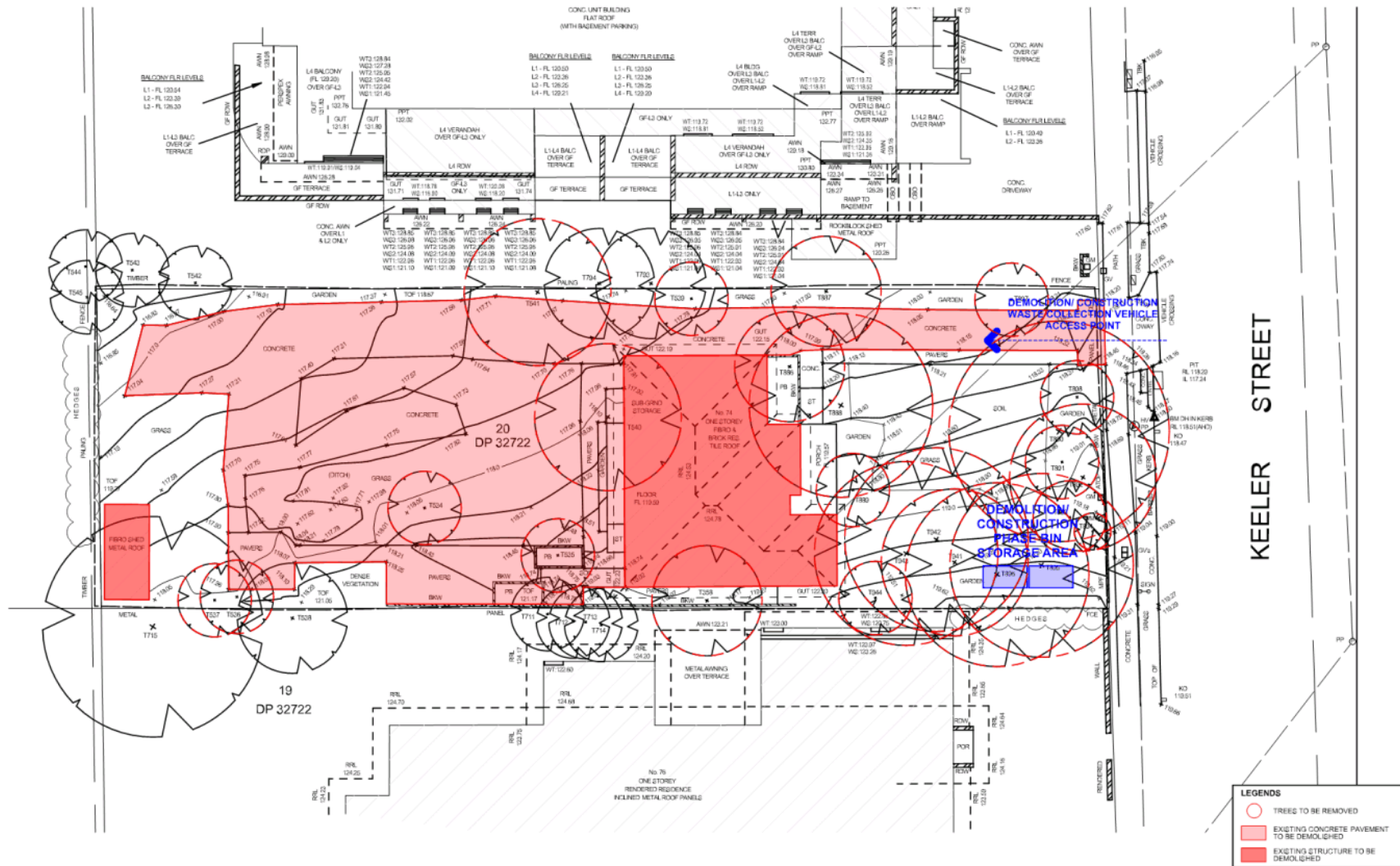
Subject ID and Name	DRAWING No.	DESCRIPTION
A0 GENERAL	A000	COVER PAGE
A0 GENERAL	A001	SECTION J COMMITMENTS
A0 GENERAL	A002	SURVEY
A0 GENERAL	A003	DEMOLITION PLAN
A0 GENERAL	A004	SITE PLAN
A0 GENERAL	A005	SITE ANALYSIS
A0 GENERAL	A006	STREETSCAPE ANALYSIS
A0 GENERAL	A007	GFA CALCULATION
A0 GENERAL	A008	UNIT SCHEDULE
A0 GENERAL	A009	COMMUNAL LIVING AREA
A0 GENERAL	A010	COMMUNAL OPEN SPACE
A0 GENERAL	A011	LANDSCAPE & DEEP SOIL CALCULATION
A0 GENERAL	A012	SUN EYE DIAGRAM - 21ST JUNE
A0 GENERAL	A013	SHADOW DIAGRAM - 21ST JUNE
A0 GENERAL	A014	EVACUATION DIAGRAM
A0 GENERAL	A016	HEIGHT LIMIT DIAGRAM
A1 PLANS	A101	BASEMENT 1 PLAN
A1 PLANS	A102	GROUND FLOOR PLAN
A1 PLANS	A103	LEVEL 1 PLAN
A1 PLANS	A104	LEVEL 2 PLAN
A1 PLANS	A105	LEVEL 3 PLAN
A1 PLANS	A106	LEVEL 4 PLAN
A1 PLANS	A107	ROOF PLAN
A2 ELEVATION	A201	NORTH & SOUTH ELEVATION
A2 ELEVATION	A202	EAST ELEVATION
A2 ELEVATION	A203	WEST ELEVATION
A3 SECTION	A301	SECTION 01
A3 SECTION	A302	SECTION 02
A3 SECTION	A303	RAMP SECTION
A4 SCHEDULE	A401	MATERIAL SCHEDULE
A4 SCHEDULE	A402	DOORS SCHEDULE
A4 SCHEDULE	A403	WINDOWS SCHEDULE
A4 SCHEDULE	A404	TYPICAL KITCHEN DETAILS
A5 NOTIFICATION	A501	NEIGHBOUR NOTIFICATION PLAN
A5 NOTIFICATION	A502	NEIGHBOUR NOTIFICATION ELEVATIONS



**74 KEELER ST CARLINGFORD
CO-LIVING HOUSING
DEVELOPMENT APPLICATION**

**ROOM MIX:
43 PRIVATE ROOMS
4 COMMON ROOMS**

**SITE AREA: 950.7m²
PROPOSED FSR: 1.43: 1
PROPOSED GFA: 1359.37m²**



NOTE
 This plan shall show all dimensions and levels on site prior to construction. Refer to contract documents for all details. Refer to other drawings only. Do not cross drawings. Drawings shall not be used for construction purposes unless approved by the Council. This drawing is a design for information only. It is to be used only for work which is subject to the approval of the Council.

Project Partners
 Principal Contractor: N/A
 Architect: N/A
 Structural Engineer: N/A
 Civil Engineer: N/A
 Landscape Architect: N/A
 Quantity Surveyor: N/A
 Project Manager: N/A
 Client: N/A

Project Designer
TEXCO DESIGN
 74 KEELER ST CARLINGFORD
 TEL: 0411 438 938

Drawn / Checked / J.C. / 27/03/2024 / Revision Date: 2024 / Project Status: FOR QA

PAPER: A3 / DRAWING TITLE: GENERAL DEMOLITION PLAN / PROJECT NAME: 74 KEELER ST CARLINGFORD / REFER TO FACADE REPORT

LEGENDS
 ○ TREES TO BE REMOVED
 [Red Hatched] EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
 [Red Solid] EXISTING STRUCTURE TO BE DEMOLISHED

Document Set ID: 113965
 Version: 1, Version Date: 30/08/2024



W-03
-

SITE ANALYSIS
1:2500

NOTE

The Reader shall check all dimensions and notes on site prior to construction. Any errors, omissions or corrections to this document shall be the responsibility of the client. This drawing is for informational purposes only. It is not to be used for any other purpose. The drawing is for informational purposes only. It is not to be used for any other purpose. The drawing is for informational purposes only. It is not to be used for any other purpose.

Project Partners

Project Partners	Role
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA
Phonix Contracting	BA

Rev	Trans	Rev Date	Rev Description	Rev Date

Project Designer

TEXCO DESIGN
 74 KEELER ST CARLINGFORD NSW 1514
 Ph: 457 433 933



Drawn / Checked: JCS
 Revision Date: 27/03/2024
 Project No: 2024
 Project Status: FCR DA
 Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: West Region
 Refer to FACADE REPORT

PAPER: A3

DRAWING TITLE: GENERAL SITE ANALYSIS
 PROJECT NAME: 74 KEELER ST CARLINGFORD

REVISION NO: A
 DRAWING NO: A005



E-05
-

STREET ELEVATION
1:200

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make drawings. Drawings shall not be used for construction purposes unless approved by the contractor. This drawing reflects a design by the Author and is to be used only for work which is authorized in writing by the Author/Design Firm Ltd.
All boundaries and contours are subject to survey. Drawing. All levels to Australian Height Datum, i.e. the contractor's responsibility to verify all measurements on site and location of any services prior to work on site.
All necessary fees unless otherwise specified. Copyright 2024.

Project Partners

Refer to consultant documentation as set out below

Principal Contractor	NA
Planning Consultant	Urban Planners
Architect	NA
Architectural Consultant	NA
Structural Engineer	NA
MEP Consultant	NA
Energy & Sustainability Consultant	NA
Construction Manager	NA
Quantity Surveyor	NA
Cost Consultant	NA
Landscaper	NA
Surveyor	NA
Transport Planner	NA

Rev#	Revised By	Revised Date	Description

Project Designer

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 E: info@texcodesign.com.au



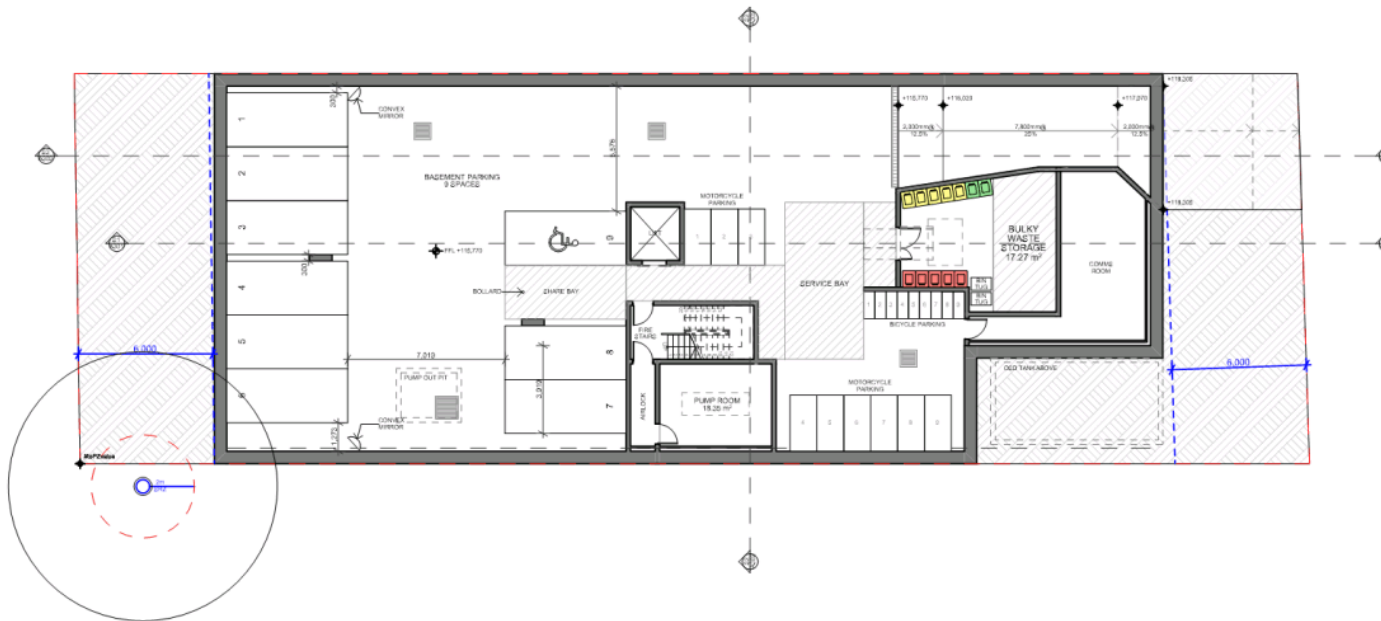
Drawn / Checked: JCI /
 Revision Date: 27/03/2024
 Project NO: 2205
 Project Status: PC&DA

Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: A3
 1:200

DRAWING TITLE: GENERAL STREETScape ANALYSIS
 PROJECT NAME: 74 KEELER ST CARLINGFORD

REVISION NO: A
 DRAWING NO: A006



-1.

BASEMENT 1
1:200

NOTE
 The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the architect's approval. This drawing reflects a design by the design team and is to be used only for work which will be undertaken in writing by the design team.

All buildings and contents are subject to survey drawings. All levels to Australian height datum, i.e. the contractor's responsibility to confirm all measurements on site and location of any services prior to work on site.
 All necessary work within the subject area is subject to the design team's approval.

Project Partners
 Refer to construction documentation set on disc attached

Principal Contractor	NA
Architect	THOMAS HERRING
Structural Engineer	THOMAS HERRING
MEP Engineer	THOMAS HERRING
Quantity Surveyor	THOMAS HERRING
Construction Manager	THOMAS HERRING
Other	

Issue	Transmitted Date	Approved by	Rev. Note

Project Designer

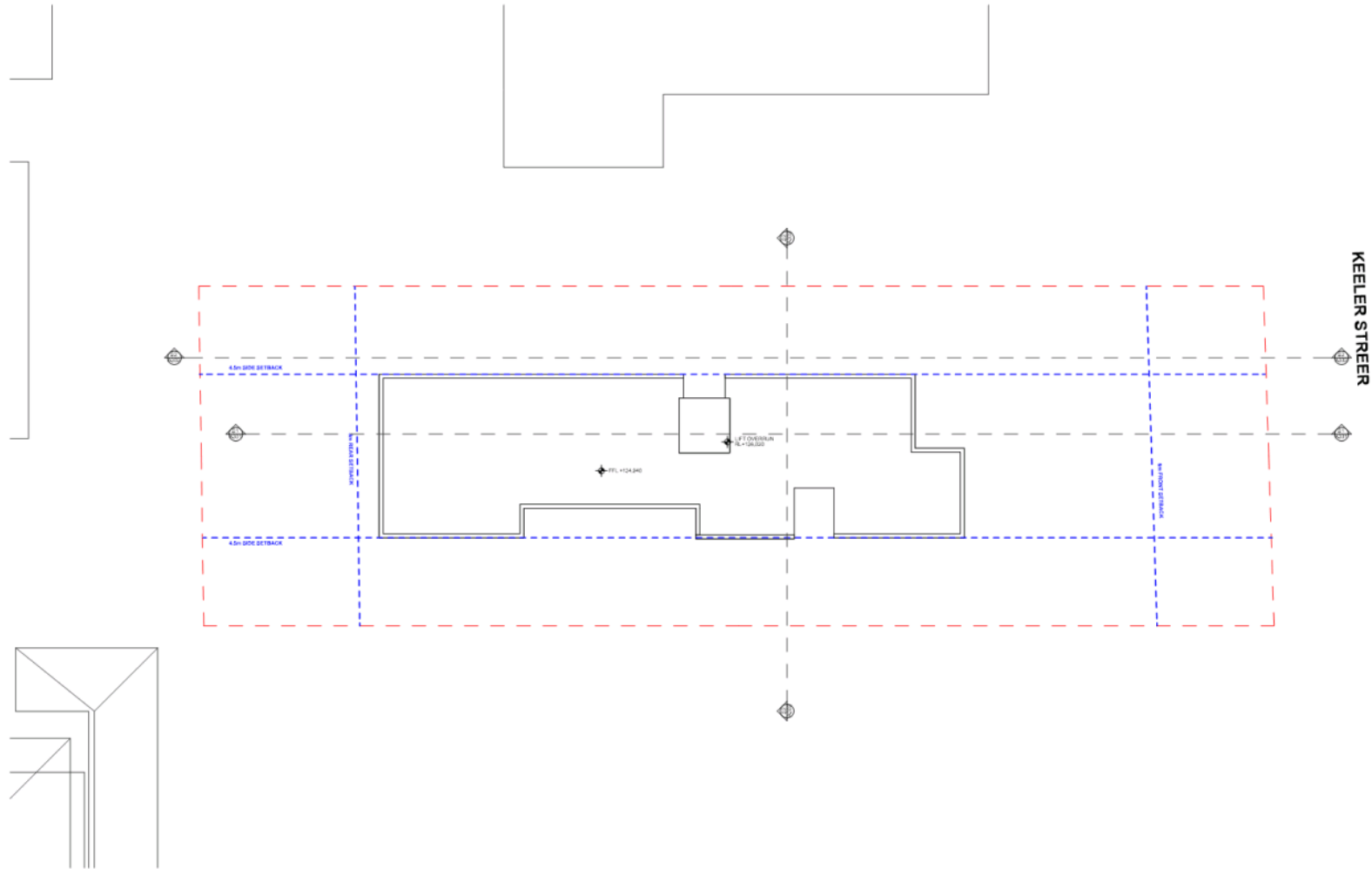
Non Arch: NEW ARCH 11248
 P: 481 438 934 930

©: tp@texco.design.com.au

TRUE NORTH

Drawn / Checked	JC /
Revision Date	27/03/2024
Project No.	2020
Project Status	PCB DA
Client	MR BILLY CHEN
Site	74 KEELER ST CARLINGFORD
Climate Zone	REFER TO FACADE REPORT
Wind Region	REFER TO FACADE REPORT

PAPER	A3
1:200	
DRAWING TITLE	PLANS BASEMENT 1 PLAN
PROJECT NAME	74 KEELER ST CARLINGFORD
REVISION NO.	A
DRAWING NO.	A101



5.
-

ROOF
1:200

NOTE

The Author shall check all dimensions and levels on site prior to completion. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the author's consent. This drawing reflects a design by the author and shall not be used for work without the author's written consent. All dimensions and levels are subject to survey. Drawing. All levels to Australian Height Datum, AHD, is the contractor's responsibility to verify all measurements on site and locations of any services prior to work on site. All measurements taken within the author's application. Copyright 2024.

Project Partners

- Principal Contractor: N/A
- Architect: N/A
- Structural Engineer: N/A
- MEP Engineer: N/A
- Quantity Surveyor: N/A
- Construction Manager: N/A
- Other: N/A

Serial	Transfer/Issued Date	Approved by	Rev. Note

Project Designer

TEXCO DESIGN
 Non Arch: NSW ARB 11248
 P: +61 433 934 930
 E: info@texco.design.com.au



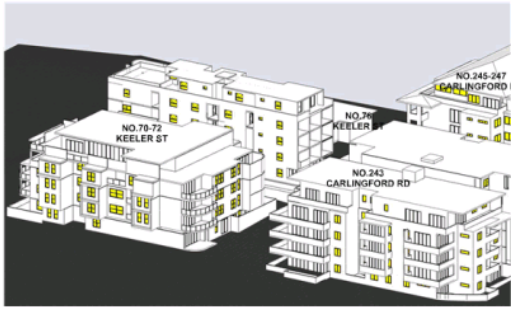
Drawn / Checked: JCI
 Revision Date: 27/03/2024
 Project NO: 2024
 Project Status: FCR DA

Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: A3
 1:200

DRAWING TITLE:
 PLANS
 ROOF PLAN
PROJECT NAME:
 74 KEELER ST
 CARLINGFORD

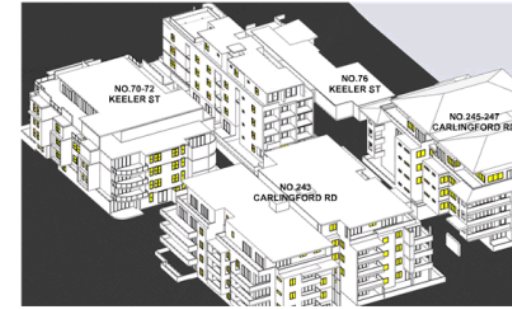
REVISION NO: A
 DRAWING NO: A107



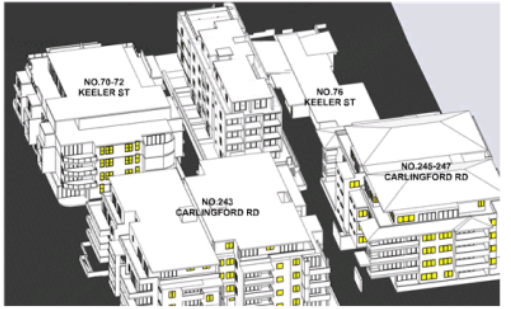
21 JUNE 9AM



21 JUNE 10AM



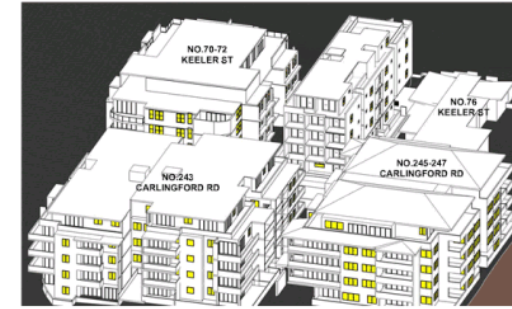
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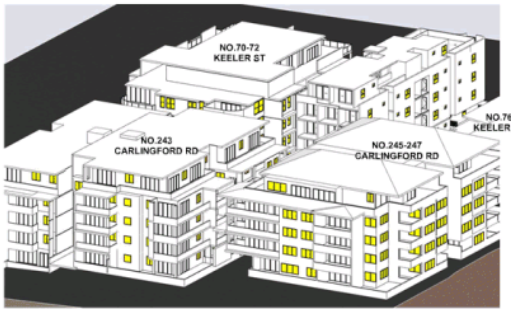
21 JUNE 12PM



21 JUNE 1PM



21 JUNE 2PM



21 JUNE 3PM



NOTE
This Plan shall show all dimensions and levels on site prior to construction. Notify any change, discrepancy or omission to the architect. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd. It is to be used only for work which is subject to the planning and building consent process.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All drawings have been checked and approved by the architect.

Rev No.	Rev Description	Approved by	Rev Date

Project Partners

Principal Contractor	N/A
Architect	Texco Design
Architectural Consultant	Steve Planners
Structural Consultant	
MEP Consultant	N/A
Cost Consultant	
Quantity Surveyor	
Construction Manager	
Construction Engineer	
Health and Safety Officer	
Land Surveyor	

Project Designer

TEXCO DESIGN
 Nam Ahi, NEW AHB 11248
 P. 443 934 930
 E. ah@texco.design.com.au

Project Information

Drawn / Checked	JC /
Revision Date	27/03/2024
Project No.	2024
Project Status	PCB DA

Client
 MR BILLY CHEN
 74 KEELER ST CARLINGFORD
 REFER TO FACADE REPORT
 REFER TO FACADE REPORT

Site
 Climate Zone
 West Region

PAPER	DRAWING TITLE	GENERAL	REVISION NO.
	SUN EYE DIAGRAM - 21ST JUNE		A
A3	PROJECT NAME	74 KEELER ST CARLINGFORD	DRAWING NO.
	74 KEELER ST CARLINGFORD		A012



NOTE:

The Author shall draw all dimensions and notes for use prior to construction. Notes are notes, measurements or otherwise to the work. Notes to which dimensions apply are not shown elsewhere. Drawings shall not be used for construction purposes until approved for construction. This drawing reflects a design for which changes may be made to be used only for work when authorized in writing by Texco Design Pty Ltd.

All quantities and contracts are subject to survey drawings. All items in this drawing shall be to the contractor's responsibility to confirm all measurements, siting and existence of any services prior to work on site.

All measurements hereon were subject to Australian Copyright Laws.

Project Partners

Role	Company	Account No.	Ref. No.
Principal Contractor	NSW		
Site Supervisor	NSW		
Structural Engineer	NSW		
Architect/Consultant	NSW		
Site Engineer	NSW		
Quantity Surveyor	NSW		
Construction Manager	NSW		
Landscaper	NSW		
Electrical Contractor	NSW		
Plumbing Contractor	NSW		
Roofing Contractor	NSW		
Painting Contractor	NSW		
Other Contractors	NSW		

Project Designer



TEXCO DESIGN
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TRUE NORTH

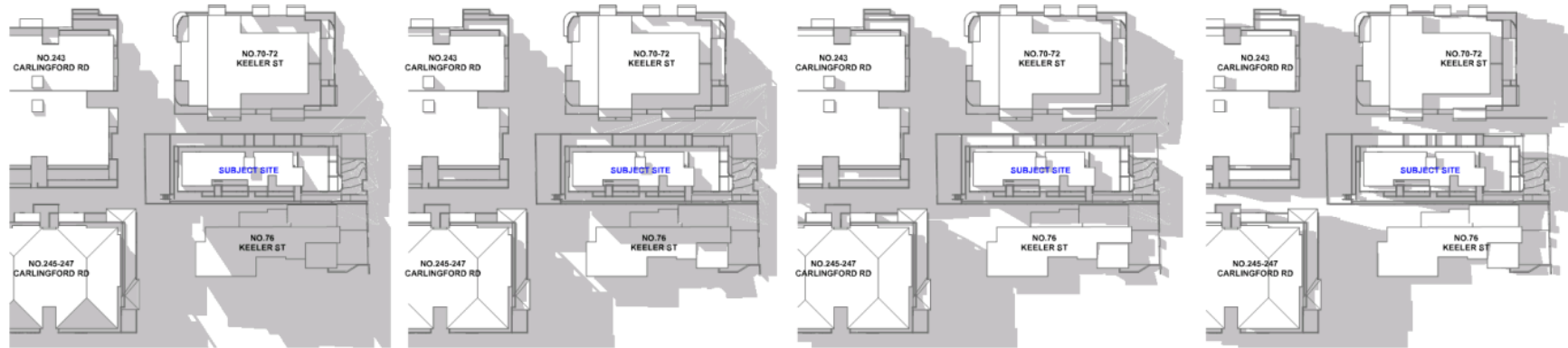
Drawn / Checked	JC /
Revision Date	27/02/2024
Project No.	2024
Project Status	KCR DA
Client	MR BILLY CHEN
Site	74 KEELER ST CARLINGFORD
Climate Zone	REFER TO FACADE REPORT
Wind Region	REFER TO FACADE REPORT

PAPER: A3
 1:100

DRAWING TITLE: GENERAL HEIGHT LIMIT DIAGRAM

PROJECT NAME: 74 KEELER ST CARLINGFORD

REVISION NO.	A
DRAWING NO.	A016

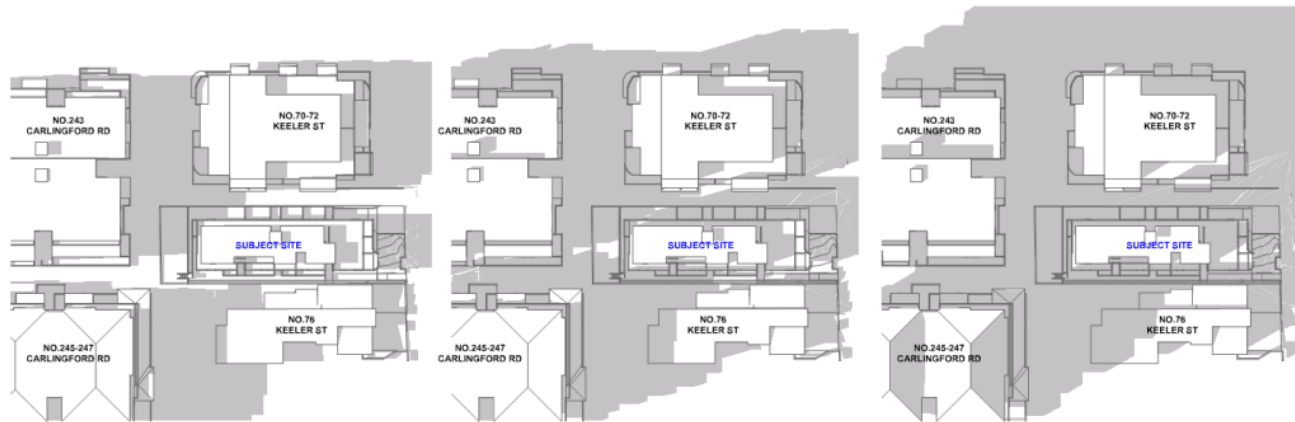


01 SHADOW PLAN 21 JUNE at 0900h

02 SHADOW PLAN 21 JUNE at 1000h

03 SHADOW PLAN 21 JUNE at 1100h

04 SHADOW PLAN 21 JUNE at 1200h



05 SHADOW PLAN 21 JUNE at 1300h

06 SHADOW PLAN 21 JUNE at 1400h

07 SHADOW PLAN 21 JUNE at 1500h

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Make it written immediately. Do not start drawings. Drawings shall not be used for construction purposes until approved by the contractor. This drawing reflects a design by the Author. Design is to be used only for work when authorized in writing by the Author.

All buildings and contents are subject to zoning. All levels to Australian height datum. It is the contractor's responsibility to verify all measurements on site and existence of any services prior to work on site.

All necessary fees within the subject's Australian Copyright Laws.

Project Partners

Refer to contract documentation for an attached list of project partners.

- Principal Contractor: N/A
- Architect: N/A
- Structural Engineer: N/A
- Electrical Engineer: N/A
- Mechanical Engineer: N/A
- Plumbing Engineer: N/A
- Landscaper: N/A

Issue	Transmit	Document by	Rev. No.

Project Designer

TEXCO DESIGN
 Non Arch: NSW A19 11248
 Ph: +61 439 934 980
 E: info@texco.design.com.au



Drawn / Checked: JCL
 Revision Date: 27/02/2024
 Project No: 2020
 Project Status: FCR DA

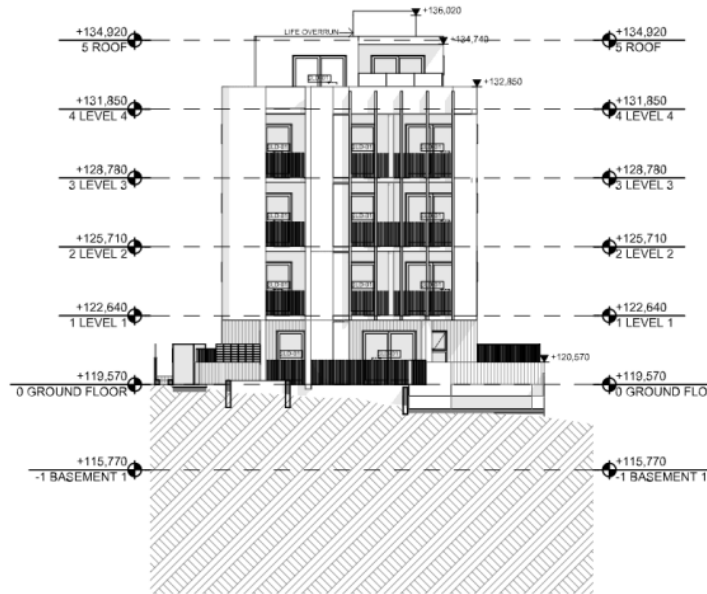
Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: A3
 1:1000

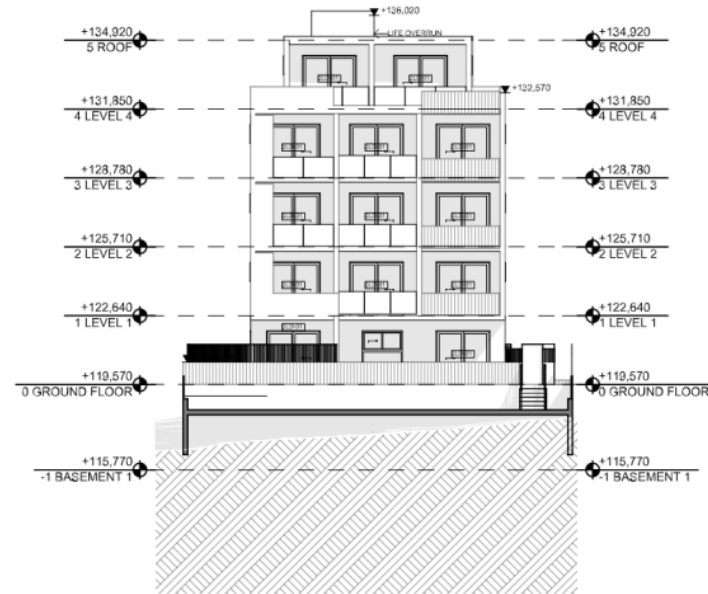
DRAWING TITLE:
 GENERAL SHADOW DIAGRAM - 21ST JUNE

PROJECT NAME:
 74 KEELER ST CARLINGFORD

REVISION NO: A
 DRAWING NO: A013



E-01 SOUTH ELEVATION 1:200



E-02 NORTH ELEVATION 1:200

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes without the contractor's approval. This drawing reflects a design by Tetra Tech Pty Ltd and is to be used only for work when authorized in writing by Tetra Tech Pty Ltd.

All boundaries and contours are subject to survey. Drawing is based on Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents have their own copyright. Copyright (c) 2024.

Project Partners

Refer to contract documentation when discussed

Principal Contractor	NA
Planning Consultant	Urban Planners
Architect	NA
Structural Consultant	NA
MEP Consultant	NA
Quantity Surveyor	NA
Construction Manager	NA
Construction Engineer	NA
Health Engineer	NA
Landscaper	NA

Issue	Transmit/No. Issue	Accepted by	Rev. Note

Project Designer

TEXCO DESIGN
 Natl. Arch. NSW A18 11248
 E: info@texcodesign.com.au P: +61 433 934 933



Drawn / Checked: JCI / 27/03/2024
 Revision Date: 2024
 Project No: FCRS DA
 Project Status: FCRS DA

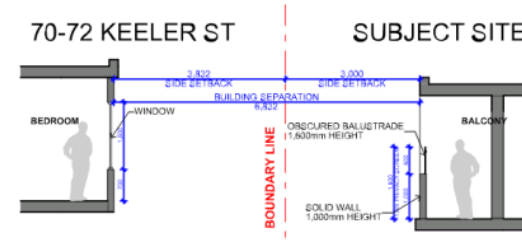
Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: A3
 1:200

DRAWING TITLE:
 ELEVATION
 NORTH & SOUTH ELEVATION

PROJECT NAME:
 74 KEELER ST
 CARLINGFORD

REVISION NO: A
 DRAWING NO: A201



DS01 SECTION DETAIL BUILDING SEPARATION 1:100



E-03 EAST ELEVATION 1:200

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written instructions only. Do not make changes. Drawings shall not be used for construction purposes intended for construction. This drawing reflects a design by Todd Design Pty Ltd. All heights and contours are subject to survey. All levels to Australian height datum. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All measurements taken within one subject to Australian Copyright Laws.

Project Partners

Principal Contractor	NA
Architect	Todd Design
Structural Consultant	Struct Planners
MEP Consultant	NA
Acoustic Consultant	NA
Cost Consultant	NA
Quantity Surveyor	NA
Construction Engineer	NA
Health Engineer	NA
Landscaper	NA

Issue	Transmit	Date	Accounted by	Rev. Note

Project Designer

TEXCO DESIGN
 Nam Anh: NEW AFB 11248
 P: 481 433 934 930
 E: info@texco.design.com.au

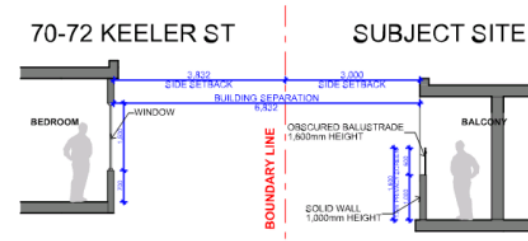


Drawn / Checked	JCL
Revision Date	27/02/2024
Project No.	2020
Project Status	RFR DA
Client	MR BILLY CHEN
Site	74 KEELER ST CARLINGFORD
Climate Zone	REFER TO FACADE REPORT
Wind Region	REFER TO FACADE REPORT

PAPER	A3
Scale	1:200, 1:100

DRAWING TITLE	ELEVATION EAST ELEVATION
PROJECT NAME	74 KEELER ST CARLINGFORD

REVISION NO.	A
DRAWING NO.	A202



DS01 SECTION DETAIL BUILDING SEPARATION 1:100



E-04 WEST ELEVATION 1:200

NOTE

The Reader shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to section drawings only. Do not make changes. Drawings shall not be used for construction purposes without the architect's approval. This drawing reflects a design by Texco Design Pty Ltd. It is to be used only for work which authorizes it being by Texco Design Pty Ltd.

All boundaries and contours are subject to survey. All levels to Australian Height Datum, A.S.D. are the contractor's responsibility to confirm all measurements on site and location of any services prior to work on site.

All necessary fees within the subject's Application Copyright Laws.

Project Partners

Refer to construction documentation set on attached sheet

Principal Contractor	N/A
Architect/Consultant	Steve Planners
Architect	Jack A'hearn
Architect Consultant	NEW Team
CD Consultant	Property & Building Assessment
General Contractor	ALNS Consultants
Construction Engineer	Construction
Structural Engineer	Structural
Landscaper	ROSE Interiors

Sheet	Traverse/Spot Name	Account by	Rev. No.

Project Designer

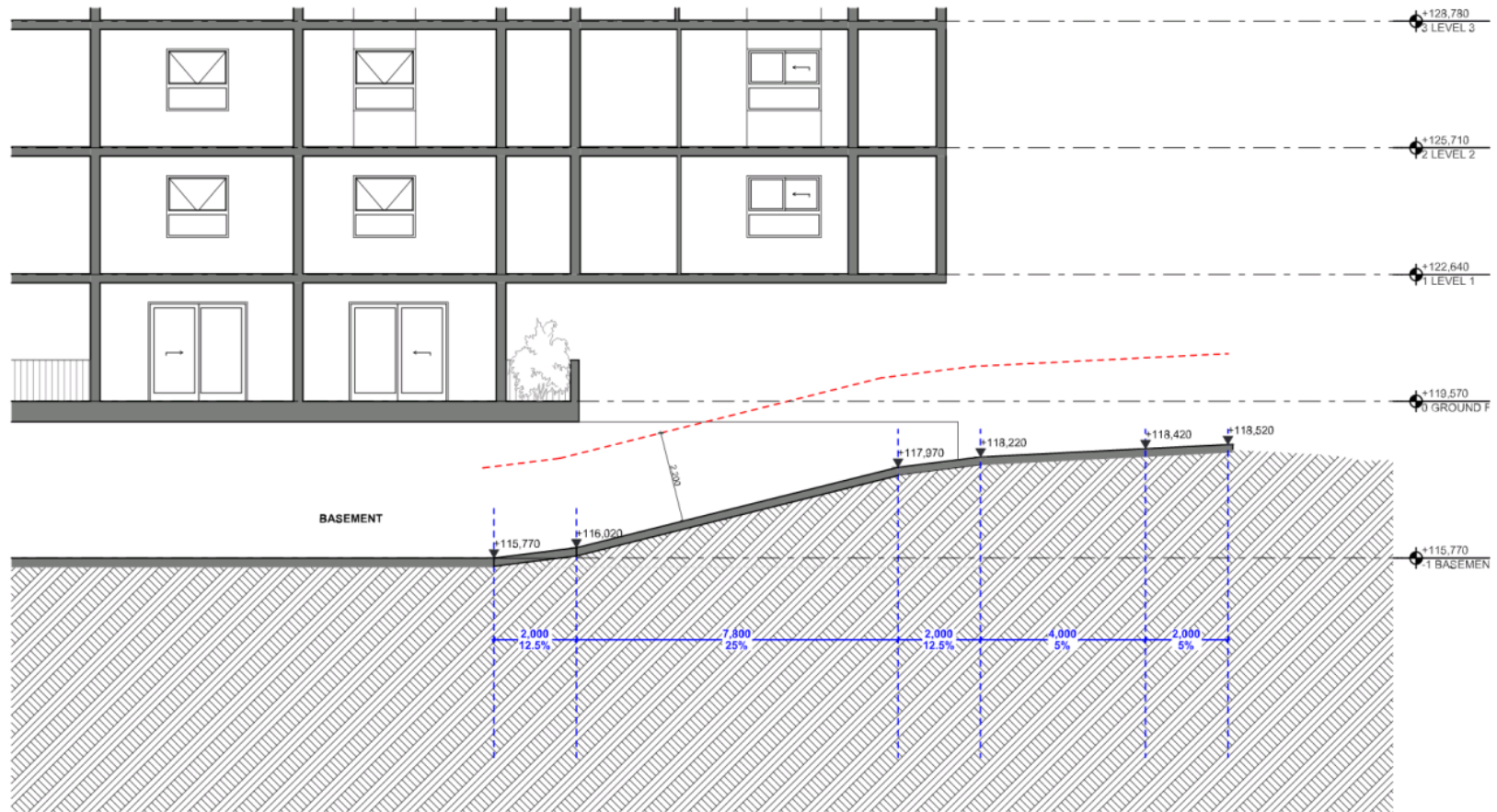
TEXCO DESIGN
 Nam Arth: NEW ARTH 11248
 P: 481 438 934 930
 E: arth@texco.design.com.au



Drawn / Checked: JCL
 Revision Date: 27/03/2024
 Project NO: 2205
 Project Status: PCRD DA

Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER A3 1:200 1:100	DRAWING TITLE: ELEVATION WEST ELEVATION	REVISION NO: A
	PROJECT NAME: 74 KEELER ST CARLINGFORD	DRAWING NO: A203



S3
-

RAMP SECTION
1:100

NOTE

The Owner shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Make no other alterations. Do not make changes. Drawings shall not be used for construction purposes without the architect's approval. This drawing reflects a design by Texas Design Pty Ltd. It is to be used only for work when authorized in writing by Texas Design Pty Ltd.

All boundaries and contours are subject to survey. All levels to Australian Height Datum, AHD. It is the contractor's responsibility to verify all measurements on site and locations of any services prior to work on site.

All necessary fees within the scope of the consultant's fee are included.

Project Partners

- Principal Contractor: **NA**
- Architect: **TEXCO DESIGN**
- Structural Engineer: **NA**
- MEP Engineer: **NA**
- Quantity Surveyor: **NA**
- Construction Manager: **NA**
- Other: **NA**

Issue	Transmit	By Date	Approved by	Rev. Note

Project Designer

TEXCO DESIGN
 Nam Anh: NEW AHB 11248
 P: +61 433 934 930
 E: info@texcodesign.com.au



Drawn / Checked: **JC**
 Revision Date: **27/03/2024**
 Project No: **2520**
 Project Status: **PC&DA**

Client: **MR BILLY CHEN**
 Site: **74 KEELER ST CARLINGFORD**
 Climate Zone: **REFER TO FACADE REPORT**
 Wind Region: **REFER TO FACADE REPORT**

PAPER: **A3**
 1:100

DRAWING TITLE: **SECTION RAMP SECTION**

PROJECT NAME: **74 KEELER ST CARLINGFORD**

REVISION NO: **A**

DRAWING NO: **A303**



NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Make to within 1/4 inch (6.35mm) only. Do not make changes. Drawings shall not be used for construction purposes until signed for construction. This drawing reflects a design by the design team. It is to be used only for work which is subject to approval by the design team. All materials and finishes are subject to current drawings. All items to be installed in accordance with the contract. Responsibility to provide all measurements, on site and location of any services prior to work on site.

All drawings were created using AutoCAD 2024. Copyright © 2024.

Project Partners

Principal Contractor	BA
Architect	True Design
Structural Engineer	BA
MEP Engineer	BA
Quantity Surveyor	BA
Construction Manager	BA
Landscaper	BA

Sheet	Transfer Date	Approved by	Rev. No.

Project Designer

TEXCO DESIGN
 74 Keeler St
 North Sydney NSW 1585
 P: +61 2 955 934 930
 E: info@texcodesign.com.au

Drawn / Checked: JCL / 27/03/2024
 Revision Date: 2024
 Project No: FCRS DA
 Project Status: FCRS DA

Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 West Region

PAPER: A3
 1:250, 1:125

DRAWING TITLE: SCHEDULE MATERIAL SCHEDULE
 PROJECT NAME: 74 KEELER ST CARLINGFORD

REVISION NO: A
 DRAWING NO: A401

DOOR LIST					
ID	DE-01	DE-02	DE-03	DE-04	SLD-01
TYPE	FRONT ENTRY GLAZED DOOR WITH SIDELIGHT	PRIVATE OPEN SPACE GLAZED DOOR	ENTRANCE GATE	EGRESS DOOR	GLAZED SLIDING DOOR
NOMINAL W x H	1,400x2,400	920x2,100	920x1,800	920x2,100	2,400x2,400
PLAN					
ELEVATION					
QUANTITY	1	16	2	1	30
PERFORMANCE SOLUTION					
ACOUSTIC DETAILS					

NOTE

The Author shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions in the contract. Refer to written instructions only. Do not make changes. Drawings shall not be used for compliance purposes unless approved by the contractor. This drawing reflects a design by the Author. It is not to be used for work unless authorized in writing by the Author.

All buildings and contents are subject to survey drawing. All levels to Australian Height Datum, AHD, is the contractor's responsibility to confirm all measurements on site and location of any services prior to work on site.

All necessary fees within the scope of the Author's fee are included.

Project Partners

- Principal Contractor: **NSA**
- Planning Consultant: **Urban Planners**
- Architect: **NSA**
- Architectural Consultant: **NSA**
- Structural Engineer: **NSA**
- MEP Engineer: **NSA**
- Quantity Surveyor: **NSA**
- Construction Manager: **NSA**
- Building Assessment: **NSA**
- Energy & Sustainability: **NSA**
- Interior Design: **NSA**
- Landscaping: **NSA**
- Signage: **NSA**
- Construction: **NSA**

Rev.	Issued	Prepared	Checked	Approved	Rev. Note
1	27/03/2024				

Project Designer

TEXCO DESIGN
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Drawn | Checked | JCL |
 Revision Date: 27/03/2024
 Project NO: 2024
 Project Status: FCR DA

Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: **A3**
 1:1

DRAWING TITLE: **SCHEDULE DOORS SCHEDULE**

PROJECT NAME: **74 KEELER ST CARLINGFORD**

REVISION NO: **A**
 DRAWING NO: **A402**

WINDOW LIST					
ID	WA-01	WA-02	WA-03	WS-01	WS-02
TYPE	AWNING WINDOW	AWNING WINDOW	AWNING WINDOW	SLIDING WINDOW	SLIDING WINDOW
NOMINAL W x H	1,200x1,500	900x1,500	800x600	1,500x1,500	1,800x1,500
PLAN					
ELEVATION					
QUANTITY	17	6	25	23	3
FRAME COLOUR / MATERIAL					
NOTE					
PERFORMANCE SOLUTION					
ACOUSTIC DETAILS					
SECTION J					

NOTE

The Reader shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written instructions only. Do not make changes. Changes shall not be used for compliance purposes unless approved by the architect. This drawing reflects a design by Texas Design Pty Ltd and is to be used only for work when authorized in writing by Texas Design Pty Ltd.

All backfills and contours are subject to survey drawing. All levels to Australian height datum, i.e. the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All necessary fees within the subject's Application/ Copyright/Land.

Project Partners

- Principal Contractor: **WA**
- Planning Consultant: **Stora Planners**
- Architect: **WA**
- Architectural Consultant: **WA**
- Structural Engineer: **WA**
- Energy & Building Assessment: **WA**
- General Contractor: **WA**
- Construction Manager: **WA**
- Landscaper: **WA**
- Surveyor: **WA**
- Land Surveyor: **WA**

Issue	Transmit	By Name	Account by	Rev. Note

Project Designer

TEXCO DESIGN
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 P: +61 433 934 933
 E: info@texcodesign.com.au



Drawn | Checked | JCL |
 Revision Date: 27/03/2024
 Project NO: 2020
 Project Status: FCR DA

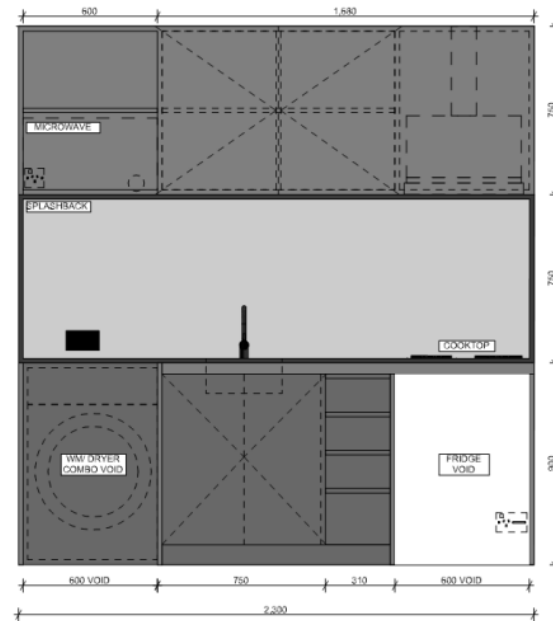
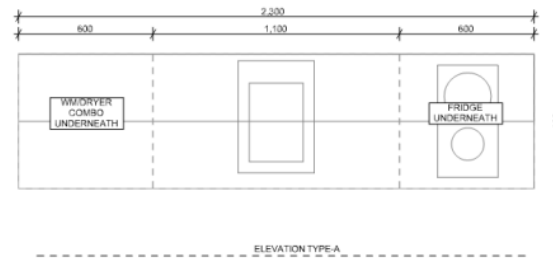
Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: **A3**
 1:1

DRAWING TITLE: **SCHEDULE WINDOWS SCHEDULE**

PROJECT NAME: **74 KEELER ST CARLINGFORD**

REVISION NO: **A**
 DRAWING NO: **A403**



W-00
-

KITCHEN DETAILS
1:20

NOTE

The Author shall check all dimensions and levels on site prior to completion. Notify any errors, discrepancies or omissions in the contract. Refer to contract documents only. Do not make changes. Drawings shall not be used for construction purposes without the contractor's approval. This drawing reflects a design by the Author. It is not to be used for work without the approval of the Author. All dimensions and contents are subject to survey. Drawing. All levels to Australian Height Datum, A.S.D. is the contractor's responsibility to confirm all measurements on site and location of any services prior to work on site. All accessories shown within are subject to the applicable Copyright laws.

Project Partners

- Principal Contractor: N/A
- Planning Consultant: Urban Planners
- Architect: N/A
- Structural Consultant: N/A
- MEP Consultant: N/A
- Energy & Building Assessment: N/A
- Geotechnical Consultant: N/A
- Landscaping Engineer: N/A
- Traffic Engineer: N/A
- Land Surveyor: N/A

Rev#	Transmit/Rev Date	Revised by	Rev. Note
1	27/03/2024		

Project Designer

TEXCO DESIGN
 Nam Anh, NEW AFB 11248
 P: +61 433 934 930
 E: info@texcodesign.com.au

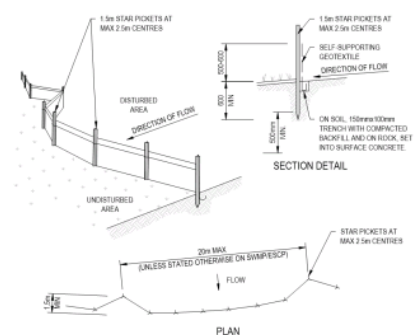
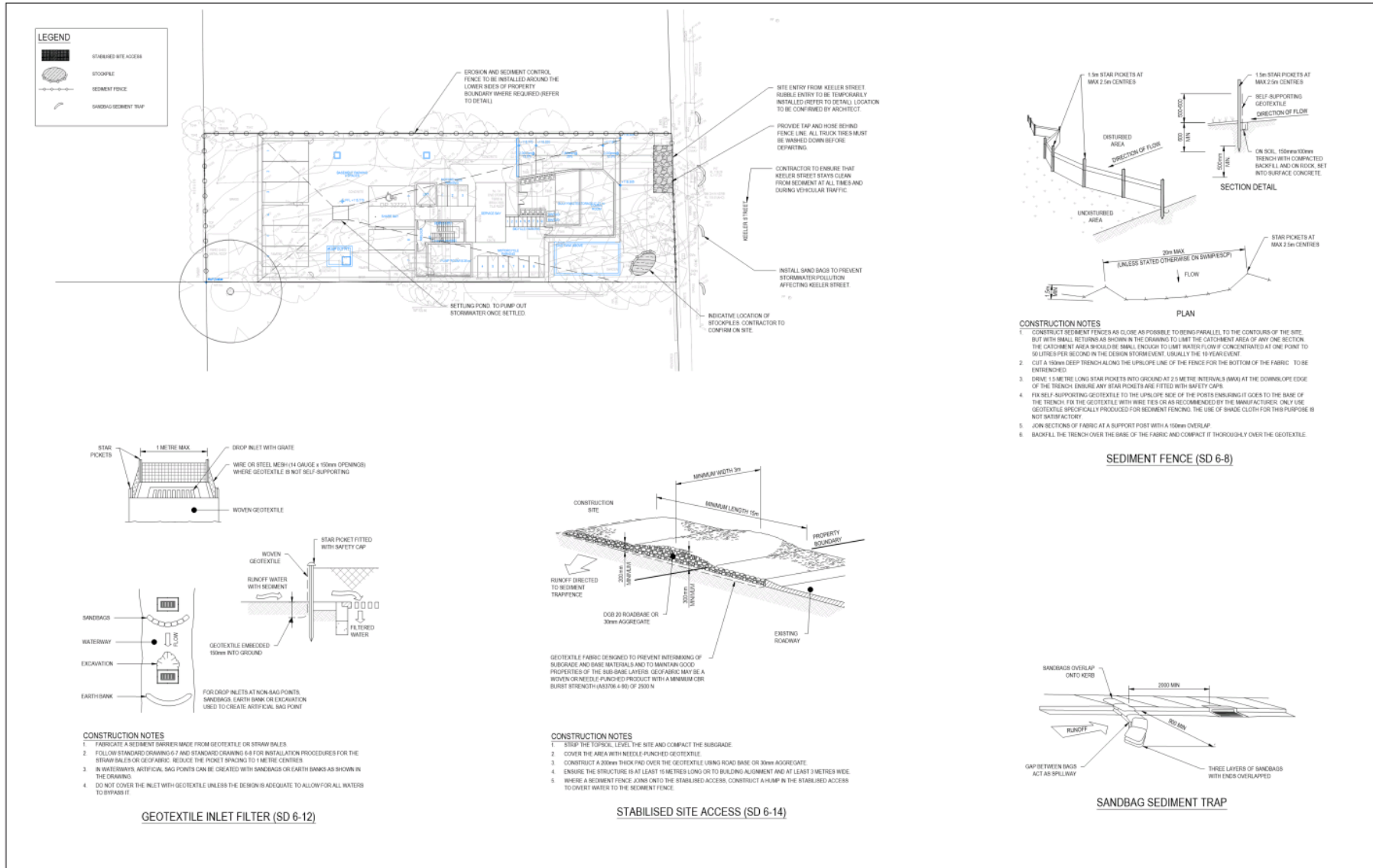


Drawn | Checked | JCL |
 Revision Date: 27/03/2024
 Project NO: 2216
 Project Status: FCRS DA
 Client: MR BILLY CHEN
 Site: 74 KEELER ST CARLINGFORD
 Climate Zone: REFER TO FACADE REPORT
 Wind Region: REFER TO FACADE REPORT

PAPER: A3
 1:20

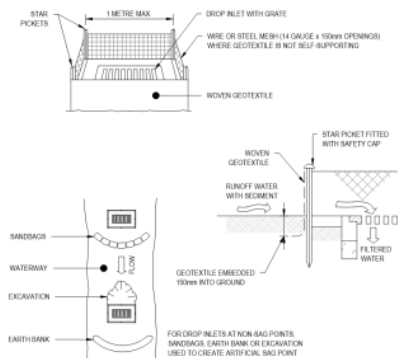
DRAWING TITLE: SCHEDULE
 TYPICAL KITCHEN DETAILS
 PROJECT NAME: 74 KEELER ST
 CARLINGFORD

REVISION NO: A
 DRAWING NO: A404



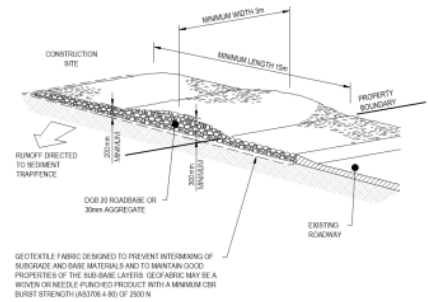
- CONSTRUCTION NOTES**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOUR OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO SOILS PER SECOND IN THE DESIGN STORM EVENT. USUALLY THE 10-YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC. TO BE ENHANCED.
 3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE (SD 6-8)



- CONSTRUCTION NOTES**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STANDARD DRAWING 6.7 AND STANDARD DRAWING 6.8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

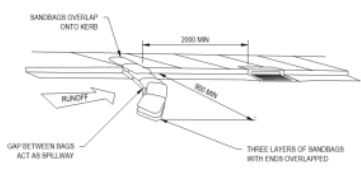
GEOTEXTILE INLET FILTER (SD 6-12)



GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOFABRIC MAY BE A WOVEN OR KNUITLED PUNCHED PRODUCT WITH A MINIMUM CIR BURST STRENGTH (AS3766:4:80) OF 300 N.

- CONSTRUCTION NOTES**
1. STRIP THE TOPSOIL LEVEL OF THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH KNUITLED PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 300mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 16 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

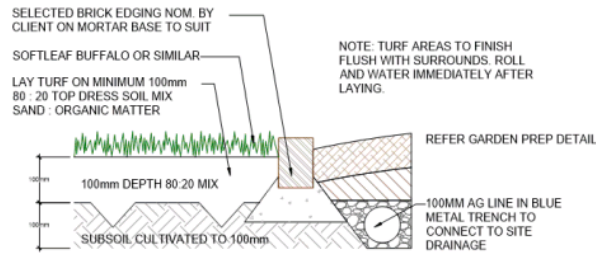
STABILISED SITE ACCESS (SD 6-14)



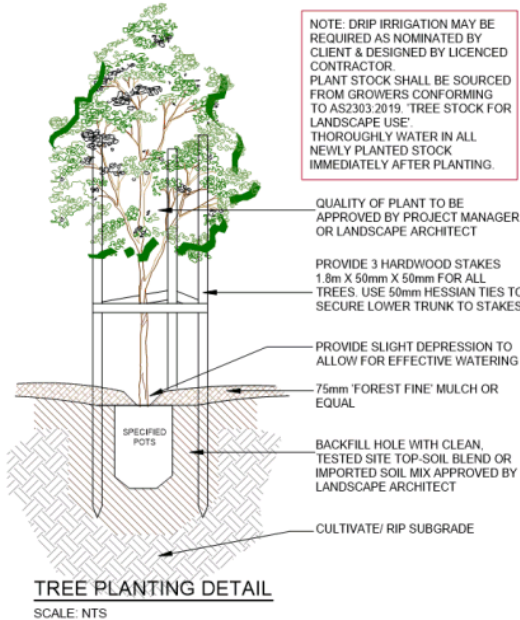
SANDBAG SEDIMENT TRAP

Client KANE STREET HOLDINGS PTY LTD		JCO CONSULTANTS PTY LTD			Project PROPOSED SINGLE DWELLING DEVELOPMENT 74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN	Job Number 20240009	Scale 1:200	North Point 	Status DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION
Architect TEXCO DESIGN		SUITE 801C, No 1 RIDGE BOULEVARD, RICHMOND NSW 2138 EMAIL: jco@jcoconsultants.com.au			Design File EROSION AND SEDIMENT CONTROL - PLAN & DETAILS	Drawing Number DA-SW600	Scale A1	Revision A.H.D.	Scale 0 5 10 15 20m SCALE 1:200
1	25/03/2024	ISSUED FOR DA	J.H.	J.H.	Design	J.H.	Drawn	J.H.	Validated
REV	DATE	DESCRIPTION	INT	APP					

Document Ref ID: 110968
Version: 1, Version Date: 25/03/2024

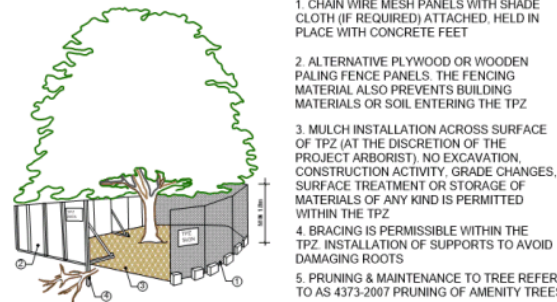


TYPICAL TURF AND BRICK EDGE DETAIL
SCALE: 1:10



TREE PLANTING DETAIL
SCALE: NTS

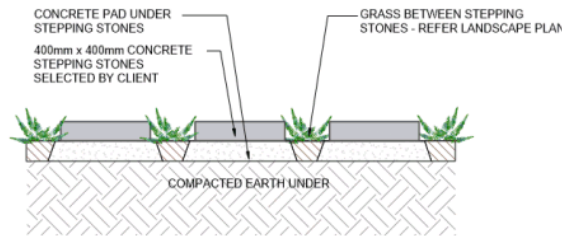
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



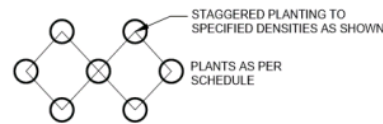
PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE
N.T.S

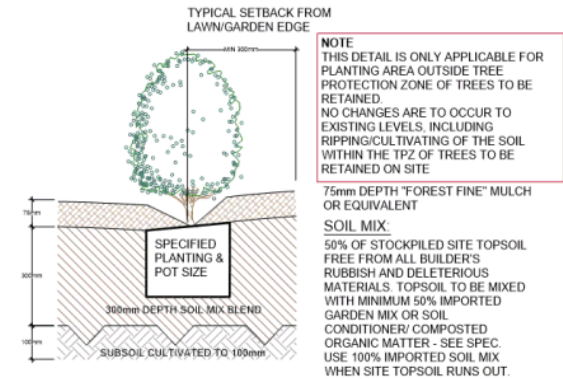
STEPPING STONES IN NATURAL DEEP SOIL DESIGNED TO PROVIDE PRACTICAL ACCESS WHILE RETAINING A PERMEABLE ZONE & MINIMIZING STORM WATER RUN-OFF



STEPPING STONES IN GRASS PLANTING
SCALE 1:10

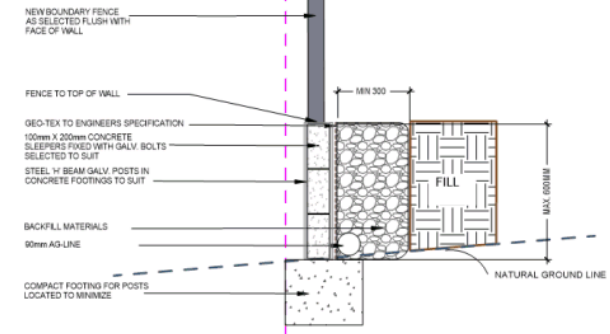


MASS PLANTING SETOUT
N.T.S



TYPICAL GARDEN PREPARATION DETAIL
SCALE 1:10

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



FILL 'H' BEAM CONCRETE SLEEPER WALL DETAIL
APPROX 1:10

General Notes

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF plans may vary slightly in scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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AS SHOWN @ A3



REV	DATE	NOTATION/AMENDMENT
A	2024.03.21	FOR REVIEW
B	2024.03.27	ISSUED DA

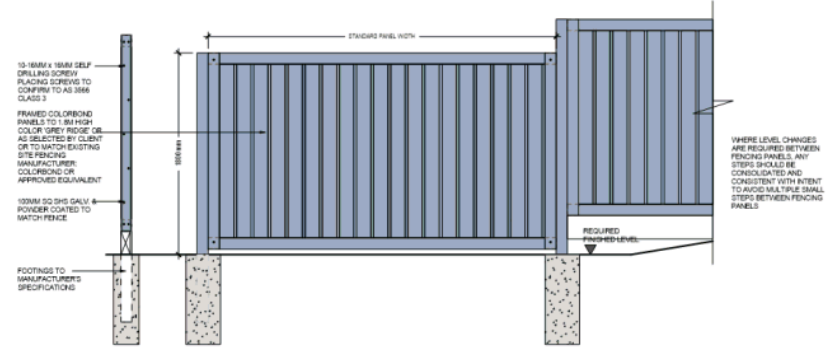
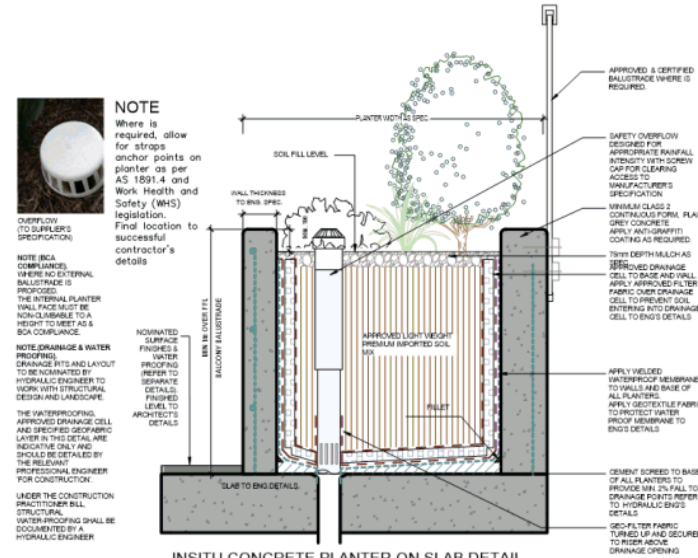
SCHEME: PARRAMATTA
CLIENT: BILLY CHEN
ARCHITECT: TEXCO DESIGN



TITLE:	DWG No:	SHEET No:
DETAILS	LPDA 24-181	03
PROPOSED BOARDING HOUSE DEVELOPMENT 74 KEELER STREET CALINGFORD	SCALE: AS SHOWN @ A3	STATUS: DA
	DATE: MAR 2024	ISSUE: B
	DRAWN: T.L	CHECKED: R.F

SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval



17. 1.8m BOUNDARY COLORBOND FENCING ON BRICK RETAINING
SCALE: 1:20

General Notes
Figured dimensions take preference to scale readings. Verify all dimensions on the PDF if plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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REV	DATE	NOTATION/AMENDMENT
A	2024.03.27	FOR REVIEW
B	2024.03.27	ISSUED DA

AS SHOWN @ A3

CLIENT	PARRAMATTA
BILITY	BILLY CHEN
ARCHITECT	TEXCO DESIGN

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TITLE	DETAILS
DWG No	LPDA 24-181
SCALE	AS SHOW @ A3
DATE	MAR 2024
DRAWN	T.L
SHEET No	04
STATUS	DA
ISSUE	B
CHECKED	R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
 - Landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed free planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of lighting for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and handover point.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician
 - Anomalies that occur in these plans should be brought to our immediate attention.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with AS 4370:2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project architect.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No staking shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bales & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix compliant with AS 4454-2012 Composts, soil conditioners and mulches. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50:50 mix of clean site soil (refer to below) and imported soil. All mixes are to comply with AS4419-2003 Soils for Landscaping and garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top soil.

Site Topsoil

Sites topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS4419-2003 Soils for Landscaping and garden use Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the Sydney Environmental & Soil Laboratory or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all turfs to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse silt. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50:50 mix of clean site soil and imported 'Organic Garden Mix' as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden soil. Ensure thorough mixing and the preparation of a reasonably fine silt and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.
- Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and grafted in accordance with AS 2303:2019 Tree stock for landscape use. Certification that trees have been grown to and planted in accordance with AS 2303:2019 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria shall be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from self-jointing, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem unions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, no root crown, rootball depth, height of crown, non-sucker/ For further explanation and description of these assessment criteria, refer to AS2303:2019.

All Plant Material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 220mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide fessan webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilisers shall be used.

d) Mulch

Mulch shall be an approved equal to 'FOREST FINE' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently beased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertilizer for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as 'Trees' on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch for general planter bed shall be an approved equal to 'FOREST FINE' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/raingarden area where required shall be non-flammable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm screenings or similar.

e) Turfing

Mowset soil prior to the turf being laid. Turf shall be neatly but jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/holes cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turfs. All turf shall be rolled immediately following installation.

f) Brick Edging

Where is required, the Contractor shall install Brick Edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) Nature Strip and public domain works

The nature strip (street frontage) for the site is public land, and only authorized works may occur here. Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has been granted for new work in this area. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works.

f) Drainage pit

Drainage pits and drainage lines should be located within garden areas to allow for site drainage while minimising impact on the proposed planting scheme, where possible, pits and inweck should be located at the edge of landscape strips to avoid precluding planting centrally in garden areas. Where pits and inweck occur within garden beds, the landscape contractor shall take all precautions to avoid damaging storm water when planting shrubs and trees, landscape contractors shall not alter the form of swales designed to direct overland flow.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscapes works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.
- Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscapes works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscapes variations should be brought to the attention of the Landscape Architect.
- Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 888 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over stairs and in Commercial Open Spaces. The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3300 & the Gas and Electricity (Consumer Safety) Act 2017, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

Drawings:

The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil level in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
 - Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The test pressure is then tested under the same conditions to check it does not exceed 300kpa.
 - All components are to be satisfactory functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either

- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unweedy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to stakes
- Maintenance of all paving, retaining and hardscapes elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

<p>General Notes:</p> <p>Refer dimensions unless otherwise stated. Verify all dimensions on the PDF files for any discrepancies. Report any discrepancies to the Landscape Architect before proceeding with the works.</p> <p>Copyright Enforcement - Please Use the Copyright Act 1968. No part of this drawing may be copied, reproduced, published, transmitted or otherwise used in any manner without the prior written permission of the copyright owner.</p> <p>This drawing is prepared by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may be copied, reproduced, published, transmitted or otherwise used in any manner without the prior written permission of the copyright owner.</p>	<p>If State of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office if the Client is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.</p> <p>These plans and associated IP remain the property of Suburban Enterprises Pty. Ltd. Concept will not be liable for any loss or damage arising from the use of these plans or drawings if such payments are not made following the notification period.</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 2024 03 21 FOR REVIEW</p> <p>B 2024 03 27 issued DA</p>	<p>COUNCIL:</p> <p>PARRAMATTA</p>	<p>Suit 101, 500 Miller Street, CALINGFORD, NSW 2002</p> <p>Phone: 6022 5312 Mob: 0413 801 201</p> <p>www.concept.co.nz.au enquiries@concept.co.nz</p>	<p>TITLE:</p> <p>SPECIFICATION</p>	<p>DRAWING NO.:</p> <p>LPDA 24-181</p>	<p>SHEET NO.:</p> <p>05</p>
		<p>AILA Associate</p>	<p>CLIENT:</p> <p>BILLY CHEN</p>		<p>PROJECT:</p> <p>PROPOSED BOARDING HOUSE DEVELOPMENT 74 KEELER STREET CALINGFORD</p>	<p>ISSUE:</p> <p>DA</p>	<p>DATE:</p> <p>MAR 2024</p>

PROPOSED SINGLE DWELLING DEVELOPMENT 74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN

GENERAL WORKS LEGEND	
SITE BOUNDARY	---
CONTOUR	--- 100.00 ---
RETAINING WALL	— RW —
VEHICULAR CROSSING	— VC —
BUILDING FINISHED FLOOR LEVEL	FFL 10.00
FINISHED LEVEL	● F 10.00
INVERT LEVEL	● I 10.00
INGROUND STORMWATER PIPE	—>—>—>
ROOF STORMWATER PIPE (EXISTING)	—>—>—>
ROOF STORMWATER PIPE	—>—>—>
CHARGED STORMWATER PIPE	—>—>—>
OVERFLOW STORMWATER PIPE	—>—>—>
SUBSOIL STORMWATER PIPE	—>—>—>
STORMWATER PIPE	—>—>—>
SUSPENDED TO SLAB UNDERSLICE	—>—>—>
STORMWATER PIPE CAST IN SLAB	—>—>—>
STORMWATER PUMP RISING MAIN	—>—>—>
AC UNIT FUNDISH	—>—>—>
STORMWATER BALCONY GRADE LINE	—>—>—>
STORMWATER CHANNEL / SWALE	—>—>—>
GRADE AND FLOW DIRECTION	3.2% ①100m @VC @%
PIPE SIZE AND TYPE	①100mm @VC @%
OVERLAND FLOW DIRECTION	→
KERB INLET PIT (ON GRADE / RISE)	①
SURFACE INLET PIT / JUNCTION PIT	②
STORMWATER PIT TAG	ADD
GRATED TRENCH DRAIN	③
CONCRETE / STACKED ROCK HEADWALL	④
DOWNPIPES COLLECTING ROOF WATER	⑤
DOWNPIPES	⑥
DOWNPIPES TO LOWER FLOOR	⑦
RAINWATER OUTLETS	⑧
BALCONY OUTLETS	⑨
DISH DRAIN OUTLETS	⑩
FLOOR WASTE OUTLETS	⑪
PLANTER BOX OUTLETS	⑫
OVERFLOW SLODES	⑬
FREE COLLAR	⑭
BASEMENT PENETRATION POINT	⑮
PUMP OUT RISING MAIN	⑯
RAINWATER TANK FIRST FLUSH ABOVE GROUND	⑰
RAINWATER TANK FIRST FLUSH BELOW GROUND	⑱
PUMP OUT CONTROL BOX	⑲
PUMP OUT WARNING FLASH LIGHT	⑳
CLEAN OUT POINT	㉑
SUBSOIL PIPE INTERMEDIATE RISER	㉒
RAINWATER TANK	㉓
TELECOMMUNICATION LINE	— T —
UNDERGROUND ELECTRICAL LINE	— E —
OVERHEAD ELECTRICAL LINE	— OH —
FIRE HYDRANT LINE	— F —
GAS LINE	— G —
WATER LINE	— W —
SEWER LINE	— S —



SOURCE: GOOGLE MAPS 2023

DRAWING REGISTER		
DRAWING NO.	TITLE	REVISION
DA-SW100	COVERSHEET	1
DA-SW101	GENERAL NOTES AND SPECIFICATIONS	1
DA-SW200	STORMWATER CONCEPT DESIGN - BASEMENT PLAN	1
DA-SW201	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	1
DA-SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET 1	1
DA-SW301	STORMWATER CONCEPT DESIGN - DETAILS SHEET 2	1
DA-SW400	STORMWATER CONCEPT DESIGN - OSD CATCHMENT PLAN	1
DA-SW500	EROSION AND SEDIMENT CONTROL - PLAN & DETAILS	1
DA-C100	CIVIL WORKS PUBLIC DOMAIN - SITE PLAN	1

Client	KANE STREET HOLDINGS PTY LTD	Design	JCO CONSULTANTS PTY LTD	Project	PROPOSED SINGLE DWELLING DEVELOPMENT 74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN	Job Number	20240009	Scale	NTS	Status	DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION
Architect	TEXCO DESIGN	Address	SUITE 801C, No 1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: jason@jcoconsultants.com.au	Drawing Title	COVERSHEET	Drawing Number	DA-SW100	Revision	A1	Scale	
Design	J.H.	Drawn	J.H.	Checked	J.H.	Scale	A1	Author	A.H.D.	Scale	

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Version: 1, Project Code: 20/09/2024

GENERAL

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATIONS REFER ABOVE, BUILDING CODE OF AUSTRALIA, NEW CODE OF PRACTICE AND TO THE RELEVANT SERVICE CODES.
- ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS AND ALL LEVELS ARE IN METERS (S.L.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LEVEL AND LEVEL.
- SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE KEPT BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND BY THE LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY REQUIREMENTS.
- NO TREES SHALL BE REMOVED, OUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTIONS FROM THE SUPERINTENDENT.
- DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUDES OF TOPSOIL (TOPSOIL DEPTH VALUES).
- IF THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL CASTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM ANY RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGE TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE DEVELOPER'S EXPENSE.
- VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDERS PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.
- THE CONTRACTOR SHALL FURNISH ACCURATE WORK-AS-DRAWN EXCITED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE A MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.
- A ROAD OCCUPANCY APPLICATION SHALL BE APPROVED BY COUNCIL'S TRAFFIC SECTION PRIOR TO COMMENCEMENT OF WORKS.

SURVEY

- THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN SUPPLIED BY REGISTERED SURVEYORS TO PROVIDE A BASIS FOR DESIGN. THE USE OF THIS SURVEY DATA DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUFFICIENCY AS A BASIS FOR CONSTRUCTION DRAWINGS.
- SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT THE SUPERINTENDENT.
- THE RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY. WHERE DISTANCES TO BOUNDARIES ARE CRITICAL, THEY SHOULD BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION BY FURTHER SURVEY.
- LEVELS ON SURVEY PLAN CALCULATED USING RELEVANT BENCHMARK CONTRACTOR TO VERIFY BENCHMARK BEFORE WORK IS CARRIED OUT. DETAILS OF BENCHMARK FOUND IN SITEWORK PLAN.

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DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

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EROSION AND SEDIMENT CONTROL

- AT THE COMMENCEMENT OF THE CUT AND FILL OPERATIONS FOR BULK EARTHWORKS AND SEDIMENTATION TO THE SATISFACTION OF COUNCIL, NSW OFFICE OF WATER, OFFICE OF ENVIRONMENT AND HERITAGE, THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THE DRAWINGS SHALL ONLY BE USED AS A GUIDE BY THE CONTRACTOR, AND SHALL REQUIRE THE MINIMUM MAINTENANCE ONLY.
- THE CONTRACTOR SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOGGED AS DOCUMENTED OR AS OTHERWISE DIRECTED BY THE SUPERINTENDENT.
 - LOCAL AUTHORITY REQUIREMENTS
 - EPA REQUIREMENTS
 - LATEST REVISION OF LANDCOM MANUAL 'MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION'
- BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE. DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS BY THE CONTRACTOR TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
- WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SEDIMENT FENCES ARE ERRECTED AROUND PITS ISOLATE EXISTING STORMWATER PITS WITH STRAIN GUALES OR SUELT TRAPS TO FILTER ALL INCOMING FLOWS
- WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE WILL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERWAY IN THE FOLLOWING SEQUENCE:
 - INSTALL A SEDIMENT FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. PROVIDE SUELT TRAPS AND GUALES TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. THE SEDIMENT BARRIER MATERIAL TO CYCLOPE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL. USE POLYPROPYLENE NET FROM STORMWATER 300MM ABOVE GROUND & EXTENDING 150MM BELOW GROUND.
 - CONSTRUCTION MATERIALS SHALL BE STORED IN AREAS AS DETERMINED BY SUPERINTENDENT/ENGINEER. CONTRACTOR SHALL ENSURE ALL DRAINAGE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITS. THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.
 - INSTALL SEDIMENT BARRIERS AS SHOWN ON PLAN. INSTALL SEDIMENT TRAPS AN SHOWN ON PLAN.
 - UNLESS THE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT DISTURBANCE IS CONTINUED TO AREAS OF HIGH RISK ETC.
 - TREAT THE STORMWATER RUNOFF WITH SUFFICIENT SOLIDS TO DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEMS HAS A MINIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 15 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POE) 1980) AND SHALL BE APPROVED BY LOCAL COUNCIL.
- DURING WINDY WEATHER, LARGE UNPROTECTED AREAS WILL BE KEPT MOSTLY BARE BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 6 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
- STOOPFILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS INCLUDING LIKELY AREAS OF CONCENTRATED HIGH-VELOCITY FLOWS SUCH AS WATERWAYS WHERE THEY ARE BETWEEN 2 AND 3 METRES FROM SUCH AREAS. SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMIZE POSSIBLE POLLUTION TO DOWNWIND WATERBODIES THROUGH INSTALLATION OF SEDIMENT TRAPS.
- ANY SAND USED IN THE CONSTRUCTION DURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 6 WORKING DAYS FROM COMPLETION.
- WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIQUID SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTIVE ARE REVEGETATED.
- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MOTOR OILS/RESIDUE, PAINTS, ACID WASTEWATER, LIGHT WEIGHT WASTE MATERIALS AND LITTER.
- ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
 - PROTECTING THEM WITH BARRIERS/FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRP LINE.
 - ENSURING THAT NOTHING IS HEAVED TO THEM.
 - PROTECTING PAVING, GRASSING, SEDIMENT WORK OR PLACING OF STOOPFILES WITHIN THE DRP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS:
 - INCORPORATION ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRP LINE AND THE TRUNK, WHICH EVER IS THE GREATER.
 - A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRASS BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH.
 - CARE IS TAKEN NOT TO CUT ROOTS UNLESS IT IS NECESSARY TO COMPACT THE SOIL AROUND THEM.

EARTHWORKS

- AT THE COMMENCEMENT OF THE CUT AND FILL OPERATIONS FOR BULK EARTHWORKS A GEOTECHNICAL ENGINEER IS TO VISIT THE SITE & CONFIRM THE SUITABILITY OF THE METHODOLOGY OF ACHIEVING THE REQUIRED BUILDING PLATFORM AND COMPACTION REQUIREMENTS. SUBSEQUENTLY, THE HEAD CONTRACTOR IS TO CONFIRM IN WRITING TO THE GEOTECHNICAL ENGINEER THE METHODOLOGY TO BE USED IN THE METHODOLOGY APPROVED AT THE TIME OF THE GEOTECHNICAL ENGINEER'S VISIT WAS MAINTAINED DURING ALL THE BULK EARTHWORKS PROJECT.
- STEEP TROPICAL, ORCASM, MUDRY AND RIBBLE FROM CONSTRUCTION AREA TO EXPOSE NATURALLY OCCURRING MATERIAL AND STOOPPILE ON SITE AS DIRECTED BY THE SUPERINTENDENT.
- WHERE FILLING, STRUCTURAL, BRICK OR PAVEMENTS ARE REQUIRED, PROOF ROLL THE EXPOSED MATERIAL SURFACE WITH A MINIMUM OF TEN PASSES OF A SMOOTH DISK/IRON VIBRATING ROLLER MINIMUM STATIC WEIGHT OF 19 TONNES TO EXPOSE THEN REMOVE SOFT SPOTS AREAS WITH MORE THAN 2mm MOVEMENT UNDER ROLLERS) IN THE PRESENCE OF THE SUPERINTENDENT. THE CONTRACTOR IS TO ALLOW TO REMOVE AND REPLACE A PROPORTIONAL QUANTITY OF UNSUITABLE SUBGRADE MATTER.
- ALL SOFT, WET OR UNSUITABLE MATERIAL IS TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL, SATIATING THE REQUIREMENTS LISTED BELOW.
- EXCAVATED MATERIAL IS NOT TO BE USED AS STRUCTURAL FILL UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS TO PROVIDE CERTIFICATES VERIFYING THE QUALITY OF IMPORTED MATERIAL FOR THE SUPERINTENDENT'S APPROVAL.
- ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (+ OR - 2%) TO ACHIEVE A MINIMUM DENSITY OF 98% ACCORDING WITH AS 1913.1 OF NOT LESS THAN THE FOLLOWING CORRESPONDING STANDARD DRY DENSITY IN ACCORDANCE WITH AS 1913.1:

LOCATION	COMPACTION REQUIREMENT
UNDER BUILDING SLABS	90% SMC
LANDSCAPED AREAS	90% SMC
ROADS & PAVED AREAS	98% SMC
- FOR NON COHESIVE MATERIAL, COMPACTION TO NOT LESS THAN 80% DENSITY.
- THE CONTRACTOR IS TO ALLOW FOR COMPACTION TESTING BY NATA REGISTERED LABORATORY FOR PLATFORMS AND FILL LAYERS IN ACCORDANCE WITH THE LATEST VERSION OF AS3901 - FOR TYPE 1 OPERATIONS (MINIMUM 3 TESTS PER LAYERS).
- FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN:
 - 1 TEST PER 300M² OF FILL PLACED PER 300mm LAYER OF FILL
 - 3 TESTS PER BIT
 - 1 TEST PER 100M³ OF EXPOSED SUBGRADE
 - NO TESTING SHALL BE LEVEL 1 UNDETAILED IN ACCORDANCE WITH AS 1913.1.
- TEST RESULTS ARE TO BE LOGGED THE SPECIFIED COMPACTION RECORD AND RESET UNTIL SPECIFIED COMPACTION STANDARD IS ACHIEVED.
- FOR EXCAVATION IN ALL MATERIALS AS FOUND IN NO, NO ADDITIONAL PAYMENTS WILL BE MADE FOR EXCAVATION IN WET OR HARD GROUND.
- WHERE THERE IS INSUFFICIENT EXCAVATED MATERIAL SUITABLE FOR FILLING OR SURFACE REPLACEMENT, THE CONTRACTOR IS TO ALLOW TO:
 - LANDFILL IMPORTED FILL SHALL COMPLY WITH THE FOLLOWING:
 - MAXIMUM SIZE 150mm PASSING 75 MICRON (75%)
 - IF PLASTIC INDEX BETWEEN 10% AND 20% AND
 - IF FREE FROM ORGANIC AND PERSHABLE MATTER.
 - REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT FOR GENERAL REQUIREMENTS ON SITE PREPARATION AND RE-USE OF EXISTING SITE MATERIAL AS ENGINEERED FILL.
- THE CONTRACTOR SHALL PROGRAM THE EARTHWORKS OPERATIONS SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE SEEPAGES. SOLID MARKS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED AT THEIR COST.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE AND MAINTAIN THE INTEGRITY OF ALL SERVICES, CONDUITS AND PIPES DURING CONSTRUCTION. SPECIFICALLY DURING THE UNRAVELLING AND CONSTRUCTION PROCEDURE. ANY AND ALL DAMAGE TO NEW OR EXISTING SERVICES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXTRA COST.
- PROTECT FINAL SURFACE WITH EITHER A TEMPORARY LOOSE SOIL LAYER OR A GRANULAR SUB-BASE LAYER TO PREVENT DRYING OUT PRIOR TO CONGRUOUS SLAB CONSTRUCTION.

STORMWATER DRAINAGE

- ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF THE LATEST REVISION OF AS3900-2003 'STORMWATER DRAINAGE'.
- PIPES UP TO 300 DIA SHALL BE SEWER GRADE UPVC CLASS A5S WITH AND MANUFACTURED BY A UNIT.
- PIPES 375 DIA. ARE LARGER TO BE REINFORCED CONCRETE MIN CLASS 'F' APPROVED BROOD AND SOCKET WITH RUBBER JOINTS. MANUFACTURE TO A4848 L.N.O.
- ALL PIPES ARE TO BE LAD AT MIN 1% GRADE. MIN SIZE 100mm (UNLESS OTHERWISE SPECIFIED). STORMWATER DRAINAGE PIPES THAT EXCEED 1.5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3900-2003 SECTION 9.4.
- MANHOLE PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 500mm ELSEWHERE (UNO).
- EQUIVALENT STRENGTH FRC PIPES MAY BE USED TO DESIGN ENGINEER AND SUPERINTENDENT'S APPROVAL.
- ALL PIPES ARE TO BE UNIFORM SUPPORTED ALONG THE LENGTH OF THE PIPEWAY BY SUITABLE FILL MATERIAL. REFER TO BEDDING SUPPORT TYPE.
- PIPES WITH SOCKETS SHALL BE LAD IN BEDDING WHERE SUITABLE BEDDING HAS BEEN PROVIDED TO ENSURE PIPES DO NOT BEAR ON THEIR SOCKETS.
- ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
- ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE UPVC PRESSURE PIPE AND GRADE.
- ENSURE ALL VERTICALS AND DOWNPIPES ARE UPVC PRESSURE PIPE.
- PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO TRENCH.
- WHERE WORKING METHODS REQUIRE 'HIGHER CLASS PIPE', THE CONTRACTOR SHALL REFER TO AS 3725 (2007) TO DETERMINE THE APPROPRIATE PIPE CLASS. PROPOSED PIPE CLASS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.
- CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. PIPES SHALL BE TRUE TO GRADES SHOWN AND ALLOWED SO THAT THE CENTRE OF THE RAIN PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DRAIN/RAINFACE OF THE PIT.
- RED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL. ONLY THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.
- LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND AS3725-2007 DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.
- EXCAVATE TRENCHES AND STOOPFILES ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE. BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 100mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDEDMENT ZONE TO THE UNDERFACE OF THE ROAD OR FOOTWAY SHALL BE SET FOLLOW UNDER ROADWAY.
- TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL OR APPROVED CRUSHED ROAD GRAVEL. CONFORMING TO 98% G. 150 OR OTHER THAN ROADWAY.
- IF NON-COHESIVE MATERIAL, EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 20mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL, IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.
- COMPACT BEDDING, EMBEDEDMENT AND TRENCH-FILL MATERIALS AS FOLLOW:
 - EMBEDMENT FOR GRANULAR FILL MATERIAL, NON COHESIVE SOIL & COARSE AGGREGATE FILL, THE DENSITY INDEX (DI) SHALL BE NOT LESS THAN 70%.
 - TRENCH FILL FOR GRANULAR MATERIAL, NON COHESIVE SOILS, THE DENSITY INDEX (DI) SHALL BE NOT LESS THAN 70%. FOR NON GRANULAR FILL MATERIAL, COHESIVE SOILS, THE DRY DENSITY RATIO (DD) SHALL BE NOT LESS THAN 90%.
- PRECAST PITS MAY BE USED SUBJECT TO WRITTEN APPROVAL BY THE DESIGN ENGINEER.
- ALL PIPE PENETRATIONS (EXISTING IN-SITU AND PRECAST) ARE TO BE FINISHED FLUSH WITH THE INTERNAL PIT WALL AND PROPERLY SEALED WITH CEMENT RENDER. RUBS CONCRETE BENCHING IS TO BE INSTALLED TO MATCH THE OUTLET PIPE INVERT LEVEL AND ALL ALLOWABLE SLOTTED GRATE AND FRAME WITH CONCRETE SURROUNDING INSTALLED IN NO.
- ALL EXPOSED EDGES TO BE ROUNDED WITH 25mm radius, OR CHAMFERED 20mm x 20mm.
- ALL DRAINAGE AND SERVICE PIT LIDS THROUGHOUT THE PUBLIC DOMAIN SHALL BE FILL LID TYPE AND BICYCLE SAFE. FINISH FLUSH WITH THE EXISTING PAVEMENT TO MATCH THE HARDWARE. AREAS BE CLEAR OF OBSTRUCTIONS FOR EASY CLEANING AND OPENING.

STORMWATER DRAINAGE (CONT.)

- CONCRETE
 - USE HOT TIPPED GALVANISED GRATE AND CONCRETE FILLED COVERS WITH HINGES AND HOLD DOWN BOLTS COMPLYING WITH AS3999 AND OTHER RELEVANT AUSTRALIAN AND COUNCIL STANDARDS.
 - ALL COVERS AND GRATES TO BE POSITIONED IN A FRAME AND MANUFACTURED BY A UNIT.
 - ALL COVERS AND GRATES TO BE FITTED WITH POSITIVE COVER LIFTING KEYS.
 - ON RAIN SUPERINTENDENT'S APPROVAL FOR THE USE OF CAST IRON SLOOT COVERS AND GRATES. CAST IRON SLOOT COVERS IF APPROVED TO CONSIST OF GROSS WEIGHTS. CELLULAR CONSTRUCTION WITH THE REINS REINFORCED TO ALLOW INFILLING WITH CONCRETE. INSTALL POSITIVE COVER LIFTING KEYS AND FLARE UPWARDS.
 - UNLESS DETAILED OR SPECIFIED OTHERWISE, COVERS AND GRATES TO BE CLASS 'F' IN VEHICULAR PAVEMENTS AND CLASS 'F' IN SEWER.
 - GRATES TO FIT IN FOOTPATH AREAS SHALL BE SAFE COMPLIANT WITH THE DISABLED ACCESS CODE.
- NOTE THAT THE PIT COVER LEVEL NOMINATED IN GUTTERS ARE TO THE INVERT OF THE GUTTER WHICH ARE 40mm LOWER THAN THE PAVEMENT LEVEL AT LIP OF GUTTER.
- 610mm SUB-SOIL GRADE SHALL BE CONNECTED TO A STORMWATER DRAINAGE PIT (AT MIN. 4.5% LONGITUDINAL GRADE) AND PROVIDED IN THE FOLLOWING LOCATIONS:
 - ADJACENT ALL THAT FENCED AND CARPORT ADJACENT TO PAVEMENT KERB.
 - ALL PLANTER AND TREE BEDS PROPOSED ADJACENT TO PAVEMENT AREAS.
 - BHND RETAINING WALLS IN ACCORDANCE WITH DRAWINGS; IN BELOW ALL TRAFFICABLE SOIL DRAINAGE.
 - ALL OTHER AREAS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL FLUSHING POINTS TO ALL SUBSOIL DRAINAGE LINES AND DOWNPIPES LINES AS SPECIFIED ON DRAWINGS AT MAXIMUM 5m CENTRE AND AT ALL UPSTREAM POINTS.
- PROVIDE 5m LENGTH OF 0.15m SUBSOIL DRAINAGE PIPE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC TO THE UPSTREAM SIDE OF STORMWATER PITS. LAD IN STORMWATER PIPE TRENCHES AND CONNECTED TO THE DRAINAGE PIT.
- WHERE SUBSOIL DRAINAGE PASSES UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNBLOTTED UPVC SEWER GRADE PIPE IS TO BE USED.
- SUBSOIL DRAINAGE SHALL CONSIST OF A 100mm DIAMETER SUBSOIL PIPE WRAPPED IN GEOTEXTILE AND PLACED A MINIMUM OF 600mm BELOW THE SURFACE LEVEL, AND COVERED WITH 500mm OF 20mm GRAVEL. PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE 500MM G.
- ALL RECTANGULAR HOLLOW SECTIONS 600mm SPECIFIED AS STORMWATER CONDUITS TO BE NOT SPRING GALVANISED AND HAVE MINIMUM 5mm WALL THICKNESS.
- ALL BOX CULVERTS SHALL BE STRUCTURALLY DESIGNED BY THE MANUFACTURER AND DELIVERED TO SITE AS FIT FOR PURPOSE.
- ELECTRICAL PITS ARE TO DRAIN TO THE NEAREST STORMWATER PIT WITH VERMIN-PROOF NON-RETURN FLOW VALVES AS REQUIRED. THE CONTRACTOR IS TO CONFIRM WITH THE ELECTRICAL DESIGNER AS PART OF THE TENDER.
- THE CONTRACTOR SHALL ENSURE AND PROTECT THE INTEGRITY OF ALL STORMWATER PIPES DURING CONSTRUCTION. ANY AND ALL DAMAGE TO THESE PIPES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT, AND AT NO EXTRA COST.
- AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY FENCING SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED DURING THIS PROCESS. ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
- EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR REALIGNED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS (UNO). ALL PIPE JUNCTIONS AND TAPPS SHALL BE VIA PURPOSE MADE FITTINGS. THE CONTRACTOR SHALL ALLOW FOR THE CAPING OFF, EXCAVATION AND REMOVAL, IF REQUIRED, OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.
- CONTRACTOR TO PROVIDE WORKSHOP COORDINATED DRAWINGS PRIOR TO COMMENCING WORKS ON SITE. WORKSHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGN ENGINEER.
- ALL EXISTING AREA TO HAVE A MINIMUM 5% FALL TO OUTLETS PROVIDED.
- PROVIDE OVERFLOWS TO ALL AREAS TO ARCHITECT'S SPECIFICATIONS.
- ALL RAINWATER OUTLETS TO OPERATE AS SHALL BE 150 TRLUO TYPE TAKE OFF UNLESS NOTED OTHERWISE. DO NOT INSTALL BUNCHED OUTLETS OR 200mm x 150mm ARE SUBJECT TO DIRECT RAIN FALL.
- ANY VARIATION TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR APPROVAL. DOWN PITS

RAINWATER RE-USE

- PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER AS SPECIFIED.
- GUTTER GUARD TO BE INSTALLED ON ALL EAVES-GUTTERS.
- PRESSURE PUMP / TAP TO BE PROVIDED FOR RE-USE OF CAPTURED TANK WATER.
- ALL RAINWATER SERVICES SHALL BE CLEARLY LABELED 'NON POTABLE WATER' WITH APPROPRIATE HAZARD IDENTIFICATION.
- PERFORM USE FOR RAINWATER SERVICES SHALL BE COLOURED L/LAC IN ACCORDANCE WITH AS1343.
- ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELED WITH SAFETY SIGNS TO COMPLY WITH AS1939.
- AN AIR GAP OR AIR PIPED TO BE INSTALLED TO ENSURE BACKFLOW PREVENTION.
- RAINWATER TANK RETICULATION SYSTEM AND MAINS TAP ASSIGNMENT TO BE INSTALLED IN ACCORDANCE WITH AS3001:2008 AND THE NEW CODE OF PRACTICE. PLUMBING AND DRAINING AND H2088-2008 RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK.
- A FIRST FLOOR DEVICES IS TO BE PROVIDED AT RAINWATER TANK INLET OR DOWNPIPES.

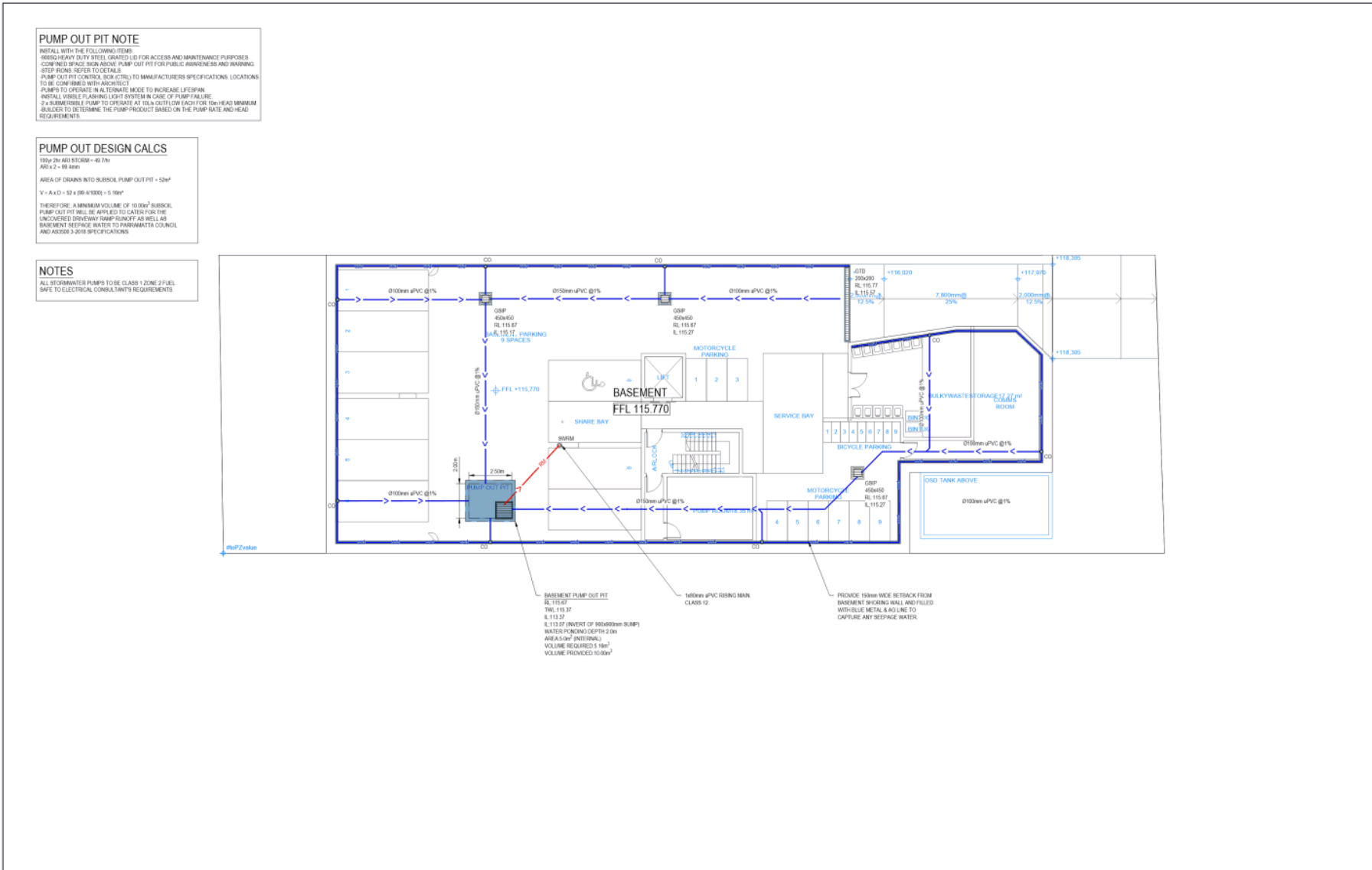
Client	KAME STREET HOLDINGS PTY LTD
Architect	JCO CONSULTANTS PTY LTD SUITE 810C, NO. 1166R BULLHEAVEN, RICHMOND NSW 2118 EMAIL: jco@jcoconsultants.com.au
Design	JH
Drawn	JH
Checked	JH
Scale	As Shown

Project: PROPOSED SINGLE DWELLING DEVELOPMENT
74 KEELER STREET, CARLINGFORD
STORMWATER CONCEPT PLAN

Job Number: 20240009
Scale: NTS
Date: 25/03/2024

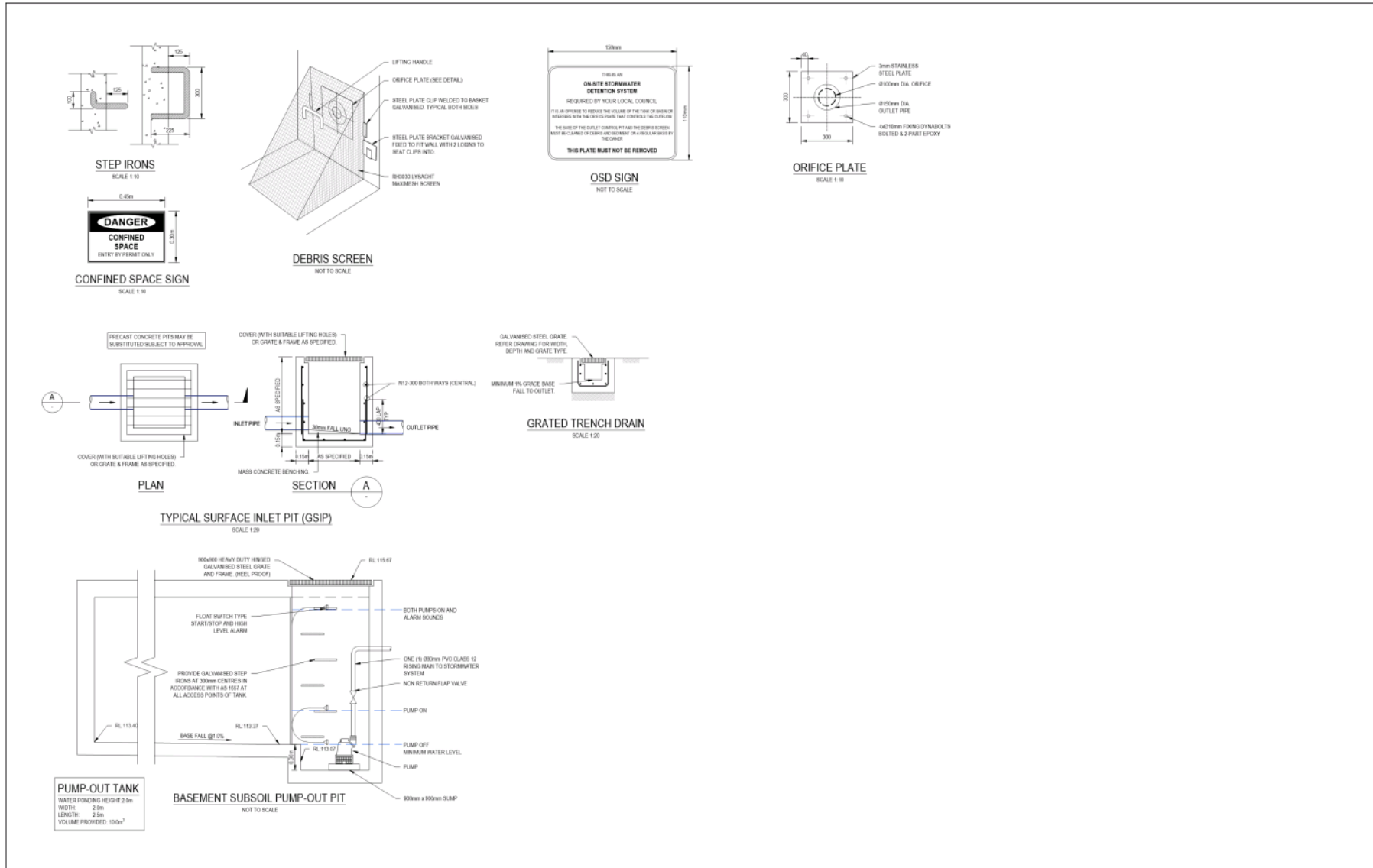
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Scale: A1
Revision: AHD

Job Number	20240009
Scale	NTS
Date	25/03/2024
Drawing Number	DA-SW101
Scale	A1
Revision	AHD
North Point	
Status	DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION



Client KANE STREET HOLDINGS PTY LTD		JCO CONSULTANTS PTY LTD			Project PROPOSED SINGLE DWELLING DEVELOPMENT 74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN	Job Number 20240009	Scale 1:100		Status DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION
Architect TEXCO DESIGN		SUITE 801C, No 1 RIDGE BOULEVARD, RHODES NSW 2138 EMAIL: jason@jcoconsultants.com.au			Drawing Title STORMWATER CONCEPT DESIGN - BASEMENT PLAN	Drawing Number DA-SW200	Revision A1		
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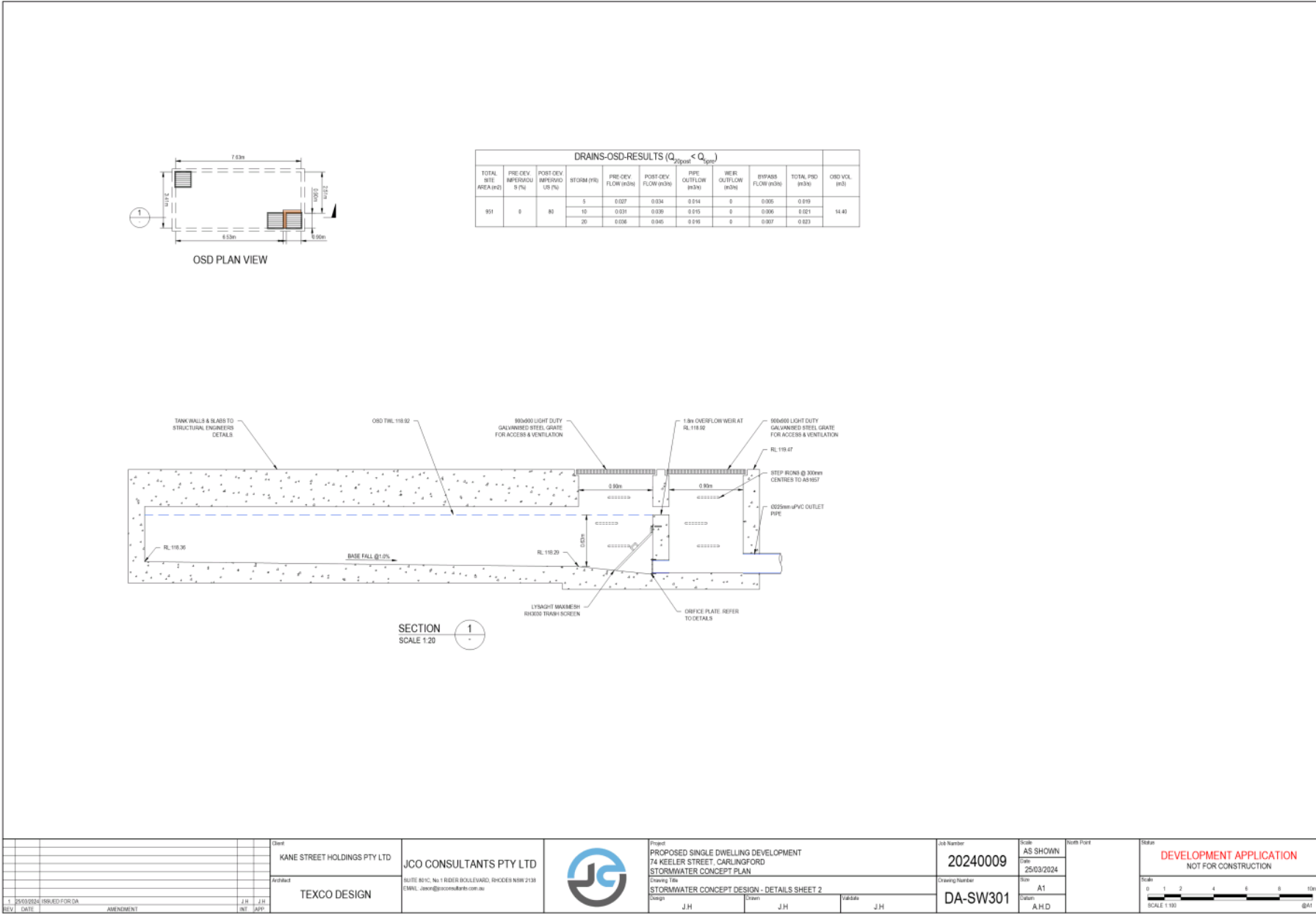
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 Version: 1, Version Date: 20/03/2024



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Architect		TEXCO DESIGN		SUITE 801C, No 1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: jco@jcoconsultants.com.au		74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN		Drawing Number		25/03/2024		A1				DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	
Design		J.H.		J.H.		J.H.		DA-SW300		A.H.D.							

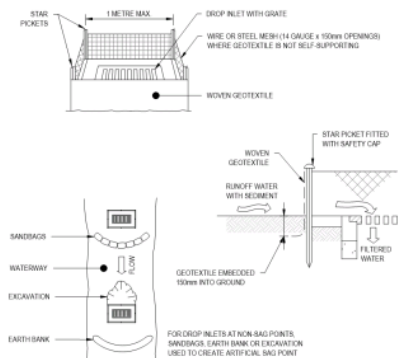
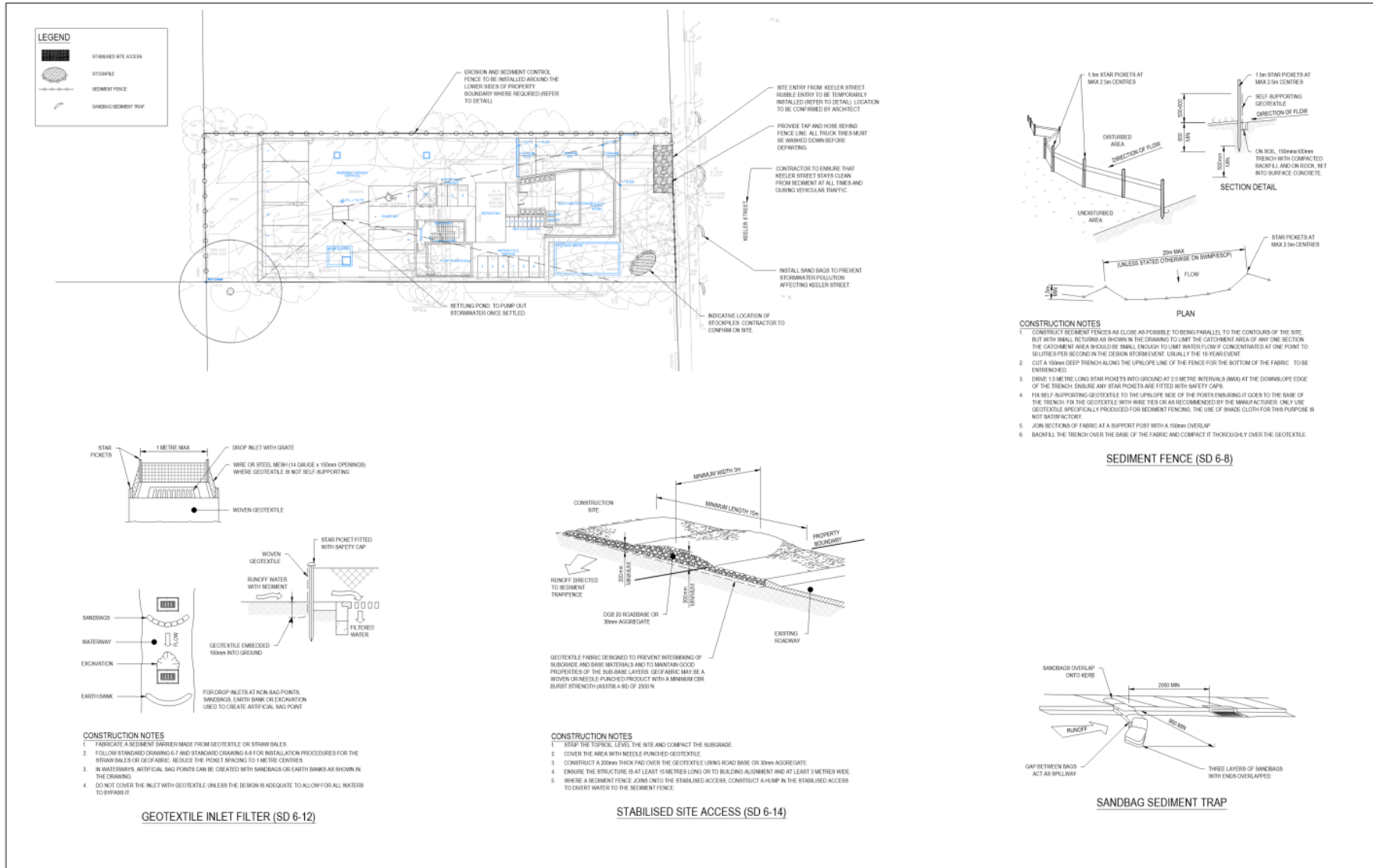
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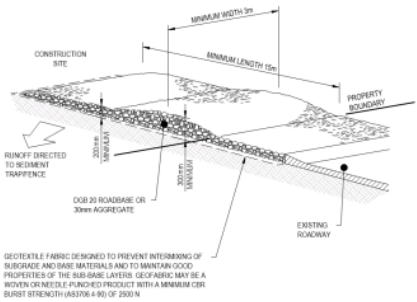


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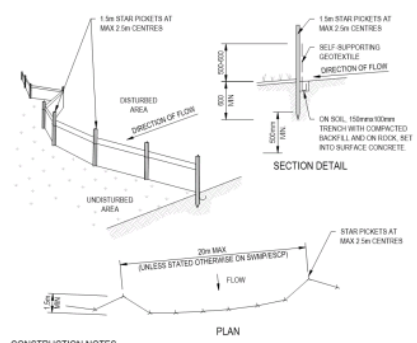
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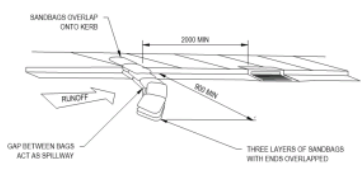
GEOTEXTILE INLET FILTER (SD 6-12)



STABILISED SITE ACCESS (SD 6-14)



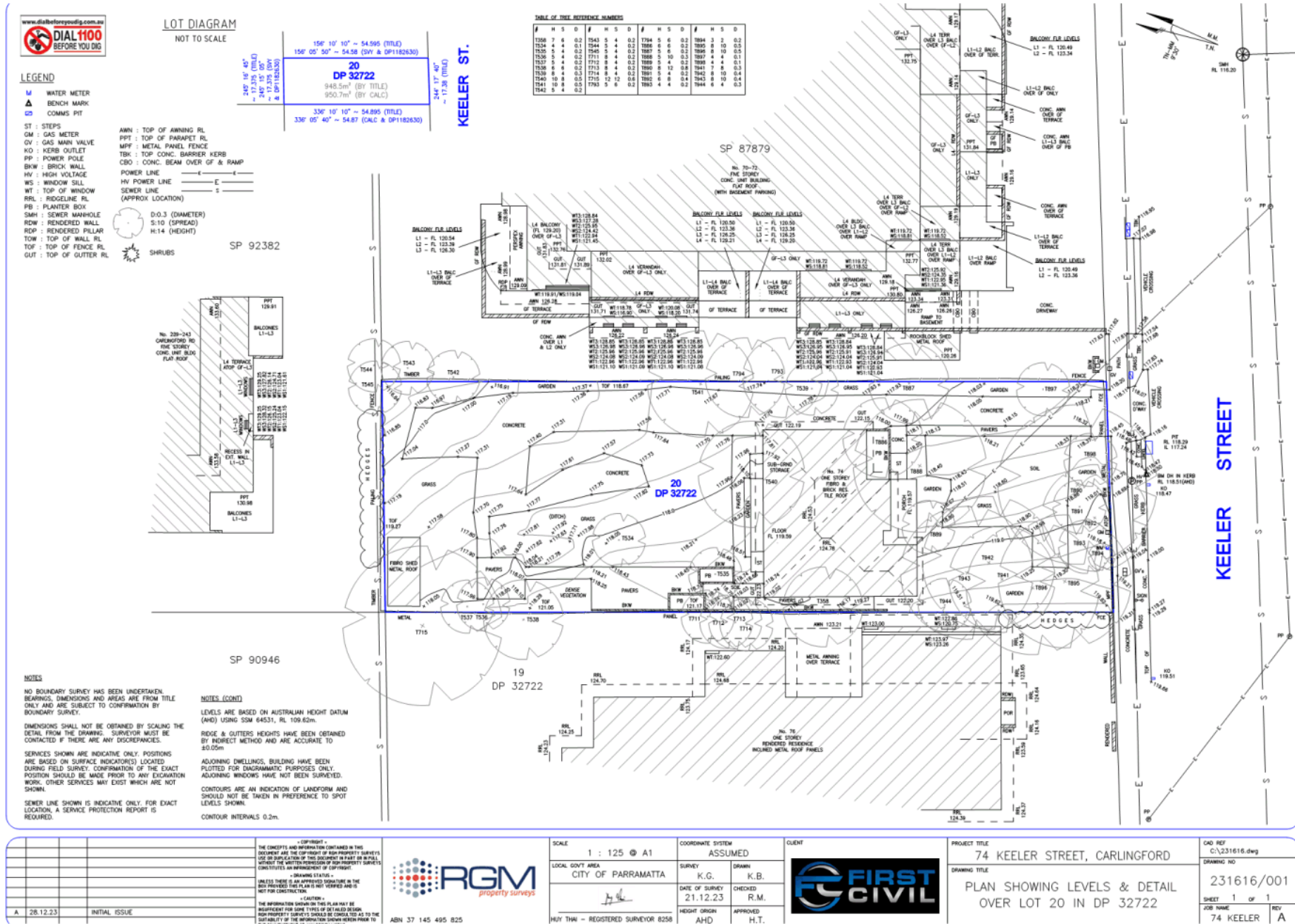
SEDIMENT FENCE (SD 6-8)



SANDBAG SEDIMENT TRAP

Client KANE STREET HOLDINGS PTY LTD		Project PROPOSED SINGLE DWELLING DEVELOPMENT 74 KEELER STREET, CARLINGFORD STORMWATER CONCEPT PLAN		Job Number 20240009		Scale 1:200 Date 25/03/2024		North Point 		Status DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	
Architect TEXCO DESIGN		JCO CONSULTANTS PTY LTD SUITE 801C, No 1 RIDGE BOULEVARD, RICHMOND NSW 2138 EMAIL: jco@jcoconsultants.com.au				Drawing Number DA-SW600				Scale A1 Revision A.H.D.	
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Document Ref ID: 110968
Version: 1, Version Date: 23/03/2024



Document Set ID: 113965
Version: 1, Version Date: 30/08/2024



ABN 37 145 495 825





Height Departure

74 KEELER STREET, CARLINGFORD

08 APRIL 2024



Document Set ID: 113962
Version: 1, Version Date: 30/08/2024

QUALITY ASSURANCE	
PROJECT:	Co-living housing development
ADDRESS:	74 Keeler Street, Carlingford
LOT/DP:	Lot 20 DP 32722
COUNCIL:	City of Parramatta Council
AUTHOR:	Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
April 2024	Co-Ordination	Draft	EJ/BC	JW
April 2024	DA Submission	Final	EJ	BC/JW

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 Carlingford
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CLAUSE 4.6 HEIGHT DEPARTURE REQUEST

BACKGROUND TO THE BREACH

This Height Departure Request has been prepared in support of a Development Application that seeks approval for the demolition of all existing structures, removal of identified trees and the construction of a 5 storey low rise 'Co-Living Housing' development with basement parking at 74 Keeler Street, Carlingford.

The co-living development is to accommodate a total of 43 rooms including 3 designed as accessible rooms over five levels (inclusive of ground level), each provided with a full bathroom, kitchenette and living area. The co-living housing development will accommodate a total of 86 residents based on the room size and configuration as nominated on the plans, comprising of 43 rooms designed to accommodate two residents.

A work station is provided for the building manager within the ground floor. Communal open space and communal living areas are provided on the ground floor and levels 1, 2 & 4. Finally, a total of 9 car parking spaces including an accessible car parking space, 6 motorcycle parking spaces and 9 bicycle parking spaces are provided within a basement level. Also provided within the basement is the waste storage area, service room and pump room.

A summary of the key elements of the proposal are provided below:

Co-Living Housing Development Layout

A total of 43 rooms.

A breakdown of the co-living housing development room type is provided below:

- 43 x 2 Adult Residential rooms (including 3 x accessible rooms)

Parking

The development proposal includes a total of 9 car parking spaces including an accessible car parking space, 6 motorbike parking spaces and 9 bicycle parking spaces within a basement level.

The site is identified by Parramatta Local Environmental Plan 2023 as having a mapped height of 17.5m.

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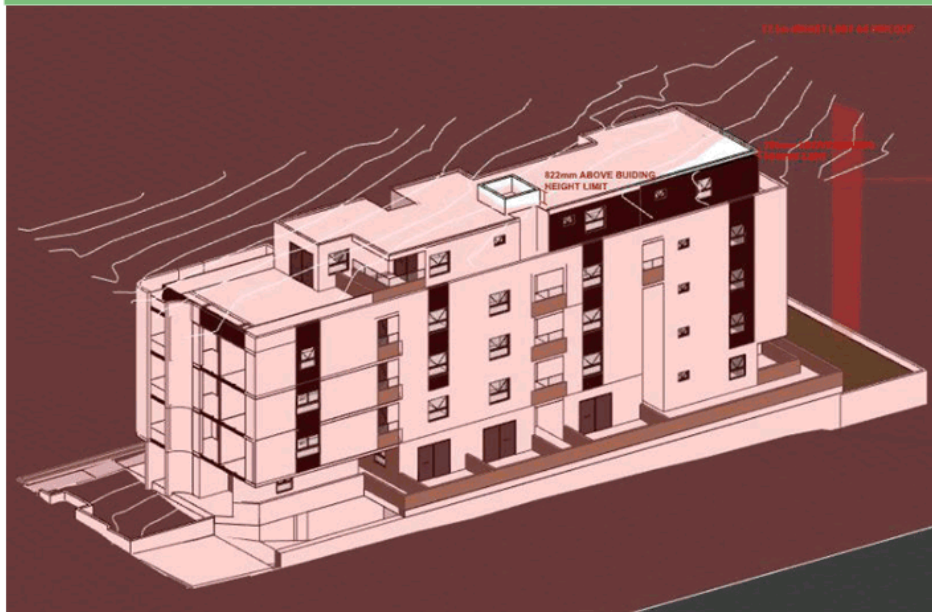


A detailed discussion against the relevant provisions of Clause 4.6 are provided below with further discussion against the relevant case law 'tests' set down by the Land and Environment Court. As shown on the elevation overleaf, the proposed development varies the height control and is supportable.

The proposal presents the following departures to the height controls:

Portion of Building	Height in metres	% departure
Part of 5 th storey	18.322m	4.48%

Figure 1: Maximum Building Height Blanket Diagram (Texco)



Given the proposed height, the proposal is noncompliant with Clause 4.3 – height of buildings that stipulates that the height of a building is not to exceed 17.5m on the subject site.

LAND AND ENVIRONMENT CASE LAW

The decision by Chief Judge Preston in a judgement dated 14 August 2018 in the matter of *Initial Action Pty Ltd v Woollahra Council* confirmed that the absence of impact was a suitable means of establishing grounds for a departure and also confirmed that there is no requirement for a development that breaches a numerical standard to achieve a 'better outcome'. However more recent developments in the law in *RebelMH Neutral Bay Pty Limited v North Canterbury Council* [2019] NSWCA

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130 have set out to confirm that the approach taken in *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245 ('*Al Maha*') is also relevant. In simple terms, *Al Maha* requires that a Clause 4.6 departure will have only adequately addressed Clause 4.6(3) if the consent authority is satisfied the matters have been demonstrated in the Clause 4.6 request itself- rather than forming a view by the consent authority itself. This Clause 4.6 request demonstrates the matters in Clause 4.6 (3).

The key tests or requirements arising from relevant court judgements are that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "*consistent with*" the objectives of the development standard and zone is not a requirement to "*achieve*" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.
- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*.
- When pursuing a clause 4.6 variation request it is appropriate to demonstrate environmental planning grounds that support any variation; and

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height standard;
- Demonstrating consistency with existing streetscape;
- Demonstrating compliance with objectives of the R4 zone; and
- Satisfying the relevant provisions of Clause 4.6.

This Clause 4.6 Variation request deals with the maximum building height matters in turn below.

ADDRESSING CLAUSE 4.6 PROVISIONS -HEIGHT

Clause 4.6 of the Parramatta Local Environmental Plan 2023 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3 which provide:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that -*

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

Clause 4.6 does not fetter the consent authority's discretion as to the numerical extent of the departure from the development standard. Each of the relevant provisions of Clause 4.6 are addressed in turn below.

CLAUSE 4.6(3)(A) - COMPLIANCE UNREASONABLE AND UNNECESSARY

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as:

The underlying objectives of the control are satisfied, known as the first way in the decision of *Wehbe v Pittwater Council* (2007) 156 LGERA 446;

Underlying Objectives are Satisfied

In *Wehbe v Pittwater* it was set out that compliance can be considered unreasonable or unnecessary where:

- (i) *The objectives of the standard are achieved notwithstanding non-compliance with the standard*

It is considered that this approach can be followed in this instance. The objectives of the building height development standard are stated as

The objectives of this clause are as follows—

- (a) *to provide appropriate height transitions between buildings,*
- (b) *to ensure that the height of buildings is compatible with the height of existing and desired future development in the surrounding area,*
- (c) *to require the height of future buildings to be appropriate in relation to heritage sites and their settings,*
- (d) *to reinforce and respect the existing character and scale of low density residential areas,*
- (e) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,*
- (f) *to preserve historic views,*
- (g) *to maintain satisfactory sky exposure and daylight to –*
 - (I) *existing buildings in commercial centres, and*
 - (ii) *the sides and rear of tower forms, and*
 - (iii) *key areas of the public domain, including parks, streets and lanes.*

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The proposal remains consistent with the objectives based on the following:

- In relation to objective (a) the non-compliance to the building height has no bearing with the proportionality and character of nearby development and particularly so given it is largely due to the provision of the lift overrun. The location of the lift overrun ensures that the height variation is not perceptible in any way and has no impact on residential amenity or the character of the area. Likewise, the setback of the 5th level also ensures that there is no amenity impacts to neighbours, with the building largely consistent with the surrounds when viewed in context.

The proposed development incorporates a complying floor space ratio as per the provisions of the PLEP 2023, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.

- In relation to objective (b) the overall height of the development presents as a compatible form of development to the anticipated built form that is emerging in the locality, noting that the majority of Keeler Street are several four to five storey residential flat buildings. The 5th storey and lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.
- In relation to objective (c) there are no heritage items within the vicinity of the site and the proposed breach will have no adverse impacts to an item. The proposed development is compatible with the streetscape.
- In relation to objective (d) the development as proposed is compatible with the existing and perceived character and scale of the locality having regard to the planning controls and the observed from the 4-5 storey residential flat buildings within the streetscape. The development will improve the appearance of the area and the height breach does not detract from the achievement of objective (d).
- In relation to objective (e) due to appropriate architectural articulation, it will not have any adverse amenity impacts to the heritage item nor to the locality. In this regard it is noted:
 - The variation will unlikely be noticeable and will have no adverse impact on the physical bulk, height or scale of the development given the location of the breach, recessing of the top storey minimising the overall bulk and scale.
 - The variation will not lead to a reduction in solar penetration to adjoining properties , noting the subject site is within a commercial precinct and not within a residential area.
 - The proposed variation will not lead to view loss or interrupt views to and from the site.
 - The proposed variation will not lead to a reduction in privacy of neighbouring properties.

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- In relation to objective (f) the proposed breach will not have any impact on historic views due to the location.
- In relation to objective (g) satisfactory solar access and sky exposure will be maintained. Noting there are no overshadow impacts to the neighbouring residential uses.

CLAUSE 4.6(3)(B) - SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS

Pain J held in *Four2Five vs Ashfield Council* [2015] NSWLEC 90 that to satisfy clause 4.6(3)(b), a clause 4.6 variation must do more than demonstrate that the development meets the objectives of the development standard and the zone – it must also demonstrate that there are other environmental planning grounds that justify contravening the development standard, being grounds that are specific to the site.

Pursuant to clause 4.6(3)(b) of the LEP, there are sufficient environmental planning grounds to justify the variation to the height development standard.

- The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.
- The proportion of the building that protrudes above the 17.5m height limit contains limited or no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.
- The proposed development incorporates a complying floor space ratio as per the provisions of the PLEP 2023, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.
- The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.
- The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.
- The proposed articulation of the built form will ensure that the additional

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building height will not be discernably noticeable from street level and that the proposed development will provide a strong and identifiable building line that will pronounce the site's prominent and strategic gateway entry location at the edge of Carlingford Neighborhood Centre.

- The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.
- The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.
- The proposal will provide for a number of distinct public benefits:
 - Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.
 - Creation of jobs during the construction stage and the ongoing use of the premises;
 - Activation of the street level;
 - Provision of appropriate solar access to residents of the development;
 - Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.
 - The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances. The above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

Therefore, the current proposal is a suitable outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control to achieve a better design response on the site.

This breaching owing to a better design outcome on the site and is consistent with the following Objectives of the Environmental Planning and Assessment Act 1979:

- (c) to promote the orderly and economic use and development of land,*
- (g) to promote good design and amenity of the built environment,*

The minor breach to the height standard also does not generate any adverse amenity impacts to adjoining properties with regard to visual privacy or overshadowing given the lot orientation, zoning and careful design of the development.

Therefore, the current proposal is a preferred outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control on the site which demonstrates sufficient environmental planning grounds to support the departure.

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CONCLUSION

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The proposal promotes the economic use and development of the land consistent with its zone and purpose.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

Strict compliance with the prescriptive maximum height requirement is unreasonable and unnecessary in the context of the proposal and its circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The objection is well founded and considering the absence of adverse environmental, social or economic impacts, it is requested that Council support the development including the departure to the maximum height control.



Plan of Management

CO-LIVING DEVELOPMENT: 74 KEELER STREET, CARLINGFORD



Prepared by: Think Planners Pty Ltd

Date: 8 April 2024



Plan of Management:
74 Keller Street, Carlingford

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April 2024

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Plan of Management:
74 Keller Street, Carlingford

Plan of Management Overview

This Plan of Management has been prepared for the operation and management of a Co-Living development at 74 Keeler Street, Carlingford.

The Co-Living is to accommodate a total of 43 dual rooms, with a total of 86 persons in the new building. Each room has an ensuite and kitchenette.

The proposal incorporates a common area on the ground floor that is connected to a living area.

This Plan of Management identifies appropriate strategies and procedures to address potential social or environmental impacts associated with Co-Living. The Plan of Management embraces current best practice methodologies such as casual surveillance, formal CCTV surveillance, clear contact points and procedures, complaint handling processes, articulation of responsibilities, and agreed house rules.

A plan of management is an accepted concept in environmental law and can be used in a range of circumstances. This plan of management assists in addressing the amenity impacts on the neighbours and integrating the proposed development with the existing development in the street.

The plan of management assists in addressing any adverse impacts on the amenity and characteristics of the established residential area. It provides a procedure to receive and resolve complaints. The measures outlined in this plan of management will be of assistance in maintaining the amenity and characteristics of the area.

This Plan of Management will require ongoing revision as part of the ongoing operations.

Rooms are provided with basic sleeping facilities as required by the Boarding House Act 2012 and Boarding House Regulation 2013, as well as cooking facilities and bathrooms. Any additional furniture, televisions, or the like will be a matter for individual lodgers.

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Legislative Framework

The Co-Living is regulated by the Boarding Houses Act 2012 and the associated Boarding Houses Regulation 2013. The provisions of the Act and Regulations are to be complied with at all times.

Objects of the Act

The objects of the Act are to establish an appropriate regulatory framework for the delivery of quality services to residents of registrable boarding houses, and for the promotion and protection of the wellbeing of such residents, by:

- (a) providing for a registration system for registrable boarding houses, and
- (b) providing for certain occupancy principles to be observed with respect to the provision of accommodation to residents of registrable boarding houses and for appropriate mechanisms for the enforcement of those principles, and
- (c) providing for the licensing and regulation of assisted boarding houses and their staff (including providing for service and accommodation standards at such boarding houses), and
- (d) promoting the sustainability of, and continuous improvements in, the provision of services at registrable boarding houses.

Definition

The proposal is defined as a 'general boarding house' under the Act:

- (2) Boarding premises are a **general boarding house** if the premises provide beds, for a fee or reward, for use by 5 or more residents (not counting any residents who are proprietors or managers of the premises or relatives of the proprietors or managers).

Key Requirements

Registration of Boarding Houses

The Co-Living is required to Notify the Commissioner the following according to Section 9:

9 Notification of particulars about registrable boarding house

(1) A proprietor of boarding premises that are used as a registrable boarding house must notify the Commissioner, in accordance with this section, of the following particulars so as to enable the Commissioner to include information about the boarding house in the Register:

- (a) the name, and the residential or business address, of each proprietor of the boarding house,
- (b) the name (if any) and the address of the registrable boarding house,
- (c) whether the boarding house is a general or regulated assisted boarding house,
- (d) whether development consent or approval is required under the [Environmental Planning and Assessment Act 1979](#) to use the boarding house as boarding premises and, if so, whether such consent or approval has been granted,
- (e) the number of residents of the registrable boarding house,
- (f) the number of residents who are under 18 years of age,
- (g) the name of the manager (if any) of the registrable boarding house,

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- (h) the total number of bedrooms provided as sleeping accommodation for the residents,
- (i) such other particulars as may be approved by the Commissioner or prescribed by the regulations.

The additional particulars specified by Section 9(1)(i) are identified in Section 4 of the Regulations and stated as:

- (1) The following additional particulars are prescribed for the purposes of section 9 (1) (i) of the Act:
 - (a) the telephone number and email address, if any, of the manager (if any) of the registrable boarding house,
 - (b) the telephone number, email address and website address, if any, of the registrable boarding house,
 - (c) the local government area in which the registrable boarding house is located,
 - (d) the telephone number and email address, if any, of each proprietor of the registrable boarding house,
 - (e) the maximum number of fee-paying residents who can be accommodated in the registrable boarding house,
 - (f) the method or methods for calculating charges for fee-paying residents and the fee amounts payable,
 - (g) the methods of payment used by fee-paying residents (including cash payments, credit cards, cheques, direct bank debits, money orders, BPay and Australia Post),
 - (h) the kinds of services provided to any residents (including accommodation, meals and personal care services),
 - (i) whether the registrable boarding house has special provisions for physical access and, if so, the kind of provisions provided,
 - (j) the numbers of residents who fit into each of the following categories (to the extent that it is reasonably practicable to ascertain this information):
 - (i) males,
 - (ii) females,
 - (iii) elderly persons (that is, persons 60 years of age or more),
 - (iv) students of tertiary institutions,
 - (v) persons who are mentally ill persons within the meaning of the [Mental Health Act 2007](#),
 - (vi) persons who have a disability (however arising and whether or not of a chronic episodic nature) that is attributable to an intellectual, psychiatric, sensory, physical or like impairment or to a combination of such impairments,
 - (vii) persons with significant health problems,
 - (viii) persons needing assistance with daily tasks and personal care.

Occupancy Agreements

A written Occupancy Agreement is to be formulated in accordance with the Act and associated Regulations that sets out the terms of the occupancy agreement. The Occupancy Agreement is to align with the Occupancy Principles contained in Schedule 1 of the Act, as stated below (but may be updated from time to time):

Schedule 1 Occupancy principles

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(Section 30 (1))

1 State of premises

A resident is entitled to live in premises that are:

- (a) reasonably clean, and*
- (b) in a reasonable state of repair, and*
- (c) reasonably secure.*

2 Rules of registrable boarding house

A resident is entitled to know the rules of the registrable boarding house before moving into the boarding house.

3 Penalties for breaches of agreement or house rules prohibited

A resident may not be required to pay a penalty for a breach of the occupancy agreement or the rules of the registrable boarding house.

4 Quiet enjoyment of premises

A resident is entitled to quiet enjoyment of the premises.

5 Inspections and repairs

A proprietor is entitled to enter the premises at a reasonable time on reasonable grounds to carry out inspections or repairs and for other reasonable purposes.

6 Notice of increase of occupancy fee

A resident is entitled to 4 weeks written notice before the proprietor increases the occupancy fee.

7 Utility charges

(1) The proprietor is entitled to charge a resident an additional amount for the use of a utility if:

- (a) the resident has been notified before or at the time of entering the occupancy agreement of the use of utilities in respect of which the resident will be charged, and*
- (b) the amount charged is based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.*

*(2) A **utility** for the purposes of this clause is each of the following:*

- (a) the supply of electricity,*
- (b) the supply of gas,*
- (c) the supply of oil,*
- (d) the supply of water,*
- (e) the supply of any other service prescribed by the regulations.*

8 Payment of security deposits

(1) The proprietor may require and receive a security deposit from the resident or the resident's authorised representative only if:

- (a) the amount of the deposit does not exceed 2 weeks of occupancy fee under the occupancy agreement, and*
- (b) the amount is payable on or after the day on which the resident (or the resident's authorised representative) enters the agreement.*

(2) Within 14 days after the end of the occupancy agreement, the proprietor must repay to the resident (or the resident's authorised representative) the amount of the security deposit less the amount necessary to cover the following:

- (a) the reasonable cost of repairs to, or the restoration of, the registrable boarding house or goods within the premises of the boarding house, as a result of damage (other than fair wear and tear) caused by the resident or an invitee of the resident,*

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(b) any occupation fees or other charges owing and payable under the occupancy agreement or this Act,

(c) the reasonable cost of cleaning any part of the premises occupied by the resident not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy,

(d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor,

(e) any other amounts prescribed by the regulations.

(3) The proprietor may retain the whole of the security deposit after the end of the occupancy agreement if the costs, fees or charges referred to in subclause (2) (a)–(e) are equal to, or exceed, the amount of the security deposit.

(4) In this clause:

security deposit means an amount of money (however described) paid or payable by the resident of a registrable boarding house or another person as security against:

(a) any failure by the resident to comply with the terms of an occupancy agreement, or

(b) any damage to the boarding house caused by the resident or an invitee of the resident, or

(c) any other matter or thing prescribed by the regulations.

9 Information about occupancy termination

A resident is entitled to know why and how the occupancy may be terminated, including how much notice will be given before eviction.

10 Notice of eviction

(1) A resident must not be evicted without reasonable written notice.

(2) In determining what is reasonable notice, the proprietor may take into account the safety of other residents, the proprietor and the manager of the registrable boarding house.

(3) Subclause (2) does not limit the circumstances that are relevant to the determination of what is reasonable notice.

11 Use of alternative dispute resolution

A proprietor and resident should try to resolve disputes using reasonable dispute resolution processes.

12 Provision of written receipts

A resident must be given a written receipt for any money paid to the proprietor or a person on behalf of the proprietor.



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Management of the Co-Living

The Co-Living is a small-scaled development will be managed by an appointed Off-Site manager, who will be contactable 24 hours a day and 7 days per week. In the event that the Off-Site Manager is unable to be contacted (eg emergency, unwell, etc), a separate arrangement with a Property Management Company, that is to be a recognised property management firm operating as a business with relevant ABN and authorities for property management and is licensed under the Property Stock and Business Agents Act and associated regulations, will be made the point of contact. The Off-Site is to be trained and have resources to screen potential occupants, manage complaints efficiently and ensure maintenance of common property is systematic and thorough.

The Off-Site Manager is to be engaged by contract on an annual basis. The appointment of a Property Management Company to cover for the Off-Site Manager in circumstances where 24hr 7 day per week contact is not possible will ensure that there is a management regime in place.

The Off-Site Manager will be able to respond within short timeframes and be responsible for contracts and contacts with maintenance persons and companies, manage the facilities for the recording and storing of CCTV footage, and have established relationships/contacts with security companies and services such as the NSW Police Force, NSW Ambulance Service and NSW Fire Brigade. Any matters that require urgent and potentially life-threatening responses are the responsibility of either police, ambulance or fire services. The Off-Site manager must:

- Be experienced in the operation of multiple occupancy residential development.
- Oversee all occupancy agreements and ensure such agreements align with the provisions of the Boarding Houses Act 2012 and associated Regulations, including setting out information about occupancy evictions (such as the amount of notice to be provided of eviction).
- Organise building and landscaping maintenance as required through the engaging of contractors to undertaken maintenance, landscaping and cleaning functions.
- Promptly address and respond to tenant issues and building operation and maintenance matters.
- Maintain an incident register and record any complaints. The register is to be made available to Council.
- Ensure that the total occupancy of the boarding rooms pursuant to the leases does not exceed 24 lodgers.
- Provide the tenant with a copy of the Resident Information Brochure and House Rules with any new occupancy agreement;
- Undertake periodic inspections of the boarding rooms to ensure that they are being maintained in a clean and tidy fashion and that maximum occupant numbers are maintained.
- Hold a Senior First Aid Certificate, Child Protection Clearance, and pass a Police Background Check.
- Hold a Senior First Aid Certificate, Child Protection Clearance, and pass a Police Background Check.

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Maintenance of Common Areas and Responsibilities

Common areas are to be maintained by users and spaces should be left as they are found- in a clean and tidy state.

A weekly cleaner will be employed, at the cost of the Co-Living owner, to ensure that the common property is clean and to take out the bins for the council garbage collection and subsequently bring in the bins after collection. Recycling bins and residual bins will be provided in each room to promote recycling.

The Co-Living Off-Site Manager is to employ the services of professional maintenance companies to undertake regular maintenance of the building. The maintenance companies are to enter the premises regularly and complete all maintenance required.

Any damage of internal or external property is repaired immediately together with all wear and tear items.

Telephone and Communal Room

The communal room is to be provided with a telephone line with free calls to the site manager to be available to lodgers.

Parking

The garage is to be secured via a lockable roller door to prevent unauthorised entry and there are to be a total of 3 allocated car space in the garage structure- one of which is accessible. These are to be allocated via the tenancy agreements.

Maintenance of Individual Areas and Responsibilities

Individual residents are responsible for maintaining their rooms in a clean and tidy state and must be made available for inspection by the Co-Living manager upon request (48 hours' notice).

Laundry Areas & Chemical Storage

Residents are to purchase their own laundering consumables (including washing powder, detergent, and the like) and store them securely. Residents are to clean the laundry as required after use. Chemicals and poisons are to be secured in a lockable cupboard and labelled accordingly.



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Resident Registers to be Kept

Resident Registers are to be completed by every person on arrival which includes but is not limited to name, previous address, mobile phone contact, source of referral, date of arrival, estimated date of departure, vehicle registration, date of birth, number in party, age and gender of Children. This is to be stored by the Co-Living manager in a secure location.

Resident Special Need Register is to be formulated and residents are to be offered the opportunity to record relevant details of any medication requirements, emergency contacts, disability access and any other information volunteered by resident in initial consultation in relation to special needs or personal information. This is to be stored by the Co-Living manager in a secure location. For clarity this is entirely 'optional' on behalf of the residents and this information is not mandatory and will only be recorded if volunteered by the residents.

Room Furnishing

Rooms are to be furnished as follows:

- Either a single or double bed (dependent upon occupancy numbers);
- Wardrobe;
- Mirror
- Table and Chair
- Ceiling Lights;
- Waste bin
- Refrigerator and cooktop
- Blinds

These are to be inspected yearly to ensure they are working and functional and safe. Any issues are to be brought to the attention of the Co-Living manager.

Pest Control & Management Arrangements

Cleaning will also include regular inspections for vermin control and pest control services will be arranged by the Co-Living manager on a regular basis as set out below.

The following pest management measures are as follows:

- Pest inspections are to occur 6 monthly, and if bed bugs are discovered other rooms are to be inspected immediately;
- Any identified pests, including bed bugs, are to be treated immediately by an authorised pest management company;
- Weekly cleaning of common areas and the removal of rubbish from common areas is to occur to limit the potential for vermin;



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Waste Management and Collection

A weekly cleaner will be employed, at the cost of the Co-Living owner, to ensure that the common property is cleaned, including common rooms and areas, the laundry, and the lobby areas. When rooms are vacated, they are to be cleaned by a cleaner. The cleaning of common areas is to occur weekly in accordance with best cleaning practice by a licensed cleaning professional. Receipts for the completion of the cleaning are to be retained by the Co-Living manager and the manager is to inspect the cleaned areas to ensure they are satisfactorily cleaned.

The off site manager is responsible for taking out the bins for the council garbage collection and subsequently bring in the bins after collection- unless an alternate waste agreement is achieved with Penrith City Council. Recycling bins and residual bins will be provided in each room to promote recycling. A sharps waste bin is to be provided in the waste collection room and collection by a lawful waste management company as required is to occur and be arranged by the Co-Living manager.

Fire Safety

A Fire Safety Evacuation Plan will be prepared and attached to this Plan of Management prior to commencement of operations of the Co-Living. The plan will contain pictorial instructions detailing evacuation steps in the case of an emergency. The plan is to include evacuation routes, assembly points, and a plan of action once a fire alarm has been activated. The Fire Safety Evacuation Plan is to be prominently located in each room and in the common area. The phone numbers of appropriate contacts will be prominently displayed throughout the premises e.g. NSW Police, Security Company, NSW Fire and Rescue, NSW Ambulance Service and other local emergency assistance services. A floor plan is to be permanently fixed to the inside of the door to each bedroom to indicate the emergency egress routes from the bedrooms.

Emergency Contacts and Procedures

The phone numbers of appropriate contacts will be prominently displayed throughout the premises (foyer and common room) e.g. NSW Police, Security Company, NSW Fire and Rescue, NSW Ambulance Service and other local emergency assistance services. Phone numbers are also to be provided for appropriate support infrastructure service providers such as Telstra, Electrical Authority, Water Authority, local Council, etc. A landline will be provided in the common room to enable calls to emergency services and the like.

Security and Access

Residents will be issued with 1 set of access keys to the common areas and their own individual room. They are not to be duplicated or given to any visitors to the site.

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Conflict Resolution

Complaints from the community and between lodgers are to be noted in an Incident Diary with details of the complaint and the action taken to address the complaint. The task of the off-site Manager is to ensure that all neighbourhood and internal complaints are recorded, and management responses documented. A Management Diary and an Incident Register is to be kept. The off-site Manager will listen to complaints or respond to correspondence and detail procedures to the persons complaining as to how the Co-Living intends minimising any further impact in the future on neighbours or between residents.

The procedures detailed in this Plan of Management are designed to minimise complaints. The off-site Manager is to deal with empathy and respect to any person making a complaint.

Complaints Mechanism: External

The Off-Site Manager is responsible for establishing contact and maintaining a relationship with the neighbours of the Co-Living within a 100m radius by undertaking the following tasks:

- Upon appointment letterbox drop all mail boxes within 100m radius of the Boarding Housing advising of their appointment and nominating all methods to contact them should any matter arise that warrants addressing. There shall be no less than two after hours contact numbers.
- Provide a clear sign at the front of the Co-Living, which is visible to the public, identifying the name of the Off-Site Manager and the methods of contacting the Manager in the event that there is a matter that warrants addressing.

Complaints from the community are to be noted in an Incident Diary with details of the complaint and the action taken to address the complaint.

The task of the Off-Site Manager is to ensure that all neighbourhood complaints are recorded, and management responses documented. A Management Diary and an Incident Register is to be kept. The Off-Site Manager will listen to complaints or respond to correspondence and detail procedures to the persons complaining as to how the Co-Living intends minimising any further impact in the future.

The procedures detailed in this Plan of Management are designed to minimise complaints.

The Off-Site Manager is to deal with empathy and respect to any person making a complaint.



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Complaints Mechanism: Between Lodgers

The Off-Site Manager is responsible for acting as mediator in disputes between lodgers.

Complaints from the lodgers are to be noted in an Incident Diary with details of the complaint and the action taken to address the complaint.

The task of the Off-Site Manager is to ensure that all complaints are recorded, and management responses documented. A Management Diary and an Incident Register is to be kept.

The Off-Site Manager will listen to complaints or respond to correspondence and detail procedures to the persons complaining as to how it is intended to minimise any further impact in the future.

The procedures detailed in this Plan of Management are designed to minimise complaints.

The Off-Site Manager is to deal with empathy and respect to any person making a complaint.

Code of Conduct: House Rules - Amenity of the Neighbourhood and Control of Noise

The draft "House Rules" for the Co-Living are attached to this Plan of Management. It is noted that the document is a draft as it outlines the minimum requirements to be implemented by the Off-Site Manager; however it may be appropriate to amend and add to the House Rules as the Co-Living operations evolve.

The House Rules are to be prominently displayed in the common areas. Each new tenant is to be provided with a copy of the House Rules when signing their leasing agreement and agree to be bound by the House Rules.

Appropriate signage is to be provided within the building informing residents of the maximum number of guests permitted and limiting non-residents' arrival and departure times.

House Rules relate to –

- the emission of noise (from within the Co-Living and also the external spaces);
- prohibition of large gatherings and parties on the premises;
- interference with the peace and quiet of other residents and neighbours;
- volume of television and music players;
- control of alcohol intake and prohibition of illegal substances; and
- anti-social behaviour.

The emission of noise and appropriate hours for noise emission is dictated in legislation and enforced by parties such as the local Council.

The Off-Site Manager is to be familiar with the legislative requirements and rules and be aware of the relevant authorities that are responsible for enforcement of noise issues.

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Parking Allocation

To avoid conflict parking spaces will be allocated to individual rooms as part of occupancy agreements. Any other vehicles are only permitted to park in lawful locations however residents without allocated parking spaces are encouraged to walk, cycle, and take advantage of public transport.



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HOUSE RULES

The following rules are a condition of your occupancy agreement – Any breach of these rules will result in termination of your occupancy agreement.

Resident Behaviour & Neighbour Relations

Each occupant is required to ensure that other occupants of this Co-Living as well as surrounding neighbours are allowed to peacefully and quietly enjoy their own premises. Each occupant is required to ensure they do not do anything or allow anything to occur that will impact on the quiet enjoyment of each tenant and neighbour of this Co-Living.

Occupants of each boarding room shall make available their boarding room available for inspection by the property manager. This shall be by appointment with 24 hours' notice. However, in the case of an emergency, no notice is required, and the property manager may use the spare key to enter the premises

Occupants are not to congregate in groups in any part of the common property, especially the external common property. Anti-social behaviour of any kind is prohibited and will be referred immediately to the police.

Any breach of the house rules will result in warnings initially, and in the case of persistent and serious breaches, termination of your lease and eviction from the premises.

Noise & Radio/TV

At any time noisy activities are occurring, occupants should keep doors any windows closed where possible to reduce noise emission and impact on neighbours.

Television, music players and any other sound emitting devise should be kept at a moderate level and not be audible from neighbouring properties

Use of External Areas

The common room and common courtyard shall only be used during the following Hours:

- Sunday to Thursday 7am to 10pm
- Friday and Saturday 7am to 10pm



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Alcohol and Smoking

No Alcohol or illegal substances are to be consumed or be brought into common property at any time. Alcohol consumed in rooms must be disposed of in designated recycling bins.

No smoking is permitted within the Co-Living. Smoking is to be limited to visually obscured external open space areas only. No smoking is to be undertaken at the front of the property, only in the designated external smoking spaces.

Appropriate signage is provided within the building informing residents of restrictions that apply in relation to smoking, alcohol and drug usage.

Parking of Vehicles

Any cars unable to be accommodated on site will be parked on the street network and are not to block driveways or being parked in no parking or no stopping zones.

Register of Complaints & Dealing with Complaints: Neighbours

The off-site Manager is responsible for establishing contact and maintaining a relationship with the neighbours of the Co-Living within a 100m radius by undertaking the following tasks:

- Upon appointment letterbox drop all mail boxes within 100m radius of the Boarding Housing advising of their appointment and nominating all methods to contact them should any matter arise that warrants addressing. There shall be no less than two after hours contact numbers.
- Provide a clear sign at the front of the Co-Living, which is visible to the public, identifying the name of the Off-Site Manager and the methods of contacting the Manager in the event that there is a matter that warrants addressing.

Complaints from the community are to be noted in an Incident Diary with details of the complaint and the action taken to address the complaint. This is to include specific room numbers that generate complaints.

The task of the off-site Manager is to ensure that all neighbourhood complaints are recorded, and management responses documented. A Management Diary and an Incident Register is to be kept.

The off-site Manager will listen to complaints or respond to correspondence and detail procedures to the persons complaining as to how the Co-Living intends minimising any further impact in the future.



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Register of Complaints & Dealing with Complaints: Between Tenants

If conflict between lodgers cannot be resolved amicably complaints are to be directed to the Co-Living manager who will act as a mediator between lodgers. Complaints are to be noted in an Incident Diary with details of the complaint and the action taken to address the complaint.

This is to include specific room numbers that generate complaints.

The task of the off-site Manager is to ensure that all internal complaints are recorded, and management responses documented. A Management Diary and an Incident Register is to be kept.

The off-site Manager will listen to complaints or respond to correspondence and detail procedures to the persons complaining as to how it is intended to minimise any further impact in the future.

Cleaning Schedules

Each resident is required keep common areas clean. After using common facilities such as the kitchen or bathroom, residents are clean up after themselves. Residents are encouraged to use their own private kitchen and bathroom where possible.

Common areas are to be maintained by users and spaces should be left as they are found- in a clean and tidy state.

A weekly cleaner will be employed, at the cost of the Co-Living owner, to ensure that the common property is cleaned and to take out the bins for the council garbage collection and subsequently bring in the bins after collection. Recycling bins and residual bins will be provided in each room to promote recycling.

Waste Disposal

Waste is to be disposed to the communal waste bins once bins are full;

Number of Approved Co-Living Rooms

There are to be no more than 1 lodger in each room that will be stipulated in the occupancy agreements.

Common Areas and Usage Times

Common areas are available for the enjoyment of boarders provided good order is maintained. All waste is to be disposed of and not left in the common areas or externally in common areas;



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The common room and common courtyard shall only be used during the following Hours:

- Sunday to Thursday 7am to 10pm
- Friday and Saturday 7am to 10pm

Behaviour and Guest Visiting Times

Each tenant of this Co-Living is responsible for themselves and their visitors. Tenants should ensure their visitors enter and exit the site in a quiet and respectful manner, having regard to the time of day or night they are entering or exiting the site.

Animals

There is to be no keeping of animals on the premises as this may compromise the health and/or safety of other residents and will impact upon maintenance and cleanliness requirements within the Co-Living.

Smoking

No smoking is permitted within the Co-Living. Smoking is to be limited to visually obscured external open space areas only. No smoking is to be undertaken at the front of the property.

Alcohol and Drugs

No Alcohol or illegal substances are to be consumed or be brought into common property at any time. Alcohol consumed in rooms must be disposed of in designated recycling bins.

Security

The Co-Living is to be fitted with recording CCTV cameras in the common areas such as entries, car parking area and common lounge room. All movement in these areas is to be recorded and monitored. The footage is to be capable of being viewed live and recorded, over the Internet from any fixed or portable Internet viewing device, from anywhere locally or internationally. The continual electronic monitoring and recording of common areas is a key function of providing actual and perceived security. These premises are under 24/7 video surveillance which is recorded and held and will be provided to council and/or law enforcement at any time. Disturbances are to be reported to the manager and NSW Police (if manager unavailable).

Function and Event Restrictions

No parties or any other noise generating activity is to occur after 10pm Sunday to Thursday and after midnight Friday and Saturday



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EMERGENCY EVACUATION PLAN



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nsw trees

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ARBORICULTURAL IMPACT ASSESSMENT (AIA)

TEXCO Architecture
74 Keeler Street,
CARLINGFORD NSW 2118

Report Reference: AIA – TEXC 02/24 Rev A.
21st February, 2024

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Diploma of Arboriculture (AQF Level 5)

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1.0 Introduction & Overview

- i. This Arboricultural Impact Assessment (AIA), is commissioned by TEXCO Architecture, on behalf of property owners of 74 Keeler Street, Carlingford for the assessment of neighbouring & site trees potentially impacted by the redevelopment of the site.
- ii. The proposal involves the demolition of existing structures, and construction of a multi-level residential building with basement car park, renewed stormwater and landscape.
- iii. The Arborist observed in excess of 35 trees, but has identified a total of twenty eight (28) trees in this AIA, located on site and on neighbouring 70-72 and 76 Keeler Street. Trees tabled are prescribed as per Part 5 Environmental Management - Parramatta Development Control Plan 2023 (PDCP2023). Trees are assessed as per the Australian Standard- *Protection of trees on development sites* (AS 4970:2009).
- iv. The Arborist concludes that the site trees are not of high retention value with the site essentially devoid of any significant vegetation, and therefore all site trees are recommended for removal to facilitate the proposal.
- v. The neighbouring trees can be satisfactorily retained and protected as per AS4970:2009, including Project Arborist supervision when works are proposed in the TPZ. Where neighbouring trees are considered weeds/undesirable, negotiations with tree owners and the client to remove and replace vegetation is also an option.
- vi. A Tree Protection Plan has been included in this AIA, both to be submitted to Parramatta Council for final determination of trees to be made.

2.0 Methodology

- i. The Arborist visited the site and conducted a Visual Tree Assessment (VTA), at ground level only, on 7th February, 2024.
- ii. No advanced assessment by way of subterranean investigation, or canopy inspections were not undertaken at the time, nor warranted.
- iii. Tree species are identified by fruit, foliage and scent only, with no formal testing undertaken.
- iv. Neighbouring trees were observed from the client's site only. Observations of trees was therefore somewhat limited.
- v. All dimensions are estimated by diameter tape or by eyesight.

- VI. The Arborist used the survey to identify trees, and where trees are not plotted on survey, he has estimated their location using survey reference points.
- VII. The Arborist tables the following in 3.2 Tree Observations -Table 1 - Tree Assessment & Impacts Evaluation;
 - a. Genus & species, Common name, age, and condition.
 - b. An appraisal of trees with reference to Tree AZ; determination of the worthiness of trees in the planning process, and a value for retention on the site where development occurs. (Refer to Appendix for further clarification of all scales and values)
 - c. Calculation of Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), proposed setbacks to works and degree of incursion characterised by minor, moderate, major or no impact to trees.
- VIII. Findings in Table 1.0 are to be read in conjunction with Notes in Appendix.
- IX. Calculations of impacts are undertaken by using an interactive calculator. (Treetec, 2014).
- X. A Site Plan is included in Appendix, using plans provided by the client, and overlaid by the Arborist, to annotate tree location only.
- XI. A Glossary of terms is provided in the Appendix of this report, for clarification of Arboricultural terms and meanings.
- XII. Photographs for this report was taken by the Arborist, using an iPhone 11Pro. Some pictures may have been cropped and superimposed for reference
- XIII. The following documentation was used as part of this assessment;

Plan Type/Document	Provided by	Reference	Date
Survey	First Civil	231616/001 Sheet 1 Rev A	28.12.2023
Demolition Plan	TEXCO	A003 Rev 01	WIP
Basement Plan	TEXCO	A101	WIP
Ground Floor Plan	TEXCO	A102	WIP

3.0 Observations

3.1 Site Observations

- I. The site is referred to as Lot 20 DP 32722 in Parramatta Council, and zoned R4-High Density Residential.
- II. The site predominately faces south to Keeler Street, and accommodates a fibro dwelling with auxiliary structures.

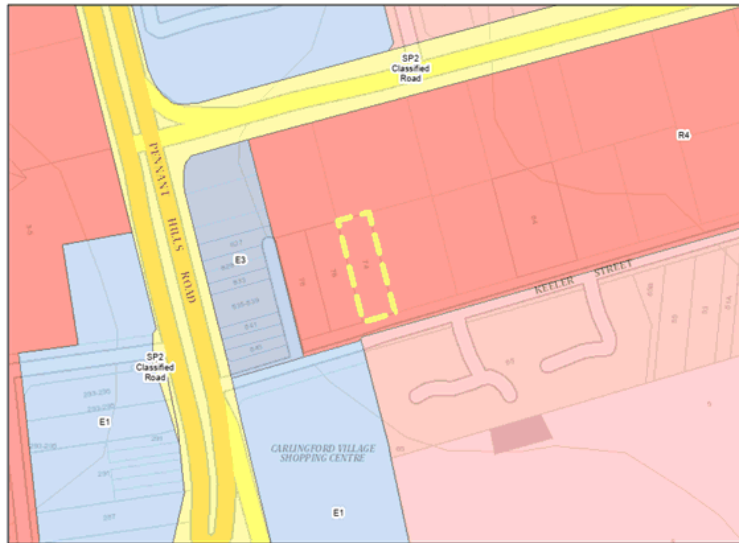


Figure 1: NSW Planning Portal Map

- III. A small portion of the northern aspect of the site is mapped as Biodiversity Values (Non-EPI)

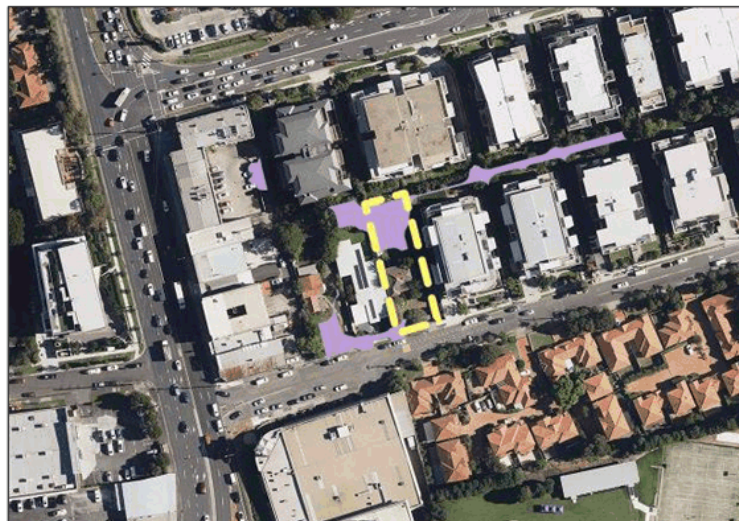


Figure 2: NSW Planning Biodiversity Values Map

- IV. Site soil is not formally tested, but Espade Web mapping indicating the site contains Glenorie soil landscape, “underlain by Wianamatta Group Ashfield Shale and Bringelly Shale formations.....comprised of laminite and dark grey shale...[and] of shale, calcareous claystone, laminite, fine to medium grained lithic-quartz sandstone.” (State of New South Wales - Department of Planning, Industry and Environment 2020).
- V. Map below is an aerial image of the site , courtesy of SixMaps.



Figure 3: Courtesy of SIXMaps

3.2 Tree Data and Impact Assessment Summary

#	Genus Species	Common Name	Height (m)	Spread (m)	Age	Condition	TREEAZ	Retention Value	DBH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	Impacts/ Incursion %	Comments and Impact Summary
													Nil	
													Low	
													Major	
													Total Loss (TL)	
													Exempt	
1	<i>Fraxinus griffithii</i>	Evergreen ash	8+	7	M	G	A2	M	220	300	2.64	2.0	<10%	Neighbouring tree on 76 Keeler St. Considered to be in the Biodiversity Mapping area. Tree is on higher grounds to that of the clients site, and impact from the basement cut at a sufficient distance, with the quadrant of TPZ lost less than 10%. Low Impact
2	<i>Photinia sp</i>	Photinia	4.5	2.5	M	G	Z10	L	150	200	2.0	1.75	TL	Site tree. Relatively small and not significant. Considered to be in the Biodiversity Mapping area. Total loss for basement/building.
3	<i>Photinia sp</i>	Photinia	5	5	M	G	Z10	L	200	300	2.4	2.0	TL	Site tree. Relatively small and not significant. Considered to be in the Biodiversity Mapping area. Total loss for basement/building.
4	<i>Glochidion fernandii</i>	Cheese tree	5+	4	M	G	A2	M	110 110	200	2.0	1.68	<10%	Neighbouring tree on 76 Keeler St. Considered to be in the Biodiversity Mapping area. Tree is on higher grounds to that of the clients site, and with tree being relatively small, roots should not extend down to the RL of the clients site, and basement cut is acceptable as proposed. Low Impact
5	<i>Cinnamomum camphora</i>	Camphor laurel	6	5	M	G	Z3	L	150	200	2.0	1.68	<10%	Neighbouring tree on 70-72 Keeler St. Considered to be in the Biodiversity Mapping area. Low impact from proposal, setback from major works.
6	<i>Eleocarpus eumundi</i>	Eumundi quandong	6	5	M	G	A2	M	130	180	2.0	1.61	<10%	Neighbouring tree on 70-72 Keeler St. Considered to be in the Biodiversity Mapping area. Low impact from proposal, setback from major works.

#	Genus Species	Common Name	Height (m)	Spread (m)	Age	Condition	TREEAZ	Retention Value	DBH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	Impacts/ Incurion %	Comments and Impact Summary
													Nil	
7	<i>Ligustrum sp.</i>	Privet	6	5	M	G	Z3	L	200	220	2.4	1.75	14.11%	Neighbouring tree on 70-72 Keeler St. Considered to be in the Biodiversity Mapping area. Weed tree/Undesirable species. More than 10% impact but tree can easily sustain root loss or removal can be negotiated with tree owners..
8	<i>Photinia sp</i>	Photinia	4	4	M	G	Z10	L	220	300	2.64	2.0	TL	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
9	<i>Cinnamomum camphora</i>	Camphor laurel	5	4	M	G	Z3	L	90	110	2.0	1.5	TL	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
10	<i>Morus sp.</i>	Mulberry	7+	5	M	F	Z3	L	170	200	2.04	1.68	TL	Site tree in planter area. Insignificant. Total loss for basement/building footprint.
11	<i>Radermachera sinica</i>	China doll	9	4.5	M	G	Z3	L	300	450	3.6	2.37	TL	Site tree growing hard up against dwelling wall. Total loss for basement/building footprint.
12	<i>Ligustrum sp.</i>	Privet x 4 (2 on site) (2 neighbouring)	5	5	M	G	Z3	L	200	250	2.4	1.85	TL	Both growing on site (x2) and on neighbouring (x2) on 70-72 Keeler St. Site trees are a total loss for basement/building footprint.
													>10%	Neighbours trees will sustain root loss for basement , but given they are weed species , they can tolerate root loss or removal can be negotiated with tree owners.
13	<i>Jacaranda mimosifolia</i>	Jacaranda	8.5	5	M	F	Z10	L	170	200	2.04	1.68	TL	Site tree. Crooked trunk , poor form. Total loss for basement/building footprint.

#	Genus Species	Common Name	Height (m)	Spread (m)	Age	Condition	TREEAZ	Retention Value	DBH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	Impacts/ Incurion %	Comments and Impact Summary
													Nil Low Major Total Loss (TL) Exempt	
14	<i>Pittosporum sp</i>	Pittosporum x2	6	3	M	G	Z3	L	200	250	2.4	1.85	TL	Site trees in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
15	<i>Photinia sp</i>	Photinia	5+	5	M	G	Z3	L	280	300	3.36	2.0	TL	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
16	<i>Ligustrum sp</i>	Privet	5	5	M	G	Z3	L	200	200	2.4	1.68	TL	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
17	<i>Camellia japonica</i>	Camellia	5	4	M	G	Z3	L	230	320	2.76	2.05	TL	Site tree in planter area. Insignificant. Within 3m of dwelling. Total loss for basement/building footprint.
18	<i>Ficus sp.</i>	Fig	6	4	M	G	Z10	L	300	420	3.6	2.3	TL	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
19	<i>Ficus sp.</i>	Fig	6	4	M	G	Z10	L	280	380	3.6	2.2	TL	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
20	<i>Ficus sp.</i>	Fig	6	4	M	G	Z10	L	350	450	4.2	2.30	TL	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
21	<i>Ficus sp.</i>	Fig	6	4	M	G	Z10	L	320	400	3.84	2.25	TL	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
22	<i>Ficus sp.</i>	Fig	6	4	M	G	Z10	L	300	400	3.6	2.25	TL	Site tree in overcrowded planting area in front of site. Total loss for basement/building footprint.
23	<i>Unknown sp.</i>	X3	-	-	-	-	-	-	-	-	-	-	TL	Site trees x 3 in overcrowded planting area in front of site, in poor condition . Total loss for basement/building footprint.

#	Genus Species	Common Name	Height (m)	Spread (m)	Age	Condition	TREEAZ	Retention Value	DBH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	Impacts/ Incurion %	Comments and Impact Summary
													Nil	
24	<i>Pittosporum sp.</i>	Pittosporum x 5	6	4.5/5	M	F	Z10	L	100	180	2.0	1.61	TL	Site trees x 5 in overcrowded planting area in front of site, leaning and insignificant. Total loss for basement/building footprint
25	<i>Unknown sp.</i>		-	-	-	-	-	-	-	-	-	-	TL	Site tree in overcrowded planting area in front of site, declining or poor condition. Total loss for basement/building footprint.
26	<i>Photinia sp.</i>	Photinia x 6	5+	-	M	L	Z10	L	180	200	2.16	1.68	>25%	Hedge at front of site. Major impact with bulk works across entire site.
27	<i>Melaleuca sp.</i>	Paperbark	10	6	M	G	Z10	M	300 300	580	5.04	2.63	>25%	Large tree at front of site. Major impact with bulk works across entire site.
28	<i>Michelia figo</i>	Port wine magnolia	3.5	3	M	G	Z10	L	220	300	2.64	2.0	TL	Relatively small tree on front boundary with 70-72 Keeler St. Total loss for driveway.

4.0 Discussion

- I. Native vegetation on this site is typically Wet Sclerophyll Forest, with dominant tree species being *Eucalyptus saligna* (Sydney blue gum) , and *Eucalyptus pilularis* (Blackbutt). Other species include *Syncarpia glomulifera* (Turpentine), *Eucalyptus paniculata* (Grey Ironbark), *Eucalyptus globoidea* (White Stringybark) and *Angophora floribunda* (Rough-barked apple). *Pittosporum undulatum* (Pittosporum) and *Breynia oblongifolia* (Coffee bush) are common understorey species (Benson, 1980). Most of this original vegetation has been extensively cleared, with solitary trees or small stands of vegetation on sites.
- II. The Arborist has considered that the site has been mapped as having Biodiversity Value (non -EPI), but also acknowledges that the site itself is devoid of any significant vegetation ,with the only species reflective of native vegetation being the *Pittosporum sp.* that have been planted randomly around the site as part of the landscape in previous years. The areas mapped as containing such vegetation is confined to the rear north aspect of the site and where there is clearly no identifiable significant vegetation. Additionally, the small portion of the front south western corner is also mapped, with again no significant vegetation observed.
- III. Indeed if the site were not mapped as having Biodiversity Value, several trees within this AIA would be exempt as per Parramatta Development Control Plan 2023 based on heights or species . This is true of, T11, T12 (those on the site only), T16, T23, T25 and T28. Additionally T8-T10, T14-T17 are planted well within 3m of the dwelling , and although no longer exempt under PDCP2023, this is not considered an ideal planting location.
- IV. The front of the site has been heavily vegetated, considered to be poorly planted given that the trees are now overcrowded, conflicting with each other and have lost any true landscape amenity given canopy congestion. The one tree, based on species, that seems to have better landscape amenity is T27, and even then, as a solitary specimen, in an otherwise parcel of land that will be cleared, does not have long term retention value.
- V. The Impacts Summary in accordance with AS 4970:2009 suggests that the majority of trees are either impacted to a significant degree, or a total loss for the basement footprint, building footprint, or driveway. Given the *nature* of the proposal and noted floor space ratio of 1.3:1, it is *inevitable* that the natural environment will be lost to accommodate for the building footprint, that includes a bulk soil cut for a basement that extends to almost all boundaries , leaving a setback for a limited Deep Soil Zone at the rear of the new building, and a small one at the front.
- VI. This site is also surrounded by other residential buildings to the north and east , as well as directly opposite Carlingford Court Shopping Centre, with this site inevitably to be redeveloped given the deteriorated condition of the dwelling and neglect of site grounds.

- VII. Concerns for impacts to neighbouring trees was the focus of this assessment. The Impacts Assessment, in accordance with AS4970:2009, notes that for T1, T4, T5 and T6, the incursions are acceptable. For T4, this is mainly due to the fact that this tree is on higher grounds to that of the client, and the basement cuts at the nominated RL is at a sufficiently lower depth than where the Arborist assumes roots of this tree would extend to, and therefore the tree should not suffer root loss from the proposal.
- VIII. However, for T7 and T12, both Privets, the basement extends to the eastern boundary and in the SRZ of these trees. Both trees could tolerate the root loss, given their weedy nature, but both are Undesirable Species as per PDCP2023, and are *better* removed, where tree owners would have to provide consent, and replanting at the cost of the client, would have to occur.

5.0 Conclusion & Recommendations

- I. The Arborist appreciates that with the site being redeveloped, the new footprint is *significantly* larger and involving major soil cuts, the ratio of built to natural form is increased, meaning that retaining trees is always challenging, and it is essentially only when a tree has high retention value, that the Arborist endorses design changes to accommodate for such a tree.
- II. Often on sites where density is being increased and construction activities are considered *major*, such as this site, the sake of retaining “a tree”, is often done so in vain, with such trees succumbing to both direct and indirect impacts based on the bulk and scale of development activities across the entire site, including renewed stormwater and new landscape. It is *better* tree management to allow new trees to grow congruently with the newly built form. This is the case for T27.
- III. Following this AIA, the Arborist recommends the removal of all site trees, T2, T3, T8-T28. Tree removal shall be undertaken in accordance with Code of Practice, Amenity Tree Industry 1998, Workcover NSW. Whilst the Arborist acknowledges that this will result in a loss of canopy coverage on the site, in this case, site trees are not of high value, their loss is better mitigated with new plantings, in newly created deep soil zones across the site, to grow congruently with the new development.
- IV. For T7 and T12, the Arborist is satisfied that the root loss for the basement is acceptable, but at minimum Project Arborist supervision of the excavation for the basement is mandated. However, the client can also choose to negotiate tree removal with tree owners, as these are an Undesirable Species as per PDCP2023. The client shall replant three (3) replacement trees on 70-72 Keeler St, to mitigate their loss.
- V. The Arborist recommends the retention of T1, T4, T5-T7, and T12, with the following recommended:

- a. Retained trees are to be protected in accordance with AS4970:2009.
- b. Where any soil cut for the basement is approved within the TPZ of any retained tree, this must be supervised by the Project Arborist.
- c. It is anticipated that some tree roots will be cut. Such roots, greater than 25mm, must be blocked, by use of clean cut, sterilised tools, that will ensure rapid compartmentalisation (forming walls that protect the wound area from decay) denying the entry of fungal pathogens. Ground soil/root treatment within the TPZ is crucial in this vicinity.

6.0 Tree Protection Plan(AS4970:2009)

- I. A Project Arborist with a minimum AQF Level 5 is to be engaged to oversee critical stages of works near trees and provide certification at the following hold points:
 - a. Compliance that Tree Protection Measures have been installed and maintained, including fencing, and signage.
 - b. Supervision of any approved works in the TPZ of trees.
 - c. Final inspection of trees post works and prior to OC.

- II. For the protection of trees, trees must be fenced either collectively or individually, as follows:
 - a. Tree protection fencing, in accordance with AS4970:2009, must be of chain link wire and no less than 1.8 metres high and anchored down with concrete blocks/stirrups in a non-intrusive manner. Tree protection fencing must be covered with shade cloth tightly woven to not allow cement debris/dust to contact any lower tree parts. Fencing can be erected 1m from the boundary, and moved accordingly for works, and under guidance of the Project Arborist.



Figure 4: Tree Protection Fencing (collective)

- b. Fencing shall be signposted. with a TPZ sign. Sign must be clearly visible to warn all contractors that a TPZ has been established. Signage to read **'TREE PROTECTION ZONE': Entry not permitted without Project Arborist consultation**. Sign shall A3 size and include Project Arborist details. Fencing shall remain in place until landscape works.



Figure 5: TPZ signage

- c. Where roots > 25m are encountered, these must be pruned by the Project Arborist, and treated accordingly.
- d. All underground services must be installed outside the TPZ of trees, unless assessed and conditioned by the Arborist in this report, or guided by the Project Arborist on site.
- e. Scaffolding should be erected outside the TPZ of trees or placed on rumble boards.
- f. The following activities are excluded in the TPZ of trees, unless assessed and approved by the Arborist; machine excavation (inc. trenching), storage/stockpiling of materials, parking of vehicles or plant, waste storage or dumping, construction waste wash-off, fill and other soil level changes, temporary or permanent installation of utilities and signage.
- g. All Indirect Impacts, as stated in this report (Refer to 4.0), must be managed and minimised to avoid undue damage to retained trees.

Yours Faithfully,

Sam Allouche

Diploma of Arboriculture (AQF Level 5)

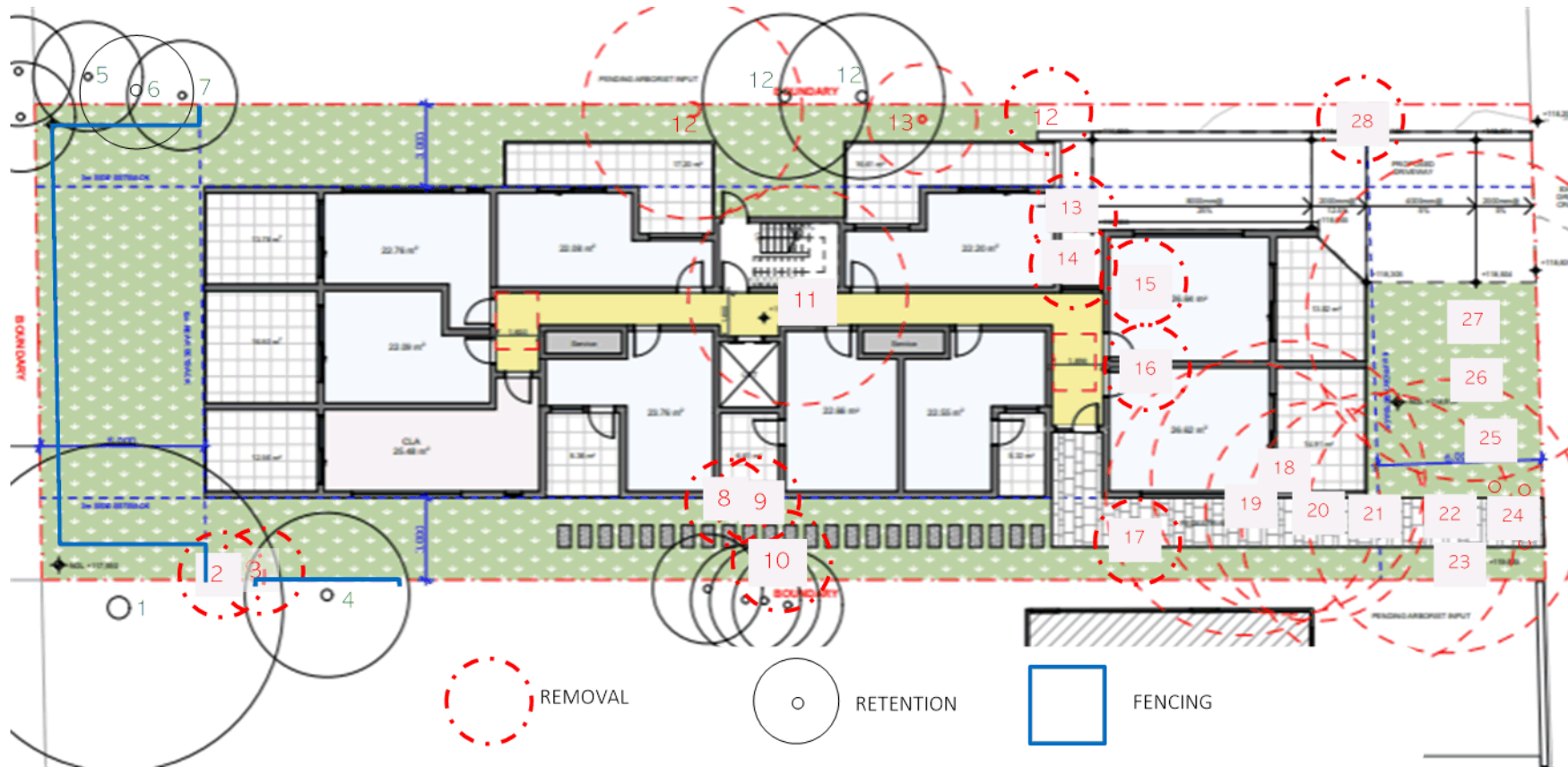
Cert IV in Horticulture

Arboriculture Australia (Consultant Arborist) | Member No. 1469

Member of International Society of Arboriculture | Member No 173439

Appendix A

Tree Protection Plan



Arborist Impact Assessment - AIA - TExC 02/24 Rev A.

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Appendix B

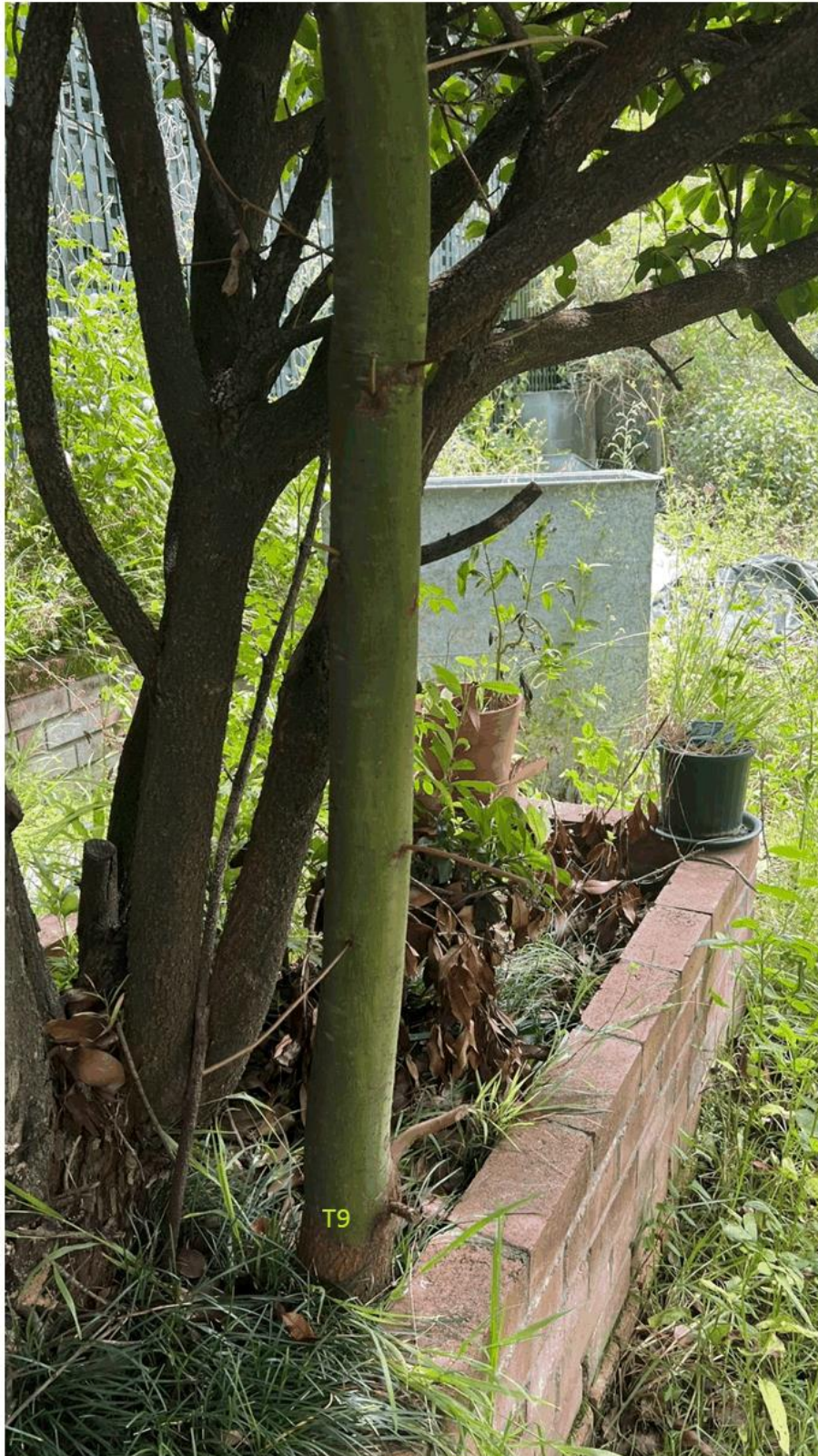
Photographs



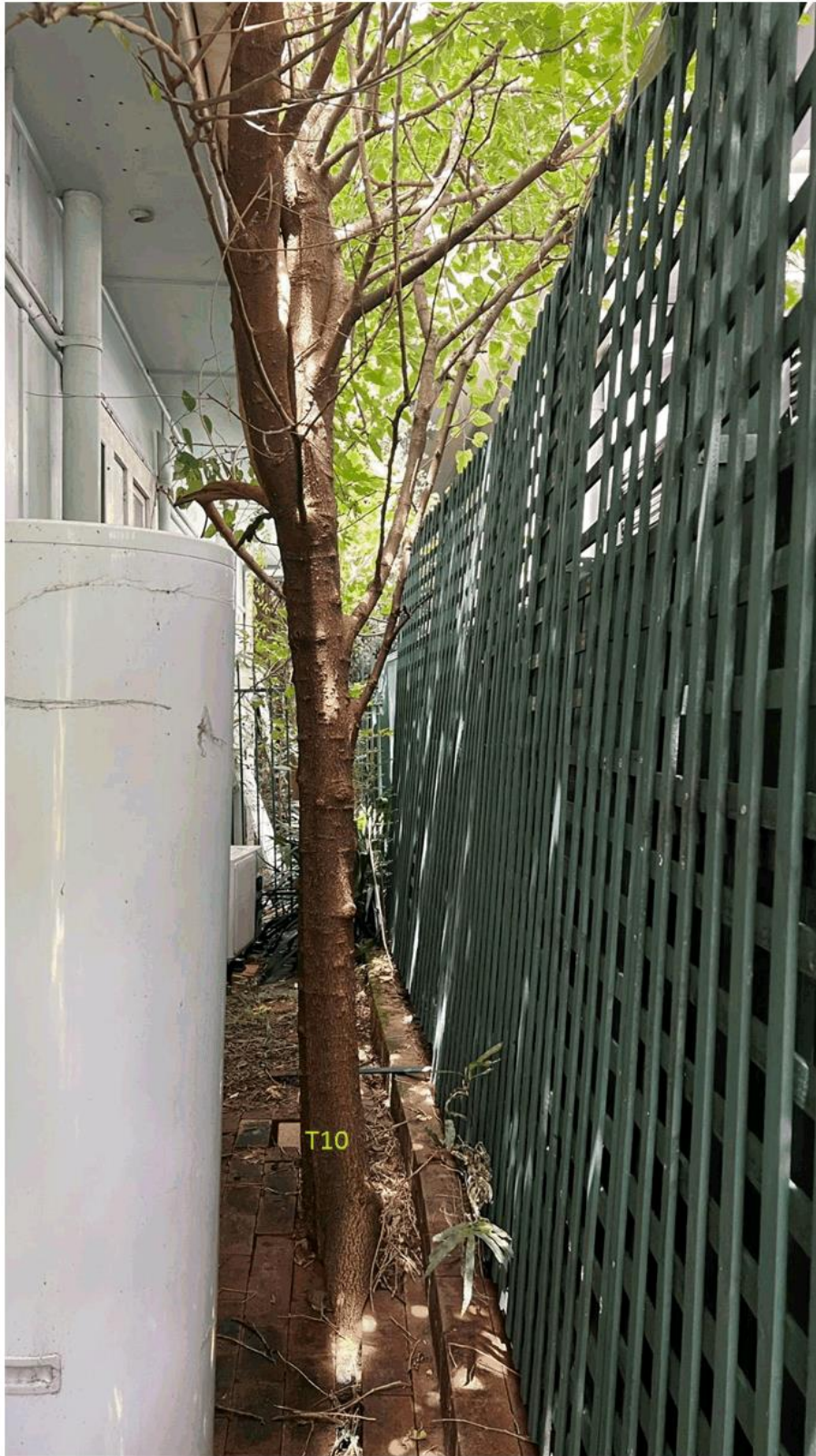


Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.





Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.



Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.

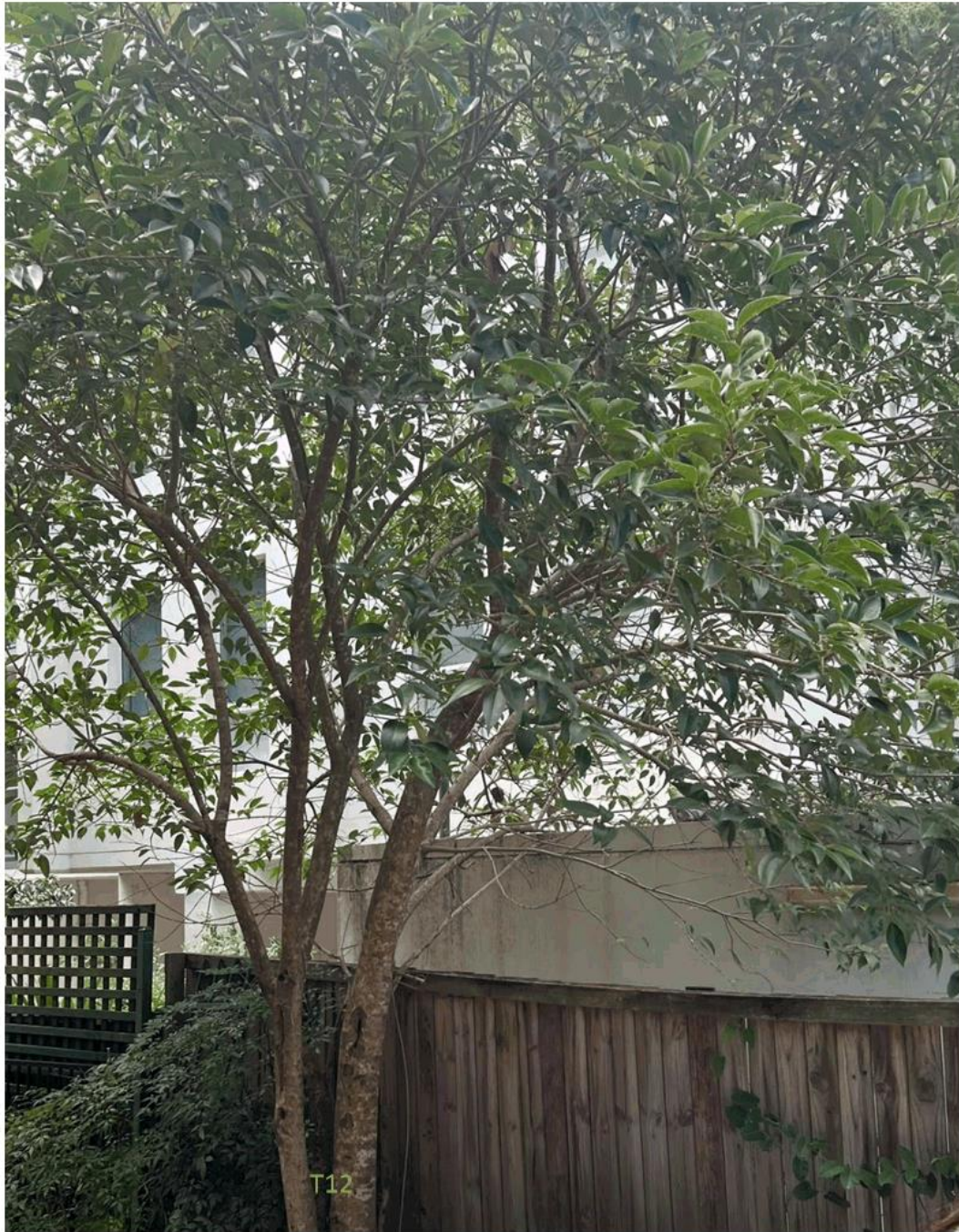


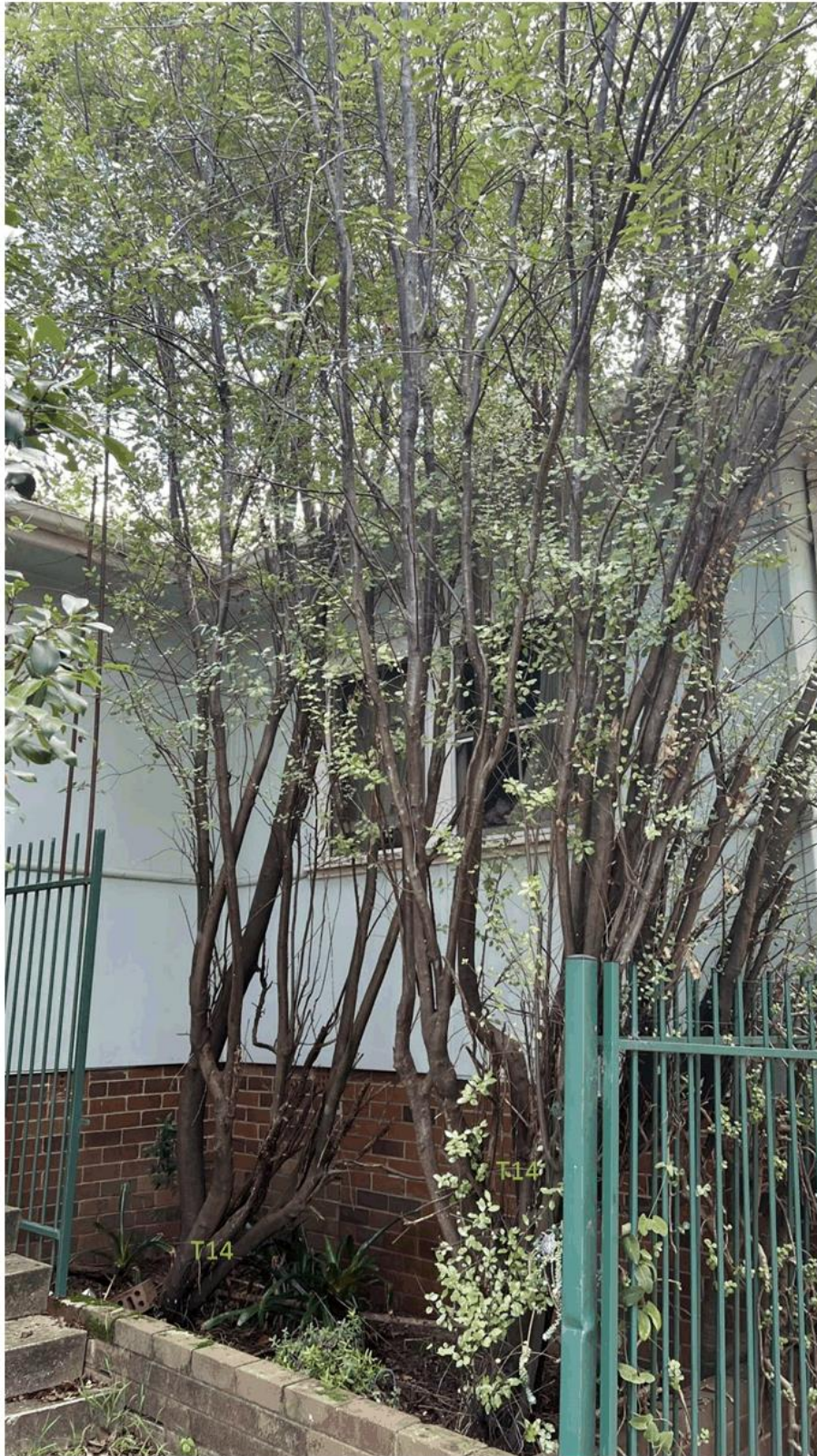
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Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.







Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.

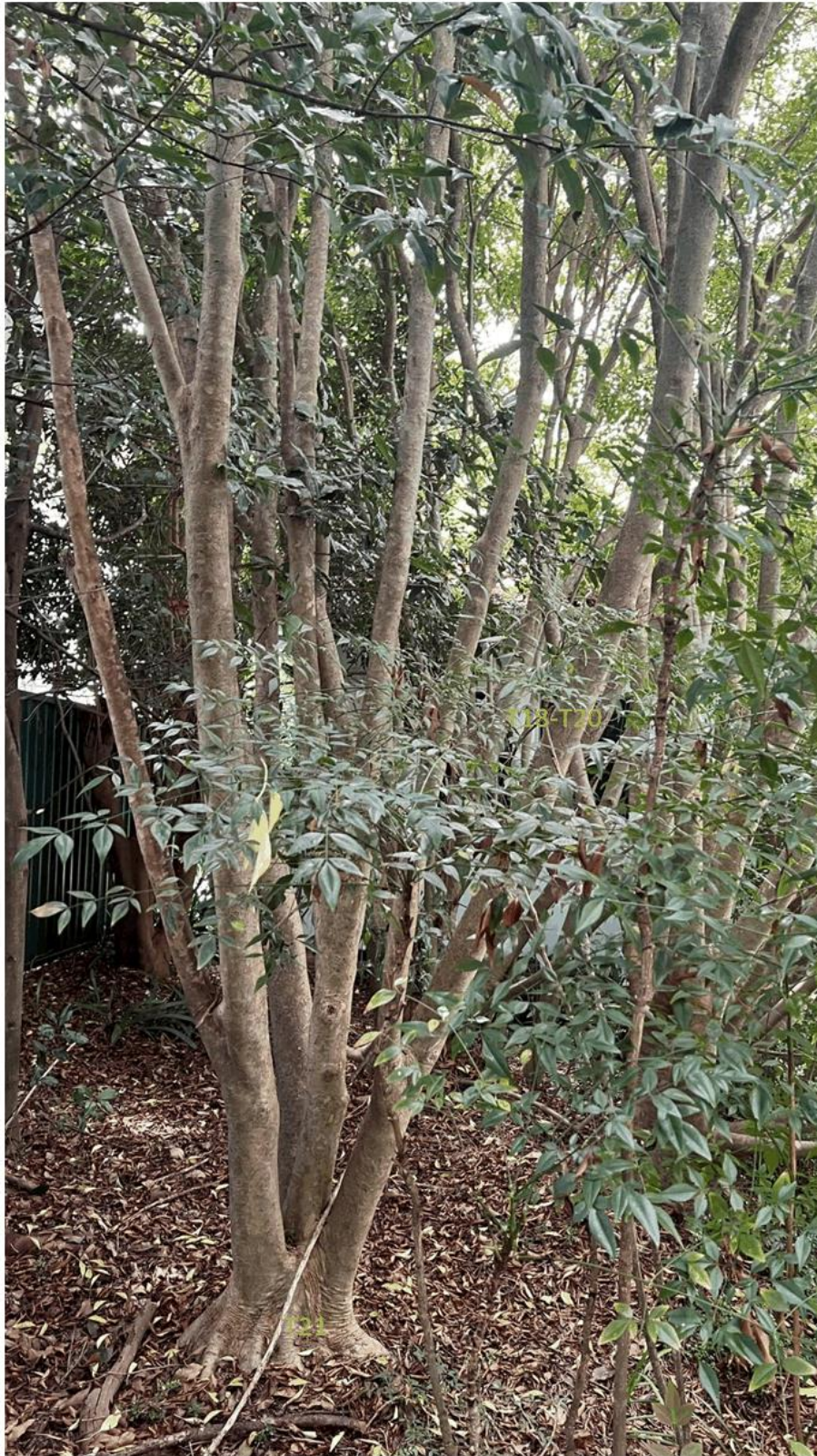


Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.



Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.









Arborist Impact Assessment – AIA – TEXC 02/24 Rev A.



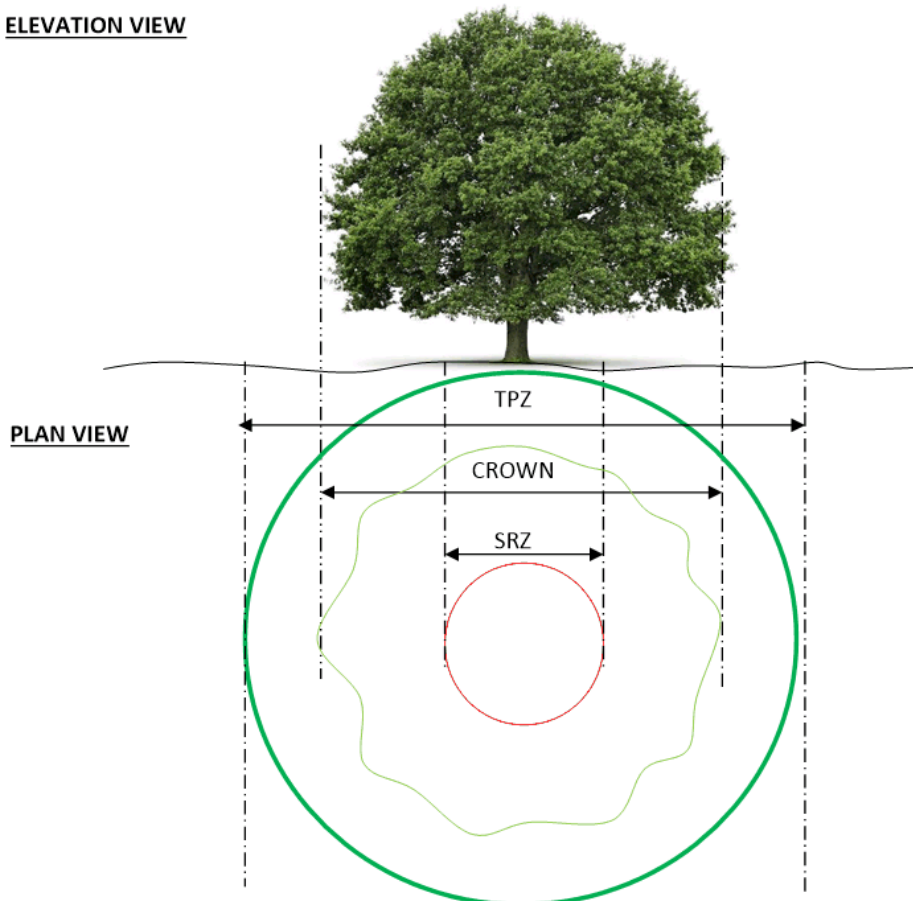
Appendix C

Tree Assessment & Impacts Evaluation Table Notes										
H	Height of tree (estimated)									
S	Spread of tree (estimated)									
Age	Y = Young J= Juvenile M= Mature O=Over mature S=Senescent EM = Early Mature									
Condition	G= Good F=Fair P= Poor D= Dead									
TREES AZ	Categorisation of trees with regards to development Refer to Appendix – Tree AZ									
Retention Value	H=High M=Medium L=Low R=Removal (Refer to Appendix - Significance of a Tree, Assessment Rating System (STARS)©)									
DBH	Diameter at Breast Height (estimated circumference of tree at approximately 1400mm)									
DAB	Diameter at Basal									
TPZ	Calculated area above and below ground at a radial distance form centre of trunk. Exclusion zone for the protection of tree roots and crown to ensure tree viability									
SRZ	Calculated area below ground at a radial distance from centre trunk of tree, required exclusively for tree stability									
Setback	Calculated setback for proposed works from tree, measured at centre of trunk.									
Impacts/Incursion	Calculated degree of incursion									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #fff2cc;">Nil</td> <td style="background-color: #d9ead3;">Low</td> <td style="background-color: #d9ead3;">Moderate</td> <td style="background-color: #d9ead3;">Significant</td> <td style="background-color: #d9ead3;">Total Loss</td> </tr> <tr> <td>No impact</td> <td>0% - 15%</td> <td>15%- 25%</td> <td>25%+</td> <td>Lost to proposal</td> </tr> </table>	Nil	Low	Moderate	Significant	Total Loss	No impact	0% - 15%	15%- 25%	25%+
Nil	Low	Moderate	Significant	Total Loss						
No impact	0% - 15%	15%- 25%	25%+	Lost to proposal						
Tree data/Impacts Summary	Arborist commentary on tree location, health, structure and relationship to development.									

Appendix D

Indicative TPZ and SRZ (AS 4970/2009)

ELEVATION VIEW



CALCULATIONS

$$\text{TPZ (Radius)} = \text{DBH} \times 12$$

$$\text{SRZ (Radius)} = (D \times 50)^{0.42} \times 0.64$$

- The Australian Standards provides a formula for calculating both the TPZ and SRZ. The TPZ is a combination of both root and crown area requiring protection for viable tree retention. Basically, it is the area isolated from construction disturbances. The TPZ incorporates the SRZ, the area required for tree stability.
- It should be noted that the TPZs have been calculated with the following in mind; tree characteristics, topography of the site and the TPZ reconfiguration allowance as stated in AS 4970-2009. (Refer to Appendix E for calculation methods of TPZ.) The Standards allow 10% of the radii from one edge of the TPZ to be offset and added to another edge whilst still maintaining total surface area required for TPZ
- TPZ of palms is calculated as no greater than 1m of its radial canopy span and no SRZ is calculated.
- TPZ and SRZ estimated only and cannot be relied on as accurate with trees on neighbouring properties

Appendix E

IACA Significance of a Tree, Assessment Rating System (STARS) (IACA 2010)©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001. The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria* and *Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High, Medium and Low significance* in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined. An example of its use in an Arboricultural report is shown as Appendix A.

Tree Significance - Assessment Criteria

1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions,


- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.
Environmental Pest / Noxious Weed Species
- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.
- Hazardous/Irreversible Decline - The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety

Table 1.0 Tree Retention Value - Priority Matrix

IACA, 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

		Significance				
		1. High Significance in Landscape	2. Medium Significance in Landscape	3. Low Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
<p><u>Legend for Matrix Assessment</u></p> 						
	<p>Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 <i>Protection of trees on development sites</i>. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.</p>					
	<p>Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.</p>					
	<p>Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.</p>					
	<p>Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.</p>					

Appendix F

Tree AZ Categories (Version 10.10 ANZ)

Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe	
Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc
Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people	
Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population	
Z9	Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy (www.barrelltreecare.co.uk) and is reproduced with their permission

Appendix G

Indirect Impacts

The following are indirect impacts that trees may succumb to during construction related activities. It is imperative that these be taken into consideration and all attempts made to minimise indirect impacts, as they can occur over the duration of construction and indeed accumulate to have significant effect on trees longevity.

- I. Mechanical damage from plant/machinery; Direct wounding and damage of stems and branches by large plant & machinery, including excavator, bob cat, crane, etc., during construction activities will have some impact in the form of cambium damage/abrasion to tree trunks and branch tearing well into collar attachments in turn exposing live woody tissue and predisposing the tree to pest and disease. Similarly, plant/machinery is also responsible for soil compaction within the trees TPZ.
- II. Indirect root injury from soil compaction; When soil is compacted either via building materials/debris stockpiled on the TPZ or TPZ is utilised as a thoroughfare for heavy plant and machinery, the soil inevitable becomes compacted and impacts on the air and moisture uptake and ultimately affecting the gaseous exchange within the drip line that is vital for the trees health and longevity.
- III. Soil contamination; where chemicals, cement, and paint products etc., get washed or spilled into the soil and the tree absorbs the soluble content through its roots in addition lime from cement wash off can alter the soil PH
- IV. Soil grade changes; when the top soil cover down to a depth of approximately 150mm is striped it can illuminate vital feeder roots and can temporarily shock the tree. This process is common particularly during the landscape process. In addition, these fine roots if exposed can prematurely dehydrate and die
- V. Landscaping Impact; Side paths and driveways comprised of concrete and non-porous materials can deprive roots of air and water and affect gaseous exchange. This is particularly true when there has been lack of consideration for trees located on adjacent properties and within close proximity to building envelope. In addition, masonry fence lines require sub grade footings and usually at the expense of root loss of nearby trees. Furthermore, there can be an increase in reflected heat to the remaining trees as a result from surrounding hard surfaces.

Appendix H

Glossary of Terms

Taken from: Draper, D. B and Richards, P.A. (2009) Dictionary for Managing Trees in Urban Environments, CSIRO Publishing, Victoria, Australia

Arborist An individual with competence to cultivate, care and maintain trees from amenity or utility purposes.

Basal Proximal end of the trunk or branch, e.g. trunk wound extending to the ground is a basal wound, or as epicormic shoots arising from lignotuber

Branch failure The structural collapse of a branch that is physically weakened by wounding or from the actions of pests and diseases or overcome by loading forces in excess of its load – bearing capacity.

Buttress A flange of adaptive wood occurring at a junction of a trunk and root or trunk and branch in response to addition loading.

Callus wood Undifferentiated and unlignified wood that forms initially after wounding around the margins of a wound separating damaged existing wood from the later forming lignified wood or wound wood.

Canker A wound created by repeated localized killing of the vascular cambium and bark by wood decay fungi and bacteria usually marked by concentric disfiguration. The wound may appear as a depression as each successive growth increment develops around the lesion forming a wound margin (Shigo 1991, p. 140)

Canopy cover The amount of area of land covered by the lateral spread of the tree canopy, when viewed from above that land.

Codominant stem Two or more first order structural branches or lower order branches of similar dimensions arising from about the same position from a trunk or stem.

Crown Of an individual tree all the parts arising above the trunk where it terminates by its division forming branches, e.g. the branches, leaves, flowers and fruits; or the total amount of foliage supported by the branches.

Decline The response of the tree to a reduction of energy levels resulting from stress. Recovery from a decline is difficult and slow, and decline is usually irreversible.

Diameter at Breast Height (DBH) Measurement of a trunk width calculated at a given distance from above ground from the base of the tree often measured at 1.4m.

Dominance A tendency in a leading shoot to maintain a faster rate of apical elongation and expansion other than other nearby lateral shoots, and the tendency also for a tree to maintain a taller crown than its neighbours (Lonsdale 1999, p.313)

Dripline A line formed around the edge of a tree by the lateral extent of the crown.

Dynamic Load Loading force that is moving and changes over time, e.g. from wind movement (James 2003, p. 166)

Endemic A native plant usually with a restricted occurrence limited to a particular country, geographic region or area and often further confined to a specific habitat.

Epicormic Branch derived from an epicormic shoot

Frass The granular wood particles produced from borer insects and can be categorized as fine frass, medium frass, and coarse frass with the different types being of different sizes and caused by different insects.

Habitat tree A tree providing a niche supporting the life processes of a plant or animal

Hazard The threat of danger to people or property from a tree or tree part resulting from changes in the physical condition, growing environment, or existing physical attributes of the tree, e.g. included bark, soil erosion, or thorns or poisonous parts, respectively.

Included bark The bark on the inner side of the branch union, or in within a concave crotch that is unable to be lost from the tree and accumulates or is trapped by acutely divergent branches forming a compression fork

Indigenous A native plant usually with a broad distribution in a particular country, geographic region or area. See also Endemic, Locally indigenous and non-locally indigenous.

In situ Occurring in its original place, e.g. soil level, remnant vegetation, the place from where a tree was transplanted, or where a tree is growing.

Irreversible decline The decline of a tree where it has progressively deteriorated to a point where no remedial works will be sufficient to prevent its demise, usually of poor form and low vigour.

Isolated tree A tree growing as a solitary specimen in an exposed location away from other trees as a result of natural or artificial causes and may be naturally occurring.

Kino The extractive polyphenols (tannins) formed in veins in a cambial zone as a defense in response to wounding in eucalypts. Often visible as an exudate when the kino veins rupture or are injured (Boland, *et al.* 2006, p. 691)

Lignotuber A woody tuber developed in the axils of the cotyledons.

Loading Weight that is carried, e.g. as bending stress on a branch.

Locally Indigenous A native plant as remnant vegetation, self-sown or planted in an area or region where it occurred originally.

Longevity Long lived, referring to a plant living for a long period of time.

Mechanical wound -Wound inflicted by abrasion, by mechanical device

Naturalised A plant introduced from another country or region to a place where it was not previously indigenous where it has escaped from agriculture or horticulture or as a garden escape and has sustained itself unassisted and given rise to successive generations of viable progeny.

Necrotic Dead area of tissue that may be localized e.g. on leaves, branches, bark or roots

Negligence With regard to trees, failure to take reasonable care to prevent hazardous situations from occurring which may result in injury to people or damage to property (Lonsdale 1999, p. 317)

Noxious weed A plant species of any taxa declared a weed by legislation. Treatment for the control or eradication of such weeds is usually prescribed by legislation...

Remnant A plant /s of any taxa and their progeny as part of the floristics of the recognised endemic ecological community remaining in a given location after alteration of the site or its modification or fragmentation by activities on that land or on adjacent land

Useful Life Expectancy (ULE) A system used to determine the time a tree can be expected to be usefully retained

Shedding - Shedding of plant organs when it is mature or aged, by the formation of a corky layer across its base. This may be influenced by stress, drought, senescence, declining condition, reduced vigour and also occurs

Stability Resistance to change especially from loading forces or physical modifications to a trees growing environment

Stress A factor in a plants environment that can have adverse impacts on its life processes e.g. altered soil conditions, root damage, toxicity, drought or water logging. The impact of stress may be reversible given good arboricultural practices that may lead to plant decline.

Structural defect A weak point in or on a tree causing its structural deterioration diminishing its stability in full or part

Structural integrity The ability of a load bearing part of a tree, and its resistance to loading forces

Structural roots- Roots supporting the infrastructure of the root plate providing strength and stability of the tree.

Symbiotic An association between different species usually but not always mutually beneficial.

Termite leads Tunnels of mud on the stem and between the bark created by termites that may be active or inactive.

Tree Protection Zone (TPZ) A combination of RPZ and CPZ as an area around the tree set aside for the protection of a tree and a sufficient proportion of its growing environment above and below ground established prior to demolition or construction and maintained until the completion of works to allow for its viable retention including stability.

Visual Tree Assessment (VTA) A visual inspection of a tree from the ground. Such assessment should only be undertaken by suitably competent practitioners.

Disclaimer

This report has been compiled using knowledge & expertise relating to trees, and makes recommendations based on this. It should be noted that trees are affected by many elements, environmental and situational, some of which cannot be predicted or foreseen even by Qualified Arborists.

The client when reading this report should take the following factors into consideration;

- ❖ It is not feasible to assume that Arborists identify all hazards or risks associated with trees at the time of consultation or indeed in this report.
- ❖ This Assessment is valid for 3 months from the date stipulated on the report, and may need to be updated after this.
- ❖ Regular maintenance and monitoring by a Qualified Arborist will minimize the risks associated with tree and contribute to its longevity in its growing environment, however there is no guarantee that all risks are to be eliminated and that the tree is not privy to external factors that will impact on the tree after it has been assessed by our service.
- ❖ The report is compiled in good faith, where any information given to our service is correct and true, and where interested parties and /or stakeholders are notified. This includes title and ownership of property, orders as directed by relevant authorities, development application determinations and other matters that affect the tree/s in question.
- ❖ The Arborist shall not be required to give testimony or to attend court by reason of this report unless other arrangements are made prior.
- ❖ This Arborist Report does not issue permission for any recommendations made in this report, particularly where trees are to be removed. Permission must be sought and obtained from Council and owner/s of trees.
- ❖ Any treatments recommended by the Arborist cannot be guaranteed, due to the volatile environment in which trees are growing.
- ❖ Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.
- ❖ This report is intended for the Recipient, no part of this report is to be copied or altered without the authors permission

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M E M O

Folder Number: DA/317/2024

To	Parramatta Local Planning Panel	Date	4 September 2024
From	Najeeb Kobeissi Senior Development Assessment Officer		
Subject	74 Keeler Street, Carlingford – Addendum to Section 4.15 Assessment Report Re; Assessment of Clause 4.6 for departure to Clause 4.3 – Height		

Development Application

Development Application 317/2024 seeks approval for the demolition, tree removal and construction of a 5-storey Co-Living Housing development comprising 43 rooms over basement parking.

The proposal also seeks to vary the maximum height for the site. The maximum height for the site is 17.5m. The building is a maximum height of 18.26m. The variation equates to a 4.34% departure to the development standard.

The applicant has provided a Clause 4.6 variation to justify the departure. However, for reasons stated throughout the Section 4.15 Assessment Report, Council does not consider the departure to be appropriate and does not support the variation.

Clause 4.6 Assessment of Clause 4.3 – Height.

To ensure a comprehensive assessment of Clause 4.6 is considered, a complete assessment is provided below.

7.2.1 CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

Clause 4.6 of PLEP 2023 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

The proposal does not comply with the maximum 17.5m building height development standard detailed in Clause 4.3 of the PLEP. The proposed building is an overall height 18.26m which extends to the lift overrun.

The development proposal exceeds the maximum permissible building height by 760mm which is a 4.34% variation to the development standard.

Standard	Proposed	Variation
17.5 metres	18.26 metres	760mm or 4.34%

Clause 4.6(1) – Objectives of Clause 4.6

The objectives of clause 4.6 are considered as follows:

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

Clause 4.6(2) – Operation of Clause 4.6

The operation of clause 4.6 does not apply to a variation for any of the items itemised in Clause 4.6(8) of LEP 2023, or otherwise by any other instrument.

Clause 4.6(3) – The Applicant’s written request 4.6

Clause 4.6(3) requires that the applicant provide a written request seeking to justify contravention of the development standard. The request must demonstrate that:

- “(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has submitted a written request justifying the variation to the Height.

The applicant justification is as follows (**The full request is included in Attachment A found under the Section 4.15 Assessment Report**):

Height

- *The overall height of the development presents as a compatible form of development to the anticipated built form that are emerging in the locality, noting that this is one of the last lots to be redevelopment on Keeler Street. The lift overrun that are the main components of the building that exceed the height control which is recessed behind the front and side building alignment to downplay visual dominance as viewed from the public domain and adjoining residential /industrial properties.*
- *The proportion of the building that protrudes above the 17.5m height limit contains no floor space and presents with a dominant 5 storey building design, reinforcing that the breach to the height standard does not result in the development representing an overdevelopment of the site but rather a suitable contextual response to the locational characteristics on the site in order to achieve a suitable ground floor outcome with sufficient amenity for the suites at this level.*
- *The proposed development incorporates a complying floor space ratio as per Housing SEPP, which will ensure that the scale of the proposed development will be appropriate and will be visually consistent with the permitted building height with the upper levels recessed and designed using a lighter design style to ensure a positive streetscape presentation.*

- *The additional height does not generate any additional amenity impacts given the location of the site and the surrounding site context.*
- *The proposal has been carefully designed to ensure that no adverse visual or acoustic amenity impacts will be created by the proposed building height along site boundaries as the upper levels are substantially recessed behind the building perimeter.*
- *The proposed articulation of the built form will ensure that the additional building height will not be discernibly noticeable from street level;*
- *The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.*
- *The proposal will strongly contribute towards revitalising the subject area, increasing employment opportunities during the construction phase and at the completion of the proposal, in managers jobs for the housing along with building maintenance. It will also locate more people close to transport infrastructure, making it easier to gain access to jobs.*
- *The proposal will provide for a number of distinct public benefits:*
 - *Delivery of additional diverse housing within proximity to employment/industrial precinct of the Carlingford.*
 - *Creation of jobs during the construction stage and the ongoing use of the premises;*
 - *Activation of the street level;*
 - *Provision of appropriate solar access to residents of the development;*
 - *Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.*
 - *The scale and intensity of the development is appropriate noting that the proposal complies with the maximum FSR, which demonstrates an appropriate development outcome.*

Unreasonable and Unnecessary

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. *The objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

The written request contends that despite the variation to the maximum height for the site, the development is consistent with the standard and zone objectives.

Height

The objectives of Clause 4.3 – Height and Council’s comments in response to the proposal are as follows.

Clause 4.3 Height Objectives	Council Officer Assessment
(a) to provide appropriate	The overall form of the development is characteristic

<p>height transitions between buildings</p>	<p>of the existing RFB developments to the east and single storey dwellings to the west. However, concern is raised that the variation to the maximum height is a result of unresolved design issues from a significant protrusion of the basement level about NGL and therefore, any variations to the maximum height cannot be supported and is not considered to have been designed to consider an appropriate transition between buildings.</p>
<p>(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,</p>	<p>The proposed encroachment to the maximum height of the site is a result of poor design outcomes on the ground plane. The significant protrusion of the basement level above NGL creates unnecessary building bulk. Further, the elevated ground floor is disconnected from the street and requires the front setback to be occupied by stairs and ramps, reducing landscaped area and cluttering the streetscape presentation. Accordingly, the proposed development is not considered to be compatible with the existing and desired future development in the surrounding area.</p>
<p>(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings</p>	<p>The site is not identified as heritage. The site does not adjoin any sites identified as heritage under Schedule 5 of PLEP 2023. The site is not located within a heritage conservation area.</p>
<p>(d) to reinforce and respect the existing character and scale of low-density residential areas,</p>	<p>The adjoining site to the west contains two single storey detached dwellings. As noted throughout the report, the development is a poor design outcome for the site and results in the variation to the height of the site. The development has not been designed to relate to a narrow site which results in non-compliance with building separation creating adverse amenity impacts such as overlooking.</p> <p>Further, the development sites opposite the development are zoned R2 Low Density Residential. Due to the poor design of the development for a narrow site, the protrusion of the basement level above NGL and the disconnect of the ground floor to the street, it does not allow for a satisfactory streetscape presentation, visual interest nor does it reinforce the character and scale of the low-density residential areas opposite the site.</p>
<p>(e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</p>	<p>The development has not been appropriately designed for a narrow allotment and results in a variation to the overall height for the site. The development does not provide satisfactory building separation and provides an elevated ground floor creating visual and acoustic impacts for adjoining</p>

	developments, particularly the site to the west.
(f) to preserve historic views	The subject site is not identified as containing historic views.
(g) to maintain satisfactory sky exposure and daylight to— (i) existing buildings in commercial centres, and (ii) the sides and rear of tower forms, and (iii) key areas of the public domain, including parks, streets and lanes.	The site is not located within a commercial centre. The development is not designed to contain a tower.

- The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*

The applicant does not suggest that the purpose of the height standard is not relevant to the development.

- The underlying objectives or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*

The written request for the variation to the height standard do not suggest that the purpose of this standard would be thwarted if compliance was required, but rather the objectives are achieved despite the breach to the development standards.

- The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.*

The applicant does not challenge the height standard has been abandoned. The provisions of Clause 4.3 – Height under PLEP 2023 was gazetted on 2 March 2023 and to date, variations under this provision (without an acceptable justification) within the locality has not been supported. It is noted that a similar form of development at 36 Keeler Street within proximity to the site is also seeking a departure to the maximum height and in that instance, it is also not recommended for support. Accordingly, compliance with the standard is necessary and reasonable for reasons stated throughout this report.

- The zoning of particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land and that compliance with the standard in that case would also be unreasonable or unnecessary.*

The written requests do not challenge that the R4 zoning is unreasonable or

inappropriate or that the standards for that R4 zoning is also unreasonable or unnecessary.

Sufficient Environmental Planning Grounds

The decision in the Land & Environment Court case of *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, suggests that 'sufficient environmental planning grounds' for a Clause 4.6 variation is more onerous than compliance with zone and standard objectives. The Commissioner in the case also established that the additional grounds had to be particular to the circumstances of the proposed development, and not merely grounds that would apply to any similar development. Furthermore, the decision in the Land and Environment Court case of *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 established that the focus must be on the aspect of the development that contravenes the development standard, not the development as a whole.

The written request in this instance does not demonstrate sufficient environmental planning grounds for the Clause 4.6 variation to the **Height**, for the following reasons:

- Whilst the departure is minor, it is the result of a poorly designed development on a narrow allotment. The development has not tried to address the significant protrusion of the basement level above the NGL which is contributing to the unnecessary bulk and scale of the development and the subsequent variation to the height.
- Due to the protrusion of the basement above NGL, the ground floor is elevated and is disconnected from the street.
- To provide access from the street to the ground floor, the front setback is cluttered with ramps and stairs which reduce the amount landscaping within the location creating an undesirable streetscape presentation.
- The development which has been inefficiently designed with an encroachment to the maximum height also has not considered the narrow site allotment and provides insufficient building separation resulting in undue visual and acoustic impacts to and from the development site, as well as exacerbating the solar access impacts on a neighbouring development.

Public Interest

Clause 4.6(4)(a)(ii) requires that the consent authority be satisfied that the development is in the public interest because it is consistent with the relevant zone objectives. The objectives of the R4 High Density Residential zone and planners' assessment are provided below:

R4 Zone Objectives	Comment
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a high-density residential environment.</i> 	Whilst the development is for a co-living housing, the development has not been designed to be compatible with the narrow site allotment and the high-density residential environment of this portion of Keeler Street.

<ul style="list-style-type: none"> • <i>To provide a variety of housing types within a high-density residential environment.</i> 	The development is for a 5 storey co-living housing. However, the development achieves poor design outcomes and does not contribute to the high-density residential environment of the locality.
<ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents</i> 	The development is for a residential purpose.
<ul style="list-style-type: none"> • <i>To provide for high density residential development close to open space, major transport nodes, services and employment opportunities</i> 	The development is located opposite a park and within proximity to Carlingford town centre as well as schools and other services. Notwithstanding, due to the reasons stated throughout this report, particularly its poor design outcomes, the proposed development does not contribute to this objective.
<ul style="list-style-type: none"> • <i>To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.</i> 	As noted, the development is for a residential purpose.

Clause 4.6(4) – Record of Assessment

The assessment of Clause 4.6(3) is recorded in the Section 4.15 Assessment report, which is contained within Council's records post determination.

Clause 4.6(6) – Subdivision in certain zones

The proposal does not seek approval for subdivision and is not located in any of the zones listed in Clause 4.6(6).

Clause 4.6(8) – Exclusions of the application of Clause 4.6

The development and the application of Clause 4.6 does not relate to any of the circumstances listed in this clause.

Conclusion

In summary, it is considered that the applicant's request to vary the maximum height should **not** be supported for the following reasons:

- The proposal is inconsistent with the objectives of the R4 High Density Residential zone and has not been designed to relate and be sympathetic to the site conditions, existing and future developments, and the locality.
- There are insufficient environmental planning grounds to justify the departure, in particular compliance with the objectives and controls of Parramatta DCP 2023.

The proposal is not in the public interest and is inconsistent with the zone objectives. In this regard, the departure to the height standard is not supported.

DEVELOPMENT APPLICATION

ITEM NUMBER	5.4
SUBJECT	PUBLIC MEETING: 13 Cowells Lane, ERMINGTON NSW 2115 (Lot 1 DP 30564)
DESCRIPTION	Demolition of existing structures, tree removal and construction of a two storey 76 place centre based child care centre with basement parking for 19 vehicles.
REFERENCE	DA/22/2024 - D09518928
APPLICANT/S	Janssen Group Pty Ltd
OWNERS	Mr P Tohme
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT 27 AUGUST 2024**REASON FOR REFERRAL TO LPP**

This development application is being referred to Parramatta Local Planning Panel as the application received more than 10 unique objections.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 4.15 Assessment Report.

The Development Application, DA/22/2024 was lodged to Council on 16 January 2024 for the demolition of existing structures, tree removal and construction of a two storey 84 place centre based childcare facility with basement parking for 21 vehicles.

The proposal was modified on 21 June 2024, reducing the number of children from 84 to 76, and the number of car parking spaces from 21 spaces to 19 spaces.

The site and surrounding properties are zoned R2 Low Density Residential.

In accordance with the Parramatta Consolidated Notification Procedures, the Development Application was notified from 25 January to 16 February 2024. In response 14 unique submissions were received raising the following concerns: traffic, parking, overlooking, overshadowing, tree removal, landscaping, noise during construction, noise during use, number of existing childcare centres in the area, commercial use within a residential area, rear setback, insufficient / incomplete documents, Floor space ratio calculated incorrectly, streetscape /character of the area and first floor outdoor play area. The issues raised by the objectors have been addressed within the report.

The Design Excellence Advisory Panel, Council's Landscape Officer and Council's Development Engineer, reviewed the application, and do not support the proposal.

Council's Traffic Engineer and Environment and Health Officer reviewed the application, and can support the application, subject to conditions.

The site falls to the rear, and it is considered that an easement is required to drain the site. The proposed downstream easement (via 15A Cowells Lane) is not at the low point of the site and does not allow for emergency flows to be directed to the easement.

In this regard, the applicant was requested to seek out an easement from the downstream property owners to drain the site (No. 6 Blakeford). The applicant has failed to provide owners consent from the downstream property owners (No. 6 Blakeford Avenue) for an easement through their property. The application has not satisfactorily demonstrated adequate stormwater management for the proposed development, and this forms part of the reasons for refusal.

The proposal is inconsistent with the relevant requirements of Chapter 3 Educational establishments and childcare facilities of SEPP (Transport and Infrastructure) 2021, Child Care Planning Guideline, Parramatta Local Environmental Plan 2023 and the Parramatta Development Control Plan 2023. Issues and non-compliances relate to the minimum outdoor play area, setbacks, deep soil areas, landscaping, height of the building, bulk and scale and stormwater management.

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/22/2024 be refused.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of the consent authority, **refuse** Development Application No. 22/2024 for demolition of existing structures, tree removal and construction of a two storey 76 place centre based childcare centre with basement parking for 19 vehicles at 13 Cowells Lane, Ermington.
- (b) **Further, that** Council advise those who made a submission of the determination

REASONS FOR REFUSAL

1. In accordance with *Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements of the following clauses of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 3 - Educational Establishments and Child Care Facilities*:
 - a. *Part 3.22, Centre-based child care facility—concurrence of Regulatory Authority required for certain development*
 - b. *Childcare Planning Guidelines Part 3.1 Site selection and location*
 - c. *Childcare Planning Guidelines Part 3.2 Local Character, Streetscape and Public Domain Interface*
 - d. *Childcare Planning Guidelines Part 3.3 Building Orientation, Envelope and Design*
 - e. *Childcare Planning Guidelines Part 3.4 Landscaping*
 - f. *Childcare Planning Guidelines Part 3.5 Visual and Acoustic Privacy*
 - g. *Childcare Planning Guidelines Part 4.9 Outdoor Space Requirements*

2. In accordance with *Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979*, the proposal does not comply with the requirements of the following clauses of the *Parramatta Local Environment Plan 2023*:
 - a. *Clause 4.3 Height of Buildings*
 - b. *Clause 6.5 Stormwater Management*





3. In accordance with *Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979*, the proposal does not comply the following parts of the *Parramatta Development Control Plan 2023*:
 - a. *Part 2 Design in Context*
 - i. *2.3 Preliminary Building Envelope, C.05 & C.06*
 - ii. *2.4 Building form and massing, C.01-C.04*
 - iii. *2.5 Streetscape and building address, C.01, C.09*
 - iv. *2.7 Open space and landscape, C.01-C.04*
 - b. *Part 3 – Residential Controls*
 - i. *3.2.1 Solar Access and Cross Ventilation, C.01, C.02*
 - ii. *3.2.2 Visual and Acoustic Privacy, C.01, C.02, C.03, C.09*
 - iii. *3.3.1.2 Preliminary building envelope, C.01, C.10*
 - iv. *3.3.1.4 Open Space and Landscape, C.02*
 - c. *Part 4 – Non Residential development*
 - i. *4.6 Centre Based child care facilities, C.01-C.05*
 - d. *Part 5 – Environmental Management*
 - i. *5.1.3 Stormwater Management*
 - ii. *5.2.4 Earthworks and development on sloping land*
 - iii. *5.3.4 Tree and Vegetation Preservation*
 - e. *Par 6 – Traffic and Transport*
 - i. *6.2 Parking and Vehicular Access, C12*

4. In accordance with *Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979*, the proposal is not suitable for the site.

5. In accordance with *Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979*, the proposal is not in the public interest.

Ashleigh Kizana
Senior Development Assessment Officer

ATTACHMENTS:

1		Assessment Report	48 Pages
2		Locality Map	1 Page
3		Architectural plans	10 Pages
4		Architectural plans - Internal floor plans	14 Pages

REFERENCE MATERIAL



City of Parramatta	
File No:	DA/22/2024

SECTION 4.15 ASSESSMENT REPORT
Environmental Planning & Assessment Act 1979

DA No:	DA/22/2024
Property:	Lot 1 DP 30564, 13 Cowells Lane, ERMINGTON NSW 2115
Proposal:	Demolition of existing structures, tree removal and construction of a two storey 76 place centre based child care facility with basement parking for 19 vehicles.
Date of receipt:	16 January 2024
Applicant:	JANSSEN GROUP PTY LTD
Owner:	Mr P Tohme
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:	14 unique submissions
Recommendation:	Refusal
Assessment Officer:	Ashleigh Kizana

Legislative Requirements

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

- SEPP (Resilience and Hazards) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- Education and Care Services National Regulations
- Parramatta Local Environmental Plan (LEP) 2023
- Parramatta Development Control Plan (DCP) 2023

Zoning

R2 Low Density Residential under Parramatta Local Environmental Plan 2023

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) 17 September 2024

1. Executive Summary

The Development Application, DA/22/2024 was lodged to Council on 16 January 2024 for the Demolition of existing structures, tree removal and construction of a two storey 84 place centre based child care facility with basement parking for 21 vehicles.

The proposal was modified on 21 June 2024, reducing the number of children from 84 to 76, and the number of car parking spaces from 21 spaces to 19 spaces.

The proposed use of the subject site as a Centre-based child care facility is permissible in the R2 Low Density Zoning, with consent pursuant to the provisions of Parramatta Local Environment Plan 2023.

In accordance with the requirements contained within Council's Consolidated Notification Requirements, owners and occupiers of adjoining and surrounding properties were given notice of the application for 21 days, between 25 January and 16 February 2024. In response, 14 unique submissions were received. It is noted that a petition with 20 signatures was received, outside the notification period.

Key concerns raised in the submissions are as follows:

- Traffic
- Parking
- Overlooking of adjoining properties
- Tree removal
- Loss of sunlight to adjoining properties
- Landscaping over basement structures
- Noise during construction
- Noise during use
- Number of existing child care centres in the area
- Commercial use within a residential area
- Rear setback
- Location of windows
- Insufficient / incomplete documents
- Floor space ratio calculated incorrectly
- Streetscape /character of the area
- First floor outdoor play area

The issues raised by the objectors have been addressed within the report.

A letter was sent to the applicant on 21 June 2024 raising stormwater issues, FSR, height, setbacks, landscaping, privacy, and overshadowing issues. The applicant uploaded additional information / amended plans to the planning portal on 21 June 2024.

The application was referred to the following internal specialists:

- Traffic Engineer
- Landscape Officer
- Development Engineer
- Environment and Health (Waste)
- Environment and Health (Food)
- Environment and Health (Acoustic)
- Environment and Health (Contamination)
- Design Excellence Advisory Panel

The Design Excellence Advisory Panel, Council's Landscape Officer and Council's Development Engineer, reviewed the application, and do not support the proposal.

Council's Traffic Engineer and Environment and Health Officer reviewed the application, and can support the application, subject to conditions.

The site falls to the rear and an easement is required to drain the site. The proposed downstream easement (through 15A Cowells Lane) is not at the low point of the site and does not allow for emergency flows to be directed to the easement. In this regard, the applicant was requested to seek out an easement from the downstream property owners to drain the site (No. 6 Blakeford). The applicant has failed to provide owners consent from the downstream property owners (No. 6 Blakeford Avenue) for an easement through their property. The application has not satisfactorily demonstrated adequate stormwater management for the proposed development, and this forms part of the reasons for refusal.

The proposal is inconsistent with the relevant requirements of Chapter 3 Educational establishments and child care facilities of SEPP (Transport and Infrastructure) 2021, Child Care Planning Guideline, Parramatta Local Environmental Plan 2023 and the Parramatta Development Control Plan 2023. Issues and non-compliances relate to the minimum outdoor play area, setbacks, deep soil areas, landscaping, height of the building, bulk and scale and stormwater management.

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/22/2024 be refused.

2. Site Description and Conditions

The subject site is known as 13 Cowells Lane, Ermington. The current property description is Lot 1 DP 30564.

The site is a regular midblock with a site area of 1,126m², frontage of 20.115m, rear boundary length of 20.115m, northern side boundary length of 56.085m and a southern side boundary length of 55.985m. The site has a slope of approximately 3m from the front to the rear of the property.



Figure 1 - Lot & DP aerial of allotment (highlighted) map and surrounding properties. Source: GIS Online



Figure 2 – Aerial view of subject site (blue arrow) and surrounds. Source: Nearmap dated July 14, 2024

The site is zoned R2 Low Density Residential. The surrounding properties are zoned R2 Low Density Residential and RE1 Public Recreation.

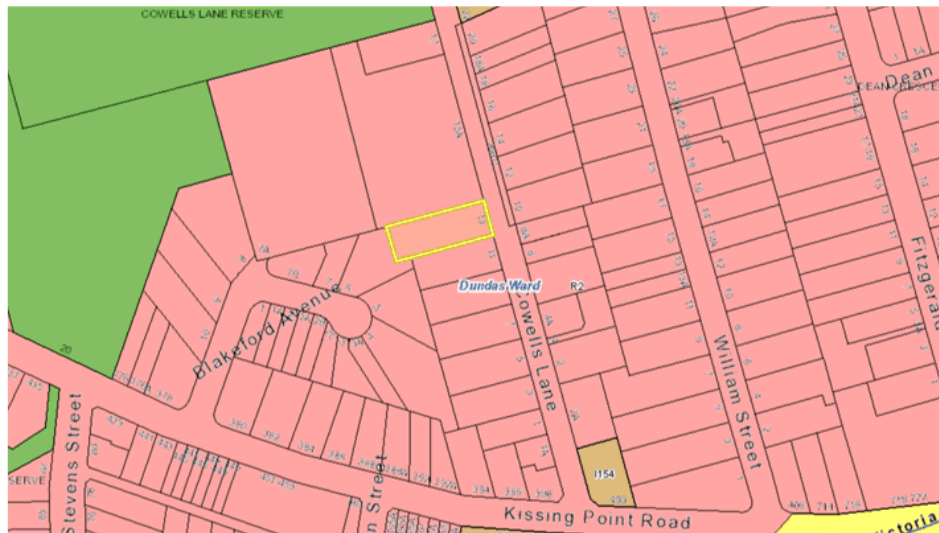


Figure 3 – Zoning Map (highlighted yellow). Source: GIS Online

The subject site currently accommodates a single storey dwelling house, in-ground swimming pool and storage shed. It is located within an established residential area characterised by single and double storey residential dwellings as well as dual occupancy developments and town house developments. Adjoining the subject site to the north is Sydney Evangelical Holiness Church and to the south is a single storey dwelling house. It is noted that a bus stop is located in front of the property, within Council's reserve.

3. Relevant Site History

There are no related applications in Council's records for this site.

4. The Proposal

The proposed development includes the following components:

Demolition of existing structures, tree removal and construction of a two storey 76 place centre based child care centre with basement parking for 19 vehicles.

Demolition works

- Demolition of the existing dwelling houses, swimming pool and ancillary structures.

Tree Removal

- Removal of two (2) trees; one within the property and one street tree

Landscaping & fencing

- Associated site works and landscaping
- 2m high solid fence along the northern, southern and western boundaries.

Construction of a Child Care Facility

Basement

- Basement carpark for 19 vehicles, with access from Cowells Lane.
 - 10 spaces for staff
 - 9 spaces for parents/visitors

Ground level

- Pedestrian access pathway from Cowells Lane
- Reception

- Lobby
- Directors room
- Staff kitchen
- Laundry
- Bin storage, with external access
- Accessible bathroom
- Indoor play room #1 (2-3 years, 25 places, 88m²)
- Indoor play room #2 (0-2 years, 16 places, 62.9m²)
- Nappy change room
- Bottle prep room
- Store room
- Cot room 1
- Cot room 2
- Store room, with external access
- Outdoor play area #1 (275m²)
- Ramp, from upper outdoor play area to lower outdoor play area

First floor level

- Staff room
- Kitchen
- Accessible bathroom
- Store room, kids WC
- Room #3 (3-6 years, 20 places, 65.2m²)
- Room #4 (3-6 years, 15 places, 55m²)
- Outdoor play area (221m²)

Total indoor play area – 271m²

Total outdoor play area – 496m²

Hours of Operation

- Monday to Fridays – 7:00am – 6:00pm
- Saturdays, Sundays and Public Holidays – closed

Children

0-2 years – 16 children

2-3 years – 25 children

3-6 years – 35 children

Educators

0-2 years – 4 children

2-3 years – 5 teachers

3-6 years – 4 teachers

Stormwater

Proposed drainage easement through the 15A Cowells Lane, connecting to an existing stormwater pit.

Note: Business identification signage is shown the on the photomontage, however no details have been provided for assessment.

5. Relevant Application History

Date	Comment
16 January 2024	The application was lodged.
25 January – 16 February 2024	The application was notified in accordance with Council's Consolidated Notification Requirements. In response, 14 unique submissions were received.

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1 February 2024	Council's Landscape Officer provided comments on the proposal and the application is not supported .
5 March 2024	Council's Traffic Engineer provided comments on the proposal and the application is not supported .
12 March 2024	Council's Development Engineer provided comments on the proposal and the application is not supported .
14 March 2024	The application was considered by the Design Excellence Advisory Panel and the Panel recommended amendments.
25 March 2024	A letter was sent to the Applicant raising concerns with the proposal including DEAP comments, owner's consent required for drainage easement, stormwater, traffic, deep soil, landscaping, FSR, height, setbacks, solar access and privacy.
21 June 2024	Amended plans uploaded to the planning portal. The application was referred to Council's Landscape Officer, Development Engineer and Traffic Engineer for review.
3 July 2023	Council's Landscape Officer provided comments on the amended plans and the application is not supported .
31 July 2024	Council's Traffic Engineer provided comments on the amended plans and the application is supported subject to conditions .

6. Referrals

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

Referral	Comment
Development Engineer	Not supported.
Landscape Officer	Not supported.
Traffic and Transport	Supported, subject to conditions.
Environment and Health (Acoustic)	Supported, subject to conditions.
Environment and Health (Food)	Supported, subject to conditions.
Environment and Health (Waste)	Supported, subject to conditions.
Environment and Health (Contamination)	Supported, subject to conditions.
Universal Access	Supported, subject to conditions.
DEAP	Not supported.

Design Excellence Advisory Panel

- The Panel notes that there are a number of significant concerns, which could have been addressed at a pre-DA meeting (if it had taken place). These issues include: visual and physical impacts of the proposed bulk and scale; non-compliant height; non-compliant density; non-compliant front and side setbacks; impacts of central driveway on streetscape and internal amenity; unexplained stormwater strategy; etc.*
- The proposal does not include a comprehensive site and context analysis. There is no description or demonstrated understanding of the scale and character of the area; of the topography (there appears to be a step to the rear property which is not accurately described in the sections); no levels are provided on adjoining sites; no recognition of the built form and setback requirements of the DCP; and/ or the visual and acoustic privacy requirements of a substantially scaled child care centre in this location. The lack of analysis disadvantages the proposal as it reduces the capacity of the proposal to sensitively respond to contextual factors or to refer to the scale and character of nearby built form that may inform and support the proposal.*
- The front setback fails to comply with the requirements of the DCP. Street facing blades should be reduced to better align with the predominant street setback.*
- The rear and side setbacks are completely inadequate. Rather than providing a 16.8m rear setback as required by the DCP (30% of the length of the site), only 6m is provided to the basement, which emerges 2.3m out of the ground. Rather than providing compliant side setbacks, the emerging basement creates a setback of 500mm to both sides of*

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- the development, thereby failing to provide sufficient space for deep soil, landscaping and at grade pedestrian access. Side setbacks at the rear should also allow for inclusion of appropriate acoustic treatment around the open play perimeter.
5. Greater care must be given to housing the basement within the site's topography. The introduction of a 1:40 fall may allow the basement to better align with natural ground levels. In addition, relocating the entry ramp to the south would slightly lower its street interface, thereby lowering the basement levels generally.
 6. The centrally located vehicular ramp compromises the amenity and landscape quality of the street frontage. Relocating the vehicular ramp to the south would allow for a better front garden, as well as improved external access and internal circulation, which is currently cramped and liable to constrain arrival, entry and the many social interactions which should be a feature of childcare entry spaces. Inclusion of a pergola over the carpark entry should be considered to mitigate the visual impact of the opening from the street or adjacent windows.
 7. In addition to the basement emerging out of the ground, the proposed built form includes a raised ground level open play space and level one open play space above that - both failing to comply with required DCP setbacks or to demonstrate no impacts on adjoining properties in terms of acoustic and visual privacy and overshadowing. Nor is sufficient shade provided to the upper terrace. A revised proposal should include views from neighbouring properties to fully demonstrate and quantify the impacts of a revised and improved built form.
 8. It is noted that the proposal exceeds the density requirements of the LEP. This is not acceptable, especially given the adverse impacts of bulk and scale on adjacent properties of the currently proposed built form.
 9. Side fences must be a maximum of 1.8m in height. Acoustic barriers must be accommodated within the site, rather than pushed to the site's perimeter.
 10. At 8.7% of the site area, the proposal fails to meet the 30% deep soil requirements of the DCP. This would suggest that the proposed built form cannot be accommodated on the site without compromising landscape compliance and amenity.
 11. There is only one section provided, section A-A. The rear setback and basement columns in section A-A do not appear to be aligned with the floor plans. In order to properly assess the proposal there ought to be 2 long sections and at least 2 or 3 cross sections. All sections need to show natural ground lines and extend at least 6m beyond the site boundaries to show existing and/or planned adjacent ground levels and structures.
 12. There appears to be inadequate consideration of sustainability in the proposal. At a minimum, a revised proposal must include the following measures:
 - Integration of solar panels
 - electrification of all internal services
 - EV charging for vehicles and bicycles
 - Water collection and reuse Ceiling fans and enhanced passive ventilation

Planners comment: A letter was sent to the applicant on 25 March 2024 raising the above issues. The applicant has not addressed the issues raised by DEAP and the application is recommended for refusal.

Catchment and Development Engineer Referral

1. The site falls to the rear and it is considered that an easement is required to drain the site. The proposed downstream easement is not at the low point of the site and does not allow for emergency flows to be directed to the easement. In this regard, the plans shall be amended and the applicant shall seek out an easement from the downstream property owners to drain the site. The following shall be shown on any stormwater plans where an easement is proposed:
 - (a) Full details of Stormwater drainage within the easement to a legal point of discharge.
 - (b) A long section of the drainage pipe within the easement to the point of discharge.
 - (c) The drainage easement location shall not disturb any structures or root zone of existing trees within the property/properties.
 - (d) All structures and trees within, overhanging or within 5m of the proposed easement shall be accurately indicated on the plans.

Note: To enable ongoing assessment of the proposed easement, documentation shall be provided from the downstream property owners granting consent to the future creation of an easement.
2. The OSD is located at the high side of the lot in the proposed plans. In this regard, the OSD shall be relocated at the lowest practicable location on the site to assist in reducing bypass.
3. Written consent for the downstream easement shall be obtained from the downstream property owner/so Refer to Council's standard consent form by accessing the following link:
<https://www.citvofparramatta.nsw.gov.au/sites/council/files/2024-02/Easement Form.pdf>

Note: cross ventilation shall be maintained. Open grates to be inaccessible to children(external to play areas) but easily accessible for maintenance.

NOTE: Failure to obtain owner's consent from affected downstream properties would result in a refusal of the application. Alternatively, the application may be withdrawn.

Planners comment: A letter was sent to the applicant on 25 March 2024 raising issues, including Council's Catchment Engineer's comments. The applicant has not submitted an amended stormwater plans / owners consent from the downstream property, and the application is recommended for refusal. It is noted the adjoining land owner at no. 6 Blakeford Avenue, has submitted a letter stating that they do not support a stormwater easement through their property.

Landscape Officer Referral

An amended landscape plan is required. The landscape plan submitted by the Architect fails to address the specific childcare landscaping objectives and principles of the Development Control Plan and the Childcare Planning Guideline. The following information is to be addressed and indicated in the revised Landscape Plan:

1. *A minimum 1 m wide continuous buffer screening hedge to be provided to all rear boundaries and within the inside of all playground boundaries. It is to be integrated with the fencing for privacy and amenity. Hedge screening planting to be provided in minimum 200mm containers and must be able to grow to 1.8m at maturity;*
2. *Note: screen planting is not to be included in calculations of unencumbered outdoor space and needs to be reflected in the outdoor space calculations;*
3. *Ensure the unencumbered outdoor spaces to be designed to allow children to explore and experience the natural environment and ensure the provision of outdoor play areas cater for a variety of experiences for the different aged children including; learning, active and quiet time and other development experiences. Play elements to be clearly nominated on the plans;*
4. *The ground floor level and the natural grade are not connected and is to be redesigned to be connected to the main outdoor play space so it can be easily supervised and to avoid undesirable play spaces.*
5. *There is no detail or fencing around the basement fire egress stairs.*
6. *All play spaces are to be provided at ground level to the rear of the building, with direct access from within the facility, and should not be in the front setback*
7. *Planting / garden areas to have an appropriate width to sustain plantings proposed (minimum 1m);*
8. *Soil volume and depth within the planters / on the podium level/ above the basement and aSD do not meet the prescribed soil volumes to support the mature growth of trees and shrubs. Planters to be continuous and the soil contiguous.*
9. *Details, including on-structure tree planting, shrub planting, turf planting to show indicative soil depths, widths and soil volumes to support the mature growth of the plants proposed as per the following;*
 - . *Typical tree planting on structure to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)*
 - . *Typical shrub planting on structure 500-600mm soil depth;*
 - . *Typical turf planting on structure 200-300mm soil depth.*
10. *Ensure are plans between different disciplines (Architectural/Civil/Acoustic) are fully coordinated and avoid any discrepancies.*
11. *Acoustic fencing is to be located a minimum 2m within the site boundary.*
12. *Planting structures to be clearly defined on the plans and details provided indicating soil depths and volumes (including wall heights) to ensure they meet the planting requirements for the proposed trees and shrubs;*
13. *Spot levels across the development, including any top of walls;*
14. *Sections required through the landscaping to show planting arrangement alongside paths, building, fencing and boundary lines and any other features;*
15. *The small trees are to be replaced with larger canopy trees. The trees are required to be provided in a minimum 100 litre container, reach a minimum mature height of 13m and be planted at a minimum distance of two (2) metres from any drainage line and a minimum 3.5m setback to the outside of any legally constructed building.*
16. *Ensure plant species take into consideration solar orientation and be safe and suitable for use in a childcare. Ensure all of the proposed plant species are not considered poisonous, toxic and harmful or cause allergic reactions if any part of the plants are touched or ingested. Careful consideration should be given to choosing plants that are vibrant, colourful and appeal to the senses so they can be incorporated into the age-appropriate learning experience.*
17. *Replacement street tree to be indicated within the reserve. The species is to be a Callistemon viminalis, 45L and be planted a minim 3m from the driveway. All landscape plans are to be prepared by a professionally qualified Landscape Architect.*

Planners comment: A letter was sent to the applicant on 25 March 2024 raising the above issues. The applicant has not submitted an amended Landscape Plan addressing the above issues, and the application is recommended for refusal.

Traffic Engineer Referral

The updated plans now have a gradient for the first 6m into the property of 6.7% along the northern edge and 3.3% along the southern side. This means that a grade of 5% is achieved down the middle of the driveway but the egress side of the driveway will still be non-complying to the minimum requirements of the Australian Standards. However, it is noted that lifting the levels by 100mm will address this issue and the applicant may be able to accommodate this.

Further to this, there appears to be a 900mm difference in height from the base of the lift to the disabled parking spaces which will require clarification (see below).

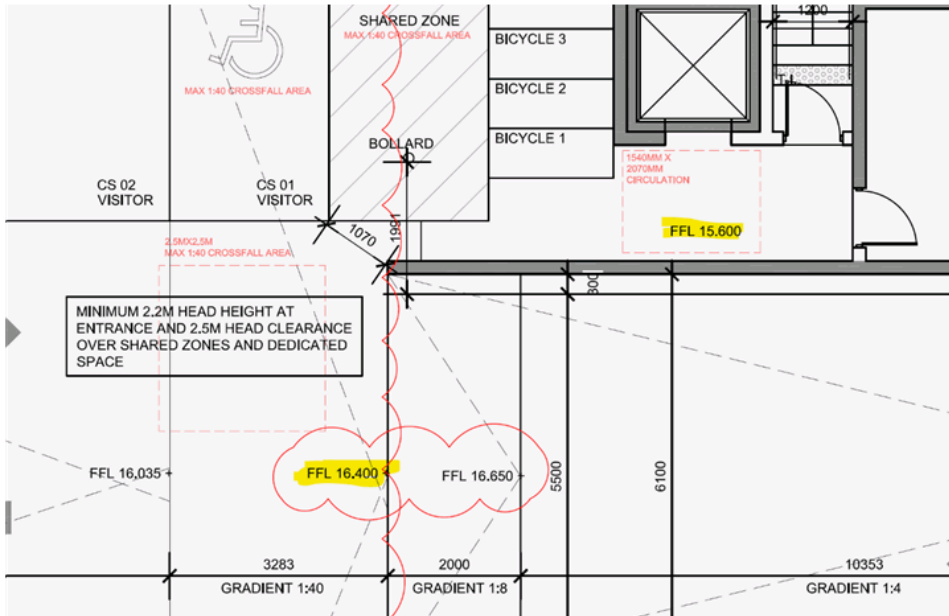


Figure 4: Basement plan

Planners comment: Noted. Were the application recommended for approval, the conditions recommended by Council's Traffic Engineer would be included in the development consent.

PLANNING ASSESSMENT

8. Environmental Planning Instruments

8.1 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 (Industry and Employment) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Education and Care Services National Regulations
- Parramatta Local Environmental Plan 2023
- Parramatta Development Control Plan 2023

Compliance with these instruments is addressed below.

8.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

8.2.1 Chapter 4 Remediation of Land

- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination;
- Historic aerial photographs were used to investigate the history of uses on the site;

- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination;
- A search of public authority databases did not include the property as contaminated;
- The Statement of Environmental Effects states that the property is not contaminated.

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.

A Preliminary Site Investigation Report was submitted with the application and reviewed by Council's Environmental Health Officer, who raised no objections to the proposal, subject to standard conditions relating to Hazardous material survey, asbestos, site investigation, landfill, waste and contamination.

The proposal is acceptable in respect to the requirements of SEPP (Resilience and Hazards) 2021. It is therefore considered that the proposed childcare facility poses no risk of contamination and as such no further consideration is required under Clause 4.6 of the SEPP. Therefore, Council is satisfied the land can be used for the purposes of a childcare facility.

Were the application recommended for approval, standard hazardous material survey, asbestos, site investigation, landfill, waste and contamination conditions would be imposed on the Notice of Determination.

8.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

8.3.1 Chapter 2 Vegetation in non-rural areas

The application has been assessed against the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

Council's Tree and Landscape Officer reviewed the application raised concern over the proposed landscape plan and the application is recommended for **refusal**.

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

- protect and improve hydrological, ecological and geomorphologic processes;
- consider cumulative impacts of development within the catchment;
- improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and
- protect and rehabilitate riparian corridors and remnant vegetation.

The site is sufficiently far upstream from the Parramatta River that it is not identified as being within the Foreshores and Waterways Area which extends west only to Parramatta CBD. The proposal is consistent with the controls contained with the deemed SEPP.

8.4 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

Business identification signage is shown on the photomontage, however no details have been provided for assessment. Therefore Council is unable to do an assessment against the Chapter 3 Advertising and Signage of the SEPP.

8.5 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE)

8.5.1 Chapter 2 Infrastructure

The provisions of the SEPP have been considered in the assessment of the development application.

The application is not subject to clause 2.48 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.

The application is not subject to clause 2.119 of the SEPP as the site does not have frontage to a classified road. The application is not subject to clause 2.120 of the SEPP as the average daily traffic volume of **Cowells Lane** is less than 20,000 vehicles.

With regards to requirements of Clause 2.120 and, Schedule 3 of the SEPP, the development does not have a capacity for 200 or more motor vehicles. Therefore, the SEPP does not apply in this respect.

8.5.2 Chapter 3 Educational establishments and child care facilities

The provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021 are applicable to the proposed development. The following assessment of the development proposal has been undertaken against the applicable provisions of the environmental planning instrument, in particular Chapter 3 Educational establishments and child care facilities.

Chapter 3 Educational establishments and child care facilities.	Compliance/Comment
Part 3.3 Early education and care facilities—specific development controls	
<p>3.22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development</p>	<p>Concurrence of the Regulatory Authority is required where a development does not achieve the minimum indoor or outdoor unencumbered space requirements in accordance with regulation 107 (indoor unencumbered space requirements) and Regulation 108 (outdoor unencumbered space requirements) of the <i>Education and Care Services National Regulations</i>.</p> <p>The proposal meets the minimum indoor unencumbered space requirements (as calculated in accordance with the definitions under Clause 107 & 108 of Education and Care Services National Regulations).</p> <p>However, the proposal does not meet the minimum outdoor space requirements.</p>

	56 place child facility	Required	Proposed	Concurrence
	Indoor Space	3.25m ² / child 247m ²	Complies 271m ² / 3.5m ²	NA
	Outdoor Space	7m ² / child 532m ²	Does not comply 496m ² / 6.5m ² The application states compliance with this control, however the applicant has not calculated the outdoor play area in accordance with the definitions under Clause 108 of Education and Care Services National Regulations. In this regard, the applicant has not excluded the screen planting from the outdoor play area calculations. It is also noted that the landscape plan and architectural plans are inconsistent. The application is recommended for refusal.	NA – The application is recommended for refusal.
3.23 Centre-based child care facility— matters for consideration by consent authorities	The applicable provisions of the Child Care Planning Guideline have been considered and an assessment against the matters for consideration are provided in the table below.			
3.26 Centre-based child care facility— non-discretionary development standards	The non-discretionary development standards subject of this clause including location, indoor space, site area and dimensions, and building materials and finishes have not been used as a basis for refusal of this application.			
3.27 Centre-based child care facility— development control plans	The provisions contained in the Parramatta Development Control Plan 2023 pertaining to this clause have not been applied when assessing the proposed development. Non-discretionary development standards subject of this clause have not been used as a basis for refusal of this application.			

8.5.2.1 Child Care Planning Guideline August 2017

The SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 (Chapter 3 - Educational establishments and child care facilities) requires consideration of the provisions contained within the Child Care Planning Guideline. An assessment is provided below.

Part 3 – Matters for Consideration

Part 2 – Design Quality principles	
Principle 1 – Context	<p>The site slopes to the rear and a drainage easement is required through the downstream property.</p> <p>Council’s Development Engineer has reviewed the application and does not support the proposal as the applicant has not satisfactorily demonstrated adequate stormwater management for the proposed development.</p> <p>The site is therefore considered unsuitable for a childcare centre.</p>
Principle 2 – Built form	The proposal does not achieve a scale, bulk and height appropriate to the existing or desired future character of the surrounding area.
Principle 3 – Adaptive Learning Spaces	The proposal fails to comply with the minimum outdoor play area requirements, therefore not providing a high quality learning space for children.
Principle 4 – Sustainability	The design of the building is considered to be sustainable as the building form allows for cross ventilation, as well as acceptable solar access to the play areas.
Principle 5 – Landscape	The proposal does not provide adequate landscaped areas, within the front setback or rear setback and does not propose adequate screening between properties.
Principle 6 – Amenity	The proposal fails to comply with the minimum outdoor play area requirements, therefore not providing good amenity for children.
Principle 7 – Safety	The child care centre is considered to have adequate evacuation procedures as there are routes from the outdoor play areas directly to the street without having to re-enter the building.
3.1 Site Selection and Location	
<p>C1 For proposed developments in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> • The acoustic and privacy impacts of the proposed development on the residential properties; • The setbacks and siting of buildings within the residential context; • visual amenity impacts (e.g. additional building bulk and overshadowing, local character) 	<p>Does not comply</p> <p>The site is located in a R2 Low Density Residential zone.</p> <p>To achieve adequate acoustic privacy, an acoustic solid fence with a maximum height of 2m is proposed along the northern, western and southern boundaries.</p> <p>Section 4.6 of PDCP 2023, states:</p> <p><i>“Any structures greater than 1.8 metres in height (including acoustic barriers) are to be setback at least 2 metres from side boundaries. This setback is to incorporate a minimum 1 metre densely landscaped setback, comprising trees and shrubs and cannot be included in the total outdoor play space area required for unencumbered outdoor play space.”</i></p> <p>The proposed 2m high acoustic fence is located on the boundary and is not supported.</p> <p>Does not comply</p> <p>The proposal fails to comply with the building envelope controls contained in PDCP 2023, resulting in a development inconsistent with the existing and likely future character of the area.</p> <p>Does not comply</p> <p>The proposal fails to comply with the building envelope controls contained in the PDCP 2023, in particular side and rear setbacks, height, landscaped areas and FFL above NGL.</p>

<ul style="list-style-type: none"> • Traffic and parking impacts of the proposal on residential amenity. 	<p>The proposal results in a building that is of a bulk and scale inconsistent with the dwellings in the street, and results in overlooking and overshadowing of neighbouring properties.</p> <p>Traffic and parking impacts have been considered in the assessment of the application and considered satisfactory.</p>
<p>C2 When selecting a site, ensure that:</p> <ul style="list-style-type: none"> • The location and surrounding uses are compatible with the proposed development or use; • The site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards; • There are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed; • The characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> ○ size of street frontage, lot configuration, dimensions and overall size; ○ number of shared boundaries with residential properties; and ○ the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas; • Where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use; • There are suitable drop off and pick up areas, and off and on street parking; • The type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use; • It is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. 	<p>The site is located within a residential environment and within proximity to schools and open space.</p> <p>The site is not affected by flooding, land slip, bushfires or coastal hazards.</p> <p>A Preliminary Site Investigation report was submitted with the application. The report recommends more information including a hazardous material investigation prior to works commencing and a HAZMAT assessment following demolition.</p> <p>Council's Environment and Health Officer reviewed the application and supports the proposal subject to conditions.</p> <p>The scale and type of development proposed is compatible with the site characteristics in terms of lot configuration and dimensions. The site shares boundaries with residential properties and Sydney Evangelical Holiness Church to the north.</p> <p>The proposal does not detract from sensitive environmental or cultural areas.</p> <p>NA</p> <p>Parking and drop off/pick up areas are proposed on site, within the basement.</p> <p>Cowells Lane is a local road.</p> <p>The site is not located in proximity to incompatible social uses.</p>
<p>C3 A child care facility should be located:</p>	<p>The site is in close proximity to Cowells Lane Reserve and Ermington Public School</p>

<ul style="list-style-type: none"> • Near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship; • Near or within employment areas, town centres, business centres, shops; • With access to public transport including rail, buses, ferries; and • In areas with pedestrian connectivity to the local community, businesses, shops, services and the like. 	
<p>C4 A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • Proximity to: <ul style="list-style-type: none"> ○ heavy or hazardous industry, waste transfer depots or landfill sites; ○ LPG tanks or service stations; ○ water cooling and water warming systems; ○ odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses; ○ extractive industries, intensive agriculture, agricultural spraying activities; and • Any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site. 	<p>The site is not located within close proximity to any industrial zones, service stations, or areas that emit odour.</p>
<p>3.2 Local Character, Streetscape and Public Domain Interface</p>	
<p>C5 The proposed development should:</p> <ul style="list-style-type: none"> • Contribute to the local area by being designed in character with the locality and existing streetscape; • Reflect the predominant form of surrounding land uses, particularly in low density residential areas • Recognise predominant streetscape qualities, such as building form, scale, materials and colours; • Include design and architectural treatments that respond to and integrate with the existing streetscape; • Use landscaping to positively contribute to the streetscape and neighbouring amenity; and 	<p>Does not comply</p> <p>The proposal involves a substantial amount of hard surface within the front setback, due to four (4) pedestrian crossovers and one 6m wide vehicular driveway. This issue was raised to the applicant and amended plans were required to increase the landscaped areas within the front setback. This issue was not addressed, and the application is recommended for refusal.</p> <p>Cowells Lane consists of single storey and two storey dwelling houses and two storey dual occupancies.</p> <p>The proposal is consistent with the buildings in the street, in terms of colours and materials.</p> <p>The proposal includes a pitch roof, face brick and render.</p> <p>Does not comply</p> <p>The proposal involves a substantial amount of hard surface within the front setback, due to four (4) pedestrian crossovers and one 6m wide vehicular driveway. This issue was raised to the applicant and amended plans were</p>

<ul style="list-style-type: none"> Integrate car parking into the building and site landscaping design in residential areas. 	required to increase the landscaped areas within the front setback. This issue was not addressed and the application is recommended for refusal.
<p>C6 Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> Fencing to ensure safety for children entering and leaving the facility; Windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community; and Integrating existing and proposed landscaping with fencing. 	<p>Insufficient information A front fence is proposed however, details have not been provided.</p> <p>Windows provided within the eastern front elevation, overlooking Cowells Lane and public domain.</p> <p>Insufficient information Front fence details have not been provided.</p>
<p>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	NA
<p>C8 Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> Clearly defined street access, pedestrian paths and building entries; Low fences and planting which delineate communal/ private open space from adjoining public open space; and Minimal use of blank walls and high fences. 	The site does not adjoin a public park or open space.
<p>C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</p>	<p>Insufficient information A front fence is proposed however, details have not been provided.</p>
<p>C10 High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.</p>	An acoustic wall is not proposed on the front boundary.
<p>3.3 Building Orientation, Envelope and Design</p>	
<p>C11 Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> Ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> Facing doors and windows away from private open space, living 	<p>Does not comply The proposed FFL and insufficient setbacks, results in potential for overlooking of adjoining properties.</p>

<p>rooms and bedrooms in adjoining residential properties;</p> <ul style="list-style-type: none"> ○ Placing play equipment away from common boundaries with residential properties; ○ Locating outdoor play areas away from residential dwellings and other sensitive uses; <ul style="list-style-type: none"> • Optimise solar access to internal and external play areas; • Avoid overshadowing of adjoining residential properties; • Minimise cut and fill; • Ensure buildings along the street frontage define the street by facing it; and • Ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>The outdoor play area is located at the rear and will receive full sunlight between 12pm and 3pm. The indoor play area has windows within the northern elevation and western elevation, receiving full sunlight for at least 3 hours for each room.</p> <p>Does not comply / insufficient information Concern is raised over the adjoining property to the south and whether the adjoining dwelling will receive a minimum 3 hours sunlight to habitable rooms. A letter was sent to the applicant on 25 March 2024 requesting elevational shadow diagrams. The applicant has not provided additional information to address this issue and the application is recommended for refusal.</p> <p>Does not comply The site slopes from the front to the rear, by approximately 3m. The proposed development has not been designed to respond to the slope of the site, with proposed ground floor FFL of up to 1.8m above NGL and the outdoor play area is also up to 1.8m above NGL, due to the protrusion of the basement within the rear setback.</p> <p>Concern is raised over the loss of privacy to adjoining properties and the overshadowing of adjoining properties, as a result of the proposed fill.</p> <p>The building has been designed to ensure that it faces the street.</p> <p>The proposed facility has been designed to achieve cross ventilation and temperature controlled to avoid extremes in temperature.</p>
<p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • Building height should be consistent with other buildings in the locality; • Building height should respond to the scale and character of the street; • Setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility; • Setbacks should provide adequate access for building maintenance; and • Setbacks to the street should be consistent with the existing character. 	<p>Does not comply / insufficient information Insufficient information to accurately measure the building height, as RL's are missing from plans. Concern is raised over the proposed ground floor FFL, which results in a bulk and scale inconsistent with the existing and future character of the area.</p> <p>Does not comply / insufficient information The proposal does not comply with the PDCP 2023 setback requirements, resulting in unreasonable overlooking of neighboring properties, and the application is recommended for refusal.</p> <p>Setbacks allow access for building maintenance.</p> <p>Front setback is consistent with the existing character.</p>

<p>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.</p>	<p>NA – Cowells Lane is not a classified road.</p>
<p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>Does not comply The rear setback required under PDCP 2023 is minimum 30% / 16.08m. The proposal has a rear setback of 13.6% / 7.6m, to the ground floor (outdoor play area protrudes 1.8m above NGL, due to the basement below), and 9.1m / 16.25% to the first floor. The side setback required under PDCP 2023 is minimum 2m, for any structures above 1.8m in height, including acoustic barriers. The proposal includes 2m high acoustic barrier on the northern, western and southern boundaries. The proposal fails to comply with the PDCP 2023 setback controls and is inconsistent with the prevailing setbacks in the area and results in unreasonable overlooking, overshadowing and bulk and scale. The application is recommended for refusal.</p>
<p>C15 The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> • Respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage; • Retains and reinforces existing built form and vegetation where significant; • Considers heritage within the local neighbourhood including identified heritage items and conservation areas; • Responds to its natural environment including local landscape setting and climate; and • Contributes to the identity of place. 	<p>Does not comply The built form of the development is not similar to low density residential development within the locality, given the side and rear setbacks, resulting in a bulk and scale inconsistent with low density residential development.</p>
<p>C16 Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • Located to allow ease of access, particularly for pedestrians; • Directly accessible from the street where possible; • Directly visible from the street frontage; • Easily monitored through natural or camera surveillance; • Not accessed through an outdoor play area; and • In a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>There is one (1) vehicular access and four (4) pedestrian entries proposed from Cowells Lane. The entrance is not accessed through an outdoor play area. The child care centre is not within a mixed use building.</p>

<p>C17 Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • Providing accessibility to and within the building in accordance with all relevant legislation; • Linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry; • Providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible; and • Minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. <p>NOTE: The <i>National Construction Code</i>, the <i>Discrimination Disability Act 1992</i> and the <i>Disability (Access to Premises – Buildings) Standards 2010</i> set out the requirements for access to buildings for people with disabilities.</p>	<p>Accessibility is provided to the building and within the proposed child care facility. The proposed building entry is accessible from the existing footpath and a lift is provided from the basement to the ground floor and the first floor. A ramp is provided within the outdoor play area, providing access from the lower to upper areas.</p>
<p>3.4 Landscaping</p>	
<p>C18 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • Reflecting and reinforcing the local context; and • Incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>Does not comply</p> <p>The applicant has not excluded screen planting from their calculations of the outdoor play areas, and therefore fails to meet the minimum outdoor play areas requirements.</p>
<p>C19 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • Planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings; • Taking into account streetscape, local character and context when siting car parking areas within the front setback; and • Using low level landscaping to soften and screen parking areas. 	<p>Does not comply</p> <p>Council's Landscape Officer has reviewed the application and does not support the proposal. Refer to referrals section of the report.</p>
<p>3.5 Visual and Acoustic Privacy</p>	
<p>C20 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>The development is not a mixed use development.</p>
<p>C21 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p>	<p>The proposal has been designed to minimise overlooking of indoor play rooms. The proposed indoor and outdoor play areas are located to the rear of the building. A hallway is proposed along the front eastern side of the</p>

<ul style="list-style-type: none"> • Appropriate site and building layout; • Suitably locating pathways, windows and doors; and • Permanent screening and landscape design. 	<p>building, with windows overlooking the front yard and public domain. All windows within play rooms overlook the rear outdoor play area, or side boundaries.</p>
<p>C22 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • Appropriate site and building layout; • Suitable location of pathways, windows and doors; and • Landscape design and screening. 	<p>Does not comply The proposed FFL, insufficient setbacks and first floor play areas, results in potential for overlooking of adjoining properties.</p>
<p>C23 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • Provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence); and • Ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	<p>Does not comply To achieve adequate acoustic privacy, an acoustic solid fence with a maximum height of 2m is proposed along the northern, western and southern boundaries.</p> <p>Section 4.6 of PDCP 2023, states:</p> <p><i>“Any structures greater than 1.8 metres in height (including acoustic barriers) are to be setback at least 2 metres from side boundaries. This setback is to incorporate a minimum 1 metre densely landscaped setback, comprising trees and shrubs and cannot be included in the total outdoor play space area required for unencumbered outdoor play space.”</i></p> <p>The proposed 2m high acoustic fence is located on the boundary and is not supported.</p>
<p>C24 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • Identify an appropriate noise level for a child care facility located in residential and other zones; • Determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use; and • Determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>Council’s Environmental Health Officer has reviewed the application and submitted acoustic report and raises no objection to the proposed development subject to recommended conditions of consent.</p> <p>However it is noted that the proposed 2m acoustic fence, whilst supported by Councils EHO, does not meet the PDCP 2023 setback controls and is therefore not supported.</p>
<p>3.6 Noise and Air Pollution</p>	
<p>C25 Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • Creating physical separation between buildings and the noise source; • Orienting the facility perpendicular to the noise source and where possible buffered by other uses; • Using landscaping to reduce the perception of noise; • Limiting the number and size of openings facing noise sources; • Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens); • Using materials with mass and/or sound insulation or absorption properties, 	<p>Noise attenuation measures have been included in the Acoustic Report.</p>

<p>such as solid balcony balustrades, external screens and soffits; and</p> <ul style="list-style-type: none"> • Locating cot rooms, sleeping areas and play areas away from external noise sources. 	
<p>C26 An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • On industrial zoned land; • Where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000; • Along a railway or mass transit corridor, as defined by <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • On a major or busy road; and • Other land that is impacted by substantial external noise. 	<p>An acoustic report was submitted with the application. The site is not located on industrial land, on land where the ANEF contour is between 20 and 25, along a rail or mass transit corridor, on a major or busy road, or on land impacted by significant external noise.</p>
<p>C27 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>The subject site is not located on a major road or near industrial development.</p>
<p>C28 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • Creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution; • Using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway; and • Incorporating ventilation design into the design of the facility. 	<p>The subject site is not located on a major road or near industrial development.</p>
<p>3.7 Hours of Operation</p>	
<p>C29 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to on-residential land uses.</p>	<p>Proposed hours of operation are 7:00am to 6:00pm.</p>

<p>C30 Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.</p>	<p>The site is not in a mixed use or commercial area.</p>
<p>3.8 Traffic, Parking and Pedestrian Circulation</p>	
<p>C31 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</p>	<p>Council's Traffic Engineer has reviewed the application and supports the proposal subject to conditions.</p>
<p>C32 In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</p>	<p>The site is not located in a commercial or industrial zone.</p>
<p>C33 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • The amenity of the surrounding area will not be affected; and • There will be no impacts on the safe operation of the surrounding road network. 	<p>The applicant has submitted a Traffic and Parking Statement prepared by McLaren Traffic Engineering and Road Safety Consultants, dated 20 January 2023.</p> <p>Council's Transport Engineer reviewed the application and supports the proposal. Please see traffic referral for the full comments in regard to the traffic and parking assessment.</p>
<p>C34 Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • A classified road; and • Roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> • The prevailing traffic conditions; • Pedestrian and vehicle safety including bicycle movements; and • The likely impact of the development on traffic. 	<p>Vehicular access is provided from Cowells Lane.</p>
<p>C35 Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>Cowells Lane is not a cul-de-sac or narrow lane.</p>
<p>C36 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • Separate pedestrian access from the car park to the facility; • Defined pedestrian crossings included within large car parking areas; 	<p>A separate pedestrian entry and driveway entry is proposed.</p> <p>Vehicles are able to enter and leave the site in a forward direction.</p>

<ul style="list-style-type: none"> • Separate pedestrian and vehicle entries from the street for parents, children and visitors; • Pedestrian paths that enable two prams to pass each other; • Delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities; • In commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas; and • Vehicles can enter and leave the site in a forward direction. 	
<p>C37 Mixed use developments should include:</p> <ul style="list-style-type: none"> • Driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks; • Drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site; and • Parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<p>The development is not a mixed use development.</p>
<p>C38 Car parking design should:</p> <ul style="list-style-type: none"> • Include a child safe fence to separate car parking areas from the building entrance and play areas; • Provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards; and • Include wheelchair and pram accessible parking. 	<p>This could be addressed via a condition were the application be recommended for approval.</p>
<p>Part 4 – Applying the National Regulations to Development Proposals</p>	
<p>4.1 Indoor Space Requirements</p>	
<p>Regulation 107 Education and Care Services National Regulations Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space. <i>Unencumbered indoor space excludes any of the following:</i></p> <ul style="list-style-type: none"> • <i>Passageway or thoroughfare (including door swings) used for circulation;</i> • <i>Toilet and hygiene facilities;</i> • <i>Nappy changing area or area for preparing bottles;</i> 	<p>Complies</p> <p>Required: 247m² / 3.25m² Proposed: 271m² / 3.56m²</p>

facilities that are contained in the <i>National Construction Code</i> .	
4.4 Ventilation and Natural Light	
<p>Regulation 110 Education and Care Services National Regulations</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the <i>National Construction Code</i>. Ceiling height requirements may be affected by the capacity of the facility.</p>	<p>The child care facility is well ventilated and has adequate natural light.</p> <p>It is noted that the Acoustic report recommends that the windows and doors of the proposed childcare are to be closed when music is playing and children are singing with loud voice inside the childcare. The windows may remain open at all other times, during operation. Therefore, the application complies with natural ventilation.</p>
4.5 Administrative Space	
<p>Regulation 111 Education and Care Services National Regulations</p> <p>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p>	Complies
4.6 Nappy Change Facilities	
<p>Regulation 112 Education and Care Services National Regulations</p> <p>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the <i>National Construction Code</i>.</p>	Nappy change facilities are provided.
4.7 Premises designed to facilitate supervision	
<p>Regulation 115 Education and Care Services National Regulations</p> <p>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the <i>National Construction Code</i>.</p>	Complies
4.8 Emergency and Evacuation Procedures	
<p>Regulations 97 and 168 Education and Care Services National Regulations</p> <p>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p>	An evacuation plan has been provided. A condition requiring further details and sign off by Department of Education would have been included as a condition if the application was recommended to be approved.

<ul style="list-style-type: none"> • Instructions for what must be done in the event of an emergency; • An emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit; and • A risk assessment to identify potential emergencies that are relevant to the service. 	
4.9 Outdoor Space Requirements	
<p>Regulation 108 Education and Care Services National Regulations</p> <p>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.</p> <p><i>Unencumbered outdoor space excludes any of the following:</i></p> <ul style="list-style-type: none"> • <i>Pathway or thoroughfare, except where used by children as part of the education and care program;</i> • <i>Car parking area;</i> • <i>Storage shed or other storage area;</i> • <i>Laundry; and</i> • <i>Other space that is not suitable for children.</i> <p><i>Calculating unencumbered space for outdoor areas should not include areas of dense hedges or plantings along boundaries which are designed for landscaping purposes and not for children's play (refer to Figures 9 and 10).</i></p>	<p>Does not comply</p> <p>Required: 532m² / 7m² Proposed: 496m² / 6.52m²</p> <p>The application states compliance with this control, however the applicant has not calculated the outdoor play area in accordance with the definitions under Clause 108 of Education and Care Services National Regulations.</p> <p>In this regard, the applicant has not excluded the screen planting from the outdoor play area calculations.</p> <p>It is also noted that the landscape plan and architectural plans are inconsistent.</p> <p>The application is recommended for refusal.</p>
4.10 Natural Environment	
<p>Regulation 113 Education and Care Services National Regulations</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>	Complies
4.11 Shade	
<p>Regulation 114 Education and Care Services National Regulations</p> <p>The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</p>	The plans indicate a combination of shade structures and trees to be planted with mature heights of between 4m and 14m, which will provide shade within the ground floor and first floor outdoor play areas.
4.12 Fencing	
<p>Regulation 104 Education and Care Services National Regulations</p> <p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age. Child care</p>	The proposal is able to comply.

<p>facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the <i>National Construction Code</i>.</p>	
<p>4.13 Soil Assessment</p>	
<p>Regulation 25 Education and Care Services National Regulations Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required:</p> <ul style="list-style-type: none"> • A soil assessment for the site of the proposed education and care service premises; • If a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken; and • A statement made by the applicant that states, to the best of the applicant’s knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children. 	<p>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.</p> <p>Furthermore, a Preliminary Site Investigation Report was submitted with the application and reviewed by Council’s Environmental Health Officer, who raised no objections to the proposal, subject to standard Hazardous material survey, asbestos, site investigation, landfill, waste and contamination conditions being imposed on the conditions of consent.</p>

8.5.2.2 Education and Care Services National Regulations

The *Education and Care Services National Regulations* provides specific requirements that service providers must achieve in order to be approved by NSW Department of Education.

The requirements of the National Regulations are included within the Child Care Planning Guideline.

The following regulations are not specifically addressed as part of the Child Care Planning Guideline:

<p>Regulation 123 Educator to child ratios – centre based services</p> <p>The minimum number of educators is required in the following ratios:</p> <p>(a) for children from birth to 24 months of age—1 educator to 4 children;</p> <p>(b) for children over 24 months and less than 36 months of age—1 educator to 5 children;</p> <p>(c) for children aged 36 months of age or over (not including children over preschool age)—1 educator to 11 children;</p> <p>(d) for children over preschool age, 1 educator to 15 children.</p> <p>Required:</p>	<p>The application indicates that the centre will be run by 9 educators as follows:</p> <ul style="list-style-type: none"> • 0-2 years; 4 teachers • 2-3 years; 5 teachers • 3-6 years; 4 teachers <p>Regulation 122 of <i>National Regulations</i> states “An educator cannot be included in calculating the educator to child ratio of a centre-based service unless the educator is working directly with children at the service”.</p> <p>The proposed development would require 9 educators working directly with children and any administration staff would be additional.</p>	<p>Complies</p>
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<ul style="list-style-type: none"> • 0-2 years – 4 educators • 2-3 years – 5 educators • 3+ years – 4 educators <p>Total of 13 educators are required.</p>		
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9. Parramatta Local Environmental Plan 2011

This Development Application is made pursuant to the Parramatta LEP 2023 (LEP 2023). The relevant matters considered under the PLEP 2023 are outlined below:

Clause 1.2 Aims of Plan

- (aa) *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) *to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,*
- (b) *to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,*
- (c) *to identify, conserve and promote Parramatta’s natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,*
- (d) *to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,*
- (e) *to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,*
- (f) *to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,*
- (g) *to improve public access along waterways where natural values will not be diminished,*
- (h) *to enhance the amenity and characteristics of established residential areas,*
- (i) *to retain the predominant role of Parramatta’s industrial areas,*
- (j) *to ensure that development does not detract from the economic viability of Parramatta’s commercial centres,*
- (k) *to ensure that development does not detract from the operation of local or regional road systems,*
- (l) *to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,*
- (m) *to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,*
- (n) *to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.*

Clause 2.3 Zone objectives and Land Use Table

The site is zoned R2 Low Density Residential. The aims and objectives for the R2 Low Density Residential zone in Clause 2.3 – Zone Objectives are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the low density residential character of the area.*
- *To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.*
- *To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.*
- *To protect and enhance tree canopy, existing vegetation and other natural features.*

The application proposes a 76 place Centre-based child care facility, which is permissible in the R2 Low Density Residential zone.

The proposed development is inconsistent with the aims and objectives of the R2 Low Density Residential zoning applying to the land, as the proposed works are not located in a context and setting that minimises impacts on the amenity of the low-density residential environment. In this regard, the site slopes to the rear and a drainage easement is required through

a downstream property. The applicant has not satisfactorily demonstrated adequate stormwater management for the proposed development. In this regard, an easement through a downstream property with owners consent for the easement.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Cl. 4.3 Height of buildings Allowable = 9m Proposed =	Insufficient information to accurately measure the building height, as RL's are missing from plans.
Cl. 4.4 Floor space ratio Allowable 0.5:1 = 563m ² Proposed = 0.49:1 / 558m ²	Complies
Cl. 4.6 Exceptions to Development Standards	NA
Part 5 Miscellaneous provisions	
Cl. 5.10 Heritage conservation	NA
Cl. 5.21 Flood Planning	The site is not identified by council as being flood prone under Council's <i>Flood Study 2023</i> .
Part 6 Additional local provisions	
Cl. 6.2 Earthworks	Were the application recommended for approval, conditions would be imposed in the consent to address earthworks.
Cl 6.5 Stormwater Management	<p>The subject site falls to the rear and an easement is required to drain the site. The original proposed downstream easement (through No. 15 Cowells Lane, noted with a blue marker below) is not at the low point of the site and does not allow for emergency flows to be directed to the easement. In this regard, the applicant was requested to amend the plans and seek out an easement from the downstream property owners at No. 6 Blakeford Avenue, to drain the site.</p> <p>The applicant explored the option to drain through No. 6 Blakeford Avenue (notated with a green marker), however could not obtain owners consent from the owners.</p> <p>The applicant has not satisfactorily demonstrated adequate stormwater management for the proposed development. In this regard, an easement through a downstream property with owners consent for the easement.</p>



Figure 5: Subject site (notated with a red marker), adjoining site, No. 15 Cowells Yates (notated with a blue marker) and adjoining site, No. 6 Blakeford Avenue (notated with a green marker).



Figure 6: Contours map, GIS

10. Parramatta Development Control Plan 2023

The proposed development has been assessed having regard to the relevant desired outcomes and prescriptive requirements within of the PDCP 2023.

Development standard	Proposal	Compliance
PART 2 – Design in Context (Note: Part 4.6 Centre-Based Child Care Facilities, states that development that adjoins residential development needs to consider Part 2 – Design in Context and Part 3 – Residential Development of this DCP to ensure there is minimal impacts on amenity of adjoining properties.)		
2.3 Preliminary building envelope		
<p>C.01 Articulation zones for blade walls, shading devices and similar must be included within the building envelope and may not project into the required setback zones.</p>	Complies	Yes
<p>C.03 Balconies and eaves are not to project more than 800mm beyond the building envelope. If balconies are orientated towards side boundaries, they must be contained within the building envelope and address issues of privacy and overlooking.</p>	Complies	Yes
<p>C.05 Development must not exceed the height limit in metres and the noted number of storeys where specified in this DCP.</p>	Insufficient information – RL missing from elevation plans and therefore cannot accurately measure the height of the proposed building.	No
<p>C.06 The ground floor level (finished) of any building must not exceed 500mm above or below natural ground level.</p>	The proposal has not been designed to respond to the natural topography of the site, with the proposed basement protruding above NGL and the ground floor being up to 1.8m above NGL.	No
2.4 Building form and massing		
<p>C.01 Buildings are to be of a height that responds to the topography and the shape of the site.</p>	Insufficient information RL's missing from elevation plans and therefore Council cannot accurately measure the height of the proposed building.	No
<p>C.02 The proportion and massing of buildings is to relate to the form, proportions, and massing of existing and proposed buildings patterns in the street.</p>	The proposal does not relate to the form, proportions and massing of existing dwellings in the street.	No
<p>C.03 Building height, and mass should not result in unreasonable loss of amenity to adjacent properties, open space, or the public domain.</p>	The height of the proposal results in unreasonable loss of amenity in terms of solar access and privacy.	No
<p>C.04 Buildings are to be modulated in plan and elevation to reduce the appearance of bulk.</p>	The proposal is not modulated in plan and elevation, resulting in unreasonable bulk.	No

<p>C.05 Facades of buildings should be designed with a balance of horizontal and vertical elements that express the building's architecture.</p> <p>C.06 A mix of building materials and/or colours should be used to reduce the appearance of bulk and to integrate the building within the material and colour palette of the local area.</p> <p>C.07 Development adjoining land use zone boundaries should provide a transition in form and massing, considering elements such as height, scale, landscape, appearance, and setbacks, as per Figure 2.4.1.</p>	<p>The proposal incorporates horizontal and vertical elements.</p> <p>The proposal incorporates a variety of colours and materials.</p> <p>The site does not adjoin land use zone boundaries.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>2.5 Streetscape and building address</u></p> <p>C.01 New buildings must recognise and enhance the patterns and elements of facades within the street. Designs are to provide visual cohesion, continuity and distinction, having regard to the horizontal and vertical proportions of building elements which create the visual scene.</p> <p>C.02 Design consideration must be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors.</p> <p>C.03 Building setbacks from the street boundary are to be consistent with prevailing setbacks and alignment of adjoining and nearby buildings. A minimum of three lots either side of the subject lot and six lots directly across the street must be utilised to determine the prevailing street setback, as per Figure 2.5.1.</p> <p>C.04 Buildings on corner sites are to be articulated to address each</p>	<p>The proposal is not in keeping with the existing dwellings in the street.</p> <p>The proposal is consistent with the dwellings in the street in terms of pitched roof, porch entry and brick construction.</p> <p>The proposed 7.797m front setback is consistent with the existing dwellings in the street.</p> <p>NA</p>	<p>No</p> <p>Yes</p> <p>Yes</p> <p>NA</p>

<p>street frontage and are to define prominent corners.</p> <p>C.06 Building frontages and entries must provide a legible sense of street address and visual interest from the street through clear building frontages and entries.</p> <p>C.07 Buildings are to be constructed of suitably robust and durable materials which add to the depth of the façade and contribute to the overall quality of the streetscape.</p> <p>C.08 Garages or parking structures must not dominate the building facade and front setback.</p> <p>C.09 Vehicular access points must be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.</p>	<p>The proposal provides a legible sense of street address.</p> <p>The building is proposed to be constructed of brick and cladding.</p> <p>The driveway and basement access does not dominate the building facade.</p> <p>Insufficient landscaping proposed within the front setback.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>
<p>2.6 Fences</p> <p>C.01 Front fences are to be a maximum height of 1.2 metres, as per Figure 2.6.1.</p> <p>C.02 On sloping sites, front fences should vary in height to suit the topography of the site up to a maximum height of 1.2 metres. Front fences should form a horizontal plinth with minimal stepping.</p> <p>C.03 All other fences are to be a maximum height of 1.8 metres. Site fencing should respond to the topography of a site by providing a masonry base with a minimum height of 300mm. Upper portions of the fence are to be made of lightweight material that retains a relatively horizontal line, with minimal stepping.</p> <p>C.04 Where a property is located on a corner, a higher side fence up to 1.8 metres may be considered along the secondary street frontage if required for privacy or security.</p>	<p>Front fence proposed, however insufficient information submitted as no details on height or colours or materials provided.</p> <p>Insufficient information.</p> <p>Insufficient information.</p> <p>NA</p>	<p>Insufficient information.</p>

<p>C.05 Where noise attenuation or protection of amenity requires a higher fence, front fences may be permitted to a maximum height of 1.8 metres and must be set back a minimum of 1 metre from the boundary to allow landscape screening to be provided. Landscape species chosen should be designed to screen the fence without impeding pedestrian movement along the street. Front fences and landscape screening must not compromise vehicular movement sightlines.</p>	<p>Insufficient information.</p>	
<p>C.06 New fences and walls are to be constructed of robust and durable materials which reduce the possibility of graffiti. The material should be compatible with the associated building and adjoining fences.</p>	<p>Insufficient information.</p>	
<p>C.07 Sheet metal fencing is not to be used at the street frontage, forward of the building line, or in any location that has an interface with the public domain.</p>	<p>Insufficient information.</p>	
<p>C.08 Front fences should not be erected where the streetscape is characterised by an absence of front fences. Instead, landscaping should be used to create street address and privacy.</p>	<p>Insufficient information.</p>	
<p>C.09 Continuous lengths of blank walls at street level are to be avoided.</p>	<p>Insufficient information.</p>	
<p>C.10 The edges of fences between properties and the interface of the public domain are to be softened with suitable planting.</p>	<p>Insufficient information.</p>	
<p>C.11 Fences should not be constructed in floodways. Where this is unavoidable, fences are to be constructed of flood compatible and open type materials that will not restrict the flow of flood waters and be resistant to blockage.</p>	<p>NA- Site is not identified as being flood affected.</p>	
<p><u>2.7 Open space and landscape</u> C.01 The area of landscaping required for each development type may be included in</p>		

<p>landscape area calculations if it meets the following criteria:</p> <ul style="list-style-type: none"> a) is a minimum of 2 metres by 2 metres in size, b) is located at ground level, c) has a minimum soil depth of 1.2 metres, d) is permeable, soft landscape or the water surface of a swimming pool, and e) is not an impervious surface such as driveway, paved area, roofed area, carparking, storm water structure, or deck, which is to be excluded from landscape calculations. 	<p>Majority of landscaping is above the basement and does not have a minimum soil depth of 1.2m. These areas have not been included in the landscaped areas calculation.</p>	<p>No</p>
<p>C.02 Landscaped areas = 40% or 450.4m²</p>	<p>Proposed = 15.9% or 179m² Variation = 60% or 271.4m²</p>	<p>No</p>
<p>C.03 Deep soil areas must:</p> <ul style="list-style-type: none"> a) be a minimum of 4 metres by 4 metres in size, b) be located at ground, and c) not be located on any structures including buildings, basements, podium terraces, roof gardens, outbuildings or any other structures. d) Not include swimming pools, tennis courts, patios and decks, or other impervious surfaces such as paved areas, roofed areas, driveways and carparking. 	<p>Majority of landscaping is above the basement and have not been included in the deep soil area calculation.</p>	<p>No</p>
<p>C.04 Deep soil zones = 30% or 337.8m²</p>	<p>Proposed = 15.9% or 179m² Variation = 47% or 158.8m²</p>	<p>No</p>
<p>C.05 Deep soil zones should adjoin the deep soil zones of neighbouring properties where practicable to provide a contiguous area of deep soil and vegetation across blocks, as per Figure 2.7.1.</p>	<p>The proposed deep soil is located at the rear of the site and adjoins neighbouring properties providing contiguous areas of deep soil.</p>	<p>Yes</p>
<p><u>2.8 Views and vistas</u></p>	<p>The site is not located in an area affected by views.</p>	<p>Yes</p>
<p><u>2.14 Safety and security</u></p> <p>C.01 Casual surveillance is to be provided by designing buildings with a clear sense of address and orientating active uses or habitable rooms towards the street, as per Figure 2.14.1</p>	<p>A reception and lobby is located at the front of the building, with windows overlooking the front setback area and public domain, providing regular passive surveillance.</p>	<p>Yes</p>

PART 3 – Residential Development (Note: Part 4.6 Centre-Based Child Care Facilities, states that development that adjoins residential development needs to consider Part 2 – Design in Context and Part 3 – Residential Development of this DCP to ensure there is minimal impacts on amenity of adjoining properties.)		
3.2 General residential controls		
<p><u>3.2.1 Solar access and cross ventilation</u></p> <p><i>C.01 Dwellings within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to primary living areas between 9am and 3pm on 21 June.</i></p> <p><i>C.02 Private open spaces within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to at least 50% of the private open space area between 9am and 3pm on 21 June.</i></p>	<p>The proposed two storey dwelling results in overshadowing of the southern adjoining dwelling. Elevational shadow diagrams were requested in Council's request for information letter. The applicant has not addressed this issue and therefore has not confirmed whether the adjoining dwelling will receive a minimum of 3 hours of sunlight to habitable rooms.</p>	<p>No</p>
<p><u>3.2.2 Visual and acoustic privacy</u></p> <p><i>C.01 Development is to utilise site planning as the primary method for achieving visual and acoustic privacy. This may be realised through such measures as orientating living spaces to rear gardens or the street, collocating similar uses between dwellings, or providing greater separation to neighbouring sites. Ancillary measures such as screening should only be utilised where privacy cannot be achieved through site planning.</i></p> <p><i>C.02 The internal layout of buildings is to be designed to reduce the effects of noise transmission. For example, dwellings with common partition walls should locate noise generating rooms such as living areas adjacent the noise generating rooms of other dwellings.</i></p> <p><i>C.03 Locate windows so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.</i></p> <p><i>C.09 Balconies above ground level are to face the street, the rear, or another element of the public domain such as a park.</i></p>	<p>The proposed FFL and insufficient setbacks, results in potential for overlooking of adjoining properties.</p> <p>Play areas are orientated towards the rear of the site and low use rooms such as staff rooms and office space are located along the sides of the building. Concern is still raised over the loss of privacy (visual and acoustic) due to the FFL of the ground floor and the first floor outdoor play areas.</p> <p>Due to the FFL of the proposed ground floor being up to 1.8m above NGL, concern is raised over the direct and close views into the windows of the southern adjoining property.</p> <p>A first floor balcony is proposed for outdoor play. The proposed balcony has a rear setback of 16%, failing to comply with the 30% rear setback requirement. Concern is raised over the loss of privacy to adjoining properties.</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>

Balconies are to be designed to minimise their orientation to side boundaries		
3.2.4 Swimming pools	NA	NA
3.2.5 Outbuildings	NA	NA
3.3 Dwelling houses, secondary dwellings and dual occupancies		
<p><u>3.3.1 Key development standards for dwelling houses</u></p> <p>3.3.1.1 Minimum site frontage</p> <p><u>Minimum Site Frontage</u> Control = 15m</p> <p>3.3.1.2 Preliminary building envelope</p> <p>C.01 <u>Maximum building height</u> Control = 9m</p> <p>C.05 <u>Minimum front setback</u> Control = min. 6m, consistent with the prevailing setback along the street</p> <p>C.08 <u>Minimum side setbacks</u> Control = 900mm</p> <p>C.09 <u>Maximum wall length</u> Control = maximum 10m. A minimum recess (measured from the face of the external wall) of 1.5 metres (depth) by 2 metres (length) is required to all storeys after 10 metres.</p> <p>C.10 <u>Minimum rear setback</u> Control = 30% site length, as measured perpendicular to the centre of the rear boundary (16.8m)</p>	<p>Proposed = 20.115m</p> <p>Insufficient information to accurately measure the height as RL's are missing from plans.</p> <p>Proposed = min. 7.797m</p> <p>Refer to Part 4.6.</p> <p>Articulation provided along the side elevations.</p> <p>Proposed = 14.205m / 25% to the ground floor and 9.1m / 16.25% to the first floor.</p>	<p>Yes</p> <p>Insufficient information</p> <p>Yes</p> <p>Refer to Part 4.6.</p> <p>Yes</p> <p>No</p>
<p><u>3.3.1.3 Streetscape and building address</u></p> <p>C.01 Dwellings are to be orientated towards the street. Dwellings on corner lots are to address both streets with windows and/or doors.</p>	The proposed building is orientated to the street.	Yes

<p>C.02 Habitable rooms are to be located to overlook the street or other public spaces.</p> <p>C.03 Features such as long, blank walls which restrict opportunities for passive surveillance of the street or internal pedestrian pathways are to be avoided.</p>	<p>NA</p> <p>Windows are proposed within the front elevation which overlook the public domain.</p>	<p>NA</p> <p>Yes</p>
<p><u>3.3.1.4 Open space and landscape</u></p> <p>C.01 A minimum 30% of the total site area is to be provided as deep soil, with a minimum dimension of 4 metres x 4 metres, where:</p> <p>a) at least 50% of the deep soil is located at the rear of the site, and b) at least 15% of the deep soil is located at the front of the site.</p> <p>C.02 A minimum 40% of the total site area, including deep soil zone, is to be provided as landscaping with a minimum dimension of 2 metres x 2 metres.</p>	<p>Refer to Part 4.6 of PDCP 2023.</p> <p>Required = 40% or 450.4m² Proposed = 15.9% or 179m² Variation = 60% or 271.4m²</p>	<p>No</p>
<p><u>3.3.1.5 Parking design and vehicular access</u></p> <p>C.01 Garages and carports are to have a maximum internal width of 6.3 metres, and garage doors are to take up no more than 50% of the width of the street elevation.</p> <p>C.02 At grade garages and carports are to be setback a minimum 5.5 metres from the front boundary and located a minimum of 300mm behind the front wall of the building.</p>	<p>The garage has a maximum internal width of 5.8m and the doors take up 40% of the width of the street elevation.</p> <p>The basement entry/driveway is 6.1m wide and represents 38% of the street elevation.</p>	<p>Yes</p> <p>Yes</p>
<p>PART 4 – NON-RESIDENTIAL DEVELOPMENT</p>		
<p>4.6 Centre-Based Child Care Facilities</p>		
<p>C.01 Development adjoining residential development needs to consider Part 2 – Design in Context and Part 3 – Residential Development of this DCP to ensure there is minimal impacts on amenity of adjoining properties.</p> <p>C.02 Play spaces are to be provided at ground level to the rear of the building, with direct access from within the facility, and should not be located between the side boundary and the building.</p>	<p>Refer to Part 2 – Design in Context and Part 3 – Residential Development, above.</p> <p>Play areas are located on the ground and first floor. A first floor balcony is proposed for outdoor play areas. The balcony does not meet the rear setback controls and concern is raised over the loss of privacy for adjoining properties and the overshadowing to the southern adjoining property.</p>	<p>Refer to Part 2 – Design in Context and Part 3 – Residential Development, above.</p> <p>No</p>

<p>C.03 Façade openings, such as doors and windows, should be orientated away from private open space, living rooms and bedrooms in adjoining residential properties.</p> <p>C.04 Acoustic reports are to be prepared by a suitably qualified acoustic professional and must be prepared in accordance with the Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment. The guidelines provide noise criteria and sound power levels which should be used as part of the preparation of applications.</p> <p>C.05 Child care facilities are to meet the setback and height requirements outlined in Table 4.6.1 below:</p> <p>Height limit:</p> <ul style="list-style-type: none"> Maximum of 1 storey (play area cannot be located above ground floor). <p>Front setback:</p> <ul style="list-style-type: none"> Consistent with the prevailing setback along the street, with a minimum of 6 metres. A minimum 10 metre setback applies to classified roads. The front setback may be used for access, parking and landscaping purposes, but is not to be used as outdoor play space. Play space is to be setback behind the building line. Parking is to be setback behind the building line. <p>Side setbacks:</p> <ul style="list-style-type: none"> Any structures greater than 1.8 metres in height (including acoustic barriers) are to be setback at least 2 metres from side boundaries. This setback is to incorporate a minimum 1 metre densely landscaped setback, comprising trees and shrubs and cannot be included in the total outdoor play space area required for unencumbered outdoor play space. 	<p>Due to the proposed FFL, concern is raised over the windows located within the side elevations which have direct views into neighbouring properties, particularly the southern elevation.</p> <p>An acoustic report was submitted with the application and reviewed by Council’s Environment and Health Officer who supports the proposal subject to conditions.</p> <p>However it is noted that the proposed 2m acoustic fence, whilst supported by Councils EHO, does not meet the PDCP 2023 setback controls and is therefore not supported.</p> <p>The application proposes a two storey building with indoor and outdoor play areas on the first floor. Concern is raised over the first floor balcony/ outdoor play area which has a rear setback of 9.1m / 16%.</p> <p>The proposed 7.797m front setback is consistent with the setback along the street.</p> <p>Outdoor play space is located behind the building line.</p> <p>Parking is proposed within the basement.</p> <p>The proposed building has a side setback of 2m.</p> <p>However, a 2m high acoustic fence is located on the boundary.</p>	<p>No</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>
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<ul style="list-style-type: none"> All other structures and areas of the site, including outdoor play space, are to provide a minimum 1 metre wide densely landscaped setback from side boundaries, incorporating trees and shrubs. This area cannot be included in the total outdoor play space area required for unencumbered outdoor play space. 	<p>A 1m wide landscape setback provided. However the landscape plans and architectural plans are inconsistent and the landscape buffer is not shown accurately on all the plans.</p>	<p>No</p>
<p>Rear setback:</p> <ul style="list-style-type: none"> At least 30% of the site length, or 10 metres, whichever is the greatest. 	<p>Required: 16.8m / 30% Provided: 14.205m (25%) to the ground floor and 9.1m (16.25%) to the first floor.</p>	<p>No</p>
<ul style="list-style-type: none"> All other structures and areas of the site, including outdoor play space, are to provide a minimum 1 metre wide densely landscaped setback from rear boundaries, incorporating trees and shrubs. This area cannot be included in the total outdoor play space area required for unencumbered outdoor play space. 	<p>A 1m wide landscape setback provided. However the landscape plans and architectural plans are inconsistent and the landscape buffer is not shown accurately on all the plans.</p>	<p>No</p>
<p>Other considerations:</p> <ul style="list-style-type: none"> A minimum 30% of the total site area is to be provided as deep soil, with a minimum dimension of 4 metres x 4 metres, of which: - at least 50% of the deep soil is located at the rear of the site, and - at least 20% of the deep soil is located at the front of the site. 	<p>Required = 30% or 337.8m² Proposed = 15.9% or 179m² Variation = 47% or 158.8m² Located at the rear, required = 50% or 168.9m² Located at the rear, proposed = 37% or 125m² Located at the front, required = 20% or 67.56m² Located at the front, proposed = 16% or 54m²</p>	<p>No No No</p>
<ul style="list-style-type: none"> In applying height and setback controls, consideration will be given to other relevant building envelope controls in this DCP, including those relating to solar access, privacy and amenity for dual occupancies. In certain cases, increased setbacks may be required. 	<p>The proposal does not comply with the rear setback controls and FFL controls which will result in unreasonable overlooking of adjoining properties, in particular the southern and western properties.</p>	<p>No</p>
<p>TRAFFIC, PARKING AND ACCESS</p> <p>C.06 On-site car parking is to be provided at the rate of a minimum of 1 parking space per 4 child care places. Parking for people with a disability is to be provided at the rate of 1 space in every 10 spaces. If the car parking required is less than 10 spaces then at least 1 accessible parking space must be provided.</p>	<p>Required: 19 spaces Provided: 19 spaces</p> <p>Noted.</p>	<p>Yes</p>

<p>C.07 Available on-street parking will not be counted towards the required parking rate.</p>	<p>A basement car park is proposed with visitor parking available.</p>	<p>Yes</p>
<p>C.08 The pick-up and set-down of children shall occur within the site. As such the available on-street parking will not be counted towards the required parking rate.</p>	<p>A basement car park is proposed.</p>	<p>Yes</p>
<p>C.09 Where site conditions permit, required car parking is to be provided in a basement.</p>	<p>Not shown on the plans.</p>	<p>Yes</p>
<p>C.10 Marked pedestrian pathways with clear lines of sight and safe lighting shall be provided.</p>	<p>NA</p>	<p>NA</p>
<p>C.11 Any variation to the minimum parking requirement, is to be justified by a traffic and transport impact assessment. The assessment must demonstrate that the proposed parking provision will not result in any adverse impacts on on-street parking in surrounding residential areas or any loss of amenity for users of the child care centre.</p>	<p>Noted</p>	<p>Noted</p>
<p>C.12 In addition to the provisions above, refer to Part 6 – Transport and Traffic of this DCP for more parking requirements.</p>		
<p>PART 5 - Environmental management</p>		
<p>5.1 Water Management</p>		
<p><u>5.1.1 Flooding</u></p>	<p>The site is not identified as being flood affected.</p>	<p>Yes</p>
<p><u>5.1.2 Water sensitive urban design</u></p>	<p>NA</p>	<p>NA</p>
<p><u>5.1.3 Stormwater management</u></p>	<p>The site slopes to the rear and a drainage easement is required through the downstream property.</p> <p>Council’s Development Engineer has reviewed the application and does not support the proposal as the applicant has not satisfactorily demonstrated adequate stormwater management for the proposed development. Furthermore, the owner of the adjoining downstream property has objected to the proposal, stating that they do not consent to an easement through their property.</p> <p>The site is therefore considered unsuitable for a childcare centre.</p>	<p>No</p>
<p>5.2 Hazard and pollution management</p>		

<u>5.2.1 Control of soil erosion and sedimentation</u>	An erosion and sediment control plan has been submitted with the application and conditions are recommended to be included in the consent, were the application recommended for approval.	Yes
<u>5.2.2 Acid sulfate soils</u>	Complies	Yes
<u>5.2.3 Salinity</u>	Complies	Yes
<u>5.2.4 Earthworks and development on sloping land</u>	The site has a slope from the front to the rear of the site by approximately 3m. The ground floor has a FFL of RL 19.3, which results the rear of the building being approximately 1.8m above NGL. Furthermore, the basement protrudes up to 1.8m above NGL at the rear within the outdoor play area. The proposal has not been designed to respond to the natural topography of the site.	No
<u>5.2.5 Land contamination</u>	The site is not known to be contaminated.	Yes
<u>5.2.6 Air quality</u>	Conditions could be included in the consent to address air pollution during demolition and construction, were the application recommended for approval.	Yes
<u>5.2.7 Bush fire prone land</u>	NA	NA
5.3 Protection of the natural environment		
<u>5.3.1 Biodiversity</u>	NA	NA
<u>5.3.2 Waterways and riparian zone</u>	NA	NA
<u>5.3.3 Development on land adjoining land zoned C2 Environmental Protection or W1 Natural Waterways zone</u>	NA	NA
<u>5.3.4 Tree and vegetation preservation</u>	Council's Landscape Officer has reviewed the application and raises concern with the proposal.	No
5.4 Environmental Performance		
<u>5.4.1 Energy efficiency</u>	Complies	Yes
<u>5.4.2 Water efficiency</u>	Complies	Yes
<u>5.4.3 Urban cooling</u>	Complies	Yes
<u>5.4.6 Bird friendly design</u>	Complies	Yes
<u>5.4.7 Wind mitigation</u>	Complies	Yes
<u>5.4.8 Waste management</u>	Complies	Yes
PART 6 - Traffic and Transport		

<p><u>6.2 Parking and vehicular access</u></p> <p>C.12 Below ground structures shall comply with a side setback of 1.2 metres to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls</p>	<p>Side setbacks not shown on the plans, in particular the southern boundary of the basement plan.</p>	<p>Insufficient information.</p>
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12. Development Contributions

12.1 SECTION 7.11 CONTRIBUTIONS

A condition of consent relating to the payment of Development Contributions would have been imposed, if the application was recommended for approval.

12.2 HOUSING PRODUCTIVITY CONTRIBUTION

The proposed Housing and Productivity Contribution (HPC) is an integrated approach for growth planning and infrastructure provision to support the delivery of new housing and jobs.

The Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 came into effect on the 1 October 2023 and applies to all development applications lodged on or after 1 October 2023. In this case as the subject development application was lodged on the 16 January 2024, the HPC is applicable.

If the application were recommended for approval, a condition of consent would have been recommended for the payment of the Housing Productivity Contribution in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024.

13. 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 would be imposed requiring the Security Bond to be paid prior to the issue of a Construction Certificate, were the application recommended for approval.

14. 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 would be addressed via conditions, were the application recommended for approval.

15. The likely impacts of the development

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 built form. In the context of the site and the assessments provided by Council's experts, the development is not considered satisfactory in terms of natural and environmental impacts.

16. Suitability of the Site

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the proposal, and the application is not satisfactory.

17. Public Consultation

The application was notified in accordance with Council's Consolidated Notification Requirements, between 25 January and 16 February 2024. In response 14 unique submissions were received during the notification period.

It is noted that one (1) petition with 20 signatures was received, outside the notification period.

The issues raised within those submissions are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Traffic and Parking	
<ul style="list-style-type: none"> Lack of street parking 	<p>Section 4.6 Centre-based child care facilities of Parramatta Development Control Plan 2023, states that on-site car parking is to be provided at the rate of a minimum of 1 parking space per 4 child care places.</p> <p>The application proposes 19 onsite parking spaces within the basement, including 10 for staff and 9 for visitors, which complies with Council DCP's requirements. Council has observed that this rate of parking is sufficient for childcare centres. Accordingly, the proposal is not expected to have an adverse impact on the existing on-street parking conditions.</p> <p>The proposed parking is designed for short term (drop off and pick up) purposes which will provide a high turnover parking within the site.</p>
<ul style="list-style-type: none"> Increase risk of accidents, with congested streets 	<p>The parking area within the childcare centre is designed for vehicles to enter and exit in a forward direction which minimises the risks to the other road users. As vehicles are leaving in a forward direction, they will have sufficient view of pedestrians within the road environment thus mitigating against any potential conflict.</p>
<ul style="list-style-type: none"> Increase vehicle movements per day in the street 	<p>A Traffic Report was submitted with the application and reviewed by Council's Traffic Engineer, who supports the proposal subject to conditions.</p>
<ul style="list-style-type: none"> Bus stop in front of the property at the carpark entrance 	<p>The existing bus stop in front of the site, is sufficiently clear of the proposed driveway location and therefore, it does not need to be relocated. Council's Traffic Engineer has reviewed the application and supports the proposal subject to conditions.</p>
<ul style="list-style-type: none"> Proposed trees impacting visibility for drivers 	<p>Were the application recommended for approval, standard conditions would be recommended to be included in the consent including conditions relating to sight lines, for pedestrian and road safety.</p>
Trees / Landscaping	
<ul style="list-style-type: none"> Tree removal 	<p>Council's Landscape Officer has reviewed the application and does not support the proposal. The application is therefore recommended for refusal and landscaping issues form part of the reasons for refusal.</p>
<ul style="list-style-type: none"> Poor landscape design 	<p>Council's Landscape Officer has reviewed the application and does not support the proposal. The application is therefore recommended for refusal and landscaping issues form part of the reasons for refusal.</p>
Amenity – overshadowing	
<ul style="list-style-type: none"> Loss of sunlight to southern adjoining property 	<p>Concern is raised over the loss of sunlight to the southern adjoining property. The application is recommended for refusal and overshadowing of adjoining properties forms part of the reasons for refusal.</p>
Amenity – privacy	
<ul style="list-style-type: none"> Inappropriate window locations (side elevation) 	<p>Concern is raised over the proposed finished floor levels and window locations, resulting in unreasonable overlooking of adjoining properties.</p> <p>The application is recommended for refusal and loss privacy for adjoining properties forms part of the reasons for refusal.</p>
<ul style="list-style-type: none"> Overlooking from the child care centre to the properties to the rear, which are lower than the subject site 	<p>The proposed building does not comply with the rear setback control contained in the Parramatta Development Control Plan 2023.</p>

	The application is recommended for refusal and the rear setback forms part of the reasons for refusal.
<ul style="list-style-type: none"> 1m wide landscape strip alongside boundaries, above basement and therefore deceiving 	<p>The proposed soil depth and soil volume within planters over the basement and on the podium structure is inadequate.</p> <p>Council's Landscape Officer has reviewed the application and does not support the proposal.</p> <p>The application is recommended for refusal and landscaping issues form part of the reasons for refusal.</p>
Amenity – Noise	
<ul style="list-style-type: none"> Location of the bin store room near adjoining dwelling bedrooms 	Council's Environment and Health Officer has reviewed the application and supports the proposal subject to conditions. No concerns were raised over the bin location given it is an enclosed room. Were the application recommended for approval, standard conditions of consent would be recommended to be included in the development consent ensuring all waste storage areas are maintained in a clean and tidy condition at all times.
<ul style="list-style-type: none"> Noise from 84 children 	<p>Council's Environment and Health Officer has reviewed the application including the acoustic report and supports the proposal subject to conditions.</p> <p>It is noted that the application has been modified from 84 children to 76 children.</p>
<ul style="list-style-type: none"> Hours of operation 	The proposed hours of operation, Monday to Fridays – 7:00am – 6:00pm, are consistent with the hours of operation under the Child care guidelines.
<ul style="list-style-type: none"> Acoustic report not reflected in the design 	Were the application recommended for approval, the submitted Acoustic Report would form part of the conditions of consent. Prior to the issue of the construction certificate plans would be required to be amended to reflect recommendations of the acoustic report.
<ul style="list-style-type: none"> Noise during construction 	Were the application recommended for approval, standard conditions of consent would be recommended to be included in the consent addressing noise during construction.
Commercial use	
<ul style="list-style-type: none"> Commercial use within a residential street 	The site is zoned R2 Low Density Residential under Parramatta Local Environmental Plan 2023. The proposed use is defined as "Centre-based child care facility" under Parramatta LEP 2023. The proposal satisfies the definition of a "centre-based child care facility" and is permissible under the R2 Low Density zoning applying to the land.
Overdevelopment	
<ul style="list-style-type: none"> Rear setback 	<p>The proposed building does not comply with the rear setback control contained in the Parramatta Development Control Plan 2023.</p> <p>The application is recommended for refusal and the rear setback forms part of the reasons for refusal.</p>
<ul style="list-style-type: none"> Floor Space Ratio calculated incorrectly 	Since the application was notified, the plans have been amended to reduce the Gross Floor Area. The plans now comply with the Floor Space Ratio control under Parramatta Local Environmental Plan 2023.
Number of child care centres in the area	
<ul style="list-style-type: none"> Number of child care centres in the area 	<p>Clause 3.26(2)(a) of State Environmental Planning Policy (Transport and Infrastructure) 2021 states that the centre-based child care facility may be located at any distance from an existing or proposed early education and care facility.</p> <p>Therefore, Council cannot refuse the application due to the number of child care centres in the area.</p>

Character / Streetscape	
<ul style="list-style-type: none"> • <i>basement / driveway dominates streetscape</i> 	The basement entry has a maximum internal width of 5.8m and the doors take up 40% of the width of the street elevation. The proposal is not considered to dominate the streetscape.
Inadequate DA submission / errors in documents	
<ul style="list-style-type: none"> • <i>DA not notified correctly</i> 	The application was notified in accordance with City of Parramatta's Consolidated Notification Requirements which included written notification provided to the 10 closest surrounding properties, for a period of 21 days and with a notification sign placed on the site.
<ul style="list-style-type: none"> • <i>Inadequate drawings</i> 	The application is recommended for refusal and insufficient information forms part of the reasons for refusal.
<ul style="list-style-type: none"> • <i>Poor survey information, not showing existing trees on the site</i> 	Council's Landscape Officer has reviewed the application and conducted a site inspection. No concerns were raised by Council's Landscape Officer over the survey plan or tree information.
Excavation	
<ul style="list-style-type: none"> • <i>Basement setback</i> 	The application is recommended for refusal and basement setback forms part of the reasons for refusal.
<ul style="list-style-type: none"> • <i>Erosion and sediment</i> 	Were the application recommended for approval, standard conditions relating to erosion and sediment control, would be included in the development consent.
Other	
<ul style="list-style-type: none"> • <i>Plan of Management references Adelaide Street</i> 	Were the application recommended for approval, these typos could be fixed.
<ul style="list-style-type: none"> • <i>Sewerage issues in Blakeford Street</i> 	This issue is an existing issue and does not relate to the current DA.
<ul style="list-style-type: none"> • <i>There is no security door to the basement</i> 	Were the application recommended for approval, this issue could be resolved via conditions.

18. Conciliation Conference

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

The application received 14 unique submissions during the formal notification period and as a result a Conciliation Conference was required to be held. However, given the application is recommended for refusal, a conciliation conference was not held.

19. Public interest

The proposal has been assessed against the relevant planning policies applying to the site having regard to the objectives of the controls. As demonstrated in the assessment of the proposal, the site is not considered to be appropriate for the proposed development and is therefore not in the public interest.

20. Conclusion

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.

The proposal is inconsistent with the relevant requirements of Chapter 3 Educational establishments and childcare facilities of SEPP (Transport and Infrastructure) 2021, Child Care Planning Guideline, Parramatta Local Environmental Plan 2023 and the Parramatta Development Control Plan 2023.

The proposal is permissible in the R2 Low Density Residential Zone. The proposal is not considered to result in a development, which is suitable in the context of the emerging character within the locality. Non-compliances are

acknowledged within the current proposal and discussed within this report. A merit assessment of the application has determined that the site is not suitable for a childcare centre.

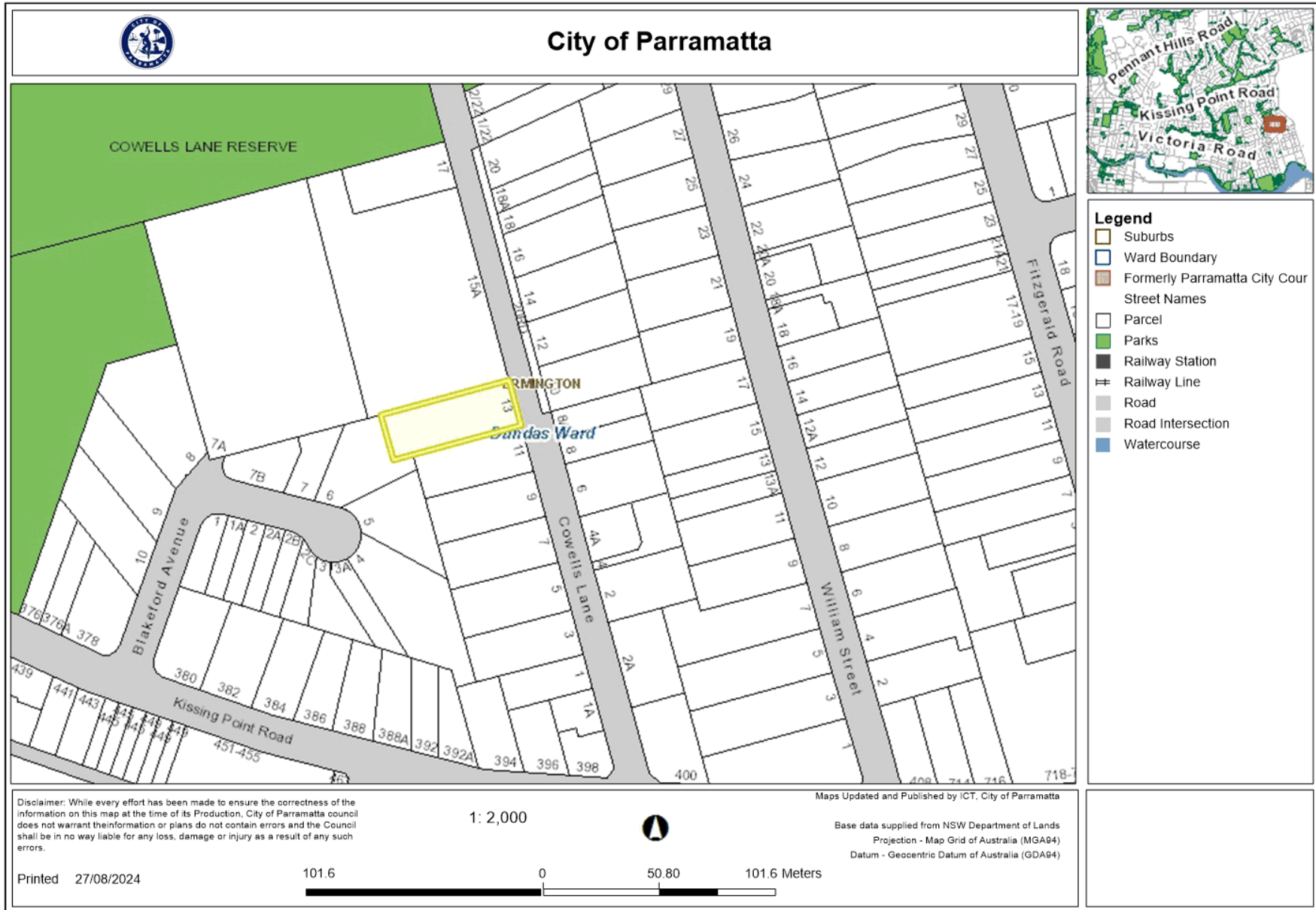
The proposal demonstrates an unsatisfactory response to the objectives and controls of the applicable planning framework. The proposal is not suitable for the site and is not in the public interest. As such, the application is recommended for **refusal**.

21. Recommendation

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:

- A. **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Consent Authority, pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, **refuse** Development Application No. 22/2024 for demolition of existing structures, tree removal and construction of a two storey 76 place centre based child care centre with basement parking for 19 vehicles at 13 Cowells Lane, Ermington, for the following reasons:
1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 3 - Educational Establishments and Child Care Facilities*:
 - a. *Part 3.22, Centre-based child care facility—concurrence of Regulatory Authority required for certain development*
 - b. *Childcare Planning Guidelines Part 3.1 Site selection and location*
 - c. *Childcare Planning Guidelines Part 3.2 Local Character, Streetscape and Public Domain Interface*
 - d. *Childcare Planning Guidelines Part 3.3 Building Orientation, Envelope and Design*
 - e. *Childcare Planning Guidelines Part 3.4 Landscaping*
 - f. *Childcare Planning Guidelines Part 3.5 Visual and Acoustic Privacy*
 - g. *Childcare Planning Guidelines Part 4.9 Outdoor Space Requirements*
 2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the requirements to the following clauses of the *Parramatta Local Environment Plan 2023*:
 - a. *Clause 4.3 Height of Buildings*
 - b. *Clause 6.5 Stormwater Management*
 3. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply the following parts of the Parramatta Development Control Plan 2023:
 - a. *Part 2 Design in Context*
 - i. *2.3 Preliminary Building Envelope, C.05 & C.06*
 - ii. *2.4 Building form and massing, C.01-C.04*
 - iii. *2.5 Streetscape and building address, C.01, C09*
 - iv. *2.7 Open space and landscape, C.01-C.04*
 - b. *Part 3 – Residential Controls*
 - i. *3.2.1 Solar Access and Cross Ventilation, C.01, C.02*
 - ii. *3.2.2 Visual and Acoustic Privacy, C.01, C.02, C.03, C.09*
 - iii. *3.3.1.2 Preliminary building envelope, C.01, C.10*
 - iv. *3.3.1.4 Open Space and Landscape, C.02*
 - c. *Part 4 – Non Residential development*
 - i. *4.6 Centre Based child care facilities, C.01-C.05*
 - d. *Part 5 – Environmental Management*
 - i. *5.1.3 Stormwater Management*
 - ii. *5.2.4 Earthworks and development on sloping land*
 - iii. *5.3.4 Tree and Vegetation Preservation*
 - e. *Par 6 – Traffic and Transport*
 - i. *6.2 Parking and Vehicular Access, C12*
 4. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposal is not suitable for the site.
 5. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal is not in the public interest.

- B. **Further, that** Council advise those who made a submission of the determination.



13 Cowells Lane, Ermington

Proposed Child Care Centre

DRAWING SCHEDULE:

- A000 - COVER PAGE
- A001 - CALCULATIONS & LEP CONTROLS
- A002 - SITE CONTEXT PLAN
- A003 - DEMOLITION PLAN
- A004 - SITE ANALYSIS PLAN
- A005 - BASEMENT PLAN
- A006 - GROUND FLOOR PLAN
- A007 - FIRST FLOOR PLAN
- A008 - ROOF PLAN
- A009 - EAST (STREETSCAPE) ELEVATION & SECTION
- A010 - NORTH, WEST AND SOUTH ELEVATIONS
- A011 - PERSPECTIVES
- A012 - PERSPECTIVES
- A013 - MAXIMUM BUILDING HEIGHT DIAGRAM
- A014 - SHADOW DIAGRAM - 9AM 21ST JUNE
- A015 - SHADOW DIAGRAM - 12 NOON 21ST JUNE
- A016 - SHADOW DIAGRAM - 3PM 21ST JUNE
- A017 - CUT AND FILL DIAGRAM
- A018 - COVERED OUTDOOR AREA DIAGRAM
- A019 - EMERGENCY EVACUATION DIAGRAMS
- A020 - KITCHEN DETAIL PLAN
- A021 - COLOUR AND FINISHES SCHEDULE

GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE FROM DRAWINGS.
2. ALL BUILDING WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS (AS), INCLUDING AMENDMENTS AND THE REQUIREMENTS OF COUNCIL AND PRIVATE CERTIFIERS (PC) AND OTHER AUTHORITIES HAVING JURISDICTION.
3. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DRAWINGS AND REPORTS FOR COORDINATION AND INFORMATION.
4. THRESHOLDS AND DOORWAYS ARE FLUSH FOR WHEELCHAIR ACCESS IN ACCORDANCE WITH AS 1418.1 DESIGN FOR ACCESS AND MOBILITY. REFER TO ACCESS CONSULTANT REPORT FOR DIMENSIONS AND POTENTIAL PERFORMANCE SOLUTION PROPOSED.
5. DRAWINGS ARE NOT COORDINATED BY JANSSEN DESIGNS. CONDITIONS AND DOCUMENTS NEED TO BE COORDINATED AND CHECKED TO CONFIRM THEY SATISFY THE AUSTRALIAN STANDARDS, SPECIALIST DISABILITY ACCOMMODATION, DESIGN FOR DISABILITY ACCOMMODATION, DEVELOPMENT APPLICATION REQUIREMENTS, THE NCC, BCA CODES AND CONTROLS THAT APPLY TO THIS PROJECT. A COORDINATED CONSTRUCTION SET MAY VARY FROM THE PRODUCED DRAWINGS. JANSSEN DESIGNS DOES NOT ACCEPT ANY LIABILITY, DIRECT OR INDIRECT, FOR ANY LOSS, LIABILITY OR LOSS SUFFERED OR INCURRED BY ANY PERSON OR THIRD PARTY PLACING ANY RELIANCE ON THE SERVICES OR DOCUMENTS OR ADVICE ARISING IN CONNECTION WITH THE SERVICE.
6. ALL STRUCTURAL ELEMENTS ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED WITH THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.
7. ALL STRUCTURAL FRAMING, LOADING, BEARING, RETAINING AND RIGID OF ELEMENTS ARE TO THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.
8. ALL SERVICES ELEMENTS INCLUDING HYDRAULICS, ELECTRICAL, MECHANICAL, FIRE AND COMMUNICATION SERVICES SHOWN ARE INDICATIVE ONLY. REFER TO SERVICES CONSULTANT SEPARATE DOCUMENTATION AND SPECIFICATION FOR DETAILED DESIGN.
9. ANY DISCREPANCIES BETWEEN ARCHITECTURAL CONSULTANT DOCUMENTATION ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
10. ALL CONCRETE AND METALWORK ITEMS, SUCH AS SHOP DRAWINGS, TO BE ORGANISED AND REVIEWED BY THE CLIENT.
11. ALL SITE AND BUILDING GRID SET-OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF CONSTRUCTION WITH ANY DISCREPANCIES NOTIFIED TO THE CLIENT FOR CLARIFICATION.



ATTACHMENTS			Project Title: Proposed Child Care Centre	Drawing Title: Cover Page	Client Address: Tohmo
DATE	DESCRIPTION TO CHECK OR DATE	DATE			

LOCAL GOVERNMENT AREA: Parramatta Council					
ADDRESS: 13 Cowells Lane, Ermington					
DATE: 26/4/2024	SCALE: 1:100	DATE: 26/4/2024	SCALE: 1:100	PROJECT NO: 10220	

COMPLIANCE TABLE

TOTAL SITE AREA	1,126m ²
MAX. REQUIRED FLOOR SPACE RATIO	563m ² 0.50:1 (AS PER CHILD CARE DESIGN GUIDELINE)
PROPOSED FLOOR SPACE RATIO	562m ² 0.49:1 - COMPLIES
MAX BUILDING HEIGHT	9M
PROPOSED BUILDING HEIGHT	8.8M - COMPLIES

CHILDCARE

NUMBER OF CHILDREN:

- 0-2 YEARS - 16 PLACES
- 2-3 YEARS - 25 PLACES
- 3-6 YEARS - 35 PLACES

TOTAL - 76 PLACES

NUMBER OF TEACHERS:

- 0-2 YEARS - 4 TEACHERS @ 1:4 RATIO
- 2-3 YEARS - 5 TEACHERS @ 1:5 RATIO
- 3-6 YEARS - 4 TEACHERS @ 1:10 RATIO

INDOOR PLAY AREA:

- 0-2 YEARS - 62.9m² @ 3.93m² / KID - COMPLIES
- 2-3 YEARS - 88m² @ 3.52m² / KID - COMPLIES
- 3-6 YEARS - 131m² @ 3.74m² / KID - COMPLIES

OUTDOOR PLAY AREA:

TOTAL AREA - 533m² @ 7.01m² / KID - COMPLIES

MINIMUM REQUIRED INTERNAL STORAGE AREA (0.2m³ PER CHILD): 15.2m³
 PROPOSED INTERNAL STORAGE AREA: 38.150m³ | 0.50m³ PER CHILD - COMPLIES

MINIMUM REQUIRED EXTERNAL STORAGE AREA (0.3m³ PER CHILD): 22.8m³
 PROPOSED EXTERNAL STORAGE AREA: 46.286m³ | 0.609m³ PER CHILD - COMPLIES

ZONING - R2 LOW DENSITY RESIDENTIAL



FLOOR SPACE RATIO - 0.5:1



MAXIMUM BUILDING HEIGHT - 9M



HERITAGE - N/A



BUSHFIRE - N/A



ATTACHMENTS	
NO	DESCRIPTION
1	calculations for storage on site

Project Title:
Proposed Child Care Centre

DATE: 2024
 Calculations and LEP Controls

ADDRESS:
13 Cowells Lane, Emington

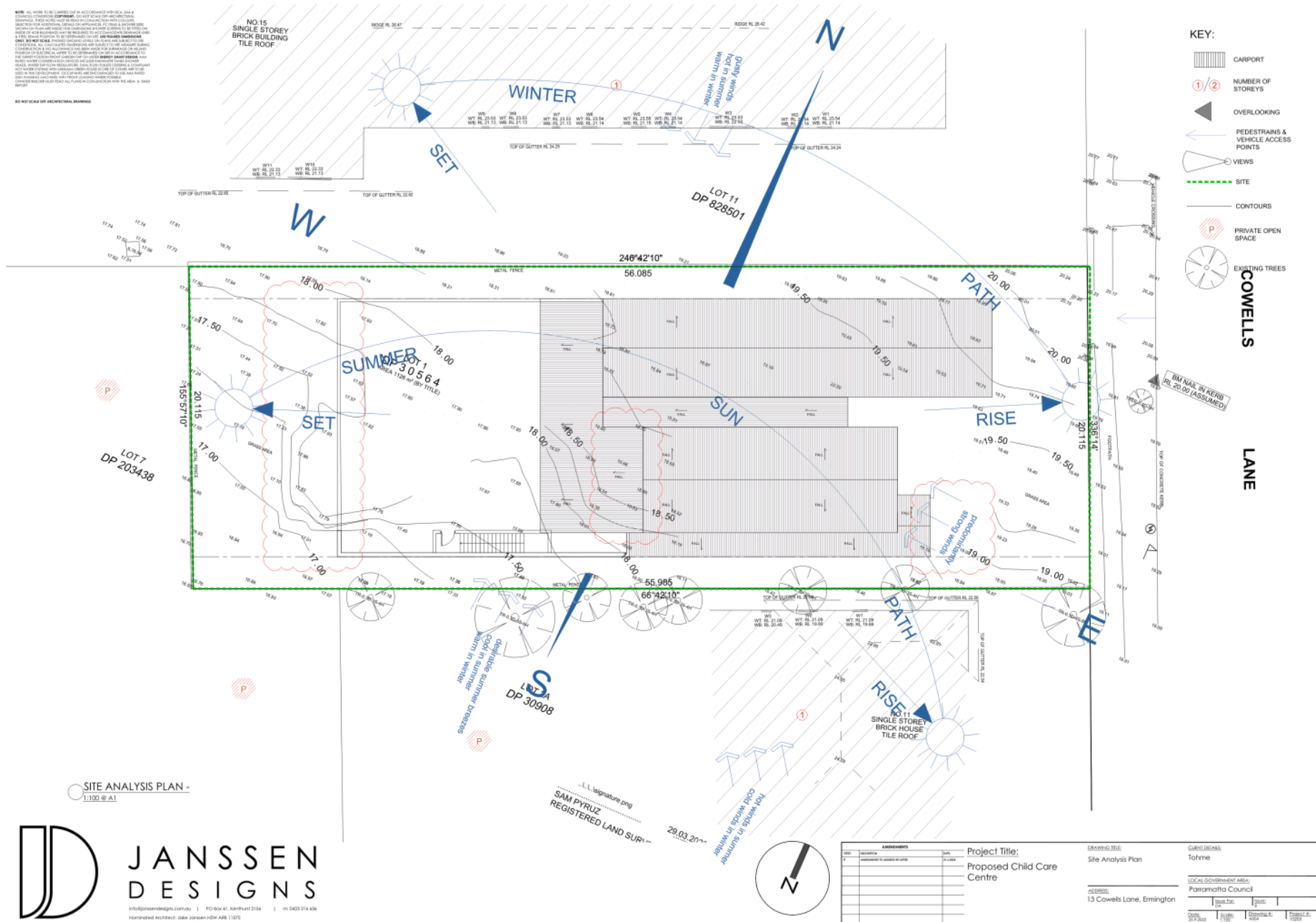
DATE: 2024
 To: Jodie Janssen

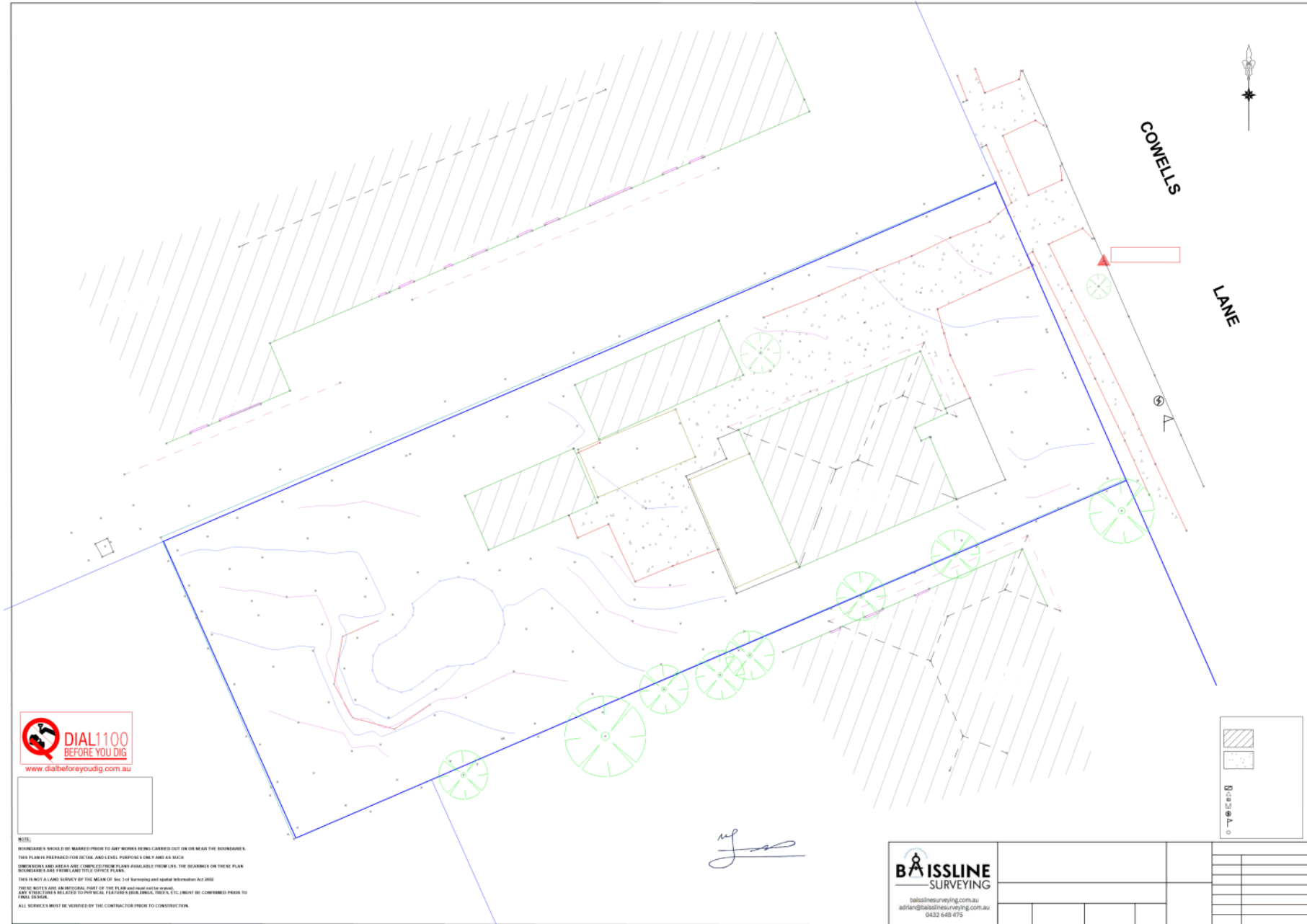
LOCAL GOVERNMENT AREA:
 Paramatta Council

DATE: 2024 | SCALE: 1:500 | DRAWING NO: 1000

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE N.S.W. & AUSTRALIAN STANDARDS FOR BUILDING DESIGN, DESIGN AND CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND CONSTRUCT A BUILDING THAT COMPLIES WITH THE N.S.W. & AUSTRALIAN STANDARDS FOR BUILDING DESIGN, DESIGN AND CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS NOT TO DESIGN AND CONSTRUCT A BUILDING THAT IS UNFIT FOR PURPOSE OR THAT DOES NOT COMPLY WITH THE N.S.W. & AUSTRALIAN STANDARDS FOR BUILDING DESIGN, DESIGN AND CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS NOT TO DESIGN AND CONSTRUCT A BUILDING THAT IS UNFIT FOR PURPOSE OR THAT DOES NOT COMPLY WITH THE N.S.W. & AUSTRALIAN STANDARDS FOR BUILDING DESIGN, DESIGN AND CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS NOT TO DESIGN AND CONSTRUCT A BUILDING THAT IS UNFIT FOR PURPOSE OR THAT DOES NOT COMPLY WITH THE N.S.W. & AUSTRALIAN STANDARDS FOR BUILDING DESIGN, DESIGN AND CONSTRUCTION.

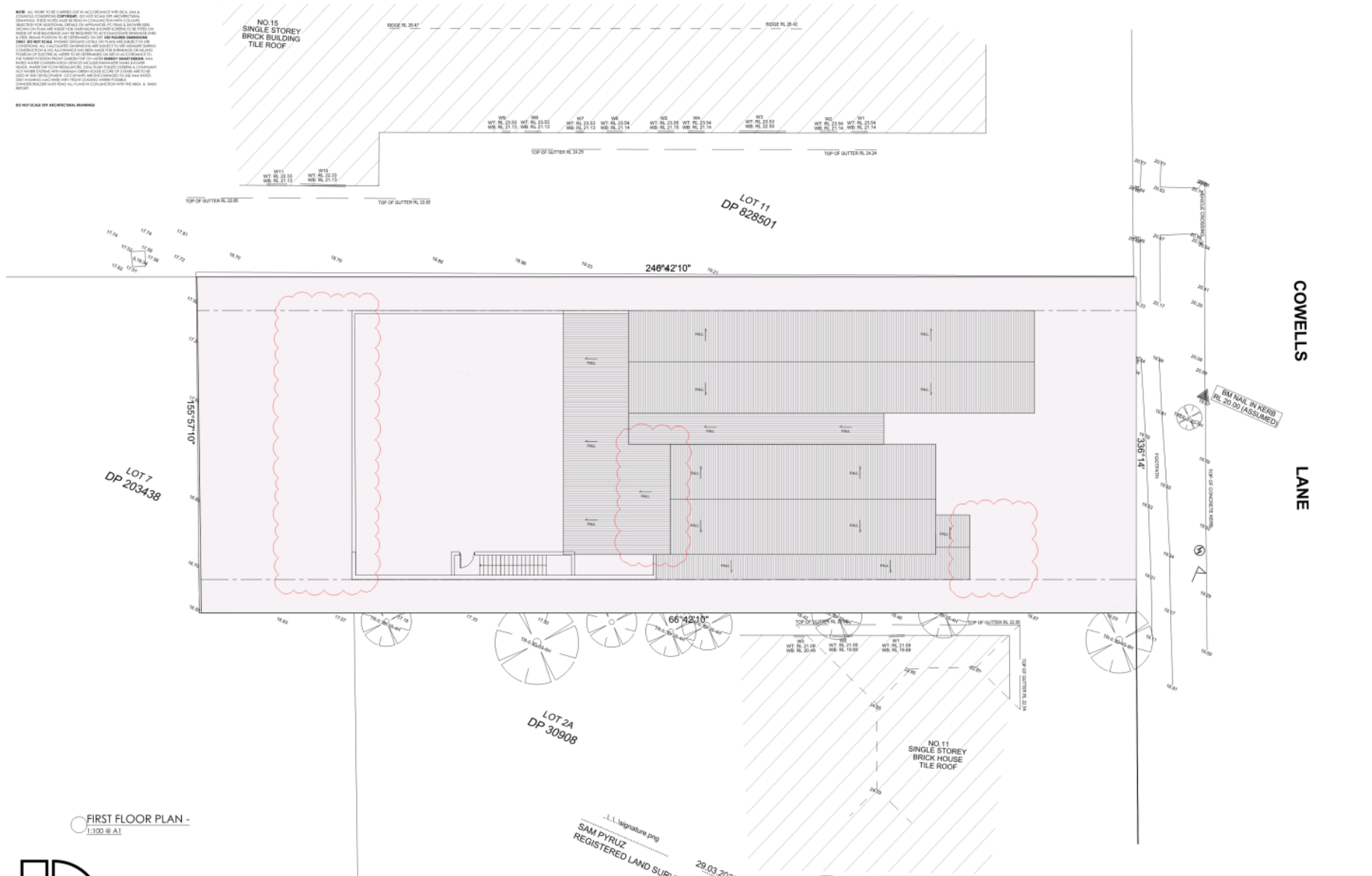
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS





NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE AS/NZS 1170:2009 STANDARD FOR DESIGNING AND CONSTRUCTING STRUCTURES TO WITHSTAND SEVERE WEATHER CONDITIONS. THE DESIGN SHALL BE BASED ON THE ASSUMPTION THAT THE STRUCTURE SHALL BE EXPOSED TO SEVERE WEATHER CONDITIONS FOR THE ENTIRE DESIGN LIFE OF THE BUILDING. THE DESIGN SHALL BE BASED ON THE ASSUMPTION THAT THE STRUCTURE SHALL BE EXPOSED TO SEVERE WEATHER CONDITIONS FOR THE ENTIRE DESIGN LIFE OF THE BUILDING. THE DESIGN SHALL BE BASED ON THE ASSUMPTION THAT THE STRUCTURE SHALL BE EXPOSED TO SEVERE WEATHER CONDITIONS FOR THE ENTIRE DESIGN LIFE OF THE BUILDING.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



FIRST FLOOR PLAN -
1:100 @ A1

**JANSSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2154 | m: 9423 214 436
 Incorporated Architect, John Janssen NSW A68 11375

...L.L. signature.png
SAM PYRUZ
 REGISTERED LAND SURVYOR
 29.03.2024



REV	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	29.03.2024

Project Title:
 Proposed Child Care
 Centre

Drawing Title:
 Roof Plan

ADDRESS:
 13 Cowells Lane, Emington

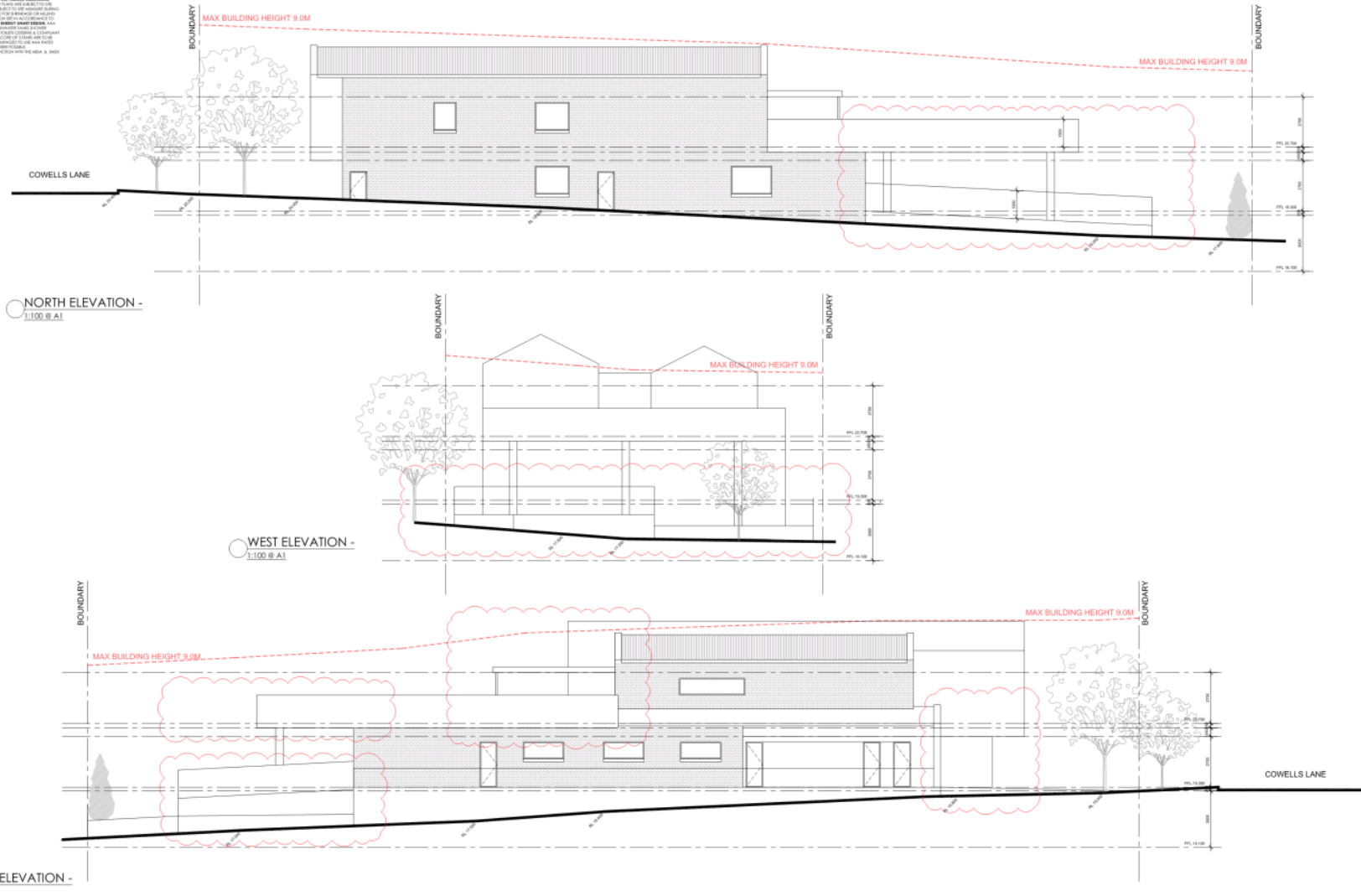
CLIENT DETAILS:
 Tohrne

LOCAL GOVERNMENT AREA:
 Paramatta Council

Date:	Scale:	Customer:	Project #:
29.03.2024	1:100	Tohrne	10250

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S CONSTRUCTION MANAGEMENT PLAN (CMP) AND THE ARCHITECTURAL CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE RELEVANT AUTHORITIES.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



**JANSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kentwell 2154 | tel 9423 214 436
 registered Architect: john janssen TDW A98 11375



ATTACHMENTS	
NO.	DESCRIPTION
1	Architectural drawings as shown on other sheets

Project Title:
Proposed Child Care Centre

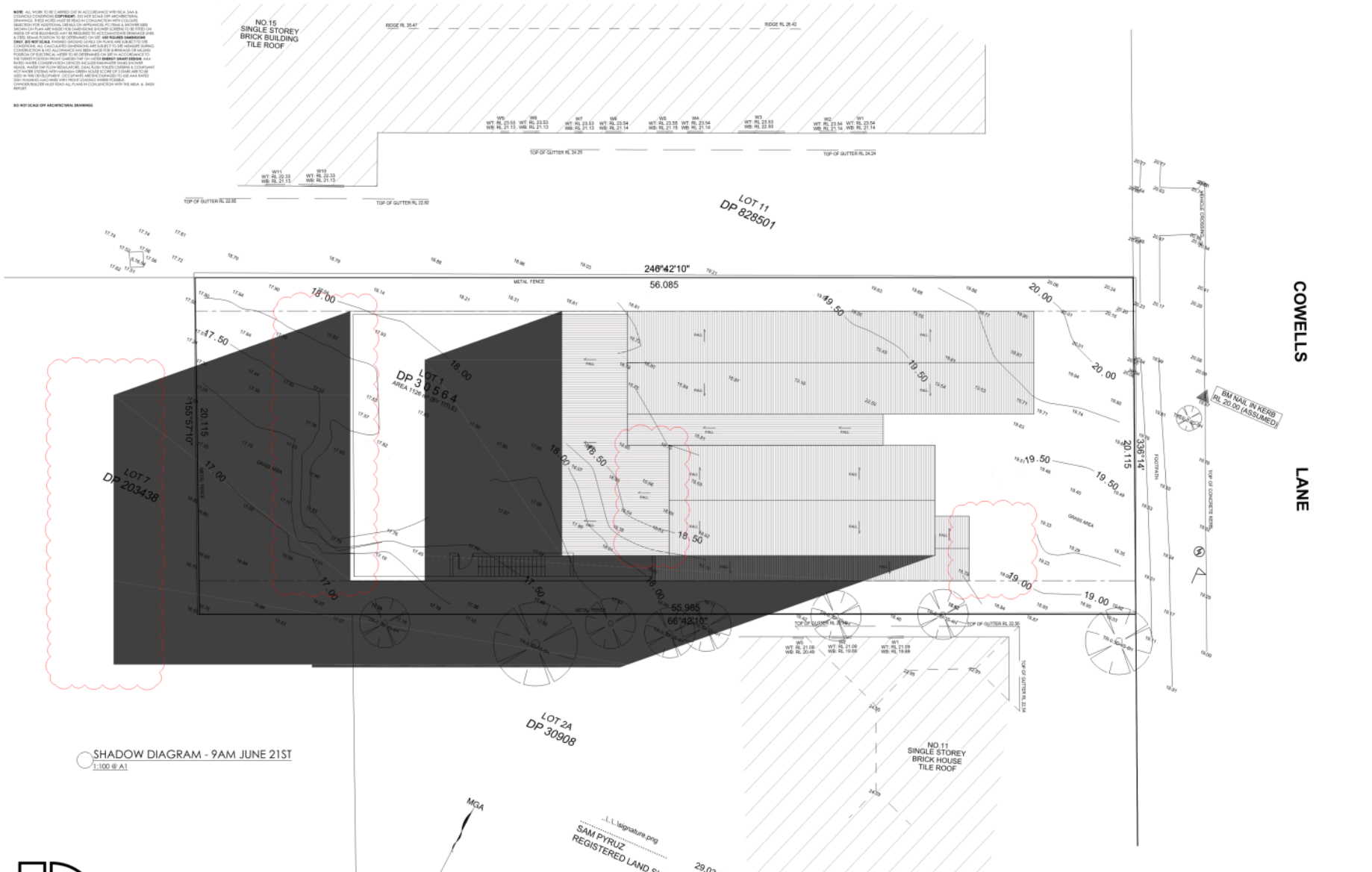
DOMESTIC TITLE:
North, West & South Elevations

ADDRESS:
13 Cowells Lane, Emington

CLIENT DETAILS: Tahme	LOCAL GOVERNMENT AREA: Paramatta Council
DATE: 20/12/2022	SCALE: AS SHOWN
PROJECT NO.: 2022/001	PROJECT NAME: Proposed Child Care Centre

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE AS/NZS 1100:2010 CONSTRUCTION DOCUMENTS. THE CLIENT ACCEPTS THE ARCHITECT'S RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



SHADOW DIAGRAM - 9 AM JUNE 21ST
1:100 @ A1

**JANSSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kentville 2154 | tel: 8423 214 436
 registered Architect, Jodie Janssen TDW A98 11375

MGA

9 AM
12 WINDSON
17 W
19 E

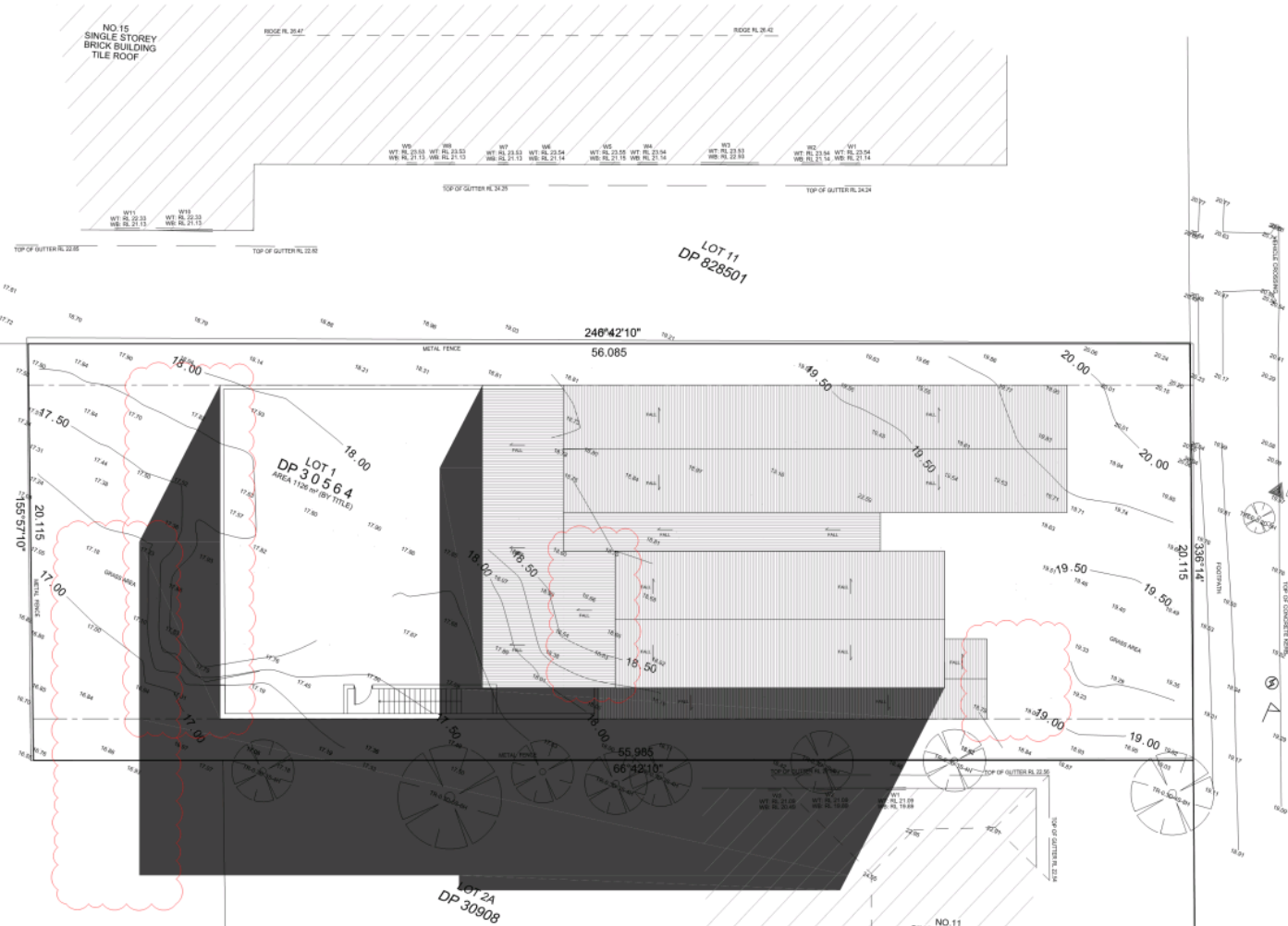
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SAM PYRUZ
 REGISTERED LAND SURVYOR
 29.03.2017



ATTACHMENTS		Project Title:		Drawing Title:		Client Details:	
NO.	DESCRIPTION	DATE	PROPOSED CHILD CARE CENTRE	NO.	SHADOW DIAGRAM - 9 AM JUNE 21ST	NAME	Tahme
1	PRELIMINARY DESIGN	29.03.2017				LOCAL GOVERNMENT AREA:	Paramatta Council
						ADDRESS:	13 Cowells Lane, Emington
						DATE:	29.03.2017
						SCALE:	1:100
						PROJECT NO.:	2017

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LGA & COUNCIL'S CONSTRUCTION CONTRACTS. ALL WORK SHALL BE APPROVED BY THE COUNCIL FOR ARCHITECTURAL, ENGINEERING, PLANNING & SURVEYING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



SHADOW DIAGRAM - 12 NOON JUNE 21ST
1:100 @ A1



...L.L. signature.png
SAM PYRUZ
REGISTERED LAND SURVEYOR
29.03.2017



ATTACHMENTS	
NO.	DESCRIPTION
1	Shadow Diagram - 12 noon June 21st

Project Title:
Proposed Child Care Centre

SHADOW TITLE
Shadow Diagram - 12 noon June 21st

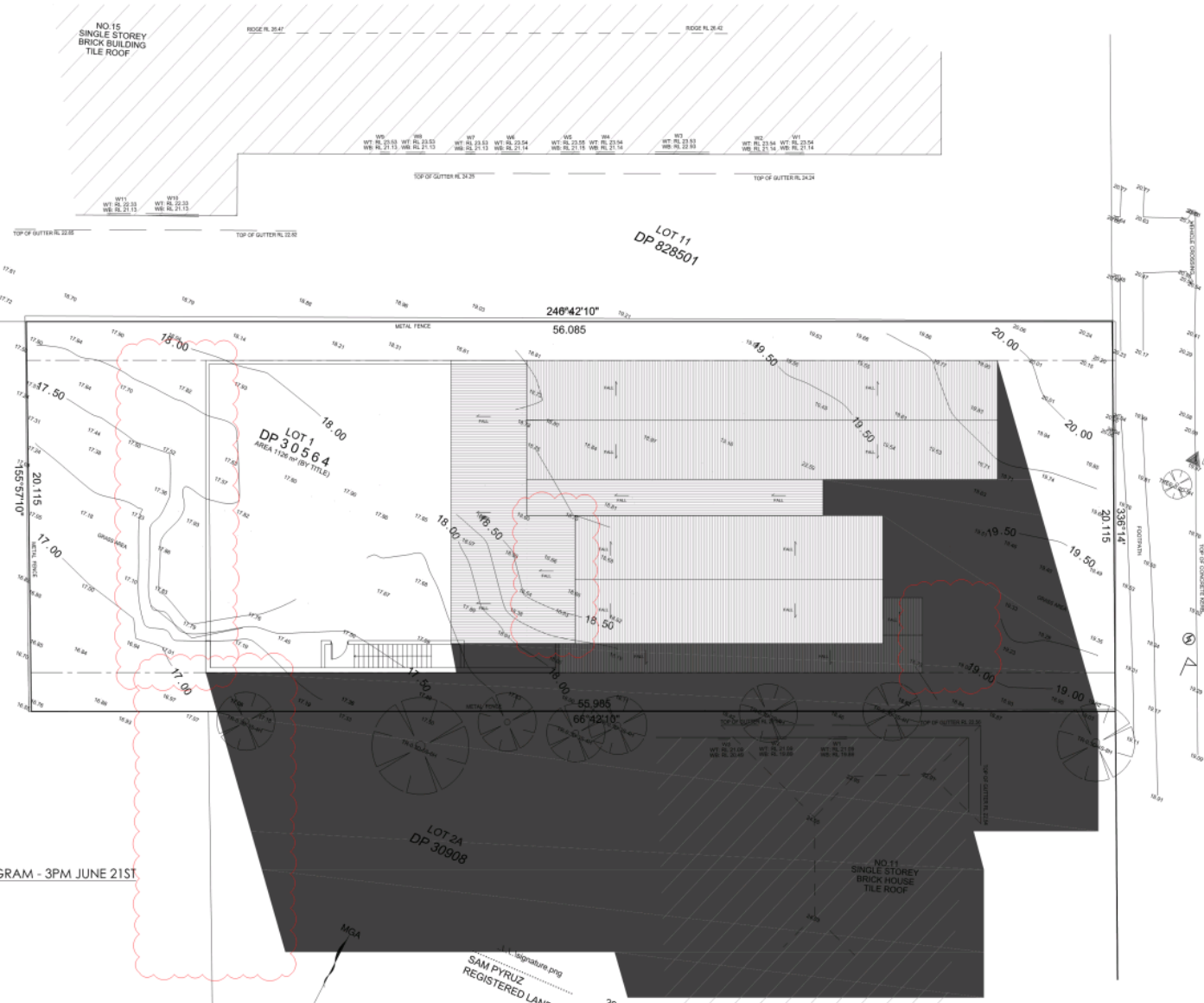
CADRE DESIGN Tofrme	LOCAL GOVERNMENT AREA Paramatta Council
DATE: 28.03.2017	SCALE: 1:100

**JANSSEN
DESIGNS**
info@janssengroup.com.au | PO Box 41, Kenthurst 2154 | tel: 9423 214 436
registered Architect: Jane Janssen TDW A98 11375

COWELLS
LANE

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ACT, THE REGULATIONS AND THE LOCAL GOVERNMENT'S DEVELOPMENT CONTROL INSTRUMENT. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THIS PLAN. THE DESIGNER DOES NOT WARRANT THAT THE WORK SHOWN ON THIS PLAN IS FREE FROM DEFECTS OR THAT IT WILL BE SUITABLE FOR THE PURPOSES INTENDED. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THIS PLAN. THE DESIGNER DOES NOT WARRANT THAT THE WORK SHOWN ON THIS PLAN IS FREE FROM DEFECTS OR THAT IT WILL BE SUITABLE FOR THE PURPOSES INTENDED.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



COWELLS LANE

SHADOW DIAGRAM - 3PM JUNE 21ST
1:100 @ A1

Signature: [Signature]
SAM PYRUZ
REGISTERED LAND SURVEYOR
29.03.2017



NO.	DESCRIPTION	DATE
1	PRELIMINARY TO DEVELOP AN OFFICE	29.03.2017

Project Title:
Proposed Child Care Centre

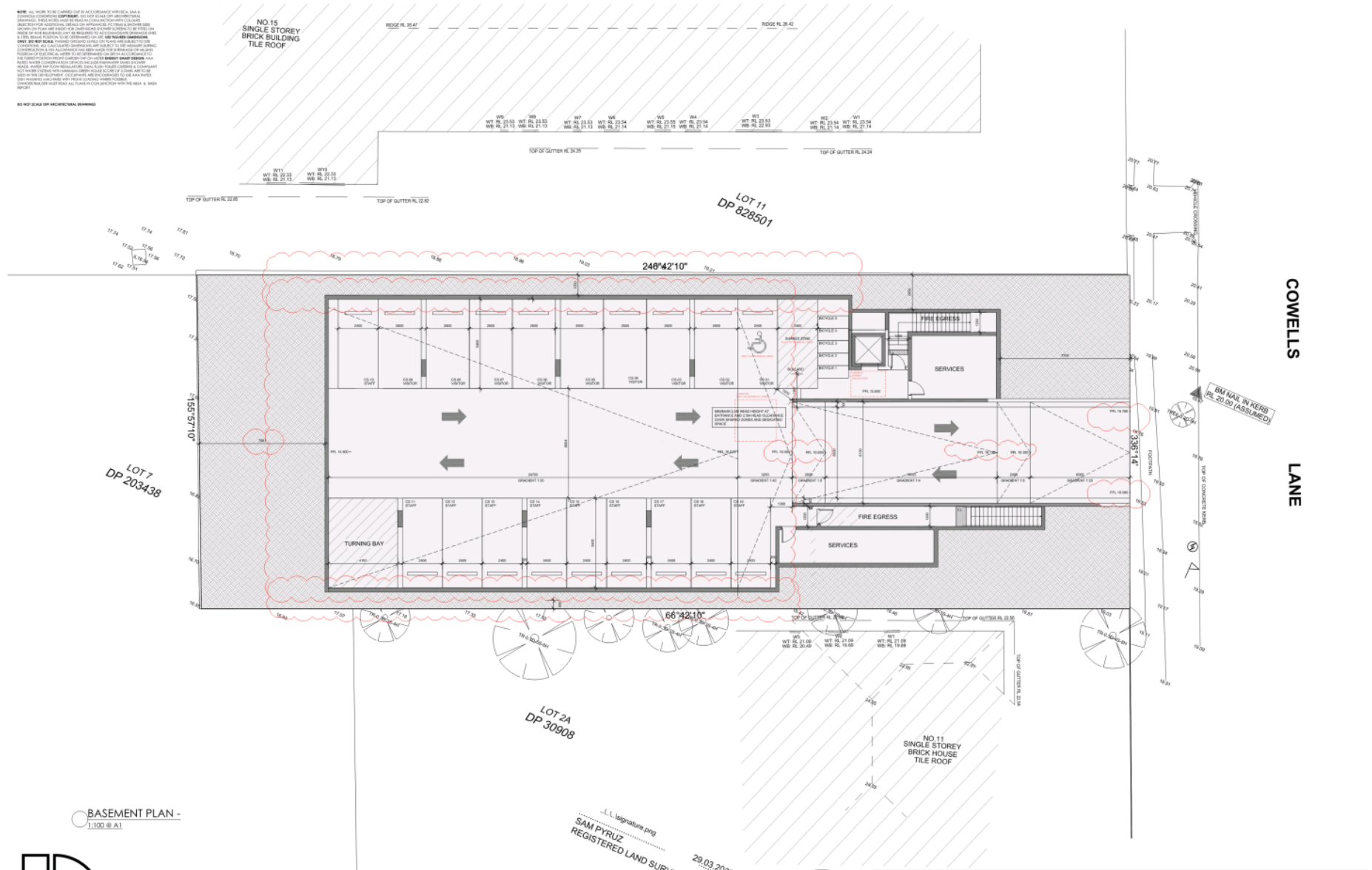
DATE: 29.03.2017
SCALE: 1:100
SHEET NO: 2/11
PROJECT NO: 1000

CLIENT: [Name]
Tahme
LOCAL GOVERNMENT AREA:
Paramatta Council
ADDRESS:
13 Cowells Lane, Emington

JANSSEN
DESIGNS
info@janssengroup.com.au | PO Box 41, Kentville 2154 | tel: 8423 214 436
registered Architect, Jane Janssen TDW A98 11375

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE A.S.A. & COUNCIL'S CONDITIONS OF OFFER. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT OR ANY OTHER PERSON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



BASEMENT PLAN -
1:100 @ A1

...L.L. signature.png
SAM PYRUZ
 REGISTERED LAND SURVYOR
 29.03.2017



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	29.03.2017

Project Title:
 Proposed Child Care Centre

CLIENT TITLE:
 Basement Plan

ADDRESS:
 13 Cowells Lane, Emington

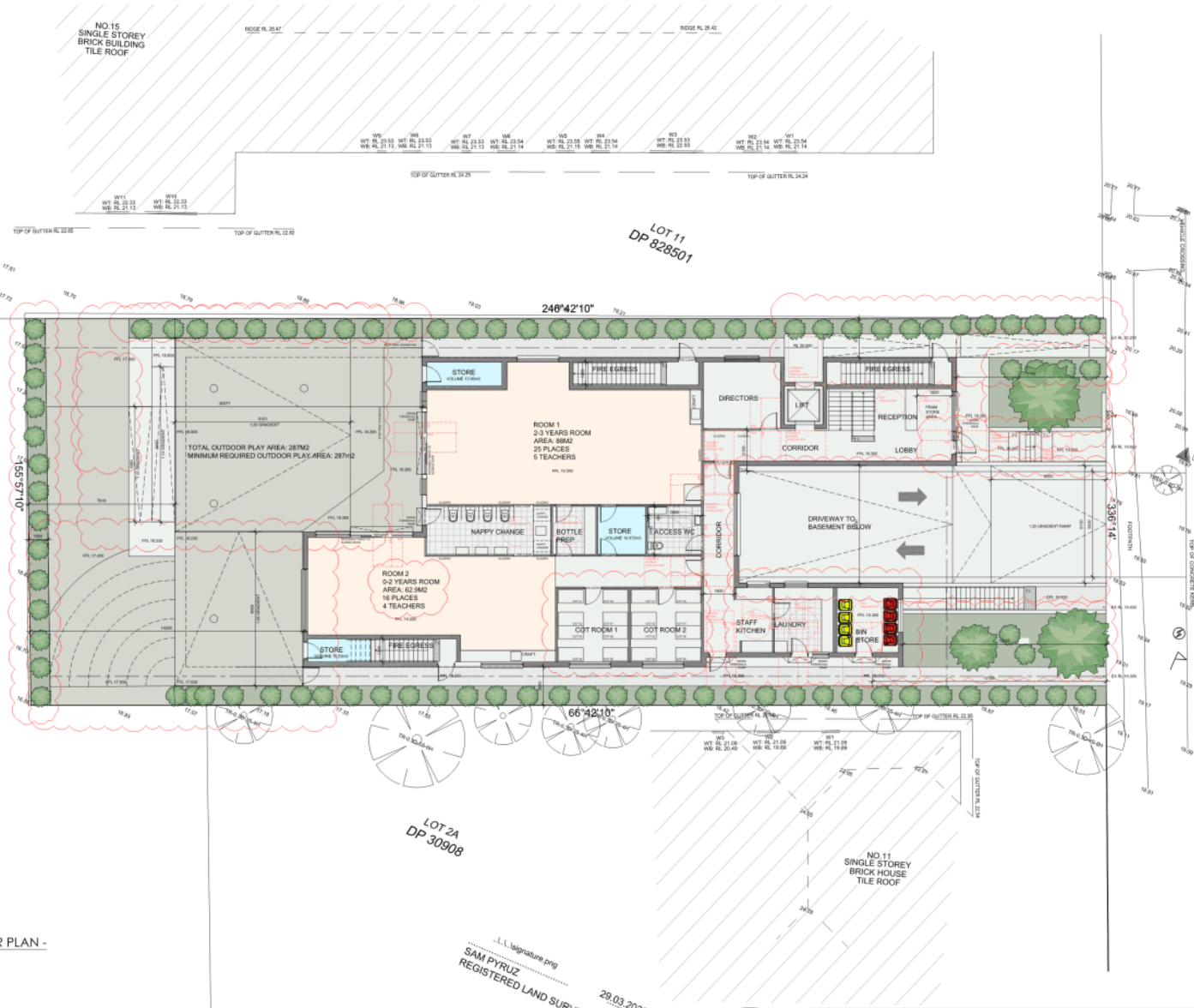
CADRE DESIGN: Tahme	LOCAL GOVERNMENT AREA: Paramatta Council
DATE: 29.03.2017	SCALE: 1:100
CADRE DESIGN: 2017	PROJECT NO.: 1000

**JANSSEN
DESIGNS**

info@janssengroup.com.au | PO Box 41, Kentville 2154 | tel: 8423 214 436
 registered architect: john janssen TDW A98 11375

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE S.A.A. & STANDARD CONDITIONS OF CONTRACT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK SHOWN ON THESE PLANS.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



GROUND FLOOR PLAN -
1:100 @ A1

...L.L. signature.png
SAM PYRUZ
 REGISTERED LAND SURVYOR
 29.03.2017



NO.	REVISION	DATE
1	PRELIMINARY DESIGN	29.03.2017
2	FOR APPROVAL	29.03.2017

Project Title:
 Proposed Child Care
 Centre

CLIENT: Janssen Designs
 13 Cowells Lane, Emington

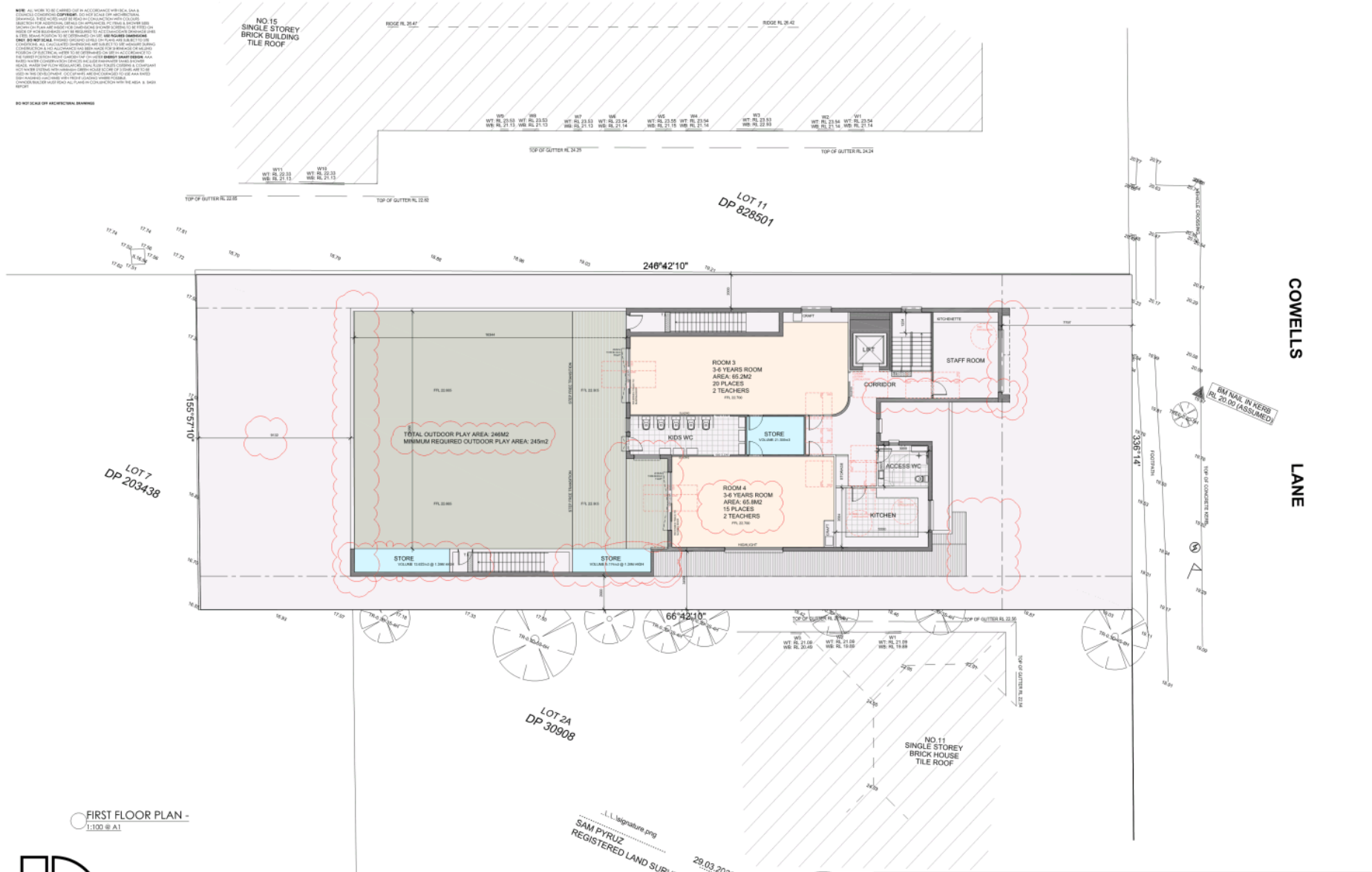
LOCAL GOVERNMENT AREA:
 Paramatta Council

DATE: 29.03.2017
 SCALE: 1:100
 SHEET NO.: 1/10
 PROJECT NO.: 1000

**JANSSSEN
 DESIGNS**
 info@janssendedesigns.com.au | PO Box 41, Kenthurst 2154 | tel: 9423 214 436
 registered architect, john janssen tsw 488 11375

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ACT, RAA & STANDARD CONDITIONS OF CONTRACT. DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE LOCAL GOVERNMENT AND THE RELEVANT STATE DEPARTMENT OF ENVIRONMENT, PLANNING AND INFRASTRUCTURE. THE DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE LOCAL GOVERNMENT AND THE RELEVANT STATE DEPARTMENT OF ENVIRONMENT, PLANNING AND INFRASTRUCTURE. THE DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE LOCAL GOVERNMENT AND THE RELEVANT STATE DEPARTMENT OF ENVIRONMENT, PLANNING AND INFRASTRUCTURE.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



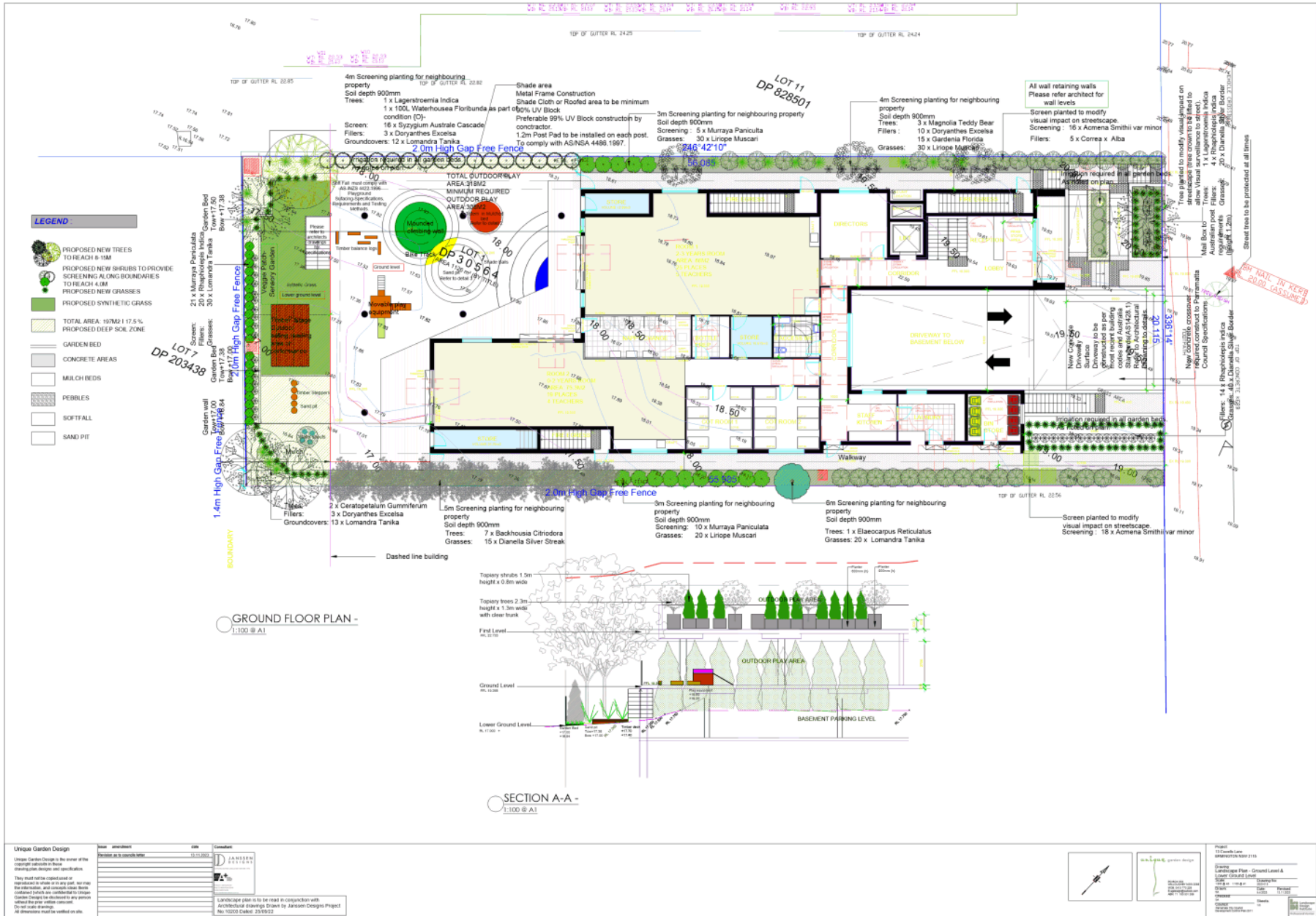
FIRST FLOOR PLAN - 1:100 @ A1

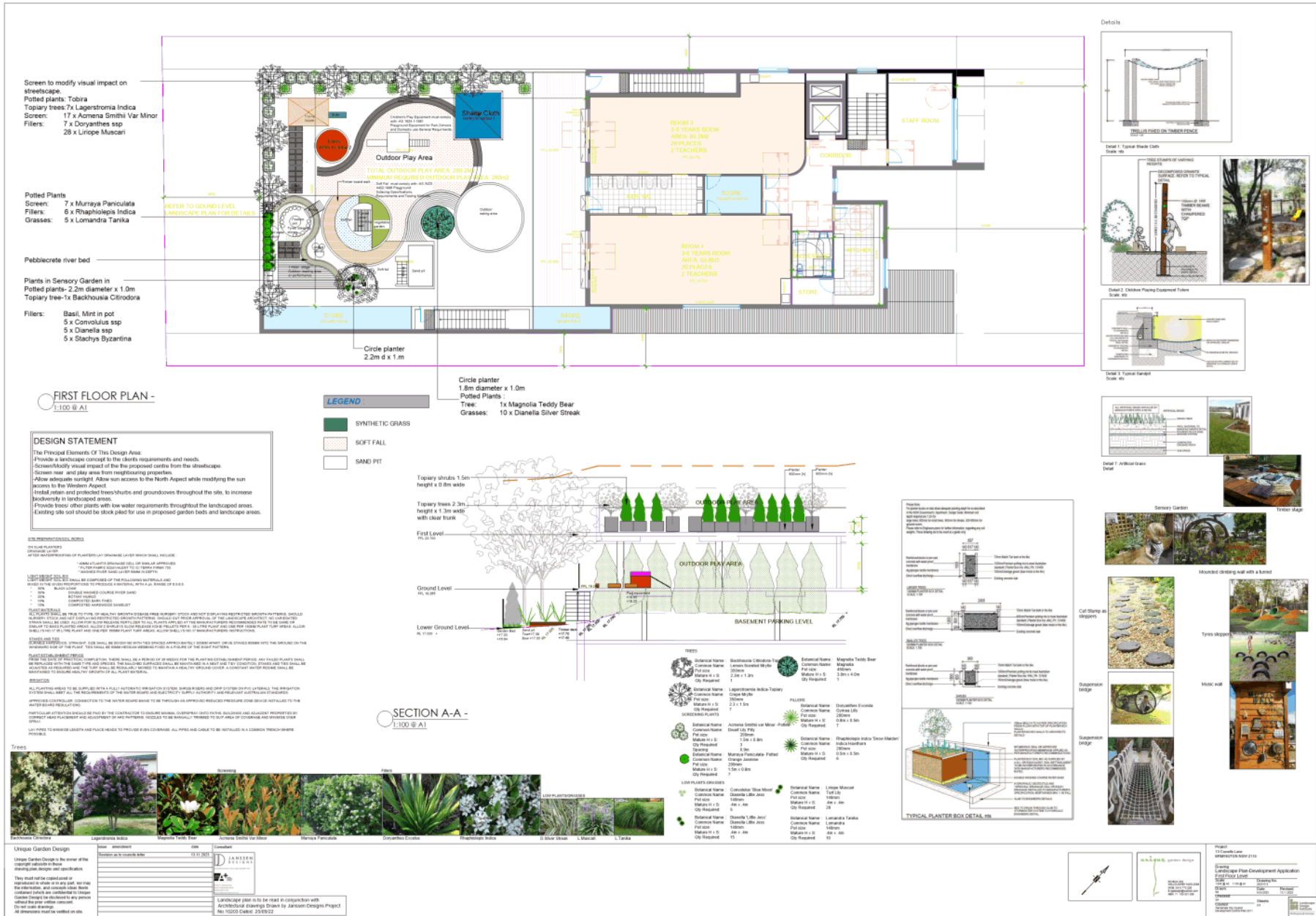
**JANSSEN
DESIGNS**
info@janssendedesigns.com.au | PO Box 41, Kenthurst 2154 | tel: 9425 214 436
Registered Architect: Jake Janssen NSW A68 11375

...L. signature.png
SAM PYRUZ
REGISTERED LAND SURVEYOR
29.03.2017



REV	DESCRIPTION	DATE	PROJECT TITLE:	DRAWING TITLE:	CADRETS DESIGN:
1	ISSUED FOR APPROVAL	29.03.2017	Proposed Child Care Centre	First Floor Plan	Tofino
			LOCAL GOVERNMENT AREA:	Paramatta Council	
			ADDRESS:	13 Cowells Lane, Emington	
Date:	Scale:	Author:	Drawn:	Checked:	Project No:
29.03.2017	1:100	Sam Pyruz	Jake Janssen	Jake Janssen	10250





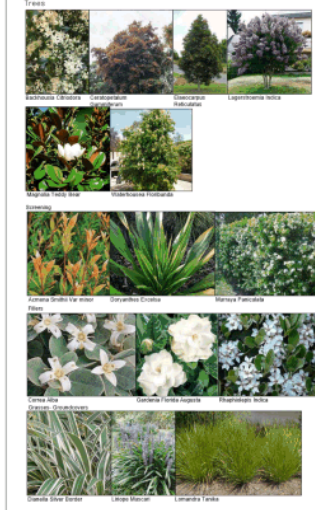
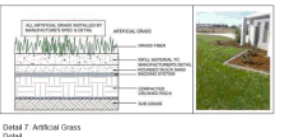
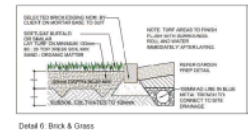
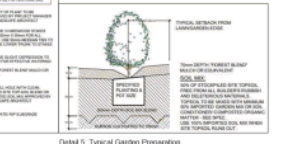
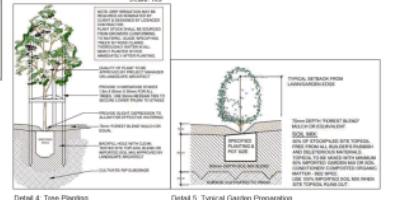
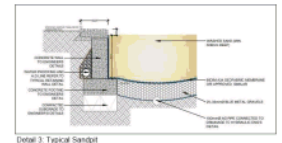
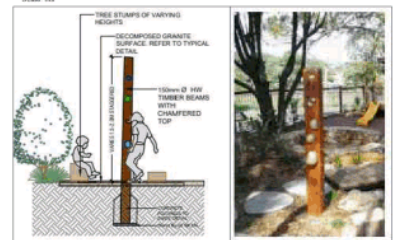
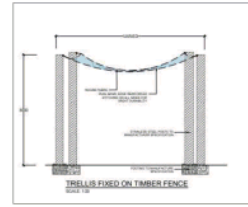
LEGEND

- Existing street tree to remain and be protected at all times.
- No tree on site to be removed without Council's Approval.
- Proposed trees
- Proposed shrubs
- Low plants
- Garden edge
- Turfed area
- Hard surface

PLANT SCHEDULE

Native Species: 80% of the plant selection - LN
 Exotic Species: 20% of the plant selection - E

Tree	Shrubs	Screening Plants	Grasses - Groundcovers
Botanical Name: <i>Banksia integrifolia</i> (LN) Common Name: Banksia Pal size: 20m x 2.5m Water: 1.0 City Required: No City Approved: Yes	Botanical Name: <i>Chamaecyparis stricta</i> (LN) Common Name: Blue Ribbon Cypress Pal size: 0.5m x 1.5m Water: 1.0 City Required: No City Approved: Yes	Botanical Name: <i>Arctostaphylos uva-ursi</i> (LN) Common Name: Heath Pal size: 2.0m x 2.5m Water: 1.0 City Required: No City Approved: Yes	Botanical Name: <i>Chamaecrista nictitans</i> (LN) Common Name: Blackberry Pal size: 0.5m x 1.0m Water: 1.0 City Required: No City Approved: Yes

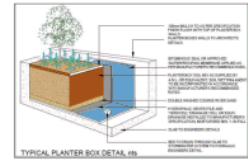
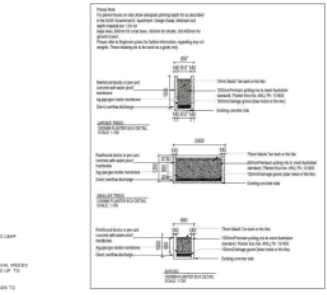


DESIGN STATEMENT

The Principal Elements of This Design Area:
 - Provide a landscape concept to the clients requirements and needs.
 - Screen noisy road access from the proposed centre from the street.
 - Screen rear and side areas from neighbouring properties.
 - Allow adequate sunlight. Allow sun access to the North Aspect while modifying the sun access to the Western Aspect.
 - Install retain and protected treeshrub and groundcover throughout the site, to increase biodiversity in landscaped areas.
 - Provide lower other plants with low water requirements throughout the landscaped areas.
 - Existing site should be stock piled for use in proposed garden beds and landscape areas.

THE PROPOSED LAND UTILISATION AND WORKS

NO EXISTING TREES ARE TO BE REMOVED UNLESS THEY ARE DEAD OR DAMAGED BY DISEASE OR IN THE WAY OF THE PROPOSED DEVELOPMENT.
 ALL EXISTING TREES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 ALL EXISTING TREES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 ALL EXISTING TREES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



Unique Garden Design

Client: [Name]
 Address: [Address]
 Date: [Date]



Landscape plan is to be read in conjunction with Architectural drawings drawn by Janssen Design Studio No. 10/2020 Edition: 23/05/22



Project:	13 Smith Lane
Site No:	13/2020/0001/01
Client:	Nature & Spectaculars - Conrad Level 6
Design:	Janssen Design Studio
Scale:	1:100
Date:	23/05/22

13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CONCEPT PLANS

LEGEND

- PROPOSED STORMWATER BYPASSING OSD
- PROPOSED STORMWATER DRAINING TO ROOF
- PROPOSED STORMWATER DRAINING TO OSD
- PROPOSED SEWER GRADE CHARGED LINE
- PIPE OVERCROSSING MINIMUM 150mm CLEARANCE
- SUBSOIL DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING TELSTRA
- EXISTING GAS
- GUTTER DOWNPIPE
- ROOF GUTTER HIGH POINT
- ROOF SLOPE
- RAINWATER OUTLET
- SURFACE FLOW ARROWS
- DESIGN SURFACE LEVEL
- EXISTING SURFACE LEVEL
- INVERT LEVEL OF PIPE JUNCTION
- PROPOSED OSD STORAGE
- ROOF AREA TO RAINWATER TANK
- AREA BYPASSING OSD
- PROPOSED WSUD



LOCALITY PLAN
N.T.S.

GENERAL NOTES

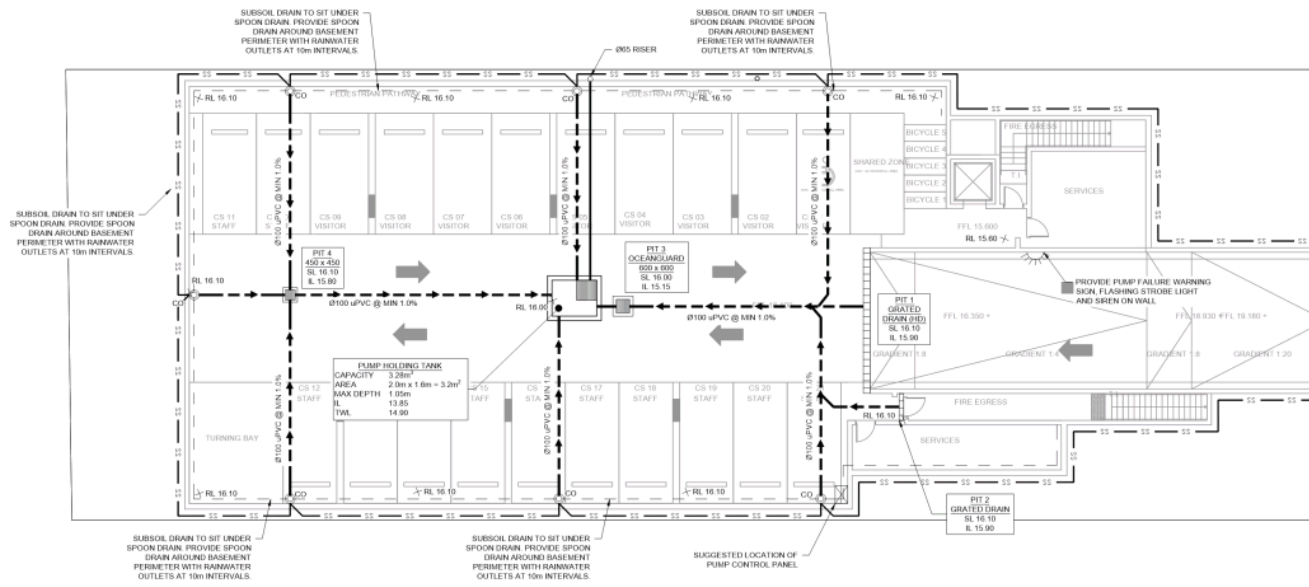
1. ALL LINES ARE TO BE 800µPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL FITS IN DRIVEWAYS TO BE 40x40 CONCRETE AND ALL FITS IN LANDSCAPED AREAS TO BE 40x50 PLASTIC.
5. FITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
18. OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
19. ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS. USE DECORATIVE ROCK MULCH OR EQUIVALENT.
20. ALL PIPES IN BALCONIES TO BE 80µ UPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD. DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
21. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZES AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE. ONLY ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT DC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

DRAWING INDEX

Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2
102	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 2 OF 2
103	STORMWATER CONCEPT PLAN GROUND LEVEL
104	STORMWATER CONCEPT PLAN CATCHMENT PLAN
105	OSD & WSUD DETAILS AND CALCULATION SHEETS SHEET 1 OF 2
106	OSD & WSUD DETAILS AND CALCULATION SHEETS SHEET 2 OF 2
108	MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

<p>DATE: 07/07/2023 ISSUE: A DESCRIPTION: ISSUE FOR DEVELOPMENT APPLICATION DATE: 07/07/2023 DESIGN: OGH CHECKED: JSF</p>	<p>ACCREDITED: JANSSEN Design PO Box 41, Kenthurst 2156 MOBILE: 0423 216 636 EMAIL: jake@janssendedesign.com.au WEB: www.janssendedesign.com.au</p>	<p>CLIENT: Tohme COUNCIL: City Of Parramatta Council</p>	<p>SCALE: N.T.S.</p>	<p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 14, 32 Smith Street, Parramatta NSW 2150 Phone: 02 7860 4201 PO BOX 2579 Parramatta 2124 Company: Telford Consulting Pty Ltd</p>	<p>PROJECT: 13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</p>	<p>DRAWING TITLE: COVER SHEET PLAN SCALE: N.T.S. PROJECT NO: 22718 DRAWING NO: 000 SHEET: A</p>
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BASEMENT PLAN
SCALE 1:100

LEGEND

- PROPOSED STORMWATER
- SURFACE FLOW ARROWS
- SUBSOIL DRAINAGE
- CLEANING EYE (OR INSPECTION EYE)
- PROPOSED STORAGE AREA
- FINISHED SURFACE LEVEL
- GRATED DRAIN
- FLOOR GRATE

STANDARD PUMP OUT DESIGN NOTES

1. THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:
 - 1. THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMPLE.
 - 2. A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
 - 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
 - 4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACKUP IN CASE OF POWER FAILURE.
 - 5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.



BASEMENT PUMP OUT FAILURE WARNING SIGN

THIS SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK



CONFINED SPACE DANGER SIGN

- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPENDING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
- B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & HATCHES)
- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN
- COLOURS:
DANGER & BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - BLACK
BORDER AND OTHER LETTERING - BLACK

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	07/07/2023	OGH	JRF

CLIENT: 13 COWELLS LANE, ERMINGTON
 PROJECT: PROPOSED CHILD CARE CENTRE
 DRAWING: STORMWATER CONCEPT PLANS
 SHEET: 1 OF 2

ARCHITECT: JANSSEN Design
 PO Box 41, Kendhurst 2156
 MOBILE: 0423 216 636
 EMAIL: jahn@janssendedesign.com.au
 WEB: www.janssendedesign.com.au

CLIENT: Tohme
 Council: City Of Parramatta
 Council

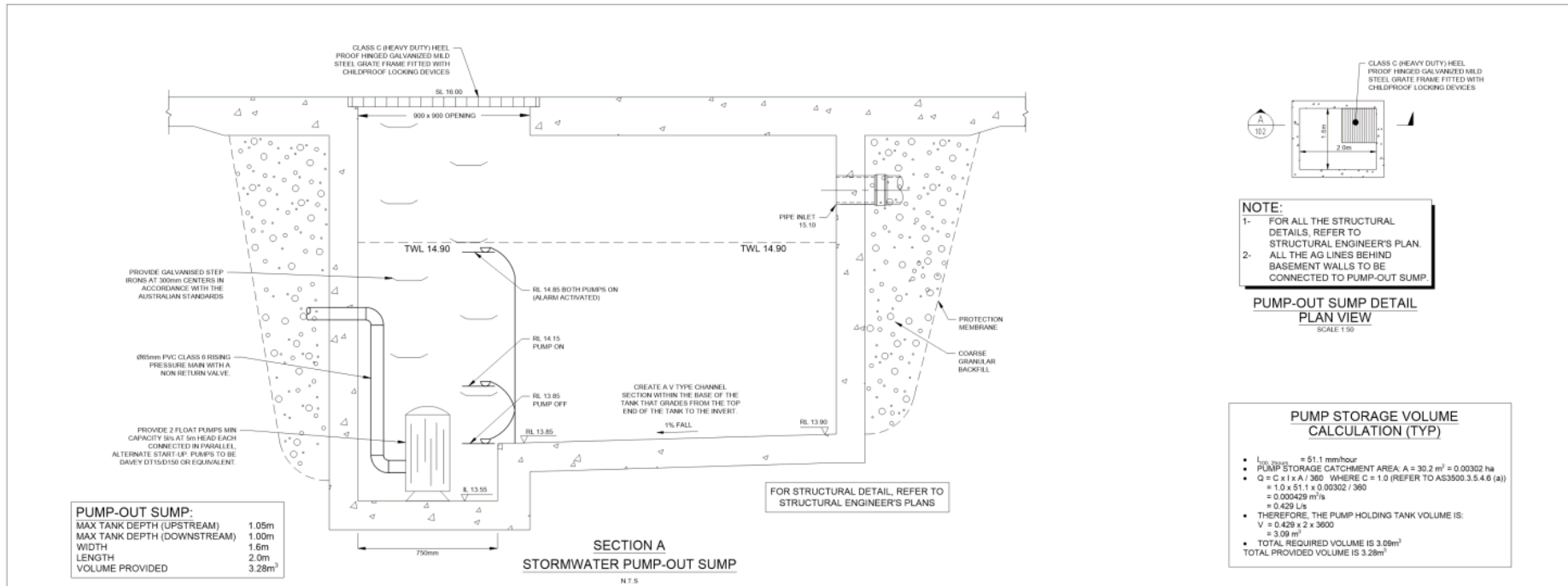
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 SCALE 1:100 @ A1

TELFORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE

Level 14, 32 Serah Street, Parramatta NSW 2150
 Phone: 02 7850 4031
 PO BOX 3579 Parramatta 2124 Company: Telford Consulting Pty Ltd

Project: 13 COWELLS LANE, ERMINGTON
 PROPOSED CHILD CARE CENTRE
 STORMWATER CONCEPT PLANS
 DEVELOPMENT APPLICATION

Scale	A1	Project No.	Draw No.	Issue
1:100		22718	101	A



PUMP-OUT SUMP:

MAX TANK DEPTH (UPSTREAM)	1.05m
MAX TANK DEPTH (DOWNSTREAM)	1.00m
WIDTH	1.6m
LENGTH	2.0m
VOLUME PROVIDED	3.28m ³

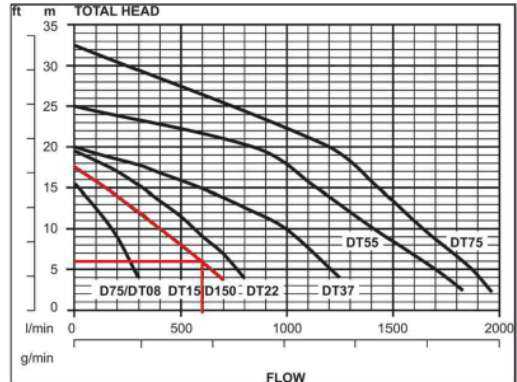
NOTE:

- FOR ALL THE STRUCTURAL DETAILS, REFER TO STRUCTURAL ENGINEER'S PLAN.
- ALL THE AG LINES BEHIND BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

PUMP-OUT SUMP DETAIL PLAN VIEW
SCALE 1:50

PUMP STORAGE VOLUME CALCULATION (TYP)

- $L_{100} = 51.1$ mm/hour
- PUMP STORAGE CATCHMENT AREA: $A = 30.2 \text{ m}^2 = 0.00302 \text{ ha}$
- $Q = C \times I \times A / 360$ WHERE $C = 1.0$ (REFER TO AS3500.3.5.4.6 (a))
 $= 1.0 \times 51.1 \times 0.00302 / 360$
 $= 0.000429 \text{ m}^3/\text{s}$
 $= 0.429 \text{ L/s}$
- THEREFORE, THE PUMP HOLDING TANK VOLUME IS:
 $V = 0.429 \times 2 \times 3600$
 $= 3.09 \text{ m}^3$
- TOTAL REQUIRED VOLUME IS 3.09 m^3
- TOTAL PROVIDED VOLUME IS 3.28 m^3



PUMP CALCULATIONS

Project Address: 13 Cowells Ln, Ermington

$HL = (3.35 \times 10^{-6} \times Q^2) / (d^5 \times C)$	$HL = 1.852$	$HL(\text{m}/100\text{m}), Q(\text{L}/\text{s}), d(\text{mm})$	$h_f = kv^2/2g$	$k(\text{cum}), v(\text{m}/\text{s}), g=9.8(\text{m}/\text{s}^2)$	$H(\text{total head}) = H_f + H_1 + \text{Elevation Head}(\text{static head})$
$d(\text{mm}) = 65$	$v(\text{m}/\text{s}) = 0.00$	Elevation Head(m) = 5	Pipe Length(m) = 10	Hazen-Williams C = 145	Hazen-Williams Constant
Bend Losses, $K_b = 3.06$	Valve Losses, $K_v = 2.13$	Entry/Exit Losses, $K_e = 5.00$	Cum Losses, $K_c = 10.19$	125-140 Commercial steel pipe	135-140 Bitumen Lined Cast iron pipe
Start Flow = 0	Increment = 1	140-145 Copper Tube	145-150 PVC		

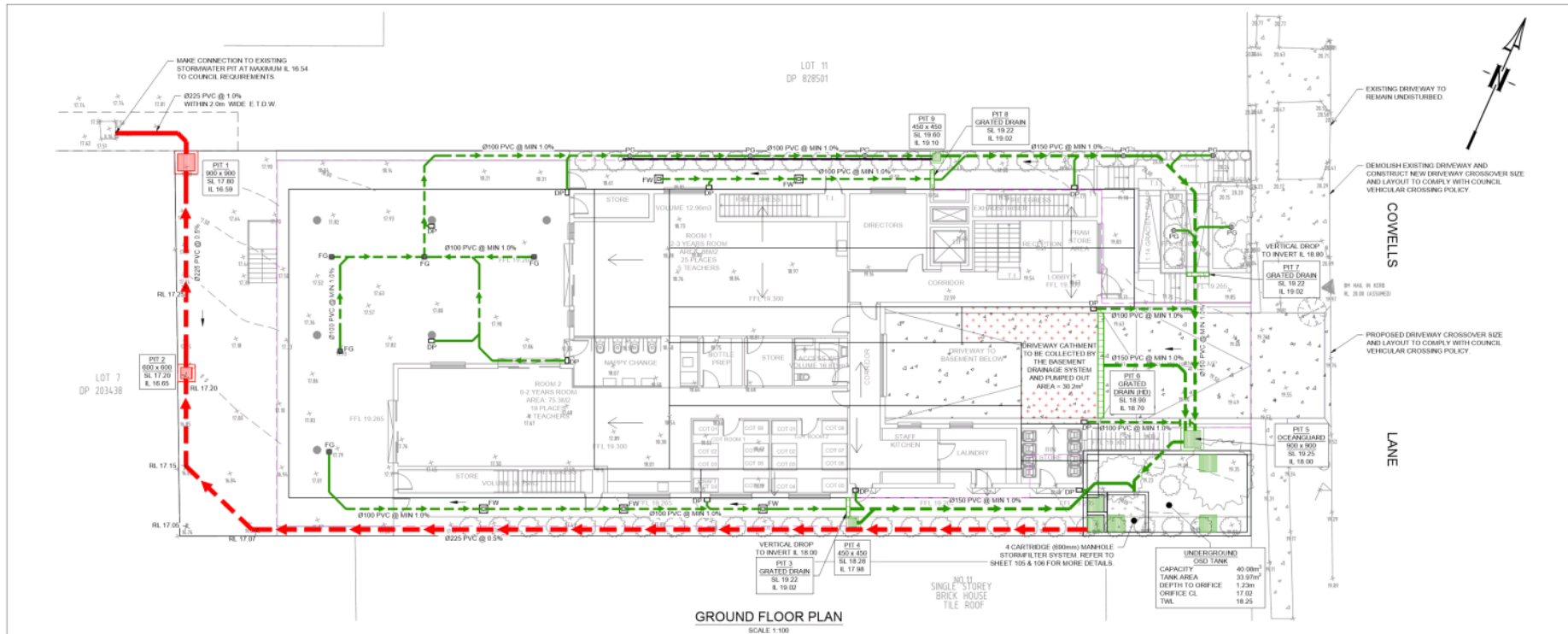
Q(L/s)	0	1	2	3	4	5	6	7	8	9	10	
HL(m/100m)	0.00	0.18	0.64	1.36	2.32	3.51	4.92	6.55	8.39	10.44	12.68	
Hf(m)	0.00	0.02	0.06	0.14	0.23	0.35	0.49	0.66	0.84	1.04	1.27	
v(m/s)	0.00	0.30	0.60	0.90	1.21	1.51	1.81	2.11	2.41	2.71	3.01	
h1(m)	0.00	0.05	0.19	0.42	0.76	1.18	1.70	2.31	3.02	3.82	4.72	
H(m)	=Hf+H1+Elevation Head	5.00	5.07	5.25	5.56	5.99	6.53	7.19	7.97	8.86	9.87	10.99

UNDERGROUND PUMP - OUT SUMP STAGED STORAGE CALCULATIONS

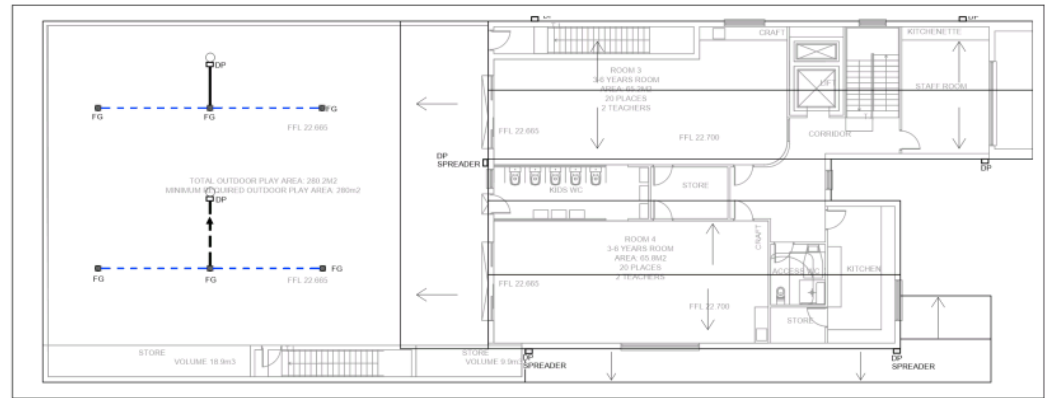
DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	3.2	0
100	3.2	0.24
200	3.2	0.56
300	3.2	0.88
400	3.2	1.20
500	3.2	1.52
600	3.2	1.84
700	3.2	2.16
800	3.2	2.48
900	3.2	2.8
1000	3.2	3.12
1050	3.2	3.28

NOT FOR CONSTRUCTION

<p>DATE: 07/07/2023</p> <p>DESIGNER: OGH</p> <p>CHECKER: JSF</p>	<p>CLIENT: JANSSEN Design</p> <p>PROJECT: PO Box 41, Kenthurst 2156</p> <p>MOBILE: 0423 216 636</p> <p>EMAIL: jahn@janssengdesigns.com.au</p> <p>WEB: www.janssengdesigns.com.au</p>	<p>CLIENT: Tohme</p> <p>COUNCIL: City Of Parramatta Council</p>	<p>SCALE: 1:10 @ A1</p> <p>SCALE: 1:50 @ A1</p>	<p>TELFORD CIVIL</p> <p>DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 14, 32 Serah Street, Parramatta NSW 2150</p> <p>Phone: 02 7850 4031</p> <p>PO BOX 3579 Parramatta 2124 Company: Telford Consulting Pty Ltd</p>	<p>PROJECT: 13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</p>	<p>DRAWING TITLE: STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 2 OF 2</p> <p>SCALE: As Shown</p> <p>PROJECT NO: 22718</p> <p>DWG NO: 102</p> <p>ISSUE: A</p>
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GROUND FLOOR PLAN
SCALE 1:100










LEVEL 1 PLAN
SCALE 1:100

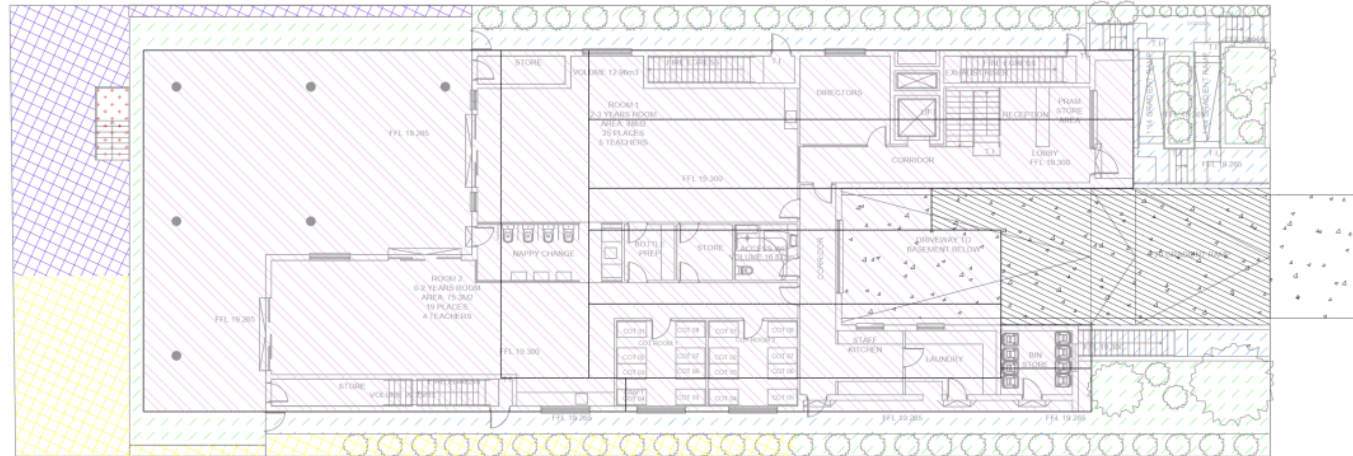
PIPES NOTE:
 Ø85 PVC @ MIN 1.0%
 Ø90 PVC @ MIN 1.0%
 Ø100 PVC @ MIN 1.0%
 Ø150 PVC @ MIN 1.0%
 Ø225 PVC @ MIN 0.5%
 Ø300 PVC @ MIN 0.4%
 UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION

<p>DATE: 07/07/2023 ISSUE: A DESCRIPTION: ISSUE FOR DEVELOPMENT APPLICATION DATE: 07/07/2023 DESIGN: OGH CHECKED: JSF</p>		<p>Author: JANSSEN Design PO Box 41, Kendhurst 2156 MOBILE: 0423 216 636 EMAIL: jake@janssendesign.com.au WEB: www.janssendesign.com.au</p>	<p>Client: Tohme Council: City of Parramatta Council</p>	<p>Scale: 1:100 @ A1</p> <p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 14, 32 Smith Street, Parramatta NSW 2150 Phone: 02 7650 4031 PO BOX 3579 Parramatta 2124 Company: Telford Consulting Pty Ltd</p>	<p>Project: 13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing No: STORMWATER CONCEPT PLAN Scale: 1:100 Project No: 22718 Draw No: 103 Issue: A</p>
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LEGEND

-  ROOF AREA TO WSUD = 663.1m²
-  DRIVEWAY AREA TO OG THEN TO WSUD = 79.0m²
-  PERVIOUS AREA TO WSUD = 139.5m²
-  IMPERVIOUS AREA TO WSUD = 108.2m²
-  PERVIOUS AREA BYPASS WSUD TO OG = 70.8m²
-  IMPERVIOUS AREA BYPASS WSUD TO OG = 4.83m²
-  PERVIOUS AREA BYPASS WSUD = 63.3m²



CATCHMENT PLAN
SCALE: 1:100

NOT FOR CONSTRUCTION

<p>DATE: 07/07/2023</p> <p>ISSUE: A</p> <p>DESCRIPTION: ISSUE FOR DEVELOPMENT APPLICATION</p> <p>DATE: 07/07/2023</p> <p>DESIGN: OGH</p> <p>CHECKED: JSF</p>		<p>DESIGNED BY: MIMI SASSI E.S. (E. REG. P.L.D. # 116,000, C.P.D.# 108,000)</p> <p>ACCREDITED</p> <p>JANSSEN Design</p> <p>PO Box 41, Kenthurst 2156</p> <p>MOBILE: 0423 216 636</p> <p>EMAIL: jans@janssendedesign.com.au</p> <p>WEB: www.janssendedesign.com.au</p>	<p>Client: Tohme</p> <p>Client: City Of Parramatta Council</p>	<p>Scale: 1:100 @ A1</p> <p>0 2 4 6 m</p>	<p>TELFORD CIVIL</p> <p>DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 14, 32 Serah Street, Parramatta NSW 2150 PO BOX 2579 Parramatta 2124</p> <p>Email: info@telfordcivil.com.au Phone: 02 7860 4001 Company: Telford Consulting Pty Ltd</p>	<p>Project: 13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title: STORMWATER CONCEPT PLAN CATCHMENT PLAN</p> <p>Scale: 1:100</p> <p>Project No: 22718</p> <p>Draw No: 104</p> <p>Issue: A</p>
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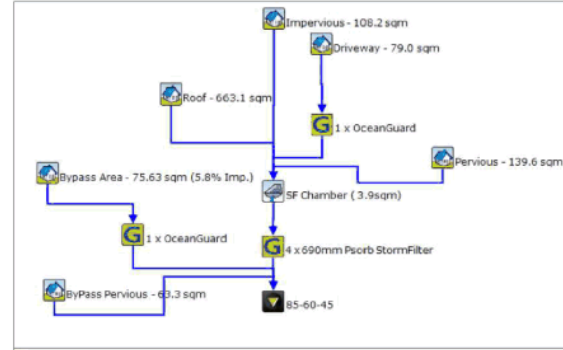
WSUD CHAMBER DETAILS
 TOTAL SITE AREA = 128.7m²
 BY-PASS AREA = 138.9m²
 SITE AREA DRAINING TO OSD = 989.8m²
 EFFECTIVE DEPTH OF WATER WITHIN FILTRATION CHAMBER:
 630 CARTRIDGE HEIGHT = 0.58m (HEAD REQUIRED FOR 630 CARTRIDGE) = 0.77m
 AREA NEEDED FOR THE FILTRATION CHAMBER: 989.8/0.77 = 1284.8m²
 AREA PROVIDED = 3.91m²
 4800mm PSORB CARTRIDGES PROVIDED - OUTFLOW = 8.09 L/S

ORIFICE CALCULATIONS:

$Q = C \times A \times \sqrt{2gh}$

SO: $A = Q / (C \times \sqrt{2gh})$
 $= 0.006203 / (0.61 \times \sqrt{2 \times 9.81 \times 1.23})$
 $= 0.00207 \text{ m}^2$

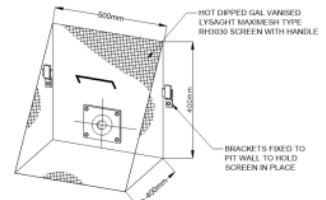
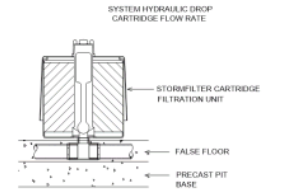
THEREFORE:
 $d = \sqrt{4 \times A / \pi}$
 $= \sqrt{4 \times 0.00207 / 3.14159}$
 $= 51.3 \text{ mm}$



	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.8068	0.8068	-2.967E-05
Total Suspended Solids (kg/yr)	62.01	9.274	85.05
Total Phosphorus (kg/yr)	0.1685	0.04097	75.69
Total Nitrogen (kg/yr)	1.745	0.874	49.9
Gross Pollutants (kg/yr)	19.22	0	100

MUSIC MODEL & RESULTS
N.T.S.

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER TO BE PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT STORMWATER360 FOR OPTIONS.
3. THE FILTER CARTRIDGES ARE SIPHON ACTIVATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER OR SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3600.
4. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT STORMWATER360 FOR DESIGN OPTIONS.
5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE OAM GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS DESIGNED TO MEET AUSTRALASIAN T44 LOAD RATINGS WITH 0.2m FILL MAXIMUM.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STORMFILTER BY STORMWATER360
 SYDNEY (AU) PHONE: (02) 9525 5833
 BRISBANE (AU) PHONE: (07) 3272 1872.



STORMFILTER DESIGN TABLE

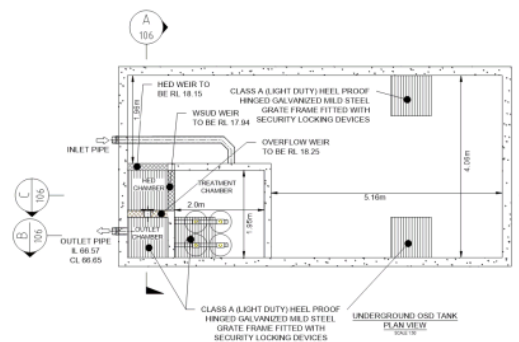
- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED AND BY REGION SPECIFIC INTERNAL FLOW CONTROLS. CONVEYANCE CAPACITY IS RATED AT 80 L/S.
- ALL PARTS PROVIDED AND INTERNAL ASSEMBLY BY STORMWATER360 AUSTRALIA UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	600	400	310
SYSTEM HYDRAULIC DROP (d1 - REQ'D MIN)	900	700	550
TREATMENT BY MEDIA SURFACE AREA L/s/m ²	1.4	0.7	1.4
CARTRIDGE FLOW RATE (L/s)	1.42	0.71	0.95

TRASH SCREEN DETAIL
N.T.S.



ORIFICE PLATE DETAIL
N.T.S.



$Q = (0.111d^2 \cdot 2.06h^0.5) / 60$
 where d = Restrictor Disc Diameter
 Δh = head

Cartridge Name: 690
 Cartridge Quantity: 4
 Δh (m): 1.23

Total Q at head: 4.56

CARTRIDGES OUTFLOW
N.T.S.

CITY OF PARRAMATTA COUNCIL
On-Site Detention Calculation Sheet

Project: TEL22718/SW/DA
 Location: 13 Cowells Ln, Ermington
 Designer: Albert Nassah
 Phone: 02 7809 4931

Site No: 1
 DP No: 30564
 D.A. No:

OSD Area:	Front Lot	UPRCT	Downed
Site Area	0.113	0.113	0.113
Basic Storage Volume	37.22	53.02	53.02
Basic Discharge	14.66	9.02	9.02
Area of Site to Storage	0.899	88%	0.099
Percentage of Site	87.75		7.75
Storage per ha of contributing area	376.08		56.62
Volume/PSD Adjustment	108.75		35
PSD for site	10.76		42
Maximum Head to Orifice Centre	1.220		0.99
Calculated Orifice Diameter	0.097		0.07
Maximum discharge	10.76		10.76
Head for high early discharge	1.130		1.09
High Early Discharge	10.316	96%	10.316
Mean Discharge	10.540		10.1
Average Discharge per Hectare	106.483		105.4
Final Site Storage Ratio	384		36.5
Site Storage Volume	37.99		36.5
Volume Provided	48.08	195%	9.5

Checked By: Joe Frangie
 Date Checked: 07-Jul-23
 OSD Plan Number: 101-107

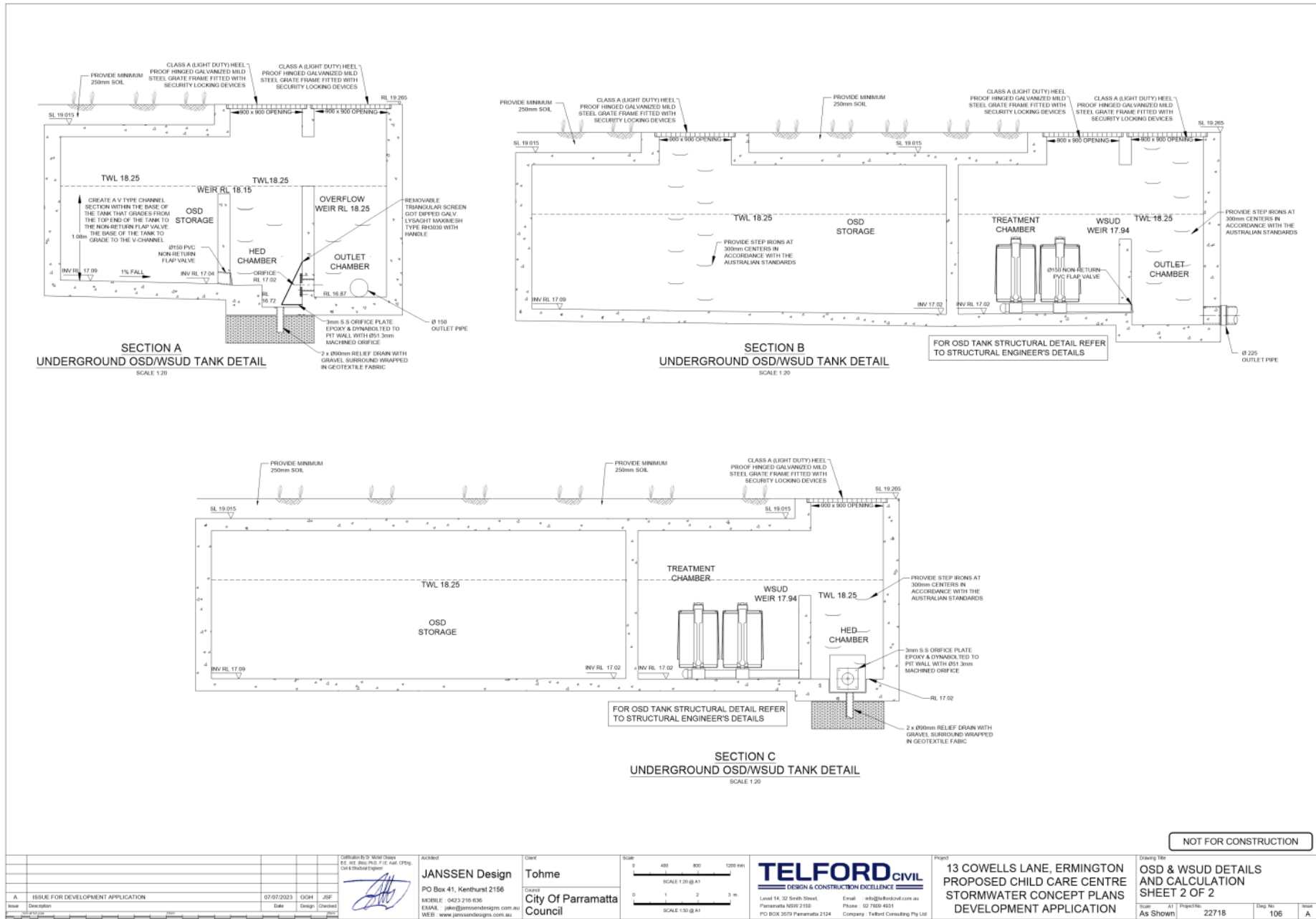
UNDERGROUND OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	33.97	0
100	33.97	2.20055
200	33.97	5.60505
300	33.97	9.02055
400	33.97	12.38605
500	33.97	15.79605
600	33.97	19.19305
700	33.97	22.59005
800	33.97	25.98705
900	33.97	29.38405
1000	33.97	32.78105
1100	33.97	36.17805
1200	33.97	39.57505
1300	33.97	42.97155

NOTE:
 USE 51.3mm ORIFICE DIAMETER, REFER TO ORIFICE CALCULATIONS

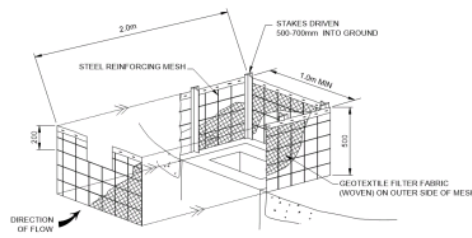
NOT FOR CONSTRUCTION

<p>DATE: 07/07/2023 DESIGNER: JRF CHECKER: JRF</p>	<p>CLIENT: City of Parramatta Council PROJECT: 13 COWELLS LANE, ERMINGTON PROPOSED CHILD CARE CENTRE STORMWATER CENTRE PLANS DEVELOPMENT APPLICATION</p>	<p>SCALE: 1:50 @ A1</p>	<p>COMPANY: TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>DATE: 07/07/2023 SHEET: 1 OF 2</p>
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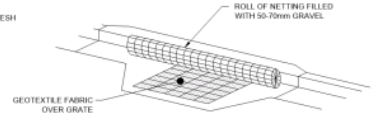


SEDIMENT & EROSION NOTES

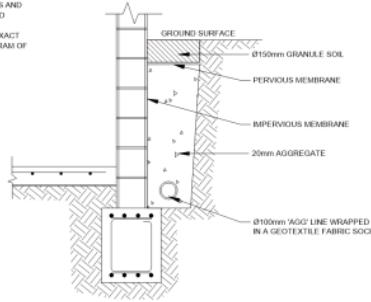
1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPAL.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/REMOVABLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WOOD OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTOR'S WORKS etc.



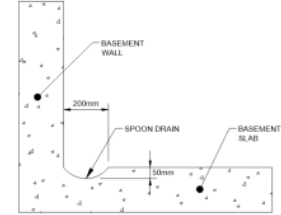
FIELD INLET SEDIMENT TRAP
N.T.S.



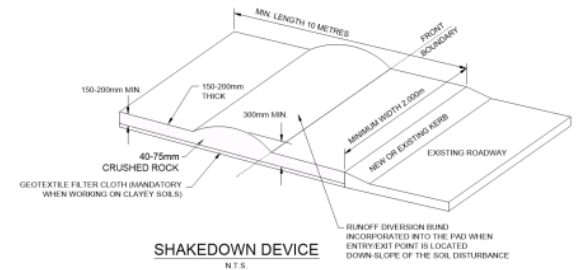
KERB INLET PROTECTION SAG GULLIES
N.T.S.



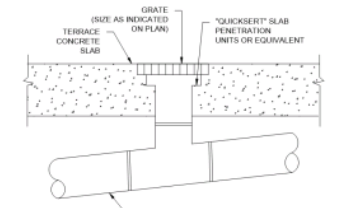
TYPICAL SUBSOIL DRAIN
N.T.S.



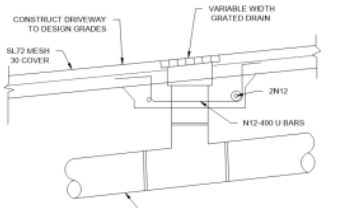
SPOON DRAIN SECTION DETAIL
SCALE 1:10



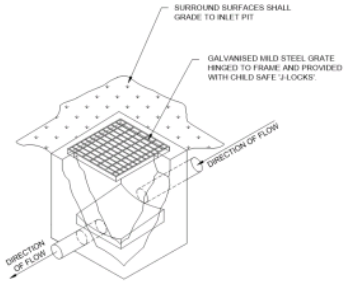
SHAKEDOWN DEVICE
N.T.S.



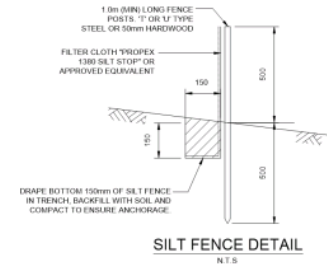
RAINWATER OUTLET DETAIL
N.T.S.



GRATED DRAIN DETAIL
N.T.S.



TYPICAL GRATED INLET PIT DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

SILT FENCE NOTES:

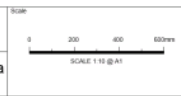
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE 114mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN 'BIBBLE' DEVELOPS IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	07/07/2023	OGH	JRF

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CLIENT: Tohme
 Council: City of Parramatta Council



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 Phone: 02 7850 4031
 PO BOX 2579 Parramatta 2124 Company: Telford Consulting Pty Ltd

Project: 13 COWELLS LANE, ERMINGTON
 PROPOSED CHILD CARE CENTRE
 STORMWATER CONCEPT PLANS
 DEVELOPMENT APPLICATION

Drawing Title: **MISCELLANEOUS DETAILS SHEET**

Scale: As Shown	Project No: 22718	Draw No: 107	Issue: A
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