

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

A Local Planning Panel Meeting will be held in the Level 10 Boardroom,
126 Church Street, Parramatta on Wednesday, 16 June 2021 at 3:30PM.

Brett Newman
CHIEF EXECUTIVE OFFICER



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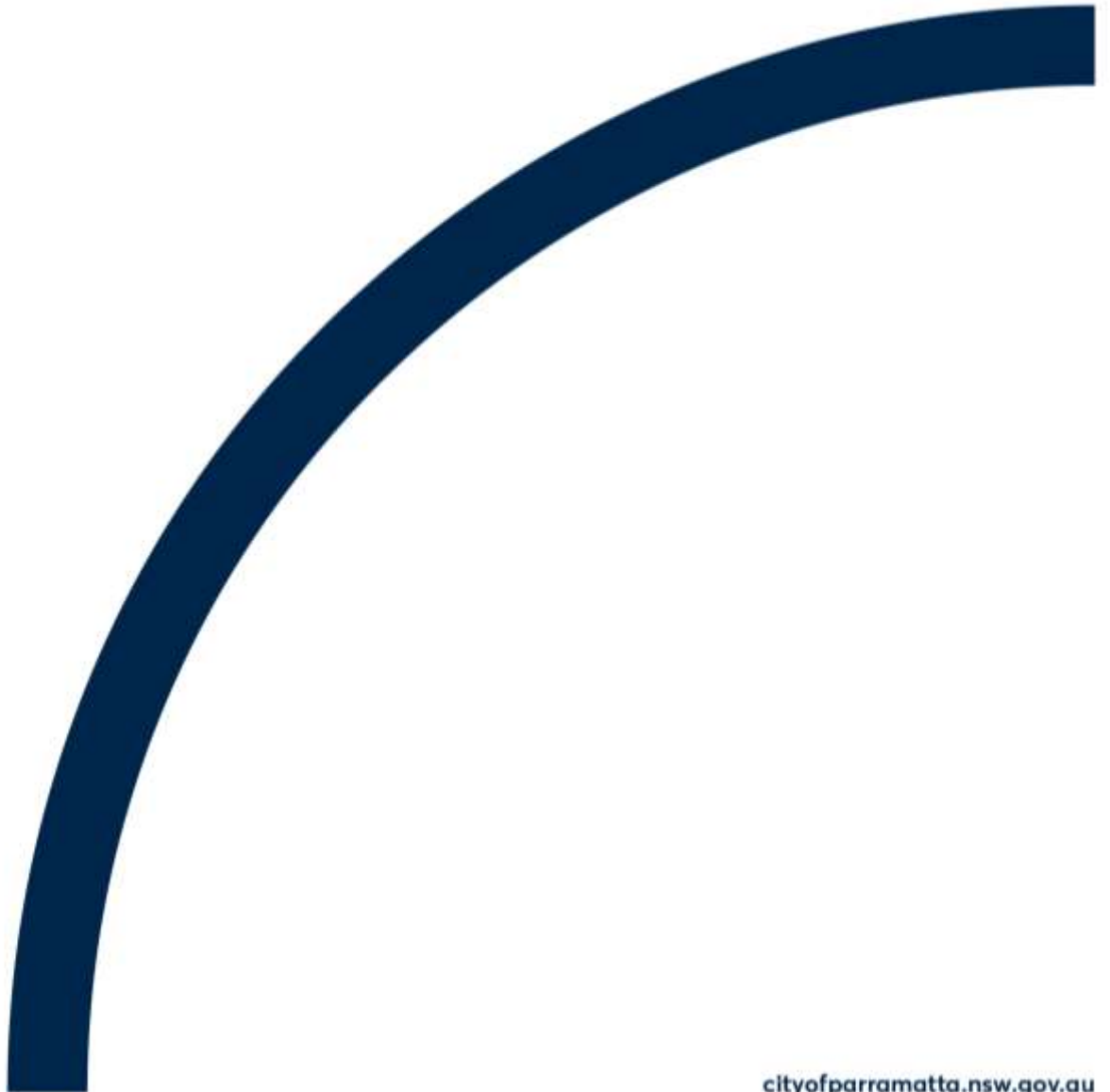


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	<i>The City of Parramatta Council acknowledges the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and pays its respects to the elders both past and present</i>	
2	WEBCASTING ANNOUNCEMENT	
	<i>This public meeting will be 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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DEVELOPMENT APPLICATIONS

16 JUNE 2021

5.1	PUBLIC MEETING: 73 Kent Street, Epping (Lot 31 DP 31307)	6
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DEVELOPMENT APPLICATION

ITEM NUMBER	5.1
SUBJECT	PUBLIC MEETING: 73 Kent Street, Epping (Lot 31 DP 31307)
DESCRIPTION	Demolition of existing structures and construction of a two-storey boarding house containing 12 boarding rooms with at-grade car parking and associated landscaping works.
REFERENCE	DA/180/2021 - D08067119
APPLICANT/S	Top Tree Pty Ltd
OWNERS	Mr W M Kwok & Mrs D Wu
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT - 26 MAY 2021

REASON FOR REFERRAL TO LPP

This item is being referred to the Parramatta Local Planning Panel as more than 10 submissions (114 unique submissions) were received during the formal 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.

Site & Proposal

The subject site is known as 73 Kent Street, Epping. The site is zoned R2 Low Density Residential as are the majority of the surrounding sites, with land zoned R4 High Density Residential located on the eastern side of Kent Street.

The proposal seeks to develop a two storey boarding house comprising 12 boarding rooms. The maximum occupancy of the boarding house is 17 lodgers. At-grade parking is located at the rear of the property comprising 6 car parking spaces, 3 motorcycle spaces and 3 bicycle spaces.

Boarding Houses are permitted with consent within the R2 Low Density Residential zone under Hornsby LEP 2013. It is also of note that there is no Floor Space Ratio development standard applicable to the subject site.

Notification

The application was notified in accordance with Council's new consolidated notification procedures. In response, 114 submissions were received. The issues raised within those submissions comprise the following:

- Boarding House use is out of character with the residential and family-oriented neighbourhood;
- Safety;
- Subject site is not a good location for a Boarding House;

- Traffic & Parking;
- Poor Design;
- Development not really for affordable housing;
- Biased SIA

There were also a number of submissions made in support of the development.

Assessment

The application was assessed against the relevant environmental planning instruments, including SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007, SEPP (Affordable Rental Housing) 2009, and Hornsby Local Environmental Plan 2013. The development is considered to generally satisfy the requirements of the planning instruments.

Where non-compliances were found, amended plans would likely be able to address the issues. At the time of writing the report, amended plans have not been received to address these issues and therefore the application is recommended for refusal on the basis of insufficient information preventing a complete assessment to be undertaken.

Information still required in order to undertake a complete assessment include:

- Evidence that the parking area complies with Australian Standards;
- A final set of stormwater plans; and
- Amended architectural plans to reduce the floor area of the development.

It is also to be noted that a deemed refusal appeal has been lodged against the development application and it therefore must be determined at the June PLPP meeting in order to meet the dates set by the Land and Environment Court.

RECOMMENDATION

(a) **That** Parramatta Local Planning Panel **refuse** DA/180/2021 for the following reasons:

1. State Environmental Planning Policy (Affordable Rental Housing) 2009

i. The proposed development has not adequately shown compliance with the following provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009:

- *Clause 29(2)(e)(ia) – in the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room.*
 - *Although compliant with the numerical requirement of parking spaces, additional information is required to ensure that the driveway and parking layout complies with Australian Standards.*

2. Hornsby Development Control Plan 2013

i. The proposed development is inconsistent with the following provisions of Hornsby Development Control Plan 2013:

- *Part 1C.1.2 – Stormwater Management*

- *Final stormwater plans were not provided in accordance with Council's request for additional information. In that regard, a complete assessment was unable to be undertaken.*
- *Part 3.1 – Dwelling Houses - Floor Area – Maximum 380m²*
 - *Final amended architectural plans were not provided in accordance with Council's request for additional information. In that regard, a complete assessment was unable to be undertaken.*

3. Environmental Planning and Assessment Act 1979

- i. As highlighted above, the proposal has not adequately shown compliance with the State Environmental Planning Policy (Affordable Rental Housing) 2009. Accordingly, the proposal fails to satisfy the matters of consideration prescribed under Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
- ii. As highlighted above, the proposal has non-compliances with Hornsby Development Control Plan 2013. Accordingly, the proposal fails to satisfy the matters of consideration prescribed under Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
- iii. As the proposed development is not consistent with the above, the proposal is not considered to be in the public interest and also fails to satisfy Section 4.15(1)(b) and (e) of the Environmental Planning and Assessment Act 1979.

(b) **Further**, that submitters are advised of the Panel's decision.

Darren Wan

Senior Development Assessment Officer

ATTACHMENTS:

1 <u>↓</u>	Assessment Report	16 Pages
2 <u>↓</u>	Locality Map	1 Page
3 <u>↓</u>	Plans used during assessment	14 Pages
4	Internal plans used during assessment (confidential)	8 Pages

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/180/2021

**SECTION 4.15 ASSESSMENT REPORT – BOARDING HOUSE -
HORNSBY LEP
Environmental Planning & Assessment Act 1979**

SUMMARY

DA No:	DA/180/2021
Property:	Lot 31 DP 31307, 73 Kent Street, EPPING NSW 2121
Proposal:	Demolition of existing structures and construction of a two storey boarding house containing 12 boarding rooms with at grade car parking and associated landscaping works.
Date of receipt:	10 March 2021
Applicant:	Top Tree Pty Ltd
Owner:	Mr W M Kwok and Mrs D Wu
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:	114
Conciliation Conference Held:	No
Recommendation:	Refusal
Assessment Officer:	Darren Wan

Legislative requirements

Environmental Instruments	Planning	<ul style="list-style-type: none"> • SEPP (BASIX) 2004 • SEPP Affordable Rental Housing 2009 • Hornsby Local Environmental Plan 2013
Zoning		R2 – Low Density Residential
Bushfire Prone Land		No
Heritage Item/Conservation Area		No
Integrated development		No
Clause 4.6 variation		No
Delegation		Parramatta Local Planning Panel

History of the Application	
10 March 2021	DA Lodged
22 April 2021	Deemed Refusal appeal lodged with the Land and Environment Court
30 July 2021	Section 34 Conciliation scheduled

SITE DESCRIPTION AND CONDITIONS

The subject site is known as 73 Kent Street, Epping. The current property description is Lot 31 DP 31307. The site is a regularly shaped allotment and has a slight slope from the rear south-western corner to the north-eastern corner of approximately 2.5 metres over a distance of 43 metres.

The subject site has the following area and dimensions:

Area – 696.8 square metres

Frontage – 16.765 metres

Rear – 16.765 metres

North – 41.565 metres

South – 41.565 metres

The site is zoned R2 Low Density Residential. The surrounding properties are generally also zoned R2 Low Density Residential, with land zoned R4 High Density Residential located on the eastern side of Kent Street.



Figure 1: Zoning of the subject site and surrounds.

The subject site currently accommodates a single storey dwelling.

It is located within an established residential area characterised by single and double storey residential dwellings. Adjoining the subject site to the north and south are single storey residential dwellings, and located on the eastern side of Kent Street are 4/5 storey residential flat buildings

The site was inspected on 19 March 2021



Figure 2: Aerial Photo (NearMaps)



Figure 3: View of the subject site from Kent Street (Google Streetview)

SECTION 4.15 EVALUATION

THE PROPOSAL

The proposed development includes the following components:

- Demolition of existing structures;
- Construction of a two storey boarding house development comprising twelve (12) boarding rooms;
 - The boarding room mix is as follows:
 - 2 x accessible single rooms;
 - 5 x single rooms; and
 - 5 x double rooms.
 - The communal areas are as follows:
 - 1 x common room and common open area on the ground floor.
- At-grade parking for six (6) cars, three (3) motorcycles, and three (3) bicycles.

PERMISSIBILITY

The site is zoned R2 Low Density Residential under Hornsby Local Environmental Plan 2013. The proposed works are defined as a 'boarding house' and is permitted with consent within the R2 Low Density Residential zone.

Zone Objectives

The proposed development is consistent with the aims and objectives of the R2 Low Density Residential zoning applying to the land as the proposed works:

- Provide for the housing needs of the community within a low density residential environment.

ENVIRONMENTAL PLANNING INSTRUMENTS

STATE ENVIRONMENTAL PLANNING POLICY 55 – 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 existing building is proposed to be demolished and appropriate conditions have been included to require any potential asbestos to be removed from the site by a suitably qualified person.

Therefore, in accordance with Clause 7 of the State Environmental Planning Policy No 55 - Remediation of Land, the land is suitable for a boarding house development.

STATE ENVIRONMENTAL PLANNING POLICY – BASIX

The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition would have been recommended to ensure such commitments are fulfilled during the construction of the development, had the application been recommended for approval.

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

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development. The development is consistent with the controls contained within the deemed SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

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

Clause	Comment
Clause 45 – electricity infrastructure	N/A
Clause 101 – frontage to a classified road	N/A
Clause 102 – average daily traffic volume of more than 40,000 vehicles.	Kent Street has less than 40,000 vehicles per day

Appropriate conditions would have been recommended to address the requirements of the SEPP, had the application been recommended for approval.

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

The application has been assessed against the requirements of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. 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 does not propose the removal of any non-native vegetation from the subject site.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Clause	SEPP Requirements	Compliance
Clause 26 Land to which this division applies	Land must be zoned R1, R2, R3, R4, B1, B2, or B4 (or equivalent zone).	Yes. The land is zoned R2 Low Density Residential.
Clause 27 Development to which this division applies	Boarding Houses on land zoned R2 Low Density Residential is to be within an accessible area. Note: Accessible area means within 400m of a bus stop used by a regular bus service	Yes. The site is located on land zoned R2 Low Density Residential and is within 200m of a bus stop and is considered to be accessible.

Clause 29 – Standards that cannot be used to refuse consent		
29(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the building when expressed as a floor space ratio are not more than:		
29(1)(a)	Floor Space Ratio The existing maximum floor space ratio for any form of residential accommodation permitted on the land.	N/A. The subject site does not have an applicable Floor Space Ratio control.
29(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:		
29(2)(a)	Building Height If the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land. Allowable: 8.5m Proposed: 8.3m	Yes. The proposal complies with the maximum 8.5m building height development standard.
29(2)(b)	Landscaped Area If the landscape treatment of the front setback area is compatible with the streetscape in which the building is located.	Yes. The landscape treatment of the front setback area to Kent Street comprises a deep soil area and is considered to be compatible with the prevailing landscaped areas of the streetscape.
29(2)(c)	Solar Access Where the development provides for one or more communal living rooms, at least one of those rooms receives a minimum of 3 hours direct sunlight between 9:00am and 3:00pm in mid-winter.	Yes. The development provides one communal living area on the ground floor. The living room will receive a minimum of 3 hours direct sunlight during the winter solstice in the morning period.
29(2)(d)	Private Open Space If at least the following private open space areas are provided (other than the front setback area): (i) One area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers.	Yes. The development will provide a communal open areas on the ground floor with a combined area of 20m ² . It has been located within the front setback to minimise amenity impacts to neighbouring properties.
29(2)(e)	Parking (iia) In the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room.	Yes. With 12 rooms proposed, 6 car parking spaces are provided in total. However, Council's Traffic and Transport Officer has raised concern regarding the layout of the proposed parking area. Additional information is required to ensure compliance with Australian Standards.

29(2)(f)	<p>Accommodation Size</p> <p>If each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p> <table><tr><th>Room No.</th><th>GFA (m²)</th></tr><tr><td>01 (S)</td><td>20.5</td></tr><tr><td>02 (S)</td><td>21.2</td></tr><tr><td>03 (S)</td><td>16.4</td></tr><tr><td>04 (S)</td><td>16.2</td></tr><tr><td>05 (S)</td><td>16.2</td></tr><tr><td>06 (S)</td><td>16.2</td></tr><tr><td>07 (D)</td><td>18.9</td></tr><tr><td>08 (D)</td><td>18.1</td></tr><tr><td>09 (D)</td><td>18.3</td></tr><tr><td>10 (D)</td><td>18.2</td></tr><tr><td>11 (D)</td><td>24.9</td></tr><tr><td>12 (D)</td><td>23.8</td></tr></table>	Room No.	GFA (m ²)	01 (S)	20.5	02 (S)	21.2	03 (S)	16.4	04 (S)	16.2	05 (S)	16.2	06 (S)	16.2	07 (D)	18.9	08 (D)	18.1	09 (D)	18.3	10 (D)	18.2	11 (D)	24.9	12 (D)	23.8	<p>Yes. A breakdown of the rooms with room sizes has been provided.</p>
Room No.	GFA (m ²)																											
01 (S)	20.5																											
02 (S)	21.2																											
03 (S)	16.4																											
04 (S)	16.2																											
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09 (D)	18.3																											
10 (D)	18.2																											
11 (D)	24.9																											
12 (D)	23.8																											
29(3)	<p>A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p>	<p>Yes. All rooms have access to private bathroom facilities and kitchen facilities.</p>																										
29(4)	<p>A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>	<p>Yes. The proposal generally complies with the standards set out in subclause (2).</p>																										
Clause 30 – Standards for Boarding Houses																												
<p>30(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</p>																												
30(1)(a)	<p>If a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.</p>	<p>Yes. One communal living room is provided within the building for the use of all rooms.</p>																										
30(1)(b)	<p>No boarding room will have a gross floor area (excluding any area used for the purposes of a private kitchen or bathroom facilities) of more than 25 square metres.</p>	<p>Yes. All boarding rooms are less than 25 square metres (excluding private kitchen and bathroom facilities).</p>																										
30(1)(c)	<p>No boarding room will be occupied by more than 2 adult lodgers.</p>	<p>Yes. No room will be occupied by more than 2 lodgers.</p>																										
30(1)(d)	<p>Adequate bathroom and kitchen facilities will be provided within the boarding house for the use of each lodger.</p>	<p>Yes. All rooms have private kitchen and bathroom facilities.</p>																										
30(1)(e)	<p>If the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on-site dwelling will be provided for a boarding house manager.</p>	<p>N/A</p>																										
30(1)(h)	<p>At least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</p> <p>Required: 3 motorcycle and 3 bicycle spaces required.</p>	<p>Yes. 3 motorcycle parking spaces and 3 bicycle spaces are provided on site at the rear.</p>																										

30(AA)	A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.	Yes. The proposed boarding house has no more than 12 boarding rooms.
Clause 30A – Character of the Local Area A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.		
<p>The SEPP (Affordable Rental Housing) 2009 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 30A. In addition, the Land and Environment Court's Planning Principle 'Surrounding Development – Compatibility of proposal with surrounding development' (<i>Project Venture Developments Pty Ltd v Pittwater Council [2005] NSWLEC 191</i>) provides for guidance on how to assess the compatibility of development with the character of a local area. Using case law and the Land and Environment Court Planning Principle, a merit assessment of the character of the local area should consider the following three steps:</p> <ul style="list-style-type: none"> • 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. <p>An assessment against each step is provided below:</p> <p><u>Step 1 – Identify the local area</u></p> <p>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).</p> <p><u>Step 2 – Determine the character (present and future) of the local area</u></p> <p>The surrounding area consists primarily of single and double storey dwelling houses, but also has residential flat buildings. Adjoining the subject site to the north and south are single storey dwelling houses. The eastern side of Kent Street is zoned R4 High Density Residential and accommodates 4 storey residential flat buildings.</p> <p>The site is located within an R2 Low Density Residential Zone pursuant to HLEP2013 under which boarding houses are permissible on the site and in the surrounding locality.</p> <p>The key consideration in the current circumstances is the form of development anticipated for the area in the future. Given that the site does not form part of a heritage conservation area with a consistent prevailing built form and character, it is likely that this side of Kent Street will continue to be developed for low density residential uses.</p> <p>The proposed built form imitates the presentation of a larger 2-storey dwelling house when viewed from Kent Street, and is considered to be compatible with the existing and desired future character of the locality.</p> <p><u>Step 3 – Determine if the development is compatible with the character of the local area.</u></p> <p>In accordance with the Land and Environment Court's 'Planning Principle' and recent case law on the character test within Clause 30A of the SEPP (Affordable Rental Housing) 2009, compatibility is best defined as 'capable of existing together in harmony'. In order to test compatibility, two questions are to be considered. These questions as well as a response to each are provided below:</p>		

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 within the streetscape. The physical impacts of the development are acceptable for the following reasons:

- The proposed building form is one that is compatible with the existing and desired future character of the locality;
- The proposed building height, setbacks, landscaped area and site coverage are consistent with the built form controls for the local area;
- The proposed windows along the side and rear elevations are adequately set back from adjoining dwellings;
- The overshadowing impacts are acceptable given the orientation of the site; and
- Potential acoustic impacts arising from the increase in occupants of the proposed development have been identified within the submitted Acoustic Report and noise mitigation measures have been implemented by way of conditions of consent.

Is the proposal's appearance in harmony with the buildings around it and the character of the street?

The elements of built form which contribute to the character of the street include single storey and double storey brick dwellings. Landscaping is provided within the front and rear setbacks of these sites.

The proposal is consistent with the existing built form elements that contribute to the character of the street as the proposed built form imitates the presentation of a larger 2-storey dwelling house when viewed from Kent Street, and is considered to be compatible with the existing and desired future character of the locality.

HOUSING DIVERSITY STATE ENVIRONMENTAL PLANNING POLICY

The Department of Planning, Industry and Environment (the Department) exhibited an Explanation of Intended Effect for a proposed new Housing Diversity State Environmental Planning Policy (Housing Diversity SEPP) from 29 July 2020, with exhibition closing on the 9 September 2020. The new Housing Diversity SEPP will consolidate three housing-related SEPPs:

- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004; and
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).

In addition to the consolidation of the above SEPPs the new Housing Diversity SEPP will introduce new definitions for build-to-rent housing, student housing and co-living; amend some state-level planning provisions, particularly for boarding house and seniors housing development; and amend some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land.

Whilst the new Housing Diversity SEPP must be considered when assessing this application for a boarding house, the Housing Diversity SEPP is neither imminent nor certain and therefore limited weight has been placed on it. Notwithstanding, the proposed development is consistent with the objectives of the Housing Diversity SEPP.

COMPLIANCE TABLE – LOCAL ENVIRONMENTAL PLAN

The relevant matters to be considered under Hornsby Local Environmental Plan 2013 for the proposed development are outlined below.

Development standard	Compliance
Height of Buildings Allowable = 8.5m	Yes – the proposal will have a maximum height of 8.3m.
Maximum Size of a Secondary Dwelling	N/A
Clause 4.6 Exceptions to Development Standards	N/A
Development on land intended to be acquired for public purposes	The proposal is not identified on the map.
Architectural roof features	An architectural roof feature is not proposed.
Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
Heritage Conservation	The subject site is not identified as an item of heritage significance, and not located within a heritage conservation area. Nor is it within the vicinity of a heritage item or heritage conservation area.
Aboriginal Places of Heritage Significance	The proposal does not propose any works that are likely to impact upon Aboriginal Places of Heritage Significance.
Acid sulphate soils	An Acid Sulphate Soils Management plan is not required to be prepared.
Earthworks	Extensive earthworks are not proposed as part of the application.
Flood planning	The site is not identified by Council as being prone to flooding.
Biodiversity protection	The site is not identified on this map
Affected by a Foreshore Building Line	The site is not located in the foreshore area.
Bushfire Prone Land	The site is not identified as being bushfire prone.

DRAFT LOCAL ENVIRONMENTAL PLAN 2020

Draft Parramatta LEP 2020 was placed on public exhibition on the 31 August 2020, with exhibition closing on the 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council.

Whilst the draft LEP must be considered when assessing this application under Section 4.15(1)(a)(ii) of the Environmental Planning & Assessment Act 1979, the LEP is neither imminent or certain and therefore limited weight has been placed on it.

Notwithstanding, the proposed development is consistent with the objectives of the Draft LEP.

COMPLIANCE TABLE – DEVELOPMENT CONTROL PLAN

The relevant matters to be considered under Hornsby Development Control Plan 2013 for the proposed development are outlined below. As the site is located within the R2 Low Density Residential Zone, the development has been assessed against the building envelope controls for a dwelling house.

HDCP – Part 3.1 Dwelling Houses

Control	Requirement	Compliance
Site Area	500m ²	N/A - Subdivision is not proposed.
Building height	8.5m	Yes – The proposed maximum height would be 8.3m.
No. storeys	max. 2 + attic	Yes – The proposal has 2 storeys.
Site Coverage All buildings on the property including ancillary development.	max. 50% or 348.4m ²	Yes – 50% or 348.2m ²
Floor Area	max. 380m ²	No – 402m ²
<p>The non-compliance with this control is not supported as the size of the building can be reduced to comply with this control without losing any boarding rooms or occupant capacity. Therefore, it is considered that there is no reasonable justification on planning grounds to support the non-compliance.</p> <p>It appears that the discrepancy in floor area calculation is a result of the applicant excluding the first floor common circulation areas from the floor area calculation. They are of the opinion that the as the circulation space has openings on the side of the building and is therefore considered the outside of the external walls of the building.</p> <p>However, the circulation space has been included in the floor area calculation for the following reasons:</p> <ul style="list-style-type: none"> In the case of <i>Landmark Group Australia Pty Ltd v Sutherland Shire Council [2016] NSWLEC 1577</i>, the Court found that the breezeway/corridors were all within the internal face of the external walls of the building thereby contributing towards GFA and FSR; The openings located on the northern and southern elevations are proportionally insignificant in the context of the total area of the external walls of the building; The proposed openings on the northern elevation are fully enclosed by vertical battens which is a fundamental external element of the building's composition; The corridors are enclosed by walls for the vast majority of their perimeter and are completely enclosed by floor and ceiling slabs and are more akin to lobbies than an open walkway or a breezeway. 		
Setbacks		
- Front	6.0m	Yes – 7m proposed.
- Northern side setback	Ground – 0.9m First Floor – 1.5m	Yes – 1.5m proposed.
- Southern side setback	Ground – 0.9m First Floor – 1.5m	Yes – 1.5m proposed.

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<p>- Rear</p> <p>Landscaped Area (30% of lot size)</p> <ul style="list-style-type: none"> At least 50 percent of the minimum landscaped area should be located behind the building line to the primary road frontage. A proportion of the front yard should be maintained as landscaped area as follows: <ul style="list-style-type: none"> 25 percent of the front yard for lots less than 18 metres wide. Minimum 1.5m wide 	<p>Ground – 3m First Floor – 8m</p> <ul style="list-style-type: none"> 209.04m² 50% = 115m² 29.25m² 	<p>Yes – 8m proposed.</p> <p>Yes – Proposed 230m²</p> <ul style="list-style-type: none"> Proposed 160m² Proposed 70m²
Sunlight Access	Yes – the common room and communal open space will receive at least 3 hours of sunlight during the morning period.	
Stormwater Management	No – additional information was requested by Council's Development Engineer. At the time of writing this report, final Stormwater Plans had not been received, and therefore a complete assessment could not be undertaken.	
Privacy	<p>No, but can be conditioned –</p> <p>The first floor only services boarding rooms, with no living areas proposed. However, the self-contained nature of the boarding rooms means that they will likely be higher traffic areas than a regular bedroom in a dwelling house setting.</p> <p>In that regard, the development will have 4 windows, and 2 corridor openings facing both the northern and southern side boundaries. Only one window on each elevation services the living area of a boarding room. This particular window on the northern boundary will have a privacy screen, but the corresponding window on the southern elevation does not. Had the application been recommended for approval, an additional privacy screen would have been imposed as a condition of consent.</p> <p>The development will also have 4 boarding rooms facing the rear boundary. Although there is a rear setback of 8m, the windows on this elevation have potential to look into the private open space of the adjoining property to the rear. Had the application been recommended for approval, a condition would have been imposed, requiring that these windows be amended to have a sill height of at least 1.5m.</p> <p>The imposition of these conditions are considered to adequately mitigate overlooking impacts onto adjoining properties.</p>	

REFERRALS

Internal Referrals	Comment
Development Engineer	Additional Information requested. At the time of writing this report, the additional information had not been provided to Council. Accordingly, an assessment could not be finalised.
Civil Assets	The proposal required altering an existing Council owned stormwater pit into a butterfly pit to accommodate the proposed stormwater discharge. As discussed above, final stormwater plans were not provided and accordingly the assessment could not be finalised.
Traffic	Additional information required to ensure that the parking area complies with Australian Standards.
Landscape	Supported subject to conditions
Social Outcomes	Supported subject to conditions
Environmental Health (Acoustic, Contamination, Waste)	Supported subject to conditions
External Referrals	Comments
Ausgrid	Supported subject to conditions
Sydney Water	Supported subject to conditions

PUBLIC CONSULTATION

The application was notified in accordance with Council's new consolidated notification procedures. In response, 114 submissions were received. The issues raised within those submissions are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Boarding House use is out of character with residential and family-oriented neighbourhood – <ul style="list-style-type: none"> Increases density – potential COVID issues; Commercial use; Area is family-oriented; Over supply of housing; Impact housing prices; and Overdevelopment for subject site. 	<p>Boarding houses are a permitted use within the R2 Low Density Residential zone and is collectively included within the 'Residential Accommodation' definition.</p> <p>By nature, a boarding house development will have higher density than a regular dwelling house, however it provides a different housing type that is compatible with the low density residential environment of the locality. It is not considered to impact upon the community, or housing prices, and is not considered to be an overdevelopment of the subject site.</p> <p>This does not warrant refusal of the application and has not been included as a reason for refusal.</p>
Safety – <ul style="list-style-type: none"> No guarantee the site will be managed properly; The potential for increased crime due to the future occupants of the boarding house; Each room can fit more people than permitted; and No onsite manager proposed. 	<p>The proposal seeks to establish a boarding house development which provides a form of low cost rental accommodation for a wide range of tenants. There is no evidence to suggest that the proposed boarding house will result in increased crime.</p> <p>Whilst the development is not large enough to require the presence of an onsite manager under the ARH SEPP, the operation of the boarding house would be managed by an adopted Plan of Management which incorporates appropriate provisions for occupant safety, general amenity, behaviour and numbers to mitigate potential amenity impacts to surrounding development.</p>

	<p>Accordingly, the proposed use is not considered to result in unreasonable detrimental environmental and amenity impacts on the locality as discussed within the relevant sections of this report.</p> <p>This does not warrant refusal of the application and has not been included as a reason for refusal.</p>
<p>Subject site is not a good location for a Boarding House –</p> <ul style="list-style-type: none"> • Not accessible, close to public transport or shops; 	<p>The subject site meets the requirements to be considered an 'accessible location' in accordance with the definition under the ARH SEPP.</p>
<p>Traffic & Parking</p>	<p>The proposed development complies with the parking requirements of the ARH SEPP.</p> <p>However, Council's Traffic and Transport officer raised concern regarding the adequacy of the proposed driveway and parking layout. In that regard, additional information is required to ensure that the parking layout complies with Australian Standards.</p> <p>At the time of writing this report, no additional information has been received and therefore this has been included as a reason for refusal.</p>
<p>Poor Design –</p> <ul style="list-style-type: none"> • Doesn't comply with Parramatta DCP 2011; • Privacy Impacts; • Noise Impacts; and • Bulk & Scale issues. 	<p>It is noted that Parramatta DCP 2011 is not applicable to the subject site. Regardless, the proposed building has been shown to generally be compatible with the 2 storey residential dwellings currently within the locality.</p> <p>Whilst it is acknowledged that the proposal will generally comply with the building envelope controls under Hornsby DCP 2013, there have been a few non-compliances identified with the Hornsby DCP as discussed in the DCP table above. Some of these issues, including privacy impacts could be addressed by way of conditions of consent, but amended plans are required to reduce the size of the floor area.</p> <p>At the time of writing this report, no additional information has been received and therefore this has been included as a reason for refusal.</p>
<p>Development not really for affordable housing –</p> <ul style="list-style-type: none"> • Developer trying to fit in development before the arrival of the Housing Diversity SEPP; • No safeguard that rental price will be kept affordable; and • Developer not a social housing provider; and • Developer didn't pay any contribution for increased use of infrastructure. 	<p>The Housing Diversity SEPP was placed on exhibition last year between July and September, and will consolidate three SEPPs, including the Affordable Rental Housing SEPP, the Housing for Seniors and People with a Disability SEPP, and SEPP70 – Affordable Housing. Whilst the draft SEPP must be considered when assessing this application under Section 4.15(1)(a)(ii) of the Environmental Planning & Assessment Act 1979, the SEPP is neither imminent or certain and therefore limited weight has been placed on it.</p> <p>In regard to the rental prices and contribution payments, had the application been recommended for approval, conditions of consent would have been imposed to ensure that the boarding house leased the accommodation in accordance with the <i>Boarding Houses Act 2012</i> and <i>Boarding Houses Regulation 2013</i>, as well as payment of a contribution in accordance with the <i>City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre)</i>.</p> <p>This does not warrant refusal of the application and has not been included as a reason for refusal.</p>

Provided SIA was biased to the developer.	The SIA was reviewed by Council's Social Outcomes Team and found to be satisfactory subject to the imposition of conditions of consent. This does not warrant refusal of the application and has not been included as a reason for refusal.
Supportive of the Development	There were a number of submissions made in support of the development.

Amended Plans

N/A

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."

COVID-19 STATEMENT

Council's Crisis Management Team suspended all Conciliation Meetings from 25 March 2020, for the foreseeable future, due to COVID19 and maintaining social distancing requirements. Therefore, a conciliation meeting in accordance with Council's resolution was not required to held for this application.

OTHER MATTERS

N/A

DEVELOPMENT CONTRIBUTIONS

A Development Contribution is required to be paid. A condition of consent relating to the payment of Development Contributions would have been imposed if the application was recommended for approval.

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

EP&A REGULATION 2000

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

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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*.

RECOMMENDATION

REFUSAL

That Parramatta Local Planning Panel refuse DA/180/2021 for the following reasons.

1. State Environmental Planning Policy (Affordable Rental Housing) 2009

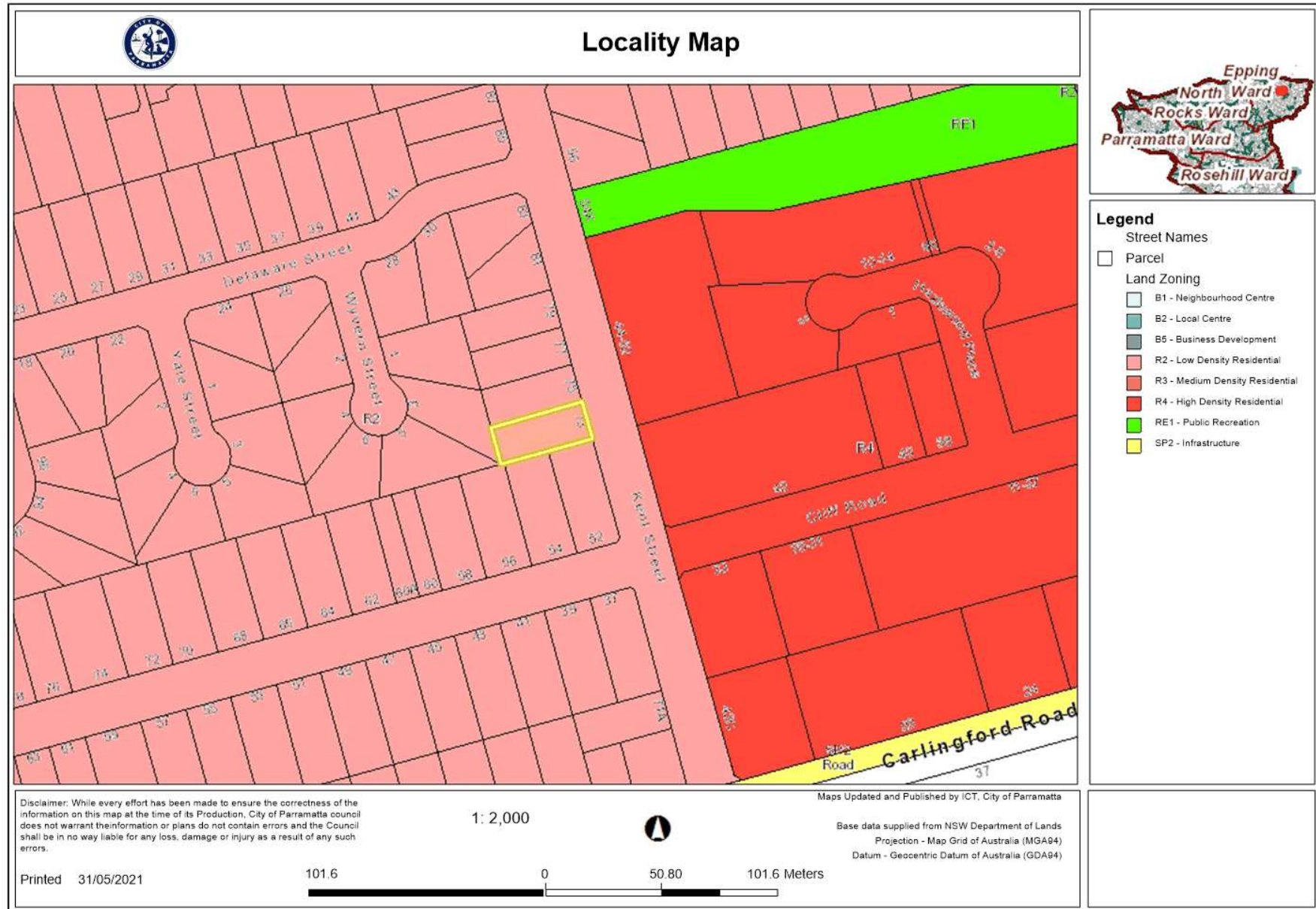
- a. The proposed development has not adequately shown compliance with the following provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009:
 - *Clause 29(2)(e)(iia) – in the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room.*
 - *Although compliant with the numerical requirement of parking spaces, additional information is required to ensure that the driveway and parking layout complies with Australian Standards.*

2. Hornsby Development Control Plan 2013

- a. The proposed development is inconsistent with the following provisions of Hornsby Development Control Plan 2013:
 - *Part 1C.1.2 – Stormwater Management*
 - *Final stormwater plans were not provided in accordance with Council's request for additional information. In that regard, a complete assessment was unable to be undertaken.*
 - *Part 3.1 – Dwelling Houses - Floor Area – Maximum 380m²*
 - *Final amended architectural plans were not provided in accordance with Council's request for additional information. In that regard, a complete assessment was unable to be undertaken.*

3. Environmental Planning and Assessment Act 1979

- a. As highlighted above, the proposal has not adequately shown compliance with the State Environmental Planning Policy (Affordable Rental Housing) 2009. Accordingly, the proposal fails to satisfy the matters of consideration prescribed under Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
- b. As highlighted above, the proposal has non-compliances with Hornsby Development Control Plan 2013. Accordingly, the proposal fails to satisfy the matters of consideration prescribed under Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
- c. As the proposed development is not consistent with the above, the proposal is not considered to be in the public interest and also fails to satisfy Section 4.15(1)(b) and (e) of the Environmental Planning and Assessment Act 1979.



Development Application

73 Kent Street Epping Boarding House - 12 Rooms

ARCHITECTURAL DRAWINGS LIST

Drwg No	Drwg Name	Drwg Scale at A1
A-001	Cover Page	
A-002	Site and Context Analysis	1:200
A-050	Demolition Plan	1:100
A-101	Ground Floor Plan	1:100
A-102	First Floor Plan	1:100
A-103	Roof Plan	1:100
A-200	Elevations	1:100
A-300	Sections	1:100
A-400	GFA Calculation	1:100
A-500	Shadow Diagram - Existing	1:250
A-700	External Finishes Schedule	1:100
A-900	Notification Plan	1:400

DEVELOPMENT SUMMARY

Total Boarding Rooms = 12 Rooms (10 occupants)

Total GFA = 366.78

Req. Car Parking - 0.5 x 12 = 6
Proposed - 6

Req. Motorcycle Parking - 12/5 = 2.4
Proposed - 3

Req. Bicycle Parking - 12/5 = 2.4
Proposed - 3

NOTE: Section J NCC/BCA Report will be provided at CC stage demonstrating thermal efficiency compliance in compliance with BASIX protocols

CONSULTANTS

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BCA/Access
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Traffic
Transport and Traffic Planning Associates
Ross Nettle
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E ross@ttpa.com.au



Site Location Map - NTS

BASE CONSULTANTS SUMMARY TABLE					
TABLE 1: BASE CONSULTANTS SUMMARY TABLE					
TABLE 2: BASE CONSULTANTS SUMMARY TABLE					
Consultant	Service	Address	Phone	Email	Website
Damian O'Toole Town Planning	Town Planning	10/10 Kent St Epping	02 9630 0464	damian@sydneytownplanning.net.au	www.damiano.toole.com.au
Concept Landscape Architects	Landscape Architecture	10/10 Kent St Epping	02 9922 5312	rob@concept.net.au	www.concept.net.au
Zait Engineering	Stormwater Engineering	10/10 Kent St Epping	02 9630 3087	david@zait.com.au	www.zait.com.au
Design Confidence	BCA/Access	10/10 Kent St Epping	02 8390 0454	lsheehy@designconfidence.com.au	www.designconfidence.com.au
Outsource Ideas	BASIX	10/10 Kent St Epping	02 9597 9909	ved@outsourceideas.com.au	www.outsourceideas.com.au
Transport and Traffic Planning Associates	Traffic	10/10 Kent St Epping	02 9411 5650	ross@ttpa.com.au	www.ttpa.com.au
Bryce Classens	Arborist Consulting	10/10 Kent St Epping	02 8004 2802	bryce@urbanarbor.com.au	www.urbanarbor.com.au
Adam Semple	Acoustic	10/10 Kent St Epping	02 9587 9702	adam@koikisacoustics.com	www.koikisacoustics.com

General Notes	Rev	Date	Issue	Client	Architect	Scale at A1	North	Project Address	Cover Page
DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORKING BEGINS OR CONSTRUCTION. All dimensions are in millimetres unless stated otherwise. All construction drawings are to be read in conjunction with the relevant construction documents. Dimensions and notes are to be checked and added to the plan to ensure that the construction is in accordance with the design. The drawings are for the design of the building and are not to be used for any other purpose. The drawings are for the design of the building and are not to be used for any other purpose. The drawings are for the design of the building and are not to be used for any other purpose.	A	01/2020	Development Application	Top Tree Pty Ltd	STONEY 10/10 Kent St Epping T 02 9630 3087 E david@zait.com.au	NEWCASTLE 10/10 Kent St Epping T 02 9630 3087 E david@zait.com.au	BYRON BAY 10/10 Kent St Epping T 02 9630 3087 E david@zait.com.au	73 Kent St Epping	Drawing 20028
	B	03/2021	Development Application						Revision B
									Drawing No. A-001



1. Subject Site - 73 Kent Street



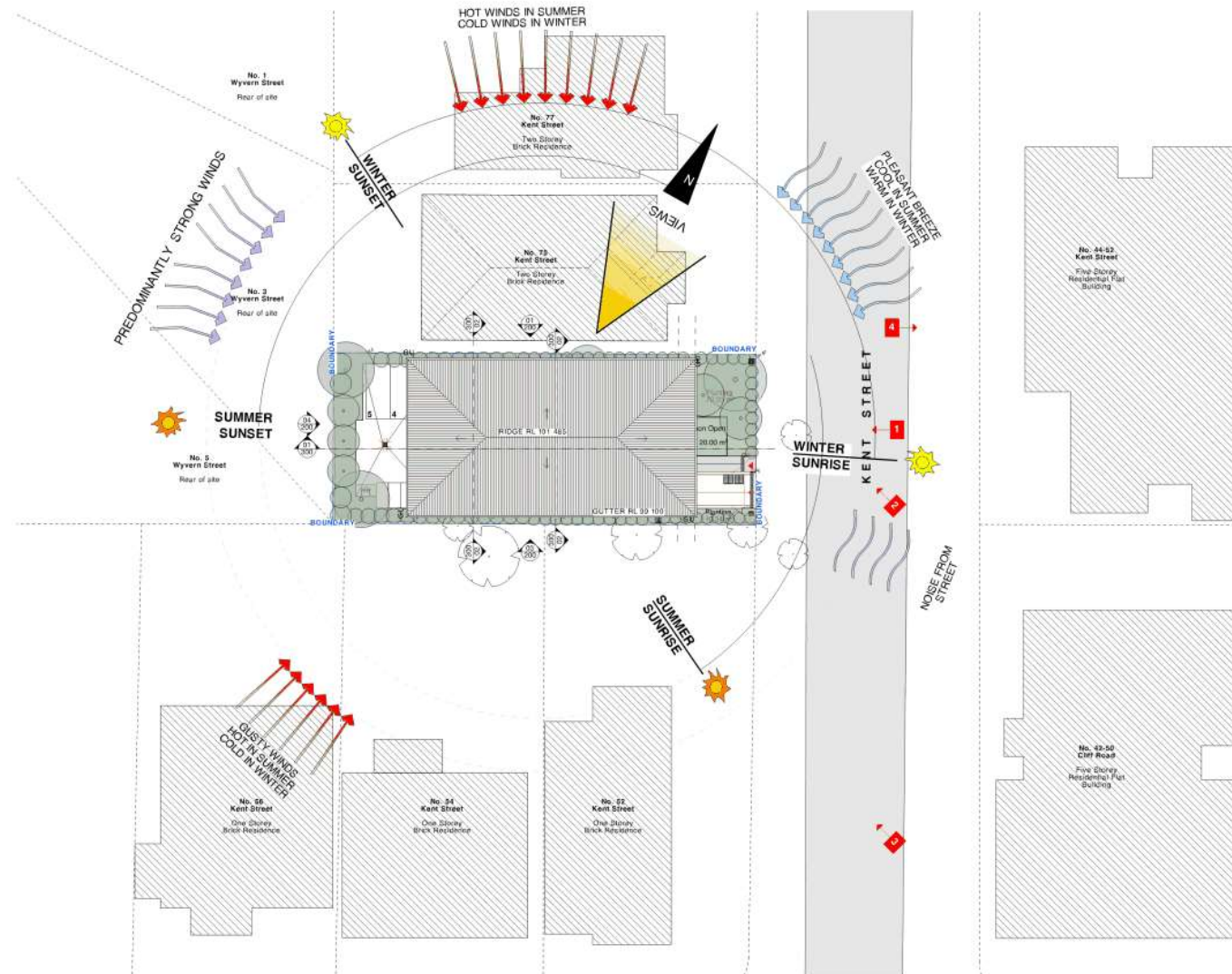
2. Adjoining site - 75 Kent Street



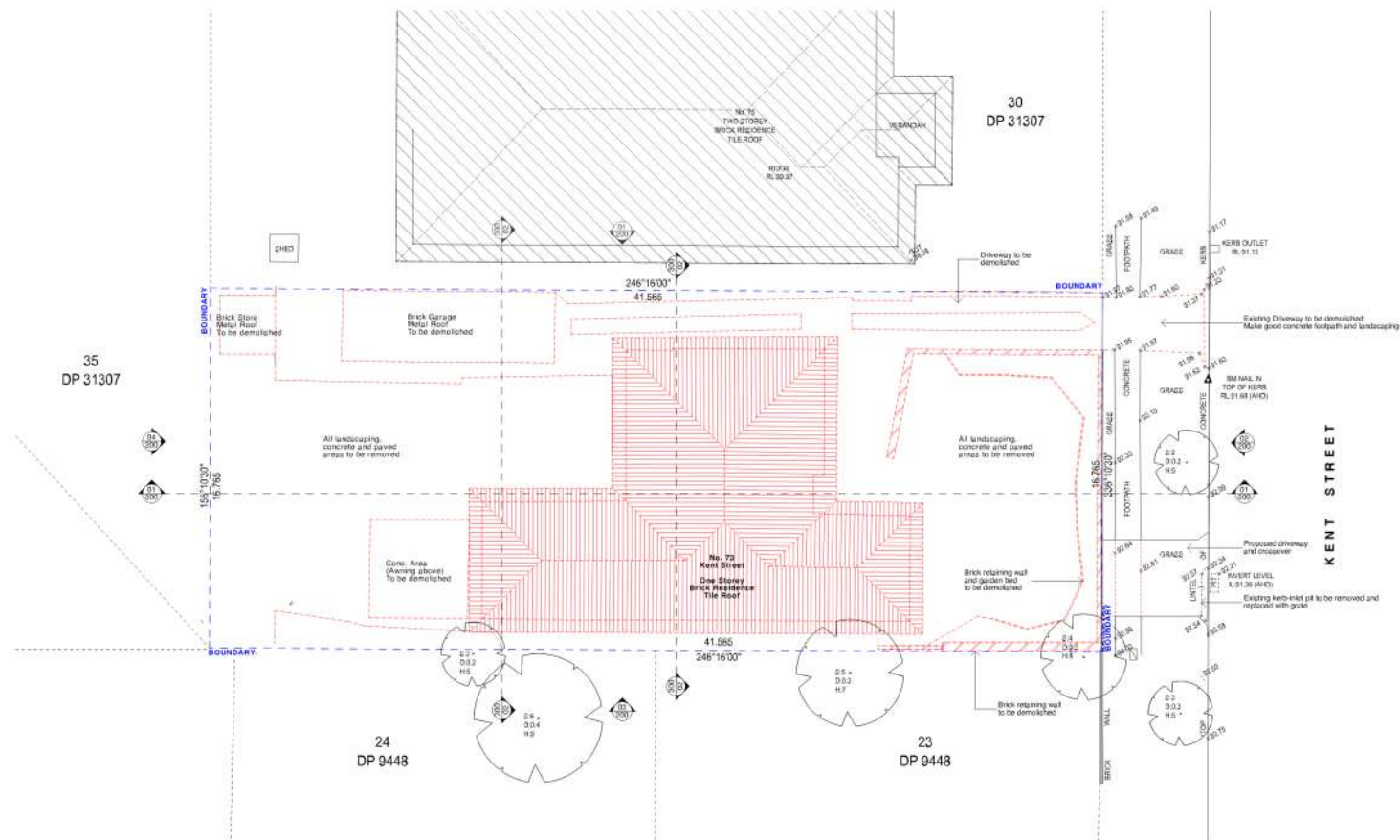
3. Adjoining site - 52 Cliff Road



4. Opposite site - 5 Storey Residential Flat Building

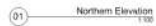


<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant contract documents. All materials and methods are to be checked and agreed in the field to the satisfaction of the relevant authority. This document has been prepared for the use of the client only and is not to be used for any other purpose without the written consent of the architect.</div>	<div>Rev</div> <div>A</div> <div>01/2020</div> <div>Issue</div> <div>Development Application</div> <div>B</div> <div>03/2021</div> <div>Development Application</div>	<div>Client</div> <div>Top Tree Pty Ltd</div>	<div>Architect</div> <div><div>SYDNEY</div><div>NEWCASTLE</div><div>STYRON HAY</div></div>	<div>Scale of A1</div> <div>1:200</div> <div>Date</div> <div>22/2/21</div> <div>Drawn</div> <div>RC</div>	<div>North</div> <div></div> <div>Project Address</div> <div>73 Kent St Epping</div> <div>Checked</div> <div>JB</div> <div>Status</div> <div>Not for Construction</div>	<div>Drawing</div> <div>Site and Context Analysis</div> <div>Project No.</div> <div>20028</div> <div>Revision</div> <div>B</div> <div>Drawing No.</div> <div>A-002</div>
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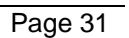


<p>General Notes</p> <p>DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MARKING, FENCE OR CONSTRUCTION.</p> <p>All dimensions are in millimetres unless stated otherwise.</p> <p>All proposed works are to be done in accordance with the relevant council documents. All dimensions and levels are to be checked and added to the site to the satisfaction of the Council. The drawings are not to be used for any other purpose without the permission of the Council. This document has been prepared for and on behalf of the client and is not to be used for any other purpose.</p>	<p>Rev</p> <p>Date</p> <p>Issue</p> <p>Development Application</p> <p>Development Application</p>	<p>Client</p> <p>Top Tree Pty Ltd</p>	<p>Architect</p> <p>SYDNEY</p> 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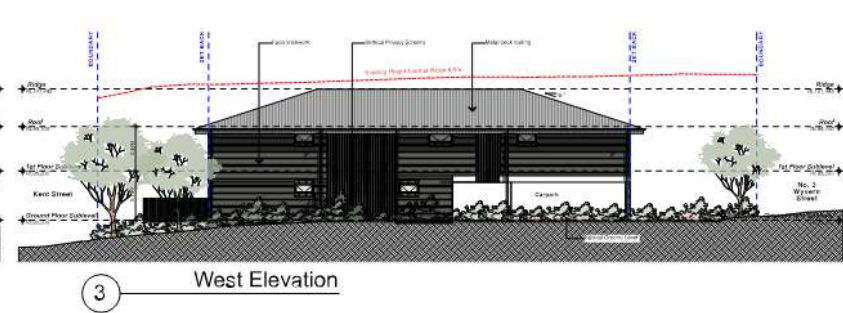
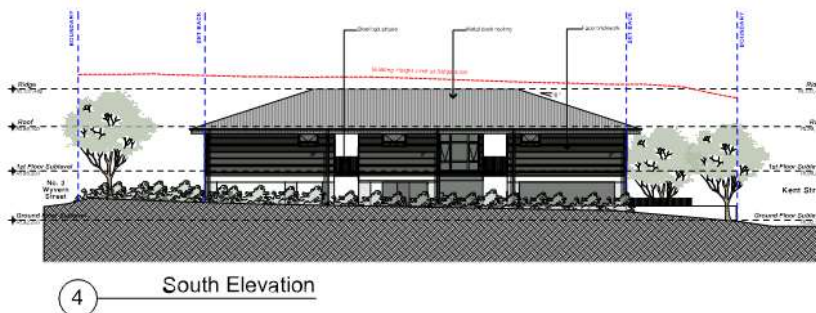
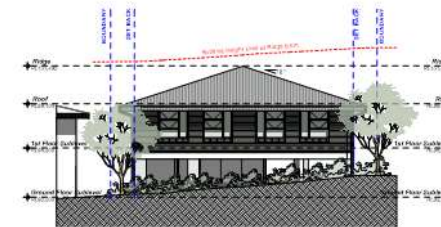
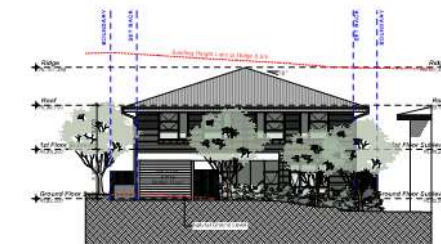
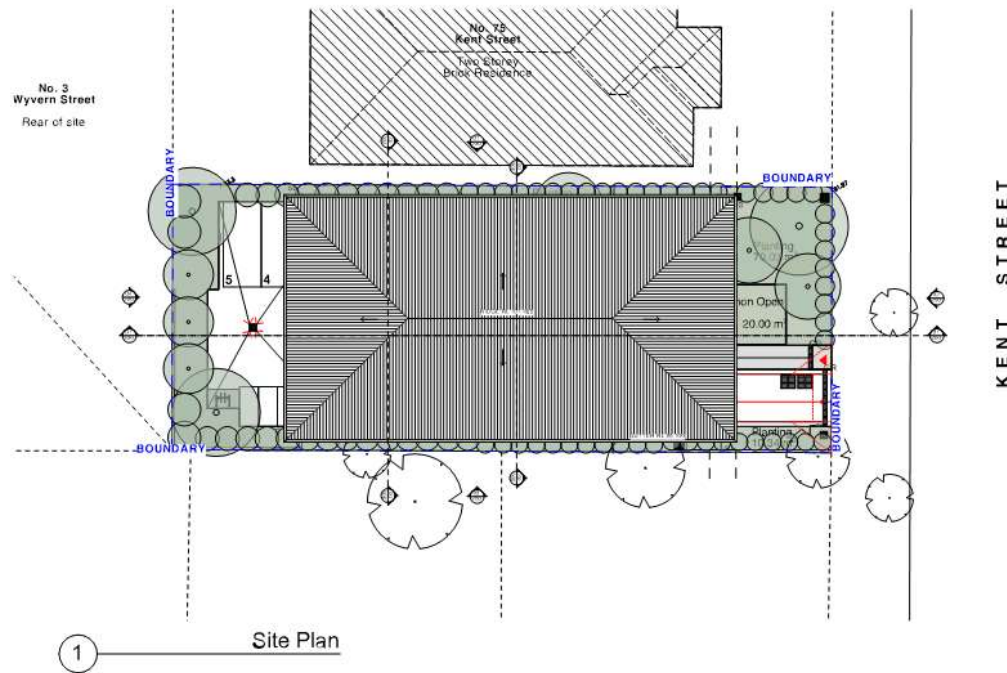




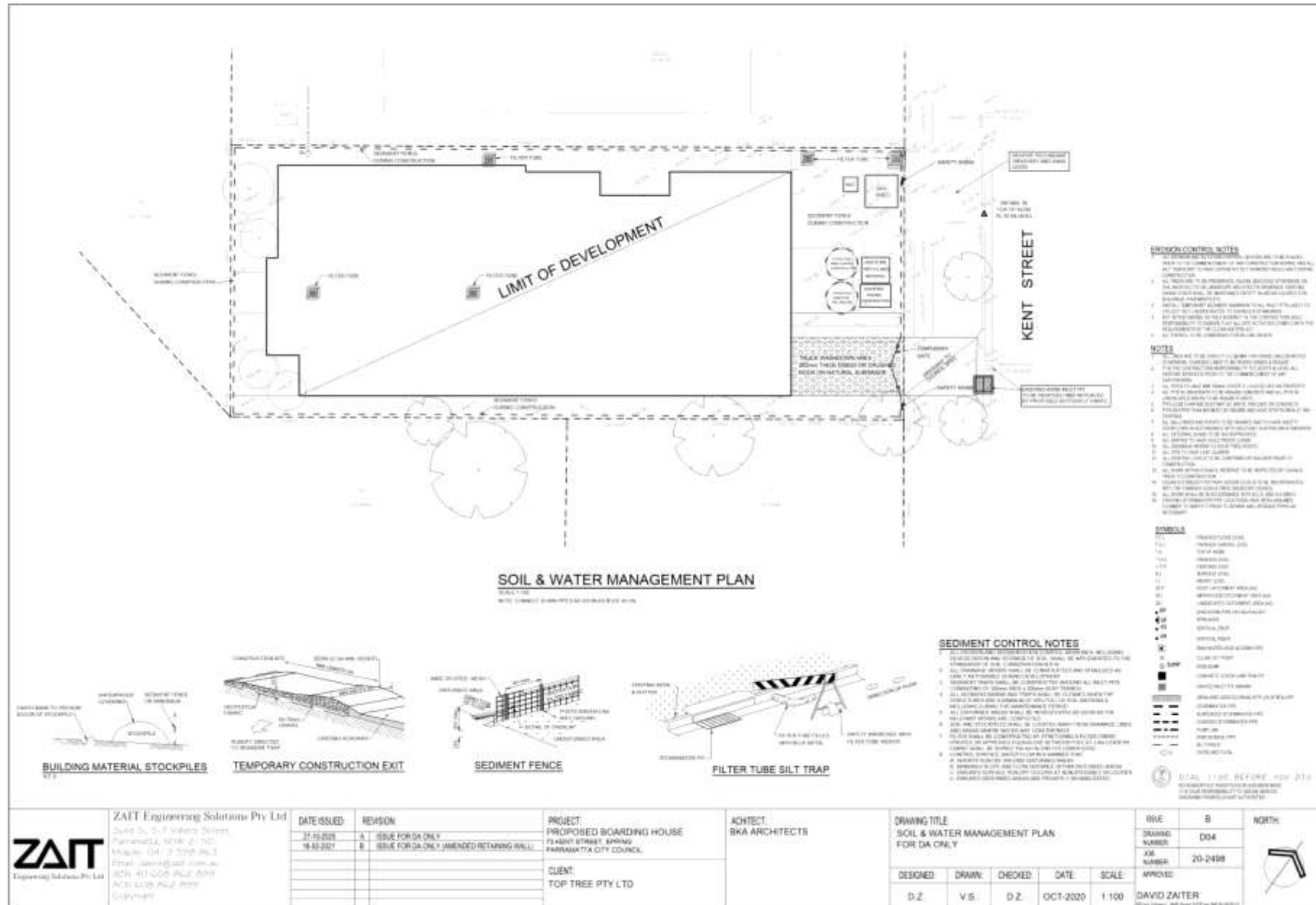
<p>General Notes</p> <p>DO NOT SCALE FROM DRAWING. USE DIMENSIONS DIMENSIONED ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</p> <p>All dimensions are in millimetres, unless stated otherwise.</p> <p>All architectural drawings are to be read in conjunction with the relevant contract documents, specifications and standards to be fully observed and verified on site prior to the commencement of work, which drawings or specifications are the responsibility of the client. All dimensions are the Architects responsibility. Externals and not to be scaled, and only layout dimensions. This drawing is copyright and must not be reproduced, copied or used without the permission of SDCS Engineering. This document has been prepared for the sole use of the client and is not to be used for any other purpose. It is the responsibility of the client to ensure that all dimensions are correct and to ensure that all dimensions are correct and to ensure that all dimensions are correct.</p>	<p>Rev A 6</p> <p>Date 31/03/20 9/05/21</p> <p>Issue Development Application Development Application</p>	<p>Client Top Tree Pty Ltd</p>	<p>Architect SYDNEY NEWCASTLE BRYNBOY 17 Tinning Ave, Brynboi NSW 2170 SYDNEY NSW 1-431 2726 8356 1-431 2726 8356 1-431 2726 8356</p>	<p>Scale at A1 1:100</p> <p>Date 22/2/21</p>	<p>North </p> <p>Project Address 73 Kent St Epping</p> <p>Checked JB</p> <p>Status Not for Construction</p>	<p>Drawing Elevations</p> <p>Project No. 20028</p> <p>Revision B</p> <p>Drawing No. A-200</p>
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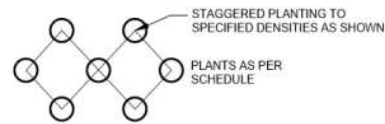


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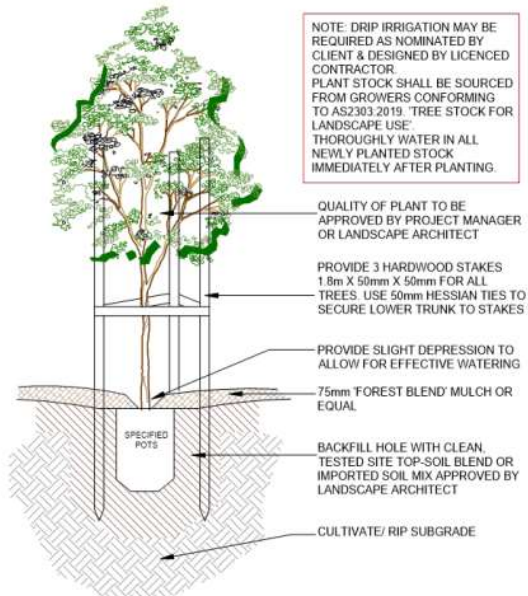
Architect BKA Architecture	North 	Project Address 73 Kent St Epping	Project No. 20028	Scale at A3 1:400	Date 22/2/21	Drawing Notification Plan	Drawing No. A-800
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MASS PLANTING SETOUT

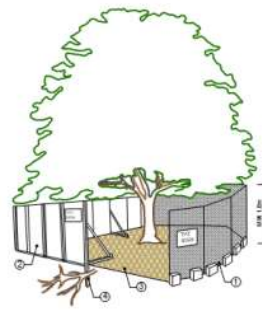
N.T.S



TREE PLANTING DETAIL

SCALE: N.T.S

(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)

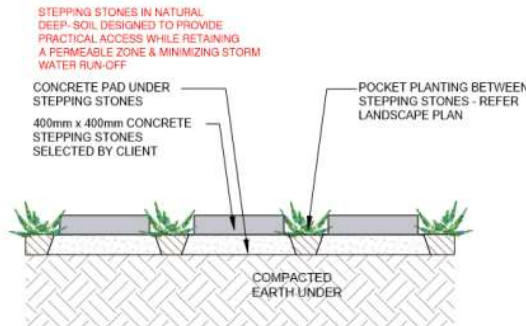


1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS
5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF AMENITY TREES

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.

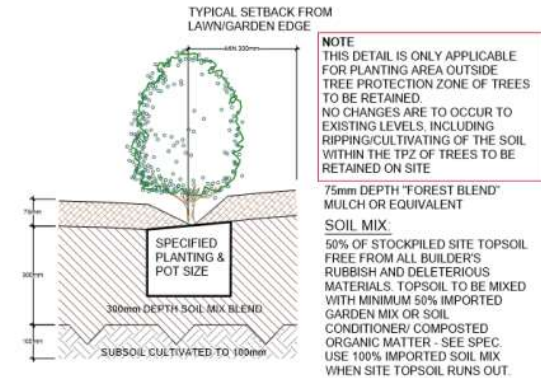
TREE PROTECTION ZONE

N.T.S



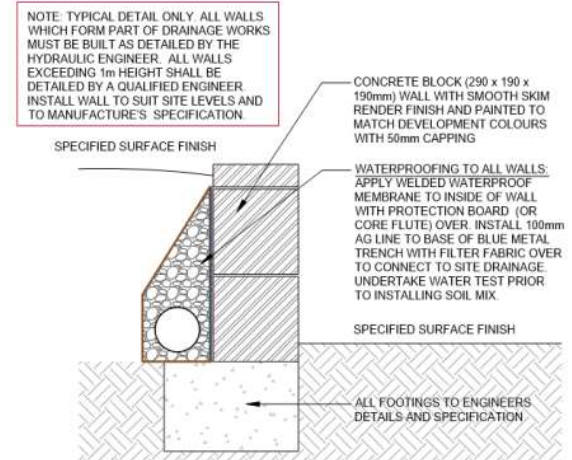
STEPPING STONES IN GROUNDCOVER PLANTING

SCALE 1:10




TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



TYPICAL RETAINING WALL DETAIL

SCALE 1:10

<div><p>General Notes:</p><p>1. All dimensions are unless otherwise stated.</p><p>2. All dimensions are in millimetres unless otherwise stated.</p><p>3. All dimensions are in millimetres unless otherwise stated.</p><p>4. All dimensions are in millimetres unless otherwise stated.</p><p>5. All dimensions are in millimetres unless otherwise stated.</p><p>6. All dimensions are in millimetres unless otherwise stated.</p><p>7. All dimensions are in millimetres unless otherwise stated.</p><p>8. All dimensions are in millimetres unless otherwise stated.</p><p>9. All dimensions are in millimetres unless otherwise stated.</p><p>10. All dimensions are in millimetres unless otherwise stated.</p></div>	<div><p>ALA Association</p><p>www.dial1100.com.au</p><p>DIAL 1100</p><p>BEFORE YOU DIG</p></div>	<div><table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>A</td><td>13.10.2020</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>27.10.2020</td><td>Co-ordinated with amended architectural plan</td></tr><tr><td>C</td><td>20.11.2020</td><td>Co-ordinated with amended architectural plan</td></tr><tr><td>D</td><td>17.2.2021</td><td>Co-ordinated with amended architectural plan & stormwater plan</td></tr></table></div>	REV	DATE	NOTATION/AMENDMENT	A	13.10.2020	Preliminary plan prepared for review	B	27.10.2020	Co-ordinated with amended architectural plan	C	20.11.2020	Co-ordinated with amended architectural plan	D	17.2.2021	Co-ordinated with amended architectural plan & stormwater plan	<div><p>DESIGNED BY: PARRAMATTA</p><p>CLIENT: TOP TREE PTY LTD</p><p>ARCHITECT: BKA ARCHITECTURE</p><p>STATUS: ISSUE</p><p>DA - ISSUE D</p></div>	<div><div><p>Concept Landscape Architects</p><p>Phone: 9522 5342 Mobile: 041 520 8888 www.concept.net.au enquiries@concept.net.au</p><p>CAMBERLEY NSW 2062</p></div><div><p>DETAILS</p><p>PROPOSED BOARDING HOUSE DEVELOPMENT</p><p>73 KENT STREET EPPING</p></div></div>	<div><p>DWG NO: LPDA 21 - 98 / 3</p><p>SCALE: 1:200 @ A3</p><p>DATE: OCT 2020</p><p>DRAWN: K.Z. CHECKED: R.F.</p></div>
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LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The 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 tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and handover points.
 - 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 4970-2006 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 stockpiling 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 complying 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 d) below) and imported soil. All mixes are to comply with AS4419-2018 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 mulchroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site 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 AS4410-2018 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 subgrades 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 till. 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 1: 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 bed soil. Ensure thorough mixing and the preparation of a reasonably fine till 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 planted in accordance with AS 2303-2019 Tree stock for landscape use. Certification that trees have been grown to AS2303-2018 guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment

The following plant quality assessment criteria should be followed:

Plant free to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment

Good root division & direction, rootstock occupancy, rootball depth, height of crown, non-drooping

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 heavy 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 Blend" 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 or 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 teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plants vertically and root balls set to the consolidated framed 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 Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden areas where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm screenings or similar.

e) Turfing

Mulch soil prior to the turf being laid. Turf shall be neatly butt 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/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be noted immediately following installation.

f) 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.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all landscape 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 landscape 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 landscape 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, 1901 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 886 235.

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 Communal 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 3500 & 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.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Parramatta Council By-Laws and Ordinances.

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 subsurface 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 levels 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 inlet pressure is then tested under the same conditions to check it does not exceed 300kpa.
- All components are to be satisfactorily 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

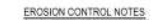
The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean 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 unhealthy 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 landscape 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>1. The drawings are prepared by the author and are not to be used for any other purpose without the written consent of the author.</p> <p>2. The drawings are prepared by the author and are not to be used for any other purpose without the written consent of the author.</p> <p>3. The drawings are prepared by the author and are not to be used for any other purpose without the written consent of the author.</p> <p>4. The drawings are prepared by the author and are not to be used for any other purpose without the written consent of the author.</p> <p>5. The drawings are prepared by the author and are not to be used for any other purpose without the written consent of the author.</p>	<p>ALA Associate</p> <p></p> <p></p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 13.10.2020 Preliminary plan prepared for review</p> <p>B 20.11.2020 Co-ordinated with amended architectural plan</p>	<p>COUNCIL: PARRAMATTA</p> <p>CLIENT: TOP TREE PTY LTD</p> <p>ARCHITECT: BKA ARCHITECTURE</p> <p>STATUS: ISSUE</p> <p>DA - ISSUE B</p>	<p></p> <p>www.concept.net.au</p> <p>Phone: 9522 3312</p> <p>Bully Hill, 500 Mudge St</p> <p>CAMMERAY NSW 2062</p>	<p>TITLE: SPECIFICATIONS</p> <p>DRAWN: LPDA 21 - 98 / 5</p> <p>SCALE: 1:200 @ A3</p> <p>DATE: OCT 2020</p> <p>DRAWN: K.Z. CHECKED: R.F.</p> <p>PROPOSED BOARDING HOUSE DEVELOPMENT 73 KENT STREET EPPING</p>
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- ## NOTES

- ### SYMBOLS

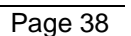
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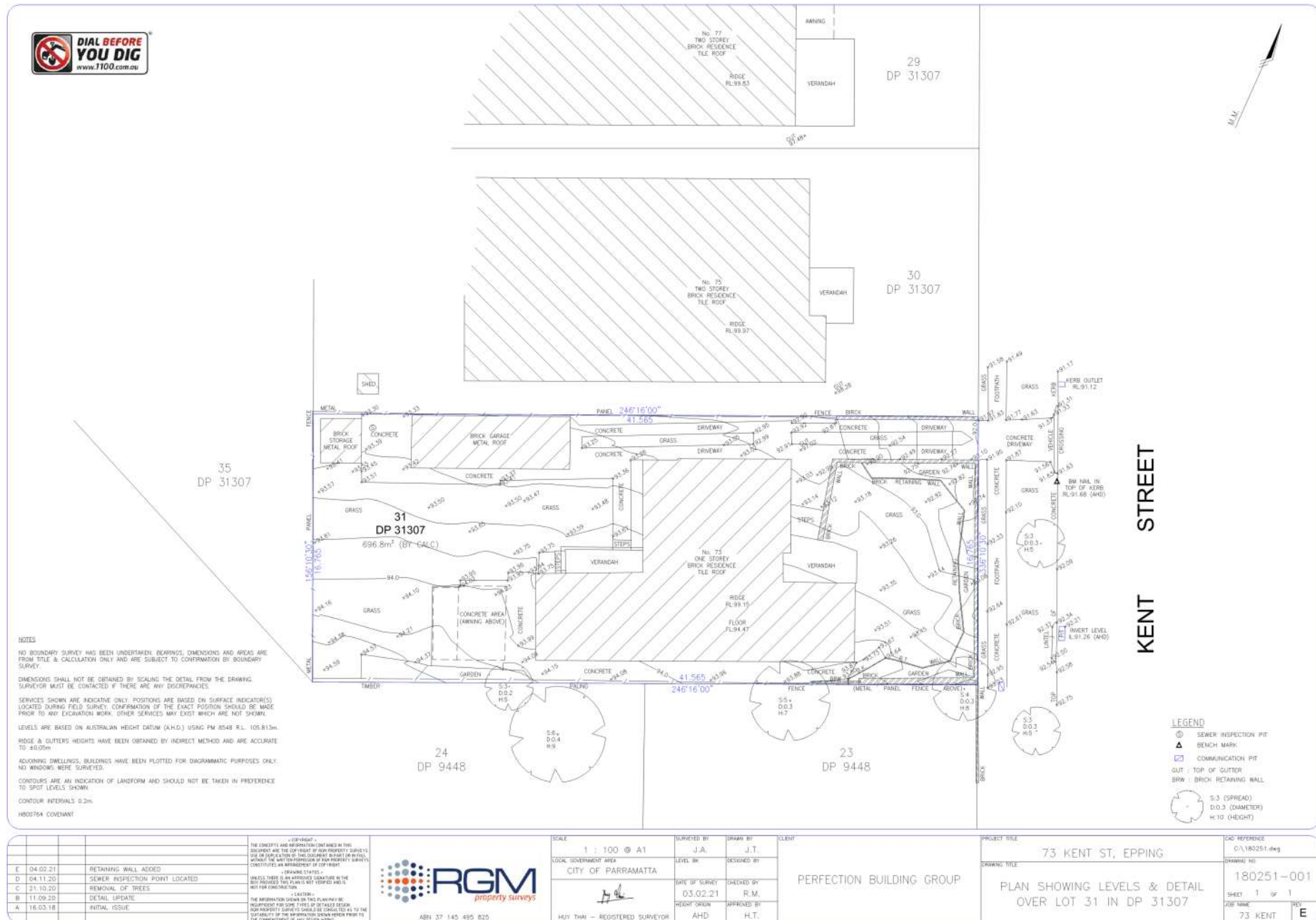
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DAVID ZAITER
 DrEng (Process), MScAut CPEng NEIR F05E.Q







DEVELOPMENT APPLICATION

ITEM NUMBER	5.2
SUBJECT	PUBLIC MEETING: 5 Buller Street, North Parramatta (Lot 1 DP 178742)
DESCRIPTION	Demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 18 single occupancy rooms pursuant to the SEPP (Affordable Rental Housing) 2009 with modified at-grade car parking for eight (8) vehicles and associated earthworks and landscaping.
REFERENCE	DA/100/2021 - D08078475
APPLICANT/S	Mr R P Huxley
OWNERS	Electric Pty Ltd
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT - 16 JUNE 2021

REASON FOR REFERRAL TO LPP

The application is referred to Parramatta Local Planning Panel as more than 10 submissions have been received in relation to the proposal.

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 Site

The subject site is known as 5 Buller Street, North Parramatta. The legal property description is Lot 1 DP 178742. The site is a corner allotment and is a relatively flat site with an area of 651.3m².

Currently, the site is occupied by a single storey dwelling house. Vehicular access is from both Buller Street and Grose Street. There are a few medium sized trees (10m in height) and 4 small trees within the site.

The locality is characterised by a range of low density one-and-two storey detached-style dwelling houses, townhouses, residential flat buildings, parks, cemetery, light industrial uses and dual occupancy developments. Victoria Road lies approximately 120m to the south.

The Proposal

- Demolition of all existing structures
- Construction three storey boarding house comprising 18 single-occupancy rooms with at-grade parking for eight (8) vehicles.

Permissibility

The site is zoned R3 Medium Density Residential under Parramatta Local Environmental Plan 2011. Under PLEP 2011, the proposed development is defined as a 'boarding house' and is permissible with consent in the zone.

The application is made pursuant to SEPP (Affordable Rental Housing) 2009 which permits boarding houses in the R3 Zone.

Notification

The application was notified and advertised to the adjoining and nearby properties from 18 February to 11 March 2021 in accordance with Council's notification procedures. A total of thirteen (13) submissions were received at the conclusion of the public consultation process. The issues raised were generally in relation to permissibility, flooding, bulk and scale, social impacts, character of the area, overdevelopment, traffic and parking, acoustic and privacy, and waste.

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."

Council's Crisis Management Team suspended all Conciliation Meetings from 25 March 2020, for the foreseeable future, due to COVID19 and maintaining social distancing requirements. Therefore, a conciliation meeting in accordance with Council's resolution was not required to held for this application.

Flooding

The current proposal is not supported due to elevated risk to life by introducing more people to a site that is affected by medium hazard flooding conditions as a result of a 1% AEP flood event. Furthermore, the proposed development will increase flooding risk on the adjoining properties by proposing fill and a larger building footprint that will block and divert floodwater. The locality of the site will become isolated to some extent and the duration of the isolation is unknown. In this regard, proposing a Shelter In Place (SIP) strategy for a significant number of people with unknown isolation time is not in accordance with the best flood risk management practice.

Floor Space

Council disagrees with the Applicant's calculation of Gross Floor Area. The Applicant has excluded the first-floor laundry and areas around the lift-core and stairs from the calculation of Floor Space Ratio. Council calculates the Floor Space Ratio of the site to be 0.65:1 which exceeds the maximum Floor Space Ratio of 0.6:1. No Clause 4.6 Statement was submitted to justify the variation.

RECOMMENDATION

- (a) **That** Parramatta Local Planning Panel, exercising the functions of the Council as the consent authority, pursuant to Section 4.16(1)(b) of the Environmental

Planning and Assessment Act, 1979, **refuse** development consent to DA/100/2021 for demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 18 single occupancy rooms pursuant to the SEPP (Affordable Rental Housing) 2009 with modified at-grade car parking for eight (8) vehicles and associated earthworks and landscaping on land at Lot 1 in DP 178742, 5 Buller Street, NORTH PARRAMATTA NSW 2151 for the reasons in the attached assessment report.

(b) **That** the objectors are advised on PLPP's decision.

Shaylin Moodliar

Senior Development Assessment Officer

ATTACHMENTS:

1	↓	Assessment Report	33 Pages
2	↓	Locality Map	1 Page
3	↓	Plans used during assessment	17 Pages
4		Internal plans used during assessment (confidential)	4 Pages
5	↓	Landscape Plans	3 Pages
6	↓	Flood Assessment Report	21 Pages

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/100/2021

SECTION 4.15 ASSESSMENT REPORT – Environmental Planning & Assessment Act 1979

SUMMARY

DA No:	DA/100/2021
Property:	Lot 1 in DP 178742, 5 Buller Street, NORTH PARRAMATTA NSW 2151 (Dundas Ward)
Proposal:	Demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 18 single occupancy rooms pursuant to the SEPP (Affordable Rental Housing) 2009 with modified at-grade car parking for eight (8) vehicles and associated earthworks and landscaping
Date of receipt:	10 February 2021
Applicant:	Mr R P Huxley
Owner:	Electric Pty Ltd
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	Thirteen (13) submissions received
Conciliation Conference Held:	No
Recommendation:	Refusal
Assessment Officer:	Shaylin Moodliar

Legislative requirements

Zoning	R3 Medium Density Residential under Parramatta Local Environmental Plan 2011
Other relevant legislation/state environmental planning policies (SEPP)/policies:	Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, State Environmental Planning Policy No.55 - Remediation of Land, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (BASIX) 2004, State Environmental Planning Policy (Affordable Rental Housing) 2009, State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 & State Regional Environmental Policy (Sydney Harbour Catchment) 2005.
Planning Controls & Policy	Parramatta Section 94A Contributions Plan 2011 (Outside CBD) (Amendment 5), Parramatta Development Control Plan 2011 (PDCP 2011), NSW Floodplain Development Manual 2005, Floodplain Risk Management Policy (Version 2, approved 27 October 2014), Policy for the handling

	of unclear, insufficient and amended development applications
Bushfire Prone Land	No
Heritage item	No
Heritage Conservation Area	No
Nearby item or Cons. area	Yes – item no.338 'Old Wesleyan Cemetery' at 2 Buller Street, North Parramatta
Archaeological heritage	No
Integrated development	No
Designated Development	No
Crown Development	No
Clause 4.6 variation	No
Delegation	Parramatta Local Planning Panel (PLPP)

RELEVANT SITE HISTORY

Application History

- 5 March and 8 April - correspondence was sent to the applicant requesting amended plans and raising in-principal issues with respect to, but not limited to, flooding, design, and solar access.
- 28 April - Council received revised architectural plans, landscape plans and a social impact assessment.
- 14 May - Council received confirmation that the application will not be withdrawn.

SITE DESCRIPTION AND CONDITIONS

The subject site is legally described as Lot 1 in DP 178742, and is commonly known as No. 5 Buller Street, North Parramatta. The development site maintains dual frontages with vehicle access from both streets and has a crossfall of approximately 0.7 metres (4.5%) from the southern boundary to the Grose Street boundary.

The site has the following dimensions:

- Area: 651.3 m²
- North (Grose Street Boundary): 40 metres
- South (Side Boundary): 40.5 metres
- West (Side Boundary): 16.2 metres
- East (Buller Street Boundary): 16.2 metres

An aerial photograph of the site and immediate surrounds is included in **Figure 1**.



Figure 1 - Lot & DP aerial of allotment (highlighted) map. Source: GIS Online

Currently, the site is occupied by a single storey dwelling house. Vehicular access is from both Buller Street and Grose Street. There are a few medium sized trees (10m in height) and 4 small trees within the site.

The locality is characterised by a range of low density one-and-two storey detached-style dwelling houses, townhouses, residential flat buildings, parks, cemetery, light industrial uses and dual occupancy developments. Victoria Road lies approximately 120m to the south.



Figure 2 – Aerial of subject site (highlighted green marker). Source: Nearmap dated 15 April 2021

THE PROPOSAL

Approval is sought for the following:

- Demolition of existing structures;
- Removal of six (6) trees;
- Construction of a three-storey boarding house with 18 single occupancy rooms;
- At-grade car parking for eight (8) vehicles; and
- Associated earthworks and landscaping.

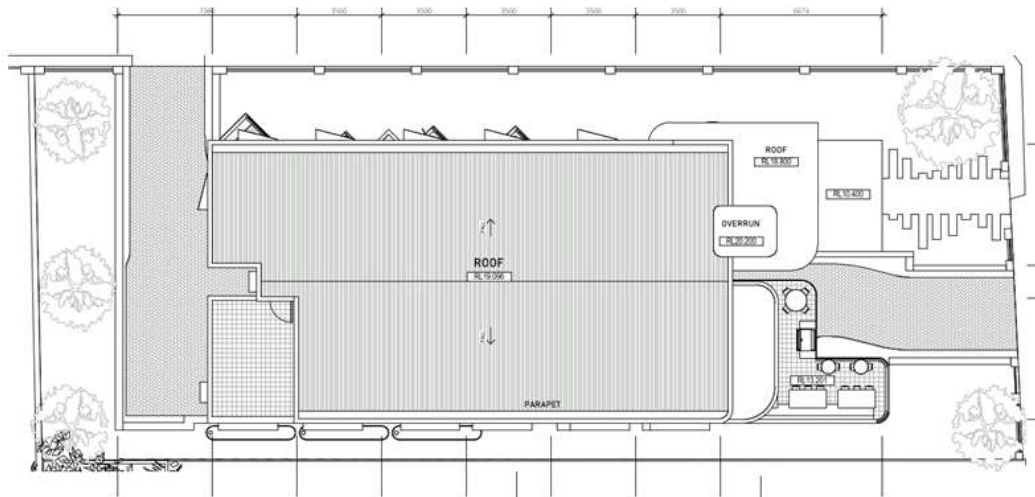


Figure 3 – Proposed roof plan. Source: Huxley Architects

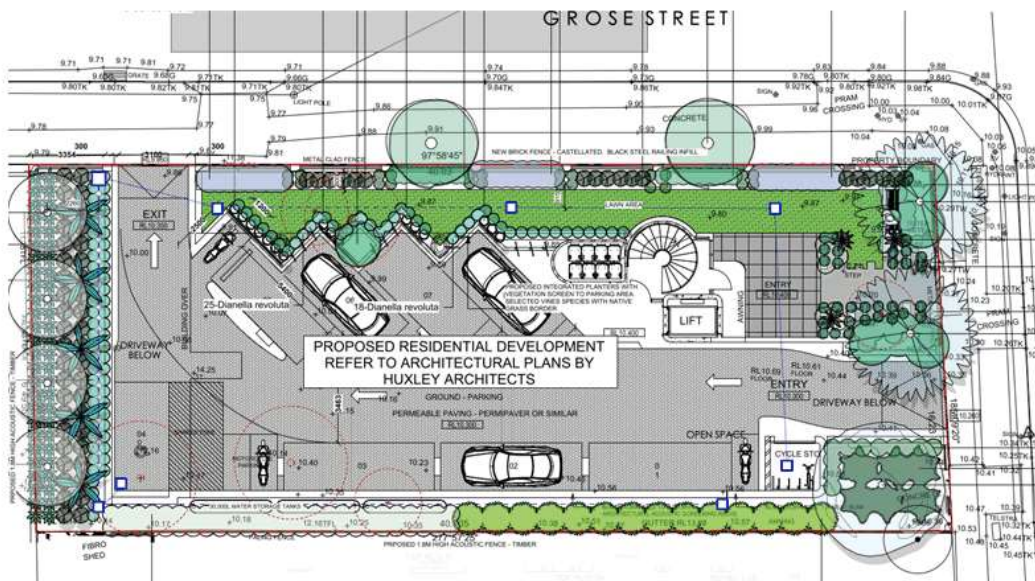


Figure 4 – Proposed landscape ground floor plan. Source: A Total Concept



Figure 5 – Perspective view from Grose Street. Source: Huxley Architects

PERMISSIBILITY

The site is zoned R3 Medium Density Residential under Parramatta Local Environmental Plan 2011. Under PLEP 2011, the proposed development is defined as a 'boarding house' and is permissible with consent in the zone.

The application is made pursuant to SEPP (Affordable Rental Housing) 2009 which permits boarding houses in the R3 Zone. Further discussion is provided below.

SECTION 4.15(1) MATTERS OF CONSIDERATION - GENERAL

The proposal, as amended, has been assessed under the provisions of the Environmental Planning and Assessment Act 1979. The matters below are those requiring the consideration of the Parramatta Local Planning Panel (PLPP).

Provisions of Environmental Planning Instruments (Section 4.15(1)(a)(i))

State Environmental Planning Policy 55 – 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; and
- ☒ 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. The proposal is acceptable in respect to the requirements of SEPP 55. The site does not require a Phase 1 site analysis under the SEPP.

Therefore, in accordance with Clause 7 of the State Environmental Planning Policy No 55 - Remediation of Land, the land is suitable for residential use. Were the application recommended for approval, precautionary site remediation and contamination conditions would be imposed on the Notice of Determination.

State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004

The applicant has submitted a Section J report, and were the application recommended for approval, conditions would be imposed to ensure such commitments are fulfilled during the construction of the development.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SREP. The Sydney Harbour Catchment Planning Principles must be considered and where possible achieved in the carrying out of development within the catchment. The key relevant principles include:

- 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 runoff; 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. Given this, the specific controls of the SEPP do not relate to the proposal. The development is consistent with the objectives contained within the deemed SEPP.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

The provisions of ISEPP have been considered in the assessment of the development application.

Clause	Comment
Clause 45 – electricity infrastructure	The application does not propose works including any excavation of the ground within the vicinity of electricity infrastructure.
Clause 101 – frontage to a classified road	N/A
Clause 102 - average daily traffic volume of more than 40,000 vehicles.	Gross and Buller Streets have less than 20,000 vehicles per day

Table 1 Assessment against ISEPP

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The application has been assessed against the requirements of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. 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 Tree Management Officer raised no objections to the removal of the six (6) trees which are mostly exempt from requiring consent. However, an amended landscape plan was requested due to the many exotic species being proposed rather than natives and possible issues with the limited soil depth and stormwater/services located within the

landscaped areas. Were the application recommended for approval, tree and landscaped related conditions would be imposed on the Notice of Determination.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposal for a boarding house is assessed under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009, which applies to all land in the City of Parramatta and aims to facilitate the provision of affordable housing within NSW. The following provisions of the SEPP are relevant to this proposal:

Part 1 Preliminary

Clause 4 Interpretation – general

This clause of the SEPP applies to sites located within an **accessible area** which is defined as:

- a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or
- b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or
- c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the *Passenger Transport Act 1990*) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

The site is located approximately 200-260 metre walking distance to the nearest bus stops on Victoria Road with frequent bus services to Parramatta CBD and Circular Quay. The site is in an accessible area and complies with this clause (see Figure 6).

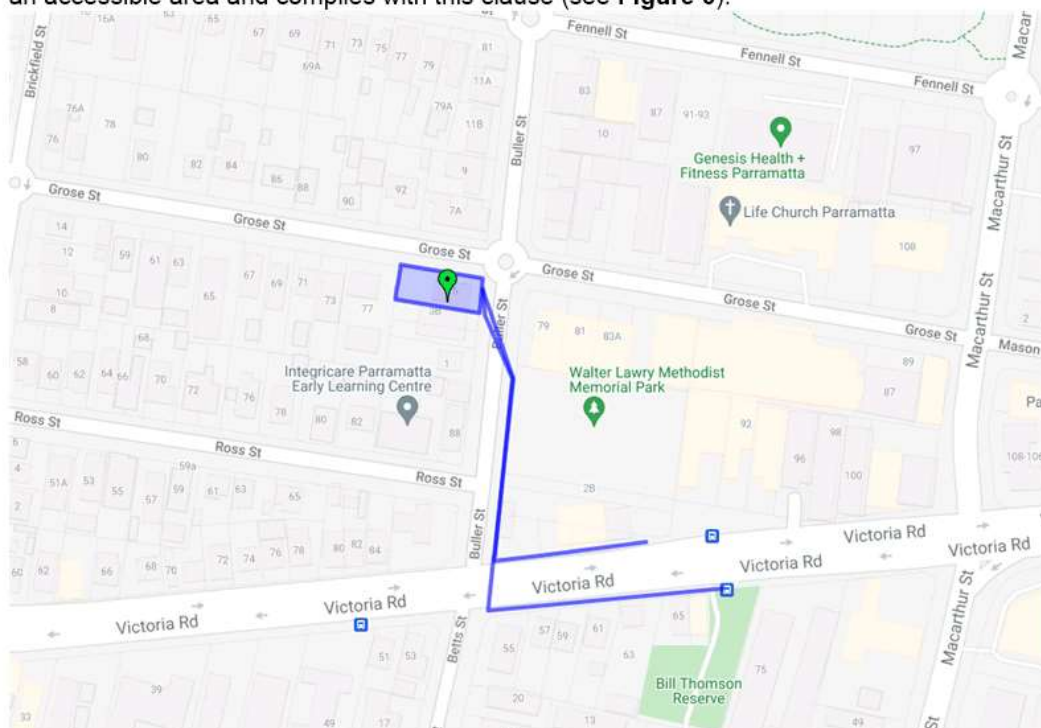


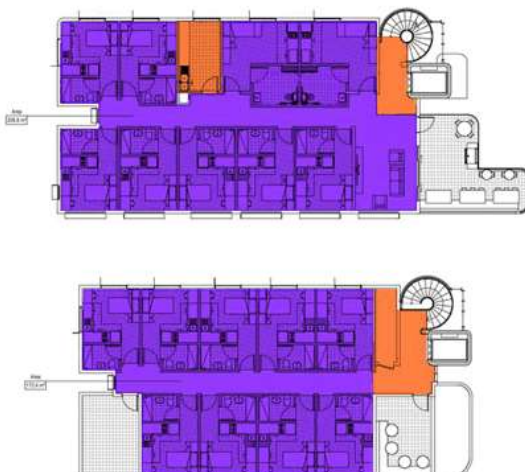
Figure 6 - Walking distance from the site to the nearest railway bus stop. Source: Nearmap dated 15 April 2021

Although the site is located within an accessible area, Part 2, Division 3 of the SEPP applies to land zoned R3 Medium Density Residential without accessibility restrictions.


Part 2 New Affordable Rental Housing

Division 3 Boarding Houses

The assessment below considers the eighteen (18) single occupancy boarding rooms.

Clause / SEPP requirement	Comments	Compliance
Clause 26 Land must be zoned R1, R2, R3, R4, B1, B2, or B4 (or equivalent zone).	The land is within the R3 Medium Density Residential under the PLEP 2011.	Yes
Clause 27 Development to which Division applies	The land is within the R3 Medium Density Residential under the PLEP 2011.	N/A
Clause 28 Development may be carried out with consent	Noted.	N/A
Clause 29 – Standards that cannot be used to refuse consent A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:		
Clause 29(1) – the existing maximum floor space ratio for any form of residential accommodation permitted on the land	<p>Note: As residential flat buildings are not permissible on the site, the development does not benefit from additional FSR under Clause 29(1)(c) of SEPP (ARH).</p> <p>Max FSR allowable = 0.6:1 Applicant's FSR = 0.59:1 Council's FSR = 0.65:1</p> <p>The figures below illustrate the difference in calculation between the applicant and Council. The areas in Purple are the only areas included in the calculation of GFA by the applicant. The areas in Orange are the additional areas included in the calculation of GFA by Council:</p> 	No

	No Clause 4.6 has been submitted.	
<p>Clause 29 – Standards that cannot be used to refuse consent</p> <p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p>		
<p>Clause 29(2)(a) building height if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p>	<p>Maximum height permitted: 11m Proposal: 9.8m The proposal complies with the maximum Building Height allowable on the site.</p>	Yes
<p>Clause 29(2)(b) landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located</p>	<p>The proposed landscape treatment of the front setback area is compatible with the Gross/Buller Street streetscapes.</p>	Yes
<p>Clause 29(2)(c) solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter</p>	<p>3 above-ground communal spaces are provided; 1 internal lounge room, and 2 external balcony/terraces.</p> <p>In this instance, the external terrace/balcony are not considered to be communal living rooms for the purpose of solar access.</p> <p>The 1 internal lounge room does not receive 3 hours of direct solar access has illustrated by the submitted Sun Diagrams</p>	No
<p>Clause 29(2)(d) private open space if at least the following private open space areas are provided (other than the front setback area):</p> <p>(i) one area of at least 20m² with a minimum dimension of 3 metres is provided for the use of the lodgers,</p> <p>(ii) if accommodation is provided on site for a boarding house manager—one area of at least 8m² with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</p>	<p>The first floor terrace achieves the minimum area and dimension.</p> <p>On site accommodation for a boarding house manager is not required.</p>	<p>Yes</p> <p>N/A</p>
<p>Clause 29(2)(e) parking if:</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room,</p> <p>Required: 9 spaces Provided: 8 spaces</p>	<p>The proposal requires nine (9) parking spaces. The proposal provides eight (8) parking spaces within the modified at-grade ground level. The proposal has a shortfall of one (1) car parking space.</p> <p>The shortfall can be accommodated within street parking is required.</p>	No but acceptable.
<p>Clause 29(2)(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12m² in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16m² in any other case.</p>	<p>No</p> <p>Bedrooms 7 & 15 = 8.5 m² Bedrooms 1-6, 10-14, 16-18 = 9-10 m² Accessible Bedrooms 8-9 = 11m²</p> <p><u>Illustrated below:</u> Orange – 8.5m² Blue - 9-10m² Yellow - 11m²</p>	

		
Clause 29(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.	All rooms have access to private bathroom and kitchenette facilities.	Yes
Clause 29(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).	Noted	N/A
Clause 29(5) In this clause: social housing provider does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the Australian Charities and Not-for-profits Commission Act 2012 of the Commonwealth.	Noted. A social housing provider is not proposed to manage the boarding house.	N/A
Clause 30 – Standards for boarding houses (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:		
Clause 30(1)(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,	One living room is provided on the first floor.	Yes
Clause 30(1)(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m ² .	Complies	Yes
Clause 30(1)(c) no boarding room will be occupied by more than 2 adult lodgers,	All boarding rooms are single occupancy.	Yes
Clause 30(1)(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,	All rooms have access to private ensuite-style bathroom and kitchenette facilities (2-burner stovetop, fridge/freezer space, single-sink with dish drainer space, under bench cabinetry and food preparation space). No dishwashers or ovens are provided and there are no communal kitchen where full kitchen facilities are available for use to each lodger. The proposed kitchenettes, combined with the lack of a communal kitchen, are inadequate for use as they lack appropriate facilities. Additional facilities in each room could be included as a condition of consent if the application were to be approved.	No
Clause 30(1)(e) if the boarding house has capacity to accommodate 20 or more lodgers, a	The proposed boarding house does not have capacity for more than 20 lodgers.	N/A

boarding room or on site dwelling will be provided for a boarding house manager,		
Clause 30(1)(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,	The subject site is zoned for residential purposes.	N/A
Clause 30(1)(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	Four (4) bicycle spaces and four (4) motorcycle spaces are required. The proposal provides four (4) bicycle spaces and four (4) motorcycle spaces within the modified at-grade ground floor car parking level.	Yes

Clause 30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the **character of the local area**.

The ARHSEPP does not provide guidance in how to determine if a development is compatible with the local area. In this regard, a case law in the Land and Environment Court has considered the merits assessment of Clause 30A. In addition the Land and Environments 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:

Step 1 - 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:



Figure 7 - The Local Area (Visual catchment from the site. NB: blue Border denotes continuous R3 zoning area bordering the site. The green marker denotes subject site)

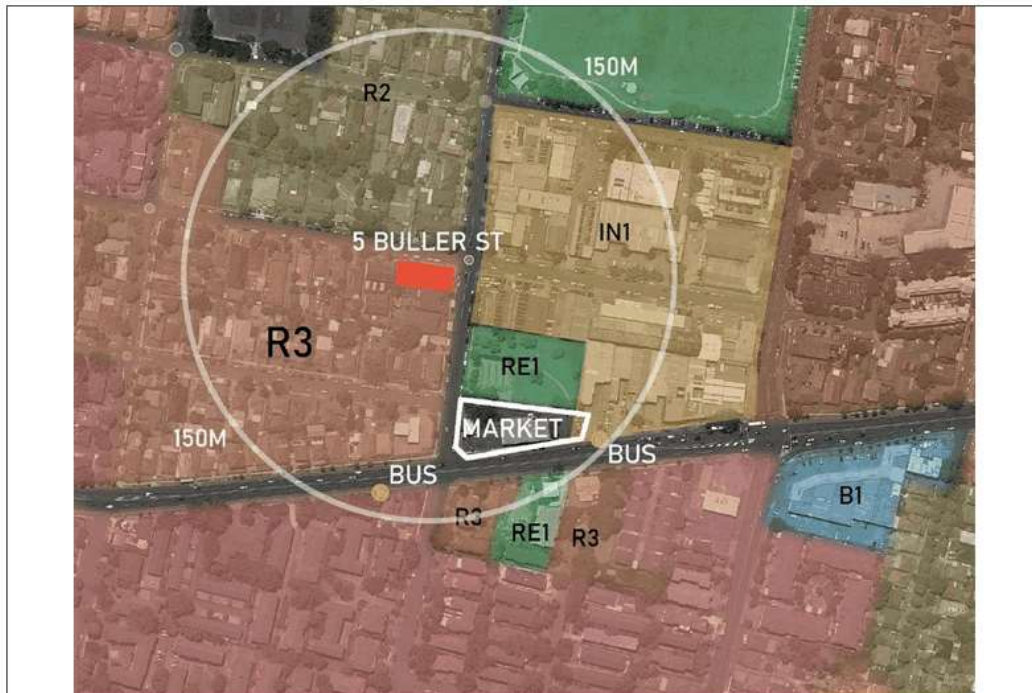


Figure 8 - Existing Local Area Character Analysis. Source: Huxley Architects

Step 2 – Determine the character (present and future) of the local area

As established in the above figures, the surrounding area within the R3 zoning consists of a variety of residential types mostly single storey dwellings with hipped tiled roofs, dual occupancy development and 3-storey residential flat buildings and a few two-storey detached-style dwellings set within landscaped settings. Adjoining the subject property to the west, at No. 75-77 Grose Street are 6 x 2-3 storey townhouses. Adjoining the subject property to the south, at No. 3 and No.3A Buller Street are two-storey dual occupancy dwellings. The site to the north, at No. 7 and No.7A Buller Street are two-storey dual occupancy dwellings.

Future Character of the area

The future character of an area is best determined by consideration of the planning framework that applies to the site under Environmental Planning Instruments and Development Control Plans that are presently in force. In this case, the relevant controls are Parramatta Local Environmental Plan (PLEP) 2011 and Parramatta Development Control Plan (PDCP) 2011. In terms of building envelope, PLEP 2011 defines the permitted building types, permitted uses, building heights and floor space ratios to achieve residential densities in certain zones, while PDCP 2011 defines the desired density, site coverage, landscape area, deep soil and building setbacks requirements along with the desired design.

The height limit and FSR within the R3 Zoned Local Area is 11m and 0.6:1 respectively. The anticipated character of the local area is for medium density development up to three storeys in height resulting from the proximity to bus routes along Victoria Road, recreation areas, and the Buller Street neighbourhood shops. The anticipated character for the area is reinforced by the applicable LEP 2011 planning controls which permit medium density residential development with a height of 11m, approximate to three storeys.

In terms of assessing the desired future character of an area, the height limit and the FSR requirement for certain type of development are the most deterministic control with respect to likely planning outcomes. Zoning, height limit and the FSR requirement defines the likely building typology, whereas building height and setbacks define the size and setting of buildings.

Zoning

Part 2 of PLEP 2011 defines the zoning that applies to the site. As shown in the figure below, the zoning of subject site and the surrounding sites is R3 Medium Density Residential. The built form that is comparable in the medium density zone is of a multi dwelling housing development. In addition, PDCP 2011 requires a minimum 24m site frontage for multi dwelling housing. The site is not capable of amalgamating with adjoining

sites for a multi dwelling housing development to meet the minimum site frontage requirement as the adjoining lots are burdened by a Strata plan.



Figure 9 – Zoning map with subject site (highlighted). Note the dark pink borders denotes R3 Medium Density Residential Zoning.

Maximum Height

The sites has a maximum building height control of 11 metres.



Figure 10 – Height control map of the site. The yellow border areas have a 11m height limit.



Figure 11 – FSR control map of the site. The light green border areas have a 0.6:1 FSR limit.

Under the above controls, it would be anticipated that a multi dwelling housing development within a landscaped setting would be the typical form of future development in the precinct.

Setbacks and other building envelope controls

For sites in the R3 zoned area, given that the highest potential is for a multi dwelling housing and would be the most likely development type in the future, the following controls would apply:

- Site requirements; 24m frontage
- Setback requirements – side setbacks - 3 metres, rear setback- 15% length of site
- Building height - 11m;
- Density – 0.6:1 FSR;
- Landscape equivalent to 40% of the site area
- Deep soil equivalent to 30% of the site area.

In terms of residential development, given the age of housing stock in the locality a key consideration in the current circumstance is the form of development anticipated for the area. The subject area is likely to experience an upgrading of its remaining low density housing stock to multi dwelling housing developments. The future built forms are likely to incorporate 3m side setbacks, 24m frontage, maximum FSR 0.6:1, a height of up to 11m, deep soil areas of 30% and landscaped areas of 40%.

Apart from the building height, the current proposal fails to meet any of the above controls such as the side setbacks, the desired density, site frontage requirements and the landscape/deep soil area requirements as discussed later in this report.

Step 3 - Determine if the development is compatible with the character of the local area.

In accordance with the Land and Environment Court's 'Planning Principle' and the case law on the character test within Clause 30A of the ARHSEPP, compatibility is best defined as 'capable of existing together in harmony'. In order to test compatibility two questions are to be considered. These questions as well as a response to each are provided below:

- ***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, visual bulk and compatible streetscape.

In terms of the physical impacts of the development, the following points are made:

The proposed development is non-compliant with a number of prescribed standards in the SEPP AHR 2009 and the controls under PLEP 2011 and PDCP 2011. The proposal fails to provide a compliant floor space ratio that is compatible with existing the streetscape, which is an acknowledged component required by the State Environment Planning Policy (Affordable Rental Housing). The proposed development is not of an appropriate size and design, as demonstrated in the assessment against the provisions of the SEPP (ARH) 2009 and PLEP 2011 and PDCP 2011.

The proposal fails to meet the minimum southern side setback control of 3m, which is essential to provide adequate visual and acoustic privacy to the adjoining properties. The proposed building contain a large number of non-articulated walls along the southern elevation and within 1.5m of the side boundaries and these largely flat walls along the southern elevation is likely to result in adverse privacy impacts. In terms of the visual impact, the development presents as a three-storey built form when viewed from the street due to the open style, ground-level parking arrangement.

The footprint, translated from adjacent residential to the west and south, appears excessive when the current roof and building bulk is added. Oblique views along both streetscapes will be of a highly perceived density. The intensity of development is also concerning given that the site is severely flood affected. Despite being zoned R3, parts of Grose and Buller Streets have not turned over to medium density residential and with the subject site being a corner block, the character inconsistencies with the established streetscapes become more apparent.

Whilst the zoning permits a multi dwelling housing development, the appropriate fit for future residential redevelopment of the flood-affected site is of a dwelling house. Further to the flood-affectation of the site, given the Buller Street width of the site at 16.2m is significantly narrower than what would be required to propose multi-unit housing under the PDCP 2011 (24m), any intensification of the land will be prominent along the streetscapes.

The physical impacts and compatibility is inconsistent with that of a multi-dwelling housing development that are in the locality.

- ***Is the proposal's appearance in harmony with the buildings around it and the character of the street?***

To be compatible, a development should contain, or at least respond to, the essential elements that make up the character of the surrounding area. The essential and desirable elements are assessed as being the streetscape presence of multi-storey dwellings within a landscaped setting including an appropriate street setback.

The development is that of a three-storey building with an inadequate amount of landscaping and sub optimal communal open spaces. The development proposes inadequate setbacks and landscaping that would promote separation and privacy mitigation between adjoining dwellings.

It is acknowledged the architectural resolution, materials used are of a high order, however, the overall scheme is considered an overdevelopment of the site as well as an undesirable increase in the density of a flood-affected site.

The proposed communal living area and communal balconies are considered sub optimal and, in addition, the proposal lacks landscape and deep soil planting areas.

The proposal exceeds the maximum floor space ratio (FSR) for the subject site. The proposed number of occupants within the boarding house is high when compared to multi-dwelling housing, which indicates a more intensive use of the flood-affected land and therefore incompatible with adjoining and surrounding residential developments in the locality. In this regard, the proposal does not satisfy Clause 30A of the SEPP (Affordable Rental Housing) 2009.

It is considered that the current proposal comprising of three-(3) storey boarding house containing eighteen (18) boarding rooms over a modified at-grade ground floor is of an institutional scale similar to that of a residential flat building in its form and scale.

The proposal fails to respond and relate to the unique environmental characteristics (i.e. flooding) of the site and the existing and desired urban environment, of low to medium density dwellings. In this context, it is considered that the proposal is not consistent with the existing and future desired character of the locality

Part 4 Miscellaneous

Clause 52 No subdivision of boarding houses

The proposal does not propose any subdivision.

Parramatta Local Environmental Plan 2011 (PLEP 2011)

On 12 May 2016, Local Government (City of Parramatta and Cumberland) Proclamation 2016 was gazetted; creating the City of Parramatta. The relevant matters to be considered under Parramatta Local Environmental Plan 2011 (PLEP 2011) for the proposed development are outlined below.

Clause	Comment	Compliance
Clause 1.2 Aims of Plan	The proposed increase in density does not minimise risk to the community in areas subject to environmental hazards, (i.e. flooding), by restricting development in sensitive areas. The proposal is therefore not consistent with Clauses 1.2(2)(e) and (h), of the PLEP 2011.	No
Clause 2.3 Zone objectives and Land Use Table	The site is zoned R3 Medium Density Residential under the Parramatta Local Environmental Plan 2011. Under PLEP 2011, the proposed development is defined as a "boarding house" which constitutes permissible development only with development consent within the R3 Zone. Zone objectives are: <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	No

	<ul style="list-style-type: none"> <i>To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.</i> <i>To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.</i> <p>Notwithstanding the permissibility of boarding houses within the R3 Medium Density Residential zone, it is considered that the proposal in its current form and arrangement is not in keeping with the existing low density and the desired medium density residential character of the local area as discussed in detail in this report.</p> <p>A typical form and the highest potential development in a R3 zone that can be categorised as medium density development, is in the form of a multi dwelling housing under PLEP 2011, provided it meets the maximum floor space ratio and is appropriately designed on site that is suitable for multi-dwelling housing. A multi dwelling house means being 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>It should be noted that the boarding house development on 651.3m² site area with 16.2 metre frontage is facilitated by the SEPP (ARH) 2009, which provides incentives for affordable rental housing by way of reduced lot size requirements.</p> <p>Notwithstanding the minimum size requirements, it is considered that the proposed built form is akin to a residential flat building and that the anticipated number of occupants would result in unsympathetic intensification of the use of the flood-affected land when compared with the average occupancy rate for a typical multi dwelling housing development.</p> <p>In this regard, the proposal is considered an overdevelopment of the site and is inconsistent with the objectives (bullet points 2 & 4) of R3 Medium Density Residential zone.</p>	
Clause 2.6 Subdivision – consent requirements	Consolidation or subdivision of existing or newly created lots are not proposed under this application.	N/A
Clause 2.7 Demolition requires development consent	The proposal seeks demolition of the existing dwelling house which is permissible with consent.	Yes
Clause 4.1 Minimum subdivision lot size	The objective of this zone is “...to ensure that new subdivisions reflect characteristic lot sizes and patterns of the area”. The site is 651.3m ² , which is short of the minimum 550m ² lot size, however, no subdivision is proposed.	N/A
Clause 4.3 Height of Buildings	The permissible height of buildings on the subject site is 11 metres . The proposed building height, is 9.8 metres , which complies with clause 4.3 of PLEP 2011.	Yes
Clause 4.4 Floor Space Ratio	The maximum permissible floor space ratio of 0.6:1 (390.78m ² GFA) applies to the site. Council’s assessment of the floor space ratio is 0.65:1 (426m ² GFA). See discussion under SEPP (ARH) 2009 for area differences.	No
Clause 4.6 Exceptions to development standards	The applicant has not submitted a written request seeking justification of the floor space ratio development standard.	No
Clause 5.10 Heritage Conservation	The subject site is not a heritage item and is not within a heritage conservation area. The site is identified as being of low significance by Council’s Aboriginal Heritage Sensitivity Database. Accordingly, the proposal is not considered to adversely impact an aboriginal place of heritage significance or other local heritage items.	Yes

Clause 6.1 Acid Sulfate Soils	The site is located within Type 5. An Acid Sulphate Soils Management plan is not required to be prepared.	Yes
Clause 6.2 Earthworks	Minimal excavation of the site is proposed for the building footprint, however, significant fill up to 550mm above the existing ground level is proposed for the car parking level and the building footprint. The proposal is likely to have a detrimental impact on the existing drainage patterns of the locality. Further, Council's Catchment and Development Engineer reviewed the proposal and does not support the fill on the flood-affected site.	No
Clause 6.3 Flood Planning	<p>The site is affected by the 5% AEP flood event, 1% AEP flood event and the predicted probable maximum flood water surface level will be 12 m AHD and will fully inundate the site. The site is generally a mix of low and medium hazard areas. A small section on the northern Grose Street boundary is classified as a high hazard at a 1% AEP event.</p> <p>Council's Senior Catchment and Development Engineer reviewed the proposal and does not support the scheme due to elevated risk to life by introducing more people to a site that is affected by medium hazard flooding conditions as a result of a 1% AEP flood event. Furthermore, the proposed development will increase flooding risk on the adjoining properties by proposing fill and a proposed building footprint that will block and divert floodwater. The locality of the site will become isolated to some extent and the duration of the isolation is unknown.</p> <p>The proposal increases the flood risk to life and property associated with increased density of the flood-affected site. The proposal does not satisfy objectives (a), (b) or (c) of clause 6.3 of the PLEP 2011.</p>	No

Provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (Section 4.15(1) (a)(ii))

Standard Instrument (Local Environmental Plans) Amendment (Flood Planning) Order 2021

Commencing 14 July 2021, the following amendments shall take effect under SEPP Amendment (Flood Planning) 2021:

- *Clause 6.3 Flood Planning* of the PLEP 2011 will be repealed and replaced by *Clause 5.21 Flood Planning*.
- *Clause 5.22 Special Flood Considerations* may be inserted.

Under the above amendments, a boarding house will be considered a 'sensitive and hazardous development'.

Additional details are not available until the *Considering Flooding in Land Use Planning Guideline* is published on the Department's website on 14 July 2021.

Draft Parramatta LEP

The Draft Parramatta LEP 2020 was placed on public exhibition on the 31 August 2020, with exhibition closing on the 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the City of Parramatta Local Government Area and will be the primary environmental planning instrument guiding development and land use decisions made by the City of Parramatta Council.

Whilst the draft LEP must be considered when assessing this application, the Draft Parramatta LEP 2020 is neither imminent nor certain and therefore limited weight has been placed on it.

Notwithstanding, the proposed development is consistent with the objectives of the Draft Parramatta LEP 2020.

Housing Diversity State Environmental Planning Policy (Housing Diversity SEPP)

The Department of Planning, Industry and Environment (the Department) exhibited an Explanation of Intended Effect for a proposed new Housing Diversity State Environmental Planning Policy (Housing Diversity SEPP) from 29 July 2020, with exhibition closing on the 9 September 2020. The new Housing Diversity SEPP will consolidate three housing-related SEPPs:

- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004; and
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).

In addition to the consolidation of the above SEPPs the new Housing Diversity SEPP will introduce new definitions for build-to-rent housing, student housing and co-living; amend some state-level planning provisions, particularly for boarding house and seniors housing development; and amend some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land.

Whilst the new Housing Diversity SEPP must be considered when assessing this application for a boarding house, the Housing Diversity SEPP is neither imminent nor certain and therefore limited weight has been placed on it. Notwithstanding, the proposed development is consistent with the objectives of the Housing Diversity SEPP.

Provisions of Development Control Plans (Section 4.15(1) (a)(iii))

Parramatta Development Control Plan 2011 (PDCP 2011)

The proposed development has been assessed having regard to the relevant desired outcomes and prescriptive requirements within of the PDCP 2011. Where there is conflict between PLEP 2011 and the SEPPs listed above the SEPP controls prevail to the extent of the inconsistency.

The following table sets out the proposal's compliance with the prescriptive requirements of the Plan:

Development Control	Comment	Comply
<i>Part 2 Site Planning</i>		
2.12.1 Views and Vistas	The site is not identified as containing significant views.	N/A
2.12.2 Water Management	The site is identified in Council's database as being flood prone. The application proposes significant fill across the building footprint to accommodate at-grade car park for the boarding house. Refer to Council's Catchment and Development Engineer comments under the 'Referrals' section of this report below.	No
2.12.3 Soil Management	The erosion and sediment control plan submitted is considered to be sufficient.	Yes
2.12.4 Land Contamination	Refer to assessment under SEPP 55.	Yes
2.12.5 Air Quality	The proposal is not likely to result in increased air pollution.	Yes
2.12.6 Development on Sloping Land	The site is not subject to any moderate/steep gradient. The proposal does not respond sensitively to natural topography and adversely disturbs the natural landform. The ground floor level	No

	seeks fill of approximately up to 550mm above the existing natural ground level and therefore not acceptable, as this will create opportunities for overlooking and adverse visual and acoustic impacts upon the adjoining properties.	
2.12.7 Biodiversity	The site does not adjoin bushland or land zoned E2 or W1 and the proposal satisfies this clause.	Yes
2.12.8 Public Domain	The building appropriately addresses the public domain along Gross and Buller Streets. Were the application recommended for approval, the applicant would be requested to address the footpath width and street tree planting details provided by Council's Urban Design – Public Domain team.	Yes subject to conditions if approved
<i>Part 3 Development Principles</i>		
As per 5.1 of the PDCP 2011, new boarding houses shall comply with the Preliminary Building Envelope Tables provided in Section 3.1.3 of this DCP for multi-dwelling housing in the R3 Zone.		
3.1.3 Preliminary Building Envelope Tables (Height)	The proposed height complies with the 11-metre control. Refer to Clause 4.3 of PLEP 2011 section above.	Yes
3.1.3 Preliminary Building Envelope Tables (Floor Space Ratio)	The proposed development does not comply with the maximum 0.6:1 floor space ratio control. Refer to Clause 4.4 of PLEP 2011 section above.	No
3.1.3 Preliminary Building Envelope Tables (minimum site frontage)	The eastern Buller Street frontage of the site is 16.2m which does not satisfy the minimum 24m street frontage requirement for a corner site under the PDCP 2011. However, given the development pattern of the street, the site is isolated, being surrounded by recently developed sites.	No but acceptable.
3.1.3 Preliminary Building Envelope Tables (front setback) * primary frontage: 5 - 7 metres and consistent with the prevailing setback along the street * basement carpark are not to extend beyond the building envelope into the front setback	The setback to the northern (Grose Street) boundary is 2.3m (to the spiral stairs) and 1.8m-2.6m (to parking spaces 5-8) which does not comply with the minimum 3m secondary street setback. The setback to the eastern (Buller Street) setback is 5m (to the bicycle room), 5.3m (to the first-floor balcony) and 9.6m (to the lift core) which complies with the minimum 5m primary street setback.	No Yes
3.1.3 Preliminary Building Envelope Tables (side setbacks) minimum 3m, except where dwellings primarily address side boundaries, where the side setbacks must be a minimum of 4.5m.	A minimum 3m side setback applies to the site. The proposal provides a 1.5m setback to the southern side boundary for an approximate length of 27.5 metres and to a 3-storey height, which does not comply with the 3m minimum side setback. The setback to the western side setback is 3-3.5m (to the car parking space 4 and to the 'exit only' driveway) and 6.8-7.1m (to the first and second floor levels) which complies with the 3m minimum side setback.	No Yes
3.1.3 Preliminary Building Envelope Tables (rear setback) minimum 15% of length of site	The rear setback does not apply to corner allotments.	N/A
3.1.3 Preliminary Building Envelope Tables (deep soil zone) 30% (minimum dimensions 4m x 4m) of which: f. at least 50% is to be located at the rear of the site, f. at least 15% is to be located at the front of the site, and	The proposal provides approximately 41.6m ² (6.3%) opportunities for deep soil zones at the north-eastern and south-eastern corners of the site with minimum dimensions not less than 4m x 4m. The proposal does not comply with this control. It has not been shown that the development is able to achieve a suitable landscaped environment.	No

f. at least 10% must be communal landscaped open space (refer to Section 3.3.2 Private and Communal Open Space)		
3.1.3 Preliminary Building Envelope Tables (landscaped area) Minimum 40% (including deep soil zone)	A minimum 260.5m ² (40%) landscaped area. The proposal provides 162.6m ² (24.9%) of landscaped areas including 88.5m ² of landscaped area on along the Grose Street setback area. The proposal does not comply with this control.	No
3.2.1 Building Form and Massing	The bulk and scale of the proposal results in a development that is excessive in bulk and scale when viewed from the street and adjoining properties. With 18 under-sized boarding rooms, the intensity of development is also concerning given that the site is severely flood affected on a streetscape that still has a low-density suburban character with detached single storey dwellings and dual occupancy developments as the norm. Despite being zoned R3, portions of Grose Street and Buller Street to an extent has not redeveloped to medium density residential and the scale of the development becomes more prominent at its location on the corner.	No
3.2.2 Building Façade and Articulation	The building facade does not provide the articulation when viewed from the public domain. The length of the building is over 23 metres along the Grose Street façade and over 27.5m along its southern boundary. The shear length of the blank southern wall broken by highlight windows to a 3-storey height creates an undesirable building façade. Further, the first and second floor balconies project outwards 3-6.5m over the building line and roof form. The proposed building is not well articulated through the use of a modulated built form, materials and finishes.	No
3.2.3 Roof Design	The roof design is not similar to the pitched roofs of the older single and multi-dwelling housing within this area. The development is not consistent with contemporary multi-dwelling development anticipated for the streetscapes. In addition, the flat roof form does not integrate the visual intrusiveness of service elements into the roof design.	No
3.2.4 Energy Efficient Design	BASIX Certificate has been submitted.	Yes
3.2.5 Streetscape	The area in which the subject site is located is undergoing transition from low density residential development to medium density residential development. The proposal's response to the topography of the site and to both streetscapes differs to that of the older existing built form. The proposal is unsatisfactory because the proposed built form is out of character with the existing streetscape and the front and side setbacks are not envisioned for boarding houses. The built form together with the disconnected landscape and open spaces in the streetscape and inadequate front and side setbacks is not in character with the setting. Refer to discussion under Clause 30A Character of local area of SEPP (Affordable Rental Housing) 2009 above.	No
3.2.6 Fences	A 1.2m high brick fence with steel railing infill is proposed along the Grose Street front boundary.	Yes
3.3.1 Landscaping	The proposal does not contain adequate landscaping, with services interfering with landscape provisions and the landscape plan contains a large number of exotic species. Refer to Landscape Tree Management Officer comments under the 'Referrals' section of this report.	No
3.3.2 Private and Communal Open Space	The proposal does not provide quality usable private outdoor living areas for recreational activities. The west-facing services and clothes drying balcony creates undesirable privacy impacts as well	No

	as poor amenity for the occupants. The communal areas are not landscaped, and the lounge area and balconies are small for the size of the boarding house. Further, the private open spaces are not located on the ground floor. Given the shortfall of deep soil zones and landscaped areas, the purpose of the communal landscaped open space to provide deep soil area outside the building footprint is not achieved by the design.	
3.3.3 Visual and Acoustic Privacy	The clothes drying balcony creates an undesirable amenity as well as a potential overlooking issue to adjoining properties. The breach to the southern side setback creates an undesirable design with highlight windows to all south-facing boarding rooms. Inadequate building separation provides sub-optimal courtyard spaces for visual and acoustic privacy with no ground floor communal open space with significant landscaping.	No
3.3.4 Acoustic Privacy	An acoustic report was submitted with the application. Council's Environmental Health Officer has reviewed the application and raises no objections. If the application was recommended for approval, acoustic privacy conditions would be included.	Yes
3.3.5 Solar Access and Cross Ventilation	Solar access to adjoining and surrounding properties will be negatively affected by the proposal. The southern adjoining property, No.3 Buller Street, have 22 existing solar roof panels which will have its sunlight unreasonably diminished due to the proposed shadows cast on them.	No
3.3.6 Water Sensitive Urban Design	Further to flooding, Council's Development Engineer has advised that the concept stormwater plan is not satisfactory.	No
3.3.7 Waste Management	The waste management plan is satisfactory, detailing the types and amounts of waste generated by the development and the methods of removal and disposal. Waste storage room is located within the ground level. The off-site boarding house manager will organise bins to be taken to street for collection.	Yes
3.4.1 Culture and Public Art	An arts plan is not required as the application does not have a CIV of more than \$5,000,000.00 and is not located within: - A local town centre - Land zoned B2 Local Centre or B4 Mixed Use - Land with a site area greater than 5000m ²	N/A
3.4.2 Access for People with Disabilities	Refer to Universal Access Officer and Building Surveyor comments under the 'Referrals' section below.	No
3.4.3 Amenities in Buildings Available to the Public	The proposal is not a public building.	N/A
3.4.4 Safety and Security	The proposed windows addressing Buller/Grose Streets allow for opportunities for passive surveillance. The development has been designed in accordance with crime prevention principles.	Yes
3.5 Heritage	Refer to 'Clause 5.10 Heritage Conservation' comments under 'PLEP 2011' section above.	Yes
3.6.1 Sustainable Transport	A Travel Plan is not required.	N/A
3.6.2 Parking and Vehicular Access	Adequate motorcycle and bicycle spaces are provided within the site. The proposal requires nine (9) parking spaces under the ARH SEPP. The proposal provides eight (8) parking spaces within the modified at-grade ground level. The proposal has a shortfall of one (1) car parking space.	Yes Refer to Clause 29(2)(e) parking of the ARH SEPP above
3.6.3 Accessibility and Connectivity	The site is not considered to be of a size or suitable location that would require a pedestrian through site link.	N/A
3.7.1 Subdivision	No subdivision is proposed.	N/A
3.7.2 Site Consolidation and Development on Isolated Sites	The development will not result in isolation of the adjoining allotments.	Yes
5.1 Boarding Houses		
5.1.4 Planning Controls for Boarding Houses		

Location Criteria	The site is located approximately 200-260 metre walking distance to the nearest bus stops on Victoria Road with frequent bus services to Parramatta CBD and Circular Quay. Refer to Figure 6 above.	Yes
Building Form and Appearance	The proposed boarding house is not consistent with the predominant built form and design elements of the locality. The proposal does not minimise the extend of shadows it casts on adjoining dwellings. Refer to Section 3.2 of the DCP above.	No
Building Envelopment Controls	Refer to Section 3.1.3 of the DCP above.	No
Occupation Requirements	The 18-room boarding house is not considered appropriate given the unreasonable adverse impact upon the amenity of the occupants and the surrounding properties.	No
Operational Management	If the application was recommended for approval, a revised Plan of Management including Emergency Evacuation Plan would form part of the draft Notice of Determination.	Yes
Annual Certification/Registration	If the application was recommended for approval, conditions relating to annual certification/registration would form part of the draft Notice of Determination.	Yes
Design of Boarding Houses - General	A communal kitchen and dining area is not located on each floor. All rooms have access to private ensuite-style bathroom and kitchenette facilities. See Clause 29(3) of SEPP (ARH) 2009 above which prevails.	Yes
Minimum Size and Design for Bedrooms	Bedroom sizes are too small. Refer to comments under Clause 29(2)(f) of SEPP (ARH) 2009 above.	No. See Clause 29(2)(f) of SEPP (ARH) 2009 above which prevails
Minimum Size and Design for Bathrooms	All bathrooms are of adequate size and design. See Clause 29(3) of SEPP (ARH) 2009 above which prevails.	Yes
Minimum Size and Design for kitchens, laundries and clothes drying facilities	A communal kitchen and dining area are not located on each floor. Each room appears to have kitchenette, not full kitchen facilities. There is insufficient bench storage space and no provision for full-size refrigerators, ovens or dishwashers within each boarding room. The first-floor level has a communal laundry room with adequate dimensions/space for washing machines, dryer and laundry tubs. Rather than creating adverse privacy impacts to adjoining properties, the clothes drying facilities could be conditioned within the ground floor level if the application was recommended for approval.	No Yes
Minimum Size and Design for Internal communal living areas and external recreation areas	The first-floor communal living area has an easterly aspect and is not suitable for recreation areas as it is located in a circulation space between the lift/stairs and entry doors to the boarding rooms. There is no outdoor communal open space proposed, however given the flood affectation of the site, Council would not support ground-floor communal open space for up to 18 residents. In-principle, elevated communal open space areas are acceptable when the site constraints are considered.	No No
Private Open Space	No balconies off individual boarding rooms are proposed.	N/A
Acoustic Privacy	An acoustic report was submitted with the application. Council's Environmental Health Officer has reviewed the application and raises no objections to the proposed acoustic impacts subject to conditions of consent.	Yes
Visual Privacy	Highlight windows are proposed along the southern elevation.	Yes
Access for People with Disabilities	Refer to Universal Access Officer comments under the 'Referrals' section below.	No

Sustainability, Energy Efficiency and Solar Access	BASIX Certificate has been submitted. Communal open spaces receive adequate solar access mid-winter.	Yes
Car and Bicycle Parking	The proposal requires nine (9) parking spaces under the ARH SEPP. The proposal provides eight (8) parking spaces within the modified at-grade ground level. The proposal has a shortfall of one (1) car parking space.	Refer to Clause 29(2)(e) parking of the ARH SEPP above
Waste Management	Waste storage room is located within the ground level. The off-site boarding house manager will organise bins to be taken to street for collection.	Yes
Fire Safety	Were the application to be recommended for approval conditions of consent would be included for standard BCA & Disability Access to Premises (Buildings) Standard 2010	Yes
Signage	No signage is proposed.	N/A
Strata Subdivision	No subdivision is proposed.	N/A

REFERRALS

Section	Comments
Internal Referrals	
Senior Catchment & Development Engineering	<p>Council's Development Engineer reviewed the proposal and provided the following:</p> <ol style="list-style-type: none"> <i>The flood report prepared by Stellen engineering consultants, dated 25/11/2020 shows that the majority of the site is within a medium hazard risk as a result of a 1% AEP storm event. Average flood levels have been predicted to be 10.40m AHD for 1% AEP and 10.18m AHD for 5% AEP.</i> <i>The Car parking slab level is proposed to be at an RL 10.3m, however, the existing natural levels on the site range from RL 9.85m to RL 10.56m. It seems filling on the site has been proposed of up to 0.45m in depth to create a car parking slab on the ground. In accordance with Council's DCP flood matrix, developments in flood zones shall not propose any filling within flood zones, which may cause changes to flood depths, velocities, storage and redirection of floodwaters elsewhere. Aforementioned in line with Council's DCP part 2.4.2.1 point 11 states "filling of land up to 1:100 Average Recurrence Interval (ARI) (or flood storage area if determined) is not permitted. Filling of and above 1:100 ARI up to the Probable Maximum Flood (PMF) (or in flood fringe) must not adversely impact upon flood behaviour."</i> <i>The hazard category of 1% AEP flood has been identified as medium hazard using the FDM curve, with an average velocity of 1m/sec and an average depth of 0.56m. The proposed development will intensify the density of the site significantly and will introduce more people to a site that is affected by medium flood hazard condition as a result of a 1% AEP flood event.</i> <i>About one third of the site is affected by 5% AEP flooding. Submitted architectural plans show that the vehicular crossing and building encroaches into the 5% AEP flood extent. In accordance with Council Engineering Design Guidelines 2018, figure 6, no building footprint shall encroach into the 5% AEP flood extent. All development shall be located clear of the 5% AEP and located on piers above the 1% AEP.</i> <i>Ground floor level, open space parking has been proposed for the majority of the area except for the proposed entry to the first floor which has a solid brick wall that will block the overland flow path at that location.</i> <i>Even though the proposed majority of the parking space is open subfloor, but is considered a garage from a planning perspective. Carpark and driveway access control 1 as identified in flood matrix (table 2.4.2.21) requires "the minimum surface level to be high as practical but no lower than 1% AEP flood level" (RL 10.40m AHD). The proposed parking slab (RL 10.39m AHD) is lower than the flood planning level for 1% AEP event and this will act as an obstruction as the slab is proposed to be 0.1m below the 1% AEP flood level. This may result in an increased risk of flooding to the adjoining properties.</i> <i>For evacuation purposes a 'shelter in place' strategy and associated facilities for the refuge of occupants is proposed (above the PMF level at 13.04 m AHD). The NSW Floodplain Development Manual 2005 (FDM) specifically precludes the practice of consent conditions requiring a site plan if that plan is trying to overcome an underlying flood risk that would otherwise be considered too high to permit</i>

	<p>approval (see FDM Annex L-3). In other words, if the existence of a flood plan is ignored, is the underlying flood risk unacceptable in the context of the proposed development. The locality of the site will become isolated to some extent and the duration of the isolation is unknown. In this regard, proposing an SIP strategy for a significant number of people with unknown isolation time is not in accordance with the best flood risk management practice. SIP strategy for a single house is acceptable for the subject site but it is considered an elevated risk for a boarding house. This may increase the pressure on SES service to evacuate the site with a larger number of occupants as compared to the existing situation.</p> <p>The current proposal for a Boarding House is not supported due to elevated risk to life by introducing more people to a site that is affected by medium hazard flooding conditions as a result of a 1% AEP flood event. Furthermore, the proposed development will increase flooding risk on the adjoining properties by proposing fill and a larger building footprint that will block and divert floodwater. The locality of the site will become isolated to some extent and the duration of the isolation is unknown. In this regard, proposing a Shelter In Place (SIP) strategy for a significant number of people with unknown isolation time is not in accordance with the best flood risk management practice. This may increase the pressure on SES service to evacuate the site with a larger number of occupants as compared to the existing situation.</p> <p><u>Comment:</u> In-principal concerns are raised with respect to the significant increase in density on a flood prone site. This concern is not able to be addressed through amended plans or additional flood modelling</p>
Landscape Tree Management Officer	<p>Council's Landscape Tree Management Officer reviewed the proposal and raised the following:</p> <ul style="list-style-type: none"> • "An amended landscape plan is required. The landscape plan submitted by the Architect fails to address the Landscaping objectives and principles of the Development Control Plan. The following information should be addressed and indicated in the Landscape Plan: • The proposed plantings is showing a majority exotic species, with the planting schedule incorrectly labelling some species as native when they are not. Planting to consist mainly of native plant species, preferably plant species are low-water species and/or indigenous to the locality to recognise and enhance biodiversity conservation within the Parramatta LGA; • Ensure proposed planting located appropriate to the solar orientation of the site; • Trees are to be provided in a minimum 45 litre container, must be able to reach a minimum mature height of five (5) metres, and planted at minimum distances of two (2) metres from any drainage line and a minimum setback of 3.5m to the outside enclosing wall or edge of a legally constructed building, structure or proposed development. Ensure tree positions do not clash with the proposed 1.8m fencing or brick wall to the front. Rootbarrier 600mm deep may be required along boundary edge unless can be proven not to be required; • The location of the proposed and existing underground service lines to be clearly identified. NOTE: Landscaped areas and proposed tree planting shall not be in conflict to the Stormwater drainage for the site; • Replace Sansevieria triasciata with a native, non-weedy species; • Replace Waterhousea floribunda with a narrow-forming native tree species to ensure the canopy does not clash with the building edge; • Remove the staking from the tree planting detail and add note "tree stakes only required in wind-prone areas". Trees from the nursery should be self-supporting; • Raised planter on slab detail to have a minimum 600mm soil (ie 300mm topsoil and 300mm subsoil) in addition to the 100mm washed sand layer and 75mm mulch layer; • Identify turf areas and surface treatments such as paving in a legend, delineation between turf areas and garden areas with garden areas of appropriate widths to sustain plantings proposed. Planting to be a minimum 800mm wide; • Consider an alternative low maintenance groundcover species to replace the lawn area; • Indicate 2no. Callistemon viminalis (Weeping Bottlebrush) street trees within the Grose Street verge. Trees to be planted in a minimum 45 Litre container; • Architectural perspectives to be updated to reflect the amended landscape plans. • Remove original dated landscape plan L/01 rev A dated 04.10.2018 from DA set to avoid any confusion."

	<p><u>Comment:</u> Amended plans were provided. However, the above comments have not been adequately addressed. Should the application have been recommended for approval, revised plans would be requested, and conditions of consent would be included relating to tree removal/replacement on the draft Notice of Determination.</p>
Traffic & Transport Engineer	<p>Council's Traffic Engineer has reviewed the application and provided the following comments:</p> <p><i>"Given that there will be parking provision for eight (8) cars on site, the proposal complies with the parking requirements of the Parramatta DCP 2011...Based on the analysis and information submitted by the applicant, the proposed development is not expected to have a significant traffic impact on the surrounding road network. The proposal can be supported on traffic and parking grounds subject to the following traffic related conditions."</i></p> <p><u>Comment:</u> The SEPP ARH 2009 prevails over the PDCP 2011. The proposal is short of one (1) car space under the SEPP ARH 2009 and the shortfall of car parking is included as a reason of refusal.</p>
Social Outcomes	<p>Council's Social Outcome Officer has reviewed the application and provided the following:</p> <p><i>"Social Outcomes support this application subject to the applicant confirming the amount of rent charged to lodgers, a revised plan of management and the building accessibility, noise and privacy impacts to the amenity of occupants and neighbouring residents of the proposal be reviewed."</i></p> <p><u>Comment:</u> Should the application have been recommended for approval, a revised plan of management, accessibility report and emergency evacuation plan would have been requested.</p>
Universal Access Officer	<p>Council's Universal Access Officer reviewed the proposal and provided the following:</p> <ul style="list-style-type: none"> • Space 8/7 would be an easier option whilst providing the shortest travel to the lift. • The accessible parking area should meet the requirements of Australian Standard AS/NZS 2890.6; 2009 Off street car parking: • Ensure any pavement put down is in compliance with AS1428.1 clause 7 including the accessible parking area shared zone and any required accessible path of travel. • The kerb ramp is too short and would need an apron /ramp length of 800mm (@ 1:8) • The footprint of the lifts appears to be too small, taking into consideration its intended use including, access for persons using a mobility device, and transportation of furniture to the upper levels...a floor dimension no less than 1400mm x 1600mm along with all of the requirements of an accessible lift (is recommended). • The entry pathway is required to be accessible (a walkway with a maximum grade of 1:20 will provide suitable access. The landscape drawing shows steps, this is not acceptable. • The spiral staircase doesn't provide consistent tread widths thus causing an issue for some persons with a disability. Note risers must be opaque as required in AS1428.1 clause 11 (c). • Parramatta DCP table 3.4.5.1. Requires access through the front door of the units. • BCA Table D3.1 Requirements for access for people with a disability access requirements; Class 3 To and within not less than one type of room or space for use in common by the residents. Therefore access is required to all the features of the development including outdoor spaces and equipment. • Details of the doors accessing outdoor areas will be required, noting they should have low level sills to allow for accessible transitions. • Paths of travel require smooth transition to reduce the risk of trips and falls and are to have design transitions of 0mm • Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows: (a) 0 ±3 mm vertical.

	<p>(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. AS1428.1.7.2</p> <ul style="list-style-type: none"> A kitchenette should provide at the minimum a sink, hotplates, preparation areas and a fridge. As required within AS4299. Note: turning the sink 180° will provide greater access to the bowl. Extending the hard surface at the kitchenette to the end of the bed will allow for a consistent working surface." <p><u>Comment:</u> Amended plans were provided. However, the above comments have not been adequately addressed. Should the application have been recommended for approval, revised plans would have been requested and conditions of consent would be included for standard BCA & Disability Access to Premises (Buildings) Standard 2010.</p>
Urban Design – Public Domain	<p>Council's Urban Design team was referred the application for the proposed public domain works associated with the proposal and provided the following:</p> <ul style="list-style-type: none"> "The driveway at the rear currently sits in the rear setback. The rear setback needs to be all deep soil. Thus the driveway should move under the building and should be free of the rear setback. Deep soil calculations must be shown. The applicant needs to construct a 1.8m wide footpath, at the property boundary, on both street frontages. Street trees need to be planted at 8-10 m c/c along both street frontages after considering view lines around corners for cars. Species to match existing along the roads. Applicant should ensure the species proposed are smaller trees, able to grow under overhead wiring. Refer to Parramatta Public Domain Guidelines 2017 for a list of possible trees." <p><u>Comment:</u> Amended plans were provided. However, the above comments have not been adequately addressed. Should the application have been recommended for approval, the applicant would have been requested to address the above details.</p>
Environmental Health (Contamination)	<p>Council's Environmental Health Officer reviewed the proposal and provided recommended contamination related conditions.</p> <p><u>Comment:</u> Should the application have been application to be recommended for approval conditions of consent would be included relating to contamination on the draft Notice of Determination.</p>
Environmental Health (Waste Management)	<p>Council's Environmental Health Officer reviewed the proposal and provided recommended waste related conditions.</p> <p><u>Comment:</u> Should the application have been application to be recommended for approval conditions of consent would be included relating to waste management on the draft Notice of Determination.</p>
Environmental Health (Acoustic)	<p>Council's Environmental Health Officer reviewed the proposal and provided recommended conditions relating to the submitted acoustic report.</p> <p><u>Comment:</u> Should the application have been application to be recommended for approval conditions of consent would be included relating to acoustic mitigation measures on the draft Notice of Determination.</p>
External Referrals	
None applicable	

DEVELOPMENT CONTRIBUTIONS

If the application was recommended for approval, a standard condition of consent would be imposed requiring the contribution to be paid prior to the issue of a Construction Certificate.

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.

If the application was recommended for approval, a standard condition of consent would be imposed requiring the Security Bond to be paid prior to the issue of a Construction Certificate.

Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 (Section 4.15(1) (a)(iii))

The proposal does not include any Voluntary Planning Agreements (VPAs) and section 7.4 does not apply to the application.

Provisions of Regulations (Section 4.15(1)(a)(iv))

All relevant provisions of the Regulations have been considered in the assessment of this proposal.

Impacts of the Development (Section 4.15(1)(b))

All relevant issues have been considered in the assessment of this proposal.

Suitability of the Site (Section 4.15(1)(c))

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the proposal. The natural and built form constraints of the site together with the design issues have been assessed and it is considered that the site is not suitable for the proposed development.

Public submissions (Section 4.15(1)(d))

In accordance with Council's notification procedures that are contained in the PDCP 2011, owners and occupiers of adjoining and surrounding properties were given notice of the application for a 21-day period between 18 February 2021 and 11 March 2021. In response, **thirteen (13)** submissions were received.

Issues have been grouped to avoid repetition.

Issues	Response
Permissibility within the Zone	Concerns have been raised regarding the boarding house not being permissible within the locality. The proposal constitutes 'boarding house' which is permissible with development consent in the R3 Medium Density Residential Zone under the PLEP 2011 and SEPP (ARH). This issue does not warrant the refusal of this application.
Increased flood risk	Concerns have been raised with respect to the flood-prone land. The proposal is not in the public interest due to the large number of additional people being exposed to flood risk. This issue is upheld and is included as a reason for refusal.
Setbacks	Concerns have been raised with respect to the proposed setbacks and the limited area available for landscaping within the setbacks. The development does not comply with the minimum required side setbacks for boarding house within an R3 zone. This issue is upheld and is included as a reason for refusal.
Bulk and scale of the elongated length of the boarding house	Concern has been raised that the elongated length of the building creates adverse bulk and scale as perceived from the adjoining properties. The bulk and scale of the proposal is accentuated by the blank walls along the southern elevation. The proposal results in a development that is excessive in bulk and scale when viewed from the street and adjoining properties. This issue is upheld and is included as a reason for refusal.
Social unrest in the locality	Concerns have been raised regarding anti-social behaviour associated with boarding houses. This claim is not substantiated. This issue does not warrant amendment or reason for refusal.

Boarding houses are incompatible with the family character of the area	Boarding houses are permissible with development consent within an R3 medium density residential zone. Concerns have been raised that the 3-storey boarding house is not in keeping with the existing streetscape. Refer to character assessment within State Environmental Planning Policy (Affordable Rental Housing) 2009 compliance table. This issue does not warrant amendment or reason for refusal; however, the proposal fails Clause 30A <i>Character of the Local Area</i> within State Environmental Planning Policy (Affordable Rental Housing) 2009.
The proposal is an overdevelopment	The proposed development does not comply with the applicable area requirements of SEPP (Affordable Rental Housing) 2009; including the FSR controls outlined in the Parramatta Local Environmental Plan 2011; and the minimum frontage, setbacks, landscaped area and deep soil area controls within the Parramatta Development Control Plan 2011. This issue is upheld and is included as a reason for refusal.
Insufficient parking	The development provides 8 car parking spaces which does not comply with the parking requirements under SEPP (Affordable Rental Housing) 2009. However, the variation is minor and does not warrant refusal of the application.
Privacy impacts to adjoining properties	Privacy impacts are discussed within Sections 3.3.3 & 5.1 of the DCP table within this report. The clothes drying/services balcony does not appropriately address visual privacy issues to the adjoining properties. This issue is upheld and is included as a reason for refusal.
Acoustic impacts to adjoining properties	Relevant conditions of consent would have been included to ensure that noise is kept to acceptable levels if the application was recommended for approval. The submitted Plan of Management includes a set of 'House Rules' which include but are not limited to rules regarding noise, the prohibition of large gatherings and parties on the premises, and volumes of televisions and music players. Acoustic mitigation measures are provided within the acoustic report submitted with this Development Application. Council's Environmental Health Officer has reviewed the application and raises no objections to the proposed acoustic impacts subject to conditions of consent. This issue alone does not warrant amendment or reason for refusal.
Increased crime resulting from the boarding house and safety of residents and children in the area.	Boarding houses are a form of residential development and are permissible in R3 Zone. Appropriate adherence to applicable boarding house controls combined with safeguards and controls to protect local residential amenity have been considered in this assessment. The proposal seeks to establish a boarding house development which provides a form of low-cost rental accommodation for a wide range of tenants including singles, retirees, and students. Further, operation of the boarding house will be managed by an adopted Plan of Management which incorporates appropriate provisions for occupant safety, general amenity, behaviour and numbers to mitigate potential amenity impacts to surrounding development.
Development encourages short term rentals	If the application was recommended for approval, conditions of consent would have been imposed ensuring rental terms be a minimum of three months to ensure that the development operates as boarding house.
The development provides no benefits to the local government area	The development provides affordable housing for the needs of residents within the local government area. This issue does not warrant the refusal of this application.
Boarding houses are a commercial development and should not be in residential areas	Boarding houses are defined as a type of residential accommodation under the Parramatta Local Environmental Plan 2011 and are permissible within the R3 zone with development consent.
Management of waste and rubbish	A Waste Management Plan has been submitted detailing the ongoing management of waste for the development which was reviewed by Council's Environmental Health Officer and considered acceptable subject to relevant conditions of consent.
The development proposes too many rooms	A total of 18 rooms is proposed. There is no restriction on the number of rooms that a boarding house may have within an R3 zone.
The development is proposed to the maximum building height	The proposed development is 9.8m which is under the maximum permissible height limit of 11m.

Public Interest (Section 4.15(1)(e))

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.

CONCLUSION

The application has been assessed under Section 4.15 of the Environmental Planning and Assessment (EP&A) Act 1979, taking into consideration all relevant State and local planning controls. The proposal is not consistent with the relevant requirements of State Planning Policy (Affordable Rental Housing) 2009, Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011.

The proposal is permissible in the R3 Medium Density residential zone. The site is flood affected and is not considered to result in a development, which is suitable in the context of the local area. Non-compliances are acknowledged within the current proposal; these have been discussed within this report. A merit assessment of the application has determined that the proposal will not be satisfactory and results in unreasonable impacts to the adjoining properties, with regard to building bulk and scale resultant from the excessive floor space, insufficient site width and inadequate side setbacks.

The development is not consistent with the envisioned built form and the interface of the low and medium density zones. The amenity impacts on surrounding properties are not reasonable based on the natural and built form constraints of the site.

On balance, 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. Therefore, it is recommended that the application be *refused*.

RECOMMENDATION

REFUSAL

- (a) That Parramatta Local Planning Panel, exercising the functions of the Council as the consent authority, pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, **refuse** development consent to DA/100/2021 for demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 18 single occupancy rooms pursuant to the SEPP (Affordable Rental Housing) 2009 with modified at-grade car parking for eight (8) vehicles and associated earthworks and landscaping on land at Lot 1 in DP 178742, 5 Buller Street, NORTH PARRAMATTA NSW 2151 for the following reasons:

Environmental Impacts under Parramatta Local Environmental Plan 2011

1. The proposal is inconsistent with the stated objectives (1)(a), (b) and (c) of Clause 6.3 'Flood Planning' of PLEP 2011 in that the proposed intensification of a flood-affected site that is affected by medium hazard flooding as a result of a 1% and 5% AEP flood event unnecessarily elevates the risk to life within the site. Furthermore, the proposed development will increase flooding risk on the adjoining properties by proposing fill and a proposed building footprint that will block and divert floodwater elsewhere within the

catchment. The locality surrounding the site will become isolated to some extent and the duration of the isolation is unknown.

2. The proposal is inconsistent with the stated objective (1)(a) of Clause 6.2 'Earthworks' of PLEP 2011 in that the proposal is likely to have a detrimental impact on the existing drainage patterns of the locality.

Accordingly, the proposal fails to satisfy Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.

Incompatibility with State Environmental Planning Policy (Affordable Rental Housing) 2009

3. The proposed development does not exhibit a satisfactory building form and massing, in that it is inconsistent with the following provisions prescribed within State Environmental Planning Policy (Affordable Rental Housing) 2009:
 - i) Clause 29(1)(a) - the proposal will result in a Floor Space Ratio of 0.65:1 in which exceeds the maximum FSR on site of 0.6:1;
 - ii) Clause 29(2)(c) – the proposal will result in the first-floor communal area space and second floor balcony area not receiving a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter;
 - iii) Clause 29(2)(f) – All eighteen (18) boarding rooms does not comply with the minimum 12m² gross floor accommodation sizes (excluding areas used for the purposes of private kitchen and bathroom facilities) resulting in poor internal amenity for the occupants of the boarding rooms.
 - iv) Clause 30(1)(d) – Although all rooms have access to private ensuite-style bathroom and kitchenette facilities (2-burner stovetop, fridge/freezer space, single-sink with dish drainer space, under bench cabinetry and food preparation space), the proposed kitchenettes appear to be inadequate for use as they lack appropriate facilities. No dishwashers or ovens are provided and there is no communal kitchen where full kitchen facilities are available for use to each lodger.
 - v) Clause 30A – The design is not compatible with the character of local area. The proposed 3-storey form and density is akin to a residential flat building style of development, which is a prohibited land use in the medium density zone.

Accordingly, the proposal fails to satisfy Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.

Inconsistency with the Aims of Parramatta Local Environmental Plan 2011

4. The proposal is inconsistent with Parramatta Local Environmental Plan 2011, Clauses 1.2(2)(e) and (h) 'Aims of Plan' as it does not contribute towards the orderly and sustainable development of Parramatta and the increase in density does not minimise risk to the community in areas subject to environmental hazards (i.e. flooding), by restricting development in sensitive areas.

Inconsistency with the R3 Zone objectives of Parramatta Local Environmental Plan 2011

5. The proposal is inconsistent with the stated objectives of the R3 Zone of PLEP 2011 in that the proposed built form appears more like a residential flat building and that the anticipated number of occupants would result in unsympathetic intensification of the use of the flood-affected land when compared with the average occupancy rate for a typical multi dwelling housing development. In this regard, the proposal is considered

an overdevelopment of the site and is inconsistent with the objectives (bullet points 2 & 4) of the R3 Medium Density Residential zone.

Excessive Floor Space

6. The proposal does not comply with Clause 4.4 'Floor Space Ratio' of PLEP 2011 as the proposal will result in a gross floor area of 431m², resulting in a FSR of 0.65:1, which exceeds the maximum GFA by approximately 35.4m² (or 9%).

Inconsistency with the Parramatta Development Control Plan 2011

7. The proposed development does not exhibit a satisfactory building form and massing, in that it is inconsistent with the following provisions prescribed within Parramatta Development Control Plan 2011:
 - Section 2.12.2 – Water Management - The site is identified in Council's database as being flood prone. The application proposes significant fill across the building footprint to accommodate modified at-grade car park for the boarding house
 - Section 2.12.6 – Development on Sloping Land – The proposal does not respond sensitively to natural topography and adversely disturbs the natural landform. The ground floor level seeks fill of approximately up to 550mm above the existing natural ground level and therefore not acceptable, as this will create opportunities for overlooking and adverse visual and acoustic impacts upon the adjoining properties.
 - Section 3.1.3 – Preliminary Building Envelopes – excessive floor space ratio, insufficient site frontage, inadequate front and side setbacks, insufficient deep soil zones and inadequate landscaped areas.
 - Section 3.2.1 – Building Form and Massing
 - Section 3.2.2 – Building Facades and Articulation
 - Section 3.2.3 – Roof Design
 - Section 3.2.5 – Streetscape
 - Section 3.3.1 – Landscaping
 - Section 3.3.2 – Privacy and Communal Open Space
 - Section 3.3.3 – Visual and Acoustic Privacy
 - Section 3.3.5 – Solar Access and Cross Ventilation
 - Section 3.3.6 – Water Sensitive Urban Design
 - Section 3.4.2 – Access for persons with Disabilities
 - Section 5.1 – Boarding Houses

Accordingly, the proposal fails to satisfy Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.

8. Insufficient information

- a) Clause 4.6 'Exceptions to Development Standards' of PLEP 2011 in the absence of a written request seeking justification of the floor space ratio development standard.
- b) The public domain details provided by the applicant does not provide adequate street tree planting and footpath details as required under Section 2.12.8 of the PDCP 2011.

9. The development fails to provide high quality affordable rental housing in the form of a boarding house that ensures that its operation would not adversely impact upon amenity of the site and surrounding land. Accordingly, the proposal fails to satisfy Section 4.15(1)(a)(i),(b),(c) (d) & (e) of the Environmental Planning and Assessment Act, 1979.
10. The development is not considered to be in the public interest given the number of submissions received and its failure to ensure privacy and amenity of the adjoining neighbouring properties. Accordingly, the proposal fails to satisfy Section 4.15 (a)(iii), (b), (d) and (e) of the Environmental Planning and Assessment Act, 1979.

(b) That the objectors be advised of PLPP's decision.



DA/100/2021

5 Buller Street, North Parramatta

Boarding house for 18 single-occupancy rooms with at-grade parking

5 BULLER STREET, NORTH PARRAMATTA NSW 2151

PROJECT INFORMATION
THREE STOREY PROPOSED DEVELOPMENT

SITE AREA (APPROX.) 651 SQM
 MAXIMUM FSR (APPROX.) 0.6:1 (391 SQM)
 ZONING R3 - MEDIUM DENSITY RESIDENTIAL

AREA SCHEDULE

LEVEL	DESCRIPTION	EXISTING	PROPOSED GFA	CARPARKING
GROUND	PARKING	-	0 sqm	8 CAR, 4 MOTORCYCLE
LEVEL ONE	ACCOM. + COMMON SPACE	~154 sqm	206.5 sqm	9 BEDS
LEVEL TWO	ACCOM. + COMMON SPACE	-	173.8 sqm	9 BEDS
	TOTAL	~154 sqm	378 sqm	18 BEDS, 8 CAR, 4 MOTORCYCLE

AREA OF GARDEN OR LAWN*

LEVEL	DESCRIPTION	EXISTING	PROPOSED GFA
GROUND	GARDEN OR LAWN	475 sqm	242 sqm
LEVEL ONE	PLANTER	0 sqm	0 sqm
LEVEL TWO	PLANTER	0 sqm	12 sqm
	TOTAL	~154 sqm	356 sqm

*NOTE: ALL PLANTING TO BE INDIGINEOUS OR LOW-WATER SPECIES - REFER TO LANDSCAPE PLAN FOR DETAILS.

SHEET LIST				
NUMBER	NAME	REVISION	PURPOSE OF ISSUE	DATE
A_000	COVER SHEET	12	COUNCIL COMMENTS	25/03/2023
A_001	SITE ANALYSIS	5	DA SUBMISSION	18/11/2020
A_003	SITE PLAN - EXISTING	2	UPDATES	18/01/2021
A_003	AREA PLANS	8	CONSULTANT INPUTS	18/01/2021
A_006	NOTIFICATION PLAN	1	CONSULTANT INPUTS	18/01/2021
A_005	STREET CONTEXT	8	CONSULTANT INPUTS	18/01/2021
A_006	SITE SURVEY	4	DA SUBMISSION	18/11/2020
A_007	SITE PLAN - PROPOSED	1	UPDATES	18/01/2021
A_090	DEMOLITION PLAN	4	DA SUBMISSION	18/11/2020
A_091	SEDIMENT AND EROSION CONTROL PLAN	1	CONSULTANT INPUTS	18/01/2021
A_100	SA PLAN - GROUND & LEVEL 1	15	UPDATES	18/01/2021
A_101	SA PLAN - LVL 03 & ROOF	9	CONSULTANT INPUTS	18/01/2021
A_150	DETAIL PLANS	1	CONSULTANT INPUTS	18/01/2021
A_151	DETAIL PLANS	2	UPDATES	18/01/2021
A_200	SA SECTIONS	10	UPDATES	18/01/2021
A_300	SA ELEVATIONS	9	CONSULTANT INPUTS	18/01/2021
A_300	SHADOW STUDIES	7	DA SUBMISSION	18/11/2020
A_301	SHADOW STUDIES	1	COUNCIL COMMENTS	25/03/2023
A_302	SHADOW STUDIES	1	COUNCIL COMMENTS	25/03/2023
A_350	MATERIALS	9	CONSULTANT INPUTS	18/01/2021
A_300	PERSPECTIVE	8	COUNCIL COMMENTS	25/03/2023

NOTES

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FILE PATH:
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REV. NO.	DESCRIPTION	DATE
12	COUNCIL COMMENTS	25/03/2023

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HUXLEY ARCHITECTS

HUXLEY ARCHITECTS
 40/41 ST. JAMES ST.
 SYDNEY NSW 2000
 Australia

project:

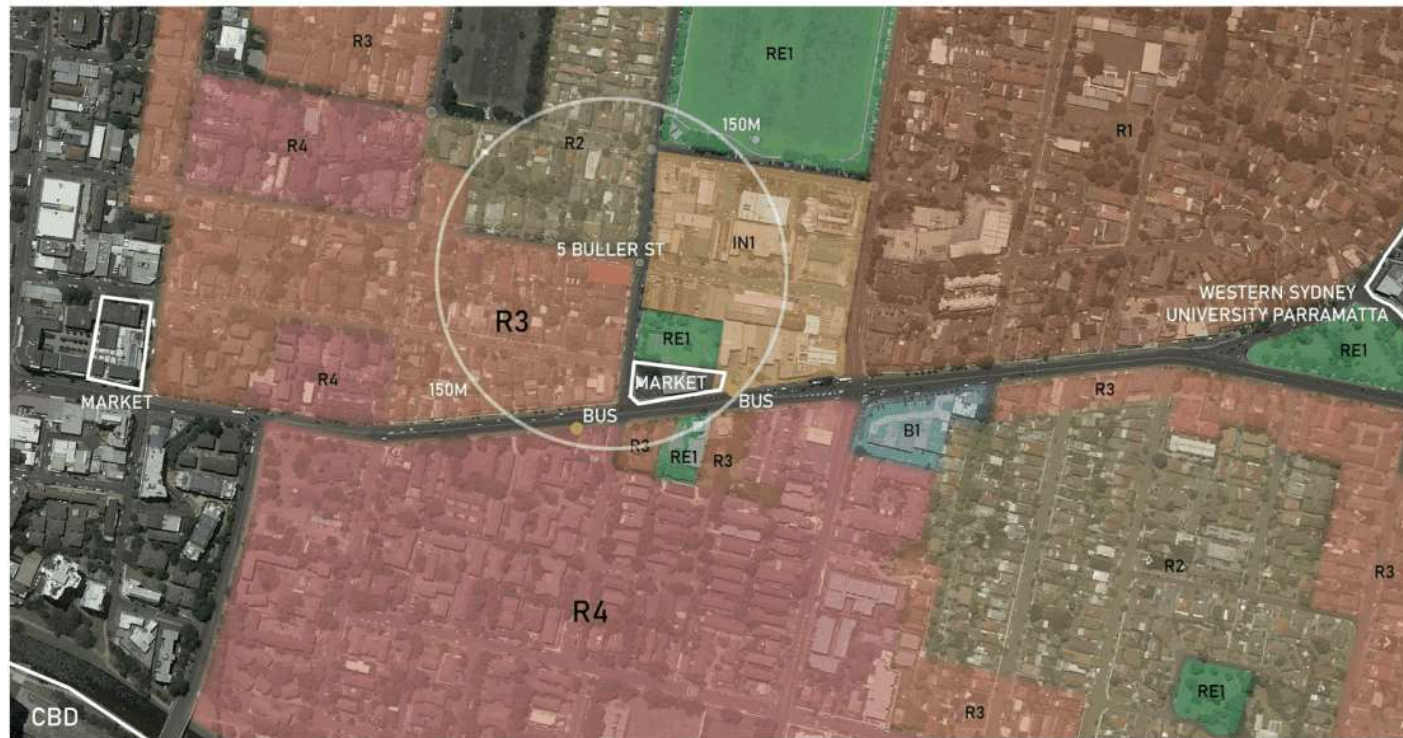
ACCOMMODATION
5 BULLER STREET PARRAMATTA

client:
ELECTRIC PTY LTD

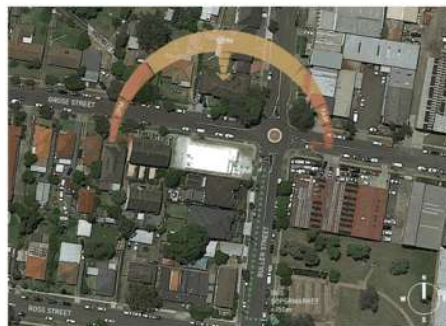
drawing title:
COVER SHEET

scale:
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project number	drawing number	issue
1910	A_000	12



LOCALITY PLAN



SOLAR + PEDESTRIAN



BREEZES 9AM



BREEZES 3PM

NOTES
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FILE PATH:
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REV. NO.	DESCRIPTION	DATE
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ARCHITECT:
HUXLEY ARCHITECTS



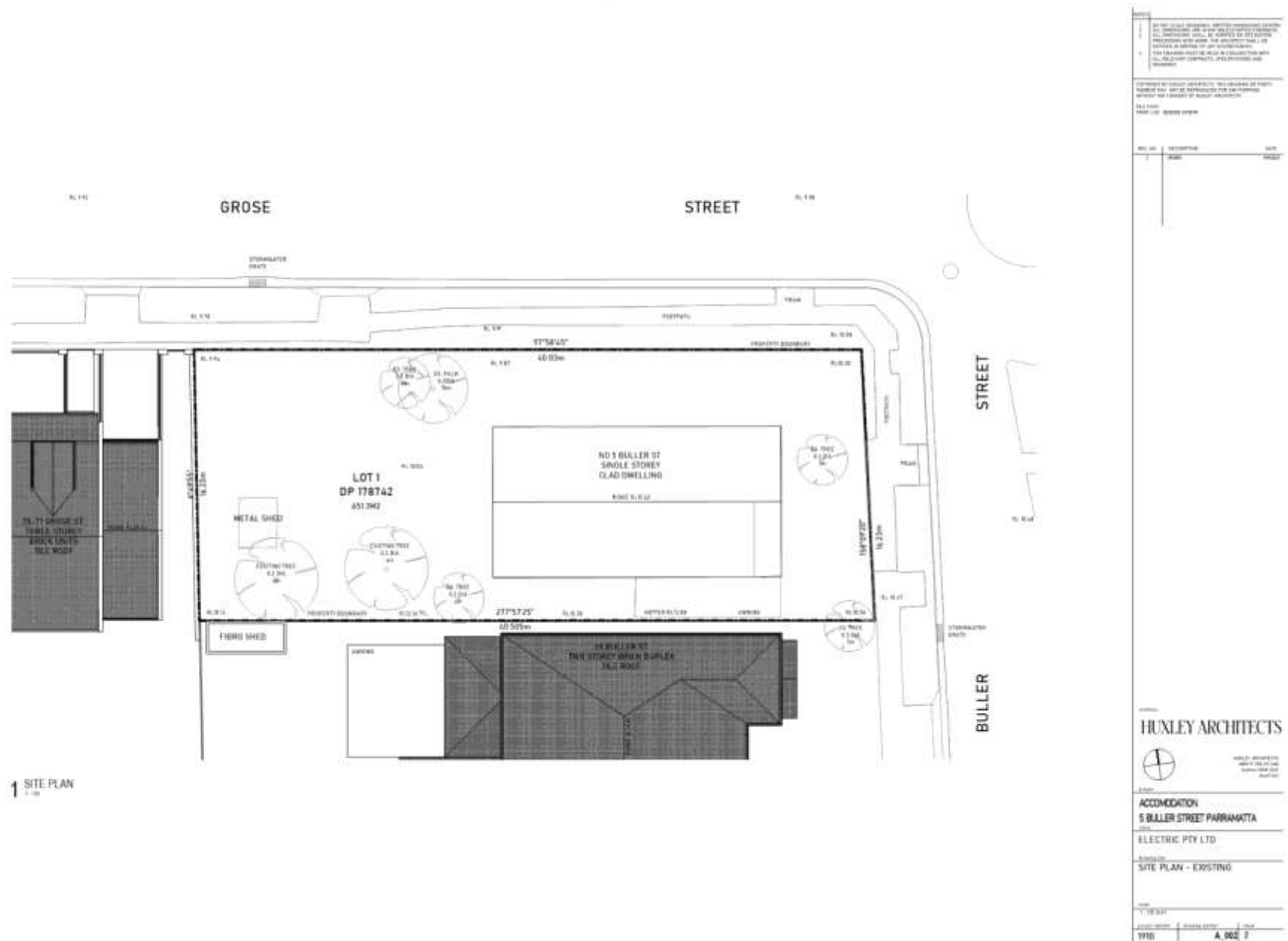
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40/41 ST. JOE ST.
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Australia

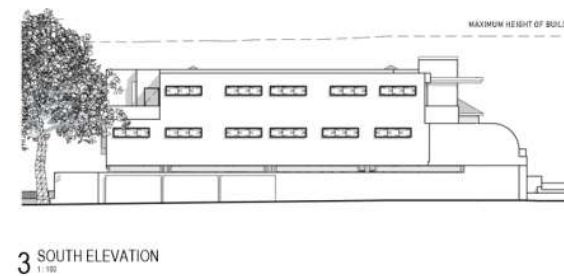
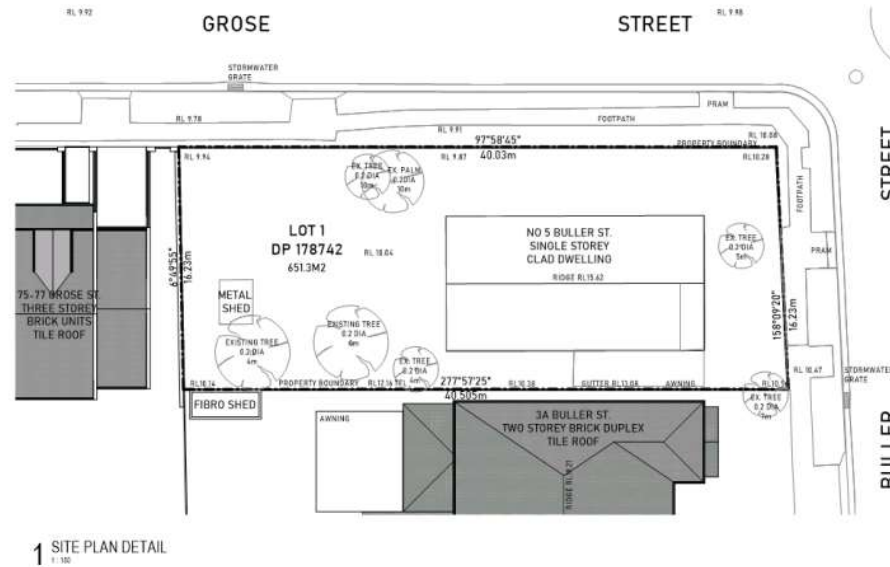
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5 BULLER STREET PARRAMATTA**

CLIENT:
ELECTRIC PTY LTD

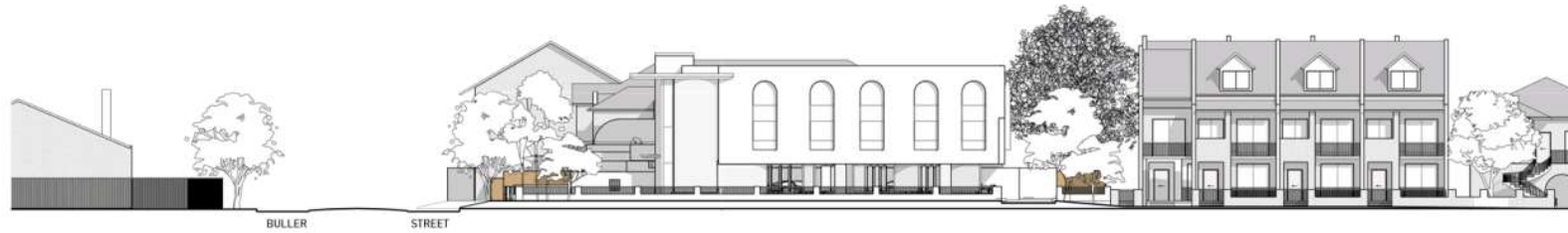
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1910	A_001	5





NOTES		
1	1. REDUCED SCALE DRAWINGS, WRITTEN DIMENSIONS COVERING ALL DIMENSIONS ARE TO BE USED TO CONSTRUCT.	
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architect:		
HUXLEY ARCHITECTS		
HUXLEY ARCHITECTS SUITE 17, 200-210 LAR RICHMOND VIC 3121 AUSTRALIA		
project:		
ACCOMMODATION 5 BULLER STREET PARRAMATTA		
client:		
ELECTRIC PTY LTD		
drawing title:		
NOTIFICATION PLAN		
scale:		
1:100 (A1)		
project number	drawing number	issue
1910	A 004 1	issue



1 ELEVATION - STREETScape - NORTH
1:150



2 ELEVATION - STREETScape - EAST
1:150

- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE ALL DIMENSIONS AND IN ANY UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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FILE PATH:
PROJECT: 1910 - 0000000000

REV. NO.	DESCRIPTION	DATE
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ARCHITECT:
HUXLEY ARCHITECTS

HUXLEY ARCHITECTS
40/41 ST. JAMES ST. SUITE 101
SYDNEY NSW 2000
Australia

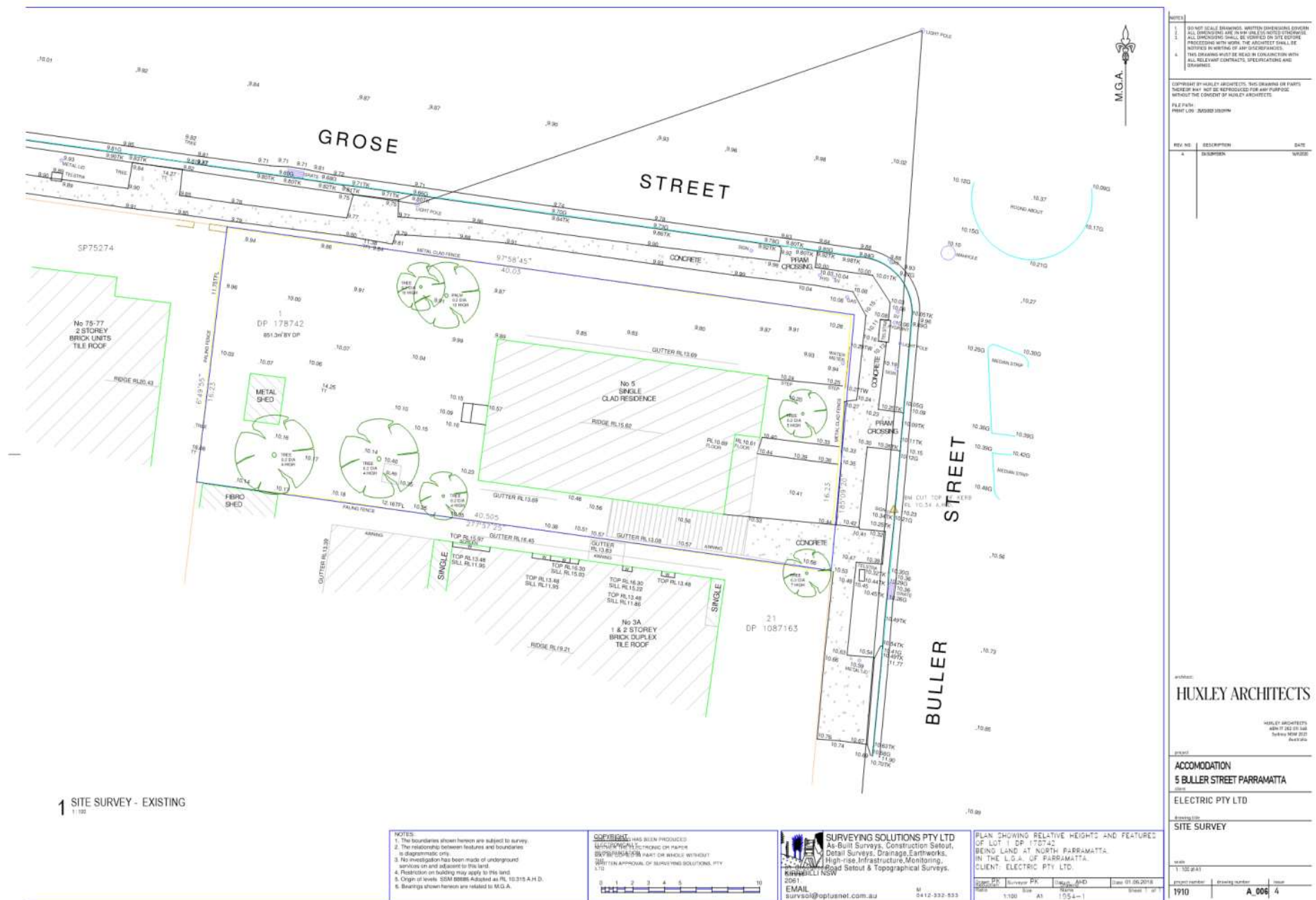
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5 BULLER STREET PARRAMATTA**

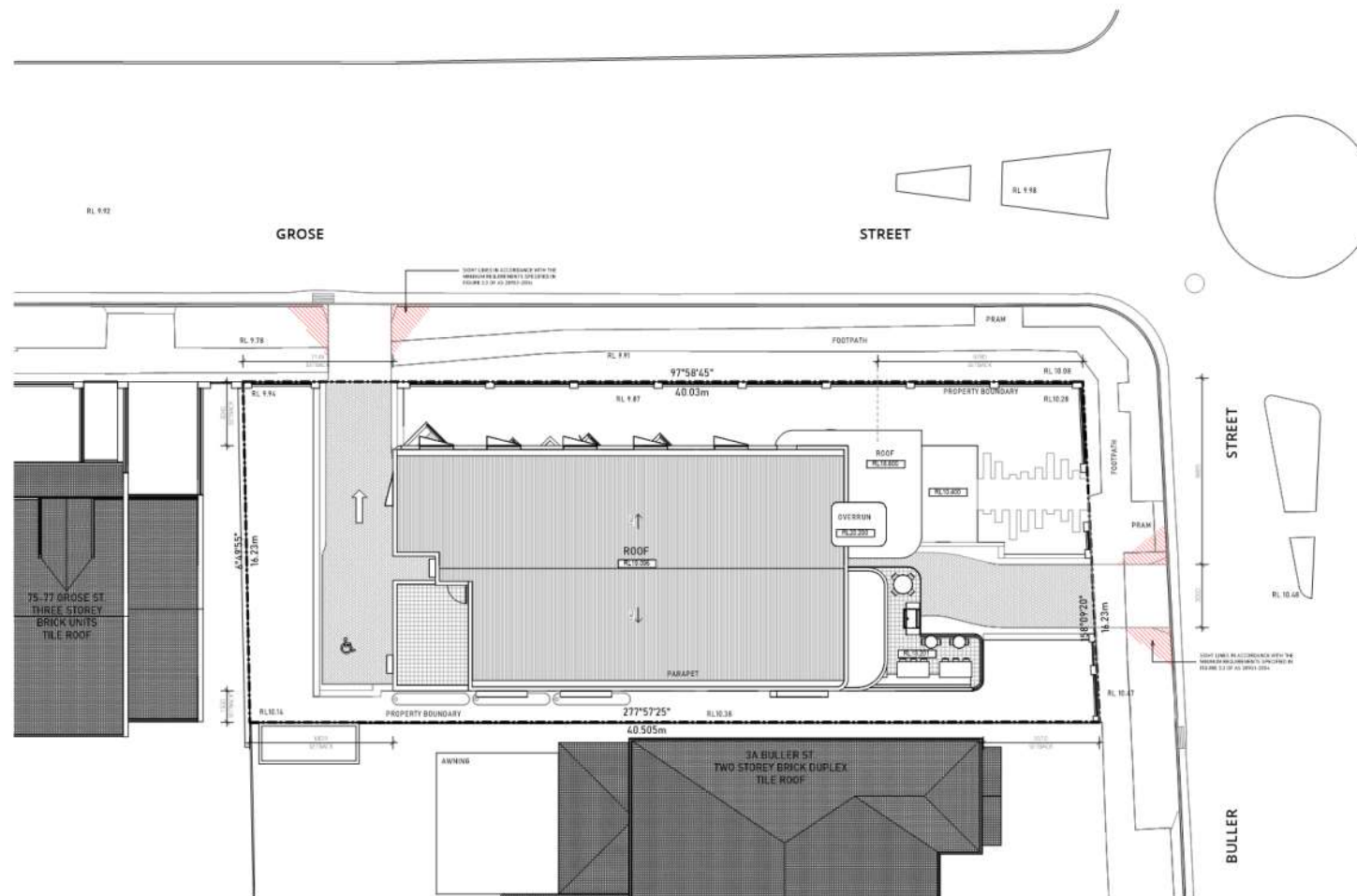
CLIENT:
ELECTRIC PTY LTD

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STREET CONTEXT

SCALE:
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PROJECT NUMBER	DRAWING NUMBER	ISSUE
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1 SITE PLAN - PROPOSED
1:100

- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE ALL DIMENSIONS AND IN NO CIRCUMSTANCES SHALL PROCEEDING WITH WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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FILE PATH:
PROJECT LINES - 2000000000

REV. NO.	DESCRIPTION	DATE
1	ISSUED	10/08/2022

architect:
HUXLEY ARCHITECTS



HUXLEY ARCHITECTS
40/41 ST. JAMES ST. SUITE 100
SYDNEY NSW 2000
Australia

project:
**ACCOMMODATION
5 BULLER STREET PARRAMATTA**

client:
ELECTRIC PTY LTD

drawing title:
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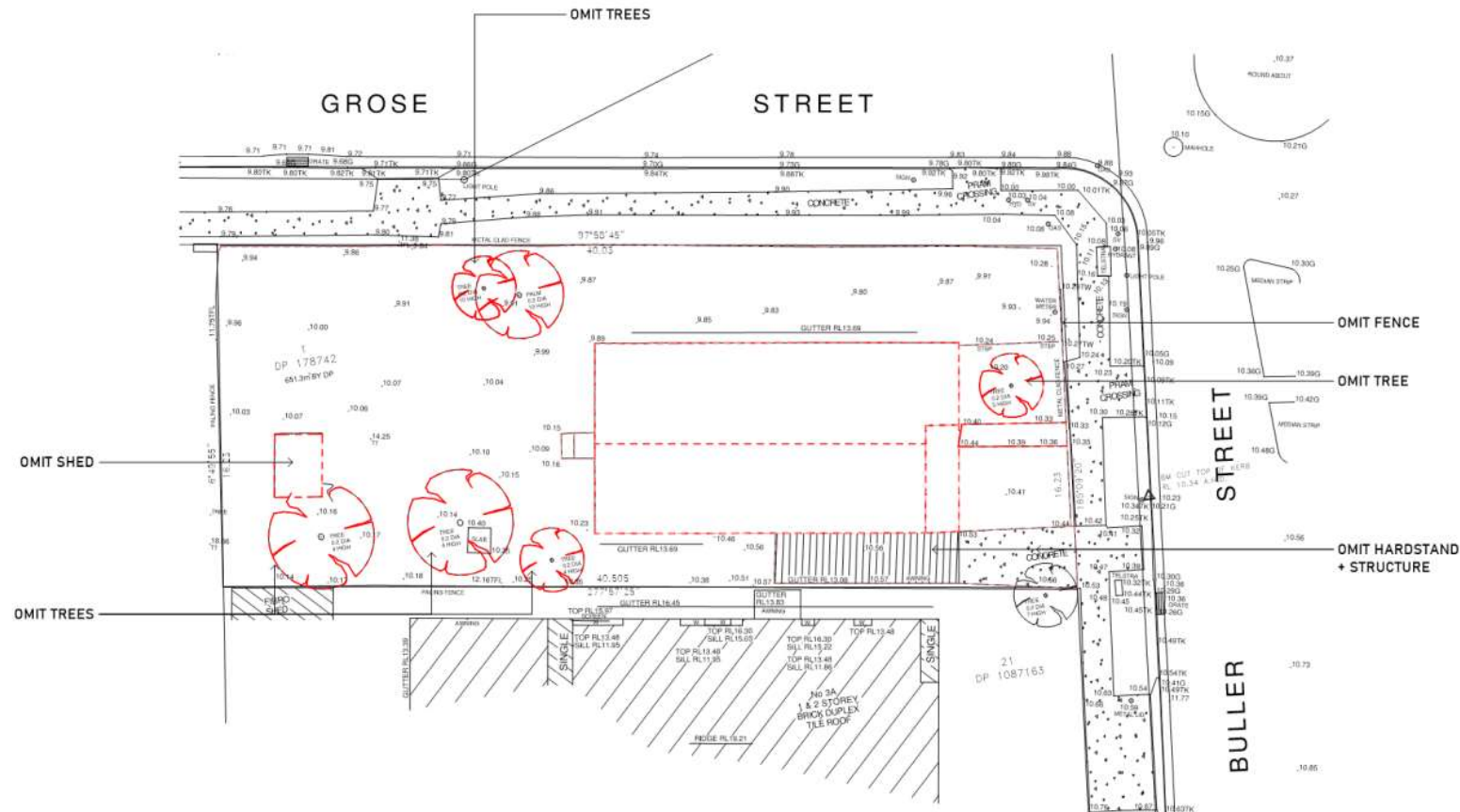
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- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS DIVIDE.
 2. ALL DIMENSIONS ARE TO BE UNLESS OTHERWISE SPECIFIED.
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FILE PATH:
PRINT LINES: 3000000000

REV. NO.	DESCRIPTION	DATE
1	ISSUED	10/01/2022



1 DEMOLITION PLAN
1:100

architect:
HUXLEY ARCHITECTS



HUXLEY ARCHITECTS
48/47 202 00 000
Sydney NSW 2022
Australia

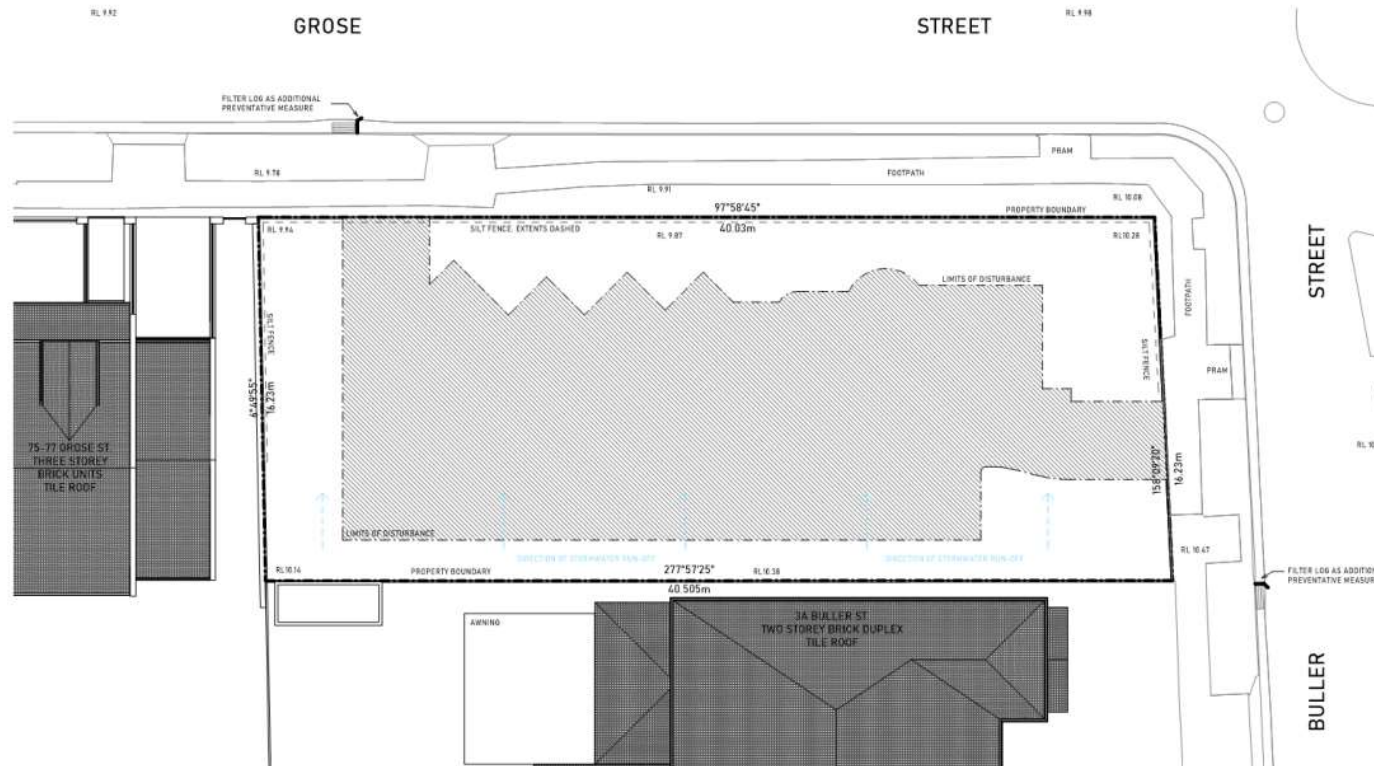
PROJECT
**ACCOMMODATION
5 BULLER STREET PARRAMATTA**

CLIENT
ELECTRIC PTY LTD

Drawing Title
DEMOLITION PLAN

Scale
1:100 (A1)

Project number | Drawing number | Issue
1910 | A.050 | 4



1 SEDIMENT AND EROSION CONTROL PLAN
1:100

- NOTES
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FILE PATH:
PROJECT LOG: (MOVED HERE)

REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/02/22

architect:
HUXLEY ARCHITECTS



HUXLEY ARCHITECTS
40/41 ST JAMES ST
Sydney NSW 2000
Australia

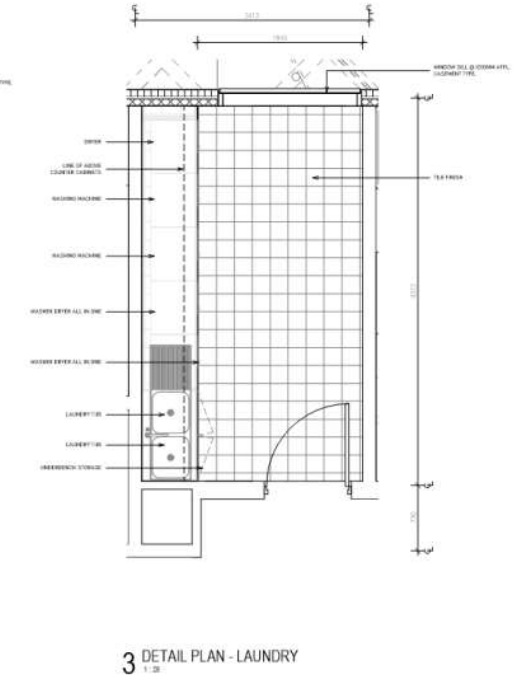
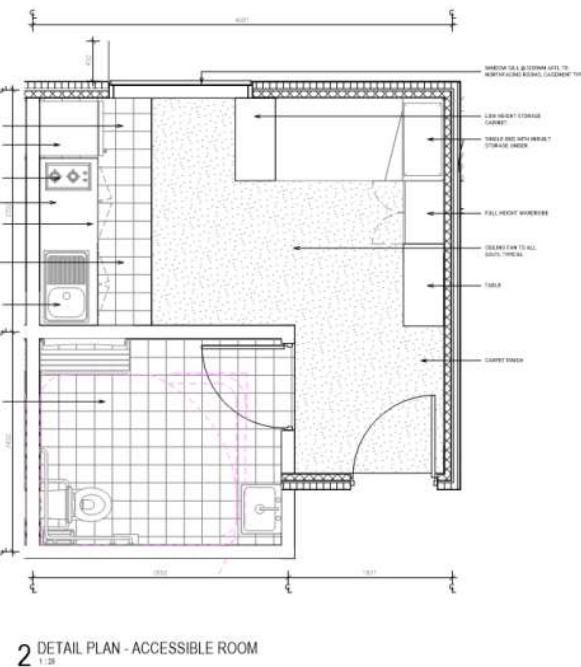
PROJECT
**ACCOMMODATION
5 BULLER STREET PARRAMATTA**

CLIENT
ELECTRIC PTY LTD

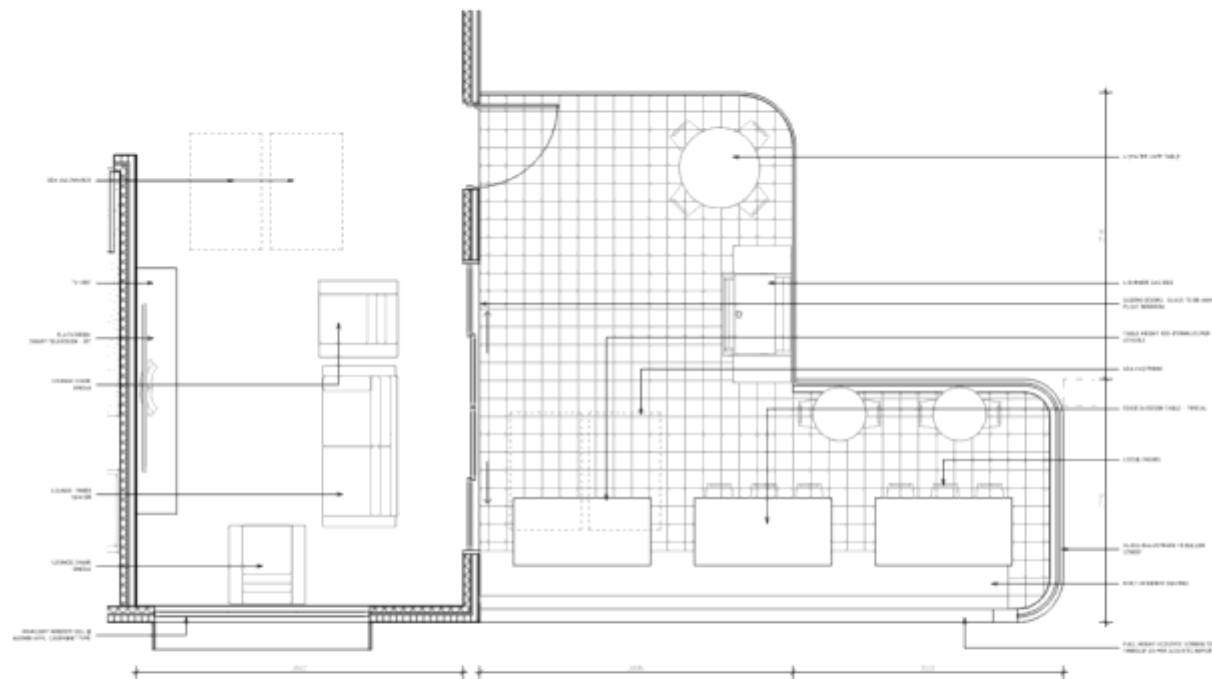
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CONTROL PLAN**

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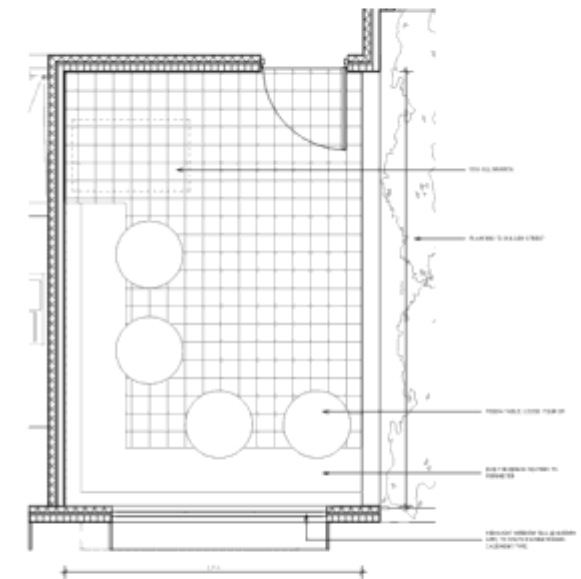
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1910	A_051	1



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1. DO NOT SCALE DIMENSIONS. ANY OTHER DIMENSIONS SHOWN ARE TO BE USED TO CORRECT ANY DISCREPANCIES. ALL DIMENSIONS ARE TO BE UNLESS OTHERWISE STATED.			HUXLEY ARCHITECTS	ELECTRIC PTY LTD	DETAIL PLANS
2. PROCEEDING WITH WORK, THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.					
3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.			HUXLEY ARCHITECTS 4001 VT 302 211 340 SUITE 1000 0001 NUMBER		
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					A.150

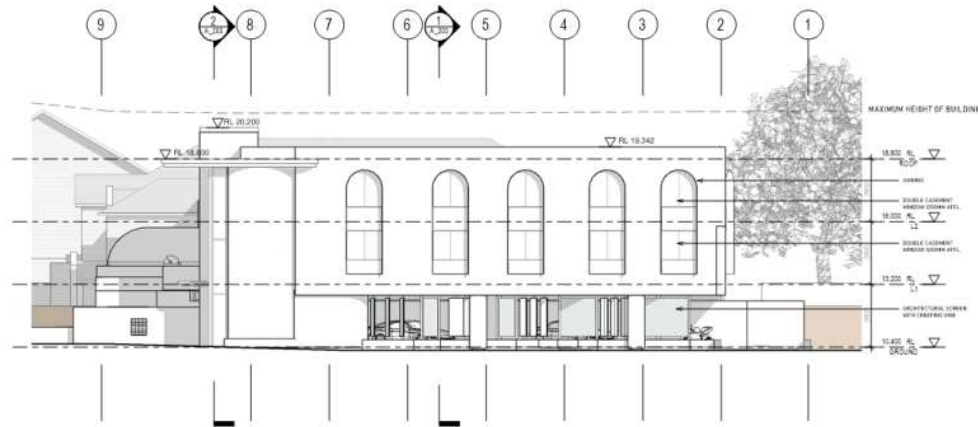


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1:20



2 DETAIL PLAN - LEVEL TWO COMMON SPACE
1:20

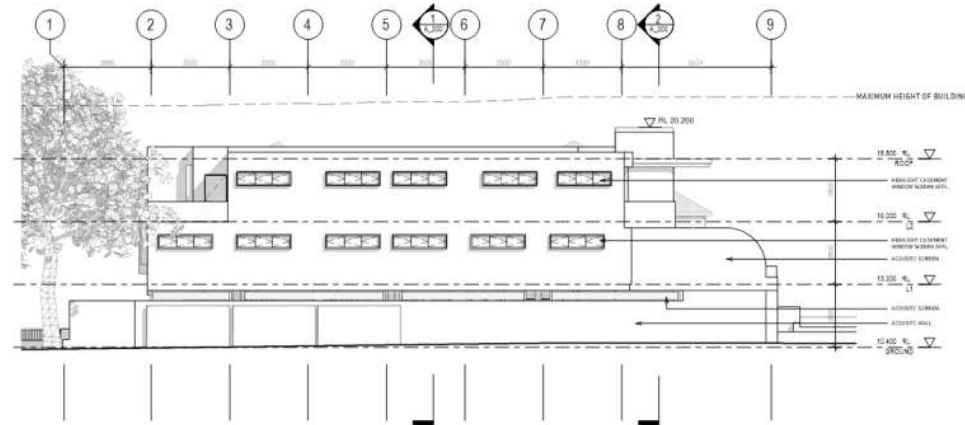
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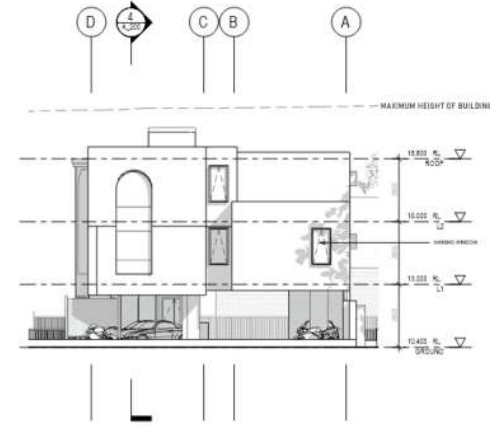
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1:100



2 ELEVATION - EAST
1:100



3 ELEVATION - SOUTH
1:100



4 ELEVATION - WEST
1:100

- NOTES
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 2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR	2022

ARCHITECT
HUXLEY ARCHITECTS

HUXLEY ARCHITECTS
40/41 ST. JAMES ST. SUITE 101
SYDNEY NSW 2002
Australia

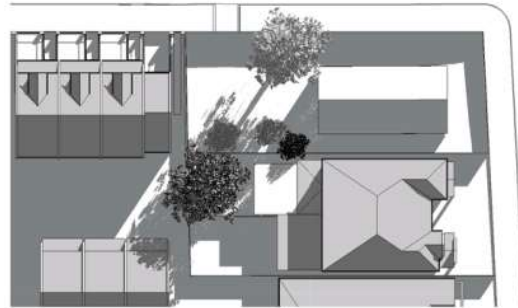
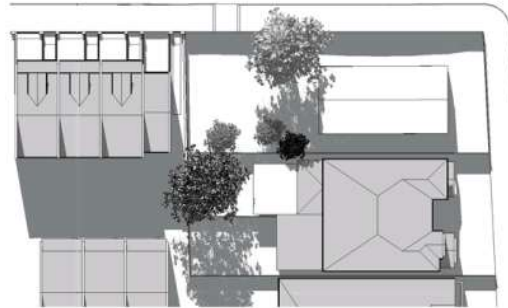
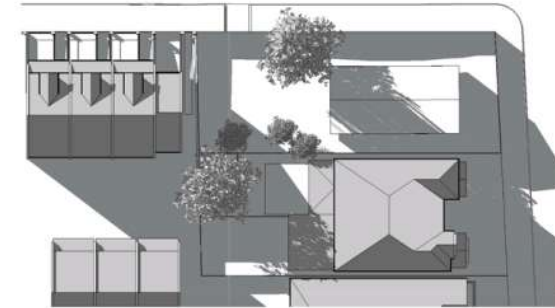
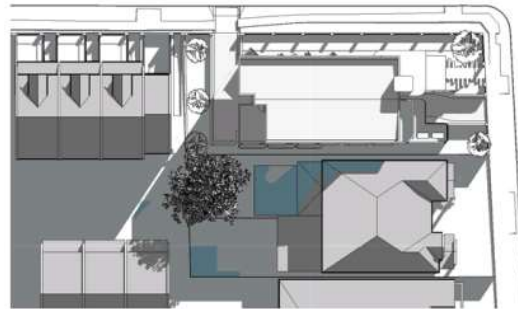
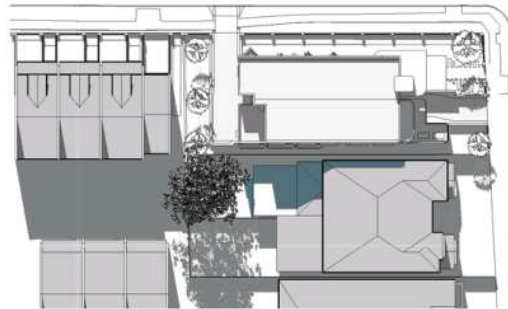
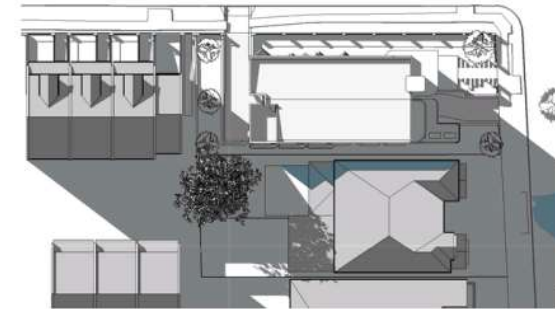
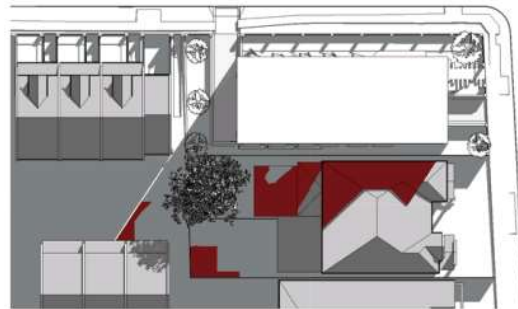
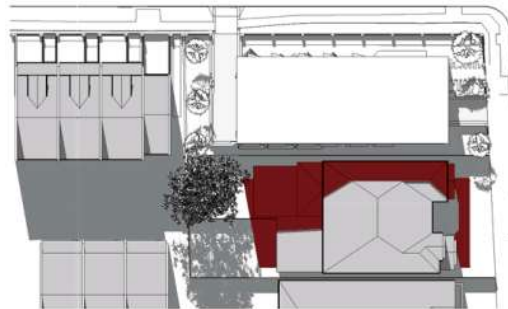
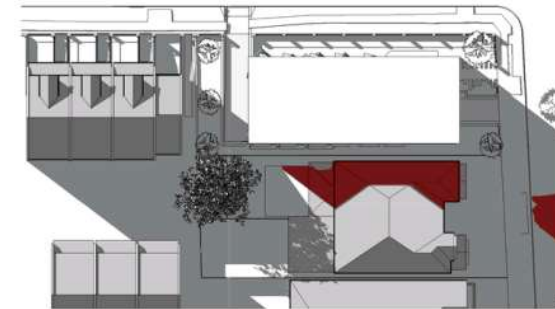
PROJECT
**ACCOMMODATION
5 BULLER STREET PARRAMATTA**

CLIENT
ELECTRIC PTY LTD

Drawing Title
GA ELEVATIONS

Scale
1:100 (A1)

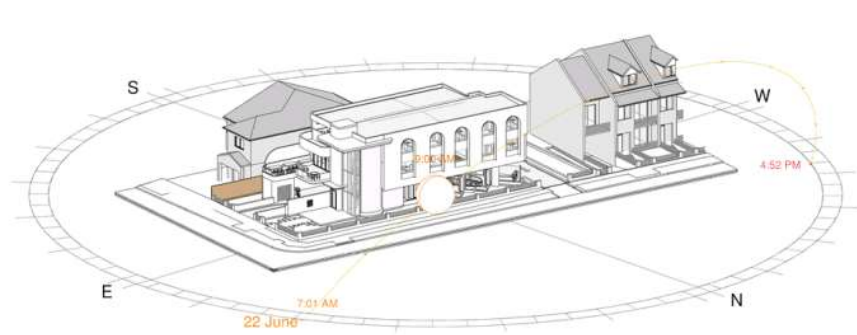
PROJECT NUMBER	DRAWING NUMBER	ISSUE
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1:3003 EXISTING SOLAR 3PM
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1:3005 PROPOSED SOLAR 12PM
1:3006 PROPOSED SOLAR 3PM
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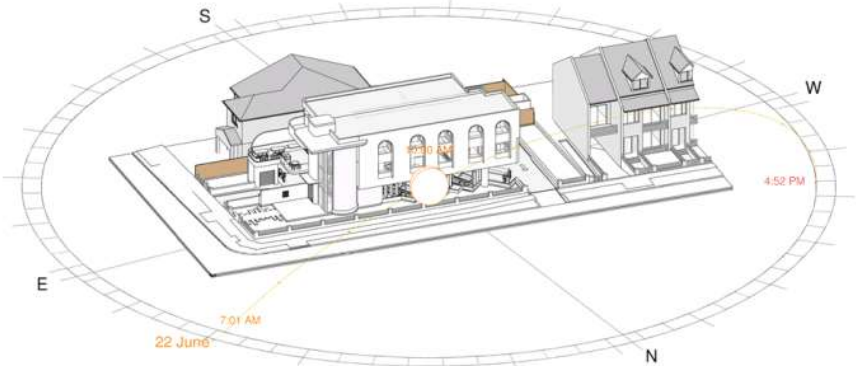
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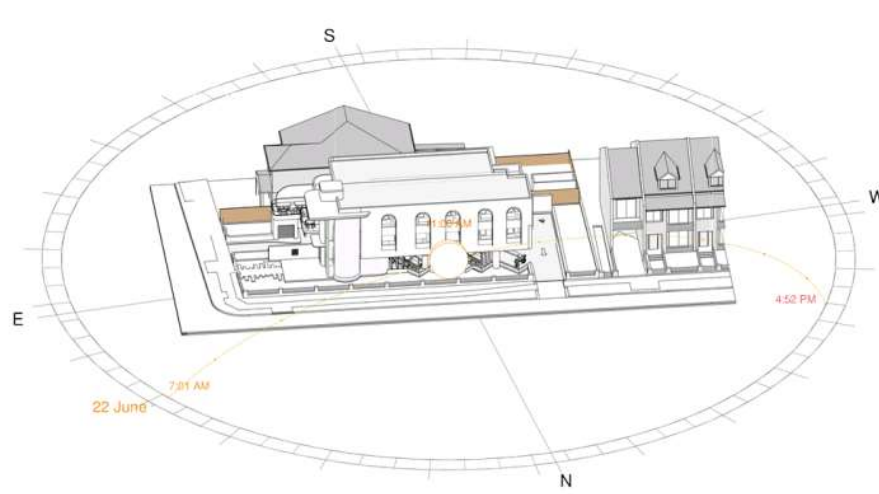
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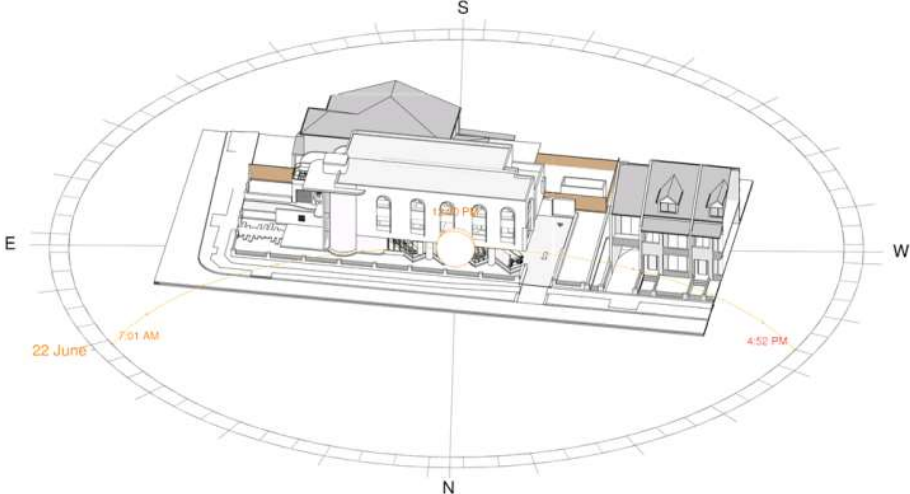
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2 WINTER SOLSTICE 10AM

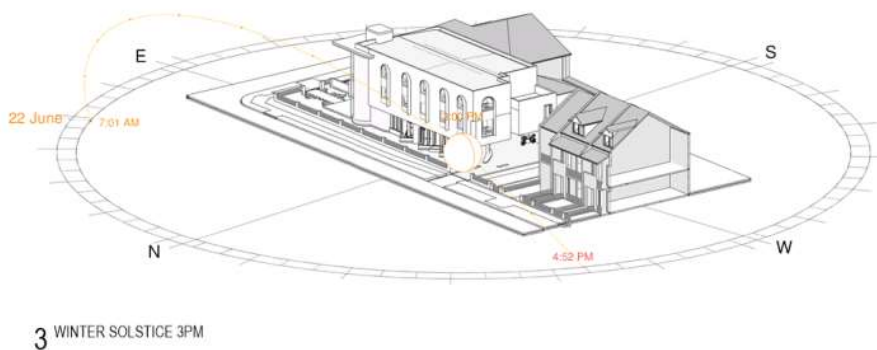
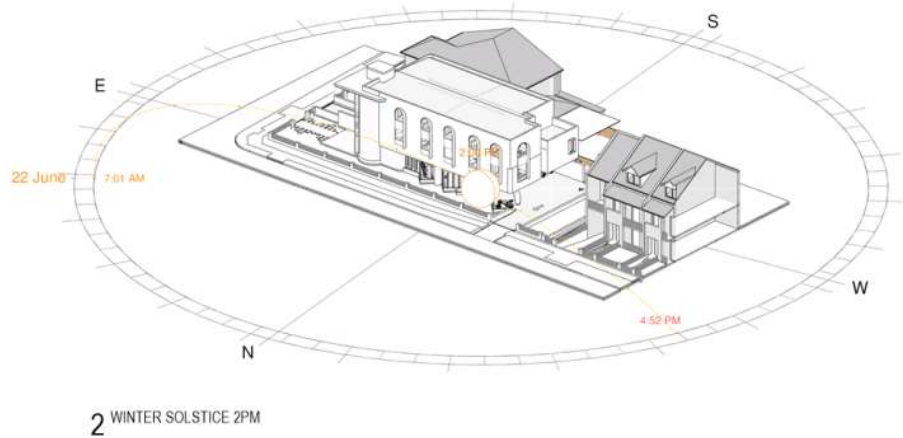
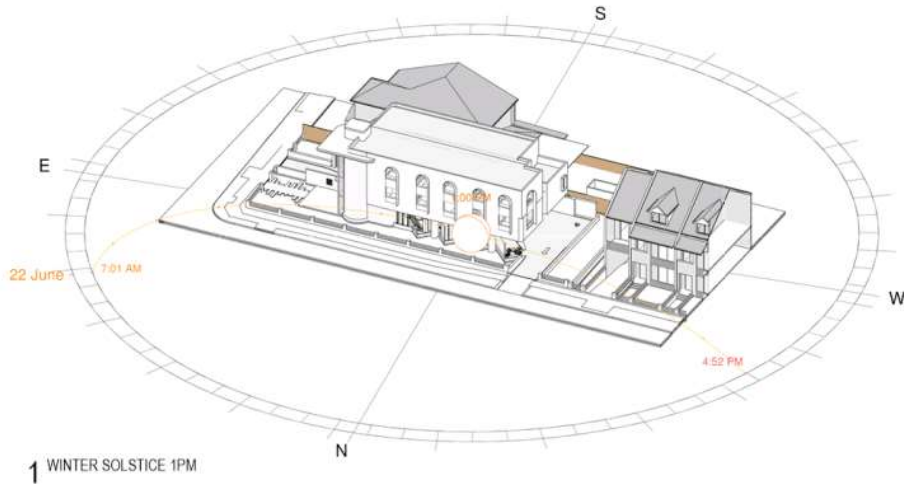


3 WINTER SOLSTICE 11AM



4 WINTER SOLSTICE 12PM

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1	DO NOT SCALE DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN METRES. NOTES TO DRAWINGS PROVIDED IN THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. THIS DRAWING MUST BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.	1	ISSUED FOR COMMENTS	HUXLEY ARCHITECTS HUXLEY ARCHITECTS 100/117 JACOB STREET SUITE 100/117 JACOB STREET	ACCOMMODATION	SHADOW STUDIES		
2								
3								
4								
FILED FILE RECORD PRINT JOB (20) 22/06/2024 3:08:47 PM						CLIENT	ELECTRIC PTY LTD	
						DATE	22.06.24	
						PROJECT NUMBER	1910	DRAWING NUMBER A_801
								ISSUE



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HUXLEY ARCHITECTS 100/110 ST. JAMES ST. SYDNEY NSW 2008

PROJECT	ACCOMMODATION
CLIENT	ELECTRIC PTY LTD
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Project Title	SHADOW STUDIES		
Scale	1:100		
Project Number	1910	Drawing Number	A_802



1 ELEVATION - NORTH - MATERIALS
1:50



TEXTURED CONCRETE

SOFFITS AND BASEMENT
HALF-HEIGHT LANDSCAPE WALLS

SMOOTH RENDER FINISH

SOLID BALUSTRADES TO BALCONIES
VERTICAL CIRCULATION CORE

BRICK NATURAL & BAGGED

VERTICAL CIRCULATION
SELECTED WALLS @ GROUND

BLACK STEEL

WINDOW FRAMES
WINDOW COWLS

TEXTURED RENDER FINISH

MAIN ELEVATIONS

BLACK STEEL

FEATURE STAIR BALUSTRADE

2 MATERIALS BOARD
1:100

- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE CORRECTED TO 10% BEFORE PROCEEDING WITH WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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FILE PATH:
PROJECT LID: 1910000000000000

REV. NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	20/08/2022

ARCHITECT:
HUXLEY ARCHITECTS

HUXLEY ARCHITECTS
40/41 ST JAMES STREET
SYDNEY NSW 2002
Australia

PROJECT:
**ACCOMMODATION
5 BULLER STREET PARRAMATTA**

CLIENT:
ELECTRIC PTY LTD

DRAWING TITLE:
MATERIALS

DATE:
As Published (A1)

PROJECT NUMBER	DRAWING NUMBER	SCALE
1910	A_850	10



VIEW FROM GROSE STREET

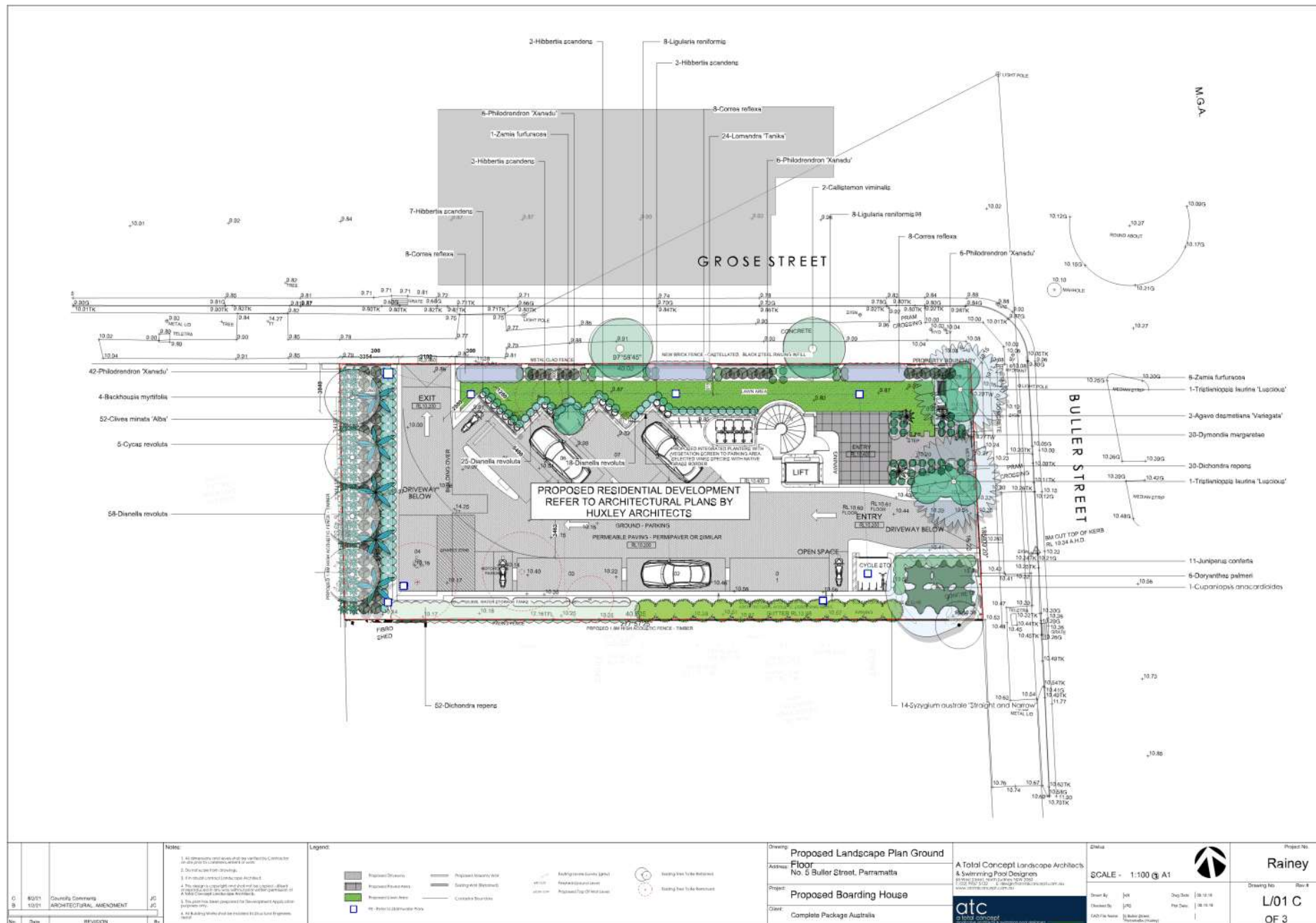
NOTES
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REV	NO	DESCRIPTION
1	1	ISSUED FOR COMMENTS

HUXLEY ARCHITECTS
HUXLEY ARCHITECTS 100/117 JAC STY 4/04 SUITE 100/117 JAC STY 4/04

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ACCOMMODATION
CLIENT
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Project Title
PERSPECTIVE
Scale
1:1
Project Number
1910
Drawing Number
A_900
Issue
1



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a mix rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick for set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topped into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and re turf culms nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving graded drainage, with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved waterproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractor's expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

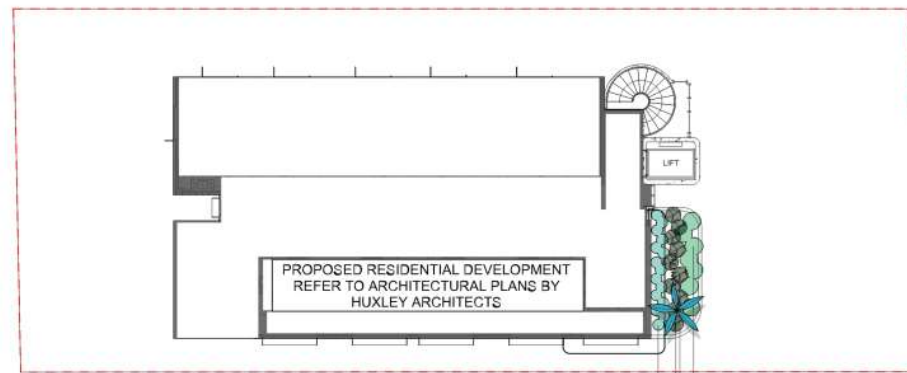
(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure no heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Regard to trees that fall to the discretion of Landscape Architect. All new and made trees that are to be retained and lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

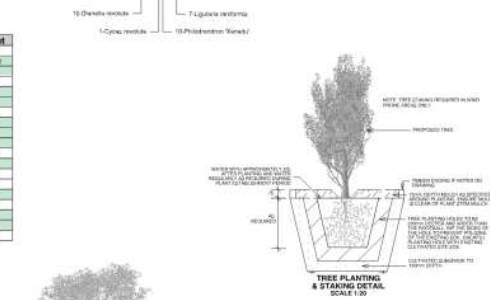
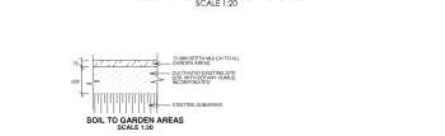
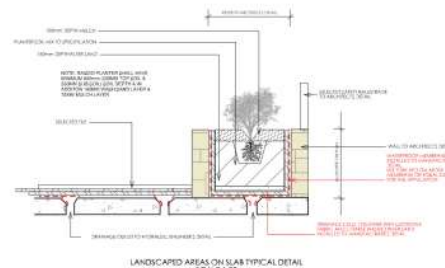
(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.



NOTE: ALL PROPOSED PLANT SPECIES ARE LOW WATER-USE & DROUGHT TOLERANT

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Agave magnifica 'Variegata'</i>	Agave	2	250mm	100	100
<i>Backhousia myrtifolia</i>	Grey Myrtle, Lichfieldwood	4	75	200	1000
<i>Callistemon verticillatus</i>	Bottlebrush	2	450	4000	6000
<i>Chamaecyparis stricta</i>	White Cypress	52	150mm	800	600
<i>Conium maculatum</i>	Common Conium, Native Poppies	24	200mm	1200	1500
<i>Crataegus australasica</i>	Tussock	1	450	4000	3000
<i>Cyrtocarpus flexuosus</i>	Large Palm	8	200mm	2000	2000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	116	75	800	800
<i>Eleocharis acicularis</i>	Mouse Flax Lily	80	100mm	800	100
<i>Eleocharis acicularis</i>	Mouse Flax Lily	8	300mm	1000	2000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	32	100mm	800	800
<i>Eleocharis acicularis</i>	Mouse Flax Lily	11	200mm	800	2000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	23	200mm	800	800
<i>Eleocharis acicularis</i>	Mouse Flax Lily	23	200mm	800	800
<i>Eleocharis acicularis</i>	Mouse Flax Lily	70	100mm	750	1000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	14	300mm	1500	4000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	2	75	4000	8000
<i>Eleocharis acicularis</i>	Mouse Flax Lily	7	150	2000	2000









Notes	Legend
1. All dimensions and levels shall be verified by Contractor to match the Architectural Plans & Drawings.	Proposed (Existing)
2. Do not scale from drawings.	Proposed (New)
3. All dimensions and levels shall be verified by Contractor to match the Architectural Plans & Drawings.	Proposed (New)
4. The scope of work shall be as indicated on the Architectural Plans & Drawings.	Proposed (New)
5. The scope of work shall be as indicated on the Architectural Plans & Drawings.	Proposed (New)
6. All dimensions and levels shall be verified by Contractor to match the Architectural Plans & Drawings.	Proposed (New)

Drawing	Proposed Landscape Plan Level 2
Address	No. 5 Buller Street, Parramatta
Project	Proposed Boarding House
Client	Complete Package Australia

Drawing	Proposed Landscape Plan Level 2
Address	No. 5 Buller Street, Parramatta
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Drawing	Proposed Landscape Plan Level 2
Address	No. 5 Buller Street, Parramatta
Project	Proposed Boarding House
Client	Complete Package Australia

 <p>Tristanopsis laurina Luscious®</p>	 <p>Syzygium Straight and Narrow™</p>	 <p>Ligularia reniformis</p>	 <p>Dianella revoluta</p>	 <p>Lomandra longifolia 'Tanika'</p>
 <p>Juniperus conferta</p>	 <p>Backhousia myrtifolia</p>	 <p>Hibbertia scandens</p>	 <p>Zamia furfuracea</p>	 <p>Correa reflexa</p>
 <p>Doryanthes palmeri</p>	 <p>Agave desmettiana 'Variegata'</p>	 <p>Cycas revoluta</p>	 <p>Philodendron xanadu</p>	 <p>Cupaniopsis anacardioides</p>
 <p>Dymondia margaretae</p>	 <p>Clivia 'alba'</p>	 <p>Dichondra repens</p>		

<p>39 10/01 ARCHITECTURAL UPDATE JC</p> <p>No. Date REVISION By</p>	<p>Notes:</p> <ol style="list-style-type: none"> All drawings and details shall be verified by Client for compliance with Council and State Regulations. Do not scale from drawings. All materials and construction methods shall be as specified in the contract documents. This design is a concept only and is not to be used without the written approval of the Client. This plan has been prepared for the Development Application purposes only. All Building Works shall be in accordance with the Building Code of Australia. 	<p>Legend:</p> <table border="0"> <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> </table> <p>Building Lines (Not to Scale)</p> <p>Proposed Top of Road Level</p> <p>Proposed Tree Trunk Location</p> <p>Proposed Tree Trunk Location</p>													<p>Plant Palette</p> <p>No. 5 Buller Street, Parramatta</p> <p>Project: Proposed Boarding House</p> <p>Client: Complete Package Australia</p>	<p>A Total Concept Landscape Architects & Swimming Pool Designers</p> <p>10/01/2021 10/01/2021 10/01/2021</p> <p>atc</p> <p>atc is a total concept landscape architects & swimming pool designers</p>	<p>SCALE - 1:100 @ A1</p> <p>Drawn By: JKH</p> <p>Checked By: JKH</p> <p>Draw Date: 10/01/21</p> <p>Print Date: 10/01/21</p>	<p>Project No: Rainey</p> <p>Drawing No: Rev: L/03 B</p> <p>OF 3</p>
																		
																		
																		



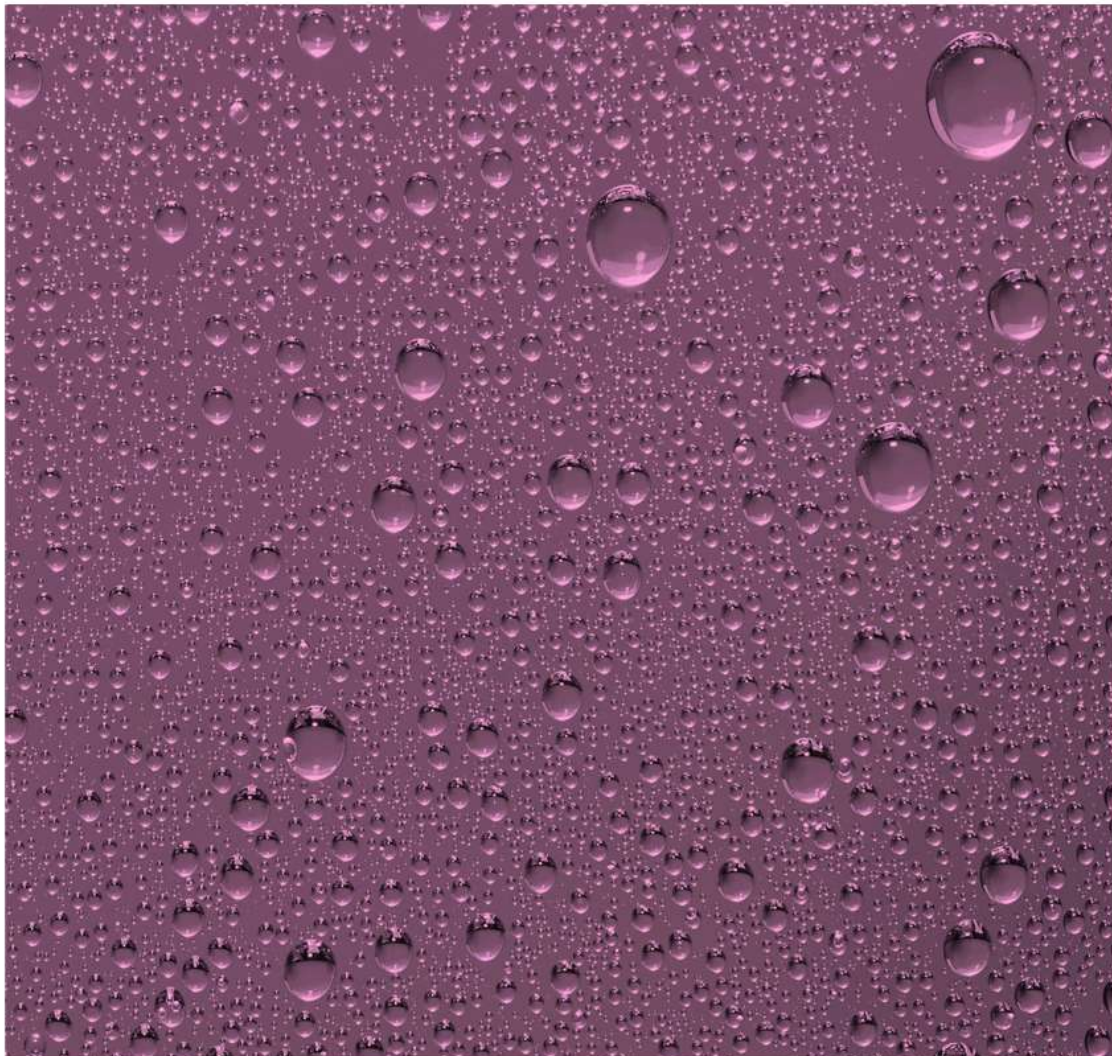
Stellen Consulting
Level 1, 27 Belgrave Street
Manly NSW 2095

+61 450 460 496 tel
ABN 61 149 095 189

PO Box 151
Freshwater NSW 2096

Flood Risk Assessment Report

Proposed Boarding House at 5 Buller Street, North Parramatta





Flood Risk Assessment

Proposed Boarding House at 5 Buller Street, North Parramatta

Prepared for our client:

QRM

c/o Huxley Architects

Sydney NSW 2021

Email: ben@elias.net.au

Prepared by

Stellen Consulting

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T. +61 450 460 496

www.stellenconsulting.com.au

ABN 61 149 095 189

25 November 2020

P170841

Author: Freedom Mawoyo
Engineer

Reviewed: Logan English-Smith
Senior Engineer

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Executive Summary

Stellen Consulting was engaged to assess the proposed development at 5 Buller Street in reference to potential risks and impacts connected with flooding.

Based on the evaluations of the proposed design and flood information provided by Council, the following can be concluded:

1. The proposed boarding house as described in the drawings listed in appendix A is consistent with the Parramatta DCP (2011) objectives, design guidance and controls relating to flooding.
2. The proposed development will not increase flood affectation elsewhere within the floodplain as the design preserves flood storage and overland flow paths within the site.
3. In the event of a flooding emergency, refuge can be taken within the first and second floor of the proposed development which are both set above the predicted PMF level.



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Executive Summary

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3.0	Flood Analysis & Assessment	1
4.0	Assessment of Council Conditions	2
5.0	Emergency Response Plan	8
6.0	Conclusions and Recommendations	10



1.0 Introduction

Stellen Consulting was engaged to assess the proposed development at 480 Bourke Street in reference to potential risks and impacts connected with flooding.

The following information has been relied upon in preparation of this report:

- Survey and architectural plans of the proposed development provided in Appendix A.
- Parramatta DCP (2011)
- Flood Information for the site from Council

2.0 Description of the Development

The subject site, 5 Buller Street, has a total area of 651m². The proposed development involves demolition of the existing single dwelling and the construction of a new duplex boarding house. The proposed development is comprised of the following:

- Ground Floor
 - 8 car and 4 motorcycle parking and driveway through the property
- First and Second Floors
 - Residential dwellings (18 bed boarding house)

Survey and architectural plans of the proposed development provided in Appendix A.

3.0 Flood Analysis & Assessment

Council flood information predicts that during the 5% AEP rain event and greater the site will be subject to flooding, as a result of this an assessment of the relevant flood related development controls is required to support the DA.

Flood levels for the site were obtained from council and is based on the Upper Parramatta River Flood Study (Draft 8).

Based on this information:

- In the predicted 5% AEP flood event up to half of the property would be inundated with flood waters up to a depth of 340mm, a maximum level of 10.2 mAHD.
- In the predicted 1% AEP flood event up to 75% of the property would be inundated with flood waters up to a depth of 540mm, a maximum level of 10.4 mAHD.
- The predicted PMF water surface level 12 mAHD and would fully inundate the site.
- The site is generally a mix of low and medium hazard areas. A small section on the northern boundary is classified as high hazard.

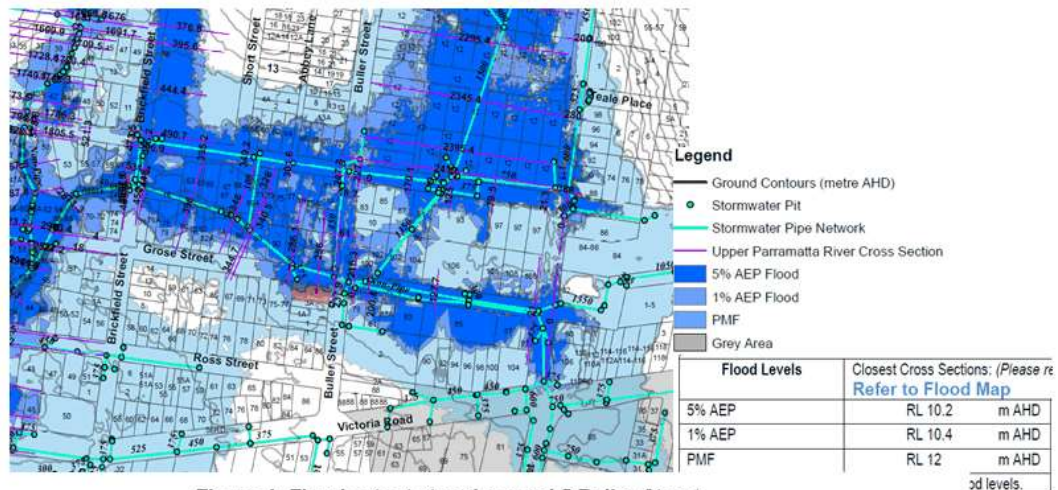


Figure 1: Flood extent at and around 5 Buller Street

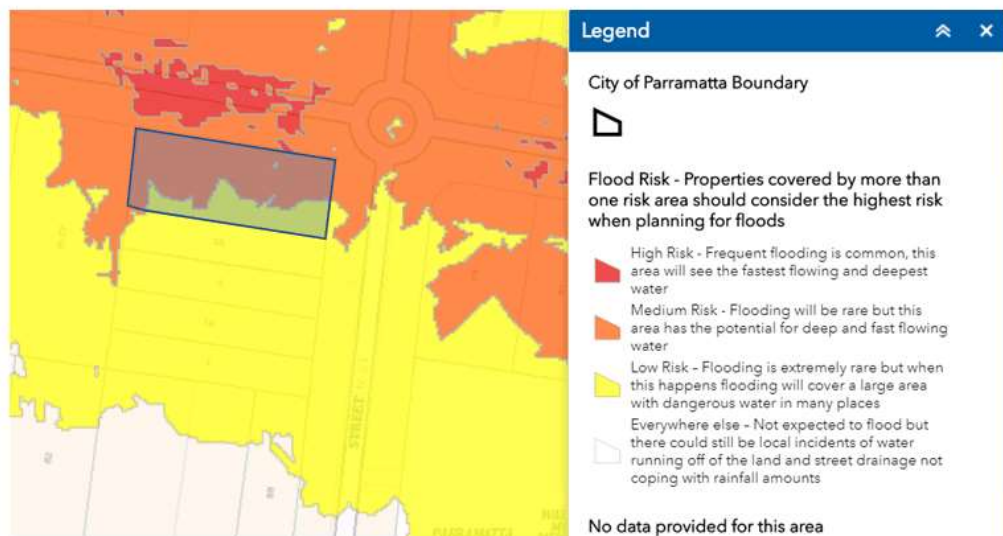


Figure 2: Flood Risk Precinct at 5 Buller

4.0 Assessment of Council Conditions

The proposed development is assessed as a residential development type and classified as medium risk in accordance with the Parramatta DCP (2011). As such, some flood related development controls apply (Flood Planning Matrix and Development Control (Table 2.4.2.1.2 in the DCP)).

Table 1 outlines the applicable flood related development controls from the Parramatta DCP, Table 2.4.2.1.3.

**Table 1. DCP flood controls, Medium flood risk precinct, Residential development**

Prescriptive controls	Compliance with controls			Applicable Controls
	NA	Yes	No	
Floor level		✓		2, 5
Building components and method		✓		1
Structural soundness		✓		1
Flood affectation		✓		1
Car parking & driveway access		✓		1, 3, 5, 6, 7
Evacuation		✓		3, 4, 6
Management and design		✓		2, 3, 4

NA – Not Applicable

The following tables provide an assessment of the proposed development against the requirements of the Parramatta DCP (2011) section 2.4.2.1.

Table 2: Response to the objectives in 2.4.2.1 of DCP 2011

O.1 To ensure the proponents of development and the community in general are aware of the potential flood hazard and consequent risk and liability associated with the use and development of flood liable land.	Complies- The proponents are aware of the potential flood hazard and have designed the development accordingly
O.2 To manage flood liable land in an economically, environmentally and socially sustainable manner.	Complies - The open ground floor housing the parking has been designed to ensure no flood storage capacity is lost whilst allowing any overland flows unimpeded passage through the site. The development as designed improves flood performance whilst also more efficiently utilising the site through additional floors for residence.
O.3 To ensure that developments with high sensitivity to flood risk (e.g. critical public utilities) are sited and designed to provide reliable access and minimise risk from flooding.	N/A
O.4 To allow development with a lower sensitivity to the flood hazard to be located within the floodplain, subject to appropriate design and siting controls and provided that the potential consequences that could still arise from flooding remain acceptable.	Complies- The proposal minimises flood risks by locating residential space above the PMF level which would be used for refuge in flood events. The site is accessible on foot and by vehicles in 1% AEP flood events.
O.5 To prevent any intensification of the development and use of High Flood Risk Precinct or floodways, and wherever appropriate and feasible, allow for their conversion to natural waterway corridors.	N/A



O.6 To ensure that the proposed development does not expose existing development to increased risks associated with flooding.	Complies- The open ground floor space reduces flood risks to neighbouring properties compared to the existing building
O.7 To ensure building design and location address flood hazard and do not result in adverse flood impact and unreasonable impacts upon the amenity or ecology of an area.	Complies -The open ground floor reduces flood risks in the area and allows overland flows to pass unhindered.
O.8 To minimise the risk to life by ensuring the provision of appropriate access from areas affected by flooding up to extreme events.	Complies -The residential flood space is above the PMF levels which can be accessed for shelter in extreme flood events
O.9 To minimise the damage to property, including motor vehicles, arising from flooding.	Complies - Residential space is above the PMF level. The garage space would be inundated to a depth of 26mm in 1% AEP events which would be safe for vehicles.
O.10 To incorporate the principles of Ecologically Sustainable Development (ESD).	Complies - The proposed development will not have additional adverse impact on the biodiversity and ecological balance of the area compared to the existing use. The proposed use as a boarding house serves an important party to an important demographic in the society that may otherwise struggle to access affordable housing.

Table 3: Response to the design principles in 2.4.2.1 of the DCP 2011

P.1 New development should not result in any increased risk to human life.	The existing dwelling FFL is below PMF level whilst the proposed development will put the FFL for the residential space above the PMF. The site remains accessible in 1% AEP flood events.
P.2 The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner, property occupants and general community.	The structural design of the proposed development accounts for additional forces caused by flooding. In the event of a PMF damage would be to property on the ground level which would be limited to vehicles.
P.3 New development should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods to an area free of risk from flooding. Evacuation should be	The proposed development would have floor levels above the PMF and so shelter in-place is available to residents.



consistent with any relevant flood evacuation strategy where in existence.	
P.4 Development should not adversely increase the potential flood affectation on other development or properties, either individually or in combination with similar developments that are likely to occur within the same catchment.	The open ground level floor increases flood storage and flood conveyance of the land vs. pre-development.
P.5 New developments must make allowances for motor vehicles to be relocated to an area with substantially less risk from flooding, within an effective warning time.	The garage FFL at 1% AEP is at a level within minimal risk to vehicles in up to 1% AEP flood events
P.6 New developments must provide an evacuation plan detailing procedures that would be in place for an emergency (such as warning systems, signage or evacuation drills).	A shelter-in-place procedure is to be put in place
P.7 Flood mitigation measures associated with new developments should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house raising) or by being incompatible with the streetscape or character of the locality (including heritage).	The open ground floor level design is part of flood measures that are part of the building design. The overall building design is consistent with building design in the area.
P.8 Proposals for raising structures must provide a report from a suitably qualified engineer demonstrating that the raised structure will not be at risk of failure from the forces of floodwaters.	A structural engineers report stating that the design accounts for forces from predicted flood waters is attached.
P.9 Development is to be compatible with any relevant Floodplain Risk Management Plan, Flood Studies, or Sub-Catchment Management Plan.	Complies
P.10 Development must not divert flood waters, nor interfere with floodwater storage or the natural function of waterways.	Complies
P.11 Filling of land up to 1:100 Average Recurrence Interval (ARI) (or flood storage area if determined) is not permitted. Filling of and above 1:100 ARI up to the Probable Maximum Flood (PMF) (or in flood fringe) must not adversely impact upon flood behaviour	Complies – No net filling is proposed
P.12 New development must consider the impact of flooding resulting from local overland flooding whether it is a result of Local Drainage or Major Drainage	Complies – the ground floor parking space has been designed to accommodate overland flows



P.13 Where hydraulic flood modelling is required, flow hazard categories should be identified and adequately addressed in the design of the development.	N/A – No flood modelling is required
P.14 Council strongly discourages basement car parks on properties within the floodplain. Where site conditions require a basement car park on a property within the floodplain, development applications must provide a detailed hydraulic flood study and design demonstrating that the proposed basement car park has been protected from all flooding up to and including the PMF event. An adequate emergency response and evacuation plan must also be provided where basement car parks are proposed in the floodplain.	N/A – No basement parking is proposed

Table 4: Response to development controls recommended for low flood risk properties in 2.4.2.1 of the Parramatta DCP

Floor Level	
<u>Control 2</u> Habitable floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard.	Complies – Habitable floors are 2.84 m above the 1% AEP flood level
<u>Control 5</u> A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the subfloor space is not to be enclosed.	Achievable - The development proposes a driveway access and parking below the building, due to this a restrictive covenant on the title is not recommended. It is highly unlikely that this area would be enclosed in the future (without an additional DA process).
Building Components & Method	
<u>Control 1</u> All structures to have flood compatible building components below the 100 year ARI flood level plus freeboard.	Complies - Concrete and/or bricks will be the main structural material for the ground floor structure and foundation.
Structural Soundness	
<u>Control 1</u> An engineer's report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year ARI flood	Achievable – Structural engineer to provide certification that the structure has been design to withstand the forces of floodwaters and debris up to the PMF



level plus freeboard.	(shelter-in-place proposed).
Flood Affection	
<u>Control 1</u> An engineer's report is required to certify that the development will not increase flood affection elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels, flows and velocities caused by alterations to flood flows; and (iii) the cumulative impact of multiple potential developments in the vicinity.	Complies - The proposed development is designed as a suspended structure and is not expected to increase flood affection elsewhere in the catchment.
Car Parking and Driveway Access	
<u>Control 1</u> The minimum surface level of open spaces or carports shall be as high as practical, but no lower than 0.1m below the 100 year ARI flood level. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 100 year ARI flood level.	Complies - The proposed parking space is set at 10.3mAHD which is 0.1m below the 1% AEP level.
<u>Control 3</u> Garages capable of accommodating more than 3 motor vehicles on land zones for urban purposes, or enclosed car parking, must be protected from inundation by floods equal to or greater than the 100 year ARI flood. Ramp levels to be no lower than 0.5m above the 100 year ARI flood level.	N/A – The development does not propose enclosed parking.
<u>Control 5</u> The level of the driveway providing access between the road and parking spaces shall be no lower than 0.2m below the 100 year ARI flood level.	Complies - The proposed driveway is set at 10.26 mAHD which is 0.14m below the 1% AEP level
<u>Control 6</u> Enclosed car parking and car parking areas accommodating more than 3 vehicles, with a floor below the 100 year ARI flood level, shall have adequate warning systems, signage, exits and evacuation routes.	N/A – The development does not propose any enclosed parking
<u>Control 7</u> Restraints or vehicle barriers to be provided to prevent	Complies – Vehicle barriers will be provided



floating vehicles leaving a site during a 100 year ARI flood.	
Evacuation	
<u>Control 3</u> Reliable access for pedestrians and vehicles is required from the site to an area of refuge above the PMF level, either on site (eg. second storey) or off site.	Complies - Residents can shelter-in-place in the first and second floor levels of the development that are set at 13.04 mAHD and 15.84mAHD which are both above the PMF level of 12m AHD.
<u>Control 4</u> Applicant is to demonstrate the development is consistent with any relevant flood evacuation strategy or similar plan.	Complies - Shelter-in-place is an effective evacuation strategy for this development.
<u>Control 6</u> Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon SES or other authorised emergency services personnel.	Complies- Floodsmart Parramatta will be a source of flood warning information. The availability of shelter-in-place on the site makes evacuation easier if required.
Management and Design	
<u>Control 2</u> Site Emergency Response Flood plan required where the site is affected by the 100 year ARI flood level, (except for single dwelling-houses).	Complies – Refer section 5 of this report for the recommended emergency response plan.
<u>Control 3</u> Applicant is to demonstrate that area is available to store goods above the 100 year flood level plus freeboard.	Complies – Storage space is available on the first and second floors which are above the 1% AEP level
<u>Control 4</u> No storage of materials below the 100 year ARI flood level.	Complies – Storage space is available on the first and second floors which are above the 1% AEP level

5.0 Emergency Response Plan

During the predicted critical storm events, the area surrounding the development will become inundated with floodwaters. The recommended Flood Emergency Response Plan during critical storm events is to shelter-in-place until floodwaters subside or emergency services advise otherwise. In the event that floodwaters begin to overtop the kerb along any of the street frontage of the site, the recommended actions are:



- The occupants of the property shall be directed to remain within the building to level 1 (13.04 mAHD) or above which is higher than the predicted PMF water level (12.0mAHD).
- The occupants must not exit until advised by emergency services or floodwaters subside.
- Emergency services shall be contacted stating the property's location; the situation faced, number of people on the property and any additional measures to be carried out.

It is recommended that a copy of this Flood Emergency Response plan is kept on the premises at all times.



6.0 Conclusions and Recommendations

This Flood Risk Assessment Report has been undertaken by Stellen Consulting based on information obtained from Council flood data and available architectural plans.

Based on the evaluations of the proposed architectural drawings and flood information available from Council, the following can be concluded:

1. The proposed finished floor levels are set above the FPL.
2. In the event of an emergency, safe refuge can be taken to the upper floor of the dwelling where the floor level is higher than the predicted Probable Maximum Flood (PMF) level.
3. The proposed development is consistent with the flood hazard of the land and will not create any additional adverse impacts to upstream and downstream property owners.
4. The proposed development can comply with the relevant flood related development controls outlined in the Parramatta DCP (2011).

Provided that the recommendations within this report are followed, no additional adverse flooding impacts are expected to occur to the neighbouring upstream and downstream properties as a result of the proposed development.



Appendix A

Architectural Drawings

SHEET LIST				
NUMBER	NAME	REVISION	PURPOSE OF ISSUE	DATE
A 000	COVER SHEET	9	DA SUBMISSION	30/11/2020
A 001	SITE ANALYSIS	5	DA SUBMISSION	16/11/2020
A 003	AREA PLANS	5	DA SUBMISSION	16/11/2020
A 005	STREET CONTEXT	5	DA SUBMISSION	16/11/2020
A 006	SITE SURVEY	4	DA SUBMISSION	16/11/2020
A 050	DEMOLITION PLAN	4	DA SUBMISSION	16/11/2020
A 100	GA PLAN - GROUND & LEVEL 1	13	DA SUBMISSION	30/11/2020
A 201	GA PLAN - LVL 01 & ROOF	8	DA SUBMISSION	16/11/2020
A 200	GA SECTIONS	8	DA SUBMISSION	30/11/2020
A 300	GA ELEVATIONS	8	DA SUBMISSION	30/11/2020
A 800	SHADOW STUDIES	7	DA SUBMISSION	16/11/2020
A 850	MATERIALS	8	DA SUBMISSION	30/11/2020
A 900	PERSPECTIVE	5	DA SUBMISSION	16/11/2020



Appendix B

Council Supplied Flood Information



Our Reference: FL/143/2020
 Contact: Peter Sirianni
 Telephone: 02 9806 8250
 Fax: 02 9806 5906

Freedom Mawoyo
 Unit 23, 2 Stuart Avenue
 NORMANHURST NSW 2076

7 October 2020

FLOOD ENQUIRY APPLICATION

Property Details

Address	5 Buller Street, NORTH PARRAMATTA NSW 2151
<i>This form applies for up to three adjoining sites relating to the same development. A separate Flood Enquiry form and fee will be required for more than 3 or separate lots.</i>	

Delivery Preference

freedom.mawoyo@stelenconsulting.com.au
--

Reason for Enquiry

Flood drainage Investigation Emailed

Property Type

**** GST not applicable from 1 July 2013****

Flooding Application - Development Duplex	\$300.50
---	----------

Disclaimer: Flood levels and flood extent lines are based on current information held by Council. Council does not accept responsibility for the accuracy of this information. Any pipe sizes and location of pits and pipe lines should be confirmed by site investigation.

The flood levels shown on the back of this form are only an approximate guide and have been derived using the current computer simulated model.

The information provided in this document is presented in good faith to assist the public in understanding Council's drainage requirements that apply within the Parramatta Local Government Area. It is the responsibility of each individual using this information to undertake their own checks and confirm this information prior to its use.

City of Parramatta Council, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement, or advice referred to above.

Refer to back of this form for level information issued



Flood Enquiry Information Issued - 7 October 2020

Mainstream Flooding

Is this property affected by mainstream flooding? 5 Buller Street, NORTH PARRAMATTA		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Levels	Closest Cross Sections: (Please refer to Flood Study): Refer to Flood Map	
5% AEP	RL 10.2 m AHD	Comments: See Note on Flood/Hazard Map
1% AEP	RL 10.4 m AHD	
PMF	RL 12 m AHD	
<input checked="" type="checkbox"/> Refer to flood maps provided for detailed flood levels.		
Flood information is obtained from the following flood study report: Upper Parramatta River Flood Study – Draft 8 (UPRCT)		

Note: Flood inundation can be verified by detail survey to AHD undertaken by a Registered Surveyor.

Local Flooding

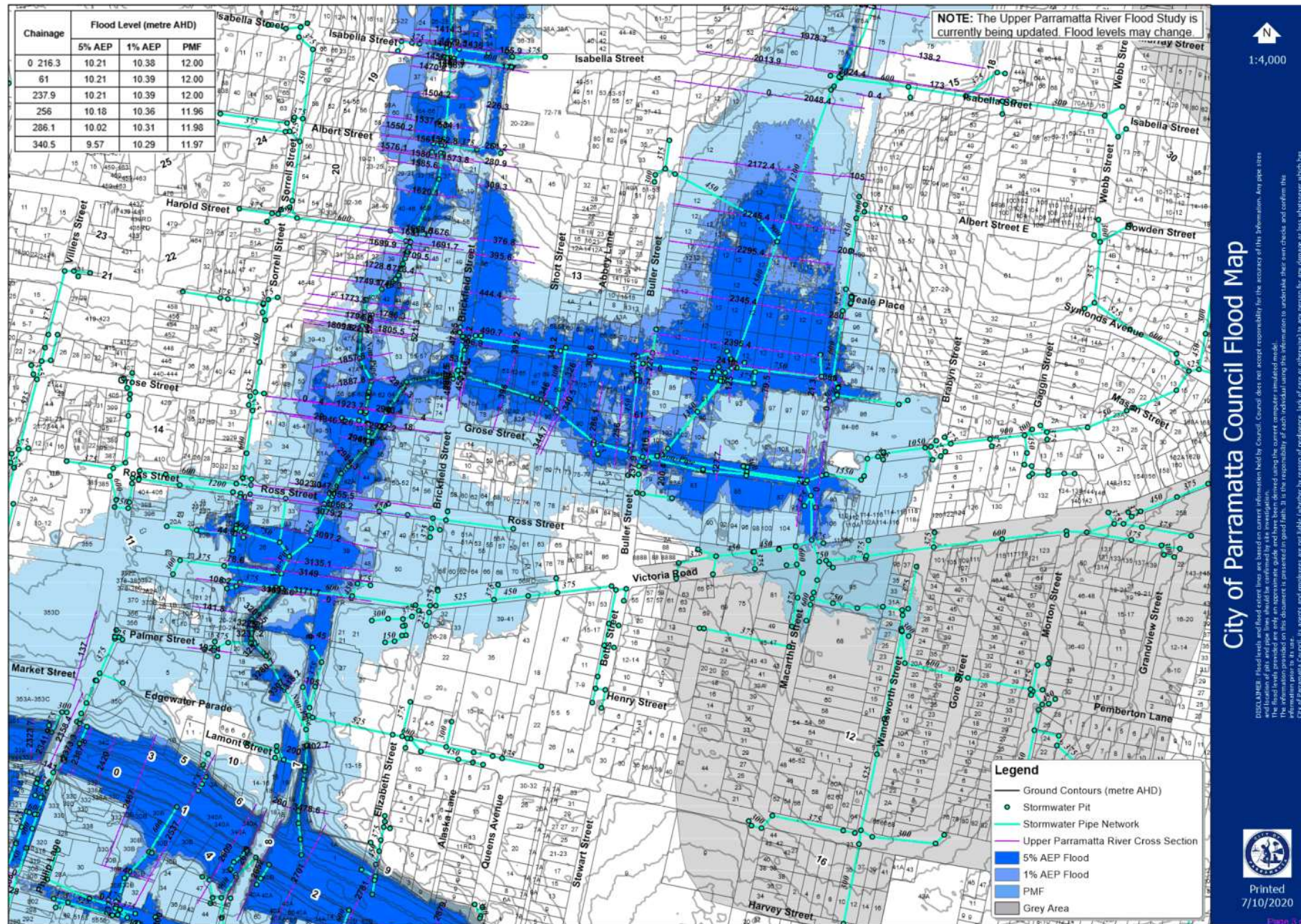
Is the property located within a Hatched Grey Area? <i>Properties located within a Hatched Grey Area are subjected to flooding from the local catchment.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property located within a Grey Area? <i>Properties located within a Grey Area are subjected to additional site drainage controls to manage flooding in the local catchment.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property likely to be affected by overland stormwater run-off from the local catchment? Note: No site inspection conducted for this assessment. Based solely on the information supplied for this flood enquiry application.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Subject to Detailed Investigation
Note: You are required to contact Council's Development Service Engineer for any details and requirements relating to development that is affected by local flooding.	

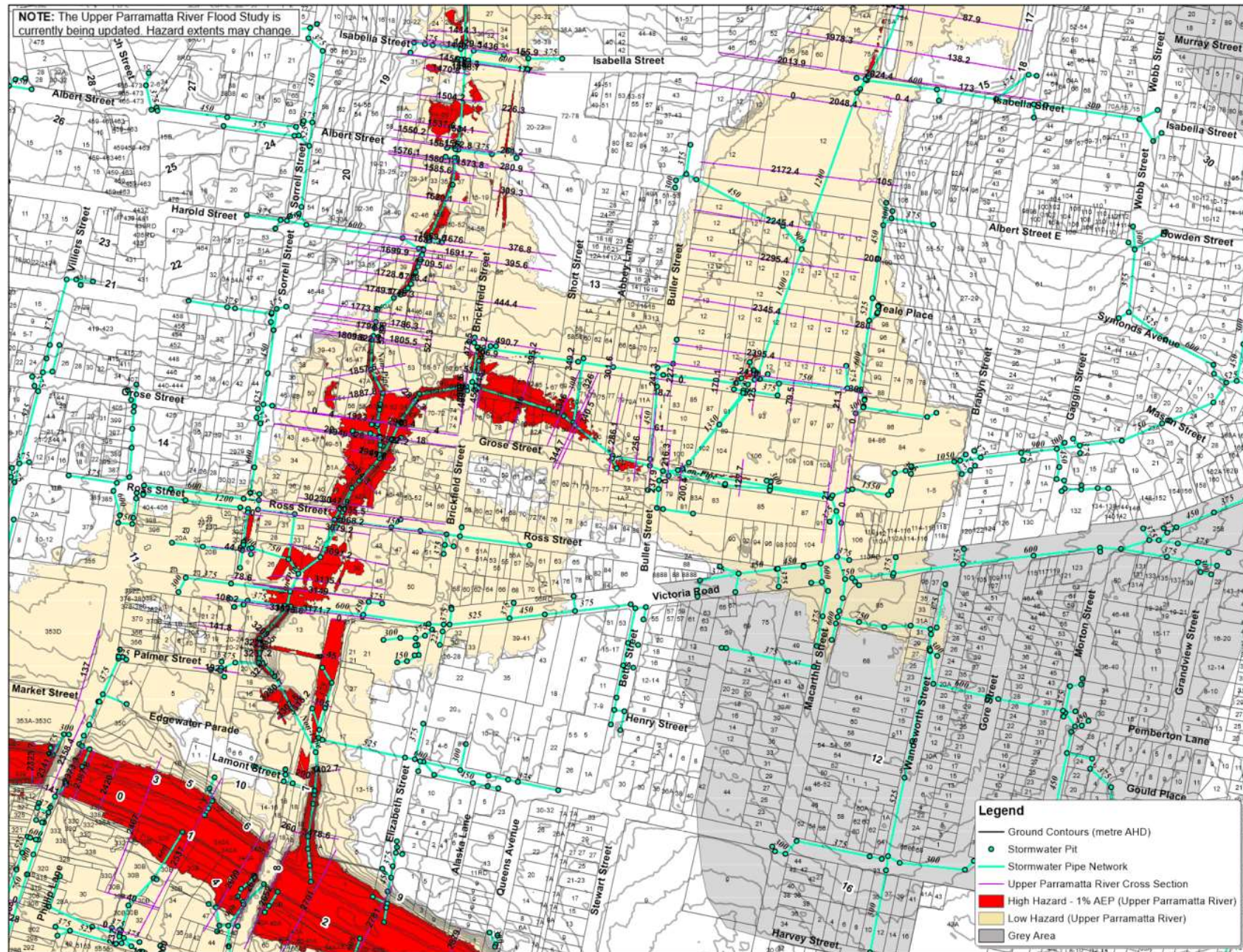
Additional Recommended Actions

<input checked="" type="checkbox"/>	The Applicant needs to discuss the proposal to re-develop this site with Council's Town Planner and Development Services Engineer.
<input checked="" type="checkbox"/>	The Applicant needs to contact Council's Town Planner and organise a pre-lodgement meeting to discuss any proposal to redevelop this property.
<input checked="" type="checkbox"/>	The Applicant needs to refer to Council's Local Floodplain Risk Management policy for details relating to developing a land affected by flooding.

Definitions: (As per NSW Floodplain Development Manual dated April 2005)

- AHD** – a common national surface level datum approximately corresponding to mean sea level.
- ARI** – the long term average number of years between the occurrences of a flood as big as or larger than, the selected event.
- PMF** – is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.
- AEP** – Annual Exceedance Probability is the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.





City of Parramatta Council Flood Hazard Map

DISCLAIMER: Flood levels and extent have been determined using the best available information held by Council. Council does not accept responsibility for the accuracy of this information. Any pipe sizes shown are for information only and are not intended to be used for design purposes. The flood level information provided is only an approximate guide and has been derived using the current computer undated model. The information provided on this document is presented in good faith. It is the responsibility of each individual using this information to undertake their own checks and confirm the information is correct for their own use. Council, its agents, and employees are not liable (whether by reason of negligence, lack of care or otherwise) in any person for any damage or loss whatsoever which has occurred or may occur in reliance on this report or any other information provided by Council, its agents, or employees in relation to this report or any other information provided by Council, its agents, or employees.



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DEVELOPMENT APPLICATION

ITEM NUMBER	5.3
SUBJECT	OUTSIDE PUBLIC MEETING: 28 Norfolk Road, Epping (Lot 3 DP 20649)
DESCRIPTION	Section 8.3 Review of a determination for DA/125/2020 for demolition of an existing swimming pool, cabana/outbuilding & tennis court; undertake alterations to an existing dwelling; and Torrens title subdivision of a single lot into 2 lots.
REFERENCE	DA/125/2020 - D08064739
APPLICANT/S	Mr N White
OWNERS	Mr P A Azize & Mrs J M Azize
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT - 24 MAY 2021

REASON FOR REFERRAL TO LPP

The application involves a Review of Determination of DA/125/2020 pursuant to Section 8.3 of the Environmental Planning and Assessment Act 1979.

EXECUTIVE SUMMARY

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

Site Details

The subject site is legally identified as Lot 3 DP 20649 and is known as 28 Norfolk Road, Epping. The site and surrounding properties are zoned R2 Low Density Residential under the Hornsby Local Environmental Plan 2013 and is located within an established residential area that is situated within the East Epping Heritage Conservation Area.

Review of Determination

On 23 December 2020, the original application was refused under delegated authority on the following grounds:

- 1. The proposed development does not provide a compliant access way for the battle axe lot of 3.5 metres as prescribed in Part 6.4 Accessway Design in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;*
- 2. The proposed development would not achieve a minimum side setback of 900mm for the existing dwelling as prescribed in Part 3.12 Setbacks in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;*

3. *The proposal development involves the subdivision of land that would be inconsistent with the prevailing subdivision pattern in the East Epping Heritage Conservation Area and as such, would be consistent with Part 9.3.12 East Epping Heritage Conservation Area in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;*
4. *The proposed subdivision is considered to be an inappropriate development that would undermine the existing subdivision pattern of the Epping locality and would not promote orderly development and is not in the public interest (Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.*

On 30 March 2021, the subject review application was lodged and was noted to include all the same components as the original application with additional partial demolition of the northern section of the existing dwelling to increase the side setback. Additionally, the width of the right of carriageway has been increased from 3.5m to 3.9m

Assessment

The review application addressed the issues of the side setback in the proposal with alterations to the existing dwelling. With the modified side setback, the existing dwelling on the proposed lot 1 will remain compliant when assessed against all of the relevant controls in the Hornsby LEP 2013 and DCP 2013.

Regarding the prevailing subdivision pattern, while the DCP does state that the subdivision pattern should not be modified through subdivision, amalgamation, or boundary adjustments, a study of the surrounding area shows many subdivisions in the East Epping Heritage Conservation Area. With the surrounding lot patterns compromising of a significant number of subdivided sites, the proposed subdivision is acceptable. In addition, the subdivision can be achieved without undue impact on the existing dwelling and overall streetscape amenity and landscape settings can be satisfactorily retained.

With respect to the issues and matters addressed in detail within Attachment 1, the application is recommended for approval as the amended scheme satisfied Council's relevant development standards and controls.

RECOMMENDATION

That the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to DA/125/2020 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

The reasons for approval are:

1. The development is acceptable in the East Epping Heritage Conservation Area and satisfies the requirements of all the applicable planning controls.
2. The Proposed Subdivision in the East Epping Heritage Conservation Area is acceptable due to the existing subdivision pattern in the local area.

3. The development will be compatible with the emerging and planned future character of the area.

For the reasons given above, approval of the application is in the public interest.

Najeeb Kobeissi

Development Assessment Officer

ATTACHMENTS:

1 <u>↓</u>	Assessment Report	12 Pages
2 <u>↓</u>	Locality Map	1 Page
3 <u>↓</u>	Plans used during assessment	5 Pages
4	Internal plans used during assessment (confidential)	2 Pages
5 <u>↓</u>	Stormwater Plans	5 Pages
6 <u>↓</u>	Draft Conditions	29 Pages



City of Parramatta	
File No:	DA/125/2020

S8.3 REVIEW OF DETERMINATION ASSESSMENT REPORT Environmental Planning & Assessment Act 1979

1. Summary

DA No:	DA/125/2020
Property:	Lot 3 DP 20649, 28 Norfolk Road, EPPING NSW 2121
Proposal:	Section 8.2 Review of Determination of Council's Refusal of Demolition of an existing swimming pool, cabana/outbuilding and tennis court and Torrens title subdivision of a single lot into 2 lots.
Date of receipt:	30 March 2020
Applicant:	Mr N White
Owner:	Mr P A Azize and Mrs J M Azize
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:	One (1) received
Conciliation Conference Held:	No
Recommendation:	Approval, subject to conditions.
Assessment Officer:	Najeeb Kobeissi

2. 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 No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Vegetation in non-rural areas) 2017 Hornsby Local Environmental Plan 2013 Hornsby Development Control Plan 2013 Draft Parramatta Local Environmental Plan 2020
Zoning	R2 Low Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	Yes
Integrated development	No
Clause 4.6 variation	No
Delegation	Parramatta Local Planning Panel (PLPP)

3. Site Description and Conditions

The subject site is legally identified as **Lot 3 DP 20649** and is known as **28 Norfolk Road, Epping**. The subject site is a rectangular shaped lot and has an approximate cross fall of **3.79m** from RL 104.79 (north-west) to RL 101 (south-east).

The subject site has the following area and dimensions:

Area – 1,517.5 square metres

Frontage – 16.765 metres

Rear – 16.765 metres

Sides – 90.525 metres

The site is zoned R2 Low Density Residential.

The surrounding properties are also zoned R2 Low Density Residential.

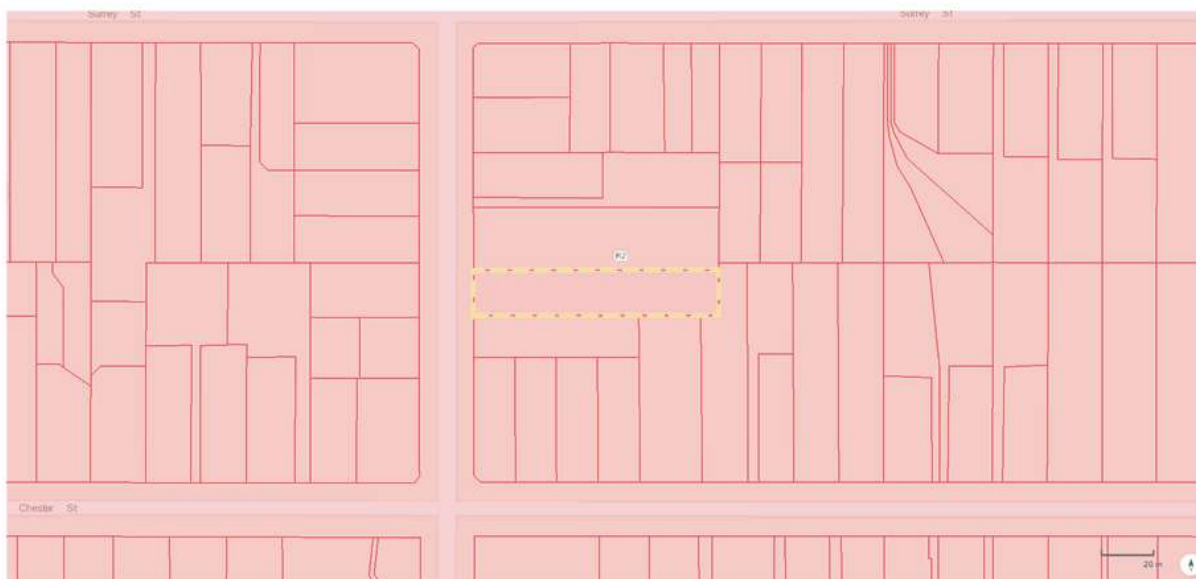


Figure 1: Land Zoning Map (Source: NSW Planning Portal)



Figure 2: Aerial image of the subject site and surrounding context (Source: Nearmaps)

5. The Proposal

The original proposal consisted of demolition of the swimming pool, cabana, tennis court and partial demolition of the northern section of the existing dwelling and two (2) Lot Torrens Title subdivision including a rear battle-axe lot with a right of carriage way. The existing garage is to be retained. The application was refused for the following reasons:

1. The proposed development does not provide a compliant access way for the battle axe lot of 3.5 metres as prescribed in Part 6.4 Accessway Design in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;
2. The proposed development would not achieve a minimum side setback of 900mm for the existing dwelling as prescribed in Part 3.12 Setbacks in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;
3. The proposal development involves the subdivision of land that would be inconsistent with the prevailing subdivision pattern in the East Epping Heritage Conservation Area and as such, would be consistent with Part 9.3.12 East Epping Heritage Conservation Area in the Hornsby Development Control Plan 2013 (Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979;
4. The proposed subdivision is considered to be an inappropriate development that would undermine the existing subdivision pattern of the Epping locality and would not promote orderly development and is not in the public interest (Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

The proposed development for the subject Review of Determination Application includes all the same components as the original application with additional partial demolition of the northern section of the existing dwelling to increase the side setback. Additionally, the width of the right of carriageway has been increased from 3.5m to 3.9m,

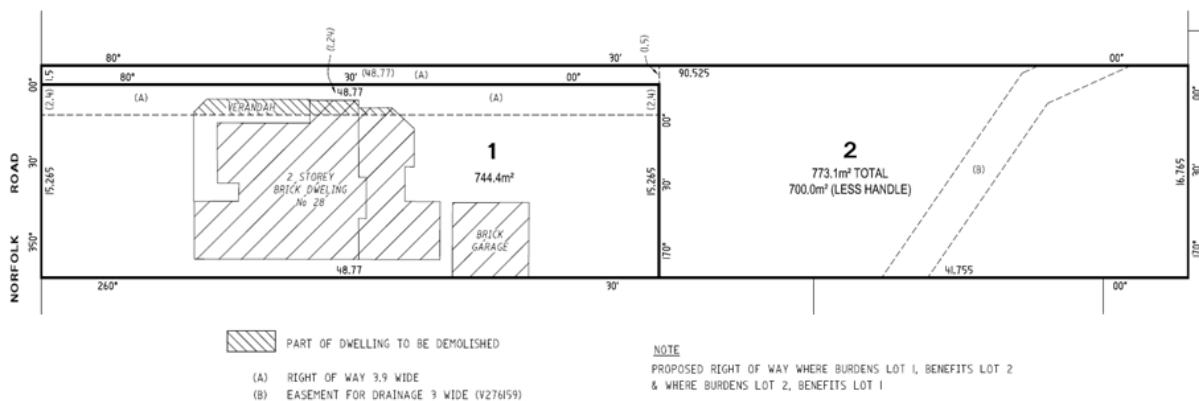


Figure 3: proposed subdivision extracted from the submitted documents

6. Permissibility

The site is zoned R2 Low Density Residential under the *Hornsby Local Environmental Plan 2013*. The proposed subdivision is permissible with consent as per Clause 2.6. The use of the existing dwelling remains unchanged.

The proposed development is consistent with the aims and objectives of the R2 Low Density Residential zoning applying to the land.

7. Assessment under Division 8.2 of EP&A Act 1979

The subject determination review application seeks consent for the proposed secondary dwelling. The following is an assessment against Division 8.2 of the Environmental Planning and Assessment Act 1979.

Section 8.2 Determinations and decisions subject to review

(1) The following determinations or decisions of a consent authority under Part 4 are subject to review under this Division—

- (a) the determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),
 - (b) the determination of an application for the modification of a development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),
 - (c) the decision of a council to reject and not determine an application for development consent.
- (2) However, a determination or decision in connection with an application relating to the following is not subject to review under this Division—
- (a) a complying development certificate,
 - (b) designated development,
 - (c) Crown development (referred to in Division 4.6).
- (3) A determination or decision reviewed under this Division is not subject to further review under this Division.

Comment:

Council determined the Development Application under delegated authority on 23 December 2020. The application is not a complying development certificate, designated development, nor is a Crown development application.

Section 8.3 Application for and conduct review

- (1) An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.
- (2) A determination or decision cannot be reviewed under this Division—
- (a) after the period within which any appeal may be made to the Court has expired if no appeal was made, or
 - (b) after the Court has disposed of an appeal against the determination or decision.

Comment:

The subject determination review application was lodged on 31 March 2021. The *COVID-19 Legislation Amendment (Emergency Measures – Attorney General) Act 2020* extended the timeframe for the review of a determination to 12 months. The applicant may appeal to the Court until 23 December 2021 pursuant to Section 8.10 (1)(b)(ii) of the Environmental Planning and Assessment Act 1979.

- (3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.
- (4) The review of a determination or decision made by a delegate of a council is to be conducted—
- (a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or
 - (b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.

Comment:

The applicant has submitted amended plans demonstrating compliance with the Hornsby Development Control Plan 2013. The amended plans are considered to be substantially the same as the original development proposal. The review application is to be determined by the Parramatta Local Planning Panel.

Section 8.4 Outcome of review

After conducting its review of a determination or decision, the consent authority may confirm or change the determination or decision.

Comment:

The application was *refused* on 23 December 2020. After review of the amended application, the application is recommended for *approval*, subject to conditions.

8. Environmental Planning Instruments

8.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – 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; and
- There is no specific evidence that indicates the site is contaminated and is suitable for residential use.

Therefore, in accordance with Clause 7 of the State Environmental Planning Policy No 55—Remediation of Land, the land is suitable for residential use.

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

The cost of works for the alterations to the existing dwelling are likely to exceed \$50,000. The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition has been imposed to ensure such commitments are fulfilled prior to occupation of the secondary dwelling.

8.3 STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

The application has been assessed against the requirements of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. 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 vegetation from the site, comprising..... Council's Tree and Landscape Officer has reviewed the application and raised no objections to the removal of the vegetation from the site subject to conditions of consent.

9. Hornsby Local Environmental Plan 2013

The relevant matters to be considered under the Hornsby Local Environmental Plan (LEP) 2013 for the proposed development are outlined below.

Development Standards	Proposal
Part 4 Principal Development Standards	
Clause 4.1 Minimum lot size Minimum Allowable = 500m ²	Proposed Lot 1 = 627.1m ² (excluding the area of the right of carriage way) Proposed Lot 2 = 699.9m ² (excluding the area of the access handle)
Clause 4.3 Height of buildings Maximum = 8.5m	No amendment to the existing building's height is proposed.
Clause 4.4 Floor space ratio Maximum = N/A	The floor space ratio standard is not applicable for the subject site.
Part 5 Miscellaneous provisions	
Clause 5.1A Development on land intended to be acquired for public purposes	The proposal 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 proposal is not for the development of land that is covered by tidal waters.
Clause 5.10 Heritage conservation	The subject site does not contain a heritage item and is not in the vicinity of an item. However, the subject site does fall within the East Epping Heritage Conservation area. The proposed alterations to the dwelling are minor and have a minimal impact on its contribution to the Heritage conservation area. The proposed subdivision will maintain its heritage significance from the street and will not impact on the characteristics of the conservation area due to there being minimal alterations to the frontage. While it is generally not accepted to alter the subdivision pattern in a heritage conservation area, a study of the surrounding area shows that there have already been a significant number of subdivisions over the years (see figure 4).

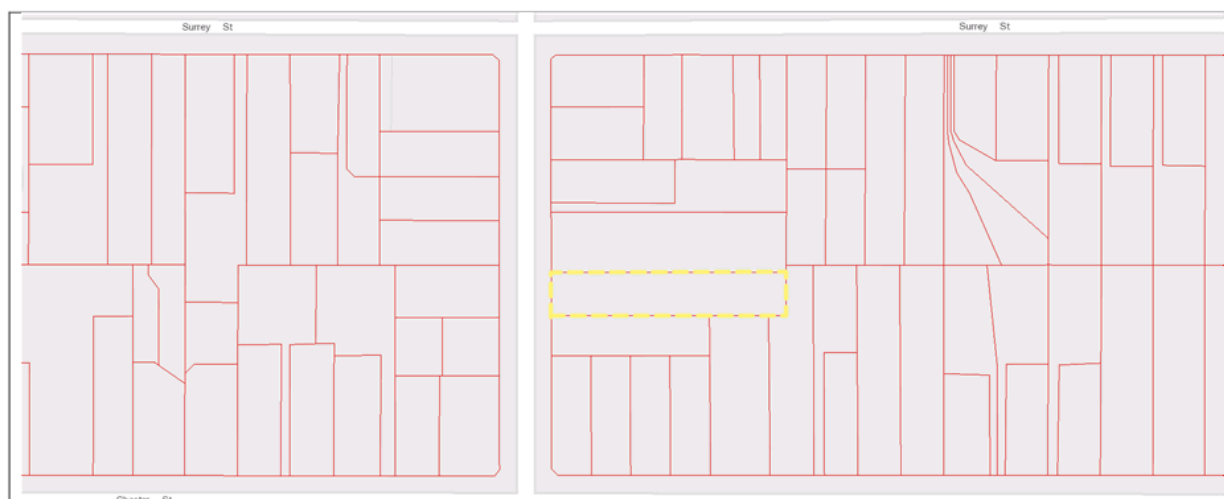


Figure 4: Subdivision lot Pattern. Subject site highlighted in yellow (Source: NSW Planning Portal)

Part 6 Additional local provisions

Clause 6.1 Acid sulfate soils	Council does not have on record whether the site contains acid sulfate soils.
Clause 6.2 Earthworks	<p>The demolition of the pool results in a void. A condition of consent has been imposed requiring the pool, including the shell, all pipes, electrical equipment, sewer and gas connections, be removed and disposed of off-site in such a way that does not negatively impact neighbouring properties or Council assets. The resulting void must be filled with engineered fill, complete with appropriate substrate layering to facilitate drainage, to the design surface levels. The fill must be well compacted under the supervision of a qualified geotechnical engineer and cannot contain any demolition waste or other contaminants. The compacted fill must be certified adequate for residential lots by a qualified geotechnical engineer.</p> <p>The remaining natural ground levels are retained, and any minor earthworks will not have a detrimental impact on the natural and built environment.</p> <p>The proposed development is in keeping with the objectives of the clause.</p>
Clause 6.3 Flood planning	<p>The site is identified to be flood prone. Council's catchment engineer has reviewed the application and made the following comment:</p> <p><i>Given the floodwaters here are less than 100mm deep in a 1% AEP flood, this minor variance to the Hornsby DCP 2013 is considered acceptable, provided that the other flood management safeguards recommended by the Applicant's flood consultant are addressed where appropriate in the consent.</i></p> <p><i>It is also noted that the new access handle driveway is not affected by the 1% AEP flow path (as required by Hornsby DCP).</i></p> <p>The application is supported subject to conditions of consent.</p>
Clause 6.4 Terrestrial biodiversity	The site is not identified on this map.

10. Draft Parramatta Local Environmental Plan 2020

The Draft Parramatta Local Environmental Plan 2020 was on public exhibition from 31 August 2020 to 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council.

Whilst the draft LEP must be considered when assessing this application under Clause 4.15(1)(a)(ii) of the Environmental Planning & Assessment Act 1979, the LEP is neither imminent nor certain and therefore limited weight has been placed on it.

Notwithstanding, the proposed development is consistent with the objectives of the draft LEP.

11. Hornsby Development Control Plan 2013

The relevant matters considered for the proposed development are outlined below. As DCP 2013 does not contain specific provisions for secondary dwellings, the application has been assessed against *Section 3.1 Dwelling Houses* of DCP 2013 on merit.

PART 1C GENERAL CONTROLS	
Control	Assessment
Biodiversity	The site is not identified on the Terrestrial Biodiversity Map.
Stormwater Management	The proposed drainage for the rear lot will be via the construction of an OSD tank and then connecting said tank to the 3m wide easement running through the middle of the newly formed lot 2. While there is a 3m wide easement burdening the proposed lot 2, a viable dwelling footprint has been demonstrated. Council's engineers have reviewed the proposal and support the application subject to conditions of consent.
Water Courses	The site is not located near a watercourse
Earthworks and Slopes	The natural ground levels are predominantly retained, and any minor earthworks associated with removal of a pool will not have a detrimental impact on the natural and built environment.
Waste Management	The proposal complies with the controls of the DCP. The applicant has submitted a satisfactory waste management with the application.
Noise and Vibration	A standard condition of consent has imposed to minimise noise and vibration levels during construction
Air Quality	A standard condition of consent has been imposed to maintain air quality and dust control during construction.
Crime prevention	The development has designed to provide clear sight lines between the dwellings and the communal driveway.
Building Sustainability	A BASIX certificate has been submitted for the proposed alterations to the dwelling. A condition has been imposed to ensure such commitments are fulfilled prior to occupation of the secondary dwelling.
Landscaping	Minimal variations to the existing landscaping are proposed. The landscaping in the proposal meets the objectives in the DCP
Flooding	The site is identified to be flood prone. Council's catchment engineer has reviewed the application and made the following comment: <i>Given the floodwaters here are less than 100mm deep in a 1% AEP flood, this minor variance to the Hornsby DCP 2013 is considered acceptable, provided that the other flood management safeguards recommended by the Applicant's flood consultant are addressed where appropriate in the consent.</i> <i>It is also noted that the new access handle driveway is not affected by the 1% AEP flow path (as required by Hornsby DCP).</i> The application is supported subject to conditions of consent.
Acid sulphate soils	No data available An Acid Sulphate Soils Management plan is not required to be prepared.
Land contamination	The site is not identified as contaminated. Refer to <i>SEPP 55 – Remediation of Land</i> for further discussion
PART 3.1 DWELLING HOUSES	
With the proposed subdivision resulting in the existing dwelling located on a smaller site, an assessment against the residential controls is required to ensure compliance with the requirements of the DCP is maintained.	

Control	Requirement	Proposal	Complies				
Site Coverage	Lot 1 site area = 627.1m ² max.50% (313.55m ²)	Existing = 39.5% (247.6m ²)	Yes				
Floor Area	<div>The DCP states the following</div> <table><tr><td>Lot Size</td><td>Maximum floor area of dwelling house</td></tr><tr><td>600m² to 899m²</td><td>380m²</td></tr></table> <div>Max. floor area = 380m²</div>	Lot Size	Maximum floor area of dwelling house	600m ² to 899m ²	380m ²	368.1m ²	Yes
Lot Size	Maximum floor area of dwelling house						
600m ² to 899m ²	380m ²						
Setbacks Existing dwelling							
<div>- North Side</div>	0.9m up to 1 storey 1.5m for 2 storey elements	Both storeys have a side setback of 2.4m to the side boundary. Additionally, the alterations to the dwelling achieve a 0.9m setback to the carriage way.	Yes				
<div>- West Frontage</div>	6m	12.09m (existing)	Yes				
<div>- South Side</div>	0.9m up to 1 storey 1.5m for 2 storey elements	1.5m for the dwelling (existing) 0m for the Garage (existing)	Yes				
<div>- North Rear</div>	3m up to 1 storey 8m for 2 storey elements	10.28m 23.08m	Yes				
Landscaped Area	<div>The DCP states the following</div> <table><tr><td>Lot Size</td><td>Minimum Landscaped Area (% of the lot size)</td></tr><tr><td>600m² to 899m²</td><td>30%</td></tr></table> <div>Min Landscaped area = 30% Site area = 627.1m² Min. 30% (188.13m²) landscaped area 50% of Min requirement located behind the building line (89.97m²) Min. width 1.5m</div>	Lot Size	Minimum Landscaped Area (% of the lot size)	600m ² to 899m ²	30%	41.2% (258.9m ²) 132m ² landscaped area is in the rear.	Yes Yes
Lot Size	Minimum Landscaped Area (% of the lot size)						
600m ² to 899m ²	30%						
Fencing	Within front setback Max. 1.2 metres high	A new front fence is not proposed	Yes				
Private Open Space							
<div>- minimum area</div>	24m ²	200.2m ²	Yes				
<div>- minimum dimension</div>	3m	10.25m	Yes				

Car Parking spaces	2 spaces	2 spaces proposed in the rear	Yes
Solar Access	Private open space, common areas and adjoining private open space receives a minimum of 3 hours winter solstice direct sunlight between 9am and 3pm	The private open space receives a minimum of 3 hours of sunlight.	Yes
PART 6 SUBDIVISION			
Control	Requirement	Proposal	Complies
GENERAL	Desired Outcomes Prescriptive Measures Retention of Landscape Features Water Management Flood Prone Land Bushfire Asset Protection Zones	The proposed subdivision satisfies the general provisions of this section of the DCP.	Yes
6.2 URBAN SUBDIVISION			
Lot Shape	<p>Minimum lot width: 12m</p> <p>Lots should be designed to allow the construction of a building, principal private open space area and carriageway with a maximum cut and fill of 1 metre from natural ground level.</p> <p>Site to accommodate:</p> <p>Building envelope: 200m² with minimum dimension of 10 metres</p> <p>Principal Private Open Space Area</p> <p>Area for parking 2 cars behind building line</p> <p>If an existing dwelling is to be retained, the proposed lot should be of sufficient size and design so that the dwelling complies with the 'Dwelling House' element in Section 3.1 of this DCP.</p>	<p>15.26m & 16.16m respectively.</p> <p>Satisfactory for both lots.</p> <p>Satisfactory for Lots 2. Lot 1 contains the existing dwelling house.</p> <p>PPOS provided for both lots.</p> <p>Carparking provided for lot 1 and indicatively proposed for lot 2. Both are located behind the building line.</p> <p>The existing dwelling generally complies with the controls prescribed in Section 3.1 of DCP 2013. (refer to the above assessment under section 3.1).</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Setbacks	<p>- 6.0m front boundary</p> <p>- 5.5m carport/garage setback from access ways</p> <p>- 0.9m side boundary</p> <p>- 5m rear boundary</p> <p>For a battle-axe lot, the setback on the opposite side of the lot to the</p>	<p>Lot 2 is a battle-axe lot.</p> <p>6.2m setback to the garage</p> <p>1m & 2.5m side setback</p> <p>21.9m rear setback</p> <p>2.9m to the setback on the opposite side of the lot to the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

	rear setback, is taken to be a side setback.	rear setback	
Open Space and Landscaping	Subdivision design should provide a principal private open space area of 24m ² for each lot. This area is to be generally level, with a minimum width of 3 metres, sited adjacent to the building envelope and behind the front setback.	Approximately 360m ² is provided for lot 2	Yes
	Minimum landscape area of 20% is to be provided for lot sizes up to 599m ² . Lot 2 = 100m ²	Approximately indicative: 360m ² (51.4%) – Lot 2	Yes
6.4 ACCESSWAY DESIGN			
Residential and rural Lands Accessway Design	<p>Access ways servicing 1-3 lots require a minimum access way width of 3.5m with a minimum carriage way width of 3m</p> <p>Access ways serving 2 or more lots should incorporate a common turning area, designed to allow the 85% Design Car Turning Path in accordance with AS 2890.1 and AS 2890.2</p> <p>The carriageway is an unencumbered pavement with no building encroachments (including eaves) with a minimum height clearance of 4.5 metres.</p>	<p>The proposed access way will replace the existing driveway and benefit both lot 1 and lot 2.</p> <p>The access way is 3.9m with a minimum carriage way width of 3m.</p> <p>Each site allows car to enter and exit the site in a forward direction.</p> <p>The carriageway contains a building encroachment towards the rear of the existing dwelling in the form of a roof eave. A condition of consent will be imposed requiring the eave be shortened to a length that does not encroach on the carriageway.</p>	No, acceptable via the imposition of a condition of consent
PART 9 HERITAGE			
9.3.12 EAST EPPING HERITAGE CONSERVATION AREA			
Control	Requirement	Proposal	Complies
Additional Prescriptive Measures	Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided	While the DCP does state that the subdivision pattern should not be modified through subdivision, amalgamation, or boundary adjustments, a study of the surrounding area shows many subdivisions in the East Epping Heritage Conservation Area. With the surrounding lot patterns compromising of a significant number of subdivided sites, the proposed subdivision is acceptable. In addition, the subdivision can be achieved without undue impact on the	No but variation is acceptable due to existing subdivision patterns in the area.

		existing dwelling and overall streetscape amenity and landscape settings can be satisfactorily retained.	
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12. Referrals

The application has been referred to Council's Development Engineer for assessment of the proposed car parking spaces. The referral response has been summarised and discussed in the table below.

Internal	Comment
Development Engineer	Supported subject to conditions of consent
Landscape	Supported subject to conditions of consent
External	Comments
No external referrals required.	

13. Public Consultation

The application was notified in accordance with Council's notification procedures contained Appendix 1, Consolidated Notification Requirements. In response, one (1) unique submission was received.

Issue	Comment
The proposed subdivision is inconsistent with the existing subdivision pattern of the Epping locality.	The below image shows the locality surrounding the subject site and the current subdivision pattern. It is noted that prior to Council's amalgamation in 2016, many sites had been the subject of subdivision development applications and have been approved. With the surrounding lot patterns compromising of a significant number of subdivided sites, the proposed subdivision is acceptable. . The proposed subdivision also includes retention of the existing dwelling fronting Norfolk Road and satisfactory HCA streetscape amenity and landscape settings can be adequately maintained for the proposed lots.



Figure 5: Subdivision lot Pattern (Source: NSW Planning Portal)

Amended Plans

No

14. Conciliation Conference

On 11 December 2017, Council resolved that: change this blurb as conciliation meetings are currently not being held due to covid.

"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 – Not Required

The application received one (1) unique submissions during the formal notification period and as a result a Conciliation Conference was not required to be held.

15. Development Contributions

In accordance to the *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*, a Section 7.11 (Section 94) Development Contribution is required to be paid as an additional allotment is proposed. A standard condition of consent has been imposed requiring the contribution to be paid prior to the issue of a Construction Certificate.

16. 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.

17. EP&A Regulation 2000

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

18. Conclusion

Conditional consent

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. It has been approved for the following reasons:

1. The development is acceptable in the East Epping Heritage Conservation Area and satisfies the requirements of all the applicable planning controls.
2. The Proposed Subdivision in the East Epping Heritage Conservation Area is acceptable due to the existing subdivision pattern in the local area.
3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

Therefore, it is recommended that the application be approved subject to conditions.

19. Recommendation

APPROVAL SUBJECT TO CONDITIONS

That the Parramatta Local Planning Panel (PLPP) exercising the functions of Council, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to DA/125/2020 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

Attachment 1 - Locality Map



DA/125/2020

28 Norfolk Road, Epping

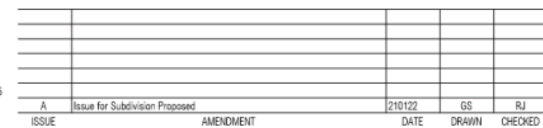
Section 8.2 Review of Determination of Council's Refusal of Demolition of an existing swimming pool, cabana/outbuilding and tennis court and Torrens title subdivision of a single lot into 2 lots.



28 NORFOLK RD EPPING

GENERAL NOTES

- Figured dimensions shall be taken in preference to scaling
- Drawing to be read in conjunction with information on the first page
- Check all dimensions and levels on site prior to commencement of works
- All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions
- All existing ground lines and trees locations are approximate and are to be verified on-site by Builder
- Unless noted issued for construction drawing not to be used for construction





28 NORFOLK RD EPPING

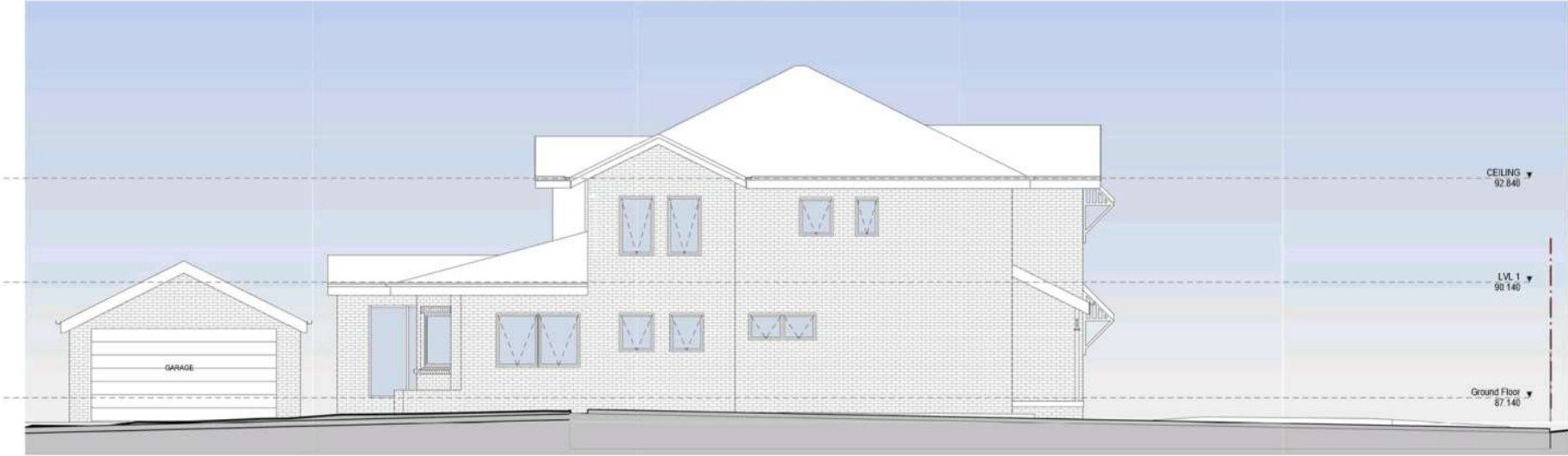
GENERAL NOTES

- Figured dimensions shall be taken in preference to scaling
- Drawing to be read in conjunction with information on the first page
- Check all dimensions and levels on site prior to commencement of works
- All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions
- All existing ground lines and trees locations are approximate and are to be verified on-site by Builder
- Unless noted issued for construction, drawing not to be used for construction



A	Issue for Subdivision Proposed	2/10/12	GS	RJ
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED





NORTH ELEVATION
1: 50 @ A1
1: 100 @ A3

ELEVATION

28 NORFOLK RD EPPING

Project Status
Owner

GENERAL NOTES
- Figure dimensions shall be taken in preference to scaling.
- Drawing to be read in conjunction with information on the first page.
- Check all dimensions and levels on site prior to commencement of works.
- All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions.
- All existing ground levels and town locations are approximate and are to be verified on-site by the builder.
- Unless noted "issued for construction" drawing not to be used for construction.



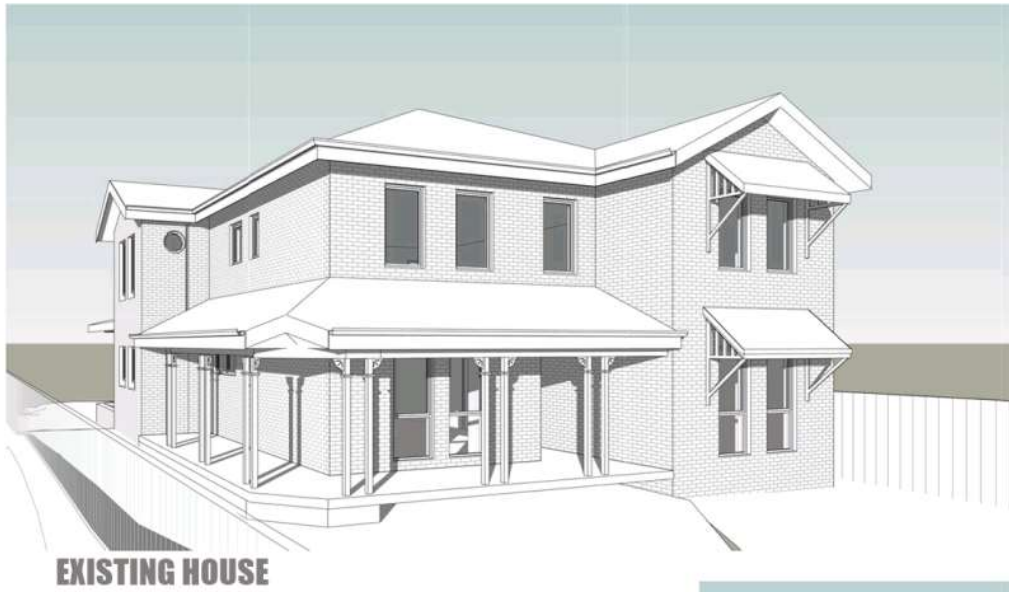
This drawing and information contained in this drawing is a subject to COPYRIGHT and should not be reproduced in part or in whole without an expressed permission of.
RJK ARCHITECTS Pty. Ltd.
PO Box 304 Annandale NSW 2038
P: (02) 8264 4430 E: admin@rjkarchitects.com.au
Notified Architect - Jiri Kune Reg. No. 7818

1: 100 @ A3
0 .5 1 2.5

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	Issue for Subdivision Proposed	2/10/22	GS	RJ

DWG NO
1900_0407

ISSUE
A



3 D VIEWS

28 NORFOLK RD EPPING

Project Status
Owner



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P: (02) 8084 4435 E: admin@rjkarchitects.com.au

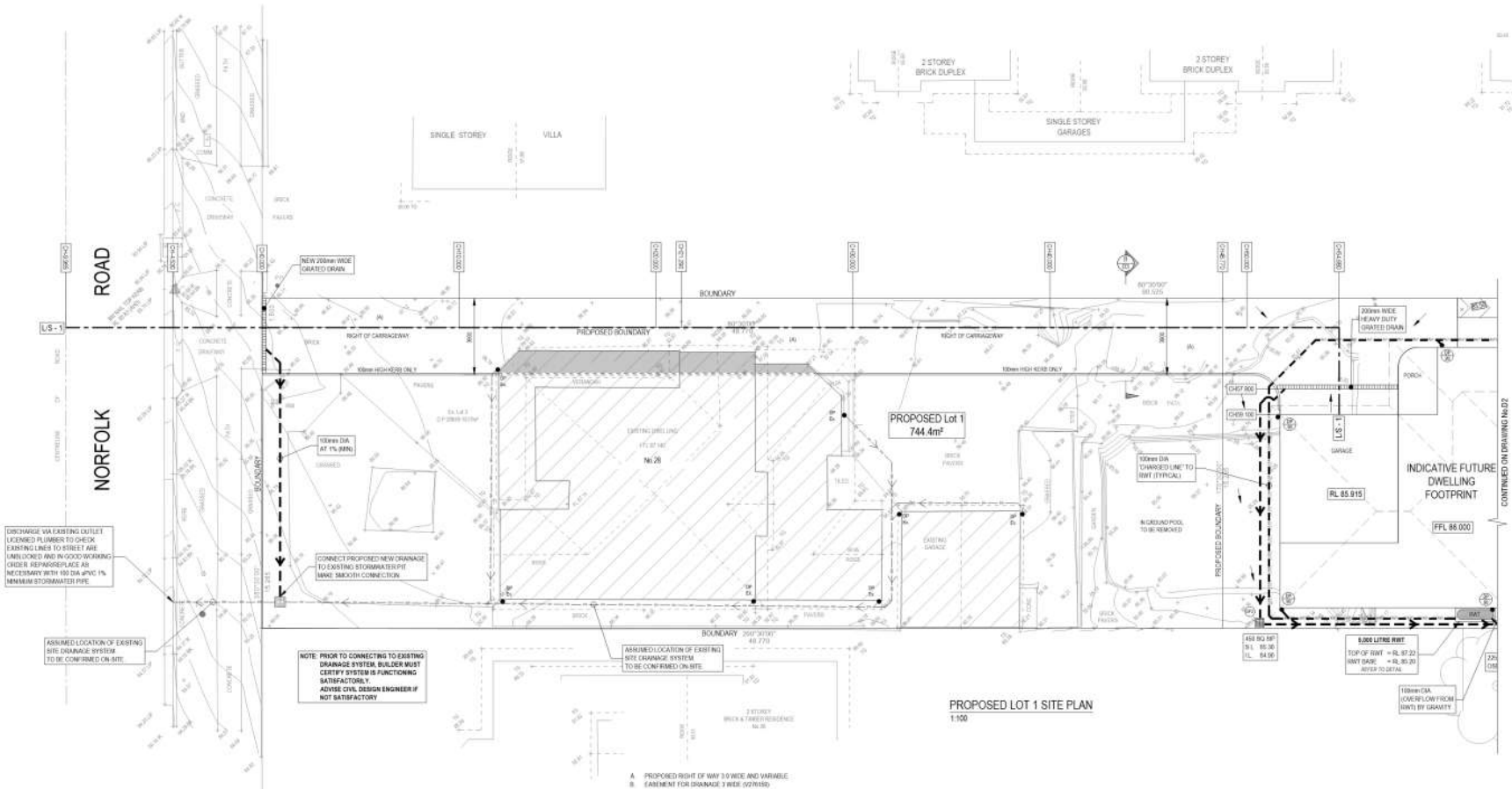
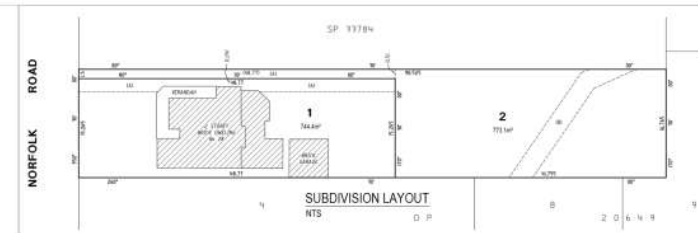
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ISSUE	AMENDMENT	DATE	DRAWN	CHECKED



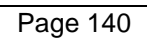
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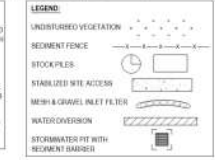
STORMWATER DRAWINGS LIST		
DRAWING No.	DRAWING TITLE	REVISION
D1	TITLE PAGE & PROPOSED LOT 1 SITE PLAN	B
D2	PROPOSED LOT 2 SITE PLAN & STORMWATER DETAILS	B
D3	ORD DETAILS & CALCULATIONS AND DRAINWAY CONNECTION	B
D4	SEDIMENT CONTROL PLAN & DETAILS	B
D5	SEDIMENT CONTROL PLAN & DETAILS CONTINUED	B

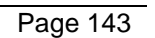
CIVIL WORKS PLANS **PROPOSED SUBDIVISION** **No.28 NORFOLK ROAD, EPPING** **LOT 3 DP:20649**



<p>QUANTUM ENGINEERS 10/100 RIVERVIEW DRIVE EPPING VIC 3103 03 9594 1000 quantum@quantumengineers.com.au</p>	<p>GENERAL NOTES</p> <p>1. All construction shall be in accordance with the latest edition of the Australian Standards and the Victorian Planning Provisions.</p> <p>2. The proposed subdivision is subject to the approval of the relevant authorities.</p> <p>3. The proposed subdivision is subject to the approval of the relevant authorities.</p> <p>4. The proposed subdivision is subject to the approval of the relevant authorities.</p> <p>5. The proposed subdivision is subject to the approval of the relevant authorities.</p>	<p>DESIGNED BY PHILIP AZZE</p> <p>SURVEYED BY RAMSAY SURVEYORS PTY LTD 2/4000 300</p>	<p>DATE BEFORE PAVING </p>	<p>DRAWING TITLE PROPOSED LOT 1 SITE PLAN</p> <p>PROPOSED SUBDIVISION Lot 3, 28 NORFOLK ROAD, EPPING</p>	<p>APPROX. TRUE NORTH </p>	<p>REVISION 1. 28/10/2019 2. 28/10/2019</p>	<p>DATE 28/10/2019</p>	<p>ISSUED FOR DEVELOPMENT APPLICATION</p>	<p>DESIGNED BY JT/RAH</p> <p>SCALE - M/S AS NOTED - A1</p>	<p>NO. IN SET 5</p> <p>DATE NUMBER 19/07/20</p>	<p>DRAWING NO. 01</p>



[illegible]



“Attachment 3” to Section 4.15 Assessment Report - DA/125/2020**DRAFT CONDITIONS OF CONSENT**

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

Development Consent No.: DA/125/2020
Property Address: Lot 3 DP 20649
 28 Norfolk Road, EPPING NSW 2121

General Matters**PA0001 # Approved plans and supporting documentation**

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

Architectural Drawings

Drawing/Plan No.	Dated
Ground floor, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA03	22/01/2021
First floor, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA04	22/01/2021
Roof Plan, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA05	22/01/2021
Elevations, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA06	22/01/2021
Elevations, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA07	22/01/2021
3D Views, Drawn by: RJK Architects, Issue: A, DWG No: 1900_DA08	22/01/2021
Plan of Proposed Subdivision for Lot 3 in DP 20649, Drawn by: Ramsay Surveyors, Reference 8731	28/01/2021

Civil Drawings/Stormwater

Drawing/Plan No.	Dated
Proposed 'Lot 1' Site Plan, Drawn by: Quantum Engineers, Issue: B, Drawing No: D1	23/03/2021
Proposed 'Lot 2' Site Plan & Stormwater details, Drawn by:	23/03/2021

Drawing/Plan No.	Dated
Quantum Engineers, Issue: B, Drawing No: D2	
OSD Details & Calculations and Driveway Longsection, Drawn by: Quantum Engineers, Issue: B, Drawing No: D3	23/03/2021
Sediment Control plan & Details, Drawn by: Quantum Engineers, Issue: B, Drawing No: D4	23/03/2021
Sediment Control plan & Details, Drawn by: Quantum Engineers, Issue: B, Drawing No: D5	23/03/2021

Specialist Reports

Document	Prepared By	Dated
Waste Management Plan	Nigel White	02.03.2020
Statement of Environmental Effects	Nigel White	02.03.2020
Overland Flow Assessment Report	Wenxing Chen	16.07.2020
Flood Risk Management Report	Wenxing Chen	16.07.2020
BASIX Certificate Number: A416863	Frys Energywise	14.05.2021

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

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

PA0002 Building work in compliance with BCA

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

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

PA0003 Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

PA0003 Subdivision Works Certificate

- Prior to commencement of any subdivision works associated with the approved development (including excavation if applicable), it is mandatory

to obtain a Subdivision Works Certificate. Plans, specifications and relevant documentation accompanying the Subdivision Works Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements.

PA0004 No encroachment on Council and/or Adjoining proper

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

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

PA0011 #Demolition of Buildings

6. Approval is granted for the partial demolition of all buildings and outbuildings currently on the property to comply with the approved plans, subject to compliance with the following:-

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

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

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply

- with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
 - (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
 - (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
 - (i) Demolition is to be completed within 5 days of commencement.
 - (j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
 - (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
 - (l) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
 - (m) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
 - (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
 - (o) Before demolition works begin, adequate toilet facilities are to be provided.

- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
- (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

LA0001 #Tree Retention

7. Trees to be retained are:

Tree No.	Name	Common Name	Location	DBH Diameter at breast height (mm)	Tree Protection Zone (m)
1	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	250	3 metres
2	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	250	3 metres
3	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	250	3 metres
4	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	250	3 metres

Reason: To protect significant trees which contribute to the landscape character of the area.

DANSC Non-standard - General Matters

8. With regard to the proposed new dwelling on future Lot 2:
- a) The minimum finished floor level of all habitable rooms for the proposed dwelling must be RL 85.86 m AHD unless otherwise approved by Council.
 - b) The building footprint for the proposed dwelling must be generally in accordance with and not significantly exceed that shown in the flood modelling drawing by Quantum Engineers: *Figure A.6 1% AEP Flood Depth & Contours – Post Development dated 16 07 2020 (REV A)* unless otherwise approved by Council.

- c) Floodwaters must not pass beneath the proposed dwelling, the walls must be sealed to the ground.
- d) All construction for the proposed dwelling up to the level of RL 85.7m AHD must be capable of withstanding immersion and must be able to resist the forces of floodwaters including hydrostatic and hydrodynamic loads, flotation, scour and water-borne debris.
- e) Wiring and other services must be raised where possible above RL 85.7m AHD and if unavoidably below that level must be water proofed.
- f) All of the above requirements shall be placed on Title as Restrictions and/or Positive Covenants as appropriate. Details are to be submitted for approval of Council with the Subdivision Certificate.

EWA0006 Provide waste storage room on premises

9. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:
- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
 - (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
 - (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
 - (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
 - (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements

EWA0002 Amenity of waste storage areas

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

Reason: To maintain the amenity of the area.

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

11. Trees equal to or greater than five (5) metres in height, which are protected under Hornsby Development Control Plan 2013 (Section 1B.6 Tree and Vegetation Preservation), must not be removed or damaged without Council consent.

Reason: To preserve existing landscape features.

Prior to the issue of a Subdivision Works Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Subdivision Works Certificate.)

PB0001 Home Warranty Insurance for \$20,000 over

12. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

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

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

Reason: To ensure that the levy is paid.

PB0029 Environmental Enforcement Service Charge - All DAs

14. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Subdivision Works Certificate. The fee will be in

accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

PB0030 Infrastructure & Restoration Adm. fee for all DAs

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

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

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

DB0001 Stormwater Disposal

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

Reason: To ensure satisfactory stormwater disposal.

DB0002 Retaining walls

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

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

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

Reason: To minimise impact on adjoining properties.

DB0003 Sydney Water Quick check

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

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

Please refer to the website

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

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

DB0004 Dial Before you Dig Service

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

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

DB0010 Design to withstand flooding

20. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

DB0012 #On Site Detention

21. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Subdivision Works Certificate for any work on the site.
- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the Civil Works Plans by Quantum Engineers D1-D6 REVA 3/12/2019 approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.
 - (b) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.

- (c) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.
- (d) All of the above requirements shall be placed on Title as Restrictions and/or Positive Covenants as appropriate. Details are to be submitted for approval of Council with the Subdivision Certificate.
- (e) The approved OSD system must be constructed to the satisfaction of the PCA prior to occupation of the new dwelling on the newly created lot.

DB0016 Construction of a concrete vehicular access way

22. Construction of a concrete vehicle access-way, for the full length of the proposed battle axe handle/right of carriageway, to be in accordance with Parramatta City Council's Standard Plan number DS44.

Details must accompany an application for a Subdivision Works Certificate to the satisfaction of the Certifying Authority.

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

Reason: To provide appropriate access.

DB0017A Construction of a heavy duty vehicular crossing

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

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

Reason: To ensure appropriate vehicular access is provided.

DB0021 Impact on Existing Utility Installations

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

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

DB0022 Support for Council Rds, footpath, drainage reserv.

25. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical

engineer. These details must accompany an application for a Subdivision Works Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

DB0023 Construction adjacent to a drainage easement

26. Foundations adjacent to a drainage easement are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". The engineering details are to form part of the Subdivision Works Certificate documentation.

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

DB0025 #Foundations adjacent to existing drainage pipes

27. Foundations adjacent to the existing Council drainage pipe, within the drainage easement, must be constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". Details must accompany an application for a Subdivision Works Certificate.

Reason: To ensure structural stability of the stormwater pipe.

DB0026 Driveway Grades

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

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

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

29. Prior to the issues of Subdivision Works Certificate, all relevant plans are to be amended to the satisfaction of the PCA to show the following:
- The right of carriageway to be 3.5m wide as measured from the northern boundary of the current site.
 - The eave of the first storey located at the rear is to be reduced to not encroach into the 3.5m wide right of carriage way.

Reason: to comply with the requirements of the DCP.

PB0020 #Parra Develop Contrib. Plan – Outside City Centre

30. A monetary contribution comprising **\$20,000** is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre)*. Payment must be by EFTPOS, bank cheque or credit card only.

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

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

City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre) can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

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

PB0038 #Security Bonds (For minor development)

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

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/125/2020;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to

such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

Bond Type	Amount
Nature Strip and Roadway	\$2,575.00
Street Trees	\$2,060.00
TOTAL	\$4,635.00

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

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

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

Prior to Work Commencing

PC0001 #Appointment of PCA

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

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

Reason: To comply with legislative requirements.

PC0002 Enclosure of the site

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

Reason: To ensure public safety.

PC0003 Site Sign

34. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifying Authority;
 - (d) The development consent approved construction hours;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

BC0001 Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

PC0005 Public liability insurance

36. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:
- (a) Above;
 - (b) Below; or
 - (c) On

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

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

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

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

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

LC0006 Pruning/works on tree(s)

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

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

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

DC0002 Road Opening Permits - DA's involving drainage wrk

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

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

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

DC0003 Dilapidation survey & report for private properties

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

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

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

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

Reason: Management of records.

DC0006 Erosion and Sediment Control measures

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

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

DC0007 Site Maintenance

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

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

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

DC0008 Shoring and adequacy of adjoining property

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

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

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

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

DC0009 Special Permits

43. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The

applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

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

Reason: Proper management of public land.

DC0010 Driveway Crossing Application

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

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

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and

specifications. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

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

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

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

LC0003 #Tree protection zone

45. The required Tree Protection Zones (TPZ) are to be established and in place prior to any works commencing according to the schedule below.

The area is to be enclosed with protective fencing consisting of 1.8m high fully supported chainmesh. The area enclosed is to be a designated "No-Go Zone" and is to be kept weed and grass free for the entire duration of works. The enclosed area is to be mulched with 100mm of leaf mulch to minimise disturbance to existing ground conditions for the duration of the construction works. "Tree Protection Zone" signage is to be attached to protective fencing; this must include the name and contact details of the site Arborist.

Tree No.	Species	Common Name	Location	Radius from Trunk for TPZ
3	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	3 metres
4	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	3 metres
5	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	3 metres
6	<i>Melaleuca bracteata</i>	Black tea tree	Rear yard	3 metres

Reason: To protect the trees to be retained on the site during construction works.

LC0007 Tree Protection During Construction

46. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist in accordance with AS4970 - Protection of Trees on Development Sites.

Reason: To ensure trees are protected during construction.

During Work

PD0001 Copy of development consent

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

Reason: To ensure compliance with this consent.

PD0003 Dust Control

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

Reason: To protect the amenity of the area.

PD0004 Materials on footpath

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

Reason: To ensure pedestrian access.

PD0006 Hours of work and noise

50. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the following hours:

- Monday to Friday inclusive: 7.00am and 5.00pm; and
- Saturday: 8.00am to 5.00pm.
- No work is to be carried out on Sunday or Public Holidays.

Demolition works are restricted to:

- Monday to Friday: 7.00am to 5.00pm; and
- No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

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

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

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

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

Reason: To protect the amenity of the area.

PD0007 Complaints register

51. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complaint; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

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

PD0008 Noise

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

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

Reason: To protect the amenity of the area and limit potential vibration impacts.

TD0001 Road Occupancy Permit

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

Reason: To ensure proper management of Council assets.

TD0002 Oversize vehicles using local roads

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

Reason: To ensure maintenance of Council's assets.

LD0001 No removal of trees on public property

55. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

LD0004 Material storage and trees

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

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

LD0011 Tree Removal

57. Trees to be removed are:

Tree No.	Species	Common Name	Location
1	<i>Cedrus deodora</i>	Himalayan cedar	Rear yard

Reason: To facilitate development.

LD0013 Removal of trees by an arborist

58. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

DD0001 Drainage to existing system

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

Reason: To ensure satisfactory stormwater disposal.

DD0003 Grated drain at garage

60. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the driveway, immediately before the garage door, to collect all surface water flowing down the driveway. An opportunity must be provided to allow emergency overflows to be diverted away from the garage. The drainage line from the grated drain shall be connected to the stormwater drainage system.

Reason: Stormwater control.

DD0004 #Driveway trench at boundary

61. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the site at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet.

Reason: Stormwater control.

DD0005 Erosion & sediment control measures

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

Reason: To ensure no adverse impacts on neighbouring properties.

DD0006 Damage to public infrastructure

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

Reason: To protect public safety.

DD0011 Nomination of Engineering Works Supervisor

64. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in

accordance with Council's "Guidelines for Public Domain Works".
 Certification is required to be provided with the Occupation Certificate.
Reason: To ensure Council's assets are appropriately constructed.

EWD0001 Asbestos-records disposal& licensed waste facility

65. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

LD0013 Removal of trees by an arborist

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

Reason: To ensure tree works are carried out safely.

EWD0002 Asbestos handled& disposed of by licensed facility

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

Reason: To ensure appropriate disposal of asbestos materials.

EWD0003 Waste data file maintained

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

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

EWD0005 General requirements for liquid and solid waste

69. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

PD0010 Survey Report

70. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of

the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

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

Prior to the issue of an Occupation Certificate/Subdivision Certificate

PE0001 Occupation Certificate

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

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

PE0007 #BASIX Compliance

72. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. A416863 will be complied with prior to occupation

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

BE0001 Record of inspections carried out

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

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

Reason: To comply with statutory requirements.

PE0024 The Release of Bond(s)

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

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

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

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

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

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

DE0003 Work-as-Executed Plan

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

- (a) A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.

The survey shall confirm a) that all retaining walls including foundations are wholly within the site boundary, b) that the swales have been constructed as per the approved plans, c) that the relevant boundary fences have been raised to allow overland flow to drain unobstructed though to the swale.

- (b) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Subdivision Works Certificate with the variations marked in red ink.
- (c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (f) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.

- (g) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer

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

Reason: To ensure works comply with approved plans and conditions of consent.

DE0004 #Creation of a floodway restriction

76. Prior to the issue of the Occupation Certificate, the applicant must create of a restriction on the title of the subject property.

The restriction is to be over the 1% AEP (100 year ARI) post development flood zone identified in the Flood Risk Management Report by Quantum Engineers REV A dated 16 07 2020 preventing the placement of any structures, walls, fences, fill or other items which may impede the 100 year ARI flood, within the identified zone.

City of Parramatta City Council is to be the Authority whose consent is required to release, vary or modify the restriction.

Reason: To protect the environment.

DE0007 Street Numbering

77. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

Reason: To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

DE0009 Request for a Subdivision Certificate

78. A separate application must be made for a subdivision certificate. The application is to be accompanied by a final Occupation Certificate.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

DE0010 Effective evacuation report

79. An evacuation report and procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc.). The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation

Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.

Reason: To make property owners/residents aware of the procedure in the case of flood.

DE0013 OSD Positive Covenant/Restriction

80. Prior to issue of the Subdivision Certificate, the applicant must create a Positive Covenant and Restriction on the Use of Land prepared in accordance with Section 88E of the Conveyancing Act 1919, burdening the owner of the allotment with the requirement to maintain the on-site stormwater detention facilities.

The terms of the instruments are to be to Council's satisfaction and are to be generally in accordance with Council's 'draft terms of Section 88B instrument for protection of on-site detention facilities'.

Where a title already exists, the Positive Covenant and the Restriction on the use of Land is to be created via an application to the Land Titles Office using forms 13PC and 13RPA.

The relative location of the On-Site Detention facility as it relates to the building footprint must be shown to scale in plan form or a works as executed plan if the work is completed is required to accompany 13PC and 13RPA forms.

Where applicable, electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at each entry point. The photos must be well labelled and must differentiate between multiple tanks. Additional photos may be requested if required.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to the issue of a Subdivision Certificate.

Reason: To ensure appropriate documentation is in place.

DE0015 Driveway Crossover

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

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

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

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

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

Reason: Pedestrian and Vehicle safety.

DE0017 Section 73 Certificate for land subdivisions only

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

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

DE0018 Reinstatement of laybacks etc

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

Reason: To provide satisfactory drainage.

PE0006 Street Number when site readily visible location

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

Reason: To ensure a visible house number is provided.

The Use of the Site

PF0049 Graffiti Management

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

Reason: To ensure the removal of graffiti.

PF0004 External Plant/Air-conditioning noise levels

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

Reason: To minimise noise impact of mechanical equipment.

EWF0006 Storage of bins between collection periods

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

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

Date: 12 May 2021
Responsible Officer: Najeeb Kobeissi

DEVELOPMENT APPLICATION

ITEM NUMBER	5.4
SUBJECT	OUTSIDE PUBLIC MEETING: 27-29 Tennyson Street, Parramatta (Lot 20 & 21 DP 7941)
DESCRIPTION	Demolition of existing structures and construction of a 3-storey building comprising a ground floor child care centre and two storeys of residential apartments over 2 levels of basement parking.
REFERENCE	DA/412/2020 - D08078468
APPLICANT/S	Designcorp Architects
OWNERS	Tennyson 888 Ptd Ltd
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval - Deferred Commencement

DATE OF REPORT - 16 JUNE 2021

REASON FOR REFERRAL TO LPP

This application is referred to the Parramatta Local Planning Panel (PLPP) as the proposed development contravenes the maximum height development standard by more than 10% prescribed under Clause 4.3 of the Parramatta Local Environmental Plan 2011

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 Site

The subject Site comprises two lots and is legally identified as Lot 21 DP 7941, and is known as 27-29 Tennyson Street, Parramatta. The subject site is a regular-shaped residential allotment with a total area of 1486.5m².

The subject site currently accommodates two, single storey residential dwellings with detached garages. The subject site is located within a residential area in transition from existing detached dwellings to higher density residential developments including residential flat buildings.

The sites located on the northern side of Tennyson Street have been redeveloped to residential flat buildings. The site is located immediately adjacent to James Ruse Drive. Western Sydney University is located on the eastern side of James Ruse Drive.

The proposal

- Demolition of all existing structures
- Construction three storey building comprising a ground floor child care centre and two levels of residential apartments comprising 10 units.

The centre is proposed to cater for a maximum of 79 children and 14 staff. The proposed hours of operation are 7:00am until 7:00pm, Monday to Friday.

The application was notified and advertised to the adjoining and nearby properties from 29 July to 26 August 2020. In response, 4 unique submissions were received raising traffic and privacy as the principal concerns.

A series of amended plans were received following consultation between Council officers, and the applicants and the plans were not required to be re-notified as the amended application is considered to be substantially the same development and does not result in a greater environmental impact.

Clause 4.6

Clause 4.3 of the Parramatta LEP 2011 provides that the height of a building on this site must not exceed 11 metres. The proposed building height ranges 13.4m and includes the lift core, rooftop level amenities, landscape planter troughs and pergola structures. The proposal seek a variation of 2.4m or 21.8%.

The application was accompanied by a Clause 4.6 Statement, which is considered well founded. The Parramatta Design Excellence Advisory Panel have considered this matter and noted their support of the building height. The breach in building height is a direct result of the inclusion of rooftop communal open space which does not result in additional gross floor area or any further non-compliances.

Assessment

The proposal is generally in accordance with the relevant statutory and policy provisions. An assessment of the proposal against the relevant provisions of the Parramatta Local Environmental Plan 2011 and Parramatta Development Control Plan 2011.

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. The proposal is recommended for approval subject to conditions for the following reasons:

1. The development is permissible in the R4 zone and satisfies the requirements of all of the applicable planning controls with one exception being Clause 4.3 Height of Building under Parramatta LEP 2011.
2. A written request to vary the height of building has been received. Accordingly, Council believes that there are sufficient environmental planning grounds to justify the variation and finds that the application is satisfactory. Council is therefore satisfied that the Applicant's Clause 4.6 variation request has adequately addressed the matters required to be demonstrated in Clause 4.6(3) of Parramatta LEP 2011 and that the proposed development will be in the public interest because it is consistent with the objectives of the height of building control and the objectives for development within the R4 zone in which the development is proposed to be carried out.

3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel (PLPP) support the variation to Clause 4.3 Height of Building of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.
- (b) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, grant **deferred commencement consent** to DA/412/2020 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

Jonathan Cleary
Team Leader Development Assessment

ATTACHMENTS:

1	Assessment Report	41 Pages
2	Locality Map	1 Page
3	Conditions	38 Pages
4	Plans used during assessment	17 Pages
5	Internal plans used during assessment (confidential)	6 Pages
6	Landscape Plans	8 Pages
7	Clause 4.6 Statement	7 Pages
8	Geotechnical Report	61 Pages

REFERENCE MATERIAL



City of Parramatta	
File No:	DA/412/2020

SECTION 4.15 ASSESSMENT REPORT

Child Care Centre – Parramatta Local Environmental Plan 2011 Environmental Planning & Assessment Act 1979

1. Summary

DA No:	DA/412/2020
Property:	LOT 21 DP 7941, 27-29 Tennyson Street, Parramatta NSW 2150
Proposal:	Demolition works, lot consolidation, construction of a mixed use development comprising a ground floor child care centre for 79 children and 2 storeys of residential dwellings comprising 10 units, basement level car parking levels for thirty-eight (38) vehicles, and associated landscape works. The proposal is Nominated Integrated Development under the Water Management Act 2000.
Date of receipt:	16 July 2020
Applicant:	Designcorp Architects
Owner:	Tennyson 888 Pty Ltd.
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	Four (4) objections
Conciliation Conference Held:	No
Recommendation:	Approval
Assessment Officer:	Jonathan Cleary

2. Legislative Requirements

Environmental Planning Instruments	<ul style="list-style-type: none"> • SEPP (Infrastructure) 2007 • SEPP (State and Regional Development) 2011 • SEPP (Sydney Harbour Catchment) 2005 • SEPP (Vegetation in Non-Rural Areas) 2017 • SEPP No. 55 (Remediation of Land) • SEPP (Affordable Rental Housing) 2009 • SEPP No. 65 (Design Quality of Residential Apartment Development) • SEPP (Educational Establishments and Child Care Facilities) 2017 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011
Zoning	R4 High Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	No
Integrated development	Yes – Water Management Act 2000
Clause 4.6 variation	Yes – Supported.
Delegation	Parramatta Local Planning Panel (PLPP)

3. Site History

DATE	COMMENT
21 November 2019	Council held pre-lodgement DEAP meeting PL/132/2019 for a <i>three-storey building comprising a child centre at ground level with two levels of residential apartments above 2 basement carparking levels.</i> The pre-lodgement plans were given an Amber light.
29 January 2020	Council held pre-lodgement meeting PL/166/2019 for the same development as above.
16 July 2020	Subject Development Application lodged.

4. Site Description and Conditions

The subject Site comprises two lots and is legally identified as **Lot 21 DP 7941**, and is known as **27-29 Tennyson Street, Parramatta**. The subject site is a regular-shaped residential allotment and has an approximate fall to the rear of 1.4 metres over a distance of 48m or 3%

The subject site has the following area and dimensions:

Area – 1486.5 square metres

Frontage (North) and Rear (South) – 30.48 metres

Side (East and West) – 48.77 metres

The subject site currently accommodates two, single storey residential dwellings with detached garages. The subject site is located within a residential area in transition from existing detached dwellings to higher density residential developments including residential flat buildings.

The sites located on the northern side of Tennyson Street have been redeveloped to residential flat buildings. The site is located immediately adjacent to James Ruse Drive. Western Sydney University is located on the eastern side of James Ruse Drive.



Figure 1: Aerial photo of 27-29 Tennyson Street, Parramatta (GeoCortex, 15 April 2021)

The subject site and surrounding properties are zoned as R2 Low Density Residential.



Figure 2: Zoning Map (LEP 2011, GeoCortex)

SECTION 4.15 EVALUATION

5. The Proposal

The proposed development includes the following components:

- **Demolition of all existing structures**
- **Tree removal**
- **Construction three storey building comprising a ground floor child care centre and two levels of residential apartments.**

Residential Component:

10 residential units comprising:

- 4 x 1 bedroom units;
- 5 x 2 bedroom units
- 1 x 3 bedroom unit.

18 car spaces on Basement Level 2

Child Care Centre:

80 children comprising

- 20 x 0-2 year old;
- 30 x 2-3 year old;
- 29 x 3-6 year old.

Hours of Operation

Monday to Friday: 7:00AM to 7:00PM

The child care centre will operate for fifty-two (52) weeks a year however, it will not operate on weekends or during Public Holidays.

Number of Staff

Minimum of fourteen (14) staff is proposed to be working at any time and will be divided amongst the age groups. Refer to Section 7.3.1 of this report for discussion of compliance.

Parking Spaces

A total of twenty (20) car parking spaces are proposed within the basement consisting of the following allocations:

Staff (tandem parking arrangement): 8 car parking spaces

Visitor: 12 car parking spaces

Accessible: 2 car parking space

Waste

A waste storage area has been proposed to be located within the basement car park.

6. Permissibility

The subject site is zoned R4 High Density Residential under the Parramatta Local Environmental Plan (LEP) 2011. The proposed development is defined in LEP 2011 as 'Centre-based child care facilities' and 'residential flat building' and is permissible with consent on the site.

Zone Objectives

The objectives of R4 High Density Residential are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.*
- *To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.*

The proposed development, being a residential flat building and child care centre, provides for the housing needs of the community in a high density environment and provides a facility which meets the day-to-day needs of the residents.

7. Environmental Planning Instruments

7.1 STATE ENVIRONMENTAL PLANNING POLICY 55 – 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; and
- There is no specific evidence that indicates the site is contaminated and is suitable for a centre-based child care facility.

Therefore, in accordance with Clause 7 of the State Environmental Planning Policy No 55 -Remediation of Land, the land is suitable for a centre-based child care facility.

Conditions of consent are recommended to address any new evidence discovered during demolition or excavation, and to ensure any known contaminants are treated and disposed of appropriately.

7.2 STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

The application has been assessed against the requirements of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. 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.

No trees were identified on the site and therefore no tree removal is proposed.

7.3 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The provisions of the State Environmental Planning Policy (Education and Child Care Facilities) 2017 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.


Requirements	Discussion
Part 2 General	
Cl. 12 Notification of councils and State Emergency Service – development on flood liable land	N/A – The subject site is not identified as a <i>flood liable land</i> .
Part 3 Early education and care facilities-specific development controls	
Cl. 22 Centre-based child care facility-concurrence of Regulatory Authority required for certain development	The proposed centre based child care centre meets the regulations for indoor and outdoor play areas in accordance with regulation 107 and 108 of the Educational and Care Services National Regulations. Refer to assessment against the Child Care Planning Guideline in Section 7.3.1 below.
Cl. 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 assessed against the matters for consideration as depicted in the table below.
Cl. 24 Centre-based child care facility in Zone IN1 or IN2-additional matters for	The subject site is not zoned as IN1 General Industrial or IN1 Light Industrial.

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consideration by consent authorities	
Cl. 25 Centre-based child care facility-non-discretionary development standards	No concerns are raised with respect to compliance with the non-discretionary development standards.
Cl. 26 Centre-based child care facility-development control plans	The provisions contained in the Parramatta Development Control Plan 2011 pertaining to this clause have not been applied when assessing the proposed development.

7.3.1 Child Care Planning Guideline August 2017


The SEPP (Educational Establishments and Child Care Facilities) 2017 requires consideration of the provisions contained within the Child Care Planning Guideline (CCPG) August 2017. The CCPG's considerations and requirements generally prevails over DCP 2011 with exception to height of building, setbacks and car parking rates. The subject application has been assessed against these provisions as demonstrated below:

Considerations and Requirements	Discussion
Part 3 – Matters for consideration	
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; 	<p>Yes. The application was accompanied by an Acoustic Report prepared by <i>Acoustic Logic</i> dated 26 October 2020 which recommends the construction of a 2.1m high acoustic barrier located along the length of the western and southern boundaries and partially on the eastern boundary.</p> <p>Figure 3 below shows the indicative acoustic barrier location in red.</p>  <p>Figure 3: Location of acoustic barriers (Acoustic Report)</p>
<ul style="list-style-type: none"> The setbacks and siting of buildings within the residential context; 	<p>Yes. The building generally meets the requirements for separation under the Apartment Design Guide. The design not out of character for a high-density residential environment</p>
<ul style="list-style-type: none"> Traffic and parking impacts of the proposal on residential amenity. 	<p>Yes – The proposed car parking spaces are compliant with the minimum requirements of DCP 2011. Refer to Section 9 for discussion.</p>
C2 When selecting a site, ensure that:	

<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>Yes – The site is capable of accommodating a 3-storey residential flat building-typology. The location of the site adjacent to James Ruse Drive limits the number of adjoining residential properties and the impacts associated with the development.</p> <p>Yes – The subject site is environmentally safe as it is not located on land subject to flooding, land slip, bushfire and coastal hazards.</p> <p>Yes – The subject site is not considered to contain contaminants on the land. Refer to Section 7.1 of this report for discussion.</p> <p>Yes – The Site is two sites with a combined frontage of 30.48 metres and an area of 1,486.5m² which is an appropriate size for a development of this scale.</p> <p>The site has a reduced number of shared boundaries with residential properties due to its location immediately adjacent to James Ruse Drive.</p> <p>The site is not in an environmentally or culturally sensitive area.</p> <p>N/A</p> <p>Yes – The development accommodates drop-off-pick-up within the basement parking area.</p> <p>Yes – Tennyson Street, is a local road considered to be appropriate and safe for the proposed use.</p> <p>Yes – The proposed location is located within an established residential area and is not within vicinity of a restricted premises or places of incompatible social behaviour.</p>
<p>C3 A child care facility should be located:</p>	<p>Yes – The subject site is within vicinity of the following:</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. 	<ul style="list-style-type: none"> - Irving Street Reserve: 80m (approx.) - Western Sydney University: 400m walking distance (approx.) - Caber Park: 400m (approx.) <p>Yes – The subject site is within reasonable distance to local shops and major employment areas such as the Parramatta CBD, Rydalmere industrial precinct, and local shops in North Parramatta (Victoria Road).</p> <p>Yes – The subject site is located 500m (approx.) away from a bus stop (Victoria Road) which is serviced by bus route 500N, 501, 521, 523, 524, 525.</p> <p>Yes – The subject site is within reasonable walking distances to the local shops and bus stop.</p>
<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>No but acceptable</p> <p>The subject site is located adjacent to James Ruse Drive, a classified road with a daily traffic volume of approximately 80,000 vehicles (2018 survey data at Station ID 72013) with approximately 7% heavy vehicle traffic (2018 survey data at Station ID 50240).</p> <p>In support of the location, an Ambient Air Quality Assessment prepared by <i>Geotechnical Consultants Australia</i> dated 22 April 2021 was submitted.</p> <p>The report concluded that the site is suitable for the proposed use as the monitoring did not indicate any exceedances in air quality limits.</p>
3.2 Local character, streetscape and the public domain interface	
<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 	<p>Yes – The design of the building is in keeping with the expected residential flat building typology emerging in the area.</p> <p>Yes – as above.</p> <p>Yes – The design and materiality of the development is in keeping with the emerging character of Tennyson Street and Irving Street.</p>

<p>integrate with the existing streetscape;</p> <ul style="list-style-type: none"> • Use landscaping to positively contribute to the streetscape and neighbouring amenity; and • Integrate car parking into the building and site landscaping design in residential areas. 	<p>Yes – The building design is a modern residential flat building which integrates into the emerging character of the area.</p> <p>Yes – Adequate shrubs and trees have been proposed along the frontage of the lot in which contributes positively to the streetscape</p> <p>Yes – The proposed basement car parking is predominantly located within the building envelope.</p>
<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>Yes – The fencing and landscaping proposed adequately differentiates public and private spaces and provides screening and security around play areas.</p> <p>The residential apartments on the first and second floor provide passive surveillance of Tennyson Street.</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>	<p>Yes – The entrance is clearly delineated from the private residential entrance and is accessed from Tennyson Street.</p>
<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. 	<p>N/A – The development does not adjoin public parks, open space or bushland.</p>
<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>Yes – Conditions of consent are recommended that any fence on the front boundary must not exceed 1.2 metres in height when measured from the street.</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</p>	<p>N/A – Existing solid acoustic barriers are located adjacent to the eastern boundary between the site and James Ruse Drive.</p>

boundary with screen landscaping of a similar height between the wall and the boundary.	
3.3 Building orientation, envelope and design	
<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 rooms and bedrooms in adjoining residential properties; ○ Placing play equipment away from common boundaries with residential properties; ○ Locating outdoor play areas away from residential dwellings and other sensitive uses; • 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>Yes – The ground floor of the child care centre is primarily at the existing ground level with minimal opportunities for overlooking into the adjoining properties. The play areas are excavated approximately 400mm at the lowest point to further minimise the potential for overlooking.</p> <p>The outdoor play areas are located around the perimeter of the building and adjacent to rear, southern boundary. This is the most appropriate location given the availability of space and design constraints.</p> <p>Yes – the proposed building provides ADG compliant setbacks to allow greater solar access to the play areas.</p> <p>Yes – the overshadowing of adjoining properties is in keeping with the expected pattern of redevelopment in R4 zones. The 2.1-metre-high acoustic barriers would not unreasonably increase the overshadowing on the adjoining properties.</p> <p>Yes – The extent of excavation for the purpose of the basement is considered acceptable as it continues to provide reasonable setbacks to the boundaries for deep soil planting. The children's play area is slightly excavated, up to 400mm below existing ground level which is considered acceptable in this instance.</p> <p>Yes – The child care centre is integrated into the residential flat building typology and assists in defining the street.</p> <p>N/A – The outdoor play areas are located on ground level.</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; 	<p>Yes – The overall height of the development is consistent with the expected form of development within the R4 zone.</p>

<ul style="list-style-type: none"> • 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>Yes – The proposed setbacks are consistent with a residential flat building typology and compliant with the Apartment Design Guide in that respect.</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>N/A – Setback controls of DCP 2011 and ADG have been considered in the assessment of the building.</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>Yes – The side and rear setbacks are consistent with the expected setbacks for a residential flat building typology.</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>Yes – The child care centre is part of the larger residential flat building typology and responds to the expected built form within the R4 precinct.</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>Yes – The pedestrian access is clear to the street and is elevated approximately 1 metre. The application proposes an accessible ramp and stairs.</p> <p>The entrance is clearly delineated from the private residential entrance</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>Yes –</p> <p>A Continuous path of travel is provided without the use of platform lifts</p> <p>It is noted that the applicant has provided an accompanying access report for the proposed building design.</p> <p>Refer to Section 10.11 for Council's Universal Design and Access Officer's comments regarding accessible design.</p>
3.4 Landscaping	
<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>Yes – Adequate landscaping have been proposed along the side and rear boundary.</p> <p>Screen planting/landscape buffer has been provided along the side and rear boundaries therefore, it has not been considered in the calculation of unencumbered space.</p> <p>Council's Landscape Officer considers the submitted landscape plan to be satisfactory subject to the imposition of relevant conditions.</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>N/A – Basement car parking is proposed.</p>
3.5 Visual and acoustic privacy	

<p>C20 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>Yes – The application includes first and second floor balconies to residential apartments. The child care centre includes additional shade structures at ground level to obscure overlooking, and balconies are primarily facing the eastern and western side boundaries to limit overlooking to the principal play space adjacent to the southern, rear boundary.</p>
<p>C21 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</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>Yes – The building is positioned so that all internal play spaces are generously setback from the side boundaries in accordance with the ADG.</p> <p>Screen planning along the southern and western boundaries will provide additional protection from overlooking both to the centre.</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>Yes – No overlooking to the main living areas and private open spaces of adjacent residential dwellings can be achieved.</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>Yes – An acoustic fence is proposed along the side and rear boundaries to protect the acoustic amenity of adjoining residential properties.</p> <p>The fence height, when viewed from the adjoining properties, should not exceed 2.1 metres. Due to the level of the children's play area, the fence should not exceed 2.5 metres when viewed from within the site.</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>Yes – The submitted Acoustic Report provides a series of recommendations with respect to glazing and limitations on the number of children outside. The management of children is supported by the Plan of Management.</p> <p>Acoustically, the site benefits from its position adjacent to James Ruse Drive which resulted in louder background level, allowing for lower acoustic barriers around the centre to achieve a compliant acoustic level.</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, such as solid balcony balustrades, external screens and soffits; and • Locating cot rooms, sleeping areas and play areas away from external noise sources. 	<p>Yes – The child care centre is located adjacent to James Ruse Drive, however, is setback generously from the eastern boundary and benefits from an existing solid acoustic barrier at James Ruse Drive.</p>
<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>Yes – The submitted Acoustic Report identifies the glazing requirements for the indoor play areas to ensure an appropriate acoustic environment given the site's location adjacent to James Ruse Drive.</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>Yes – The application was accompanied by an Air Quality Assessment which identified that the air quality on the site does not exceed the relevant <i>National Environment Protection Measure for Ambient Air</i> targets.</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</p>	<p>Yes – See above.</p>

quality standards in accordance with relevant legislation and guidelines.	
3.7 Hours of operation	
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 non-residential land uses.	Yes – The proposed hours of operation complies. Monday to Friday: 7AM to 7PM
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.	N/A – The site is not within mixed use areas.
3.8 Traffic, parking and pedestrian circulation	
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. The Parramatta DCP 2011 specifies a parking rate of: <i>1 space per 4 children & 1 accessible space in every 10 spaces</i> . The parking required for the proposal based on the above is 20 spaces with the inclusion of 2 accessible spaces.	Yes – Twenty (20) car parking spaces with tandem arrangements have been provided with two (2) accessible space has been proposed and are located within Basement level 1.
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.	N/A – The site is not located in a commercial or industrial zone.
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: <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. 	Yes – The application was accompanied by a Traffic and Impact Assessment. Council's Traffic and Transport team considers the estimated increase in traffic is considered acceptable and will not cause negative impact on Tennyson Street and surrounding road network. Refer to Section 10.9 for further discussion.
C34 Alternate vehicular access should be provided where child care facilities are on sites fronting: <ul style="list-style-type: none"> • A classified road; and 	N/A – The subject site does access from a classified road or a road which carries freight traffic or transports dangerous and hazardous materials.

<ul style="list-style-type: none"> • 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>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>N/A – Tennyson Street is not a cul-de-sac or a 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; • 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>Yes – Pedestrian access to the centre and building are separate and appropriate.</p>
<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. 	<p>Yes – Parking for the child care centre is located on Basement Level 1 only. The residential parking spaces are separated on Basement Level 2.</p>

<p>Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site; and</p> <ul style="list-style-type: none">• Parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.										
<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>Yes – Car parking design with regard to these specific requirements is satisfactory.</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.</p>	<p>Yes – 3.27m² of unencumbered indoor space is provided per child with a total unencumbered indoor space of 258.39m².</p>									
<p>Verandahs as indoor space For a verandah to be included as unencumbered indoor space, any opening must be able to be fully closed during inclement weather. It can only be counted once and therefore cannot be counted as outdoor space as well as indoor space (refer to Figure 1).</p>	<p>N/A – Verandahs are not proposed.</p>									
<p>Storage Storage areas including joinery units are not to be included in the calculation of indoor space. To achieve a functional unencumbered area free of clutter, storage areas must be considered when designing and calculating the spatial requirements of the facility. It is recommended that a child care facility provide:</p> <ul style="list-style-type: none">• A minimum of 0.3m³ per child of external storage space; and• A minimum of 0.2m³ per child of internal storage space.	<p>Yes – The proposal complies.</p> <table><tr><th></th><th>Required</th><th>Proposed</th></tr><tr><td>Internal</td><td>15.8m³</td><td>16.5m³</td></tr><tr><td>External</td><td>23.7m³</td><td>24.11m³</td></tr></table>		Required	Proposed	Internal	15.8m ³	16.5m ³	External	23.7m ³	24.11m ³
	Required	Proposed								
Internal	15.8m ³	16.5m ³								
External	23.7m ³	24.11m ³								
<p>4.2 Laundry and hygiene facilities</p>										
<p>Regulation 106 Education and Care Services National Regulations There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including</p>	<p>Yes – A laundry room is located on the ground level administration area and has facilities to store soiled clothing, nappies and linen, including hygienic facilities for storage prior to disposal or laundering.</p>									

hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	Conditions of consent are recommended that further details are provided at Construction Certificate stage.
4.3 Toilet and hygiene facilities	
<p>Regulation 109 Education and Care Services National Regulations</p> <p>A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children. Child care facilities must comply with the requirements for sanitary facilities that are contained in the <i>National Construction Code</i>.</p>	<p>Yes – Ambulant toilets are provided, and age appropriate bathroom facilities are provided, accessible from each play room.</p> <p>Conditions of consent are recommended that further details are provided at Construction Certificate stage.</p>
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>Yes – Conditions of consent are recommended to ensure the play rooms can be natural ventilated or mechanically ventilated where necessary.</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>	<p>Yes – A consultation space for parents and carers is provided within the staff room.</p>
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>	<p>No but acceptable – Although limited detail has been provided, conditions of consent are recommended that this detail is provided prior to the issue of a Construction Certificate.</p>

4.7 Premises designed to facilitate supervision	
Regulation 115 Education and Care Services National Regulations 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> .	Yes - The main areas of the child care centre have been adequately designed to have regard of supervision of children at all times by the use of windows to rooms and low-walls to bathrooms.
4.8 Emergency and evacuation procedures	
Regulations 97 and 168 Education and Care Services National Regulations 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.	No but acceptable – A deferred commencement condition is recommended that the Emergency Evacuation Plan is prepared and approved by Council prior to the issue of an operative consent. Council does not find there to be any fundamental reason why the site cannot be appropriately evacuated in the event of an emergency.
4.9 Outdoor space requirements	
Regulation 108 Education and Care Services National Regulations An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m ² of unencumbered outdoor space.	Yes – The proposed development complies with the numerical requirements of outdoor unencumbered space. Required: 553m ² Proposed: 553.23m ²
4.10 Natural environment	
Regulation 113 Education and Care Services National Regulations The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.	Yes – The proposed outdoor space is sufficient in providing experience to the natural environment.
4.11 Shade	
Regulation 114 Education and Care Services National Regulations 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.	Yes – The play area is principally located on the southern side of the building which acts as a shade structure throughout most of the year. Additional shade structures are proposed adjacent to the eastern boundary to provide additional screening for 0-2-year-old play area.
4.12 Fencing	
Regulation 104 Education and Care Services National Regulations 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. Child care	Yes - Whilst specific fencing details were not provided, in the event that the application be approved, a condition may be imposed to ensure compliance to the regulation.

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> .									
4.13 Soil assessment									
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.	Yes – As discussed in Section 7.1, Council does not have on record data that suggests the site is contaminated. The site is located within a well-established residential area. The applicant's Statement of Environmental Effects states that the site is not contaminated. Regulation 25 requires that soil testing is required prior to the issue of a service approval through the Department of Education. A deferred commencement condition is recommended that a Stage 2 – Detailed Site Investigation is undertaken and submitted to Council for approval prior to the commencement of any further works or service approvals.								
Relevant regulation not addressed in Child Care Planning Guideline August 2017									
Educator to child ratios-centre based services									
Regulation 123 Education and Care Services National Regulations <i>The minimum number of educators required to educate and care for children at a centre-based service is to be calculated in accordance with the following ratios—</i> (a) <i>for children from birth to 24 months of age—1 educator to 4 children;</i> (b) <i>for children over 24 months and less than 36 months of age—1 educator to 5 children;</i> (c) <i>for children aged 36 months of age or over (not including children over preschool age)—1 educator to 11 children;</i> (d) <i>for children over preschool age, 1 educator to 15 children.</i>	Yes - The submitted Statement of Environmental Effects states that the child care centre will have minimum fourteen (14) educators working at any given time. A breakdown of the minimum educators required is displayed in the following table: <table border="1"> <thead> <tr> <th>Age Group</th><th>Minimum Educators Required</th></tr> </thead> <tbody> <tr> <td>0 – 2 years</td><td>5</td></tr> <tr> <td>2 – 3 years</td><td>6</td></tr> <tr> <td>3+ years</td><td>3</td></tr> </tbody> </table>	Age Group	Minimum Educators Required	0 – 2 years	5	2 – 3 years	6	3+ years	3
Age Group	Minimum Educators Required								
0 – 2 years	5								
2 – 3 years	6								
3+ years	3								

7.4 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

This Policy aims to improve the design quality of residential flat development. This proposal has been assessed against the following matters relevant to SEPP 65 for consideration:

- Design Excellence Advisory Panel;
- The 9 SEPP 65 Design Quality Principles; and
- The Apartment Design Guide (ADG).

7.4.1 Design Excellence Advisory Panel

The development application was considered by DEAP on two occasions: 27 August 2020 and 11 March 2021. The final DEAP notes are provided below with the applicant's response to each item:

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DEAP's Comment 11 March 2021	Amended Plans 27 April 2021
1. <u>Ground floor entry to child care</u> : Opportunity to create more socially integrative spaces adjacent to the footpath and landing area to allow casual bump space and short conversations. This should be seamlessly integrated with the entry landscaping and could include cutting back the stair handrail to allow an extension and widening of the landing, modification of ground floor garden space to provide a seat, and allowance for short term pram parking.	A communal bench is provided adjacent to the front gate to incorporate a 'bump space'
2. <u>Playground layout</u> : The Panel notes that the playground is a specialised design that needs to be progressed in detail between the client and landscape architect. Further consideration should be given to the selection and location of the canopy trees at the perimeter to provide the appropriate screening and balance between sunlight and shade during different times of the year. Given the intensity of the layout and extensive reliance on artificial surfaces, the Panel also queried if there were opportunities for some more passive, natural turf areas.	Passive grass areas are provided adjacent to the play rooms.
3. <u>Street tree planting</u> : The 3 Callistemon street trees proposed to complement the existing street trees, are small trees not in scale with the proposed development. The planting of larger street tree(s) would provide a more effective termination to the Tennyson St vista and have greater impact in reducing the urban heat island effect in Parramatta.	Conditions of consent are recommended to ensure appropriate planting sizes and species both on the site and within the public domain.
4. <u>Ground floor entry to apartments</u> : Improvements have been made to the separated landscaped entry and lift area. The highlight windows of the adjacent child care toilets could be reconfigured (or removed) to reduce their impact along the breezeway.	Ground floor access to the residential apartments is proposed via an external walkway on the western side of the ground floor. The windows fronting this walkway from the child care centre are administrative spaces only.
5. <u>Improved entry experience to individual units</u> : The Panel is concerned that the front door opens directly into the dining area of Units 3 and 8. The inclusion of open grill gates and end planters in the breezeways leading to the Units 3 and 5, and 8 and 10 respectively to create a landscaped transition space, will improve the arrival experience to each unit front door and the entry into the unit. This measure will most likely require the relocation of highlight windows of the central units 1 and 6, or inclusion of vertical slot windows towards the front of living areas. Some units have bedrooms directly accessed from living or kitchen spaces, and scope for replan or indentation of doors is recommended.	Apartment layouts have had minor improvements made. The breezeways include secondary gates which provide a semi-private foyer for Units 03, 05, 08, and 10.
6. <u>Wintergardens and balconies</u> : The Panel notes that the enclosed balconies or 'wintergardens' to the east are part of the noise amelioration strategy to James Ruse Drive and will require specialised glazing and window frame requirements.	The fixed glass louvres have been removed from the balconies and replaced with sliding privacy screens.

Whether these 'enclosed' spaces (and the breezeways) are considered additional FSR, should be clarified with Council as there could be need to reduce GFA	
7. <i>The street facing and western façade balconies could be addressed differently and may not require a similar louvre detail due to their non- freeway orientation. The Panel is concerned that if all the balconies are enclosed, this could affect the ADG cross ventilation and solar access requirements. Operable screens could provide benefits and greater flexibility in these locations, while also allowing for privacy</i>	The louvre details on all balconies is consistent with the street-facing balconies.
8. <i>Locations of AC condensers: If proposed to be on individual balconies, these should be incorporated into well designed screened alcoves with acoustic consideration and shown at DA stage</i>	Conditions of consent are recommended that no mechanical equipment shall be visible from the street elevation.
9. <i>Ceiling fans in bedrooms and living areas are otherwise recommended and should also be considered for the child care spaces.</i>	Conditions of consent are recommended that for the installation of ceiling fans in bedrooms, living spaces, and the indoor play spaces where it will not result in a non-compliance with BCA ceiling heights.
10. <i>Roof Garden: Whilst Plumeria (frangipani) is a robust species, it has a small canopy and may not provide the shade and environmental protection required. The Panel recommends that it be paired with more appropriate species with a larger canopy spread</i>	Conditions of consent are recommended that planting with more substantial canopy cover is proposed on the rooftop garden.
11. <i>Include hose cocks on the roof for washing down purposes</i>	Condition of consent recommended to this effect.
12. <i>Scope for use of rainwater capture to use in landscape irrigation is recommended.</i>	The application does not require the installation of a rainwater tank.

Planners Comments:

All the issues brought up by the Design Excellence Advisory Panel have been addressed or can be resolved by way of condition.

Following the submission of amended plans and documentation, the development is considered to achieve design excellence despite the non-compliance with the development standards in the Parramatta LEP 2011.

7.4.2 Design Quality Principles

Part 4 of the Policy introduces 9 design quality principles. These principles do not generate design solutions but provide a guide to achieving good design and the means of evaluating the merits of proposed solutions. As required by the Environmental Planning and Assessment Regulation, the application was accompanied by a response to those design principles.

The following table provides an assessment of the proposal against those principles having regard to the comments of DEAP and assessment by Council's officers:

Principle

Context and neighbourhood character

It is noted that a residential flat building development with an appropriate scale and appropriate design could meet the context and neighbourhood character of the precinct. The proposed development, being a residential flat building typology, meets this principle, notwithstanding its noncompliance with the controls of the Parramatta LEP and Parramatta DCP regarding its height.

Built form and scale

The proposed scale, bulk and height is considered appropriate for the area. The proposal does exceed the maximum building height allowable under the Parramatta LEP, however, the additional height is in character with the current and emerging context.

It is considered that the site is not significantly restricted, however, Council's preference is for the inclusion of rooftop communal open space for smaller-scale residential flat buildings. The exceedance in height is a consequence of that.

The proposal appropriately addresses the constraints of the site and is of an acceptable scale envisioned for the area.

Density

The proposed density on the site is appropriate in the context as the proposal achieves a high level of amenity for the residents.

The site has access to public transport in the form of a bus stop on Victoria Road that is a direct connection the Parramatta CBD.

Sustainability

Energy and water efficiency targets under SEPP (BASIX) 2004 are achieved. The design is consistent with best practice design criteria for cross ventilation and solar access under the ADG.

Landscape

The proposal provided sufficient and appropriate landscaping within the site with opportunities for larger trees within the side setbacks and at the rear. The application adequately meets the requirements of the Landscaping Principle.

Amenity

The proposal achieves the requirements of the ADG with respect to the solar access and ventilation. The internal amenity of each unit is generally acceptable with no acute angles and unusable corners within bedrooms and living spaces. The common internal circulation corridors are legible without many corners. The development is considered to achieve the Amenity Principle.

Safety

Windows and units are generally orientated outward of the development which increase the potential for passive surveillance of the existing and future public domain within the roadway. The landscaping on site is designed to provide a clear delineation between public and private spaces without blocking views to the public domain from the site. The development is considered to achieve the Safety Principle.

Housing Diversity and Social Interaction

The application provides an adequate housing mix. Opportunities are provided in site, particularly within the communal open space, for social interaction. The proposal is considered to achieve the Housing Diversity and Social Interaction principle.

Aesthetics

The residential apartment buildings in the surrounding context are approved and built at 3 storeys. Despite the height noncompliance, the proposal is a building proportional with the nearby developments.

The use of robust materials such as masonry and metal cladding present a muted palette with a proportionally designed building that responds to the context achieves the Aesthetic Principle.

7.4.3 Apartment Design Guide

The SEPP requires consideration of the ADG which supports the 9 design quality principles by giving greater detail as to how those principles might be achieved.

The application is supported by a detailed table demonstrating consistency with the design criteria in the ADG. The table below considers the proposal against key matters:

Apartment Design Guide					
Subject		Control		Proposal	Compliance
Communal Open Space (COS)		25% (371.6m ²) of site Developments achieve a min. of 50% direct sunlight to the principal useable part of the COS for a min. 2 hours between 9am and 3pm, mid-winter.		30.1% or 447.89m ² Communal Open Space provided. The COS will receive more than 3 hours during the winter solstice	Yes
Deep Soil Zones		7% (104m ²) of site Min. dimensions of 3m 10% (148.6m ²) deep soil encouraged given the size of the site and context.		Plans indicate deep soil areas primarily at the rear of the site Total provided: 18.5% (274.89m ²)	Yes
Visual Privacy/ Building Separation				East (side)	No but acceptable. No residential developments are possible to the east of the site. Reduced setbacks are considered acceptable.
Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable	4.5m to boundary	
up to 12m (4 storeys)	12m	9m	6m	West (side)	
				6m to boundary	
				South (rear)	
				8.8m to boundary	
Parking		The site is more than 800m walking distance a railway station and the DCP rates apply:		15 car parking spaces 3 visitor spaces	Yes. Although additional parking is generally included in the

	Total Bicycle: 5 spaces Total Car Parking: 10 residential spaces + 3 visitor spaces	5 bicycle spaces.	calculation of GFA, a reduction in parking spaces on Basement Level 2 would not result in any change to the bulk of the building above-ground.
Solar Access	<p>Living rooms and private open space of at least 70% of apartments in a building receive a min. 2 hours of direct sunlight between 9am and 3pm on 21 June</p> <p>A max. of 15% of apartments in the building receive no sunlight between 9am and 3pm at mid-winter</p>	<p>7/10 apartments receive 2 hours (70%)</p> <p>All units receive some sunlight</p>	Yes
Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building	10/10 apartments are naturally cross ventilated (100%)	Yes
Ceiling Heights	<p>Habitable rooms 2.7m</p> <p>Non-habitable 2.4m</p>	Section and floor plans indicate a floor-to-floor height of 3150mm which are capable of achieving 2.7 metre ceiling heights without issue.	Yes
Apartment Size & Layout	<p>1-bedroom 50m²</p> <p>2-bedroom 70m²</p> <p>3-bedroom 90m²</p>	<p>1-bedroom 51m² (min.)</p> <p>2-bedroom 75m² (min.)</p> <p>3 bedroom 95.4m²</p>	Yes
	Master bedrooms have a min. size of 10m ² & other bedrooms 9m ² (excluding wardrobe space) Min dimension 3m	Bedroom sizes achieve the minimum dimensions and sizes.	Yes
	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> - 3.6m for studio and 1-bedroom apartments. - 4m for 2 and 3 bedroom apartments. 	All minimum dimensions provided	Yes
Noise and Pollution	Rooms with similar noise requirements are grouped together	Bedrooms and living rooms are generally grouped	Yes
Private open space and balconies	<p>All apartments are to have primary balconies as follows:</p> <p>1 bedroom: 8m², min. 2m depth</p> <p>2 bedroom: 10m², min. 2m depth</p>	All units achieve the minimum dimensions	Yes

	3 bedroom: 12m ² , min. 2.4m depth		
	Ground floor units are to have private open space as follows: 15m ² , min 3m depth	No ground floor units	N/A
Common Circulation	Max. number of apartments off a circulation core on a single level is 8.	Max. 4 apartments accessed of a dual lift/stair core per level	Yes
Storage	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is required: Studio: 4m ³ 1 bedroom: 6m ³ 2 bedroom: 8m ³ 3 bedroom: 10m ³	Adequate storage provided to each unit.	Yes

In summary, the development is generally compliant with the numerical controls of the ADG, while also meeting the character of the local area and is therefore supported.

8. Parramatta Local Environmental Plan 2011

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

Standards and Provisions	Proposal
Part 4 Principal development standards	
Clause 4.1 Minimum subdivision lot size	N/A – Subdivision of land is not proposed.
Clause 4.3 Height of Buildings Maximum = 11m Proposed = 13.4m (approx.)	No - The development proposal does not comply with Clause 4.4 of LEP 2011 with consideration of the highest point of the structure as RL 31.65 and the natural ground level as RL 18.25 (approx.).
Clause 4.4 Floor Space Ratio Maximum = 0.8:1 (GFA 1,189.2m ²) Proposed = 0.8:1 (GFA 1,188.5m ²)	Yes - In this instance, the communal hallways are substantially open to the elements through the use of balustrades and wires for the purpose of vine growth. The development proposal complies with Clause 4.4 of LEP 2011.
Clause 4.6 Exception to Development Standards	Yes - The application relies upon this clause to allow the exceedance of the height as noted above. See assessment following at the end of this table.
Part 5 Miscellaneous provisions	
Clause 5.1A Development on land intended to be acquired for public purposes	N/A – The subject site is not identified in the Land Reservation Acquisition Map.
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A – The subject application is not proposing for miscellaneous permissible uses.
Clause 5.6 Architectural roof features	N/A – The subject application is not proposing for architectural roof features.
Clause 5.7 Development below mean high water mark	N/A – The subject site is not covered by tidal waters.

Clause 5.10 Heritage Conservation	The subject site is not identified as a heritage item or is located within a heritage conservation area. Notwithstanding, the subject site is identified to contain Low Sensitivity of Aboriginal Heritage Study. In accordance with Clause 5.10 (8) of LEP 2011, the proposed works within the subject site are not considered to impact Aboriginal Heritage. Therefore, a Heritage Impact Assessment is not required to be considered for the subject application.
Clause 5.11 Bush fire hazard reduction	N/A – The subject site is not identified to be located in bushfire prone land.
Part 6 Additional local provisions - generally	
Clause 6.1 Acid sulphate soils	The subject sites are identified to contain Class 5 Acid Sulphate Soils. An acid sulphate soils management plan is not required as earthworks are not below 5m AHD.
Clause 6.2 Earthworks	Yes - The development proposal proposes for an excavation of approximately 6.3m in order to facilitate the two levels of basement. The subject application was accompanied by a geotechnical report which provides a series of recommendations to ensure excavation is suitable on the site.
Clause 6.3 Flood planning	N/A – The subject site is not located in flood affected land.
Clause 6.4 Biodiversity protection	N/A – The subject site is not identified in the Natural Resources – Biodiversity Map.
Clause 6.5 Water Protection	N/A – The subject site is not identified in the Natural Resources – Riparian Land and Waterways Map.
Clause 6.6 Development on landslide risk land	N/A – The subject site is not identified in the Natural Resources – Landslide Risk Map.
Clause 6.7 Foreshore Building Line	N/A – The subject site is not located within a foreshore area.

8.1 Clause 4.3 Height of Buildings

Clause 4.3 of the Parramatta LEP 2011 provides that the height of a building on any land should not exceed the maximum height shown for the land on the Height of Buildings Map. The maximum permissible height for the subject site is 11m. The application proposes a maximum height of 13.4m. The applicant was accompanied by a Clause 4.6 Statement which is discussed below.

LEP Height of Building	Proposed Height	Exceedance
11 metres	13.4 metres	2.4 metres or 21.8%

8.2 Clause 4.6 Exceptions to development standards – Building Height

Clause 4.3(2) of the Parramatta LEP 2011 identifies a site on which a building is to be erected shall not exceed 11 metres in height. The application proposes a maximum building height of 13.4 metres, which is a variation of 2.4 metres or 21.8%. See Figure 17 below:



Figure 4: 3D height Plane (DesignCorp 2021)

The applicant has submitted a written request seeking variation to the maximum building height prescribed by Clause 4.3, as required by Clause 4.6 of the Parramatta LEP 2011. Clause 4.6(2) provides that in certain circumstances, consent *...may be granted for development even though the development would contravene a development standards imposed by this or any other environmental planning instrument.*

The objectives of Clause 4.6 are 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(3) prescribes

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The departure from the maximum building height development standard is supported by a written request from the applicant under Clause 4.6 of the Parramatta LEP 2011 as follows:

- The visual impact of the non-compliance is limited noting the recessed nature of the upper storey and the location of the lift over-runs.
- The shadow diagrams show the adjoining properties received compliant levels of solar access to living areas and private open space areas.

- The development is designed to follow the landform as far as possible however the child care centre requires a flat floor plate such that the proposal has sought to balance cut/fill meaning the front of the site is partly elevated.
- The development also provides a higher floor to ceiling to the child care centre to maximise amenity- noting 3.3m is provided vs 3.1m.
- The development provides an appropriate scale and intensity, noting compliance with the FSR controls, and is comparable to the 3 storey buildings opposite the site.
- The non-compliance is minor in nature with the majority of the building being compliant with the building height control and with the lift overruns recessed, their impact to the streetscape is negligible as it will be visually unnoticeable when viewed from the street level.
- The variation also facilitates lift access to each level of the building and the rooftop COS which is necessitated by the lift over-run and is a preferred outcome to terminating the lift at L2 and requiring stair access to the top most floor. The departure facilitates the rooftop COS that provides a high quality space to residents.
- The contravention of the height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal.
- There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the control is acceptable in the circumstances given the underlying objectives of the control are achieved and it will not set an undesirable precedent for future development within the locality as any future development on another site would require consideration of the relevant merits and circumstances of the individual application.

In consideration of the variation to Clause 4.3 of the PLEP 2011, the following is noted:

- The extent of the non-compliance is entirely within the rooftop communal open space and associated raised planters;
- Council supports the inclusion of a rooftop communal open space on low-scale residential flat buildings as an alternative location which provides a consolidated space with direct sunlight access throughout the day.
- A compliant development would not result in a measurable reduction of impacts to the adjoining properties;
- The site is uniquely positioned at the end of the street with few residential neighbours.

An assessment to determine whether compliance with the standard is 'unreasonable and unnecessary' has been undertaken. It is considered that there are not 'sufficient planning grounds' to support the variation and recommend the variation be refused for the following reasons:

Unreasonable and Unnecessary

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.*

Height of Buildings Objectives

Clause 4.3 Objective	Assessment
<i>(a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,</i>	<p>The proposed height achieves a high degree of compatibility with adjoining development and the overall streetscape. Immediately to the north are approved and constructed, 3 storey residential flat buildings.</p> <p>The overall streetscape is characterised by a mix of older, low density dwelling houses, as well as new multi-storey apartment buildings to the north and further along Irving Street. In this context, the proposed height is compatible with the expected future form of the area.</p>
<i>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</i>	<p>The proposed height variation will not be readily visible from the public domain being centrally located to the site and mostly isolated to the lift core.</p> <p>There are no defined significant views from the site and built form will not disrupt any views.</p> <p>The proposed development minimises loss of privacy to surrounding development through appropriate mitigation measures, such as privacy screens and high-level windows.</p> <p>The proposed development will not result in significant loss of solar access to existing surrounding developments.</p>

Accordingly, the objectives of the development standard are not achieved.

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

The applicant does not contend that the underlying objectives are not relevant.

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

The applicant does not contend that the underlying objectives would be defeated or thwarted if compliance was required.

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 contend that the development standard has been virtually abandoned or destroyed.

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 applicant does not contend that the zoning is inappropriate or that the standard is unreasonable or unnecessary.

Initial Action Pty Ltd v Woollahra Municipal Council

Chief Judge Preston, in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 clarified, at paragraph 87, that, "Clause 4.6 does not directly or indirectly establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development".

Clause 4.6(4) - Consent Authority Assessment 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."

The matters of clause 4.6(4)a)i) have been dealt with in the preceding section. Clause 4.6(4)a)ii) and Clause 4.6(4)b) have been assessed as follows:

Public Interest

"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".

The proposal is consistent with the objectives of the zone and height standard as set out in Table 11 below and Table 10 above.

R4 Zone Objective	Proposal
To provide for the housing needs of the community	Yes - The proposal is for residential apartments and does not include any affordable housing or seniors living units. The Parramatta DCP specifies that development must provide housing to meet the needs of diverse household types. This is supported by minimum and maximum requirements for 1, 2, and 3-bedroom units within a residential flat building. Applying these development controls, the development provides housing diversity in accordance with the Parramatta DCP.
To provide a variety of housing types within a high-density residential environment.	Yes - The proposal comprises residential apartments, which is the predominant housing type for new development in the Tennyson/Irving/Thomas Street Precincts. The development complies with the dwelling mix in The Parramatta DCP and contributes to the variety of housing type within the high residential zone.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes – the provision of an 80 place childcare centre meets the day to day need of the residents.
To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.	Yes – the site is in close proximity to Western Sydney University and approximately 2.5 kms to Parramatta Train Station.
To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.	NA – No activities are proposed from the dwellings.

Concurrence

'The concurrence of the Secretary has been obtained'

Assumed concurrence is provided to local planning panels as per NSW Department of Planning Circular 'Variations to development standards' Ref: PS 18-003 dated 21/02/2018 (See Attachment 6). There is no limit to the level of non-compliance for which concurrence can be assumed for local planning panels.

Conclusion

Al Maha Pty Ltd v Huajun Investments Pty Ltd; Baron Corporation Pty Limited v Council of the City of Sydney; and RebelMH Neutral Bay Pty Limited v North Sydney Council.

In *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245, Basten JA formed a somewhat contradictory position to *Initial Action* (above), clarifying in paragraphs [21-24] that "the commission [or consent authority in this instance] had to be satisfied that there were proper planning grounds to warrant the grant of consent, and that the contravention was justified".

Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61 reconfirmed this approach in paragraph [78-79]: "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 acoustic that are the matters in cl 4.6(3)(a) and (b)", "The consent authority may not be in a position to be satisfied that the applicant's written request does demonstrate both of these things unless the consent authority forms its own view about these things"

Finally, *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 190 confirmed the approach in *Al Maha* and *RebelMH* (above) in paragraph [51] (emphasis added) "...in order for the consent authority to be satisfied that the applicant's written request has "adequately addressed" the matters required to be demonstrated by cl 4.6(3), the consent authority needs to be satisfied that those matters have in fact been demonstrated. It is not sufficient for the request to merely **seek to**

demonstrate the matters in subcl (3) (which is the process required by Cl 4.6(3)), the request **must in fact demonstrate** the matters in subcl (3) (which is the outcome required by cl 4.6(3) and (4)(a)(i)).”

The applicant's written request has adequately addressed the matters in clause 4.6(3) of the *Parramatta LEP 2011* and can be supported as the proposal achieves the objectives of the height development standard and zone, and the proposal is in the public interest.

In reaching this conclusion, regard has been given to the relevant Judgements of the LEC.

9. Parramatta Development Control Plan 2011

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

Clause 6A of SEPP 65 allows for the following issues to be dictated by the Apartment Design Guide rather than a Development Control Plan:

- (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.

The relevant matters to be considered under Parramatta Development Control Plan (DCP) 2011 for the proposed development are outlined below.

PART 2 – SITE PLANNING		
CONTROL	COMPLIANCE	DISCUSSION
2.4.1 Views and Vistas		
<i>Preserve significant features and areas of high visibility</i>	N/A	The site is not identified as containing significant views.
2.4.2.1 Flood affectation	N/A	The site is not identified as flood affected.
2.4.2.2 Protection of Waterways <i>Does the site adjoin a waterway?</i>	N/A	The site does not adjoin a waterway.
2.4.2.3 Protection of Groundwater <i>Is a basement car park proposed?</i>	Yes	The proposed development will not adversely affect the groundwater.
2.4.3.1 Soil Management <i>Are there adequate erosion control measures?</i>	Yes	An erosion and sedimentation plan has been submitted with the application.
2.4.3.2 Acid sulfate soils	Yes	Refer to LEP discussion above.
2.4.3.3 Salinity <i>Moderate, high or known salinity potential?</i>	Yes	The site is of low salinity potential and accordingly salinity is unlikely to impact on the development. The landscaping is appropriate for the salinity hazard and appropriate

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PART 2 – SITE PLANNING		
CONTROL	COMPLIANCE	DISCUSSION
		conditions have been included in the recommended conditions.
2.4.4 Land Contamination	Yes	Refer to assessment under SEPP 55 heading.
2.4.5 Air Quality <i>Will demolition and construction contribute to increased air pollution?</i>	Yes	Standard conditions of consent will be applied to ensure the minimisation of potentially harmful airborne emissions.
2.4.6 Development on Sloping Land. <i>Does the design of the development appropriately respond to the slope of the site?</i>	Yes	The site experiences a gentle slope to the rear. The development does not include any significant excavation within the habitable floors of the development in response to the slope.
2.4.7 Biodiversity <i>Is vegetation removal appropriate?</i>	Yes	Council's Landscape Officer has assessed the following application and is supportive of the proposed tree removal, subject to conditions of consent.
2.4.7.2 Does the land abut the E2 Environmental Protection zone or W1 Natural Waterways zone	Yes	The site does not adjoin land zoned E2 or W1.
2.4.8 Public Domain <i>Does the building address the public domain, provide appropriate passive surveillance opportunities, and have appropriate public domain enhancements?</i>	Yes	The proposal adequately addresses Tennyson Street. No specific public domain updates are proposed.

PART 3 – DEVELOPMENT PRINCIPLES		
CONTROL	COMPLIANCE	DISCUSSION
Frontage Minimum 18m if the development is more than 10 metres in height.	Yes	30.48m frontage.
Height (refer also to LEP table) <i>Does the proposal exceed the number of storeys outlined in the DCP height table?</i>	No	Please refer to Clause 4.6 variation under PLEP 2011 discussion.
Front Setback Ground floor consistent with predominant street setback? Residential component to be set back an additional two metres.	Yes	The front setback is consistent with the prevailing front setback of the existing and recently approved developments in Tennyson Street. Being the last allotment on the southern side of Tennyson Street, it benefits from only needing to be consistent with one side.
Side Setback		

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Dependent on amenity impacts on adjoining developments.	Yes	Please refer to ADG discussion for side setbacks.
Deep Soil and Landscaping Required to the rear setback if the site adjoins residential development or otherwise on merit.	Yes	Refer to previous ADG assessment.
3.2. Building Elements		
3.2.1 Building Form and Massing <i>Height, scale and bulk consistent with existing or planned building patterns in the street?</i>	Yes	The proposed height, scale and bulk is consistent with the existing and planned building patterns in the street.
3.2.2 Building Façade and Articulation <i>Does the building exceed the building envelope by more than:</i> <ul style="list-style-type: none"> 800mm for balconies and eaves; 600mm for Juliet balconies and bay windows Are the building facades modulated in plan and elevation to reduce building bulk? Are Multiple stair lift/cores provided to encourage multiple street entries?	Yes	The façade of the development includes multiple elements and is well modulated.
3.2.3 Roof Design <i>Does that roof form minimise the bulk and scale of the building, and respond to the existing or planned form?</i>	Yes	The roof itself does not unnecessarily add to the bulk and scale of the development and is consistent with the existing and planned form of the area.
3.2.5 Streetscape <i>Does the development respond to the existing or planned character of the street?</i> <i>Are garages and parking structures dominant?</i> <i>Are pedestrian or vehicular laneways activated?</i> <i>Are the mail boxes visually integrated within the built form and conveniently accessed?</i> <i>Does the development provide for active non-residential uses with at grade pedestrian access?</i>	Yes	The proposed development, being a three storey structure, meets the existing and planned character of the street. The underground basement is not dominant in the streetscape. Yes N/A

<i>Minimal solid walls used on the ground floor shop front.</i>		N/A
3.2.6 Fences <i>Front fence a maximum height of 1.2 metres?</i>	N/A	<p>The application proposed a front fence atop the OSD tank.</p> <p>A condition of consent is recommended that the fence be no higher than 1.2 metres above ground level when measured from the street.</p>
3.3 Environmental Amenity		
3.3.1 Landscaping <i>Natural features retained and incorporated?</i> <i>Minimum soil depth of 1m provided above basement?</i>	Yes	<p>There are limited natural features existing on the site to be preserved.</p> <p>The proposal provides sufficient deep soil landscaping as per the ADG.</p>
3.3.2 Private Open Space <i>Minimum of 10m² private open space with minimum dimensions of 2.5m per unit?</i>	Yes	The proposal provides sufficient private open space per unit as per the ADG.
3.3.2 Common Open Space	Yes	Refer to previous ADG assessment.
Swimming Pool	N/A	A swimming pool is not proposed.
3.3.3 Visual Privacy <i>Do balconies face the street or another element of the public domain such as a park?</i> <i>Is a minimum building separation of 12m provided between habitable rooms/ balconies?</i>	Yes	<p>Balconies face the front and side boundaries of the subject site.</p> <p>Habitable rooms and balconies are setback 6m from the boundary resulting in 12m future separation between buildings.</p>
3.3.4 Acoustic Amenity <i>Does the dwelling adjoin a noise-generating land use?</i>	Yes	The site adjoins James Ruse Drive. The application was accompanied by an acoustic report which provided a series of recommendations to ensure the development is not unreasonably impacted by road noise.
3.3.5 Solar Access <i>Will adjoining properties receive a minimum of 3 hours sunlight to habitable rooms and 50% of their private open space areas between 9am and 3pm on 21 June?</i>	Yes	Complies
Cross Ventilation		

Minimum floor to ceiling height ground (3.3 metres) and upper levels (2.7m)	Yes	Achieves the requirements of the ADG.
Are 80% of dwellings naturally cross ventilated?		See previous ADG assessment.
Are single aspect apartments limited in depth to 8m from a window?		
Does the building have a maximum depth of 18m?		
3.3.6 Water Sensitive Urban Design On-site detention system appropriately designed?	Yes	See Engineers comment in Referrals section.
3.3.7 Waste Management Is the waste management plan satisfactory? Is the bin room appropriately sized for the number of bins required? Will a private contractor be required to minimise bins on the street for pickup?	Yes	Yes, a satisfactory waste management plan has been provided
3.4 Social Amenity		
3.4.1 Public Art	N/A	A Public Arts Plan is not provided or required.
3.4.2 Access for People with disabilities. Does the development contain adequate access for people with a disability?	Yes	Proposal contains one (1) adaptable unit and suitable internal pathway grades. The proposal provides adequate access for people with disabilities.
3.4.4 Safety and Security Has the development been designed in accordance with crime prevention principles?	Yes	The orientation of the building and location of living spaces and balconies allows for passive surveillance of Tennyson Street. A clear pedestrian entry allows for a more navigable development.
3.4.5 Housing Diversity and Choice Is the unit mix in accordance with the following: 3 bedroom 10% - 20% 2 bedroom 60% - 75% 1 bedroom 10% - 20% Adaptable dwelling provision Less than 10 units = 1 10-20 units = 2 More than 20 units = 10%	No But acceptable	Provided - 3 x 1 bedroom units (30%) 6 x 2 bedroom units. (60%) 1 x 3 bedroom units (10%) A condition of consent is recommended that Unit 03 is made to be an accessible unit.
3.5 Heritage and Archaeology		

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The site is not within a heritage conservation area or in the vicinity of a heritage listed item.		
3.6.2 Sustainable Transport <i>Is a publicly accessible car share parking space required and provided, with evidence of an offer to car share providers?</i>	N/A	No shared parking space provided.
3.6 Parking Provision		
<i>Required parking:</i> <i>1 space per 1 bedroom</i> <i>1.25 spaces per 2 bedroom</i> <i>1.5 spaces per 3 bedroom</i> <i>0.25 visitor space per unit</i> <i>Total: 10 private + 3 visitor spaces</i>	Yes	The application provides a total of 18 spaces within the basement. The allocation of spaces is considered appropriate in consideration of the basement design and location of parking spaces.
3.6.3 Accessibility and Connectivity <i>Is a 3m wide pedestrian through link required and provided?</i>	Yes	No pedestrian through-link provided or required.

The design of the childcare centre is dictated by the envelope envisioned by the ADG. Although the site is within a residential zone, the design is more appropriately encapsulated in the design controls related to Child Care Centres in Other Zones.

PART 5 - OTHER PROVISIONS: CHILD CARE CENTRES		
CONTROL	COMPLIANCE	DISCUSSION
5.2.3.3 Child Care Centres in Other Zones <u>Building siting and design</u> The child care centre shall comply with the relevant height, floor space ratio, minimum frontage, minimum street and side setback and building envelope controls for the respective zones contained in both the relevant environmental planning instrument applying to the land	Yes	The child care centre compliant with the footprint controls envisioned by SEPP 65 and the ADG.
<u>Minimum indoor and outdoor space</u> Minimum areas are to be provided in accordance with the National Regulations	Yes	See discussion above.
<u>Level within building</u> Should be located at ground level with access to ground level open space	Yes	The centre is located on the ground floor with access to ground floor open space.
5.2.3.4 Access and Parking <u>Car Parking Rates</u> <i>1 space per 4 children & 1 accessible space in every 10 spaces.</i> The parking required for the proposal based on the above is 20 spaces with the inclusion of 2 accessible spaces.	Yes	Twenty (20) spaces are proposed including 2 accessible spaces on Basement level 1.
<u>Pedestrian Access Design</u> Access arrangements must ensure that safe and convenient access to the entry of the child care centre is available to all persons	Yes	Access to the centre is distinct from pedestrian access to the residential apartments. The front setback includes a ramp to avoid the use of mechanical lifts.

5.2.3.5 Acoustic and Visual Privacy <u>Acoustic Privacy</u> <i>Centres must be designed in a manner that minimises noise transmission to neighbouring residential premises</i>		Yes	<p>The footprint of the centre is defined by the separation distances required by the ADG. Therefore, the centre includes 8 metre setbacks to the western, side boundary and 9.5 metres to the southern, rear boundary.</p> <p>The centre also includes 2.1 metre high acoustic barriers on the boundaries adjoining residential properties.</p> <p>The height of these barriers is considered acceptable as they are not unreasonably larger than a typical 1.8 metre boundary fence.</p>
<u>Visual Privacy</u> The development design should incorporate measures to minimise overlooking of living areas and private open space areas in adjoining residential premises.		Yes	<p>The indoor and outdoor play areas are located at ground level with minor excavation in order to minimise potential for overlooking.</p> <p>The application proposes screen planting adjacent to the boundaries to both screen the acoustic fence and minimise potential overlooking to and from the site.</p>
5.2.3.6 Indoor Areas To provide attractive, adaptable, safe and functional indoor spaces which provide positive experiences and developmental growth of children and enable adequate staff supervision of children at all times.		Yes	<p>The indoor play areas are appropriately designed to facilitate positive experiences and allow for the supervision of children at all time.</p>
5.2.3.7 Outdoor Areas To ensure the provision of outdoor play areas that cater for a variety of experiences for children including learning play, active and quiet time and other development experiences		Yes	<p>The outdoor play areas are appropriately designed to facilitate positive experiences and allow for the supervision of children at all time.</p>

10. Referrals

The application has been referred to Council's relevant internal teams for assessment. The referral responses have been summarised and discussed in the table below.

Internal Referrals	Comments
Development Engineer	Supported subject to conditions requiring the waterproofing of the basement due to groundwater
Environmental Health – Acoustic	Supported subject to conditions
Environmental Health – Air Quality	Supported subject to conditions
Environmental Health – Food	Supported subject to conditions
Environmental Health – Waste	Supported subject to conditions
Landscape	Supported subject to conditions
Social Outcomes	Supported subject to conditions
Traffic and Transport	Supported subject to conditions
Urban Design and Universal Access	Supported subject to conditions

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External Referrals	Comments
WaterNSW	
Transport for NSW	Supported subject to conditions
Heritage NSW	Not supported until the preparation of an Aboriginal Cultural Heritage Assessment and a detailed Archaeological Investigation <u>Planners Comment</u> Conditions of consent are recommended that these reports and investigations are undertaken prior to the issue of a Construction Certificate.

11. Public Consultation

The application was notified in accordance with Council's notification procedures contained within Council's Consolidated Notification Requirements. In response, four (4) submissions were received. The issues raised within these submissions are addressed below and have been grouped and summarised to avoid repetition.

Issue	Response
1. Traffic Concerns are raised with respect to the traffic and parking impacts which would result from the operation of the 80 place child care centre.	<p>The application was supported by a traffic report which indicates that the surrounding network would not be unreasonably impacted by the proposed development.</p> <p>Council's Traffic and Transport Engineer has reviewed the report and supports the conclusion that the surrounding network can accommodate the additional traffic nothing that:</p> <ul style="list-style-type: none"> - 61-69 vehicle trips per hour is approximately 1 vehicle per minute which is not a significant addition to a local road such as Tennyson and Irving Street.
2. Privacy Concerns are raised with respect to the potential overlooking from the first and second floor windows to the southern properties.	<p>The windows on the southern elevation serve windows and are setback 8.8 metres from the southern boundary. Bedrooms are not considered to be active use rooms.</p> <p>The potential impacts from these windows are considered acceptable and expected in a high-density residential environment.</p>

12. 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 – No required

The application received four (4) unique submissions during the formal notification period and as a result a Conciliation Conference was not required to be held.

13. Development Contributions

As the cost of works for the child care centre exceeds \$100,000, a Section 7.12 Development Contribution of 1% is required to be paid. A condition of consent is recommended requiring the payment of Development Contributions prior to the issue of a Construction Certificate.

14. 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 condition of consent is recommended relating to the payment of a Security Bond prior to the issue of a Construction Certificate.

15. EP&A Regulation 2000

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection would be addressed by appropriate consent conditions if the application was recommended for approval.

16. 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* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be *approved*.

17. Recommendation

APPROVAL

Pursuant to Section 4.16(1)(b) of the *Environmental Planning and Assessment Act, 1979*:

- (a) **That** the Parramatta Local Planning Panel (PLPP) as the consent authority grant development consent to DA/412/2020 for the demolition of existing structures and the construction of a three storey building comprising a ground floor child care centre and two storeys of residential apartments over 2 levels of basement car parking at 27-29 Tennyson Street, Parramatta NSW 2150 for the following reasons:
 - i. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental 2011 and State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and satisfies the requirements of all applicable planning standards controls.
 - ii. The development will be compatible with the emerging and planned future character of the area, in that the proposal has a similar bulk and scale and building materials to adjacent developments.
 - iii. The proposed development is not expected to have a significant traffic impact on the surrounding road network or on street parking as the proposal complies with the parking controls applicable to Residential Flat Buildings and Childcare facilities.
 - iv. For the reasons given above, approval of the application is in the public interest.
- (b) **Further, that** submitters be advised of the Panel's decision.



DA/412/2020

27-29 Tennyson Street, Parramatta

3 storey mixed use development comprising ground floor child care centre and 2 storeys of residential apartments

“Appendix 4” to Section 4.15 Assessment Report - DA/412/2020**DRAFT CONDITIONS OF CONSENT**

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

Development Consent No.: DA/412/2020

Property Address: LOT 21 DP 7941, LOT 20 DP 7941

DAA0002 Deferred Commencement Condition Drainage Easement

1. Pursuant to the provisions of Section 80(3) of the Environmental Planning and Assessment Act, 1979, the development application be granted a Deferred Commencement Consent subject to the completion of the following:

- a) An Emergency Evacuation Plan prepared in accordance with Regulation 97 and 168 of the Education and Care Services National Regulations shall be submitted to, and approved by Council; and
- b) A Phase 2 – Detailed Site Investigation for the site shall be submitted and approved by Council;

The above requirement(s) must be satisfied within **24 months** of this determination or the consent will lapse.

Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions:

General Matters**PA0001 # Approved plans and supporting documentation**

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

Architectural Drawings

(Project No. 2019-143 prepared by DesignCorp Architects)

Drawing/Plan No.	Issue	Plan Title	Dated
Sheet 000	K	Cover Page	27/05/2021

Drawing/Plan No.	Issue	Plan Title	Dated
Sheet 1	K	LEP Controls	27/05/2021
Sheet 2	K	Urban Context Analysis	27/05/2021
Sheet 3	K	Site Analysis	27/05/2021
Sheet 4	K	Basement Floor Plan 2	27/05/2021
Sheet 5	K	Basement Floor Plan 1	27/05/2021
Sheet 6	K	Ground Floor Plan	27/05/2021
Sheet 7	K	First Floor Plan	27/05/2021
Sheet 8	K	Second Floor Plan	27/05/2021
Sheet 9	K	Rooftop	27/05/2021
Sheet 10	K	Elevations	27/05/2021
Sheet 11	K	Streetscape	27/05/2021
Sheet 12	K	Sections	27/05/2021
Sheet 13	K	Sections	27/05/2021
Sheet 14	K	Shadows	27/05/2021
Sheet 15	K	Adaptable Units	27/05/2021
Sheet 18	K	Materials & Finishes	27/05/2021

Civil Drawings/Stormwater

(Project No. 200427 prepared by ACE Civil Stormwater Services Pty Ltd)

Drawing/Plan No.	Issue	Plan Title	Dated
Drawing No. 000	C	Cover Sheet	26/05/2021
Sheet 1 of 2 Drawing No. 101	C	Basement Level 2	26/05/2021
Sheet 2 of 2 Drawing No. 102	C	Basement Level 2	26/05/2021
Drawing No. 103	C	Basement Level 1	26/05/2021
Sheet 1 of 2 Drawing No. 104	C	Stormwater Concept	26/05/2021
Sheet 2 of 2 Drawing No. 104	C	Stormwater Concept	26/05/2021
Sheet 1 of 3 Drawing No. 106	C	OSD & WSUD	26/05/2021
Sheet 2 of 3 Drawing No. 107	C	OSD & WSUD	26/05/2021

Drawing/Plan No.	Issue	Plan Title	Dated
Sheet 3 of 3 Drawing No. 108	C	OSD & WSUD	26/05/2021
Drawing No. 109	C	Misc Details	26/05/2021

Landscape Drawings (Project No. LPDA 20-272 prepared by Concept Landscape Architects)

Drawing/Plan No.	Issue	Plan Title	Dated
Sheet 1	E	Site Analysis	28/10/2020
Sheet 2	E	Landscape Plan	28/10/2020
Sheet 3	E	Landscape Plan	28/10/2020
Sheet 4	E	Landscape Plan	28/10/2020
Sheet 5	E	Detail and Specifications	28/10/2020
Sheet 6	E	Detail	28/10/2020
Sheet 7	E	Detail	28/10/2020
Sheet 8	E	Detail	28/10/2020

Specialist Reports

Document	Prepared By	Dated
Plan of Management Version 1	Think Planners	27 May 2021
Statement of Environmental Effects	Think Planners	June 2020
Waste Management Plan	DesignCorp	26 May 2020
BASIX Certificate No.1106350M	Greenworld Architectural Drafting	11 June 2020
Arboricultural Impact Assessment and Tree Management Plan	Horticultural Management Services	1 June 2020
Geotechnical Investigation Report Ref: G20206-1	Geotechnical Consultants Australia	3 June 2020
Traffic & Parking Impact Assessment	Hemanote Consultants	18 June 2020
Statement of Heritage Impact	Archnex Design	June 2020
Access Report Project Ref: 20139 Issue A	Vista Access Architects Pty Ltd	05 June 2020
Acoustic Report	Acoustic Logic	26 October

Project ID: 20200472.1 Revision 1		2020
Ambient Air Quality Assessment Ref: E2164-1	Geotechnical Consultants Australia	22 April 2021
Shadow Diagrams, Project No. 2019-143, Sheet 14, Revision K	DesignCorp Architects	27 May 2021
Compliance Tables, Project No. 2019-143, Sheet 16, Revision K	DesignCorp Architects	27 May 2021
3D Perspectives, Project No. 2019- 143, Sheet 17, Revision K	DesignCorp Architects	27 May 2021
Views From the Sun, Project No. 2019-143, Sheet 19, Revision K	DesignCorp Architects	27 May 2021
Views From the Sun, Project No. 2019-143, Sheet 20, Revision K	DesignCorp Architects	27 May 2021
FSR Plans, Project No. 2019-143, Sheet 21, Revision K	DesignCorp Architects	27 May 2021
Play Area Calculations, Project No. 2019-143, Sheet 22, Revision K	DesignCorp Architects	27 May 2021
3D Views, Project No. 2019-143, Sheet 23, Revision K	DesignCorp Architects	27 May 2021

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

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

3. The development must comply with the conditions of concurrence issued by Transport for NSW, reference No. SYD20/00832 dated 11 August 2020. The conditions are included at the end of this consent

Reason: To comply with Transport for NSW's requirements.

4. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) including:
 - (a) Appropriate noise attenuation measures shall be installed between units to the satisfaction of the Principle Certifying Authority.

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

5. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant

documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements.

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

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

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

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

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

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

PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.

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

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

Reason: To protect the amenity of the area.

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

Reason: To ensure restoration of environmental amenity.

9. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011;
- b) NSW Protection Of the Environment Operations Act 1997 (NSW); and
- c) NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

10. All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

Reason: To ensure imported fill is of an acceptable standard.

11. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.
Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.
12. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To ensure that contaminated groundwater does not impact upon waterways.

Prior to the issue of a Construction Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

13. Plans to be submitted for the issuing of the Construction Certificate must show the material acoustic barrier fence above 1.8 metres to be a clear material such as glass or UV protected perspex to allow natural sunlight to enable mature plant growth.
Reason: To ensure the acoustic fence does not unreasonably impact on solar access
14. Prior to the issue of a Construction Certificate, the following amendments shall be made to the satisfaction of the Certifying Authority:
 - (a) When fully expanded, the sliding privacy screens on the balconies to the residential apartments must not screen more than 50% of the area above the balustrade;
 - (b) Details shall be prepared for the breezeway 'gates' on the first and second floor. These gates and fences must be no higher than 1.4 metres, be open style, and continue to allow the free-flow of air through the breezeways;
 - (c) Stormwater drainage details must be prepared showing how the residential fire stairs are appropriately drained in a storm event;

- (d) The approved landscape plan shall be amended to reflect the internal and external changes made to the building so as to be consistent with the approved architectural plans, stormwater plans and any other conditions below;
- (e) The front fence, including any exposed portion of the OSD tank, but not exceed 1.2 metres above ground level when measured from the footpath;
- (f) All fencing must be non-scalable;
- (g)

Reason: To ensure internal amenity it maintained in the building.

15. Prior to issue of a Construction Certificate, the design of the proposed basements must be revised. The design and construction of the approved building must be such that there is no uptake of any groundwater after construction, by making the proposed basement fully Dry (tanked) for the anticipated life of the approved building. Waterproofing of any basement (or below-ground) levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations, to prevent any potential future inundation.

Inherent in providing this is the need to convey groundwater from the upstream side of a building basement to the downstream side of the building basement, thereby maintaining the natural groundwater balance and preventing the damming effect mentioned above. Sufficient permanent drainage must be provided beneath and around the outside of the watertight (or tanked) basement structure to ensure that the natural groundwater flow is not impeded. This is typically achieved with piping and/or porous media around and beneath the building basement. In some cases, pipes may be constructed across the inside of the basement to achieve flow transfer.

The revised plans to be submitted to the Council and the Certifying Authority and to include additional notes with regards to the Tanked structure requirements.

Reason: To ensure satisfactory groundwater protection

16. Plans and documents submitted must include the following with an application for a Construction Certificate:
- (a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees must be retained to a minimum height of 900mm.

- (b) Soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015).
- (c) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/Designer.
- (d) A specification ('Fit-for-purpose' performance description) for soil type and a maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved.

Reason: To ensure the creation of functional gardens.

17. Prior to the issue of the Construction Certificate, the Certifying Authority must be satisfied the footings of the proposed acoustic fencing will be designed so as not to impact on the trees required to be retained within the adjacent properties.

In order to reduce the impact on the root structure, isolated piers or pier and beam construction is to be used within 5m and/or outside the canopy / dripline of the trees located with 25 Tennyson Street and 136-138 Thomas Street.

Plans submitted with the Construction Certificate application must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

18. The final Landscape Plan must be consistent with plans numbered LPDA 20-272/01 to LPDA 20-272/07, dated 28.10.2020, prepared by Conzept together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:
 - (a) Screening between properties and inside the acoustic fencing to provide adequate amenity is required to be provided at a minimum width of 900mm to ensure hedge planting can growth to this minimum width. Increase the width to ensure all the screen hedge planting to all the rear boundaries meets this minimum requirement.
 - (b) Ensure all tree replenishment planting is located a minimum 2m away from any existing or proposed drainage line or pit.
 - (c) Consider using a different material here such as synthetic turf or rubber softfall around the pits within the play area to avoid mulch blocking the drainage pits.
 - (d) Increase the width of the eastern external planter, on the roof, containing the two (2) *Plumeria acutifolia* to a minimum 1.5m width.

- (e) Replace the following shade-loving species *Philodendron 'Xanadu'* and *Calathea zebrinia* proposed on the communal open space with suitable sun-loving shrub species. Suitable species include (but are not limited to) the following:
 - *Agonis flexuosa 'Nana'* (Willow Peppermint)
 - *Acmena 'Allyn Magic'* (Dwarf Lilly Pilly)
 - *Acacia cognata 'Limelight'* (River Wattle)
 - *Correa reflexa* (Native Fuchsia)
- (f) Provide an updated plant schedule indicating planting species type (botanic/ common name) mature dimensions, plant numbers and the size of the containers at planting.

Reason: To ensure restoration of environmental amenity.

19. A Methodology Statement, prepared by a suitably qualified consulting arborist (Australian Qualification Framework Level 5), must accompany the application for a Construction Certificate. This statement is to identify the measures to be implemented for protection of trees located within the rear gardens of 25 Tennyson Street and 136-138 Thomas Street during construction and the expected future health of the trees. The statement is to be structured so that each of the following stages of construction are individually addressed and supervised by the project arborist:
 - (a) Tree Protection Measures inclusive of canopy, trunk and tree root protection in accordance with AS 4970-2009 - Protection of Trees on Development Sites;
 - (b) Supervision of any excavation to be undertaken within the calculated Tree Protection Zones of the above nominated trees and/or within three (3) metres of any other existing tree equal to or greater than five (5) metres in height located on any adjoining property.
 - (c) Construction of any structures (acoustic fencing) which requires a footing;
 - (d) Installation of services (i.e. bridging of roots) and Back filling;
 - (e) Landscaping
 - (f) Any other stages that the project arborist deems necessary;

Reason: To ensure adequate protection of existing trees.
20. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
 - (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the

land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

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

Reason: To ensure that the levy is paid.

22. A monetary contribution comprising \$64,987.45 is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *Parramatta Section 94A Development Contributions Plan (Amendment No. 5)*. Payment must be by EFTPOS, bank cheque or credit card only.

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

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

Parramatta Section 94A Development Contributions Plan (Amendment No. 5) can be viewed on Council's website at:

<https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

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

23. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Construction Certificate. The fee will be in

accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

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

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

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

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

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/412/2020;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

Bond Type	Amount
Nature Strip and Roadway:	\$5,150.00

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

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

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

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

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

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

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

Reason: To protect the visual amenity of the area.

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

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

Reason: To comply with the requirements of SEPP 65.

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

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

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

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

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

31. The development must incorporate two (2) adaptable dwellings, being Units 03 and 08. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

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

Reason: To ensure appropriate vehicular manoeuvring is provided.

33. Nine (9) bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

34. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of 38 parking spaces is to be provided and be allocated as follows:
- a) 15 parking spaces for residential units including two (2) space as accessible parking;
 - b) Three (3) parking spaces for residential visitors;
 - c) Eight (8) parking spaces including tandem car spaces for the child care centre staff;
 - d) 12 visitor parking spaces for the child care centre including two (2) space as accessible parking.

Tandem car spaces are to be allocated to child care staff parking. Details are to be illustrated on plans submitted with the construction certificate application.

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

35. Convex mirrors, as nominated in the Traffic & Parking Impact Assessment report by Hemanote Consultants dated June 2020, are to be installed at the bottom and top of the vehicular ramps (as shown on the basement plans), with their height and location adjusted to allow drivers a full view of the driveway in order to see if another vehicle is coming through. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To ensure safety of drivers.

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

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

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

Reason: To minimise impact on adjoining properties.

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

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

Please refer to the website

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

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

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

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

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

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

Reason: To ensure satisfactory storm water disposal.

40. All washing of motor vehicles must be carried out in a designated area and must be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. Documentary evidence is required from the Trade Waste Section of the Sydney Water Corporation Ltd confirming satisfactory arrangements have been made with the Corporation with respect to the disposal of dirty water into the sewerage system, prior to the issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

41. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.
- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code:
- i. Stormwater Concept Plans, Cover Sheet, Notes & Legends, Drawing No. 000, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - ii. Stormwater Concept Plan, Basement Level 2, Sheet 1 of 2, Drawing No. 101, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - iii. Stormwater Concept Plan, Basement Level 2, Sheet 2 of 2, Drawing No. 102, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - iv. Stormwater Concept Plan, Basement Level 1, Drawing No. 103, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - v. Stormwater Concept Plan, Sheet 1 of 2, Drawing No. 104, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - vi. Stormwater Concept Plan, Sheet 2 of 2, Drawing No. 104, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - vii. On-Site Detention & WSUD Details and Calculation, Sheet 1 of 3, Drawing No. 106, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - viii. On-Site Detention & WSUD Details and Calculation, Sheet 2 of 3, Drawing No. 107, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.

- ix. On-Site Detention & WSUD Details and Calculation, Sheet 3 of 3, Drawing No. 108, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
 - x. Miscellaneous Details Sheet, Drawing No. 109, Issue C, dated 26/05/2021, prepared by ACE Civil Stormwater Services Pty Ltd.
- (b) A Site Storage Requirement of 285 m³/ha and a Permissible Site Discharge of 160 L/s/ha (when using 3rd edition of UPRCT's handbook).
 - (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.
 - (d) All access covers to the OSD, WSUD and basement pump storage tanks shall be fitted with non-corrosive, childproof locking devices. Adequate protection measures shall be made in the play area, to prevent any possible access or intrusion by children into the OSD / WSUD tank. If necessary, the OSD / WSUD tank area shall be completely excluded from the play area, using adequate safety fence. Details shall be included in the final construction drawings..
 - (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD / WSUD tank and the basement pump holding tank structures.

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

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

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

Reason: To ensure appropriate vehicular access is provided.

43. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 2015 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in

multi-compartmented buildings'. Details showing compliance are to accompany an application for a Construction Certificate.

Reason: To preserve community health and ensure compliance with acceptable standards.

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

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

45. All recommendations and requirements specified in the Geotechnical Investigation Report, Reference: G20206-1, dated 3rd June 2020, prepared by Geotechnical Consultants Australia Pty Ltd., shall be taken into consideration at the final construction design, excavation and construction stages.

Reason: To ensure the recommendations and requirements made in the Geotechnical Investigation Reports are followed through for the development.

46. The stormwater management systems are designed in accordance with the water sensitive urban design principles and shall comply with the Parramatta City Council's Development Control Plan. The quality of the stormwater flow from the developed site shall be improved to achieve following pollutant retention target prior to discharge into the council's drainage/ creek system. The designer shall ensure and certify that the stormwater management system will achieve these following objectives.

Gross Pollutants:	90% reduction in the post development mean annual load of total gross pollutant load (greater than 5mm)
Total Suspended Solids:	85% reduction in the post development mean annual load of Total Suspended Solids (TSS)
Total Phosphorus:	60% reduction in the post development mean annual load of Total Phosphorus (TP)
Total Nitrogen	45% reduction in the post development mean annual load of Total Nitrogen (TN)
Hydrocarbons, motor oils,	

oil and grease No visible oils for flows up to 50% of the one-year ARI peak flow specific for service stations, depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, car parks associated with retail premises, places of public worship, tourist and visitor accommodation, registered clubs and pubs

Reason: To ensure that the water quality management.

47. Prior to the issue of a construction certificate, an *Aboriginal Cultural Heritage Assessment* shall be prepared in accordance with Heritage NSW's *Guide to Investigating, assessing and Reporting on Aboriginal Cultural Heritage in NSW*. This will include
 - (a) engaging a suitably qualified archaeologist to undertake an archaeological assessment of the site to determine whether Aboriginal objects will be harmed by the proposed development. This assessment should be undertaken in accordance with HNSW's *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* ('the Code')
 - (b) undertaking Consultation in accordance with HNSW Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.
48. Prior to the issue of a construction certificate, an 'Archaeological Assessment and Statement of Heritage Impact' report prepared by a suitably qualified historical archaeologist. The aim of the SoHI is to discuss the significance of the potential archaeological resource, or relics, on site and how the proposed works may impact upon it. The report shall comply with Heritage Council of NSW guidelines, including but not limited to 'Assessing Significance for Historical Archaeological sites and Relics 2009 and Archaeological Assessments 1996'.

In the event the *Archaeological Assessment and Statement of Heritage Impact* report identifies the proposal will impact upon the archaeological resource, or relics, on site the Applicant will need to consult the Heritage Council of NSW and obtain any relevant approvals under Sections 139-141 of the NSW *Heritage Act 1977* prior to causing harm.

Any conditions issued as part of Heritage NSW approval/certification of the above document/s will also form part of the consent conditions that the Applicant is required to comply with.

Details are to be submitted with the construction certificate application to the satisfaction of the Certifying Authority.

Reason: To comply with the requirements of the NSW Heritage Act 1977.

Prior to Work Commencing

49. Prior to the commencement of any work, including bulk earthworks and construction works the applicant/developer is to approach the NSW State Heritage Office to satisfy any archaeological requirements for the site. This may include a preliminary archaeological assessment or a request for an exemption permit.

A copy of the written correspondence from the Heritage Office confirming that their requirements have been satisfied shall be provided to Council and the Principal Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure that the requirements of the Heritage Office are met and any European archaeological items are appropriately managed.

50. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist in accordance with AS4970 - Protection of Trees on Development Sites.

Reason: To ensure trees are protected during construction.

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

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

Reason: To comply with legislative requirements.

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

Reason: To ensure public safety.

53. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause

98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

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

Reason: To ensure adequate toilet facilities are provided.

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

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

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

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

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

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

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

56. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary This is to ensure the development when complete, will be constructed wholly within the confines of the subject

allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

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

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

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

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

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

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

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

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

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

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

59. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land.

Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

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

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

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

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

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

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

Reason: Management of records.

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

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

62. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must

be maintained in a safe and tidy manner. In this regard the following must be undertaken:

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

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

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

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

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

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

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

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

will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

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

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

Reason: Proper management of public land.

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

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

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

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

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

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

During Work

66. All trees planted as required by the approved landscape plan are to be a minimum 45 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size.

Reason: To ensure appropriate landscaping.

67. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the following hours:

- Monday to Friday inclusive: 7.00am and 5.00pm; and
- Saturday: 8.00am to 5.00pm.
- No work is to be carried out on Sunday or Public Holidays.

Demolition works are restricted to:

- Monday to Friday: 7.00am to 5.00pm; and
- No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

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

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

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

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

Reason: To protect the amenity of the area.

68. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The

applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

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

Reason: To ensure maintenance of Council's assets.

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

Reason: To ensure no adverse impacts on neighbouring properties.

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

Reason: To protect public safety.

72. The existing old concrete footpath shall be reconstructed with concrete, in accordance with Council Standard Drawing DS3, in front of the site within the road reserve. Details of the proposed footpath works shall be submitted to and approved by Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the applicant.

Reason: To provide pedestrian passage.

73. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.

Reason: To ensure pedestrian safety.

Prior to the issue of an Occupation Certificate/Subdivision Certificate

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

Reason: To ensure restoration of environmental amenity.

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

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

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

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

Reason: To comply with statutory requirements.

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

Reason: To ensure a visible house number is provided.

78. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. X, will be complied with prior to occupation

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

79. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

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

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

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

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

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

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

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

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

Reason: To comply with the requirements of SEPP 65.

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

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

83. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings and or infrastructure.

The report is to be submitted to the PCA prior to the issue of the occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings/infrastructure, the PCA must compare the post-construction dilapidation report with the pre-construction dilapidation report and a copy of this report forwarded to Council electronically at council@cityofparramatta.nsw.gov.au.

Reason: To establish any damage caused as a result of the building works.

84. Proof of completion of footpath construction work shall be submitted to the satisfaction of Council prior to release of the Occupation Certificate.

Reason: To provide pedestrian passage.

85. Works-As-Executed stormwater plans shall be prepared for submission, addressing the following:

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.

- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table).
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook), certifying that the stormwater drainage OSD system, including the WSUD system have been satisfactorily installed on site, as per the approved plans.
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer.

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

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

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

An additional Terms of Positive Covenant shall be included in the Annexure, for the Pump System.

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

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

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

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

87. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.
Reason: To ensure the requirements of Sydney Water have been complied with.
88. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.
Reason: To comply with the Conveyancing Act 1919.
89. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.
Reason: To provide satisfactory drainage.
90. This consent does not authorise the use or operation of the premises as a child care centre, except where the operator and all employees are in possession of a current valid license from the NSW Department of Education and Communities in accordance with the National Quality Framework requirements.
Reason: Compliance with legislative requirements.
91. Prior to an Occupation Certificate being issued, Council must be notified that the premises is to be used for the preparation of food for sale so that the premises can be registered on Council's food premises licensing database.
Reason: Compliance with the requirements of the Food Act.
92. Prior to the issue of an occupation certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:
 (a) Acoustic Report No. 20200472.1, dated 26 October 2020, prepared by Acoustic Logic.
Reason: To demonstrate compliance with submitted reports.
93. Certification to be provided to the principal certifying authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed

under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004.

It is incumbent on the PCA to determine the competency of the person providing this certification, based on that person's qualifications, experience and currency of practice.

The Use of the Site

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

Reason: To minimise noise impact of mechanical equipment.

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

Reason: To ensure the removal of graffiti.

96. If a roller shutter door is to be provided at the driveway entry and exit from Tennyson Street, it is to be opened at all times during the centre's operating hours from 7am to 7pm, Monday to Friday and is to be operated via remote control. If an intercom is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To comply with Council requirements.

97. The days and hours of operation are restricted to:

Day	Time
Monday	7:00am to 7:00pm
Tuesday	7:00am to 7:00pm
Wednesday	7:00am to 7:00pm
Thursday	7:00am to 7:00pm
Friday	7:00am to 7:00pm
Saturday	Closed.
Sunday	Closed.
Public Holidays	Closed.

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

98. All deliveries must take place between the hours of 7am to 7pm, Monday to Friday. No deliveries are to take place on weekends and public holidays.

Reason: To protect the amenity of the neighbourhood.

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

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

100. The use of the premises not giving rise to:
- (a) transmission of unacceptable vibration to any place of different occupancy,
 - (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

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

Reason: To prevent loss of amenity to the area.

102. No goods are to be stored/displayed outside the walls of the building.

Reason: To ensure visual amenity.

103. The operation of the premises is to comply with the relevant provisions of the Food Act 2003, Food Regulation 2015 and the Australia New Zealand Food Authority Food Standards Code.

Reason: To ensure operation of the premises complies with the relevant legislation and standards.

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

Reason: To ensure provision of adequate waste disposal arrangements.

105. The operation of the premises is not to give rise to emissions of air impurities in contravention of the Protection of the Environment Operations Act 1997. Air emissions from the premises must not cause a nuisance from odours, nor be hazardous to human health or the environment.

Reason: To prevent loss of amenity to the area.

106. Adequate holding facilities shall be constructed for the storage of new and waste oils and other bulk liquids in accordance with AS 1940–2017 'The storage and handling of flammable and combustible liquids' before commencement of use.

Reason: To ensure that waste liquids are correctly contained.

107. Any and all Dangerous Goods shall be stored in accordance with:

- (a) AS 1940-2017: The Storage and Handling of Flammable and Combustible Liquids;
- (b) Work Health and Safety Act 2011;
- (c) Model code of Practice: Managing risks of Hazardous Chemicals in the workplace.

Reason: To ensure that the dangerous goods are correctly contained.

108. All aboveground storages of hazardous materials, oils and chemicals are to be banded. The band is to be made of any impervious material and

should be roofed and large enough to hold the contents of the largest container plus 10%.

Reason: To ensure that hazardous materials are correctly contained.

109. To ensure correct handling of hazardous materials, Material Safety Data Sheets (MSDS) must be held at the facility for all hazardous materials. These can be obtained free of charge from the supplier.

Reason: To ensure compliance with the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.

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

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

1. All buildings and structures, together with any improvements integral to the future use of the site shall be wholly within the freehold property (unlimited in height or depth), along the Lot 19 DP 7941 boundary.
2. The proposed development should demonstrate that appropriate measures will be taken such that road traffic noise from James Ruse Drive is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102(3) of *State Environmental Planning Policy (Infrastructure) 2007*.
3. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
5. Bicycle Parking should be provided in accordance with AS2890.3.
6. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
7. All vehicles are to enter and leave the site in a forward direction.
8. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

Date: 28 May 2021
Responsible Officer: Jonathan Cleary

PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE
@ 27-29 TENNYSON ST PARRAMATTA
FOR 5 STAR BUILDERS
DEVELOPMENT APPLICATION



LOCATION MAP



SHEET SCHEDULE	
SHEET	TITLE
000	COVER PAGE
1	LEP CONTROLS
2	URBAN CONTEXT ANALYSIS
3	SITE ANALYSIS
4	BASEMENT FLOOR PLAN 2
5	BASEMENT FLOOR PLAN 1
6	GROUND FLOOR PLAN
7	FIRST FLOOR PLAN
8	SECOND FLOOR PLAN
9	ROOFTOP
10	ELEVATIONS
11	STREETSCAPE
12	SECTIONS
13	SECTIONS
14	SHADOWS
15	ADAPTABLE UNITS
16	COMPLIANCE TABLES
17	3D PERSPECTIVES
18	MATERIALS & FINISHES
19	VIEWS FROM THE SUN
20	VIEWS FROM THE SUN
21	FSR PLANS
22	PLAY AREA CALCS
23	3D VIEWS

Issue k: Add info	27/05/2021	Member
Issue j: Add info	26/10/2020	Australian
Issue i: Development Application	01/05/2020	Institute of
Issue h: DA coordination	07/05/2020	Architects
Issue g: Child Care + RFB (pre-draft)	18/10/2019	
Issue f: Child Care + RFB (pre-draft)	04/10/2019	
Issue e: Client sketch	11/02/2019	
Issue d: Client sketch	27/03/2019	
Issue c: Client sketch	20/03/2019	
Issue b: Client sketch	11/06/2019	
Issue a: Client sketch		

drawing: COVER PAGE	project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	client: 5 STAR BUILDERS	drawn: E.K.	scale: as shown	sheet size: A3	Council
			checked: J.E.	date: MAY21	ref: 2019-143	COP

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LEP CONTROLS

ZONING - R4 High Density Residential



HEIGHT - 11m Maximum Building Height



FSR - 0.8:1 Floor Space Ratio



HERITAGE - N/A

Issue k: Add info	27/05/2021
Issue j: Add info	26/10/2020
Issue i: Development Application	07/05/2020
Issue h: DA coordination	07/05/2020
Issue g: Child care + RFB (pre-draft)	18/10/2019
Issue f: Child care + RFB	04/10/2019
Issue e: Client sketch	11/02/2019
Issue d: client sketch	27/08/2019
Issue c: client sketch	20/08/2019
Issue b: client sketch	11/09/2019

drawing: LEP CONTROLS	project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	client: 5 STAR BUILDERS	drawn: E.K.	scale: as shown	sheet size: A3	Council
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SITE URBAN ANALYSIS

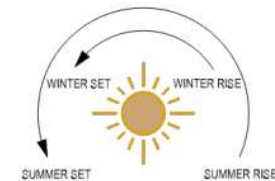


LEGEND

- Proposed development
- Heritage
- Parks and recreation
- Bus Stop
- Rydalmere Train Station
- Pedestrian links
- Noise source

LANDMARKS

- (A) Western Sydney University Parramatta Campus
- (B) Parramatta Aged Care Facility
- (C) Female Orphan School
- (D) Western Sydney University Village
- (E) Early Learning Centre
- (F) Child Care



Issue k: Add info	27/05/2021
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Issue b: Client sketch	11/09/2019

drawing: URBAN CONTEXT ANALYSIS	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	date: MAY21	ref: 2019-143
client: 5 STAR BUILDERS		
drawn: E.K.		
checked: J.E.		

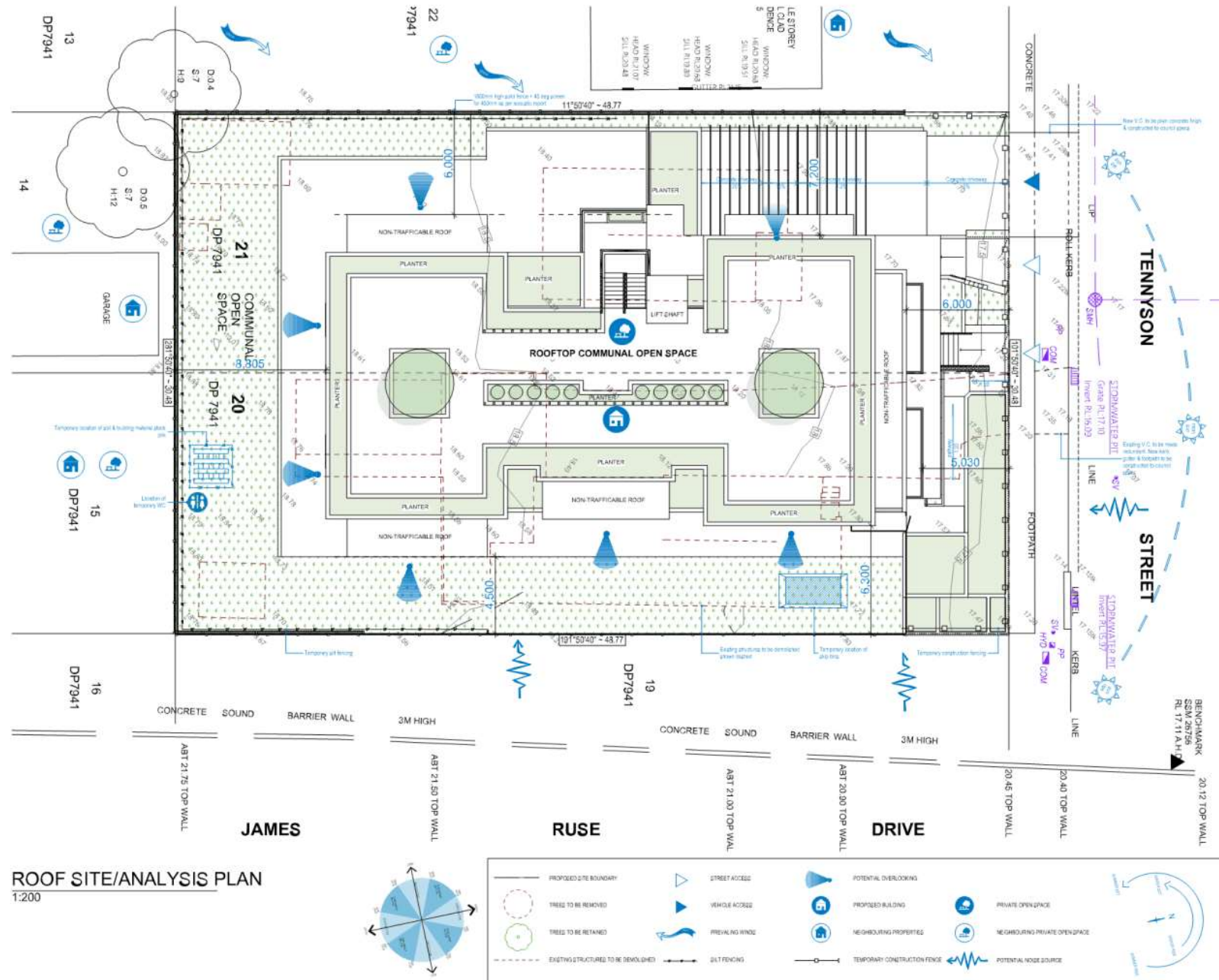
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ABSTRACT
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Issue	No.	Date	Description	Author	Checker	Approver
Issue 1	1	27/05/2022	Initial Design	DesignCorp	DesignCorp	DesignCorp
Issue 2	2	27/05/2022	Design Development	DesignCorp	DesignCorp	DesignCorp
Issue 3	3	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 4	4	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 5	5	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 6	6	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 7	7	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 8	8	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 9	9	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp
Issue 10	10	27/05/2022	Final Design	DesignCorp	DesignCorp	DesignCorp

Project	Client	Drawn	Checked	Scale	Date	Sheet	Ref	COP
PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	5 STAR BUILDERS	E.K.	J.E.	1:200	2018-142	12 MAY 2018	ref: 2018-142	COP

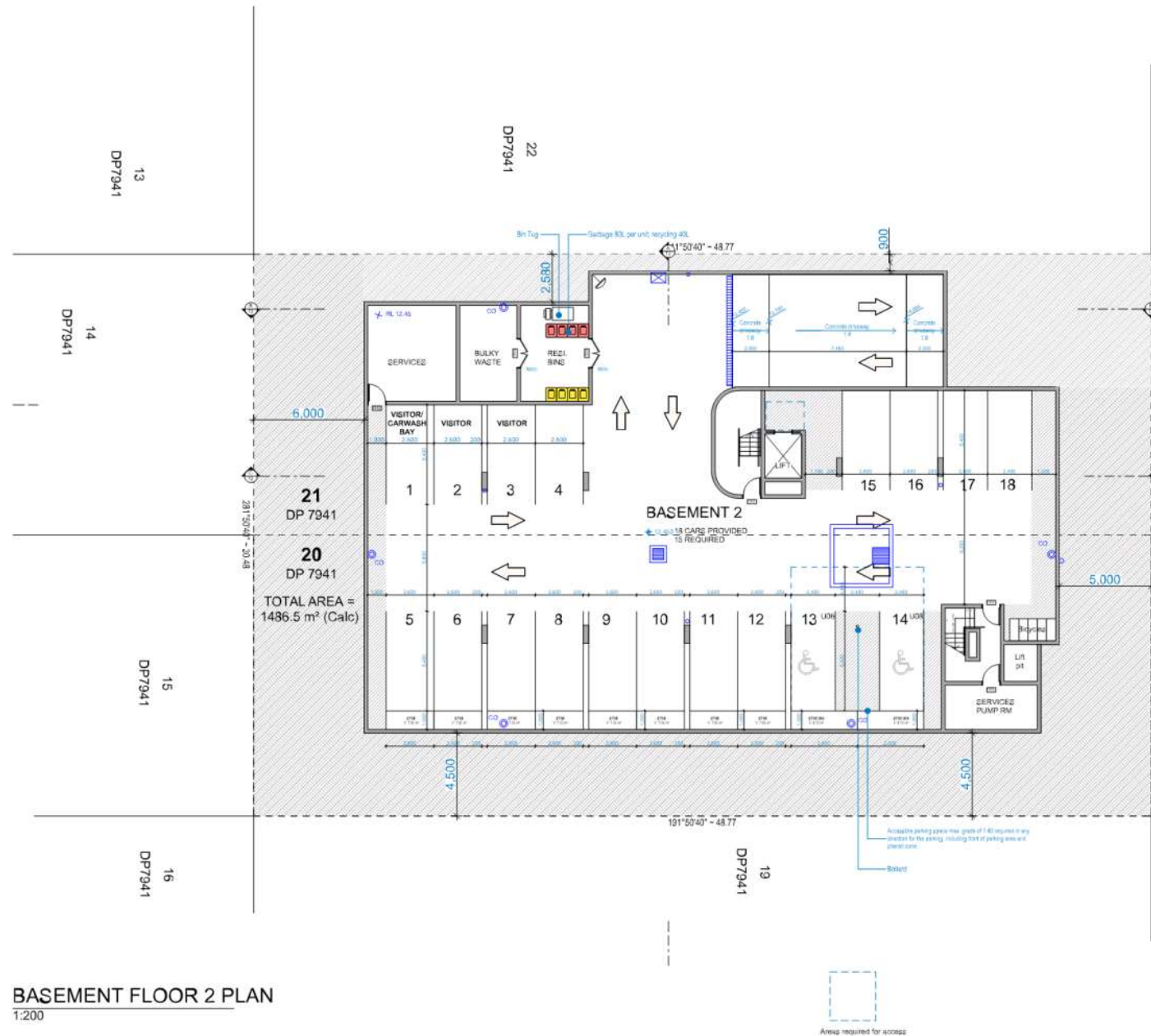
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Issue 1: Acad info	27/05/2021
Issue 1: Acad info	26/11/2020
Issue 1: Development Application	01/06/2020
Issue 2: Pre-DA coordination	07/05/2020
Issue 2: Pre-DA 2	24/11/2019
Issue 3: Child care + RFS (pre-DA)	18/10/2019
Issue 3: Child care + RFS	01/02/2019
Issue 4: Client switch	11/03/2019
Issue 4: Client switch	27/08/2018
Issue 5: Client switch	11/03/2018
Issue 5: Client switch	11/03/2017

drawing: **BASEMENT FLOOR PLAN 2**
 project: **PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA**
 client: **5 STAR BUILDERS**
 drawn: E.K. scale: as shown sheet size: A3 Council
 checked: J.E. date: MAY21 ref: 2019-143 COP

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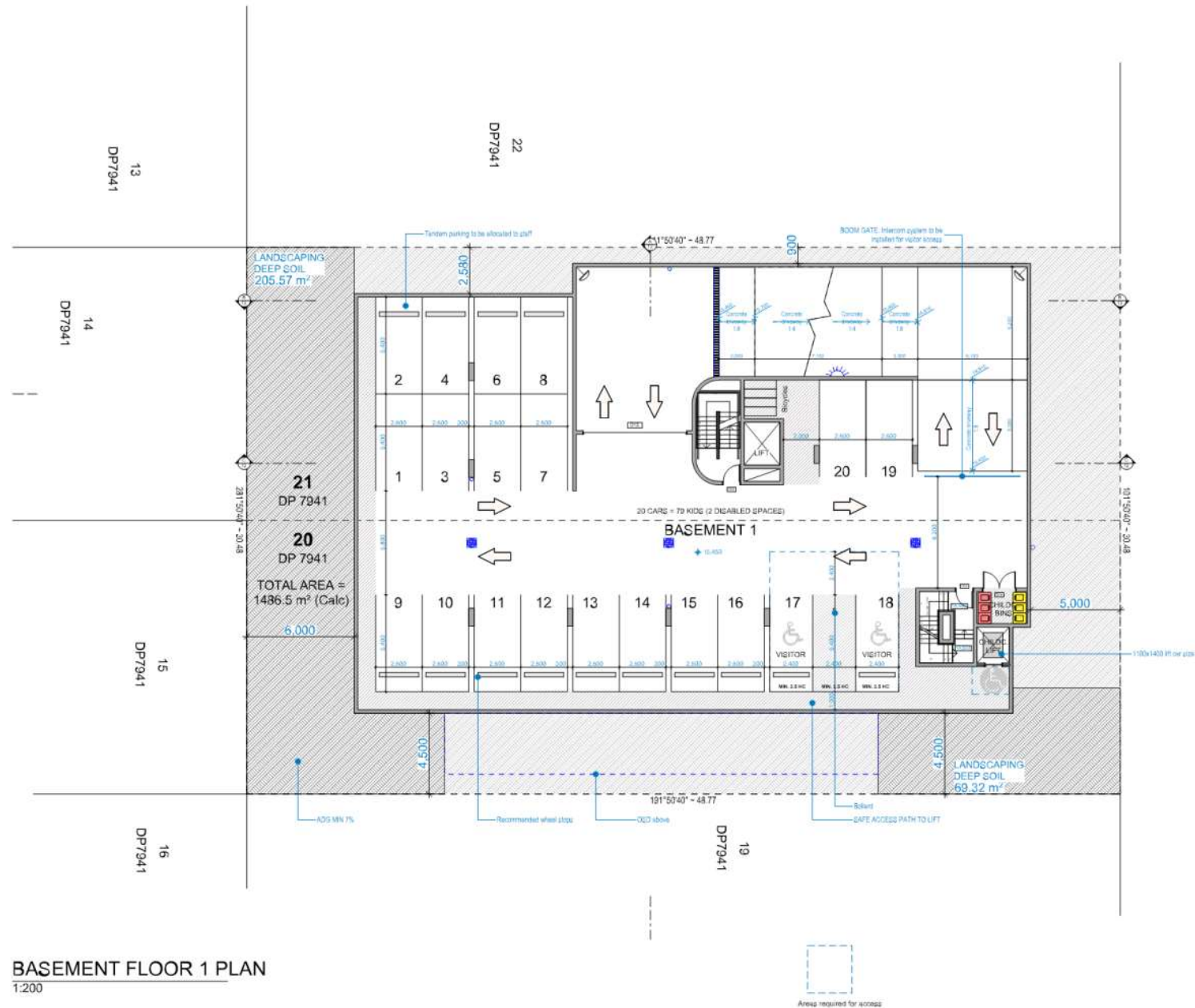
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noninvented architect - joe@asobagh 6737

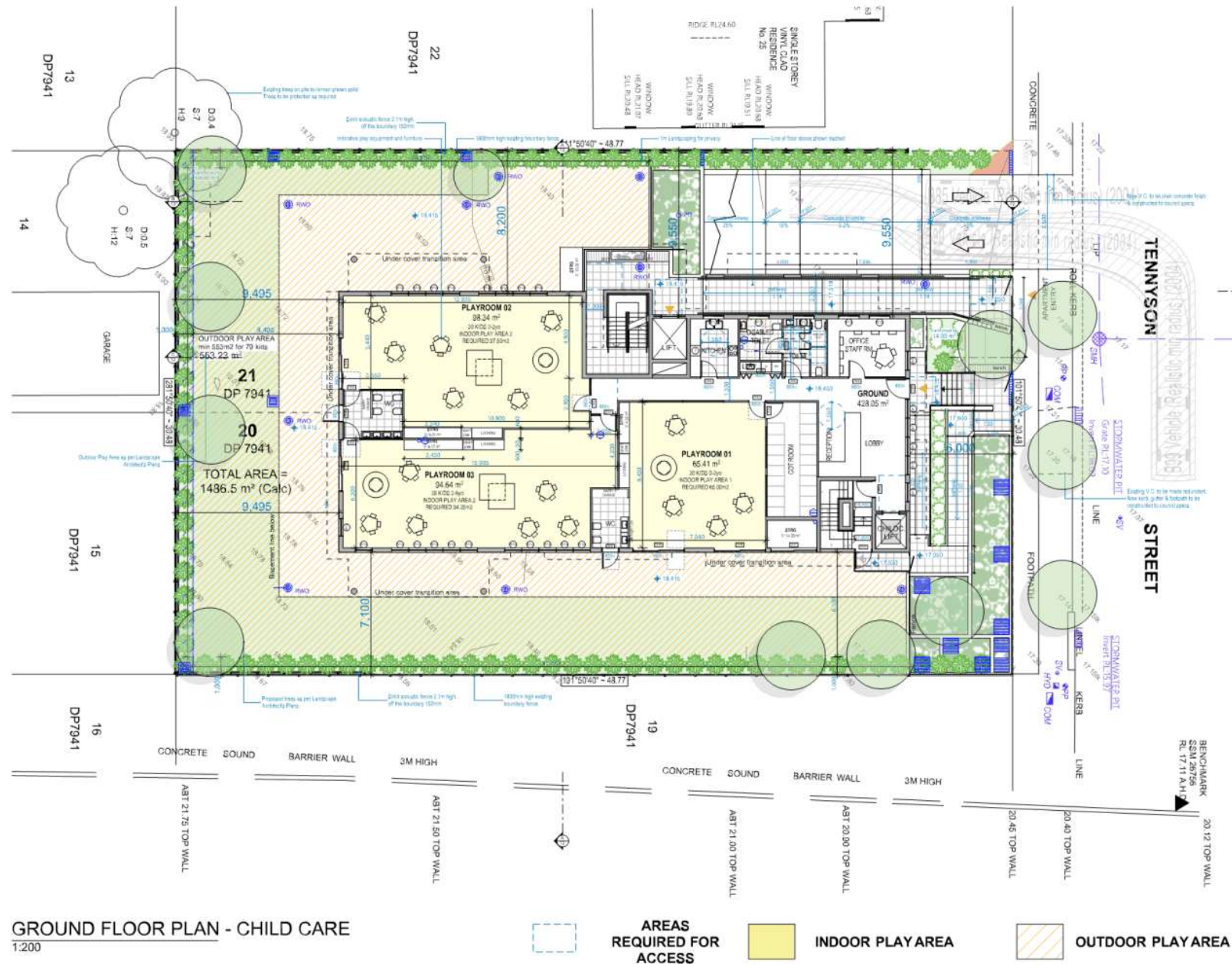
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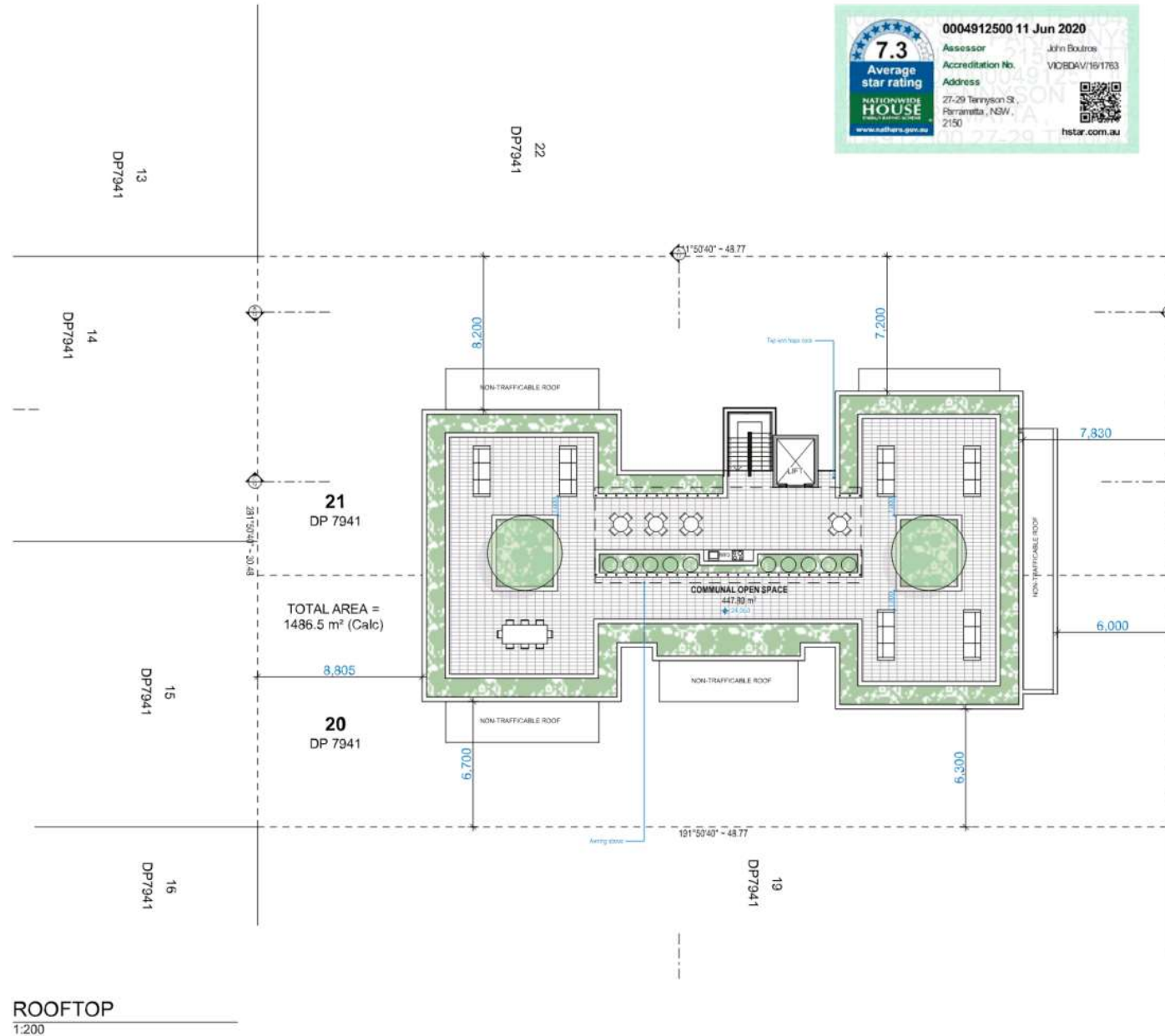
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Issue j: Add info	26/10/2020
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Issue a: Client sketch	

drawing: ROOFTOP	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	ref: 2019-142	COP
client: 5 STAR BUILDERS	scale: as shown	
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NORTH STREETSCAPE

1:200



3D 11m HEIGHT PLANE

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	Swing Door	2,060	750			14
D02	Swing Door	2,060	820			16
D03	Swing Door	2,060	820			36
D04	Double Swing Door	2,100	1,600			2
D05	Swing Door	2,400	1,200			1
D06	Swing Door w/ Transom	2,700	1,000			2
D07	Sliding Door	2,700	2,700			1
D08	Sliding Door	2,700	3,000			4
D11	Sliding Door	2,400	2,100			6
D12	Sliding Door	2,400	2,400			12
D13	Sliding Door	2,400	2,700			4
D14	Double Swing Door	2,060	1,600			1
D15	Roller Door	2,400	5,800			1
D16	Folding Door	2,060	2,270			1

WINDOW SCHEDULE						
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION
W01	Sliding	1,400	900	600		8
W03	Sliding	1,500	1,500	900		4
W04	Top Hung	0	600	1,800		2
W05	Top Hung	0	750	2,400		7
W06	Top Hung	0	900	2,400		2
W07	Top Hung	1,000	2,500	1,400		4
W08	Top Hung	1,200	2,500	1,200		8
W09	Sliding	1,200	900	1,200		1
W10	Fixed Glass	0	1,100	2,400		6
W11	Louver in Frame	0	850	2,800		1
W12	Top Hung	1,200	2,500	1,200		4
W13	Sliding	1,050	1,200	450		5
W14	Single Hung	0	1,000	2,740		20

Issue k: Add info	27/05/2021
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Issue e: Client sketch	11/02/2019
Issue d: Client sketch	27/08/2019
Issue c: Client sketch	20/08/2019
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Issue a: Client sketch	

drawing: STREETSCAPE	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	scale: as shown	ref: 2019-143
client: 5 STAR BUILDERS	date: MAY21	COP
drawn: E.K.	checked: J.E.	

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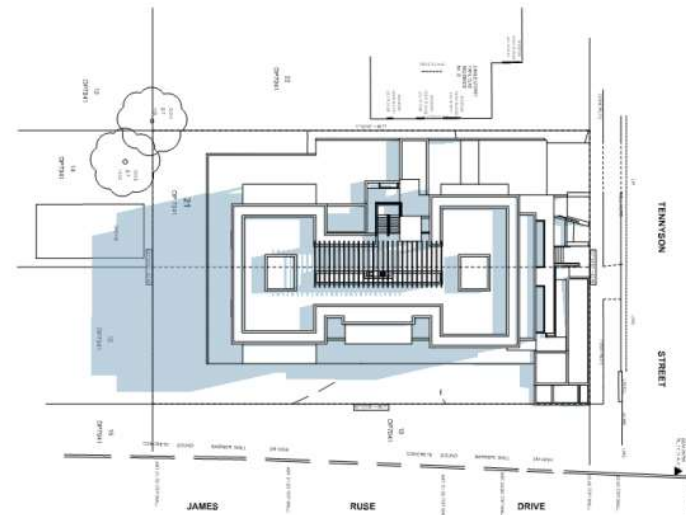
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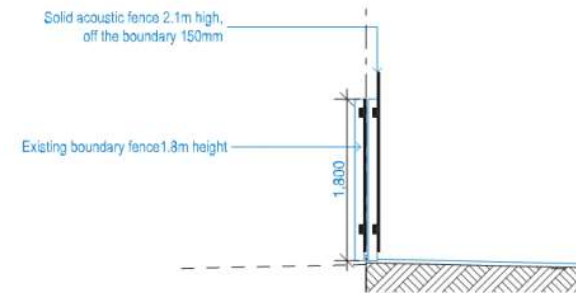


Jun-21-9am
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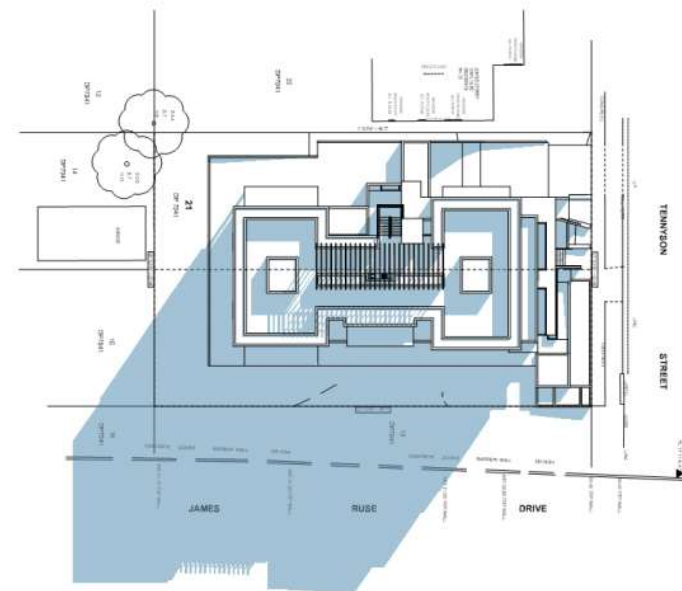


Jun-21-12pm
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ACOUSTIC FENCE DETAIL
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Jun-21-3pm
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drawing: SHADOWS	project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNISON ST PARRAMATTA	client: 5 STAR BUILDERS	drawn: E.K.	scale: as shown	sheet size: A3	Council
			checked: J.E.	date: MAY21	ref: 2019-143	COP

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s43(1)(fz) s43(1)(ga) s43(1)(gb) s43(1)(gc) s43(1)(gd) s43(1)(ge) s43(1)(gf) s43(1)(gg) s43(1)(gh) s43(1)(gi) s43(1)(gj) s43(1)(gk) s43(1)(gl) s43(1)(gm) s43(1)(gn) s43(1)(go) s43(1)(gp) s43(1)(gq) s43(1)(gr) s43(1)(gs) s43(1)(gt) s43(1)(gu) s43(1)(gv) s43(1)(gw) s43(1)(gx) s43(1)(gy) s43(1)(gz) s43(1)(ha) s43(1)(hb) s43(1)(hc) s43(1)(hd) s43(1)(he) s43(1)(hf) s43(1)(hg) s43(1)(hi) s43(1)(hj) s43(1)(hk) s43(1)(hl) s43(1)(hm) s43(1)(hn) s43(1)(ho) s43(1)(hp) s43(1)(hq) s43(1)(hr) s43(1)(hs) s43(1)(ht) s43(1)(hu) s43(1)(hv) s43(1)(hw) s43(1)(hx) s43(1)(hy) s43(1)(hz) s43(1)(ia) s43(1)(ib) s43(1)(ic) s43(1)(id) s43(1)(ie) s43(1)(if) s43(1)(ig) s43(1)(ih) s43(1)(ii) s43(1)(ij) s43(1)(ik) s43(1)(il) s43(1)(im) s43(1)(in) s43(1)(io) s43(1)(ip) s43(1)(iq) s43(1)(ir) s43(1)(is) s43(1)(it) s43(1)(iu) s43(1)(iv) s43(1)(iw) s43(1)(ix) s43(1)(iy) s43(1)(iz) s43(1)(ja) s43(1)(jb) s43(1)(jc) s43(1)(jd) s43(1)(je) s43(1)(jf) s43(1)(jg) s43(1)(jh) s43(1)(ji) s43(1)(jj) s43(1)(jk) s43(1)(jl) s43(1)(jm) s43(1)(jn) s43(1)(jo) s43(1)(jp) s43(1)(jq) s43(1)(jr) s43(1)(js) s43(1)(jt) s43(1)(ju) s43(1)(jv) s43(1)(jw) s43(1)(jx) s43(1)(jy) s43(1)(jz) s43(1)(ka) s43(1)(kb) s43(1)(kc) s43(1)(kd) s43(1)(ke) s43(1)(kf) s43(1)(kg) s43(1)(kh) s43(1)(ki) s43(1)(kj) s43(1)(kk) s43(1)(kl) s43(1)(km) s43(1)(kn) s43(1)(ko) s43(1)(kp) s43(1)(kq) s43(1)(kr) s43(1)(ks) s43(1)(kt) s43(1)(ku) s43(1)(kv) s43(1)(kw) s43(1)(kx) s43(1)(ky) s43(1)(kz) s43(1)(la) s43(1)(lb) s43(1)(lc) s43(1)(ld) s43(1)(le) s43(1)(lf) s43(1)(lg) s43(1)(lh) s43(1)(li) s43(1)(lj) s43(1)(lk) s43(1)(ll) s43(1)(lm) s43(1)(ln) s43(1)(lo) s43(1)(lp) s43(1)(lq) s43(1)(lr) s43(1)(ls) s43(1)(lt) s43(1)(lu) s43(1)(lv) s43(1)(lw) s43(1)(lx) s43(1)(ly) s43(1)(lz) s43(1)(ma) s43(1)(mb) s43(1)(mc) s43(1)(md) s43(1)(me) s43(1)(mf) s43(1)(mg) s43(1)(mh) s43(1)(mi) s43(1)(mj) s43(1)(mk) s43(1)(ml) s43(1)(mm) s43(1)(mn) s43(1)(mo) s43(1)(mp) s43(1)(mq) s43(1)(mr) s43(1)(ms) s43(1)(mt) s43(1)(mu) s43(1)(mv) s43(1)(mw) s43(1)(mx) s43(1)(my) s43(1)(mz) 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LEP/DCP COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	550	✓ 1486.5
Floor Space Ratio (max 0.8:1)	1189.2	✓ 1188.53
Site Coverage (max 30%)	445.95	✗ 493.66
Site Frontage	24	✓ 30.48
Rear Setback (15%)	7.32	✓ 8.80
Side Setback	4.5m	✓ 7.1
Building Height	max 11m	✗ 13.5
Communal Open Space	10m ² per dwelling	✓ 447.89
Fences (front max 1.2m / 1.8m)	1.8 max	✓ 1.8
Solar Access	3 hours	✓ 3
Min. Landscape (min 40%) (2m x 2m)	594.6	✗ 451.03
Deep Soil Zone (min 30%) (4m x 4m)	445.95	✗ 274.89
Natural Cross Ventilation	80%	✓ 100%
Private Open Space	10m ² ; min dimension 2.5	✓ 14.55
Parking	1br 1, 2br 1.25, 3br 1.5, V 0.25 = 16	✓ 18
Parking (Bicycle)	1 per 2 dwellings	✓ 5

SITE DATA	
SITE AREA	1486.50 m ²
DWELLING	
Ground Floor Area	428.05
First Floor Area	380.24
Second Floor Area	380.24
Total	1188.53
FSR	1 = 0.800

Unit mix					
UNIT	1bed	2bed	3bed	POS	
First					
1	51.49			14.55	
2		75.44		16.18	
3		75.44		16.18	
4		77.66		15.68	
5		77.66		15.68	
Second					
6	51.49			14.55	
7		75.44		16.18	
8		75.44		16.18	
9			95.4	15.68	
10	59.91			15.68	
Total	10	3	6	1	
Area	162.89	457.08	95.4		
	1bed	2bed	3bed		

ADG COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Building Separation	6-12m	✓ 6
Living room width	min dim. 3.6m 1BR; 4m 2+ BR	✓ 4
Bedroom size	min 9-10m ² , min dimension 3m	✓ 9
Communal Open Space (25%, 3x3m)	371.63	✓ 447.89
Front Fence (solid fence up to 1m)	1m	✓ 1
Solar Access (2h from 9am-3pm)	min 70%	✓ 70
Landscaping (1 large/2 medium trees per 90m ² deep soil)	4 large / 8 medium	Compliant
Deep Soil Zone (min 7%, 3x3m)	104.06	✓ 274.89
Private Open Space - Ground Floor	15m ² ; min dimension 3m	N/A
Private Open Space - Balcony	8-12m ² ; min dimension 2-2.4m	✓ 14.55
Universal Design (20% Livable Housing Guideline)	2.0	✓ 2
Natural cross ventilation	60%	✓ 100%

UNIT		Solar Access LIV (2h)	Cross-ventilated	Storage			
				Required	IN	OUT	Total
First	1	NO	YES	6	3.19	7.02	10.21
	2	YES	YES	8	4.27	7.02	11.29
	3	NO	YES	8	5.31	7.02	12.33
	4	YES	YES	8	4.13	7.02	11.15
	5	YES	YES	8	4.13	7.02	11.15
Second	6	NO	YES	6	3.19	7.02	10.21
	7	YES	YES	8	4.27	7.02	11.29
	8	YES	YES	8	5.31	7.02	12.33
	9	YES	YES	8	5.54	7.02	12.56
	10	YES	YES	8	3.2	7.02	10.22
		70%	100%				

	Number of children	Age group (years)	Indoor Play area min 3.25m ² per child		Outdoor Play area min 7m ² per child		Staff		Storage req m ³	
			Required	Provided	Required	Provided	Required	Provided	Indoor	Outdoor
Playroom 01	20	0-2	65	65.41	140		5	5	4.0	6.0
Playroom 02	30	2-3	97.5	98.34	210		6	6	6.0	9.0
Playroom 03	29	3-6	94.25	94.64	203		2.9	3	5.8	8.7
Total	79		256.75	258.39	553	553.23	13.9	14	15.8	23.7

COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Site Area (m ²) R4	NA	1486.5
Building Height	max 11m	13.5
Floor Space Ratio (0.8:1)	1189.20	1188.53
Transition area	min 4m	4
Outdoor play area	553	553.23
Indoor play area	256.75	258.39
Front Setback	Average	6
Rear Setback	n/a	9.07
Landscaping	n/a	449.61
Deep Soil	n/a	274.89
Staff requirement	13.9	14
Parking	1 per 4 children	20

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Issue t: Client sketch	20/08/2019
Issue u: Client sketch	11/09/2019

drawing: COMPLIANCE TABLES	client: 5 STAR BUILDERS	scale: as shown	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	client: 5 STAR BUILDERS	scale: as shown	sheet size: A3	Council
drawn: E.K.	checked: J.E.	date: MAY21	ref: 2019-142	COP

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FRONT VIEW



STREET VIEW



ENTRY DOOR



REAR VIEW

Issue	Author	Date	Description
Issue 1: Add info	J.E.	27/05/2021	Initial design
Issue 2: Add info	J.E.	26/10/2020	Initial design
Issue 3: Add info	J.E.	01/05/2020	Initial design
Issue 4: Add info	J.E.	07/05/2020	Initial design
Issue 5: Add info	J.E.	07/05/2020	Initial design
Issue 6: Add info	J.E.	18/10/2019	Initial design
Issue 7: Add info	J.E.	04/10/2019	Initial design
Issue 8: Add info	J.E.	11/02/2019	Initial design
Issue 9: Add info	J.E.	27/03/2019	Initial design
Issue 10: Add info	J.E.	20/03/2019	Initial design
Issue 11: Add info	J.E.	11/09/2019	Initial design

drawing: 3D PERSPECTIVES	client: 5 STAR BUILDERS	scale: as shown	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	drawn: E.K.	date: MAY21	ref: 2019-143	COP

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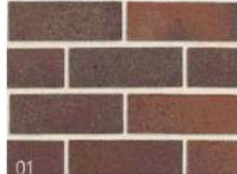


MATERIALS AND FINISHES SCHEDULE DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA



EXTERNAL BRICK WALLS 01

FACE BRICK - HIGH BALMORNO BLEND



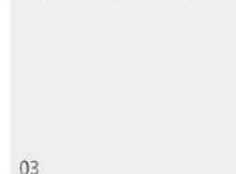
EXTERNAL BRICK WALLS 02

FACE BRICK - HIGH ALTITUDE OLYMPIUS



EXTERNAL RENDER

CEMENT RENDER - DULUX WHITE ON WHITE



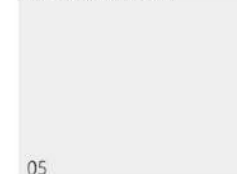
AWNING & PERGOLA

ALUMINIUM - COLORBOND MONUMENT



SOFFIT

PAINTED - DULUX WHITE ON WHITE



DRIVEWAY & RAMP

CONCRETE



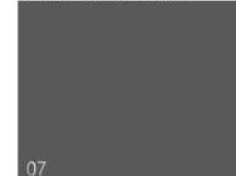
PRIVACY SCREEN &
FRONT FENCE

ALUMINIUM - COLORBOND MONUMENT



DOORS & WINDOWS

ALUMINIUM - COLORBOND MONUMENT



Issue	Date	Description	Author	Checked	Approved
Issue 1: Add info	27/05/2021				
Issue 2: Add info	26/10/2020				
Issue 3: Development Application	01/05/2020				
Issue 4: DA coordination	07/05/2020				
Issue 5: Child Care + RFB (pre-draft)	07/05/2020				
Issue 6: Child Care + RFB (pre-draft)	18/10/2019				
Issue 7: Child Care + RFB	04/10/2019				
Issue 8: Client sketch	11/02/2019				
Issue 9: Client sketch	27/08/2019				
Issue 10: Client sketch	20/08/2019				
Issue 11: Client sketch	11/09/2019				

drawing: MATERIALS & FINISHES	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	scale: as shown	ref: 2019-143
client: 5 STAR BUILDERS	date: MAY21	COP
drawn: E.K.		
checked: J.E.		

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VIEWS FROM THE SUN
21st of June

✓ Living rooms and balconies receiving direct solar access on nominated hour



9AM



10AM



11AM



12PM

*Note - all surfaces seen receive solar access on nominated hour

Issue	Date	Description
Issue 1	27/05/2021	Initial Design
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Issue 3	01/05/2020	DA Coordination
Issue 4	07/05/2020	Child Care + RFB (pre-draft)
Issue 5	18/10/2019	Child Care + RFB (pre-draft)
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Issue 7	11/02/2019	Client sketch
Issue 8	27/03/2019	Client sketch
Issue 9	20/03/2019	Client sketch
Issue 10	11/09/2019	Client sketch

drawing: VIEWS FROM THE SUN	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	ref: 2019-143	COP
client: 5 STAR BUILDERS	date: MAY21	
drawn: E.K.	scale: as shown	
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VIEWS FROM THE SUN
21st of June

✓ Living rooms and balconies receiving direct solar access on nominated hour



1PM



2PM



3PM

*Note - all surfaces seen receive solar access on nominated hour

Issue A: Add info	27/05/2021
Issue B: Add info	26/10/2020
Issue C: Development Application	01/05/2020
Issue D: DA coordination	07/05/2020
Issue E: Child care + RFB (pre-draft)	18/10/2019
Issue F: Child care + RFB	04/10/2019
Issue G: Client sketch	11/02/2019
Issue H: Client sketch	27/08/2019
Issue I: Client sketch	20/08/2019
Issue J: Client sketch	11/09/2019

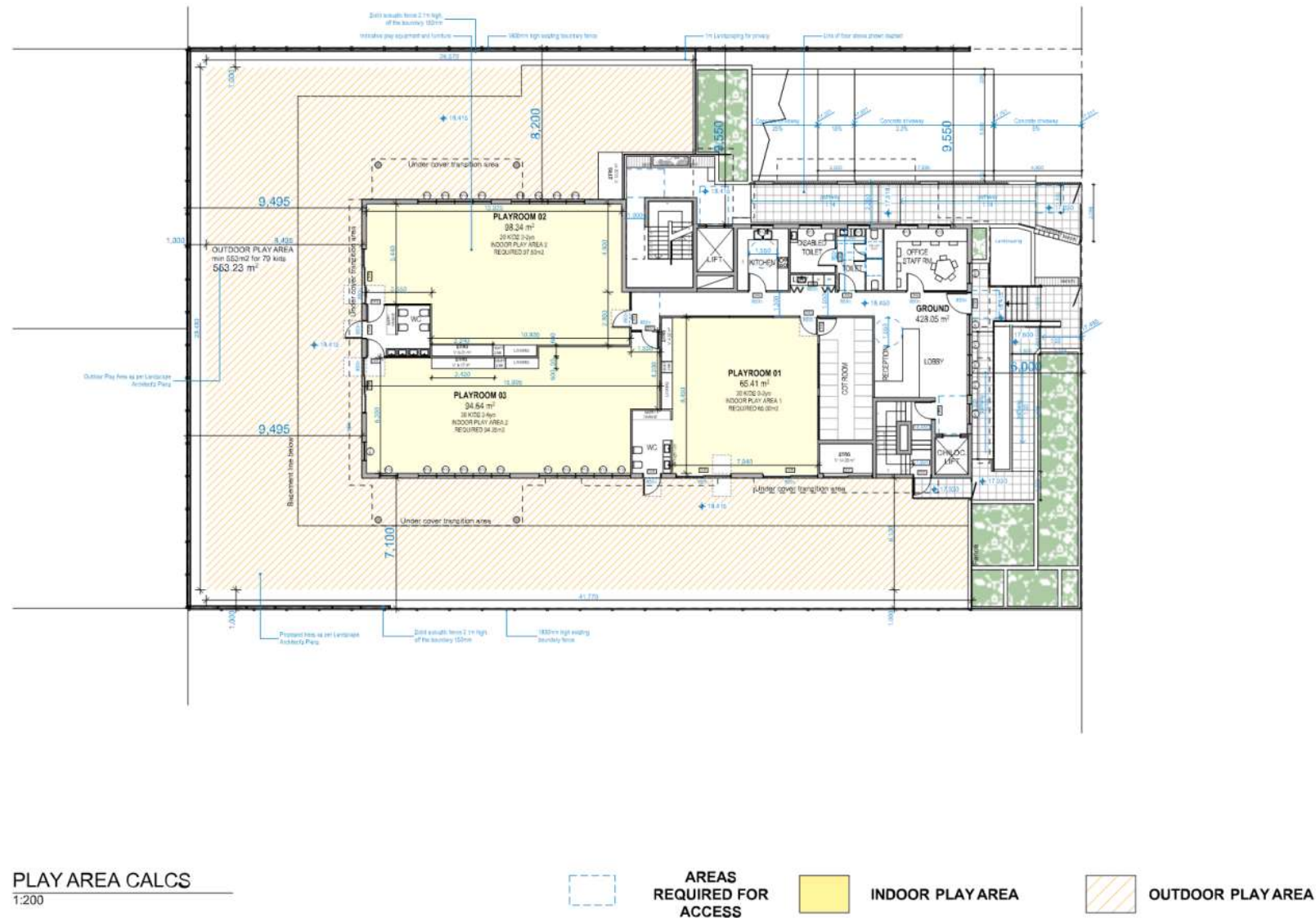
drawing: VIEWS FROM THE SUN	sheet size: A3	Council
project: PROPOSED DEVELOPMENT OF RFB + CHILD CARE CENTRE @ 27-29 TENNYSON ST PARRAMATTA	ref: 2019-143	COP
client: 5 STAR BUILDERS	scale: as shown	
drawn: E.K.	date: MAY21	
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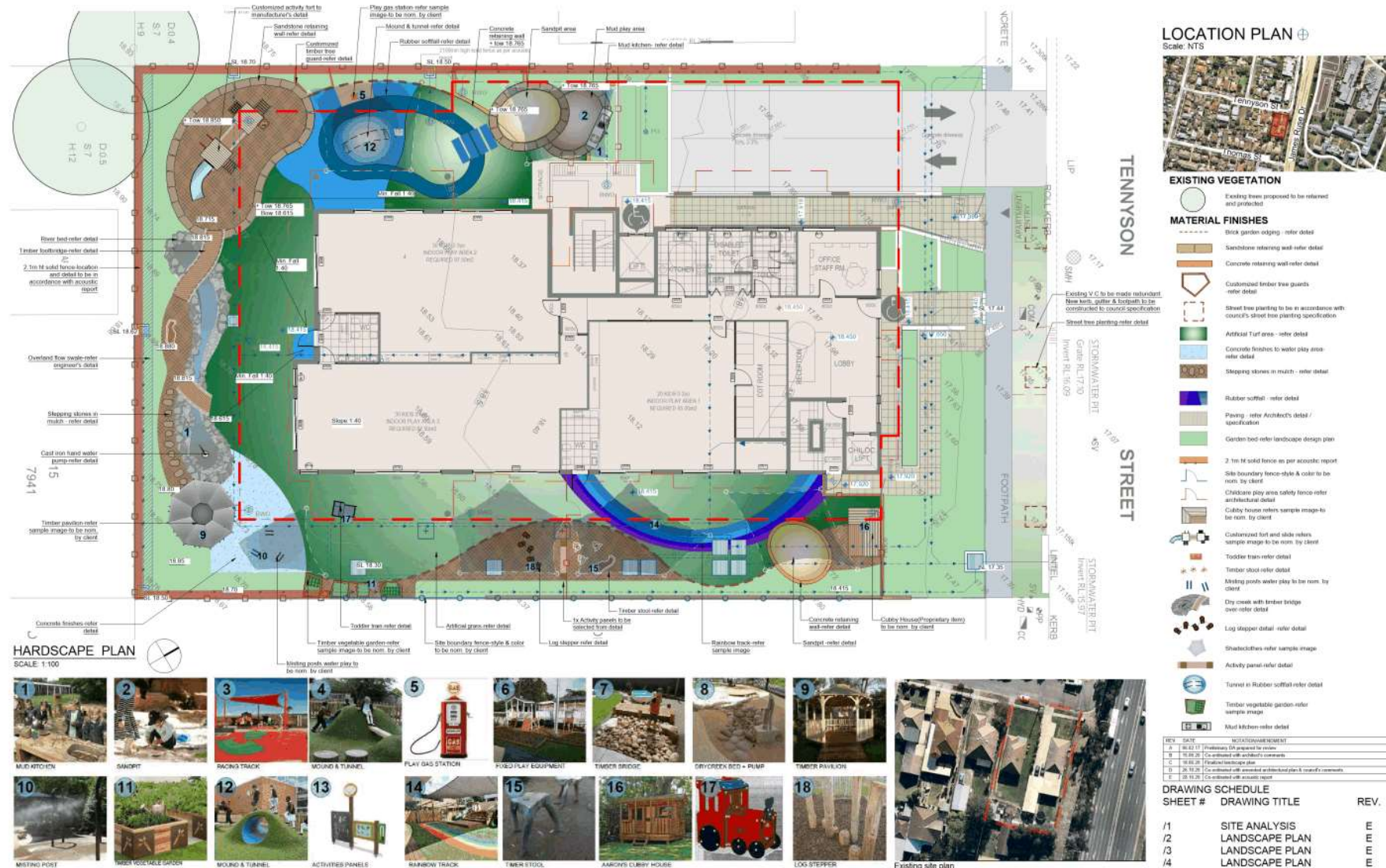
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PROPOSED MIXED USE DEVELOPMENT

27-29 TENNYSON STREET, PARRAMATTA NSW

DRAWING NUMBER: LPDA 20-272/01

THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT
Application APPROVAL ONLY. NOT FOR CONSTRUCTION

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LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASE BY THE LANDSCAPE ARCHITECT.
3. PLANTS IDENTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PITS.
5. ALL PLANTING AND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURAL STORM WATER FLOW DIRECTION FOR THE SITE (PUBLIC LAND) AND ONLY AUTHORIZED VARIATION COULD BE HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC. SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR A NEW WORK IN THIS AREA.

STREET TREE

Botanical Name: *Catalpa viminalis*
Common Name: Weeping Bottlebrush (Native)
Pot size: 75L
Mature H x S: 8m x 5m
Qty Required: 3

TREES

Botanical Name: *Waterhousea Borbonica*
Common Name: Weeping Lily Pilly (Native)
Pot size: 75L
Mature H x S: 10-15m x 6m
Qty Required: 3

Botanical Name: *Pinus caleyana* 'Bradford'
Common Name: Cunningham Pine (Exotic)
Pot size: 75L
Mature H x S: 10m x 5m
Qty Required: 3

Botanical Name: *Fredericksonia laurina* 'Lanceolata'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 5-8m x 3-5m
Qty Required: 3

Botanical Name: *Eleocharis acuminata*
Common Name: Eastland Gumsucker (Native)
Pot size: 75L
Mature H x S: 11m x 5m
Qty Required: 3

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lily Pilly (Native)
Pot size: 300mm
Mature H x S: 2.5m x 1.5m
Qty Required: 50

Botanical Name: *Catalpa viminalis*
Common Name: Weeping Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.5m
Qty Required: 7

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.5m
Qty Required: 20

Botanical Name: *Syzygium 'Tiny Tree'*
Common Name: Dwarf Lily Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 30

Botanical Name: *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 300mm
Mature H x S: 3-5m x 2-3m
Qty Required: 10

Botanical Name: *Acrotena anthera* 'Mistral'
Common Name: Mistral Lily Pilly (Native)
Pot size: 300mm
Mature H x S: 2-3m x 2m
Qty Required: 7

Botanical Name: *Alphitoea anthera* 'Claret Top'
Common Name: Claret Top Honey Myrtle (Native)
Pot size: 300mm
Mature H x S: 1.5m x 1m
Qty Required: 13

Botanical Name: *Dodonaea viscosa* 'Purpurea'
Common Name: Purple Sticky Hop Bush (Native)
Pot size: 300mm
Mature H x S: 2m x 1.5m
Qty Required: 4

ACCENT PLANTS

Botanical Name: *Dorstenia excelsa*
Common Name: Cypress Lily (Native)
Pot size: 25L
Mature H x S: 1.5m x 1m
Qty Required: 21

Botanical Name: *Phyllostachys 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.5m x 2m
Qty Required: 8

GRASSES + GROUNDCOVERS

Botanical Name: *Carpenteria 'Aussie Rambler'*
Common Name: Aussie Rambler Polka (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7500 (1% 7500 total)

Botanical Name: *Cassiopea glauca* 'Cassian II'
Common Name: Cassian II Cassiopea (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5000 (2.5m2 total)

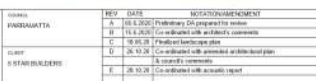
Botanical Name: *Exochorda argentea* 'Silver Falls'
Common Name: Silver Falls Exochorda (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 8000 (1% 8000 total)

Botanical Name: *Fredericksonia 'Theodora'*
Common Name: Theodora Fredericksonia (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5000 (0.5m2 total)

Bio-retention groundcover mix:
Common Name: Various species
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5000 (0.5m2 total)

SAMPLE IMAGES

Images are diagrams only, and final planting species may vary as determined by Council Approval



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 DRAINAGE SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECIPITATION CENTRALLY IN GARDEN AREAS. WHERE PITS AND UNWISDOM 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 DRAINAGE DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING HARDSET PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION BY A LICENSED CONTRACTOR OR LANDSCAPER. THE LICENSED CONTRACTOR SHALL PREPARE AN AS BUILT PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulic plans. Work specific to these plans should be prepared in accordance to these plans, including specifications and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Remaining work details to engineers designs.

Overlays such as storage basins may be incorporated in garden bed areas (using non-flammable materials) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to Parramatta Council Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local plant lists and the BASIS local plant list and from Sydney Water's 'Water Sensitive' web site over open water plant species (acceptable for Basin planting).

The Design & Location of new street trees shall be in accordance with Australia's 'Requirements for Delivery of Mait to Residential Premises' published Feb '07. All mature street trees in Councils street trees to be located in the site shall be carefully assessed & supported. Street trees in existing fencing in poor condition with Council approved 1.8m fencing to rear of building line, to be removed & replaced with 1.8m fencing to rear of building line. Proposed replacement trees to be supported by Council.

D.A. approved landscape plans are required to be constructed as approved to obtain occupancy certificate. Permissible areas may be indicated to achieve site coverage restrictions & should be constructed as shown on this plan.

LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTES IN BOTH AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.3M FROM PITS
5. ALL PLANTING AND LANDSCAPE TREES SHALL BE ADAPTED TO AVOID DAMAGE AND CLIPPING WITH SURFACE ROOTS
6. THE NATURAL STRIP STREET FRONTAGE FOR THE SITE IS PUBLIC LAND AND ONLY AUTHORIZED VEHICLES MAY OCCUP HERE. SIGHTING CONDITIONS FROM AN STREET TREES, COUNCIL PLANTING ETC. SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. LANDSCAPE APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA

TREES



Botanical Name: *Platanus occidentalis*
Common Name: Frangipani (Exotic)
Pot size: 75L
Mature H x S: 5m x 4m
Qty Required: 1

SHRUBS AND HEDGES



Botanical Name: *Callistemon 'Bottle Brush'*
Common Name: Bottle Brush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.5m
Qty Required: 3



Botanical Name: *Westringera 'Aussie Box'*
Common Name: Westringera Box (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.5m
Qty Required: 1

ACCENT PLANTS



Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.8m
Qty Required: 2



Botanical Name: *Stenotaphrum secundatum*
Common Name: Bush-leaved Stenotaphrum (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 2



Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 6



Botanical Name: *Rhipsalis coccinea*
Common Name: Rhipsalis Pink (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 6

GRASSES + GROUNDCOVERS



Botanical Name: *Dichroa argentea 'Silver Falls'*
Common Name: Silver Falls Dichroa (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x spreading
Qty Required: 1m² (2.4m² total)



Botanical Name: *Trachypogon 'Trakalua'*
Common Name: Trakalua (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5m² (2.4m² total)

Communal Open Space Rooftop Terraces
GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor; 1.25m, and
- Have openings between risers or posts no greater than 125mm, and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies responsibility to manage the safety of these areas.

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following items should be included or considered:

- All planters shall be structurally water-proofed, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing.
- All planters shall be irrigated with an automated system set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering.
- Tree Anchors shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for tying off harnesses for landscape maintenance workers are essential

SAMPLE IMAGES

Images are photographic only, and final planting species may vary, as determined by Council Approval



FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP TERRACES, IT IS RECOMMENDED THAT AN ANCHORING SYSTEM (SUCH AS PLANTING ANCHORS) SHALL BE USED, INSTALL AS PER THE MANUFACTURER'S SPECIFICATION



AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION BY A LICENSED CONTRACTOR OR LANDSCAPER. THE LICENSED CONTRACTOR SHALL PREPARE AN AS BUILT PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulic plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details are engineers design.**

Elements such as drainage swales may be incorporated in garden bed areas (using non-flammable mulch) without compromising the capacity of swales.

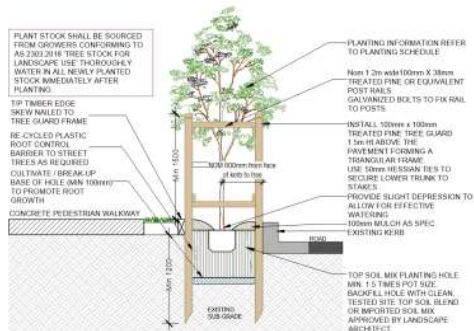
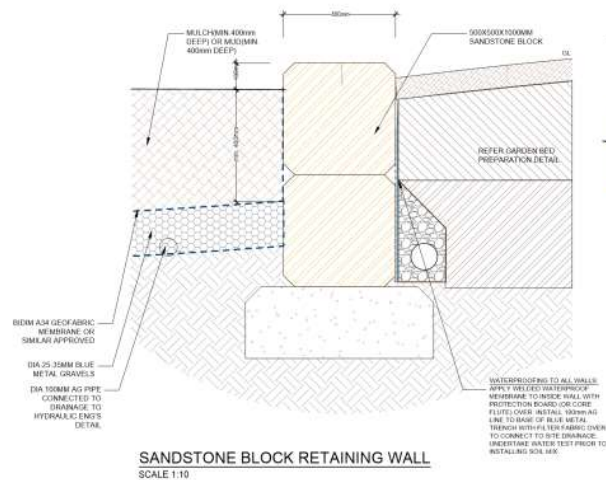
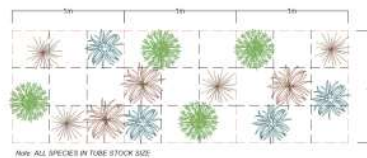
This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to Parramatta Council Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the SAWS local plant list and from Sydney Waters "Plant Selector" web site one-day raised native plants (perennials for basic planting).

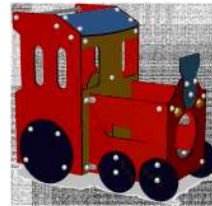
The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb 10. All mailboxes must be located in Council's street front & located on the site shall be continually removed & replaced. Retention of boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, (due to the forward of SL, Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established items to be supervised by arborist.

If a approved landscape plan is required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restraints & should be constructed as shown on this plan.**

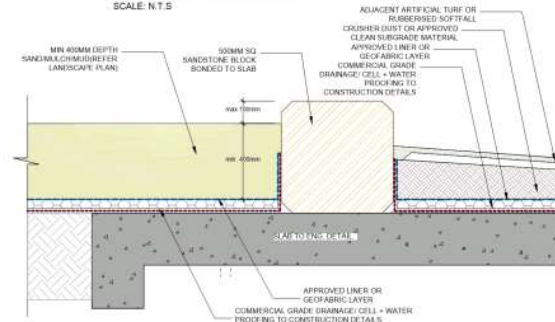
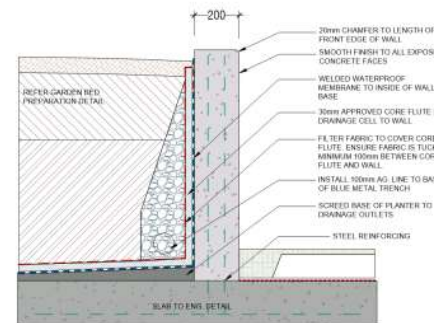
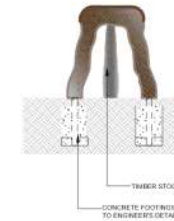
GENERAL NOTE 1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTES IN BOTH AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.3M FROM PITS 5. ALL PLANTING AND LANDSCAPE TREES SHALL BE ADAPTED TO AVOID DAMAGE AND CLIPPING WITH SURFACE ROOTS 6. THE NATURAL STRIP STREET FRONTAGE FOR THE SITE IS PUBLIC LAND AND ONLY AUTHORIZED VEHICLES MAY OCCUP HERE. SIGHTING CONDITIONS FROM AN STREET TREES, COUNCIL PLANTING ETC. SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. LANDSCAPE APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA	FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP TERRACES, IT IS RECOMMENDED THAT AN ANCHORING SYSTEM (SUCH AS PLANTING ANCHORS) SHALL BE USED, INSTALL AS PER THE MANUFACTURER'S SPECIFICATION		Be Scale 	ARCHITECT DESIGNWORK ARCHITECTS PTY LTD	LANDSCAPE ARCHITECT 	OWNER PARRAMATTA 5 STAR BUILDERS	REV DATE A 04.12.2020 Preliminary DA prepared for review B 14.12.2020 Co-ordinated with architect's comments C 18.12.20 Finalised landscape plan D 28.12.20 Co-ordinated with architect on technical plan E 01.01.21 Council's comments F 08.12.21 Co-ordinated with architect report	PROJECT PROPOSED MIXED USE DEVELOPMENT 27-29 TENNYSON STREET PARRAMATTA	TITLE LANDSCAPE PLAN	DATE 1:100 @ A1 June 20	DEVELOPMENT APPLICATION DPA K.Z. R.F.

STREET TREE PLANTING & TREE GUARD DETAIL
N.T.SSANDSTONE BLOCK RETAINING WALL
SCALE 1:10OVERLAND FLOW SWALE GROUNDCOVER MIX
PLANTING MATRIX
SCALE: N.T.S

PLAY EQUIPMENT DETAILS



MANUFACTURER: KOMPAN
PRODUCT NAME: TODDLER TRAIN
ITEM NUMBER: H53000-3018P (SURFACE)
H53000-3418P (INGROUND)
H53000-3418P (INGROUND)
WEBSITE: <https://www.kompan.com.au/play/toddler-train-4>
toddler play/toddler train-4

TODDLER TRAIN DETAIL
SCALE: N.T.SSANDSTONE BLOCK RETAINING WALL OVER SLAB
SCALE: 1:10TYPICAL IN SITU RETAINING WALL ON SLAB DETAIL
SCALE: 1:10

PRODUCT INFO:
MANUFACTURER: KOMPAN
ITEM NAME: TIMBER STOOL
DIMENSIONS: 1000MM x 1000MM x 1000MM
INSTALLATION: SEE FOLLOWING MANUFACTURER'S SPEC

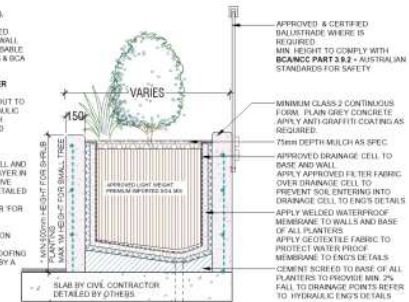
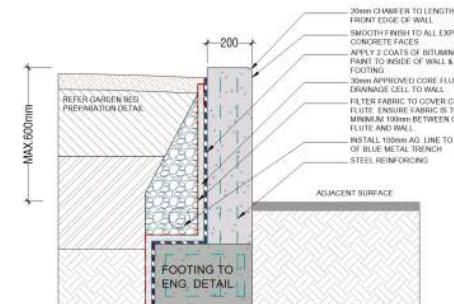
TIMBER STOOL DETAILS
N.T.S

NOTE (BCA COMPLIANCE): WHERE NO EXTERNAL BALUSTRADE IS PROVIDED THE INTERNAL PLANTER WALL FACE MUST BE NON-CUMBERABLE TO A HEIGHT TO MEET AS A BCA COMPLIANCE.

NOTE (DRAINAGE & WATER PROOFING): DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

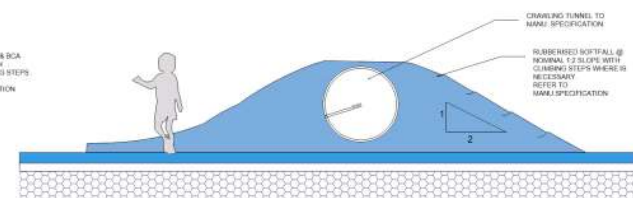
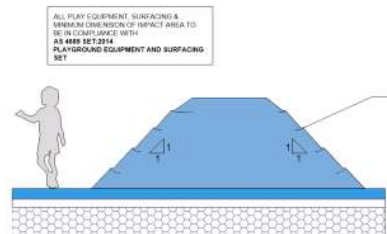
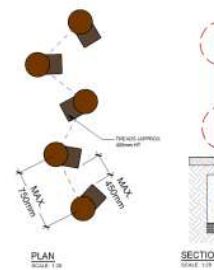
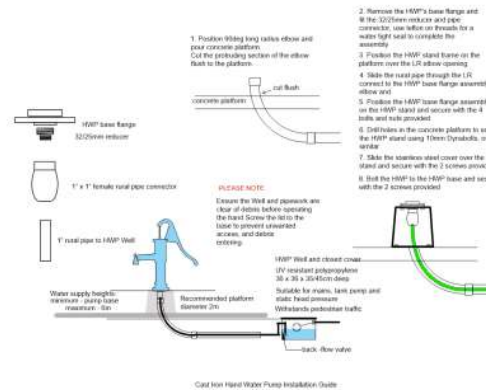
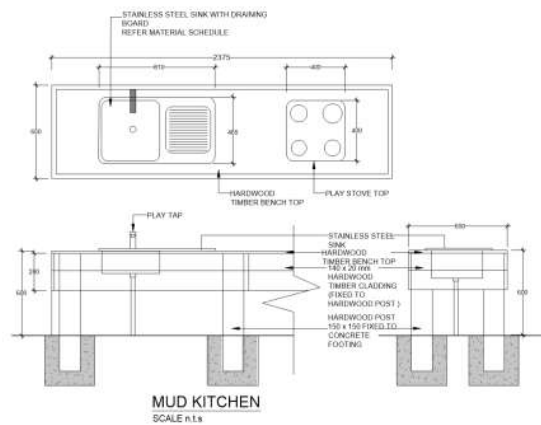
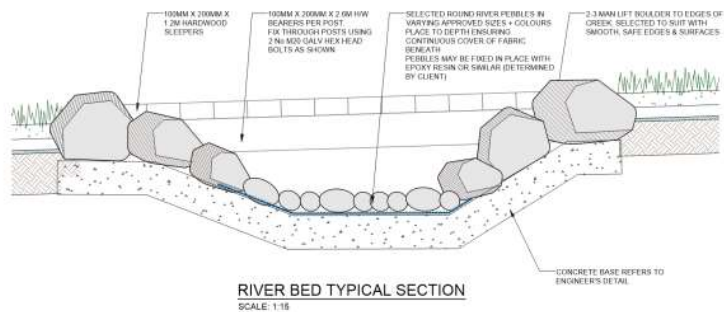
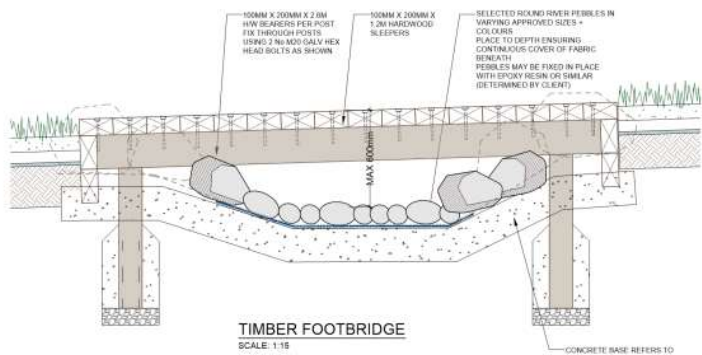
THE WATERPROOFING APPROVED DRAINAGE CELL AND SPECIFIED GEO-FABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER FOR CONSTRUCTION.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATERPROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER.

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

THIS PLAN HAS BEEN PREPARED FOR Development Application APPROVAL ONLY. NOT FOR CONSTRUCTION.

DISCLAIMER NOTE	DESIGNER	CLIENT	DATE	REV	DATE	NOTATION/REVISION	PROPOSED MIXED USE DEVELOPMENT	SPECIFICATION & DETAIL	DEVELOPMENT APPLICATION
<p>1. This plan is prepared for Development Application approval only. It is not to be used for construction.</p> <p>2. The client is responsible for ensuring that the plan is used for the intended purpose.</p> <p>3. The client is responsible for ensuring that the plan is used for the intended purpose.</p> <p>4. The client is responsible for ensuring that the plan is used for the intended purpose.</p> <p>5. The client is responsible for ensuring that the plan is used for the intended purpose.</p>	<p>DESIGNER: LANDSCAPE ARCHITECTS</p> <p>CONTACT: 02 9550 1000</p> <p>WEBSITE: www.landscapearchitects.com.au</p>	<p>CLIENT: 27-29 TENNYSON STREET PARRAMATTA</p>	<p>DATE: 20.12.20</p> <p>REV: 1.0</p>	<p>REV: 1.0</p> <p>DATE: 20.12.20</p>	<p>DATE: 20.12.20</p> <p>REV: 1.0</p>	<p>NOTATION/REVISION:</p> <p>A. 20.12.2020: Preliminary DA prepared for review.</p> <p>B. 15.12.2020: DA submitted with amended landscape plan.</p> <p>C. 16.12.2020: Finalised landscape plan.</p> <p>D. 20.12.2020: DA submitted with amended landscape plan.</p> <p>E. 20.12.2020: DA submitted with amended landscape plan.</p>	<p>PROPOSED MIXED USE DEVELOPMENT</p> <p>27-29 TENNYSON STREET PARRAMATTA</p>	<p>SPECIFICATION & DETAIL</p> <p>LPDA 20 - 272</p> <p>6</p>	<p>DEVELOPMENT APPLICATION</p> <p>AS SHOWN @ A1</p> <p>June 20</p> <p>K.Z.</p> <p>R.F.</p>



NOTE

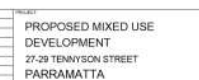
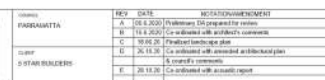
NON PROPRIETARY PLAY EQUIPMENT IS DETAIL TO INDICATE DESIGN INTENT ONLY.
IT SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL CONTRACTOR OR BUILDER TO COMPLY WITH ALL BCA & AS SAFETY REQUIREMENTS AND CONTROLS FOR SOFT FALL MATERIALS, DEPTH AND FALL ZONES.

PROPRIETARY CUSTOMISED ITEM TO BE SOURCED BY CONTRACTOR AND INSTALLED TO MANUFACTURER'S DETAIL & SPEC.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENSED CONTRACTOR ON LANDSCAPES. THE LICENSED CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

CHILDCARE / PLAYGROUND SAFETY FALL ZONES (As Published by KIDS SAFE NSW)

1. Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
2. Surfaces must have proof of testing in accordance with AS/NZS 4422.
3. The maximum height of platforms in Education and Care Services is 1800mm.
4. For stable equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm.
5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS.
6. Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface.
7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing, rocking or jumping.
8. The maximum fall height for movable equipment is 1.5m (at the highest foot support and/or platform).
9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.



DESIGN INTENTS



MUSIC PLAY INSTRUMENTS



EXTRUDED ANIMAL CLIMBING WALL



FACET CLIMBING WALL



ROPE CLIMBING/ MONKEY PLAY



OUTDOOR BLACKBOARD

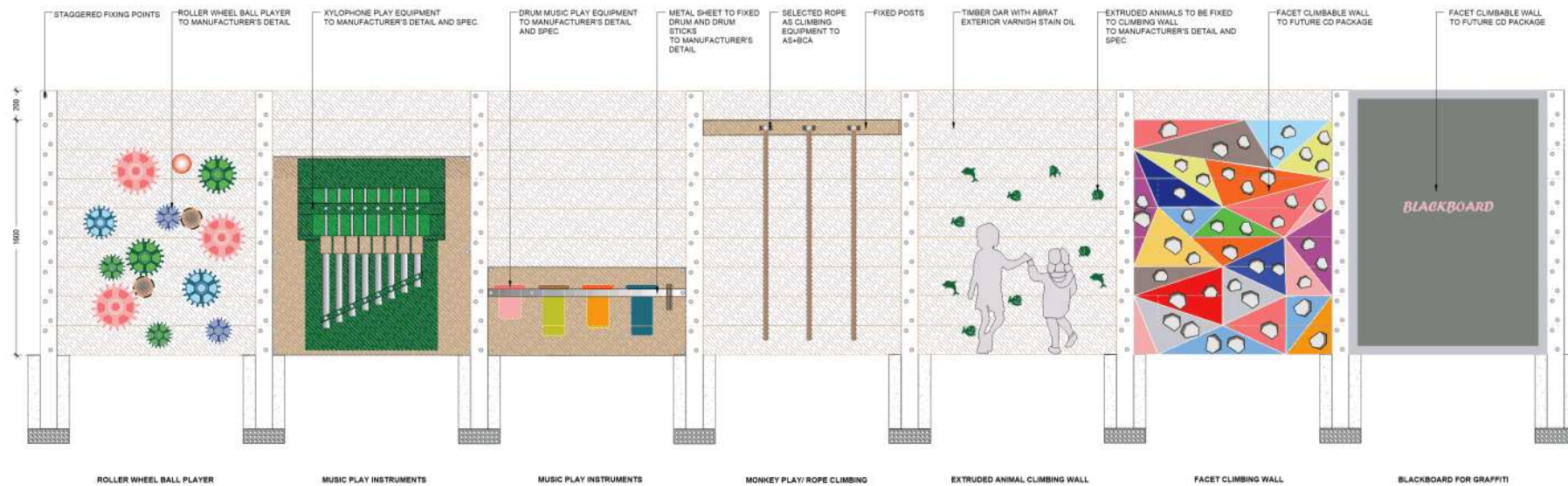
LANDSCAPE NOTES

MAX. HEIGHT FOR CLIMBING WALL <= 1600MM
ALL THE DIMENSIONS TO AS-BICA FOR SECURITY MATTER.
SPEC. AND CONSTRUCTION DETAILS TO FUTURE PACKAGE

SHOWN DETAILS ARE INDICATIVE TO SHOW DESIGN INTENT.
FUTURE CONSTRUCTION DETAILS TO BE PROVIDED

SPECIFIC PLAY PROGRAMS TO BE NOM. BY CLIENT
PROPRIETARY ITEM TO FUTURE SPEC./ MANUFACTURER'S DETAILS

FOOTINGS DETAILS REFER ENGINEER'S DRAWING/ DETAILS



OPTIONAL OUTDOOR PLAY PANEL(1 IN TOTAL) SELECTED FROM: ROLLER WHEEL BALL, MUSIC PLAY INSTRUMENTS, MONKEY PLAY, EXTRUDED ANIMAL CLIMBING WALL, FACET CLIMBING WALL OUTDOOR BLACKBOARD PROGRAMS

THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION APPROVAL ONLY. NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>1. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>2. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>3. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>4. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>5. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>6. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>7. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>8. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>9. The client has approved the design and construction of the play equipment and the landscape design.</p> <p>10. The client has approved the design and construction of the play equipment and the landscape design.</p>	<p>DESIGNER:</p> <p>DESIGNCOMP ARCHITECTS PTY LTD</p> <p>LANDSCAPE ARCHITECT:</p> <p>Concept Landscape Architects</p> <p>CLIENT:</p> <p>8 STAR BUILDERS</p> <p>LOCATION:</p> <p>PARRAMATTA</p> <p>DATE:</p> <p>15/10/20</p> <p>NOTATION/REVISION:</p> <p>A. 05/10/20 Preliminary CD prepared for review</p> <p>B. 15/10/20 Co-ordinated with structural consultant</p> <p>C. 18/10/20 Finalised landscape plan</p> <p>D. 25/10/20 Co-ordinated with structural consultant plan</p> <p>E. 28/10/20 Co-ordinated with structural report</p>	<p>PROJECT:</p> <p>PROPOSED MIXED USE DEVELOPMENT</p> <p>27-29 TENNYSON STREET PARRAMATTA</p> <p>DATE:</p> <p>15/10/20</p> <p>NOTATION/REVISION:</p> <p>A. 05/10/20 Preliminary CD prepared for review</p> <p>B. 15/10/20 Co-ordinated with structural consultant</p> <p>C. 18/10/20 Finalised landscape plan</p> <p>D. 25/10/20 Co-ordinated with structural consultant plan</p> <p>E. 28/10/20 Co-ordinated with structural report</p>	<p>TITLE:</p> <p>SPECIFICATION & DETAIL</p> <p>DATE:</p> <p>15/10/20</p> <p>NOTATION/REVISION:</p> <p>A. 05/10/20 Preliminary CD prepared for review</p> <p>B. 15/10/20 Co-ordinated with structural consultant</p> <p>C. 18/10/20 Finalised landscape plan</p> <p>D. 25/10/20 Co-ordinated with structural consultant plan</p> <p>E. 28/10/20 Co-ordinated with structural report</p>	<p>DATE:</p> <p>15/10/20</p> <p>NOTATION/REVISION:</p> <p>A. 05/10/20 Preliminary CD prepared for review</p> <p>B. 15/10/20 Co-ordinated with structural consultant</p> <p>C. 18/10/20 Finalised landscape plan</p> <p>D. 25/10/20 Co-ordinated with structural consultant plan</p> <p>E. 28/10/20 Co-ordinated with structural report</p>
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ANNEXURE 1: CLAUSE 4.6 VARIATION REQUEST

Introduction & Background

This Clause 4.6 variation request is prepared to support a Development Application at 27-29 Tennyson Street, Parramatta. Clause 4.3 under the Parramatta LEP stipulates a maximum building height of 11m for the subject site.

The Numerical Height Departure

As illustrated in figure one below, the development will exhibit the following building height elements and extent of departure:

Portion	Maximum Height	Departure
Parapet to Rooftop	11.5m	500mm & 4.5%
Lift Over-run	13.5m	2500mm & 22.7%

Figure 1: 3D Height plane illustrating extent of height departure



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 recent developments in the law in *RebelMH Neutral Bay Pty Limited v North Sydney 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 if Clause 4.6 (3).

The key tests or requirements arising from recent judgements is 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
- The proposal is required to be in 'the public interest'.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the building height standard;
- Demonstrating consistency with the R4 zoning; and
- Satisfying the relevant provisions of Clause 4.6.



Consideration of Clause 4.6

Clause 4.6 of the Parramatta LEP 2011 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 3-5 which provide:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *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 Director-General has been obtained.*
- (5) *In deciding whether to grant concurrence, the Director-General must consider:*
 - (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*

Each of these provisions are addressed in turn.



Clause 4.6(3) & Underlying Objectives of the StandardCompliance unreasonable or unnecessary

Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control, and the objectives of the zone, are achieved despite the non-compliance to the numerical development standard as set out above, which satisfies Wehbe Test 1.

The objectives of the building height development standard are stated as:

- (1) *The objectives of this clause are as follows:*
- (a) *to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,*
 - (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,*
 - (c) *to require the height of future buildings to have regard to heritage sites and their settings,*
 - (d) *to ensure the preservation of historic views,*
 - (e) *to reinforce and respect the existing character and scale of low density residential areas,*
 - (f) *to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.*

The development seeks to depart from the height control noting that the proposal remains consistent with the objectives of the clause as follows:

- The visual impact of the non-compliance is limited noting the recessed nature of the upper storey and the location of the lift over-runs;
- The shadow diagrams show the adjoining properties received compliant levels of solar access to living areas and private open space areas;
- The development is designed to follow the landform as far as possible however the child care centre requires a flat floor plate such that the proposal has sought to balance cut/fill meaning the front of the site is partly elevated;
- The development also provides a higher floor to ceiling to the child care centre to maximise amenity- noting 3.3m is provided vs 3.1m.
- The development provides an appropriate scale and intensity, noting compliance with the FSR controls, and is comparable to the 3 storey buildings opposite the site;
- The non-compliance is minor in nature with the majority of the building being compliant with the building height control and with the lift overruns recessed, their impact to the streetscape is negligible as it will be visually unnoticeable when viewed from the street level.
- Due to the minor nature of the variation it will not have any adverse amenity impacts. In this regard it is noted:
 - The variation will be visually unnoticeable and will have no adverse impact on the physical bulk, height or scale of the development.
 - The variation will not lead to a reduction in solar penetration on site or to adjoining properties nor will it lead to sunlight loss or overshadowing.

- 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 afforded to existing residents or future residents of the proposal noting the site responsive design that takes into account the relationship to existing and approved developments in the locality.

On that basis the underlying objectives are satisfied.

Clause 4.6(3) & Environmental Planning Grounds

The environmental planning grounds that warrant the departure are as follows:

- The variation is primarily as a result of appropriately responding to the site topography and balancing cut/fill to ensure a flat floor plate for the child care centre that necessitate a raising of the building.
- The variation also facilitates lift access to each level of the building and the rooftop COS which is necessitated by the lift over-run and is a preferred outcome to terminating the lift at L2 and requiring stair access to the top most floor. The departure facilitates the rooftop COS that provides a high quality space to residents;
- The variation to the parapet element is also a function of the desire to provide a 3.3m floor to floor height- an increase of 200mm above standard- in order to maximise natural light and amenity for the child care centre and to enable a better design outcome- noting the proposal is a 3 storey form as anticipated by the controls.

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.

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. This also satisfies Wehbe Test 1.



Clause 4.6(4)- Public Interest and Objectives of the Zone

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3).

As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control. In addition, the proposal is consistent with the objectives of the R4 zone, being:

- *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 provides facilities or services to meet the day to day needs of residents.*

The proposal is consistent with the objectives of the R4 zone, insofar as the development is not antipathetic to the zone objectives (per *Schaffer Corporation v Hawkesbury City Council* (1992) 77 LGRA 21).

The development is consistent with the zone objectives noting that:

- The development will provide for the housing needs of the community within a high density environment;
- The development also provides for a child care centre to meet the day to day needs of residents;
- The development contributes to a variety of housing types;
- The development will maximise public transport patronage by providing residential accommodation in an accessible location;
- The development is designed to respond to the context and setting of the locality and the development is consistent with the desired future character of the locality;
- The development is designed to minimise impact on the amenity of the area and adjoining properties.

Clause 4.6(5)

The Secretary (of Department of Planning and Environment) can be assumed to have concurred to the variation. This is because of Department of Planning Circular PS 18–003 'Variations to development standards', dated 21 February 2018. This circular is a notice under 64(1) of the Environmental Planning and Assessment Regulation 2000.

A consent granted by a consent authority that has assumed concurrence is as valid and effective as if concurrence had been given.



The points contained in Clause 4.6 (5) are a matter for consideration by the consent authority however the following points are made in relation to this clause:

- The contravention of the height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal
- There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the control is acceptable in the circumstances given the underlying objectives of the control are achieved and it will not set an undesirable precedent for future development within the locality as any future development on another site would require consideration of the relevant merits and circumstances of the individual application.

Strict compliance with the prescriptive building height requirement is unreasonable and unnecessary in the context of the proposal and its unique 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 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.

Conclusion

Strict compliance with the prescriptive building 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 proposal will not have any adverse effect on the surrounding locality, which will be characterised by residential development of comparable height and character. The proposal promotes the economic use and development of the land consistent with its zone and purpose.

The variation is well founded and demonstrates the relevant matters set out under Clause 4.6 having regard to the provisions of Clause 4.6 and recent case law and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council and the planning panel support the development proposal.





Geotechnical Consultants Australia

5 Star Builders

Geotechnical Investigation Report

Proposed Development at:

27-29 Tennyson Street

Parramatta 2150

G20206-1

3rd June 2020

Geotechnical Consultants Australia Pty Ltd
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info@geoconsultants.com.au
www.geoconsultants.com.au

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Geotechnical Investigation Report
 27-29 Tennyson Street Parramatta NSW 2150
 Report No. G20206-1, 3rd May 2020



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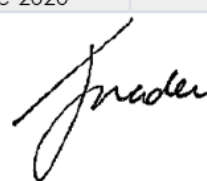
Geotechnical Investigation Report

Address: 27-29 Tennyson Street Parramatta NSW 2150

GCA Report No.: G20206-1

Date: 3rd June 2020

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1. INTRODUCTION

1.1 Background

This geotechnical engineering report presents the results of a geotechnical investigation undertaken by Geotechnical Consultants Australia Pty Ltd (GCA) for a proposed development at nos. 27-29 Tennyson Street Parramatta NSW 2150 (the site). The investigation was commissioned by Mr. Anthony Shalala of 5 Star Builders (the client), and was carried out on the 26th May 2020.

The purpose of the investigation was to assess the subsurface conditions over the site at the selected boreholes and testing locations (where accessible and feasible), and provide necessary recommendations from a geotechnical perspective for the proposed development.

The findings presented in this report are based on our subsurface investigation, laboratory testing results, and our experience with subsurface conditions in the area. This report presents our assessment of the geotechnical conditions, and has been prepared to provide preliminary advice and recommendations to assist in the preparation of preliminary designs and construction of the ground structures for the proposed development.

For your review, **Appendix A** contains a document prepared by GCA entitled "Important Information About Your Geotechnical Report", which summarises the general limitations, responsibilities, and use of geotechnical engineering reports.

1.2 Proposed Development

Information provided by the client indicates the proposed development comprises demolition of the existing dwellings and infrastructures onsite, followed by construction of residential building and childcare centre facility, overlying two (2) basement levels for carparking and storage. Access to the proposed basement levels will be via a driveway ramp from Tennyson Street carriageway along the site northern boundary

The Finished Floor Levels (FFL)s of the proposed developments ground floor and basement levels are set to be at Reduced Levels (RL)s of:

- Ground floor level: RL18.450m Australian Height Datum (AHD).
- Upper basement floor level (basement 1): RL15.450m AHD.
- Lower basement floor level (basement 2): RL12.450m AHD.

Based on this information and the existing site levels and topography, maximum excavation depths varying from approximately 5.0m to 6.6m (varying throughout) are expected to be required for construction of the proposed development, with locally deeper excavations for the proposed lift shaft, and building footings and service trenches also anticipated to be required as part of the proposed development.

It should be noted that excavation depths are expected to vary across the site, and are inferred off the proposed development FFLs shown on the architectural drawings and existing site levels on the site survey plan referenced in Section 1.3 below.

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1.3 Provided Information

The following relevant information was provided to GCA prior to the geotechnical investigation and during preparation of this report:

- Architectural drawings prepared by Designcorp Architects Pty Ltd, titled "Proposed Development of RFB + Child Care Centre @ 27-29 Tennyson Street Parramatta for 5 Star Builders DA", referenced job No. 2019-143, and included drawing nos. H000, and H1 to H18 inclusive.
- Site survey plan by SDG Land Development Solutions, titled "Detail and Level Survey of Lots 20 & 21 in DP 7941 27-29 Tennyson Street Parramatta", referenced No. 7905, and dated 20th May 2019.

1.4 Geotechnical Assessment Objectives

The objective of the geotechnical investigation was to assess the site surface and subsurface conditions at the selected boreholes and testing locations within the site (where accessible and feasible), and to provide professional geotechnical advice and recommendations on the following based on requirements provided to GCA by the client:

- General assessment of any potential geotechnical issues that may affect any surrounding infrastructures, buildings, council assets, etc., along with the proposed development.
- Excavation conditions and recommendations on excavation methods in soils and rocks to restrict any ground vibrations.
- Recommendations on suitable shoring (retention) systems for the site.
- Design parameters based on the ground conditions within the site, for retaining walls, cantilever shoring walls and propped shoring.
- Recommendations on suitable foundation types and design for the site.
- End bearing capacities and shaft adhesion for shallow and deep foundations based on the ground conditions within the site (for ultimate limit state and serviceability loads).
- Groundwater levels which may be determined during the geotechnical investigation and during an additional site visit for groundwater level measurements, along with the effects on the proposed development construction.
- Recommendations on groundwater maintenance and limiting.
- Preliminary subsoil class for earthquake design for the site in accordance with Australian Standards (AS) 1170.4-2007.
- Preliminary aggressivity and salinity assessment within the site based on laboratory testing results at the selected borehole locations.
- General geotechnical advice on site preparation, filling and subgrade preparation.

1.5 Scope of Works

Fieldwork for the geotechnical investigation was undertaken by an experienced geotechnical engineer, following in general the guidelines outlined in AS 1726-2017. The scope of works included:

- Submit and review Dial Before You Dig (DBYD) plans and any other plans provided by the client of existing buried services on the site.
- Service locating carried out using electromagnetic detection equipment to ensure the area is free of any underground services at the selected boreholes and testing locations.
- Review of site plans and drawings to determine appropriate testing locations (where accessible and feasible) and identify any relevant features of the site.
- Machine drilling of two (2) boreholes at selected locations within the front portion of the site (where accessible and feasible) by a specialised trailer mounted drilling rig, using solid flight augers equipped with a 'Tungsten Carbide' (TC) bit and identified as boreholes BH1 and BH2. The drilling rig is owned and operated by a specialist subcontractor.
 - The boreholes were drilled to varying practical TC bit refusal depths of approximately 2.6m

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to 2.7m below the existing ground level within the site (bgl).

- Hand augering of one (1) borehole at a selected location within the rear portion of the site (where accessible and feasible), identified as BH3 and carried out using hand operated equipment to a practical refusal depth of approximately 0.8m bgl.
- Dynamic Cone Penetrometer (DCP) testing immediately adjacent to borehole BH3 and at a selected location within the site (where accessible and feasible), using hand operated equipment to varying practical refusal depths of approximately 0.9m to 0.96m bgl. The DCP tests are identified as DCP1 and DCP2
- Installation of one (1) standpipe piezometer, identified as GW1 and installed in borehole BH1 to a depth of approximately 2.7m bgl (to RL15.1m AHD) for groundwater measurements and any future groundwater monitoring which may be required
 - The approximate locations of the boreholes, DCP test and standpipe piezometer are shown on **Figure 1, Appendix B** of this report.
- Collection of soil and rock samples during drilling for the following laboratory testing:
 - Laboratory testing by a National Association of Testing Authorities, Australia (NATA) accredited laboratory (ALS Environmental) on three (3) selected samples collected during drilling of the boreholes to determine the pH, chloride and sulphate content, and electrical conductivity of the selected samples, for the purpose of a preliminary aggressivity and salinity assessment within the site.
- Reinstatement of boreholes BH2 and BH3 with available soil displaced during drilling.
- Preparation of this geotechnical engineering report.

1.6 Constraints

The discussions and recommendations provided in this report have been based on the results obtained during machine drilling, hand augering, DCP testing and laboratory analysis at the selected boreholes and testing locations within the site (where accessible and feasible). It is recommended that further geotechnical inspections should be carried out during construction to confirm the subsurface conditions across the site and foundation bearing capacities have been achieved.

Consideration should also be given to additional machine drilled boreholes and rock strength testing carried out to confirm the ground conditions and estimated rock strength underlying the site, and to help assist in final designs of the proposed development. This recommendation should be confirmed by the project geotechnical engineer and structural engineer during/following design stages of the proposed development.

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2. SITE DESCRIPTION

2.1 Overall Site Description

The overall site description and its surrounding are presented in Table 1 below.

Table 1. Overall Site Description and Site Surroundings

Information	Details
Overall Site Location	The site comprises an amalgamation of two (2) properties, being No. 27 and No. 29 Tennyson Street, and is located within the residential area along Tennyson Street carriageway, approximately 20m west of James Ruse Drive thoroughfare.
Site Address	27-29 Tennyson Street Parramatta NSW 2150
Approximate Site Area¹	1,486.5m ²
Local Government Authority	City of Parramatta Council
Site Description	At the time of the investigation a residential dwelling was present within each property, accompanied by associated concrete pavements and detached sheds. The remaining total site area was predominately covered in grass, vegetation and a number of mature trees scattered throughout.
Approximate Distances to Nearest Watercourses (i.e. rivers, lakes, creeks, etc.)	<ul style="list-style-type: none"> Parramatta River – 150m south of the site.
Site Surroundings	<p>The site is located within an area of residential use and is bounded by:</p> <ul style="list-style-type: none"> Tennyson Street carriageway to the north. Vacant land followed by James Ruse Drive thoroughfare to the east. Residential properties at No. 136 and No. 138 Thomas Street to the south. Residential property at No. 25 Tennyson Street to the west.

¹Site area is approximate and based off the site survey plan referenced in section 1.3.

2.2 Topography

The local topography surrounding the site generally falls towards the north to north-east, and towards the east to south. The site topography also generally slopes towards the north to north-east, with levels within the site varying from approximately RL17.3m to RL19m AHD.

It should be noted that the site topography, levels and slopes are approximate and based off the site survey plan and observations made during the geotechnical investigation and reference to NSW Six Maps (<https://maps.six.nsw.gov.au/>). The actual topography in areas inaccessible during the site investigation, including areas under the existing infrastructures, along with the site and local topography and levels are expected to vary from those outlined in this report.

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2.3 Regional Geology

Information obtained on the local regional subsurface conditions, referenced from the Department of Mineral Resources, Sydney 1:100,000 Geological Series Sheet 9130 First Edition, dated 1983, by the Geological Survey of New South Wales, indicates the site is located within a geological region generally underlain by Ashfield Shale (Rwa) of the Wianamatta Group. The Ashfield Shale (Rwa) typically comprises "black to dark grey shale and laminite".

The site is also situated approximately 50m to 60m north to north-west of a geological boundary/region typically underlain by Quaternary Aged Holocene Deposits (Qha), which typically comprises "silty to peaty quartz sand, silt, and clay. Ferruginous and humic cementation in places. Common shell layers".

A review of the regional maps by the NSW Government Environment and Heritage indicates the site is generally located within the Blacktown (bt) landscape group. The Blacktown landscape group is classically recognised by gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Soils of the Blacktown group typically have moderately reactive highly plastic subsoil, low soil fertility, and poor soil drainage, and local reliefs are generally less than 30m with slopes typically less than 5% in gradient. Soils of the Blacktown landscape group are generally slightly (pH 6.5) to strongly (pH 4.0) acidic.

Review of the regional maps by the NSW Government Environment and Heritage also indicates the site is situated approximately 50m to 60m north of the Lucas Heights (lh) landscape group, which is typically recognised by gently undulating crests and ridges on plateau surfaces of the Mittagong formation (alternating bands of shale and fine grained sandstone). Local reliefs are generally up to 30m and slopes typically less than 10% in gradient, with absent rock outcrops. Soils of the Lucas Heights group typically have stony soil, low fertility and low available water capacity. In addition, soils of the Lucas Heights group are generally slightly (pH 6.5) acidic to strongly (pH 4.0) acidic.

The Blacktown (bt) and Lucas Height (lh) landscape group reports are attached in **Appendix H** of this report.

3. SUBSURFACE CONDITIONS AND ASSESSMENT RESULTS

3.1 Stratigraphy

A summary of the surface and subsurface conditions from across the site during this geotechnical investigation are summarised in Table 2 below and are interpreted from the assessment results. It should be noted that Table 2 presents a summary of the overall site conditions, and reference should be made to the detailed engineering borehole logs presented in **Appendix D**, in conjunction with the geotechnical explanatory notes detailed in **Appendix C**. Rock description has been based on Pells P.J.N, Mostyn G. & Walker B.F. Foundations on Sandstone and Shale in the Sydney Region, Australian Geomechanics Journal, December 1998.

It should be noted that estimated rock strength and soil consistency/strength assessed by observation during auger drilling penetration resistance and DCP testing, respectively, are approximate and variances should be expected throughout the site. It is worth noting that auger penetration within various bedrock formations vary from each drilling rig, and estimated rock strength variances across the site are expected.

Due to the variable ground conditions throughout the site, it is recommended that confirmation of the subsurface materials be carried out during construction, or by additional borehole drilling and rock strength testing. It should also be noted that ground conditions within the site are expected to differ from those encountered and inferred in this report, since no geotechnical or geological exploration program, no matter how comprehensive, can reveal and identify all subsurface conditions underlying the site.

Based on our geotechnical investigation at the selected testing locations, along with our experience and observations made within the site and local region, it is inferred that bedrock of variable composition,

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strength and weathering is underlying the majority of the site area at varying depths of approximately 0.9m to 1.8m bgl, and is expected to vary throughout. Variable composition and consistency/strength residual soils are also likely to be present throughout the site, predominately at locations and depths not assessed during the geotechnical investigation.

Table 2. Summary of Subsurface Conditions

			Borehole ID	BH1	BH2	BH3
Unit	Unit Type	Description	Estimated Consistency/ Strength ¹	Depth/Thickness of Unit (m bgl)		
Approximate RL at Borehole Location (m AHD)				RL17.8	RL17.7	RL18.5
1	Fill	Clayey SILT, medium to high plasticity clay, gravel inclusions.	N/A	0.0 – 0.2	0.0 – 0.3	0.0 – 0.3
2	Residual Soils	Clayey SILT, medium plasticity clay, gravel inclusions.	Firm	0.2 – 0.6	0.3 – 0.6	–
		Silty CLAY, low to medium and high plasticity, gravel inclusions.	Firm to stiff	0.6 – 1.8	0.6 – 1.5	0.3 – 0.8
3	Bedrock	SHALE, with silt, clay seams, extremely to highly weathered.	EL – VL	1.8 – 2.6	1.5 – 2.5	–
			L	2.6 – 2.7	2.5 – 2.6	
			Inferred L – M (or better) ²	2.7 ²	2.6 ²	

¹Estimated soil consistency/strength is based on DCP testing to the maximum practical refusal depths at the selected testing locations within the site. The potential for weak or softer layers throughout the unit should be considered.

²Higher estimated strength and/or class bedrock (i.e. low to medium estimated strength, or better) is inferred to be present below the auger refusal depths indicated in Table 2, based on observations made during auger penetration resistance at the time of drilling. Confirmation should be made by a geotechnical engineer.

Notes:

- N/A = Not Applicable, EL = Extremely Low estimated strength, VL = Very Low estimated strength, L = Low estimated strength, M = Medium estimated strength.
- Clay seams, and defects, fractured and extremely weathered zones are expected to be present throughout the underlying bedrock, predominately at depths and locations unobserved during the geotechnical investigation.
- Estimated rock strengths are based on observations made during auger penetration resistance at the time of drilling.
- Inferred bedrock estimated strength is expected to vary across the site, due to the limited investigation carried out.
- Ground conditions are expected to vary across the site, and should be confirmed by a geotechnical engineer, predominately in areas unobserved during the geotechnical investigation.

A summary of the inferred subsurface conditions encountered and inferred during DCP testing are summarised in Table 3 below, with the DCP testing results attached in **Appendix E**. Ground conditions depicted in Table 3 below are inferred based on the DCP testing results, and confirmation should be carried out by additional testing or during construction by inspection. This also assumes a similar subsurface profile observed during the geotechnical investigation to be present over the remainder of the site and throughout the testing depths indicated. It should also be noted that the underlying subsurface conditions should be confirmed during construction of the proposed development as site conditions may vary throughout the site.

It should also be noted that DCP tests and higher blow counts encountered may be affected by factors such as gravels, ironstone bands, well consolidated soils and highly cemented sands, and other deleterious materials which may be present within the underlying soils, along with tree rootlets extending throughout the soils from trees and vegetation within the vicinity. These results should be read in

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conjunction with the boreholes, and geotechnical confirmation should be carried out during construction by inspection, or by additional borehole drilling and testing as site conditions may vary.

Table 3. Summary of Inferred Subsurface Conditions From DCP Testing

Unit	Unit Type	DCP ID	DCP1	DCP2
		Depth/Thickness of Unit (m bgl)		
1	Inferred Fill ²		0.0 – 0.3	0.0 – 0.3
2	Residual Soils ¹		0.3 – 0.9	0.3 – 0.96
3	Inferred Bedrock ³		0.9	1.0

¹Estimated soil consistency/strength is based on DCP testing to the maximum practical refusal depths at the selected testing locations within the site. The potential for weak or softer layers throughout the unit should be considered.

²Assumed fill thickness based on DCP blow counts and observations made during the geotechnical investigation. Thickness of the fill layer is expected to vary from those indicated in Table 2.

³Inferred bedrock composition, continuity, strength and depth should be confirmed by a geotechnical engineering either prior to construction by additional boreholes and rock strength testing, or during construction by inspection. Bedrock inferred to be present at or shortly below/above the practical DCP testing refusal depths at the selected testing locations within the site.

Notes:

- Clay seams, defects and fractured and extremely weathered zones are expected to be present throughout the underlying inferred bedrock, predominately at depths and locations unobserved during the geotechnical investigation.
- Ground conditions are expected to vary across the site, and should be confirmed by a geotechnical engineer, predominately in areas unobserved during the geotechnical investigation.

3.2 Groundwater

No groundwater was encountered or observed during the geotechnical investigation at all testing locations to a maximum depth of approximately 1.8m bgl (RL37.8m AHD) in borehole BH2.

Following completion of drilling in borehole BH1, a standpipe piezometer (GW1) was installed to a depth of approximately 2.7m bgl (to RL15.1m AHD). It is noted that no water was present within the standpipe piezometer during the time of installation on the 26th May 2020.

Groundwater measurements carried out on the 2nd June 2020 within standpipe piezometer GW1 indicated groundwater levels to be at approximately **1.2m (RL16.6m AHD)**, at the measured location and at the time of the measurement.

Following the groundwater measurement on the 2nd June 2020, water within the standpipe piezometer was purged using a bailer to a depth of approximately 2.5m bgl. An additional groundwater measurement was carried out after a period of approximately 15 minutes, which indicated the groundwater levels within the standpipe piezometer to gradually rise to a depth of approximately 2.4m bgl.

Thus, groundwater which may be present within the site is expected to be in the form of seepage through the voids within the underlying fill material, and through the pore spaces between particles of unconsolidated natural soils, or through networks of fractures and solution openings in consolidated bedrock underlying the site.

It should be noted that groundwater levels have the potential to elevate during daily or seasonal influences such as tidal fluctuations, heavy rainfall, damaged services, flooding, etc., and moisture content within soils may be influenced by events within the site and adjoining properties. Groundwater monitoring should be carried out during construction, to assess any groundwater inflow throughout the excavation areas. We note that no provision was made for longer term groundwater monitoring within the site.

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4. LABORATORY TEST RESULTS

4.1 Aggressivity and Salinity

Three (3) selected soil samples were sent to a NATA accredited testing laboratory, ALS Environmental, to determine the pH, chloride and sulphate content, and electrical conductivity of the soils. A summary of the laboratory tests results are provided in Table 4 below, with laboratory certificates of the test results presented in **Appendix G** of this report.

Table 4. Summary of Laboratory Test Results (Aggressivity and Salinity)

Borehole ID		BH1	BH2	BH3
Approximate Depth (m bgl)		2.6 – 2.7	2.0 – 2.1	0.6 – 0.7
Strata Type		Bedrock	Bedrock	Residual Soils
Aggressivity and Salinity	pH	6.5	5.6	5.4
	Moisture Content (%)	6.8	11.6	18.0
	Chloride (mg/kg)	<10	<10	<10
	Sulphate SO ₄ (mg/kg)	30	80	120
Electrical Conductivity (µS/cm)	EC (µS/cm)	47	73	93
	EC (dS/m)	0.047	0.073	0.093
	Multiplication Factor ¹	15	15	8
	Saturation Extract E _{Ce} (dS/m)	0.71	1.1	0.74

¹Multiplication factor obtained from NSW Government, Catchment Management Authority, "Calculating Electrical Conductivity and Salinity".

5. GEOTECHNICAL ASSESSMENT AND RECOMMENDATIONS

5.1 Dilapidation Survey

It is recommended that prior to demolition, excavation and construction, a detailed dilapidation survey be carried out on all adjacent buildings, structures, council assets, road reserves and infrastructures that fall within the "zone of influence" of the proposed excavation, and within the vicinity of the proposed development. A dilapidation survey will record the condition of existing defects prior to any works being carried out within the site. Preparation of a dilapidation report should constitute as a "Hold Point".

5.2 General Geotechnical Issues

The following aspects have been considered main geotechnical issues for the proposed development:

- Preliminary aggressivity and salinity assessment.
- Excavation conditions.
- Groundwater management.
- Stability of excavation and retention of adjoining properties and infrastructures.
- Preliminary site earthquake classification.
- Foundations.

Based on results of our assessment, a summary of the geotechnical aspects above and recommendations for construction and designs are presented below.

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5.3 Preliminary Aggressivity and Salinity Assessment

In accordance to AS 2159-2009 "Piling – Design and Installation", the results of the laboratory tests and introduction of a multiplication factor for electrical conductivity (from Department of Natural Resources (DNR) publication "Site Investigations for Urban Salinity" – 2002), as outlined in Table 5 below, on the sample soils pH, chloride and sulphate content, and electrical conductivity indicates the following classification:

Table 5. Aggressivity and Salinity Reference Table

Reference	Element Type	High Perm. Soils	Low Perm. Soils	pH	Chloride (mg/kg)	Sulphate SO ₄ (mg/kg)
AS 2159-2009	Concrete Elements	Mild	Non	>5.5	N/A	<5,000
		Moderately	Mild	4.5 – 5.5		5,000 – 10,000
		Severely	Moderately	4.0 – 4.5		10,000 – 20,000
		Very Severely	Severely	<4.0		>20,000
	Steel Elements	Non	Non	>5.0	<5,000	N/A
		Mild	Non	4.0 – 5.0	5,000 – 20,000	
		Moderately	Mild	3.0 – 4.0	20,000 – 50,000	
		Severely	Moderately	<3.0	>50,000	
Dry Salinity 1993	Electrical Conductivity Saturation Extract ECe (dS/m) value range, based on an introduction of a multiplication factor from DNR publication.			Non-Saline <2 Slightly Saline 2 – 4 Moderately Saline 4 – 8 Very Saline 8 – 16 Highly Saline >16		

- Underlying Unit 2 (residual soils) from borehole BH3:
 - **Non** aggressive for buried steel structural elements in low and high permeability soils.
 - **Mildly** aggressive for buried concrete structural elements in low permeability soils.
 - **Moderately** aggressive for buried concrete structural elements in high permeability soils.
 - Electrical conductivity of saturated extract (ECe) of approximately 0.74ds/m, indicating generally "**non**" saline residual soils underlying the site.
- Underlying Unit 3 (bedrock) from boreholes BH1 and BH2:
 - **Non** aggressive for buried steel structural elements in low and high permeability soils.
 - **Non** aggressive for buried concrete structural elements in low permeability soils.
 - **Mildly** aggressive for buried concrete structural elements in high permeability soils.
 - It is worth noting that based on a pH result of 5.6 units from borehole BH2, which is marginally above the guideline limits by approximately 0.1 units for buried concrete structural elements, GCA recommends consideration be given to **mildly** and **moderately** aggressive bedrock for buried concrete structural elements in low and high permeability soils, respectively.
 - Electrical conductivity of saturated extract (ECe) ranging from approximately 0.71ds/m to 1.1ds/m, indicating generally "**non**" saline bedrock underlying the site.

Based on laboratory testing results and our assessment as outlined above at the selected borehole locations, residual soils and bedrock underlying the site are expected to be generally "**non**" saline.

It should be note that soil aggressivity and salinity may vary throughout the site, and is based on testing at the selected borehole locations to the maximum depths indicated, in conjunction with multiplication factors for electrical conductivity, as described above. Ground conditions and soil aggressivity and salinity are expected to vary across the site as discussed in this report since no geotechnical or geological exploration program, no matter how comprehensive, can reveal and identify all subsurface conditions underlying the site.

Consideration should be given to additional borehole drilling and laboratory testing following demolition of the existing infrastructures within the site, to confirm the findings presented above.

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5.4 Inspection Pits and Underpinning

Consideration should be given to inspection pits carried out for the existing adjacent buildings and infrastructures, particularly where they fall within the "zone of influence" (obtained by drawing a line 45° above horizontal from the base of the proposed basement walls) of the proposed development. This should be carried out prior to any demolition, excavation or construction activities, and will provide an assessment of the existing foundations of the adjacent buildings.

The assessment of the adjacent building footings should include assessment of the underlying soils, which will determine the need for additional support, such as underpinning, prior to installation of shoring piles, or any demolition, excavation and construction activities.

5.5 Excavation

Maximum varying excavation depths of approximately 5.0m to 6.6m (varying throughout) are expected to be required for construction of the proposed development, with locally deeper excavations for the proposed lift shaft, and building footings and service trenches also anticipated to be required as part of the proposed development.

Based on this information and existing ground conditions as encountered during the geotechnical investigation, it is anticipated that excavation will extend through Unit 1 (fill) to Unit 3 (bedrock) inclusive, throughout the majority of the proposed development area, as discussed in Section 3 above.

The possibility for encountering higher estimated strength bedrock (i.e. medium to high estimated strength, or better) and/or class bedrock should not be precluded during excavation, predominately where deeper excavations are required across the site, and in areas and at depths not assessed during the geotechnical investigation, due to the limited investigation carried out within the site. Estimated bedrock strength variances and higher strength rock bands are expected across the site area.

5.5.1 Excavation Assessment

Excavation through softer soils and extremely low to low estimated strength bedrock should be feasible using conventional earth moving excavators, typically medium to large hydraulic excavators. Smaller sized excavators may encounter difficulty in high strength bands of soils and rocks which may be encountered. Where high strengths bands are encountered, rock breaking or ripping should be allowed for. Removal of the existing pavements and associated infrastructures within the site are also expected to require larger excavators and rock breaking and ripping.

Excavation of medium to higher estimated strength bedrock which is anticipated to be encountered during construction would require higher capacity excavators, bulldozers or similar, for effective removal of the rock. This excavation will require the use of heavy ripping and rock breaking equipment or vibratory rock breaking equipment. Furthermore, excavation for the proposed lift shaft, and building footings and service trenches may require the use of heavy ripping and rock breaking equipment or vibratory rock breaking equipment, with the possibility of rock saw cutting.

Should rock hammering be used for the excavation in the underlying bedrock, excavation should be carried out away from the adjoining structures, with vibrations transmitted being monitored to maintain vibrations within acceptable limits. Rock saw cutting should be carried out (where required), around the perimeter of excavations, prior to any rock breaking commencing.

Demolition, excavation and construction activities (or the like) will generate both vibration and noise, predominately whilst being carried out within the underlying bedrock. Vibration control measures should be implemented as part of the construction process. All excavation works should be carried out in accordance with the NSW WorkCover code of practice for excavation work.

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5.6 Vibration Monitoring and Controls

Particular care will be required to ensure that adjacent buildings and infrastructures (i.e. road reserves, buildings, etc.), are not damaged during demolition, excavation and construction activities (or the like) due to excessive vibrations. Therefore, appropriate excavation and construction methods should be adopted which will limit ground vibrations to limits not exceeding the following maximum Peak Particle Velocity (PPV) for adjacent structures, as outlined in AS 2187.2-2006:

- Sensitive and/or historical structures – **2mm/sec**
- Residential and/or low rise structures – **5mm/sec**
- Unreinforced and/or brick structures – **10mm/sec**
- Reinforced and/or steel structures – **25mm/sec**
- Commercial and/or industrial buildings – **25mm/sec**

In order to reduce resonant frequencies, rock hammers should be used in short bursts and oriented away from the site boundaries and adjoining structures, and into the proposed excavation area.

Vibrations transmitted by the use of rock hammers are unacceptable and not recommended. To minimise vibration transmission to any adjoining infrastructures, and to ensure vibration limits remain within acceptable limits, rock saw cutting using a conventional excavator with a mounted rock saw (or similar) should be carried out as part of excavation prior to any rock breaking commencing. Although rock hammering is unacceptable and not recommended, if necessary during excavation, it is recommended that hammering be carried out horizontally along pre-cut rock boulders or blocks provided by rock saw cutting, and should remain within limits acceptable. This should be monitored at all times during excavation.

The effectiveness of all the above-mentioned approaches must be confirmed by the results of vibration monitoring. The limits of 5mm/sec and 10mm/sec are expected to be achievable if rock breaker equipment or other excavations are restricted to the values indicated in Table 6 below.

Table 6. Rock Breaking Equipment Recommendations

Distance From Adjoining Structures (m)	Maximum PPV 5mm/sec		Maximum PPV 10mm/sec ¹	
	Equipment	Operating Limit (Maximum Capacity %)	Equipment	Operating Limit (Maximum Capacity %)
1.5 to 2.5	Jack Hammer Only (hand operated)	100	300kg Rock Hammer	50
2.5 to 5.0	300kg Rock Hammer	50	300kg Rock Hammer	100
			600kg Rock Hammer	50
5.0 to 10.0	300kg Rock Hammer	100	600kg Rock Hammer	100
	600kg Rock Hammer	50	900kg Rock Hammer	50

¹Vibration monitoring is recommended for the use of a maximum PPV of 10mm/sec.

A vibration monitoring plan is recommended to be considered/developed to monitor construction activities and their effects on adjoining infrastructures. A vibration monitoring plan may be carried out attended or unattended. An unattended vibration monitoring must be fitted with alarms in the form of strobe lights, sirens or live alerts sent to the vibration monitoring supervisor, which are activated when the vibration limit is exceeded. If adopted/considered, consultation should be made with appropriate subcontractors/consultants for the installation of vibration monitoring instruments.

A geotechnical engineer should be contacted immediately if vibrations during construction or in adjacent structures exceed the values outlined above, and work should immediately cease. It is

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recommended a dilapidation report be carried out prior to any excavation or construction, as discussed in Section 5.1. This should be considered a "Hold Point".

5.7 Groundwater Management

Based on the geotechnical investigation at the selected boreholes and testing locations and groundwater measurements carried out within the site (discussed in Section 3.3), inferred groundwater seepage which may be encountered during construction is expected to be at depths of up to approximately 1.2m (RL16.6m AHD), and is anticipated to vary throughout.

It should be noted that no provision was made for longer term groundwater monitoring within the site, and the presence of groundwater should not be precluded during construction and in the long term design life of the proposed building.

It should also be noted that these groundwater levels have the potential to elevate during daily or seasonal influences such as tidal fluctuations, heavy rainfall, damaged services, flooding, etc. Thus, we expect any groundwater inflow into the excavation to be in the form of seepage through the voids within the underlying soils, and through the defects (such as bedding planes, joints, etc.) in the underlying weathered bedrock. Seepage may also occur within the excavation areas through the fill material, and at the fill/natural soils and natural soils/bedrock interfaces, predominately following heavy rain.

The rate of flow which may enter the excavation may initially be rapid, but is expected to decrease over time as the voids in the natural soils and defects in the underlying bedrock are drained, and local water ingress decreases. As noted, groundwater levels are subject to fluctuations on a daily and seasonal basis, and the potential for groundwater to enter the excavation as moderate to rapid seepage should be considered as part of the long term design life of the building. The amount of seepage into the excavation will also depend on the shoring system being adopted.

Therefore, consideration should be given to precautionary drainage measures including (not limited to):

- A conventional sump and pump system which may be used both during construction and for permanent groundwater control below the basement level floor slab.
- Drainage installed around the perimeter of the basement level behind all retaining walls, and below the slab. This drainage should be connected to a sump and pump out system and discharged into the stormwater system (which may require council approval).
- Collection trenches or pipes and stormwater pits may be installed in conjunction with the above method, and connected to the building stormwater system.

Where a suitable drainage system has not been implemented or provided for the proposed development to collect and remove any groundwater, consideration may also be given to waterproofing of the basement walls and slabs, with allowance given for nominal hydrostatic uplift.

It is recommended that test pits are carried out by a suitable excavator within the site following demolition of the existing infrastructures and prior to construction, in order to confirm and monitor groundwater levels and inflow rates which may be intercepted during construction within the excavation areas.

This assessment should also be carried out to ensure a suitable drainage and retention system has been implemented for the proposed development, as discussed in Section 5.8 below, and to provide confirmation of the hydrogeological characteristics prior to construction.

Groundwater monitoring of seepage should also be implemented during the excavation stage to confirm the capacity of the drainage system and groundwater entering the excavation area. This should be monitored by the project geotechnical engineer, in conjunction with the project stormwater engineer.

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5.8 Excavation Stability

Maximum excavation depths are expected to vary within the site from approximately 5.0m to 6.6m (varying throughout) for construction of the proposed development, with locally deeper excavations for the proposed lift shaft, and building footings and service trenches also anticipated to be required as part of the proposed development.

Based on the ground conditions within the site, the total depth of excavation and the extent of the basement walls to the site boundaries and adjoining infrastructures, it is critical from geotechnical perspective to maintain the stability of the adjacent structures and infrastructures during demolition, excavation and construction.

5.8.1 Excavation Retention Support Systems

Based on the proposed development, assessment of the subsurface conditions within the site, adjoining properties and infrastructures, and extent of excavation varying across the site, it is assessed that the use of temporary or permanent batter slopes are not suitable for the proposed development, and consideration should be given to a suitable retention system such as a soldier pile wall solution, with piles sufficiently embedded into appropriate strength and competent bedrock underlying the site, with concrete and reinforcement infill panels for the support of the excavation and soils.

Closer spaced piles are recommended and may be required to reduce lateral movements particularly where adjacent infrastructures, such as buildings or pavements and road reserves are located near the excavation, and to prevent the collapse of loose/soft fill in-situ materials and natural soils (i.e. sandy soils), and weathered bedrock. Pile spacing should be analysed and designed by the project structural engineer and should consider horizontal pressures due to surcharge loads from adjacent infrastructures (i.e. buildings, road reserves, etc.), and long term loadings.

The use of a more rigid retention system such as a cast in-situ contiguous pile wall solution should also be considered to reduce the lateral movements and risk of potential damage to adjacent infrastructures (i.e. buildings, infrastructures, adjacent road reserves, etc.). This option may also be adopted where excessive surcharges are adjacent to the proposed excavation and to meet acceptable deflection criteria, or where loose/soft soils are required to be retained. All piles should be sufficiently embedded into appropriate strength and competent sandstone bedrock underlying the site, and should be inspected and approved by a suitably qualified geotechnical engineer, with all structural elements also inspected and approved by a suitably qualified structural engineer.

It should be noted that groundwater inflow may pass through shoring pile gaps during excavation. This may be controlled by the installation of strip drains behind the retention system connected to the buildings stormwater system. Shotcreting or localised grouting may also be used in weak areas of the retention system, predominately where groundwater seepage and loose/soft soils are visible. Shoring design should take into consideration both short term (during construction) and permanent conditions, along with surcharge loading and footing loads from adjacent infrastructures.

Where groundwater is deemed to be relatively high and permeability rates are excessive, it is recommended that consideration be given to a contiguous pile wall with strip drains installed behind the piles and shotcreting in weak areas susceptible to groundwater inflow. This should be confirmed by measures discussed in Section 5.7 of this report.

The design of the basement retaining walls will depend on the method of construction being adopted. Common methods include (not limited to):

- Top-down construction.
- Bottom-up construction.
- Staged excavation and installation of props and/or partial berms.

In cases where anchoring is impractical, other temporary support for the adopted shoring system should be considered. This may include the staged excavation and installation of temporary berms or props in front of the retaining walls.

If considered, the shoring wall can be designed using the recommended design parameters provided in Section 5.8.2. Bulk excavation and foundations (including pile installations) should be supervised, monitored and inspected by a geotechnical engineer, with all structural elements of the development by a structural engineer. Inspections should be considered as "Hold Points" to the project.

5.8.2 Design Parameters (Earth Pressures)

Excavation pressures acting on the support will depend on a number of factors including external forces from surcharge loading, the stiffness of the support, varying groundwater levels within the site, and the construction sequence of the proposed basement. Therefore, the following parameters may be used for the design of temporary and permanent retaining walls at the subject site:

- A triangular earth pressure distribution may be adopted for derivation of active pressures where a simple support system (i.e. cantilevered wall or propped/anchored wall with only one row of props/anchors are required) is adopted. Cantilevered walls are typically less than 2.5m in height, and should take ensure deflections remain within tolerable limits.
 - Flexible retaining structures (i.e. cantilevered walls or walls with only one row of anchors), should be based on active lateral earth pressure. "At rest" earth pressure coefficient should be considered to limit the horizontal deformation of the retaining structure. Lateral active (or at rest) and passive earth pressures for cantilever walls or walls with only one row of anchors may be determined as follows:

Lateral active or "at rest" earth pressure:

$$P_a = K \gamma H - 2c\sqrt{K}$$

Passive earth pressure:

$$P_p = K_p \gamma H + 2c\sqrt{K_p}$$

- Where lateral deflection exceeds tolerable limits, or where two or more rows of anchors are required, the retention/shoring system should be designed as a braced structure. This more complex support system should utilise advanced numerical analysis tools such as WALLAP or PLAXIS which can ensure deflections in the walls remain within tolerable limits and to model the sequence of anchor installation and excavation. For braced retaining walls, a uniform lateral earth pressure should be adopted as follows:

Active earth pressure:

$$P_a = 0.65 K \gamma H$$

Where:

- P_a = Active (or at rest) Earth Pressure (kN/m²)
- P_p = Passive Earth Pressure (kN/m²)
- γ = Bulk density (kN/m³)
- K = Coefficient of Earth Pressure (K_a or K_o)
- K_p = Coefficient of Passive Earth Pressure
- H = Retained height (m)
- c = Effective Cohesion (kN/m²)

- Support systems and retaining structures should be designed to withstand hydrostatic pressures, lateral earth pressures and earthquake pressures (if applicable). The applied surcharge loads in their "zone of influence" should also be considered as part of the design, where the "zone of

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influence" may be obtained by drawing a line 45° above horizontal from the base of the proposed basement wall.

Support system designed using the earth pressure approach may be based on the parameters given in Table 7 below for soils and rock horizons underlying the site. Table 7 also provides preliminary coefficients of lateral earth pressure for the soils and rock horizons encountered in the site. These are based on fully drained conditions and that the ground behind the retention walls is horizontal.

Where higher estimated strength bedrock (i.e. medium to high estimated strength, or better) is encountered, GCA should be contacted for further advise.

Table 7. Preliminary Geotechnical Design Parameters

Material	Fill (Unit 1)	Residual Soils (Unit 2)	Bedrock ^{3, 5} (Unit 3)	
			EL – VL	L – M or better ⁶
Unit Weight (kN/m ³) ⁴	16	18	21	22
Effective Cohesion c' (kPa)	0	5	25	40
Angle of Friction ϕ' (°)	24	24	26	28
Modulus of Elasticity E _{sh} (MPa)	4	12	50	150
Earth Pressure Coefficient At Rest K ₀ ¹	0.59	0.59	0.55	0.53
Earth Pressure Coefficient Active K _a ²	0.42	0.42	0.38	0.36
Earth Pressure Coefficient Passive K _p ²	2.37	2.37	2.66	2.77
Poisson Ratio ν	0.35	0.35	0.35	0.3

¹Earth pressure coefficient at rest (K₀) can be calculated using Jacky's equation.

²Earth pressure coefficient of active (K_a) and passive (K_p) can be calculated using Rankine's or Coulomb's equation.

³The values for rock assume no defects of adverse dipping is present in the bedrock. All excavation rock faces should be inspected on a regular basis by an experienced engineering geologist and/or geotechnical engineer.

⁴Above groundwater levels.

⁵Subject to confirmation by a geotechnical engineer by additional borehole drilling and rock strength testing, or during construction by inspection.

⁶At least Class IV Shale (or better) and inferred to be present within the site at depth.

Notes:

- EL = Extremely Low estimated strength, VL = Very Low estimated strength, L = Low estimated strength, M = Medium estimated strength.
- Inferred estimated bedrock strength is based on observations made during auger penetration resistance at the time of drilling and confirmation should be made by a geotechnical engineer.
- For undrained (temporary) clay soils, higher earth pressures (K=1) will apply.

5.9 Preliminary Earthquake Site Risk Classification

In accordance with AS 1170.4-2011, the recommended earthquake design parameters for the proposed development site are as follows:

- Subsoil Class: **"Shallow Soil Site" (Class C_e)**.
- Earthquake Hazard Factor (Z): **0.08** (for Sydney).

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5.10 Foundations

Following excavation depths to the FFLs of the proposed development and based on the boreholes and DCP tests carried out within the site, we expect varying ground conditions comprising predominately Unit 3 (bedrock) of variable estimated strength and weathering to be exposed at bulk level excavation.

The possibility for encountering higher estimated strength bedrock (i.e. medium to high estimated strength, or better) in areas of deeper excavation across the site should not be precluded, providing the ground conditions are confirmed by a geotechnical engineer by additional borehole drilling and rock strength testing, or during construction by inspection.

Variable composition and consistency/strength natural soils and fill material are likely to result in total and differential settlement under working load, and not adequately support shallow foundations for the proposed development within the site. Removal of the fill material within the proposed development area should be carried out prior to construction of the proposed building foundation system.

It is noted that ground conditions within the site is expected to differ from those encountered and inferred in this report, since no geotechnical or geological exploration program, no matter how comprehensive, can reveal and identify all subsurface conditions underlying the site. It is therefore recommended that confirmation of the underlying ground conditions be confirmed by a geotechnical engineer prior to construction by additional borehole drilling and testing, or during construction by inspection.

5.10.1 Geotechnical Assessment

Based on the proposed development and assessment of the subsurface conditions within the site, a suitable foundation system comprising shallow foundations typically containing pad and/or strip footings constructed on consistent and competent shale bedrock underlying the site are likely to be adopted for the proposed development.

Shallow foundations should include local slab thickening to support internal walls and columns. The use of settlement reduction piles with increased socket depths may also be considered, in order to increase the resistance against lateral loading induced by earthquake or winds, and to achieve higher bearing capacities than at the proposed developments FFLs.

Installation of piles (where adopted) should be complemented by inspections carried out by a geotechnical engineer during construction. The actual depth and embedment of the piles should be assessed by the project structural engineer, with all structural elements of the proposed development also inspected and approved by a suitably qualified structural engineer. Confirmation of the actual subsurface conditions underlying the proposed development area should be carried out by a geotechnical engineer during construction. Consultation should be made with specialist subcontractors to discuss the feasibility of piles for the existing ground conditions.

It should be noted that due to the potential variable bedrock conditions throughout the site following bulk excavation, precaution should be taken for the design of the building foundation system, taking into consideration the preliminary geotechnical design parameters in Table 8 below.

Higher allowable bearing capacities (i.e. greater than 1,000kPa) may be considered and justified subject to confirmation by inspection during construction, or by additional borehole drilling and rock strength testing. Where higher estimated strength bedrock is encountered during construction, GCA should be contacted to re-assess the preliminary allowable bearing capacities provided in this report. Adoption of higher preliminary bearing capacities for the design of the proposed development outlined in Table 8 should be confirmed by a geotechnical engineer, as discussed in this report.

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Given the potential for variable ground conditions and soil reactivity across the site, it is recommended that all foundations are constructed on consistent and competent bedrock throughout, in order to provide uniform support and reduce the potential for differential settlements. This could be attained by strip or pad footings where the suitable bearing capacity is achieved or exposed at bulk level excavation, and pile foundations elsewhere. Reference should be made to the estimated levels of the subsurface conditions outlined in this report, and compared to the final bulk excavation levels across the site.

Installation of piles may be required where the axial and working loads transmitted through the building walls and columns exceed the bearing pressure of the bedrock exposed at the proposed developments FFLs. These should be socketed into consistent and appropriate bedrock underlying the site. For cases where resistance against lateral loading induced by earthquakes or winds, and to achieve higher bearing capacities, piles may also be required. Piles sufficiently socketed into higher strength bedrock may achieve higher allowable bearing capacities, subject to confirmation by a geotechnical engineer by additional borehole drilling and rock strength testing, or by inspection during construction.

Where higher estimated strength bedrock is present within the site, or where ground conditions vary from those encountered during the geotechnical investigation, GCA should be contacted for further advice.

Table 8 provides preliminary recommended geotechnical design parameters.

Table 8. Preliminary Recommended Geotechnical Design Parameters

Unit Type/Material		Maximum Allowable (Serviceability) Values (kPa)		
		End Bearing Pressure ¹	Shaft Adhesion (Compression)	Shaft Adhesion (Tension)
Fill (Unit 1)		N/A	N/A	N/A
Residual Soils (Unit 2)		N/A	N/A	N/A
Bedrock (Unit 3) ²	EL – VL	700	50	25
	L – M or better ³	1,000	100	50

¹Minimum embedment of 0.4m for shallow foundations and 0.5m for deep foundations.

²Confirmation of the underlying bedrock composition, continuity, strength and depth should be confirmed by additional borehole drilling and rock strength testing, or during construction by a geotechnical engineer.

³At least Class IV Shale (or better) and inferred to be present within the site at depth. Subject to confirmation by a geotechnical engineer during construction by inspection, or by additional borehole drilling and rock strength testing.

Notes:

- EL = Extremely Low estimated strength, VL = Very Low estimated strength, L = Low estimated strength, M = Medium estimated strength.
- Higher allowable bearing capacities may be attained for higher estimated strength rock assessed and confirmed by a geotechnical engineer.
- N/A = Not Applicable. Not recommended for the proposed development.
- The composition, depth, strength and continuity of the underlying bedrock material should be confirmed either prior to construction by further borehole drilling and rock strength testing, or during construction by inspection.
- It is recommended that geotechnical inspections on the foundations are completed by a geotechnical engineer to determine the material and confirm the required bearing capacity has been achieved.

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5.10.2 Geotechnical Comments

Bearing capacity and settlement behaviour varies according to foundation depth, shape and dimensions. Consultation should be made with specialist subcontractors to discuss the feasibility of piles for the existing site conditions. It should be noted that higher bearing capacities may be justified for the proposed foundations subject to confirmation by inspection during construction, or by additional borehole drilling and rock strength testing.

Specific geotechnical advice should be obtained for footing designs and end bearing capacities, and design of the foundation system (shallow and pile foundations) should be carried out in accordance with AS 2870-2011 and AS 2159-2009. It is also recommended that reference is made to the recommendations provided by CSIRO "Guide to Home Owners on Foundation Maintenance and Footing Performance", attached as **Appendix F**.

Foundations located within the "zone of influence" of any services or sensitive structures should be supported by a piled foundation. The depths of the piles should extend below the "zone of influence" and should ignore any shaft adhesion. Appropriate measures should be taken to ensure that any services or sensitive structures located within the "zone of influence" of the proposed development are not damaged during and following construction.

It is recommended that suitable drainage and the use of impermeable surfaces be implemented as a precaution as part of the design and construction of the proposed development in order to divert surface water away from the building, and help eliminate or minimise surface water infiltration to minimise moisture within the soils. Although trees and vegetation are considered to contribute to the stability of the site, we recommend that planting of trees around the development area (i.e. in close proximity to the proposed building foundations) be limited as they can also affect moisture changes within the soil and cause significant displacement/damage within the building foundations by extensive tree root system movement.

The design and construction of the foundations should take into consideration the potential of flooding. All foundation excavations should be free of any loose debris and wet soils, and if groundwater seepage or runoff is encountered dewatering should be carried out prior to pouring concrete in the foundations. Due to the possibility of groundwater being encountered, and possible groundwater seepage during installation of bored piles within the site, it is recommended that consideration be given to other piling methods such as Continuous Flight Auger (CFA) piles.

Shaft adhesion may be applied to socketed piles adopted for foundations provided the socketed shaft lengths conform to appropriate classes of bedrock (subject to confirmation) in accordance with Pells et. al, and shaft sidewall cleanliness and roughness are to acceptable levels. Shaft adhesion should be ignored or reduced within socket lengths that are smeared or fail to satisfy cleanliness requirements (i.e. at least 80%). It is recommended that where piles penetrate expansive soils present within the site, which are susceptible to shrink and swell due to daily and seasonal moisture, shaft adhesion be ignored due to the potential of shrinkage cracking. Pile inspections should be complemented by downhole CCTV camera.

We recommend that geotechnical inspections of foundations be completed by an experienced geotechnical engineer to determine that the designed socket materials have been reached and the required bearing capacity has been achieved. The geotechnical engineer should also determine any variations between the boreholes carried out and inspected locations. Inspections should be carried out in dewatered foundations for a more accurate examination, and inspections should be carried out under satisfactory WHS requirements. Geotechnical inspections for verification capacities of the foundations should constitute as a "Hold Point".

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5.11 Filling

Where filling is required, the following recommended compaction targets should be considered:

- Place horizontal loose layers not more than 150mm thickness over the prepared subgrade.
- Compact to a minimum dry density ratio not less than 98% of the maximum dry density for the building platforms.
- The moisture content during compaction should be maintained at $\pm 2\%$ of the Optimal Moisture Content (OMC).
- The upper 150mm of the subgrade should be compacted to a dry density ratio not less than 100% of the maximum dry density.

Any soils which are imported onto the site for the purpose of filling and compaction of the excavated areas should be free of deleterious materials and contamination. The imported soils should also include appropriate validation documentation in accordance with current regulatory authority requirements. The design and construction of earthworks should be carried out in accordance with AS 3798-2007 and AS 1289. Inspections of the prepared subgrade should be carried out by a geotechnical engineer, and should include proof rolling as a minimum. These inspections should be established as "Hold Points".

5.12 Subgrade Preparation

The following are general recommendations on subgrade preparation for earthworks, slab on ground constructions and pavements:

- Remove existing fill and topsoil, including all materials which are unsuitable from the site.
- Excavate natural soils and rock.
 - Excavated material may be used for engineered fill.
 - Rock may be used for subgrade material underlying pavements.
- Any natural soils (predominately clayey soils) exposed at the bulk excavation level should be treated and have a moisture condition of 2% OMC. This should be followed by proof rolling and compaction of the upper 150mm layer.
 - Any soft or loose areas should be removed and replaced with engineered or approved fill material.
- Any rock exposed at the bulk excavation level should be clear of any deleterious materials (and free of loose or softened materials). As a guideline, remove an additional 150mm from the bulk excavation level.
- Ensure the foundations and excavated areas are free of water prior to concrete pouring.
- Areas which show visible heaving under compaction or proof rolling should be excavated at least 300mm and replaced with engineered or approved fill, and compacted to a minimum dry density ratio not less than 98% of the maximum dry density.

6. ADDITIONAL GEOTECHNICAL RECOMMENDATIONS

Furthermore, following completion of the geotechnical investigation and report, GCA recommends the following additional work to be carried out:

- Dilapidation survey report on adjacent properties and infrastructures.
- Monitoring and supervision of excavations within the site.
- The composition, class, depth and estimated strength of the underlying bedrock material should be confirmed either prior to construction by further borehole drilling and rock strength testing, or during construction by inspection, predominately in areas and at depths not assessed during the geotechnical investigation.
- Geotechnical inspections of exposed materials at bulk level excavation.
- Geotechnical inspections of shoring wall piles installations.

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- Geotechnical inspections of foundations (shallow and pile foundations) to confirm the preliminary bearing capacities have been achieved.
- Monitoring of any groundwater inflows into the excavation areas within the site.
- Provision for longer term groundwater monitoring within the site.
- Classification of all excavated material transported from the site.
- A meeting to be carried out to discuss any geotechnical issues and inspection requirements.
- Final architectural and structural design drawings are provided to GCA for further assessment.

7. LIMITATIONS

Geotechnical Consultants Australia Pty Ltd (GCA) has based its geotechnical assessment on available information obtained prior and during the site inspection/investigation. The geotechnical assessment and recommendations provided in this report, along with the surface, subsurface and geotechnical conditions are limited to the inspection and test areas during the site inspection/investigation, and then only to the depths investigated at the time the work was carried out. Subsurface conditions can change abruptly, and may occur after GCA's field testing has been completed.

It is recommended that if for any reason, the site surface, subsurface and geotechnical conditions (including groundwater conditions) encountered during the site inspection/investigation vary substantially during construction, and from GCA's recommendations and conclusions, GCA should be contacted immediately for further testing and advice. This may be carried out as necessary, and a review of recommendations and conclusions may be provided at additional fees. GCA's advice and accuracy may be limited by undetected variations in ground conditions between sampling locations.

GCA does not accept any liability for any varying site conditions which have not been observed, and were out of the inspection or test areas, or accessible during the time of the investigation. This report and any associated information and documentations have been prepared solely for **5 Star Builders**, and any misinterpretations or reliances by third parties of this report shall be at their own risk. Any legal or other liabilities resulting from the use of this report by other parties can not be religated to GCA.

This report should be read in full, including all conclusions and recommendations. Consultation should be made to GCA for any misunderstandings or misinterpretations of this report.

For and behalf of

Geotechnical Consultants Australia Pty Ltd (GCA)

A handwritten signature in black ink, appearing to read 'Joe Nader', is written over a light blue horizontal line.

Joe Nader
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8. REFERENCES

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- Department of Natural Resources (DNR) publication "Site Investigations for Urban Salinity" – 2002.
- NSW Government, Catchment Management Authority, "Calculating Electrical Conductivity and Salinity".
- NSW Planning Portal.
- NSW Six Maps.
- eSPADE NSW Environment & Heritage.



APPENDIX A



Important Information About Your Geotechnical Report

This geotechnical report has been prepared based on the scopes outlined in the project proposal. The works carried out by Geotechnical Consultants Australia Pty Ltd (GCA), have limitations during the site investigation, and may be affected by a number of factors. Please read the geotechnical investigation report in conjunction with this "Important Information About Your Geotechnical Report".

Geotechnical Services Are Performed for Specific Projects, Clients and Purposes.

Due to the fact that each geotechnical investigation is unique and varies from sites, each geotechnical report is unique, and is prepared solely for the client. A geotechnical report may satisfy the needs of structural engineer, where it will not for a civil engineer or construction contractor. No one except the client should rely on the geotechnical report without first conferring with the specific geotechnical consultant who prepared the report. The report is prepared for the contemplated project or original purpose of the investigation. No one should apply this report to any other or similar project.

Reading The Full Report.

Do not read selected elements of the report or tables/figures only. Serious problems have occurred because those relying on the specially prepared geotechnical investigation report did not read it all in full context.

The Geotechnical Report is Based on a Unique Set of Project And Specific Factors.

When preparing a geotechnical report, the geotechnical engineering consultant considers a number of unique factors for the specific project. These typically include:

- Clients objectives, goals and risk management preferences;
- The general proposed development or nature of the structure involved (size, location, etc.); and
- Future planned or existing site improvements (parking lots, roads, underground services, etc.);

Care should be taken into identifying the reason of the geotechnical report, where you should not rely on a geotechnical engineering report that was:

- Not prepared for your project;
- Not prepared for the specific site;
- Not prepared for you;
- Does not take into consideration any important changes made to the project; or
- Was carried out prior to any new infrastructure on your subject site.

Typical changes that can affect the reliability of an existing geotechnical investigation report include those that affect:

- The function of the proposed structure, where it may change from one basement level to two basement levels, or from a light structure to a heavy loaded structure;
- Location, size, elevation or configuration of the proposed development;
- Changes in the structural design occur; or
- The owner of the proposed development/project has changed.

The geotechnical engineer of the project should always be notified of any changes – even minor – and be asked to evaluate if this has any impact. GCA does not accept responsibility or liability for problems that occur because its report did not consider developments which it was not informed of.

Subsurface Conditions Can Change

This report is based on conditions that existed at the time of the investigation, at the locations of the subsurface tests (i.e. boreholes) carried out during the site investigation. Subsurface conditions can be affected and modified by a number of factors including, but not limited to, the passage of time, man-made influences such as construction on or adjacent to the site, by natural forces such as floods, groundwater fluctuations or earthquakes. GCA should be contacted prior to submitting its report to determine if any further testing may be required. A minor amount of additional testing may prevent any major problems.

Geotechnical Findings Are Professional Opinions

Results of subsurface conditions are limited only to the points where the subsurface tests were carried out, or where samples were collected. The field and laboratory data is analysed and reviewed by a geotechnical engineer, who then applies their professional experience and recommendations about the site's subsurface conditions. Despite investigation, the actual subsurface conditions may differ – in some cases significantly – from the results presented in the geotechnical investigation report, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface anomalies and details.



Therefore, the recommendations in this report can only be used as preliminary. Retaining GCA as your geotechnical consultants on your project to provide construction observations is the most effective method of managing the risks associated with unanticipated subsurface conditions.

Geotechnical Report's Recommendations Are Not Final

Because geotechnical engineers provide recommendations based on experience and judgement, you should not overrely on the recommendations provided – they are not final. Only by observing the actual subsurface conditions revealed during construction may a geotechnical engineer finalise their recommendations. GCA does not assume responsibility or liability for the report's recommendations if no additional observations or testing is carried out.

Geotechnical Report's Are Subject to Misinterpretations

The project geotechnical engineer should consult with appropriate members of the design team following submission of the report. You should review your design teams plans and drawings, in conjunction with the geotechnical report to ensure they have all be incorporated. Due to many issues arising from misinterpretation of geotechnical reports between design teams and building contractors, GCA should participate in pre-construction meetings, and provide adequate construction observations.

Engineering Borehole Logs And Data Should Not be Redrawn

Geotechnical engineers prepare final borehole and testing logs, figure, etc. based on results and interpretation of field logs and laboratory data following the site investigation. The logs, figure, etc. provided in the geotechnical report should never be redrawn or altered for inclusion in any other documents from this report, included architectural or other design drawings.

Providing The Full Geotechnical Report For Guidance

The project design teams, subcontractors and building contractors should have a copy of the full geotechnical investigation report to help prevent any costly issues. This should be prefaced with a clearly written letter of transmittal. The letter should clearly advise the aforementioned that the report was prepared for proposed development/project requirements, and the report accuracy is limited. The letter should also encourage them to confer with GCA, and/or carry out further testing as may be required. Providing the report to your project team will help share the financial responsibilities stemming from any unanticipated issues or conditions in the site.

Understanding Limitation Provisions

As some clients, contractors and design professionals do not recognise geotechnical engineering is much broader and less exact than other engineering disciplines, this creates unrealistic expectations that lead to claims, disputes and other disappointments. As part of the geotechnical report, (in most cases) a 'limitations' explanatory provision is included, outlining the geotechnical engineers' limitations for your project – with the geotechnical engineers responsibilities to help other reduce their own. This should be read closely as part of your report.

Other Limitations

GCA will not be liable to revise or update the report to take into account any events or circumstances (seen or unforeseen), or any fact occurring or becoming apparent after the date of the report. This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of GCA. The report should not be used if there have been changes to the project, without first consulting with GCA to assess if the report's recommendations are still valid. GCA does not accept any responsibility for problems that occur due to project changes which have not been consulted.



APPENDIX B

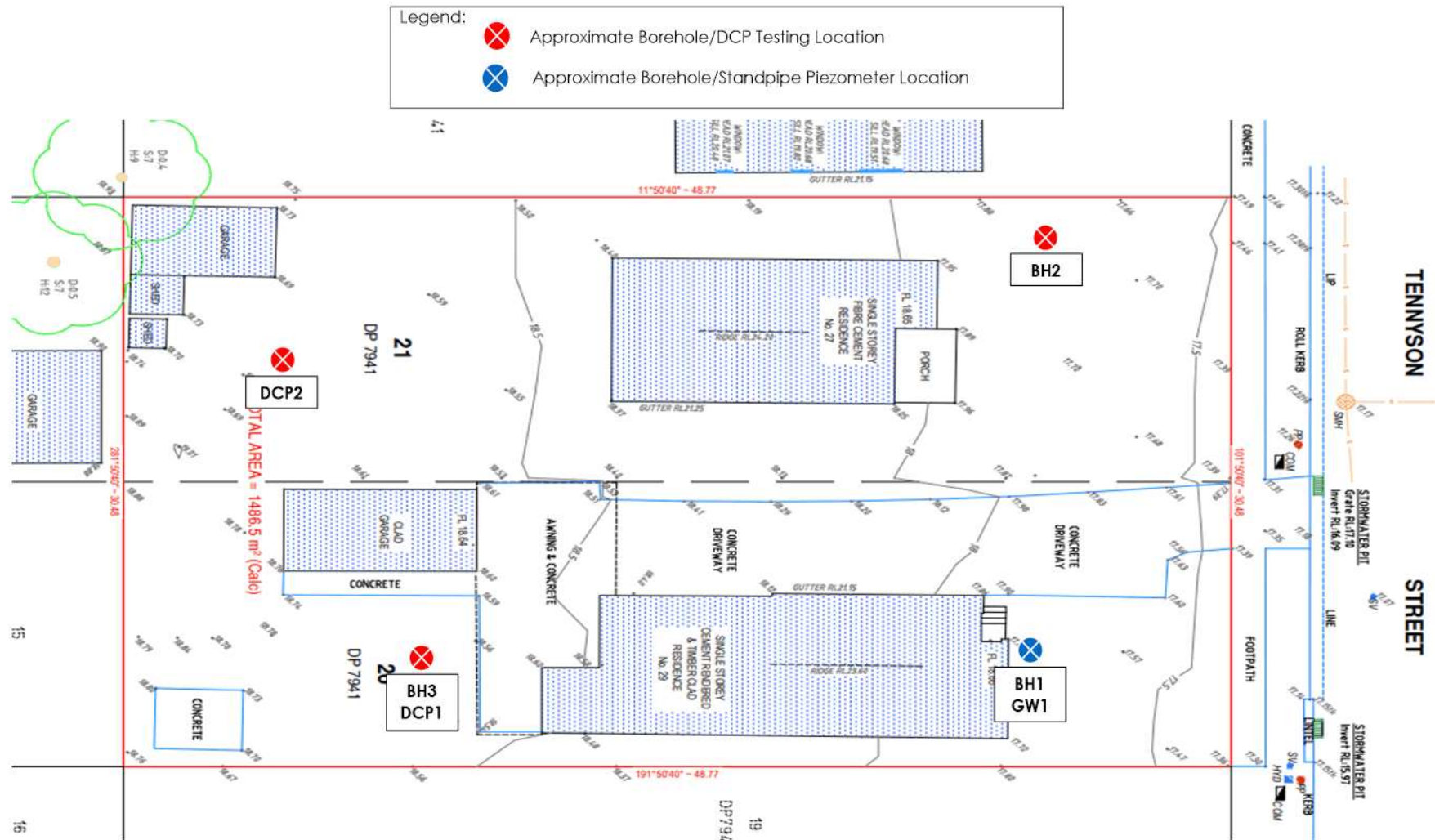


	Figure 1 Site Plan	Geotechnical Investigation	Drawn: GN/GA	
		5 Star Builders	Date: 03/06/2020	
	Job No.: G20206-1	27-29 Tennyson Street Parramatta NSW 2150	Scale: NTS	

Image source: Site survey plan by SDG Land Development Solutions, titled "Detail and Level Survey of Lots 20 & 21 in DP 7941 27-29 Tennyson Street Parramatta", referenced No. 7905, and dated 20th May 2019.



APPENDIX C



Explanation of Notes, Abbreviations and Terms Used on Borehole and Test Pit Reports

DRILLING/EXCAVATION METHOD

Method	Description
AS	Auger Screwing
BH	Backhoe
CT	Cable Tool Rig
EE	Existing Excavation/Cutting
EX	Excavator
HA	Hand Auger
HQ	Diamond Core-63mm
JET	Jetting
NMLC	Diamond Core -52mm
NQ	Diamond Core -47mm
PT	Push Tube
RAB	Rotary Air Blast
RB	Rotary Blade
RT	Rotary Tricone Bit
TC	Auger TC Bit
V	Auger V Bit
WB	Washbore
DT	Diatube

SAMPLING AND TESTING

Sample	Description
B	Bulk Disturbed Sample
DS	Disturbed Sample
Jar	Jar Sample
SPT*	Standard Penetration Test
U50	Undisturbed Sample -50mm
U75	Undisturbed Sample -75mm

*SPT (4, 7, 11 N=18). 4, 7, 11 = Blows per 150mm. N= Blows per 300mm penetration following 150mm sealing.
SPT (30/80mm). Where practical refusal occurs, the blows and penetration for that interval is recorded.

ROCK QUALITY

The fracture spacing is shown where applicable and the Rock Quality Designation (RQD) or Total Core Recovery (TCR) is given where:

$$\text{TCR (\%)} = \frac{\text{length of core recovered}}{\text{length of core run}}$$

$$\text{RQD (\%)} = \frac{\text{Sum of Axial lengths of core > 100mm long}}{\text{length of core run}}$$

ROCK STRENGTH TEST RESULTS

- Diametral Point Load Index test
- Axial Point Load Index test

PENETRATION/EXCAVATION RESISTANCE

These assessments are subjective and dependant on many factors including the equipment weight, power, condition of the drilling tools or excavation, and the experience of the operator..

- L **Low Resistance.** Rapid penetration possible with little effort from the equipment used.
- M **Medium Resistance.** Excavation possible at an acceptable rate with moderate effort required from the equipment used.
- H **High Resistance.** Further penetration is possible at a slow rate and required significant effort from the equipment.
- R **Refusal or Practical Refusal.** No further progress possible within the risk of damage or excessive wear to the equipment used.

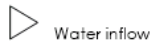
WATER



Water level at date shown



Partial water loss



Water inflow



Complete water loss

Groundwater not observed: The observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit.

Groundwater not encountered: No free-flowing (springs or seepage) was intercepted, although the soil may be moist due to capillary water. Water may be observed in low permeable soils if the test pits/boreholes had been left open for at least 12-24 hours.

MOISTURE CONDITION (AS 1726-1993)

- Dry - Cohesive soils are friable or powdery
Cohesionless soil grains are free-running
- Moist - Soil feels cool, darkened in colour
Cohesive soils can be moulded
Cohesionless soil grains tend to adhere
- Wet - Cohesive soils usually weakened
Free water forms on hands when handling

For cohesive soils the following codes may also be used:

- MC>PL Moisture Content greater than the Plastic Limit.
- MC~PL Moisture Content near the Plastic Limit.
- MC<PL Moisture Content less than the Plastic Limit.



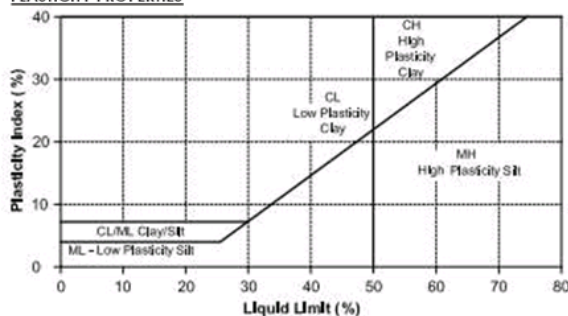
Method and Terms for Soil and Rock Descriptions Used on Borehole and Test Pit Reports

Soil and Rock is classified and described in reports of boreholes and test pits using the preferred method given in AS 1726-1993, Appendix A. The material properties are assessed in the field by visual/tactile methods. The appropriate symbols in the Unified Soil Classification are selected on the result of visual examination, field tests and available laboratory tests, such as, sieve analysis, liquid limit and plasticity index.

COHESIONLESS SOILS PARTICLE SIZE DESCRIPTIVE TERMS

Name	Subdivision	Size
Boulders		>200 mm
Cobbles		63 mm to 200 mm
Gravel	coarse	20 mm to 63 mm
	medium	6 mm to 20 mm
	fine	2.36 mm to 6 mm
Sand	coarse	600 µm to 2.36 mm
	medium	200 µm to 600 µm
	fine	75 µm to 200 µm

PLASTICITY PROPERTIES



COHESIVE SOILS – CONSISTENCY (AS 1726-1993)

Strength	Symbol	Undrained Shear Strength, c_u (kPa)
Very Soft	VS	< 12
Soft	S	12 to 25
Firm	F	25 to 50
Stiff	St	50 to 100
Very Stiff	VSt	100 to 200
Hard	H	> 200

PLASTICITY

Description of Plasticity	LL (%)
Low	<35
Medium	35 to 50
High	>50

COHESIONLESS SOILS - RELATIVE DENSITY

Term	Symbol	Density Index	N Value (blows/0.3 m)
Very Loose	VL	0 to 15	0 to 4
Loose	L	15 to 35	4 to 10
Medium Dense	MD	35 to 65	10 to 30
Dense	D	65 to 85	30 to 50
Very Dense	VD	>85	>50

UNIFIED SOIL CLASSIFICATION

USC Symbol	Description
GW	Well graded gravel
GP	Poorly graded gravel
GM	Silty gravel
GC	Clayey gravel
SW	Well graded sand
SP	Poorly graded sand
SM	Silty sand
SC	Clayey sand
ML	Silt of low plasticity
CL	Clay of low plasticity
OL	Organic soil of low plasticity
MH	Silt of high plasticity
CH	Clay of high plasticity
OH	Organic soil of high plasticity
Pt	Peaty Soil

ROCK MATERIAL WEATHERING

Symbol	Term	Definition
RS	Residual Soil	Soil definition on extremely weathered rock; the mass structure and substance are no longer evident; there is a large change in volume but the soil has not been significantly transported
EW	Extremely Weathered	Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded in water
HW	Highly Weathered	The rock substance is affected by weathering to the extent that limonite staining or bleaching affects the whole rock substance and other signs of chemical or physical decomposition are evident. Porosity and strength is usually decreased compared to the fresh rock. The colour and strength of the fresh rock is no longer recognisable.
DW	Distinctly Weathered (as per AS 1726)	
MW	Moderately Weathered	The whole of the rock substance is discoloured, usually by iron staining or bleaching, to the extent that the colour of the fresh rock is no longer recognisable
SW	Slightly Weathered	Rock is slightly discoloured but shows little or no change of strength from fresh rock
FR	Fresh	Rock shows no sign of decomposition or staining

ROCK STRENGTH (AS 1726-1993 and ISRM)

Term	Symbol	Point Load Index $Is(50)$ (MPa)
Extremely Low	EL	<0.03
Very Low	VL	0.03 to 0.1
Low	L	0.1 to 0.3
Medium	M	0.3 to 1
High	H	1 to 3
Very High	VH	3 to 10
Extremely High	EH	>10

**ABBREVIATIONS FOR DEFECT TYPES AND DESCRIPTIONS**

Term	Defect Spacing	Bedding
Extremely closely spaced	<6 mm	Thinly Laminated
	6 to 20 mm	Laminated
Very closely spaced	20 to 60 mm	Very Thin
Closely spaced	0.06 to 0.2 m	Thin
Moderately widely spaced	0.2 to 0.6 m	Medium
Widely spaced	0.6 to 2 m	Thick
Very widely spaced	>2 m	Very Thick

Type	Definition
B	Bedding
J	Joint
HJ	Horizontal to Sub-Horizontal Joint
F	Fault
Cle	Cleavage
SZ	Shear Zone
FZ	Fractured Zone
CZ	Crushed Zone
MB	Mechanical Break
HB	Handling Break

Planarity	Roughness
P – Planar	C – Clean
Ir – Irregular	Cl – Clay
St – Stepped	VR – Very Rough
U – Undulating	R – Rough
	S – Smooth
	Sl – Slickensides
	Po – Polished
	Fe – Iron

Coating or Infill	Description
Clean (C)	No visible coating or infilling
Stain	No visible coating or infilling but surfaces are discoloured by mineral staining
Veneer	A visible coating or infilling of soil or mineral substance but usually unable to be measured (<1mm). If discontinuous over the plane, patchy veneer
Coating	A visible coating or infilling of soil or mineral substance, >1mm thick. Describe composition and thickness
Iron (Fe)	Iron Staining or Infill.



APPENDIX D

GCA		Geotechnical Consultants Australia Pty Ltd info@geoconsultants.com.au www.geoconsultants.com.au (02) 9788 2829		BOREHOLE NUMBER BH1		PAGE 1 OF 1			
CLIENT		5 Star Builders		PROJECT NAME		Geotechnical Investigation			
PROJECT NUMBER		G20206-1		PROJECT LOCATION		27-29 Tennyson Street Parramatta NSW 2150			
DATE STARTED		26/5/20		COMPLETED		26/5/20			
R.L. SURFACE		17.8		DATUM		m AHD			
DRILLING CONTRACTOR		A P Smith		SLOPE		90°			
BEARING		---		EQUIPMENT		Trailer Mounted Drilling Rig			
HOLE LOCATION		Refer To Site Plan (Figure 1) For Test Locations							
HOLE SIZE		100mm Diameter		LOGGED BY		GA/JN			
CHECKED BY		JN		NOTES					
RL To The Top Of The Borehole & Depths Of The Subsurface Conditions Are Approximate									
Method	Water	Well Details	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	Additional Observations
ADT	Not Encountered During Drilling	02/06/20	17.5	0.5		MH	Clayey SILT, brown to dark brown, medium to high plasticity clay, some fine grained gravel, grass rootlets, moist.		FILL
			17.0	1.0		CL-CI	Clayey SILT, brown to reddish brown, grey laminations, medium plasticity clay, some fine grained gravel, moist.		RESIDUAL SOILS
			16.5	1.5		CL-CI	Silty CLAY, low to medium plasticity, brown to reddish brown, grey to pale grey laminations, some fine grained gravel, moist.		
			16.0	2.0		CL-CI	Silty CLAY, low to medium plasticity, brown to brownish orange, reddish brown and grey laminations, some fine grained gravel, moist.		
			15.5	2.5		CL-CI	Silty CLAY, low to medium plasticity, grey to pale grey, brownish orange and reddish brown laminations, some fine grained gravel, moist.		
			15.0	3.0			interbedded shale from 1.4m bgl.		
			14.5	3.5			SHALE, brown to dark brown, clay seams, extremely weathered, extremely low estimated strength, moist.		BEDROCK
			14.0	4.0			SHALE, brown to dark brown, grey to dark grey, some clay seams, extremely to highly weathered, very low estimated strength, moist.		
			13.5	4.5			becoming low estimated strength from 2.6m bgl.	DS	
			13.0	5.0			inferred low to medium estimated strength (or better) from 2.7m bgl. Borehole BH1 terminated at 2.7m		TC bit refusal at 2.7m bgl.

BOREHOLE / TEST PIT BOREHOLE LOGS.GPJ GINT STD AUSTRALIA.GDT 3/6/20

BOREHOLE / TEST PIT BOREHOLE LOGS.GPJ GINT STD AUSTRALIA.GDT 3/6/20

<div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> Geotechnical Consultants Australia Pty Ltd info@geoconsultants.com.au www.geoconsultants.com.au (02) 9788 2829 </div>		BOREHOLE NUMBER BH3 PAGE 1 OF 1	
CLIENT <u>5 Star Builders</u>		PROJECT NAME <u>Geotechnical Investigation</u>	
PROJECT NUMBER <u>G20206-1</u>		PROJECT LOCATION <u>27-29 Tennyson Street Parramatta NSW 2150</u>	
DATE STARTED <u>26/5/20</u> COMPLETED <u>26/5/20</u>		R.L. SURFACE <u>18.5</u>	DATUM <u>m AHD</u>
DRILLING CONTRACTOR <u>Geotechnical Consultants Australia Pty Ltd</u>		SLOPE <u>90°</u>	BEARING <u>---</u>
EQUIPMENT <u>Hand Operated Equipment</u>		HOLE LOCATION <u>Refer To Site Plan (Figure 1) For Test Locations</u>	
HOLE SIZE <u>100mm Diameter</u>		LOGGED BY <u>GA/JN</u>	CHECKED BY <u>JN</u>
NOTES <u>RL To The Top Of The Borehole & Depths Of The Subsurface Conditions Are Approximate</u>			

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	Additional Observations
HA	Not Encountered During Augering					Clayey SILT, brown to dark brown, medium plasticity clay, with fine to medium grained gravel, grass rootlets, moist.		FILL
		18.0	0.5		CH	Silty CLAY, brown to reddish brown, some fine to medium grained gravel, moist, estimated firm.		RESIDUAL SOILS
					CI	Silty CLAY, medium plasticity, grey to pale grey, brown to brownish orange, some fine grained gravel, moist, estimated stiff.	DS	
		17.5	1.0			Practical hand auger refusal at 0.8m bgl. Borehole BH3 terminated at 0.8m		
		17.0	1.5					
		16.5	2.0					
		16.0	2.5					
		15.5	3.0					
		15.0	3.5					
		14.5	4.0					
		14.0	4.5					
		13.5	5.0					

BOREHOLE / TEST PIT BOREHOLE LOGS GPJ GINT STD AUSTRALIA GDT 3/6/20



APPENDIX E

DYNAMIC CONE PENETOMETER RESULTS									
Client:		5 Star Builders				Test Date:		26/05/2020	
Address:		27-29 Tennyson Street Parramatta NSW 2150				Job No.:		G20206-1	
Depths (mm bgl)	DCP No.				Depths (mm bgl)	DCP No.			
	1	2							
0-100	1	1			0-100				
100-200	1	2			100-200				
200-300	1	1			200-300				
300-400	2	1			300-400				
400-500	3	2			400-500				
500-600	2	1			500-600				
600-700	3	2			600-700				
700-800	3	6			700-800				
800-900	11	17			800-900				
900-1000	Bouncing	16/60mm			900-1000				
1000-1100		Bouncing			1000-1100				
1100-1200					1100-1200				
1200-1300					1200-1300				
1300-1400					1300-1400				
1400-1500					1400-1500				
1500-1600					1500-1600				
1600-1700					1600-1700				
1700-1800					1700-1800				
1800-1900					1800-1900				
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2200-2300					2200-2300				
2300-2400					2300-2400				
2400-2500					2400-2500				
2500-2600					2500-2600				
2600-2700					2600-2700				
2700-2800					2700-2800				
2800-2900					2800-2900				
2900-3000					2900-3000				
3000-3100					3000-3100				
3100-3200					3100-3200				
3200-3300					3200-3300				
3300-3400					3300-3400				
3400-3500					3400-3500				
3500-3600					3500-3600				
3600-3700					3600-3700				
3700-3800					3700-3800				
3800-3900					3800-3900				
3900-4000					3900-4000				
<div><div>GCA</div><div>Geotechnical Consultants Australia</div></div>									
Tested:	GN/GA	©Geotechnical Consultants Australia Pty Ltd					Sheet:	1 of 1	



APPENDIX F

Foundation Maintenance and Footing Performance:

A Homeowner's Guide



BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

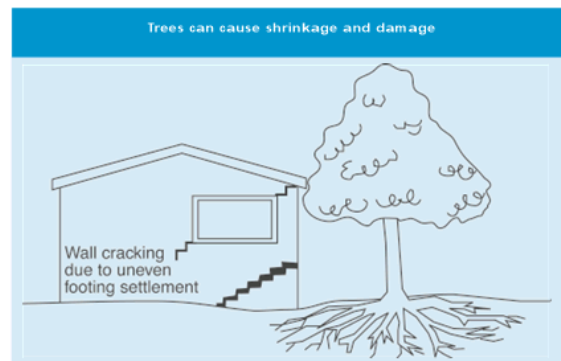
Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

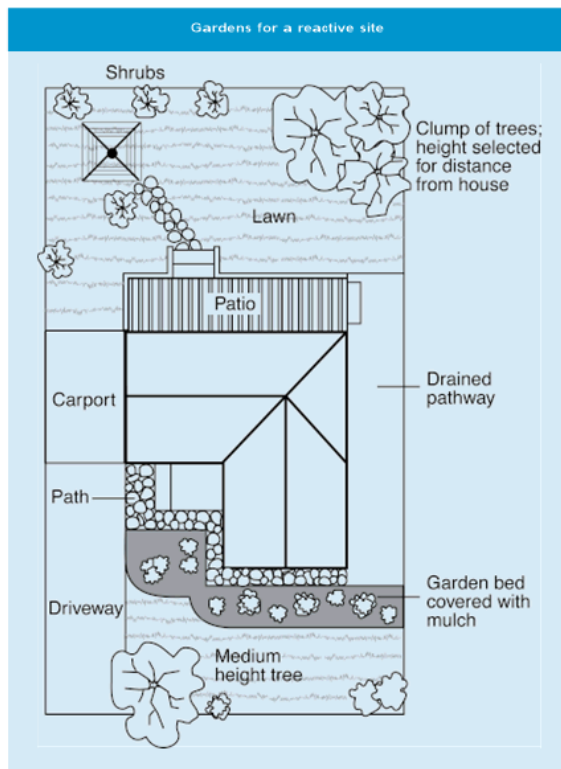
Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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APPENDIX G



CERTIFICATE OF ANALYSIS

Work Order	: ES2018045	Page	: 1 of 2
Client	: GEOTECHNICAL CONSULTANTS AUSTRALIA	Laboratory	: Environmental Division Sydney
Contact	: JOE NADER	Contact	: Customer Services ES
Address	: Suite 5, 5-7 Villiers Street Parramatta NSW 2151	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: ---	Telephone	: +61-2-8784 8555
Project	: G20206-1 Geotechnical Investigation	Date Samples Received	: 26-May-2020 13:40
Order number	: ---	Date Analysis Commenced	: 29-May-2020
C-O-C number	: ---	Issue Date	: 02-Jun-2020 13:15
Sampler	: George N/ Joe N		
Site	: ---		
Quote number	: EN/333		
No. of samples received	: 3		
No. of samples analysed	: 3		



Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ankit Joshi	Inorganic Chemist	Sydney Inorganics, Smithfield, NSW
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW

Page : 2 of 2
 Work Order : ES2018045
 Client : GEOTECHNICAL CONSULTANTS AUSTRALIA
 Project : G20206-1 Geotechnical Investigation



General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 ^ = This result is computed from individual analyte detections at or above the level of reporting
 ø = ALS is not NATA accredited for these tests.
 ~ = Indicates an estimated value.

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	BH1 2.6-2.7m	BH2 2.0-2.1m	BH3 0.6-0.7m	----	----
Client sampling date / time					26-May-2020 00:00	26-May-2020 00:00	26-May-2020 00:00	----	----
Compound	CAS Number	LOR	Unit		ES2018045-001	ES2018045-002	ES2018045-003	-----	-----
				Result	Result	Result		----	----
EA002: pH 1:5 (Soils)									
pH Value	----	0.1	pH Unit		6.5	5.6	5.4	----	----
EA010: Conductivity (1:5)									
Electrical Conductivity @ 25°C	----	1	µS/cm		47	73	93	----	----
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		6.8	11.6	18.0	----	----
ED040S : Soluble Sulfate by ICPAES									
Sulfate as SO4 2-	14808-79-8	10	mg/kg		30	80	120	----	----
ED045G: Chloride by Discrete Analyser									
Chloride	16887-00-6	10	mg/kg		<10	<10	<10	----	----



Environmental

QUALITY CONTROL REPORT

Work Order	: ES2018045	Page	: 1 of 3
Client	: GEOTECHNICAL CONSULTANTS AUSTRALIA	Laboratory	: Environmental Division Sydney
Contact	: JOE NADER	Contact	: Customer Services ES
Address	: Suite 5, 5-7 Villiers Street Parramatta NSW 2151	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: ----	Telephone	: +61-2-8784 8555
Project	: G20206-1 Geotechnical Investigation	Date Samples Received	: 26-May-2020
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C-O-C number	: ----	Issue Date	: 02-Jun-2020
Sampler	: George N/ Joe N		
Site	: ----		
Quote number	: EN/333		
No. of samples received	: 3		
No. of samples analysed	: 3		



Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ankit Joshi	Inorganic Chemist	Sydney Inorganics, Smithfield, NSW
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW

RIGHT SOLUTIONS | RIGHT PARTNER

Page : 2 of 3
 Work Order : ES2018045
 Client : GEOTECHNICAL CONSULTANTS AUSTRALIA
 Project : G20206-1 Geotechnical Investigation



General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key : Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
 CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 RPD = Relative Percentage Difference
 # = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EA002: pH 1:5 (Soils) (QC Lot: 3050415)									
ES2018409-008	Anonymous	EA002: pH Value	----	0.1	pH Unit	6.4	6.8	5.72	0% - 20%
ES2018051-001	Anonymous	EA002: pH Value	----	0.1	pH Unit	5.3	5.4	2.24	0% - 20%
EA010: Conductivity (1:5) (QC Lot: 3050414)									
ES2018409-008	Anonymous	EA010: Electrical Conductivity @ 25°C	----	1	µS/cm	434	426	1.86	0% - 20%
ES2018051-001	Anonymous	EA010: Electrical Conductivity @ 25°C	----	1	µS/cm	54	56	2.00	0% - 20%
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 3050420)									
ES2018045-003	BH3 0.6-0.7m	EA055: Moisture Content	----	0.1	%	18.0	17.7	1.63	0% - 50%
ES2018409-005	Anonymous	EA055: Moisture Content	----	0.1	%	15.9	15.8	0.00	0% - 50%
ED040S: Soluble Major Anions (QC Lot: 3050413)									
ES2018409-008	Anonymous	ED040S: Sulfate as SO ₄ 2-	14808-79-8	10	mg/kg	80	80	0.00	No Limit
ES2018051-001	Anonymous	ED040S: Sulfate as SO ₄ 2-	14808-79-8	10	mg/kg	40	40	0.00	No Limit
ED045G: Chloride by Discrete Analyser (QC Lot: 3050416)									
ES2018051-001	Anonymous	ED045G: Chloride	16887-00-6	10	mg/kg	20	20	0.00	No Limit

Page : 3 of 3
 Work Order : ES2018045
 Client : GEOTECHNICAL CONSULTANTS AUSTRALIA
 Project : G20206-1 Geotechnical Investigation



Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: SOIL

				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method: Compound	CAS Number	LOR	Unit	Result	Spike Concentration	Spike Recovery (%) LCS	Recovery Limits (%)	
							Low	High
EA010: Conductivity (1:5) (QCLot: 3050414)								
EA010: Electrical Conductivity @ 25°C	----	1	µS/cm	<1	1412 µS/cm	101	92.0	108
ED040S: Soluble Major Anions (QCLot: 3050413)								
ED040S: Sulfate as SO ₄ 2-	14808-79-8	10	mg/kg	<10	150 mg/kg	98.4	80.0	120
ED045G: Chloride by Discrete Analyser (QCLot: 3050416)								
ED045G: Chloride	16887-00-6	10	mg/kg	<10	50 mg/kg	95.9	75.0	125
				<10	5000 mg/kg	93.9	79.0	117

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: SOIL

				Matrix Spike (MS) Report			
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Spike Concentration	Spike Recovery (%) MS	Recovery Limits (%)	
						Low	High
ED045G: Chloride by Discrete Analyser (QCLot: 3050416)							
ES2018045-001	BH1 2.6-2.7m	ED045G: Chloride	16887-00-6	1250 mg/kg	111	70.0	130



APPENDIX H

bt	BLACKTOWN	Residual
----	-----------	----------



Source: Soil Landscapes of the Penrith 1:100,000 Sheet report

Landscape— gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30 m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest (wet sclerophyll forests).

Soils— shallow to moderately deep (<100 cm) *Red and Brown Podzolic Soils* (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas; deep (150-300 cm) *Yellow Podzolic Soils* and *Soloths* (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage.

Limitations— moderately reactive highly plastic subsoil, low soil fertility, poor soil drainage.

LOCATION

Occurs extensively on the Cumberland Lowlands between the Georges and Parramatta Rivers in the south-west. Examples include Strathfield, Auburn and Belmore. Isolated examples are found north of Parramatta River on the Hornsby Plateau at Chatswood, Crows Nest, Duffys Forest, Dundas, Naremburn, Neutral Bay, St. Ives and St. Leonards.

LANDSCAPE

Geology

Wianamatta Group— Ashfield Shale consisting of laminite and dark grey siltstone and Bringelly Shale which consists of shale, with occasional calcareous claystone, laminite and coal.

This unit is occasionally underlain by claystone and laminite lenses within the Hawkesbury Sandstone such as at Duffys Forest.

Topography

Gently undulating rises on Wianamatta Shale with local relief 10-30 m and slopes generally <5%, but up to 10%. Crests and ridges are broad (200-600 m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent.

Vegetation

Almost completely cleared tall open-forest (wet sclerophyll forest) and open-woodland (dry sclerophyll forest). Remaining traces of the original wet sclerophyll forest containing Sydney blue gum *Eucalyptus saligna* and blackbutt *E. pilularis* are located at Ashfield Park. The original woodland and open-forest in drier areas to the west were dominated by forest red gum *E. tereticornis*, narrow-leaved ironbark *E. crebra* and grey box *E. moluccana*. This has been almost completely cleared. At Duffys Forest there is an open-forest dominated by ash *E. sieberi* with a dry sclerophyll shrub understorey.

Land use

The dominant land uses are intensive residential and light and heavy industry. Examples of residential areas include Newtown, Petersham, Strathfield and Belmore. Examples of industrial areas include Enfield, Lidcombe and Clyde.

Existing Erosion

No appreciable erosion occurs on this unit as most of the surface is covered by tiles, concrete, bitumen or turf.

Associated Soil Landscapes

Birrong (bg) soil landscape occurs along drainage depressions.

SOILS

Dominant Soil Materials

bt1— Friable brownish-black loam. This is a friable brownish-black loam to clay loam with moderately pedal sub-angular blocky structure and rough-faced porous ped fabric. This material occurs as topsoil (A1 horizon). Peds are well defined sub-angular blocky and range in size from 2mm to 20 mm. Surface condition is friable. Colour is commonly brownish-black (10YR 2/2), but can range from dark reddish-brown (5YR 3/2) to dark yellowish-brown (10YR 3/4). The pH ranges from slightly acid (pH 5.5) to neutral (pH 7.0). Rounded iron indurated fine gravel-sized shale fragments and charcoal fragments are sometimes present. Roots are common.

bt2— Hardsetting brown clay loam. This is a hardsetting brown clay loam to silty clay loam with apedal massive to weakly pedal structure and slowly porous earthy fabric. It commonly occurs as an A2 horizon. Peds when present are weakly developed, sub-angular blocky and are rough faced and porous. They range in size between 20 mm and 50 mm. Colour is commonly dark brown (7.5YR 4/3), but can range from dark reddish-brown (2.5YR 3/3) to dark brown (10YR 3/3). The pH ranges from moderately acid (pH 5.0) to slightly acid (pH 6.5). Platy ironstone gravel-sized shale fragments are common. Charcoal fragments and roots are rarely present.

bt3— Strongly pedal, mottled brown light clay. This is a brown light to medium clay with strongly pedal polyhedral or subangular-blocky structure and smooth-faced dense ped fabric. This material usually occurs as subsoil (B horizon). Texture often increases with depth. Peds range in size from 5 mm to 20 mm. Colour is usually brown (7.5YR 4/6), but may range from reddish-brown (2.5YR 4/6) to brown (10YR 4/6). Red, yellow or grey mottles are commonly present and often become more numerous with depth. The pH ranges from strongly acid (pH 4.5) to slightly acid (pH 6.5). Fine to coarse gravel-sized shale fragments are common and widespread and often occur in stratified bands. Both roots and charcoal fragments are rare.

bt4— Light grey plastic mottled clay. This is plastic light grey silty clay to heavy clay with moderately pedal polyhedral to sub-angular blocky structure and smooth-faced dense ped fabric. This material usually occurs as deep subsoil above shale bedrock (B3 or C horizon). Peds range in size from 2 mm to 20 mm. Colour is usually light grey (10YR 7/1) or, less commonly, greyish yellow (2.5Y 6/2). Red, yellow or grey mottles are common. The pH ranges from strongly acid (pH 4.0) to moderately acid (pH 5.5). Strongly weathered ironstone concretions and rock fragments are common. Gravel-sized shale fragments and roots are occasionally present. Charcoal fragments are rare.

Occurrence and Relationships

Crests. On crests and ridges up to 30 cm of friable brownish-black loam (**bt1**) overlies 10-20 cm of hardsetting brown clay loam (**bt2**) and up to 100 cm of strongly pedal, brown mottled light clay (**bt3**) (Red Podzolic Soils (Dr 3.21, 3.11) and Brown Podzolic Soils (Db 2.11)). **bt1** material is occasionally absent. Boundaries between the soil materials are usually clear. Total soil depth is <100 cm.

Upper slopes and midslopes. Up to 30 cm of **bt1** overlies 10-20 cm of **bt2** and 20-50 cm of **bt3**. This in turn overlies up to 100 cm of light grey plastic mottled clay (**bt4**). Occasionally the **bt1** material is absent. The boundaries between the soil materials are usually clear. Total soil depth is <200 cm (Red Podzolic Soils (Dr 3.21), Brown Podzolic Soils (Db 2.21)).

Lower sideslopes. Up to 30 cm of **bt1** overlies 10-30 cm of **bt2** and 40-100 cm of **bt3**. Below **bt3** there is usually >100 cm of **bt4**. The boundaries between the soil materials are clear. Total soil depth is >200 cm (Yellow Podzolic Soils (Dy 2.11, Dy 3.11)).

LIMITATIONS TO DEVELOPMENT

Urban Capability

High capability for urban development with appropriate foundation design.

Rural Capability

Small portions of this soil landscape that have not been urbanised are capable of sustaining regular cultivation and grazing.

Landscape Limitations

Moderately reactive soil

Seasonal waterlogging

Soil Limitations

- | | |
|------------|---|
| bt1 | Low wet strength
High organic matter
Low fertility
Sodicity (localised)
Strongly acid |
| bt2 | Low wet strength
Hardsetting
Low fertility
Sodicity (localised)
Strongly acid
High aluminium toxicity |
| bt3 | High shrink-swell (localised)
Low wet strength
Low permeability
Low available water capacity
Salinity (localised) |

	Sodicity (localised)
	Very low fertility
	Strongly acid
	Very high aluminium toxicity
bt4	High shrink-swell (localised)
	Low wet strength
	Stoniness
	Low available water capacity
	Low permeability
	Salinity (localised)
	Sodicity (localised)
	Very low fertility
	Strongly acid
	Very high aluminium toxicity
	High erodibility (localised)

Fertility

General fertility is low to very low. Soil materials have low to moderate available water capacity, low CEC values, hardsetting surfaces (**bt2**), very low phosphorus and low to very low nitrogen levels. The subsoils (**bt3**, **bt4**) may be locally sodic with low permeability. When **bt1** is present its higher organic matter content and moderate nitrogen levels result in higher general fertility.

Erodibility

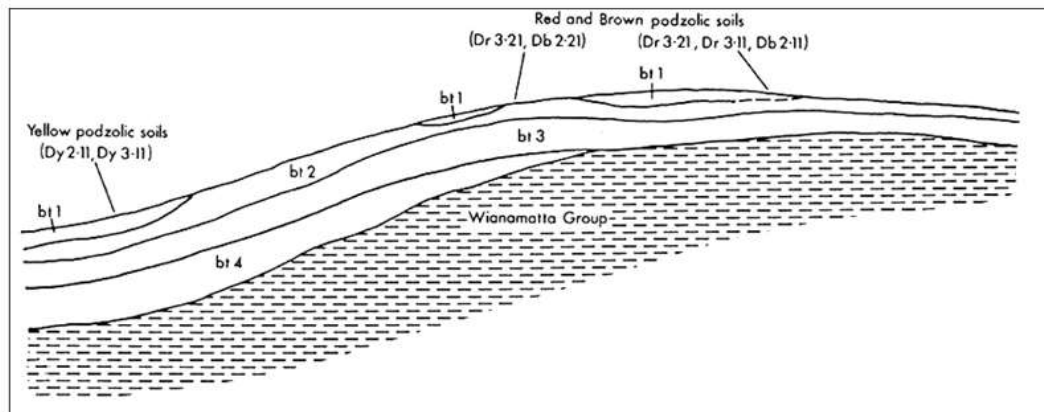
Blacktown soil materials have moderate erodibility. The topsoils (**bt1**, **bt2**) are often hardsetting and they have high fine sand and silt content, but they also have high to moderate organic matter content. The subsoils (**bt3**, **bt4**) are very low in organic matter. Where they are also highly dispersible and occasionally sodic the erodibility is high.

Erosion Hazard

The erosion hazard for non-concentrated flows is generally moderate, but ranges from low to very high. Calculated soil loss during the first twelve months of urban development ranges up to 73 t/ha for topsoil and 68 t/ha for exposed subsoil. Soil erosion hazard for concentrated flows is moderate to high.

Surface Movement Potential

The deep clay soils are moderately reactive. These are generally found on sideslopes and footslopes. Shallower soils on crests are slightly reactive.



Schematic cross-section of Blacktown soil landscape illustrating the occurrence and relationship of the dominant soil materials.



Source: Soil and Land Resources of the Hawkesbury-Nepean Catchment interactive DVD

Landscape— gently undulating crests and ridges on plateau surfaces of the Mittagong formation (alternating bands of shale and fine-grained sandstones). Local relief to 30 m, slopes <10%. Rock outcrop is absent. Extensively or completely cleared, dry sclerophyll low forest and woodland.

Soils— moderately deep (50-150 cm), hardsetting *Yellow Podzolic Soils* and *Yellow Soloths (Dy2.41)*; *Yellow Earths (Gn2.24)* on outer edges.

Limitations— stony soil, low soil fertility, low available water capacity.

LOCATION

Ridge and plateau surfaces on Mittagong Formation. Occurrences are most common in the Macdonald Ranges and on the Hornsby Plateau. Most extensive occurrences are located at Berowra, Forest Glen, Glenorie, Fiddletown, Dural and Glenhaven. Other examples occur at St. Ives, South Turramurra, South Gordon, Beacon Hill, Northbridge, Kogarah and Riverwood.

LANDSCAPE

Geology

Mittagong Formation— interbedded shale, laminite and fine to medium grained quartz sandstone. The Mittagong Formation is located stratigraphically between the Ashfield Shale and Hawkesbury Sandstone. It is often relatively shallow. Minor areas of Hawkesbury Sandstone and minor areas of Ashfield Shale may occur.

Topography

Gently undulating plateau, 200-1000 m in width, with level to gently inclined slope gradients of <10%. Local relief is <30 m. Rock outcrop is absent.

Vegetation

Extensively cleared to completely cleared low, eucalypt open-forest and low eucalypt woodland with a sclerophyll shrub understorey. Dominant tree species include turpentine *Syncarpia glomulifera*, smooth-barked apple *Angophora costata*, red bloodwood *Eucalyptus gummifera*, thin-leaved stringybark *E. eugenioides* and scribbly gum *E. haemastoma*. Small scattered areas of native vegetation remain. Larger undisturbed occurrences are found in Ku-ring-gai Chase National Park and Muogamarra Nature Reserve.

Land use

Rural land uses include citrus orchards, market gardens and poultry farms. Grazing of horses and dairy cattle is common on improved, kikuyu dominated pastures. Small rural subdivisions and hobby farms occur on the urban fringes of the metropolitan area. The unit has been developed for urban use at Berowra and St. Ives. Areas of natural bushland, such as Muogamarra Nature Reserve, Ku-ring-gai Chase National Park and crown lands are used for passive recreation.

Existing Erosion

Erosion on this unit is generally low. Minor gully and sheet erosion occurs occasionally along unpaved roads.

Associated Soil Landscapes

Small areas of Faulconbridge (fb) soil landscape occur near the edge of this unit.

SOILS

Dominant Soil Materials

1h1— Loose, yellowish-brown sandy loam. This is a loose sandy loam with apedal single-grained structure and porous sandy fabric. It usually occurs as topsoil (A1 horizon). Texture is commonly sandy loam, but may range from a loamy sand to a light sandy clay loam. Sand is usually fine. Surface condition is commonly loose, but may be friable when organic matter is common. Colour is usually dull yellowish-brown (10YR 4/3), or occasionally very dark brown (7.5YR 2/3). The pH ranges from very strongly acid (pH 4.5) to slightly acid (pH 6.5). Common inclusions are iron coated, platy, fine sandstone rock fragments and charcoal fragments. Roots are also common.

1h2— Bleached, stony, hardsetting sandy clay loam. This is a bleached, stony, sandy clay loam that has a hardsetting surface, apedal massive structure and slowly porous earthy fabric. This material commonly occurs as an A2 horizon. Textures commonly range with depth from clayey sand to fine sandy clay loam. Sand is generally fine-grained. Colour is commonly dull yellowish-brown (10YR 5/4) and is bleached when dry (10YR 7/3), but may range from brown (7.5YR 4/3) to bright yellowish-brown (10YR 6/6). Pale yellow and brown mottles are often present and are commonly associated with faunal casts and burrows. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0). Fine sandstone fragments and rounded iron nodules are abundant and are often concentrated at depth. Platy, iron coated stones are stratified, reoriented and angular to subrounded. Traces of charcoal are commonly present, but roots are rare.

1h3— Earthy, yellowish-brown sandy clay loam. This is a yellowish-brown sandy clay loam with apedal massive structure and earthy porous fabric. It generally occurs as subsoil (B horizon) developed on coarse sandstone. Texture, which is commonly a sandy clay loam on the surface, may increase gradually with depth to sandy clay. Colour is commonly a yellowish-brown (2.5Y 5/6-5/8, 10YR 5/8) or bright yellowish-brown (10YR 6/6, 6/8). Orange mottles may occur with depth. The pH ranges from strongly acid (pH 4.5) to slightly acid (pH 6.0). Iron coated sandstone fragments are common. They are usually stratified and reoriented. Charcoal fragments and roots are rare.

1h4— Pedal, yellowish-brown clay. This is yellowish-brown sandy clay to heavy clay with strongly pedal sub-angular blocky or prismatic structure and smooth-faced, dense ped fabric. This material usually occurs as subsoil (B and C horizons) developed on fine-grained sandstone. Peds are smooth-faced, dense and range in size from 10 mm to 20 mm. Colour is commonly bright yellowish-brown (10YR 6/8), but may range from reddish-brown (5YR 4/6) to bright yellowish-brown (10YR 7/6). Yellow, red and orange mottles are occasionally present. The pH ranges between strongly acid (pH 4.0) and moderately acid (pH 5.0). Undisturbed, stratified bands of platy, iron coated, fine sandstone rock fragments are common. Charcoal fragments and roots are rarely present.

Occurrence and Relationships

Up to 30 cm of loose, yellowish-brown sandy loam (**1h1**) overlies 10-30 cm of bleached, stony, hardsetting sandy clay loam (**1h2**) and up to 100 cm of yellowish-brown, pedal clay (**1h4**) (Yellow Podzolic Soils and Soloths (Dy2.41)). The boundary between the soil materials is generally clear. The total soil depth is commonly <100 cm. Occasionally **1h1** material is absent.

Near the boundaries to sandstone landscapes up to 15 cm of **1h1** overlies up to 30 cm of **1h2** and up to 30 cm of earthy, yellowish-brown sandy clay loam (**1h3**) (Yellow Earths (Gn2.24)).

LIMITATIONS TO DEVELOPMENT

Urban Capability

High capability for urban development.

Rural Capability

Generally capable of supporting grazing with some localised areas capable of regular cultivation.

Landscape Limitations

Localised surface movement potential.

Soil Limitations

- | | |
|------------|---|
| 1h1 | <ul style="list-style-type: none"> Stoniness High permeability Low available water capacity Low fertility |
| 1h2 | <ul style="list-style-type: none"> High erodibility Stoniness Low available water capacity Hardsetting surface Very low fertility Localised sodicity |
| 1h3 | <ul style="list-style-type: none"> Stoniness Low available water capacity Very low fertility Sodicity |
| 1h4 | <ul style="list-style-type: none"> Low wet strength Stoniness Low permeability Low available water capacity (localised) Very low fertility Strongly acid High aluminium toxicity |

Fertility

General fertility is low. The soils have low available water capacity and CEC as well as low to very low intrinsic nitrogen and phosphorus values. Topsoils are hardsetting and stony. The subsoils are occasionally sodic and impermeable.

Erodibility

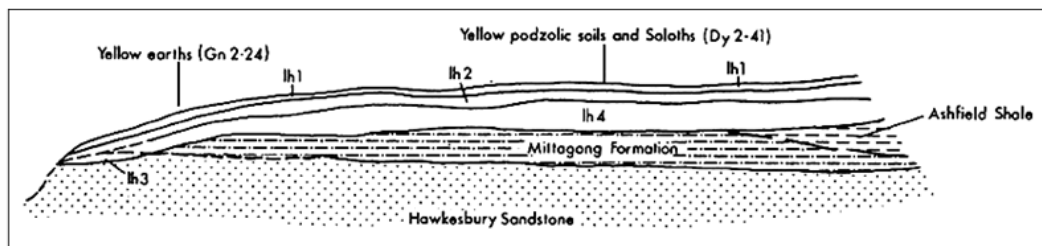
Ih1 is moderately erodible as it consists of loose, fine sand grains and moderate amounts of organic matter. **Ih2** is low in organic matter and has a very high erodibility rating as it consists of fine sand and some silt grains held in a clay matrix. **Ih3** has a high erodibility as it has fine sand and silt grains and a low organic matter content. **Ih4** is moderately erodible consisting of fine sand and clay with a very low organic matter content.

Erosion Hazard

The erosion hazard for non-concentrated flows is generally moderate, but ranges from slight to extreme. Calculated soil loss during the first twelve months of development ranges up to 103 t/ha for topsoil, and 97 t/ha for exposed subsoil. Soil erosion hazard for concentrated flows is high.

Surface Movement Potential

Soils are generally slightly reactive or moderately reactive where they exceed 1.5 m.



Schematic cross-section of Lucas Heights soil landscape illustrating the occurrence and relationship of the dominant soil materials.

INNOVATIVE

16 JUNE 2021

- 6.1 PUBLIC MEETING:
Gateway Request: Planning Proposal for land at 24 Parkes Street, 26 – 30
Parkes Street and 114 – 116 Harris Street, Harris Park..... 350

INNOVATIVE

ITEM NUMBER	6.1
SUBJECT	PUBLIC MEETING: Gateway Request: Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park
REFERENCE	RZ/5/2016 - D07559679
REPORT OF	Project Officer Land Use
LAND OWNERS:	24 Parkes Street – SH Parkes International Pty Ltd and The Owners Strata Plan 5758 26 – 30 Parkes Street – Guang Tian Group Pty Ltd, Parkes Street NSW Pty Ltd, The Owners Strata Plan 16744 and GL Finance 114 – 116 Harris Street – Caydon Harris Street Pty Ltd, The Owners Strata Plans 35413/53257, Harris Street Developments Pty Ltd, Ms Zhao Zhang and Ms Emily Hickson
APPLICANT:	Think Planners Pty Ltd

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL: NIL**PURPOSE:**

To seek the Local Planning Panel's advice on a Planning Proposal for 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park, for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment. This report also deals with the preparation of a site-specific Development Control Plan for these sites.

RECOMMENDATION

That the Local Planning Panel consider the following Council officer recommendation in the Panel's advice to Council:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination under the *Environmental Planning and Assessment Act 1979* from the Department of Planning, Industry and Environment (**DPIE**), a Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park which seeks an exemption from the FSR sliding scale requirements of *Parramatta Local Environmental Plan 2011* in relation to the subject sites.
- (b) **That** the Planning Proposal at **Attachment 1** be forwarded to the DPIE to request the issuing of a Gateway Determination, after being amended as follows:

-
- PLANNING** **PROPOSAL** **TIMELINE**
- START**
- PP lodged
- Report to Local Planning Panel (pre-Gateway)
- Report to Council seeking resolution to refuse PP or endorse PP to send to DPIE for a Gateway Determination
- Gateway Determination by DPIE
- Public Exhibition
- Report to Local Planning Panel (post-exhibition)
- Post exhibition - Report to Council seeking resolution to refuse PP or to send to DPIE for finalisation
- FINISH**
- LEP made by Minister (or delegate)
- WE ARE HERE**

1. Council is currently considering three separate Planning Proposals as follows (and as illustrated in Figure 1):
 1. 24 Parkes St (RZ/5/2016) – preliminary proposal lodged 28 April 2016 and formal updated proposal lodged 16 August 2018
 2. 26-30 Parkes St (RZ/10/2016) – lodged 20 May 2016
 3. 114-116 Harris St (RZ9/2018) – lodged 27 August 2018



Figure 1: Sites related to Planning Proposal at the corner of Parkes St and Harris St, Harris Park (1: 24 Parkes Street; 2: 26–30 Parkes Street; 3: 114–116 Harris Street)

2. Planning consultants, 'Think Planners', is the Applicant for all three Planning Proposals and represents the different landowners of all three sites.
3. The background to these three Planning Proposals extends over a period of approximately five years with extensive consultation with Council officers during that time. During this time Council officers have raised a number of issues with the three planning proposals, with main issues are summarised as follows:
 - The need to satisfactorily resolve setbacks for the sites and particularly on the western boundary of 26–30 Parkes Street. This was necessary to ensure that the adjoining site to the west at 24 Parkes Street does not suffer from site isolation and that there is adequate space between buildings.
 - Possible overshadowing impacts on the nearby conservation areas of Harris Park West, and Experiment Farm, and also Experiment Farm Cottage contained on the State Heritage Register. To establish the magnitude of possible overshadowing impacts, Council officers have undertaken extensive analysis as part of the Parramatta CBD Planning Proposal.
 - Prior to recent detailed consultation and discussion with the Applicant that took place in 2020, Council officers had formed the view that site consolidation would be the best means through which to secure good built form and urban design outcomes and avoid site isolation of 24 Parkes Street.

4. Despite Council officers' preference for site amalgamation to occur, after consideration, Council officers reached the conclusion that 114–118 Harris Street could be reported as a stand-alone Planning Proposal. This was because the site could be developed without amalgamation and still achieve acceptable urban design and planning outcomes. After being reported to the Local Planning Panel on 16 June 2020, Council on 13 July 2020 endorsed the Planning Proposal for 114-118 Harris Street for the purposes of seeking a Gateway Determination. On 29 September 2020 a Gateway determination was received from the Department of Planning, Industry and Environment (DPIE).
5. For reasons described further in this report, Council officers came to the final position in September 2020 that site amalgamation was not the best outcome in this scenario. Following this conclusion, Council officers and the Applicant worked together extensively in late 2020 and early 2021 to resolve and agree a built form approach to the site that did not apply the FSR sliding-scale. Officers are now comfortable that any detailed urban design issues can be resolved at the stage of preparing a DCP for the sites and need not impede the progress of developing LEP controls.
6. Council officers now question the continued utility of advancing the three existing, separate site-specific Planning Proposals insofar as they are consistent with the CBD Planning Proposal. This is because these site-specific Planning Proposals are relatively early in their process, and the timeframe for finalising the Parramatta CBD Planning Proposal is by 30 September 2021. Having regard to the steps that the three site-specific Planning Proposals have yet to complete, it is unlikely that they would be finalised by that date. Therefore, Council officers do not recommend these Planning Proposals are progressed as part of a site-specific consideration. Council officers also see an administrative efficiency in progressing a single combined Planning Proposal, as opposed to three individual processes. This approach is supported by the Applicant.
7. It is acknowledged that a major variation from the Parramatta CBD Planning Proposal framework contemplated throughout the assessment process for all three of these Planning Proposals has been an exemption from the FSR sliding scale contained in the Parramatta CBD Planning Proposal. This has been on the basis that a superior urban form is **not** achieved through amalgamation of these three sites. As noted above, Officers agreed to this position in September 2020. Because the FSR sliding-scale is largely a policy lever encouraging site amalgamation, and these sites have been determined to not produce a better outcome by amalgamating, Council Officers support an exemption from the FSR sliding scale for all three sites in this instance. This is considered in further detail in this report.
8. While officers acknowledge that the 114-116 Harris Street Planning Proposal was originally advanced without this exemption, the further urban design work that has continued on all three sites has shown that a Parramatta CBD Planning Proposal compliant FSR, without application of the FSR sliding scale, is likely to be acceptable on this site.
9. Therefore, this report recommends that the processes for the three existing Planning Proposals are ended in favour of advancing a single, combined

Planning Proposal dealing with a single issue – that is, an exemption from the FSR sliding scale.

TIMELINE OF ASSESSMENT HISTORY

10. The three Planning Proposals for the sites 24 Parkes Street, 26 – 30 Parkes Street and 114 – 118 Harris Street have been the subject of analysis over the past five years. This analysis is summarised in the “Timeline of Assessment History” table provided at **Attachment 2**.

SITE DESCRIPTION

11. A description of the subject sites, shown in **Figure 1**, is outlined as follows:
- Site 1: 24 Parkes Street, site area 1,663 m², legal description SP 5758
 - Site 2: 26–30 Parkes Street, site area 1,506 m², legal description: Lot 1, DP 599236 (26 Parkes Street), Lot 3, DP 599799 (28 Parkes Street) and SP 16744 (30 Parkes Street)
 - Site 3: 114 – 116 Harris Street, site area 1,776 m², legal description: SP 35413 (114 Harris Street) and SP 53257 (116 Harris Street).
12. The sites are on the southeastern edge of the Parramatta CBD. To the east of the sites is Robin Thomas Reserve, which is one of the few city centre open space areas and contributes to the character and amenity of the area. Clay Cliff Creek (an open channel) adjoins the northern boundary of the site.
13. The immediate locality is characterised by a mix of uses and built form. To the west of the sites is generally aged building stock that is currently undergoing a transition in character because of development approvals under construction and the recent Planning Proposal at 14 – 20 Parkes Street, Harris Park.

CURRENT PLANNING CONTROLS

14. The sites are subject to Parramatta LEP 2011 and the following key provisions apply to the sites:
- i. zoning: B4 Mixed Use;
 - ii. maximum Height of Buildings (HOB): 54 metres;
 - iii. maximum Floor Space Ratio (FSR): 4:1.
15. The sites are not listed as heritage items. However, they are in close proximity to a number of heritage items and conservation areas as listed below and illustrated at **Figure 2**.
- 100768: Experiment Farm Cottage and Environs (State Significance);
 - A00768: Experiment Farm Archaeological Site (State Significance);
 - Experiment Farm Conservation Area.



Figure 2: Heritage properties in relation to subject sites
(Sites shown outlined in thick red)

Flooding

16. The northern margin of 24 Parkes Street and 114 – 116 Harris Street adjacent to Clay Cliff Creek is subject to high hazard flooding as well as the 1:100 and 1:20 year flood. The greater parts of all three site are affected by the probable maximum flood (PMF) event and are classified as low-risk. Flood maps are shown in **Figures 3 and 4.**

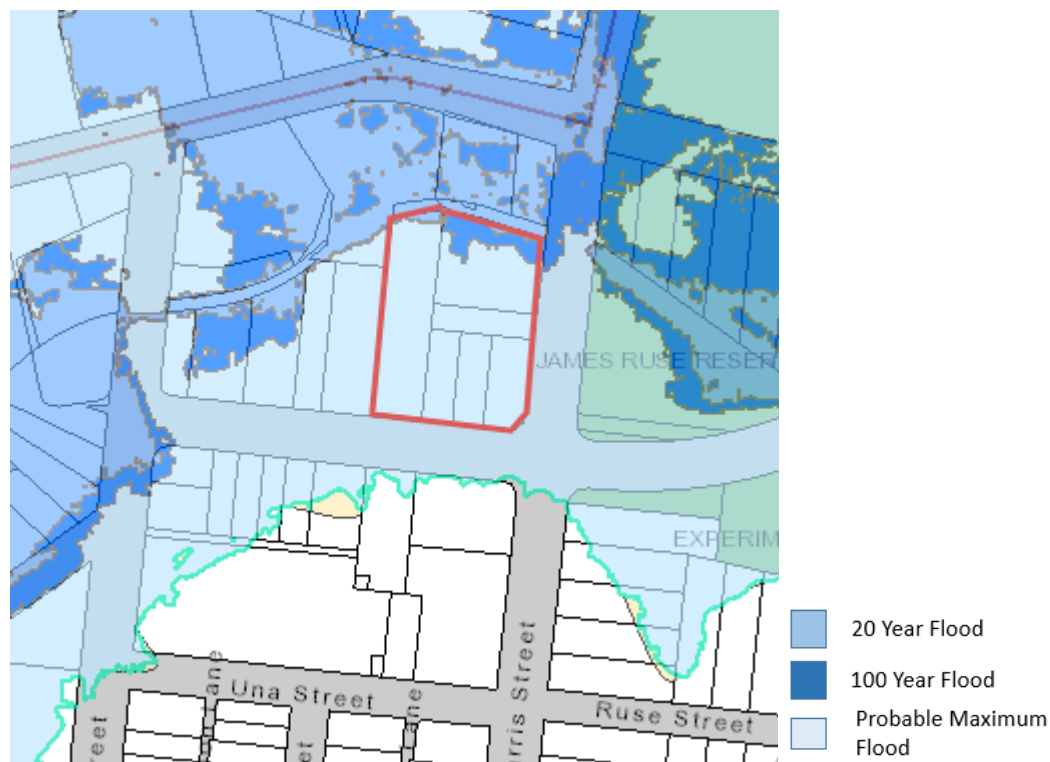


Figure 3: Flooding (1:20 and 1:100 year flood)
(Sites shown outlined in red)



Figure 4: Flooding Hazard Levels
(Sites shown outlined in red)

ROAD WIDENING

17. The Parkes Street and Harris Street frontages are subject to road widening requirements as detailed in **Table 1** below.

Table 1: Requirements of Land Reservation Acquisition (LRA) maps

	Current LRA	CBD PP LRA
--	-------------	------------

Parkes Street	3 m – Local Road Widening (B4) for 26 – 30 Parkes Street and nil for 24 Parkes Street	3 m – Local Road Widening (B4) for 26 – 30 Parkes Street and nil for 24 Parkes Street
Harris Street	nil	3.5m – Local Road Widening (B4) for 26 – 30 Parkes Street and 114 – 116 Harris Street

18. It should be noted that whilst the current and CBD PP LRA maps show no road widening for 24 Parkes Street, Council's Traffic Planning unit has requested widening ranging from 0 to 3 metres in width for the frontage of this site.

DESCRIPTION OF THIS PLANNING PROPOSAL

19. The Planning Proposal prepared by the applicant and included at **Attachment 1** seeks amendments to Parramatta LEP 2011 (PLEP 2011) to include site specific provisions, as follows:
- an exemption from the FSR sliding scale that would allow each site to achieve an FSR of 10:1 plus 15% design excellence (ie. totaling 11.5:1).
 - an opportunity for each site to benefit from High Performing Buildings bonus FSR of 5% (despite each site not complying with the minimum site size requirement of 1,800 sqm). This would take the overall FSR to 12:1.
20. The Applicant's Planning Proposal is supported by reference designs included at **Attachment 3**.
21. The Planning Proposal seeks to redevelop the sites as three multi-storey mixed-use apartment buildings. The buildings provide for basement car parking, up to 4 levels of podium for retail and commercial uses and upper level towers for apartments.

ASSESSMENT OF THE SUBJECT PLANNING PROPOSAL

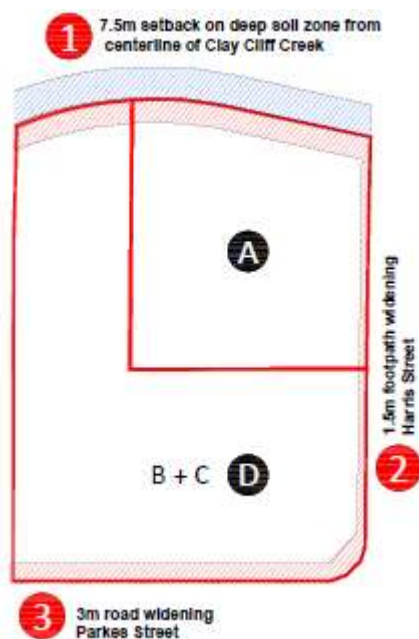
FSR Sliding Scale / Amalgamation Issues

22. The Parramatta CBD Planning Proposal supports an FSR of 10:1 for these three sites (subject to the FSR sliding scale) or 11.5:1 with design excellence.
23. All three sites are below 1,800 sqm in area, and would therefore trigger the FSR sliding scale provisions of clause 7.2 of the Parramatta CBD Planning Proposal. This also means that they are not eligible for further bonuses, such as the High Performing Buildings bonus.
24. The FSR allowed under the FSR sliding scale for the three sites is shown in **Table 2** below.

Table 2: Allowable FSR under CBD PP sliding scale

Site	Site area	Allowed FSR
24 Parkes Street	1,663 m ²	9.155:1 (10.52:1 with design excellence)
26-30 Parkes Street	1,506 m ²	8.53:1 (9.81:1 with design excellence)
114 – 116 Harris Street	1,776 m ²	9.88:1 (11.362:1 with design excellence)

25. The key issue has been whether Council should impose controls that encourage amalgamation of the sites by applying the FSR sliding scale controls contained in the Parramatta CBD Planning Proposal.
26. Throughout the first several years of the assessment process for the three original site-specific planning proposals, Council officers considered that amalgamation was the best option. Through evolving discussions with the Applicant, Council officers offered the Applicant the opportunity to clearly demonstrate that amalgamation resulted in a poorer urban design outcome than if the sites were to develop separately. In other words, the Applicant was asked to show how developing separately would produce a *better* design outcome than amalgamation was needed to be resolved in order to support not applying the FSR sliding scale in this particular case.
27. Council staff tested a number of options for amalgamation, including the following:
 - i. **Option 1:** 24 and 26 – 30 Parkes Street combined and 114 – 116 Harris Street developed separately. Refer **Figures 5, 6** and **7**.
 - ii. **Option 2:** the sites reconfigured so that the front parts of 24 and 26 – 30 Parkes Street are developed and the rear parts of 24 and 114 – 118 Harris Street are developed. Refer **Figures 8, 9** and **10**.

**Figure 5: Site reconfiguration into two lots**

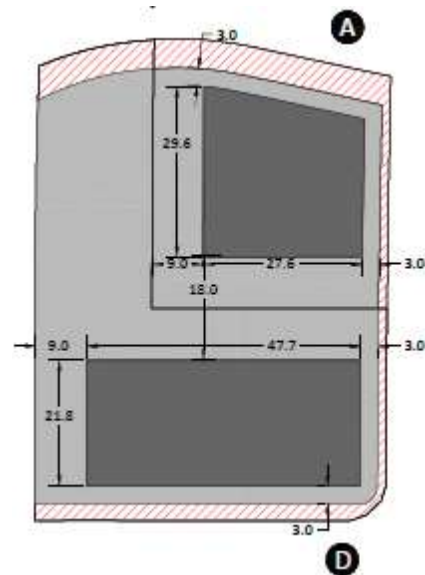


Figure 6: Site plan

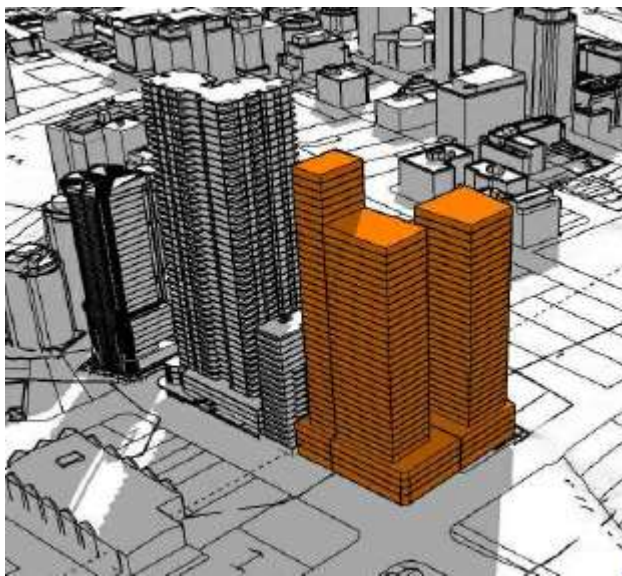


Figure 7 : Concept diagram of building massing

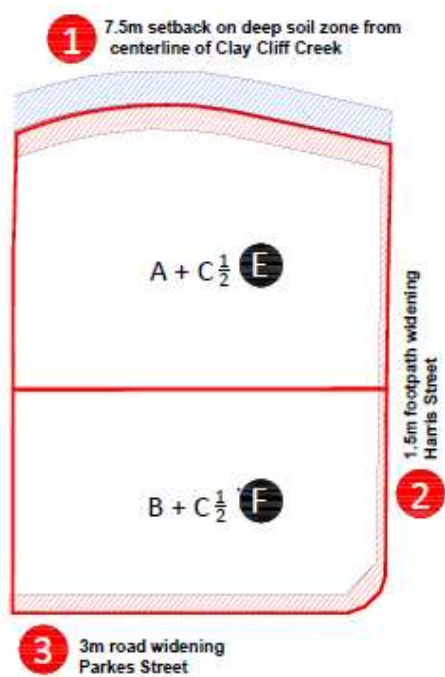
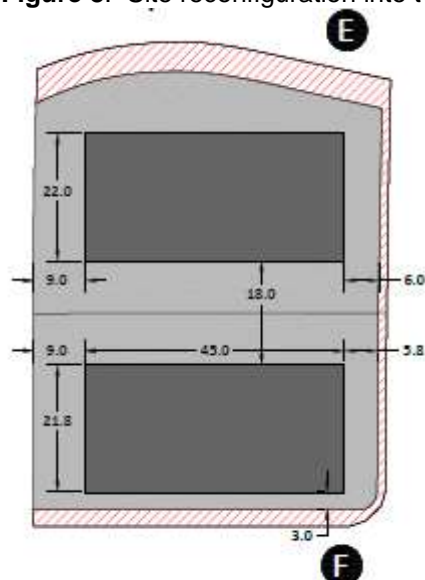


Figure 8: Site reconfiguration into two lots**Figure 9:** Site Plan**Figure 10:** Diagram of built form massing

28. With both options shown in the above figures, the end result is long, bulky buildings that dominate the streetscape. This outcome is not consistent with Council's policy direction for tall slender towers in the Parramatta CBD.
29. Therefore, Council officers are satisfied that a better urban design outcome can be achieved if the sites develop separately (urban design testing showing built form outcomes of sites developing on their own is shown later in this report). Consequently, amalgamation should not be encouraged in this case, and it is therefore acceptable to exempt the sites from compliance with the FSR sliding scale.

Application of High Performing Building Bonus

30. Council officers have advised the Applicant that they do not support application of the High Performing Buildings (HPB) bonus, as the sites do not meet the site

area requirements of 1,800sqm. Officers are particularly concerned about setting a precedent for other sites under this threshold.

31. However, through submission of the recent combined single Planning Proposal document (**Attachment 1**), the Applicant seeks reconsideration of this matter for the following reasons:
 - i. The three sites are affected by the solar access protection plane to Experiment Farm and therefore the final GFA applicable to the three sites will be generated through an envelope built form analysis. If there is any capacity for GFA in addition to 11.5:1 within the defined envelopes, then it is appropriate that the high performing building bonus provision is made available.
 - ii. The bonus provisions lead to environmental benefits that extend the life of the building and, given the absence of urban design impacts, it is entirely appropriate and environmentally responsible to apply the HPB bonus to the site.
32. If permitted, an exception to the HPB bonus provisions would allow a design for the sites with an FSR of 10:1 plus design excellence (15% bonus FSR), together with high performing building bonus (5% bonus FSR) to achieve a total overall FSR of 12:1. This compares to the FSR of 11.5:1, which is being recommended for the subject Planning Proposal.
33. Following reconsideration of the issues raised by the Applicant, Council officers do not support the application of this HPB bonus via an exemption to the site size requirements for the following reasons:
 - i. Allowing the HPB bonus without meeting the site size criteria would set an unacceptable precedent that site size requirements of the CBD Planning Proposal are negotiable. This could have unintended cumulative impacts and also undermine the FSR sliding scale provisions (as developers could achieve additional FSR without having to amalgamate). Promotion of amalgamation via the FSR sliding scale mechanism is a critical objective that underpins the achievement of the broader objective of the Parramatta CBD Planning Proposal.
 - ii. Council officers do not consider that there would be significant capacity for FSR in addition to 11.5:1, particularly given the effect of the solar access plane to Experiment Farm. Any additional “room” left under the sun access plane is ideally dedicated to trying to improve setbacks, as discussed in the next point below.
 - iii. During the urban design analysis process to justify an exemption from the FSR sliding scale, Council officers have made substantial compromises on setbacks. Keeping the FSR at 11.5:1 raises the possibility that there could be some relaxing of the very tight setbacks, resulting in poorer amenity for building occupants and public domain outcomes.
 - iv. Council officers are comfortable that the urban design work shows that buildings exempted from the FSR sliding-scale can be configured to not impact on Experiment Farm, as per the Parramatta CBD Planning Proposal. Council officers are concerned that any further concessions given beyond the FSR sliding-scale exemption will have adverse impacts on this important Heritage item.

Urban design

34. After extensive consultation and negotiation, the Applicant and Council staff have reached a compromise on proposed built form outcomes. This work has supported the conclusion that the sites can benefit from the full FSR under the Parramatta CBD Planning Proposal, and further, this work is also proposed to support development of a future draft DCP for these sites.
35. Key factors driving the formulation of design outcomes sought by Council staff were:
- **Solar access:** No overshadowing of Experiment Farm between 10am and 2pm midwinter, consistent with the Parramatta CBD Planning Proposal. The Experiment Farm solar access plane cannot be compromised, which is a constraint on the buildings being made taller.
 - **Setbacks:** The starting point for setbacks are provisions of Council's DCP and the Apartment Design Guide (ADG) for NSW that aim to resolve amenity solar and privacy issues. Minimum setbacks that Council officers accept are shown in **Figure 11**.
 - **Building length:** The design outcome depends on an elongated building form for the site of 24 Parkes Street, and it is considered appropriate to cap this building length at 36m to prevent visual and other impacts of very long building walls.
36. Balanced against these urban design drivers is a key challenge to enable the three sites of 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street to realise the maximum development potential under the Parramatta CBD Planning Proposal, whilst also responding to the unique site conditions and to ensure an acceptable urban design outcome. Unique site conditions include the provision for road widening of approximately 3 metres on both the Parkes and Harris Street frontages of the sites. This is considered a pragmatic approach, wherein it is appropriate to provide some concession on setbacks and design controls in order to secure the Applicant's willingness to provide an easement for road widening.
37. **Figures 11 and 12** prepared by Council officers allows the maximum development potential to be achieved under the Parramatta CBD Planning Proposal for the three subject sites whilst also ensuring acceptable urban design outcomes. The figures also show the building setbacks and built form massing supported by Council officers.

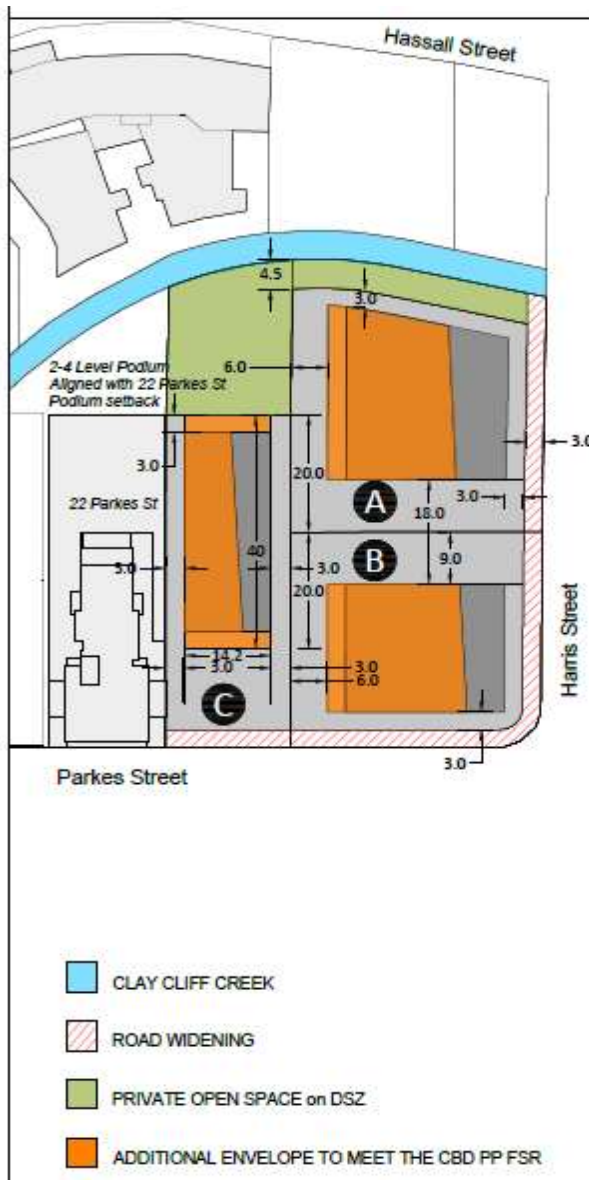


Figure 11: Site plan for Development Concept supported by Council staff

Note: That whilst the LRA Map shows road widening for 3.5 m on Harris Street and the above plan shows 3m this is because only 3m is effectively required from the applicant's land.

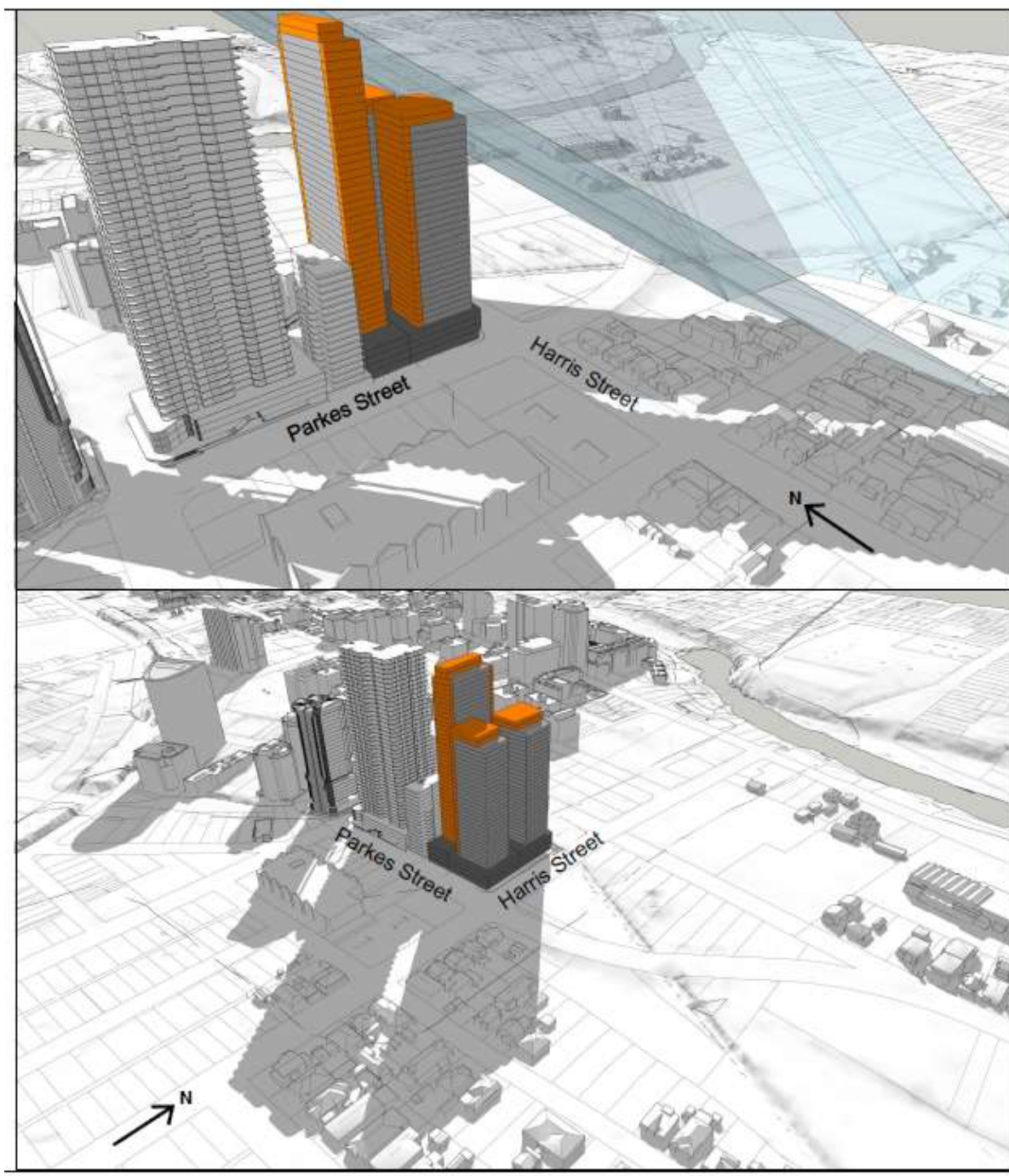


Figure 12: Diagrams of built form massing supported by Council staff

38. As indicated above the final design outcome includes compromises which Council officers consider are not ideal, but are ultimately acceptable. These include the following:
- The 3m tower setbacks to the east and west side boundaries for 24 Parkes Street.
 - The 6m tower setbacks to the west boundary for 26 – 30 Parkes Street and 114 – 116 Harris Street.
39. Council officers have accepted the above setbacks as a significant compromise because of the size of the sites and the lack of support for them to be amalgamated. The preference of Council officers would be for the 6m setbacks

for 26–30 Parkes Street and 114–116 Harris Street to be increased to 9m and for the 3m setback for 24 Parkes Street to be increased where possible. Visual and noise privacy issues are of concern and the applicant will need to demonstrate in the preparation of a site-specific DCP and at DA stage that these effects can be ameliorated.

40. Whilst the built form outcome is not ideal and a number of matters are still to be clarified and agreed upon, Council officers are comfortable that these detailed matters can be resolved at the DCP stage. A draft DCP reflecting the outcome of these further discussions on built form and setbacks will be reported to Council for endorsement so it can be exhibited with the Planning Proposal.

Heritage – Experiment Farm

41. The subject sites are not heritage listed or within a conservation area. However, the sites are opposite the Experiment Farm Cottage and Environs State Heritage listing (refer to paragraph 14 and **Figure 2** of this report). It should be noted that Experiment Farm Cottage is included on the State Heritage Register. The sites will also likely be visible from nearby conservation areas of Harris Park West, Experiment Farm and (potentially) Elizabeth Farm area.
42. In June 2016, Council's Heritage Adviser commenting on an early concept scheme for 24 Parkes Street, and making similar comments for 26–30 Parkes Street, raised concern that the proposed increase in height and massing for the subject sites would potentially lead to development protruding dramatically on the skyline, which may act as an intrusive element in views from significant heritage items and conservation areas and have detrimental overshadowing impacts.
43. Council staff at that time considered that the issue of heritage impacts could be resolved by the heritage assessments prepared as part of the Parramatta CBD Planning Proposal which reviewed (at a high level) the impact and issues associated with the scale of density and height increases proposed across the CBD. The report (prepared by Urbis) concluded that subject to appropriate planning controls and treatments (for example, protection of solar access, appropriate setbacks, design principles, etc) that the increased densities and heights could be accommodated satisfactorily with respect to heritage.
44. Subsequent to this initial report, a further report (prepared by Hector Abrahams) focusing on the interface of proposed development with areas and items of heritage significance was commissioned by Council. This study (June 2017) sought no additional overshadowing of the building and garden of Experiment Farm Cottage as defined by a diagram included in the study. The Hector Abrahams study was reported to Council on 10 July 2017. Council in part supported the recommendation of Hector Abrahams relating to solar access and agreed to update the Parramatta CBD Planning Proposal to protect solar access to Experiment Farm between 10 AM and 2 PM midwinter. The report to Council stated that protecting solar access into late afternoon would have significant adverse impacts on development yields in the Parramatta CBD with properties as far away as in O'Connell Street affected. Council also redefined the Experiment Farm Protected Area to exclude 14 Alice Street as it does not form part of the statutory heritage listing for Experiment Farm and its curtilage.

In addition, Council imposed reduced height limits in the vicinity of the subject sites to help protect the Harris Park West Conservation Area.

45. More recently on 18 February 2021, Council's Heritage Advisory Committee was briefed on the three Planning Proposals at the corner of Parkes and Harris Streets. The Committee raised concerns at the expected significant shadowing impacts of the proposals on the neighbouring heritage properties. The Committee emphasised that a protected heritage item encompasses the full curtilage in addition to the built property. In conclusion, the Committee stated that they were not in favour of the presented Planning Proposals for this corner.
46. It is acknowledged that the area of Experiment Farm protected under the CBD Planning Proposal (**Figure 13**) does not coincide with the boundary of the item in the State Heritage Register (**Figure 14**) and with the curtilage for the item Experiment Farm and Environs in Parramatta LEP 2011 (**Figure 2** of this report). The Committee's concern that the full curtilage of Experiment Farm is not protected is acknowledged. Nevertheless, Experiment Farm is protected to the extent recommended by Hector Abrahams and Council in the Parramatta CBD Planning Proposal provisions.



Figure 13– Solar area protected under CBD PP and reflecting Hector Abrahams heritage interface study recommendation



Figure 14 – State Heritage register – heritage curtilage/listing

47. Council officers are satisfied from the latest reference designs for the three sites that development can comply with the requirements of the Parramatta CBD Planning Proposal for solar access to Experiment Farm. However, further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stage to ensure that compliance with the solar access controls is achieved.

Aboriginal heritage

48. From advice provided by the Office of Environment and Heritage for a nearby site-specific planning proposal site 14 – 20 Parkes Street, parts of the subject sites adjoining Clay Cliff Creek site may be of Aboriginal significance and contain Aboriginal sites. It is noted that Council's Parramatta Aboriginal Cultural Heritage Study Review 2014, identifies the sites as having Low Aboriginal Sensitivity. However, this matter and the possible need for an Aboriginal Cultural Heritage Assessment can be considered during assessment of a future Development Application.

Flooding

49. Council's Senior Catchment and Development Engineer has concluded from a review of the Applicant's flood studies that the site is generally suitable for residential development from a flood risk perspective. The Planning Proposal is considered to be capable of being consistent with Section 4.3 Flood Prone Land of the Section 9.1 Ministerial Direction subject to compliance with the controls of the Parramatta CBD Planning Proposal. These controls require safe

areas for refuge and ensure the building is capable of withstanding, and does not obstruct, flood flows.

50. In addition, in line with the approach adopted for site-specific Planning Proposals at 197 Church Street and 14 – 20 Parkes Street controls can be incorporated in the site-specific DCP to address flood management.
51. It is noted that nearby site-specific Planning Proposals at 12A Parkes Street and 14 – 20 Parkes Street were finalised with provisions relating to floodplain risk management. Whilst this situation is acknowledged it is not considered that these provisions need to be included in the subject site-specific Planning Proposal because the Parramatta CBD Planning Proposal will cover the issue of floodplain risk management and it is anticipated it will be finalised well ahead of this planning proposal being made.

Summary of Assessment

52. Following detailed urban design analysis over a significant period, the redevelopment of these sites without amalgamation results in acceptable urban design and planning outcomes. As per the recommendation of this report, advancing a single Planning Proposal that exempts these sites from the FSR sliding scale is supportable.

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

53. It is recommended that a site-specific DCP be prepared that will deal with relevant issues including, but not limited to, built form and massing, setbacks, flooding, traffic and parking and road widening.

PLANNING AGREEMENT

54. Council has separately been recommended to endorse the Parramatta CBD Planning Proposal and preparation of a new S7.12 Development Contributions Plan with a levy rate set higher than the current 3% levy rate. Therefore, on this basis it is not proposed to require the negotiation of a Planning Agreement for the subject sites during the assessment of the site-specific Planning Proposal due to the following:
 - i. The road widenings are already provided for in the LRA maps of the current Parramatta LEP 2011 and also in the Parramatta CBD Planning Proposal, and the Applicant has indicated they are amenable to providing this through an easement in order to maintain benefit of the FSR from that land. This matter can be addressed at DA stage.
 - ii. As noted in paragraph 18 of this report, whilst the current and Parramatta CBD Planning Proposal LRA maps show no road widening for 24 Parkes Street, Council's Traffic Planning unit has requested widening ranging from 0 to 3 metres in width for the frontage of this site. This matter can also be addressed at the DA stage.
 - iii. The monetary contribution that would have formerly been delivered through a Planning Agreement to support Community Infrastructure in the CBD is no longer required, as Council is separately recommended to pursue a new S7.12 Development Contributions Plan with a higher rate instead. The report presented to Council on the CBD Planning Proposal

recommends that the amended S7.12 Development Contributions Plan should seek to secure the same level of infrastructure funding that would have been achieved under the formerly proposed value sharing framework contained in the exhibited draft CBD Planning Proposal.

EXISTING PLANNING PROPOSAL AT 114-116 HARRIS ST

55. The existing Planning Proposal for 114 – 116 Harris Street is generally consistent with the Parramatta CBD Planning Proposal and is considered no longer necessary by Council officers. It will be replaced by the subject Planning Proposal that deals with one issue, being the point of difference with the Parramatta CBD Planning Proposal – the exemption from compliance with FSR sliding scale. Consequently, Council is recommended to withdraw its support for the existing Planning Proposal at 114 – 116 Harris Street.

NEXT STEPS

56. In summary, Council officers recommend that Council:
- i. progress the Planning Proposal described in this report (meaning that the Applicant's Planning Proposal at **Attachment 1** is amended to reflect the position recommended in this report and is put into Council's format);
 - ii. prepare a site-specific DCP and report this back to Council;
 - iii. exhibit the Planning Proposal and site-specific DCP concurrently;
 - iv. withdraw its support for the existing Planning Proposal at 114-116 Harris Street that has received a Gateway determination; and
 - v. endorse other administrative matters as outlined in the recommendation.
57. Pending Council's endorsement, the next step would be to send the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) with a request for a Gateway Determination under the *Environmental Planning and Assessment Act 1979*.

PLAN-MAKING DELEGATIONS

58. Revised delegations were announced by the then Minister for Planning and Infrastructure in October 2012, allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan-making functions. Council has resolved that these functions be delegated to the CEO.
59. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request that it exercise its plan-making delegations. This means that once the Planning Proposal has been to Gateway, undergone public exhibition and been adopted by Council, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being notified on the NSW Legislation website.

FINANCIAL IMPLICATION FOR COUNCIL

60. This report does not recommend progression of a Planning Agreement as the equivalent monetary contribution to that which would have been secured under

the former CBD Planning Proposal framework and required road widening dedication can be secured at the Development Application stage through suitable conditions and development contribution requirements.

Paul Kennedy

Project Officer Land Use

Roy Laria

Land Use Planning Manager

Robert Cologna

Acting Group Manager, City Planning

David Birds

Acting Executive Director, City Planning & Design

ATTACHMENTS:

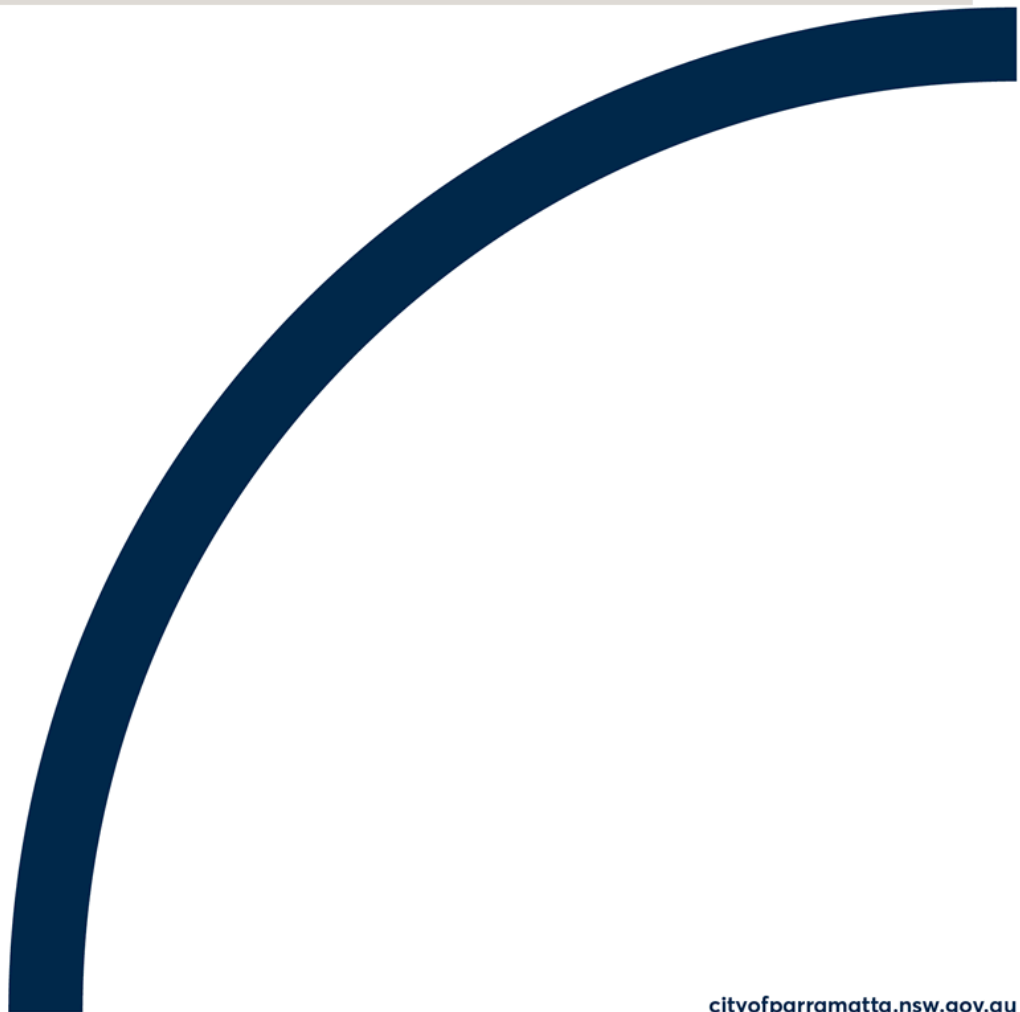
1 ↓	Planning Proposal	33 Pages
2 ↓	Timeline of Assessment History	2 Pages
3 ↓	Reference Designs	68 Pages

REFERENCE MATERIAL



PLANNING PROPOSAL

114-118 Harris Street and 24 & 26-30 Parkes Street Parramatta



cityofparramatta.nsw.gov.au



PLANNING PROPOSAL

[Subject]

114-118 Harris Street and 24 & 26-30 Parkes Street Parramatta

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PLANNING PROPOSAL – 114-118 Harris Street Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	18 May 2021

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of planning proposal

DO##### (RZ/#/20##)

1

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* to exempt the application of the FSR sliding scale and apply the high performing building bonus to the land known as 114 -118 Harris Street Parramatta, 24 Parkes Street and 26-30 Parkes Street.

These amendments are sought with the intent to construct three mixed use developments each comprising a podium and a residential tower above.

The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Description of the site and surrounds

The subject site comprises –

- 114-118 Harris Street Parramatta - SP 35413 and SP 53257;
- 24 Parkes Street Parramatta - SP 578 (24 Parkes Street).
- 26-30 Parkes Street Parramatta - Lot 1 DP 599236, Lot 3 DP 599799 & SP 16744

Background and context

Individual planning proposals have been submitted for the individual sites as follows –

- 114-118 Harris Street Parramatta - August 2018
- 24 Parkes Street Parramatta – August 2018
- 26-30 Parkes Street Parramatta – August 2018

When originally submitted in August 2018, the three planning proposals were represented by a single planning firm and the design for each proposal was undertaken cognisant of, and in collaboration with, the adjoining sites.

When lodged the individual planning proposals sought

114-118 Harris Street Parramatta - August 2018

- Delete the maximum height of building under the Incentive Height of Building Map
- Exempt the site from the FSR sliding scale
- Prescribe a maximum FSR to 14.5:1

24 Parkes Street Parramatta – August 2018

- Delete the maximum height of building under the Incentive Height of Building Map
- Exempt the site from the FSR sliding scale
- Prescribe a maximum FSR to 12.5:1

26-30 Parkes Street Parramatta

- Delete the maximum height of building under the Incentive Height of Building Map
- Prescribe the maximum FSR to 14.2:1

On 13 July 2020 Council adopted the planning proposal for 114-118 Harris Street and supported:

- Increase in the maximum building height from 54 metres (15 storeys) to 126 metres (32 storeys)
- Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1

DO##### (RZ/#/20##)

2

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

- Inclusion of controls to deal with management of flooding including, but not limited to, provisions for safe refuge and ensure the building is capable of withstanding and does not obstruct flood flows
- Amend the Special Areas Provisions Map to identify the site and add site- specific controls that provide for the following:
 - o Provision outlining that the mapped FSR of 10:1 is subject to the sliding scale requirements of Clause 7.2 of the draft LEP provisions of the Parramatta CBD Planning Proposal.
 - o Requirement for minimum 1:1 commercial floor space.
 - o Maximum parking rates, in line with the resolution of the City of Parramatta Council on 26 November 2019 with regard to parking rates in the Parramatta CBD Planning Proposal.
 - o Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.

The Department of Planning Industry and Environment granted a Gateway Determination to the planning proposal on 29 September 2020.

Councils Urban Design team have undertaken detailed analysis of the best urban design outcome for the development of the three sites. It is noted that the three sites are bound to the north by a constructed drainage reserve and to the west by a recently completed residential tower, giving rise to the need to consider the inter-relationship of the 3 sites. Consideration has been given to various amalgamation scenarios, building envelopes, and height controls to arrive at the best outcome for the three sites. Councils urban design and planning officers have reached an agreement with the three applicants that a superior urban form is not achieved through amalgamation of these three sites, but the individual development of the sites and careful arrangement of the building envelopes. Arriving at this conclusion is subsequent to a long process of negotiation and analysis involving the engagement of the three applicants and their architectural teams.

Given the above, as the FSR sliding-scale is a policy lever to encourage site amalgamation, and as these sites have been determined to not produce a better outcome by amalgamating, Council officers support an exemption from the FSR sliding scale for the three sites in this unique circumstance.

It is relevant to note that the three sites are effected by the solar provisions that do not permit overshadowing of the designated area of Experiment Farm. This provision provides an effective limit on the ability to achieve significant floor space. Urban Design analysis confirms that the three sites are generally able to achieve an FSR of 10:1 + 15% design excellence.

The amendments proposed in this planning proposal are specific to the three sites and will facilitate a new high quality mixed use development that will contribute to the housing supply at the edges of the Parramatta city centre and contribute to the renewal of the town centre and character of Parramatta.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for stepping buildings down in height and density from the centre of the CBD to the South Parramatta Conservation Area but also delivering development which is consistent with the desired future character of Parramatta. The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The proposal has been the subject of a design review that analyses broader urban design principles as well as site specific reference architecture.

The applicants have also requested that the high performing building provisions apply to the land on the basis that if there is adequate area within any of the three building envelopes for the

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

delivery of bonus FSR of 0.5:1, then the environmental benefits that result should be encouraged and capable of being accessed. The applicants argue that so long as there is space within the envelopes, noting the height is restricted by the Experiment Farm shadow profile, then the long term environmental benefits and the lack of any urban design or amenity impacts support the application of the high performing building bonus.

These three planning proposals were submitted three years ago ahead of the finalisation the Parramatta CBD Planning Proposal due to site specific conditions that are addressed in this planning proposal.

To east of the sites is the mid-sized Robin Thomas Reserve, which is one of the few city centre open space areas and contributes to the character and amenity of the area.

To the south of the sites, across Parkes St, are apartment buildings that are estimated to date from the 1970s and 1980s. To the north of the sites Clay Cliff Creek (an open concrete channel) immediately adjoins the boundary. To the west of the sites is a recently completed and occupied apartment building at 22 Parkes Street and the recently approved Planning Proposals at 14-20 Parkes St Parramatta. It is noted the strategic context map provided below demonstrates the sites location.



Figure 1 – Site at 24 Parkes Street, 26-30 Parkes Street and 114-118 Harris Street Parramatta subject to the planning proposal

Existing planning controls

Pursuant to Parramatta Local Environmental plan 2011 (PLEP 2011):

- The site is zoned B4 Mixed Use;
- Has a maximum building height of 54m and a maximum FSR of 4:1.

DO##### (RZ/#/20##)

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

- The site is not identified as an item of local heritage significance, however is in close proximity of Experiment Farm and is affected by solar access provisions which ensure Experiment Farm is not impacted by overshadowing.
- Is the subject of additional local provisions under Part 7 given the sites location within the Parramatta City Centre
- Identified as Class 4 Acid Sulfate Soils.
- The site is identified as being flood-prone and affected by the PMF.

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to seek revision to the application of the floor space ratio sliding scale and the high performing building bonus to the land at 114-118 Harris Street, 24 Parkes and 26-30 Parkes Street Parramatta to facilitate a mixed use outcome comprising 3 individual towers at the south east corner of the Parramatta CBD that will comprise mixed use development.

To facilitate the site's redevelopment, it is proposed the Parramatta Local Environmental Plan 2011 (PLEP) is to be amended to exempt the application of the FSR sliding scale to the three sites.

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6

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the floor space ratio control for 24 Parkes, 26-30 Parkes and 114-118 Harris Street Parramatta.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Prepare a site specific provision that provides an exemption from the FSR sliding scale that would allow each site to achieve the base FSR of 10:1 plus 15% design excellence.
2. Prepare a site specific provision that provides opportunity for each site to benefit from the high performing building bonus.

2.1. Other relevant matters

2.1.1. Voluntary Planning Agreement

Noting Council's endorsement of the CBD Planning Proposal and a new S7.12 Development Contributions Plan with a levy rate set higher than the current 3% levy rate, there is no offer made, nor required, for a voluntary planning. Following finalisation of the CBD Planning Proposal and a new S7.12 Development Contributions Plan with the higher rate, the required monetary contribution and dedication for road widening will be dealt with at the DA stage.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal is a result of an application from the landowners seeking an exemption from the FSR sliding scale and application of the high performing building bonus to the three properties. The proposal is generally consistent with the adopted Parramatta CBD Planning Proposal (CBD PP), as the site will benefit from the applicable underlying 10:1 FSR.

Council adopted the original Strategy at its meeting of 27 April 2015. The Strategy is the outcome of a study which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The Strategy sets the vision for the growth of the Parramatta CBD. Council has subsequently prepared a planning proposal which has been informed by workshops and Council resolutions.

The CBD PP was adopted by Council on 11 April 2016 and submitted to the Department of Planning and Environment. The CBD PP seeks a potential increase in height and FSR for sites within the Parramatta CBD subject to provision of community infrastructure.

The Department of Planning issued a conditional Gateway in December 2018. The CBD PP was exhibited in late 2020 and adopted by Council in May 2021. Gazettal is anticipated in the second half of 2021.

3.1.2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the planning proposal is the best means of achieving the stated objective of urban revitalisation of this land, consistent with the optimal urban design outcome for the sites. The planning proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of high-density housing in a manner consistent with the strategic directions established in the documents the Plan for Growing Sydney, A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal and the Parramatta CBD Strategy.

3.2. Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	This Planning Proposal is consistent with the objectives of this direction as the site is less than 600m from Parramatta Rail Station. Bus stops associated with bus services linking Parramatta and Macquarie Park via Epping and Parramatta and Pennant Hills are immediately adjacent to the site. The Light Rail route is less than 200m from the site. Redevelopment of the site in accordance with the Planning Proposal will result in an increase in the residential population, however this is not considered to be significant. Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	As noted above, Council has adopted a strategy to pursue a Contributions Plan for the CBD that

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		generates levies for infrastructure requirements that are the responsibility of Council.
	O7: Communities are healthy, resilient and socially connected	The Planning Proposal is to be supported by a site specific development control plan that will guide the built form of the proposed development to ensure it responds to the unique urban characteristics of the fringe of the Parramatta CBD, particularly those posed by the topography of the site, the adjoining roads, Robin Thomas Reserve and nearby Harris Park conservation area.
	O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	
Housing the city	O10: Greater housing supply	The planning controls will facilitate three towers that will deliver new dwellings consistent with the objectives of this direction.
	O11: Housing is more diverse and affordable	
A city of great places	O12: Great places that bring people together	The planning proposal is located nearby Experiment Farm and the CBD PP establishes requirements for no overshadowing of the identified area during relevant time periods. These controls will ensure there is no impact when future DA's are prepared and detailed designs for the site are developed.
	O13: Environmental heritage is identified, conserved and enhanced	

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The site is located within the GPOP Corridor of the Central City and locates additional housing in the vicinity of major transport corridors. The planning proposal satisfies O14 and O15 of the region plan.
	O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	This Planning Proposal is generally consistent with the vision under O19 of the region plan. It provides higher density housing in Parramatta with proximity to public transport, local schools, amenities and services. Parramatta Railway Station is 600m from the site and provides direct regular services to other parts of

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		Western Sydney and the Sydney CBD.
	O22: Investment and business activity in centres	The planning proposal will provide commercial/retail floor space which will generate space for small scale business activities on the site.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O31: Public open space is accessible, protected and enhanced	The planning proposal will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The three sites will deliver their own communal open space areas for the use of residents.
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050, methods of recycling construction and ongoing waste should be investigated as part of the Development Application stage. Further consideration should be given to Council's Environmental Sustainability Strategy when delivering the proposal.
	O34: Energy and water flows are captured, used and re-used	
	O35: More waste is re-used and recycled to support the development of a circular economy	

Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	Should the planning proposal be satisfactory following feedback and issues raised from stakeholders during the exhibition period it should proceed in accordance with Section 3.34.

Great Parramatta to the Olympic Peninsula (GPOP) Vision

In October 2016, prior to the release of the draft district plans, the Greater Sydney Commission released a visioning document for the Greater Parramatta to Olympic Peninsula (GPOP) area. GPOP is a centrepiece of the Greater Sydney Commissions District plan for the Central City within which the bulk of the GPOP is located.

The vision for GPOP is: “our 2036 vision: GPOP will be Greater Sydney’s true centre – the connected, unifying heart”.

It is focused on driving 12 directions to deliver the GPOP Vision. The document also noted that the GPOP area is the subject of several land use planning activities which are to progress alongside, and consistent with, the developing GOPO Vision, such as the GPOP Land Use and Infrastructure Strategy, Department of Planning and Environment.

The site is located within the Parramatta CBD Westmead Health and Education Super Precinct. The planning proposal is consistent with the vision and directions of GPOP Vision as it will:

- Deliver additional housing and employment within Parramatta CBD that will revitalise the city centre and support the commercial core.
- Provide a mix of housing (Studios and 1, 2 & 3 bedroom units) to suit individual household needs, preferences and budgets.
- Respect the heritage values of items within the vicinity of the site.
- Redevelop a site that has good access to public transport, jobs, services, recreational, educational and other opportunities.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 4a, below.

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans 	<p>This proposal seeks to permit additional density of the site to deliver a high density mixed use towers containing apartments.</p> <p>Further, the site is situated along a classified road and 600m from the Parramatta Station (and proposed metro rail stop). Any uplift in residential yield for the site should consider the place-based approach that responds to the built form.</p> <p>Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.</p>

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	<ul style="list-style-type: none"> • A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	
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Liveability

An assessment of the planning proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities' changing needs	PP C3: Provide services and social infrastructure to meet people's changing needs <ul style="list-style-type: none"> • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure 	The planning proposal will result in three towers that will maximize the existing public domain, contribute to construction of road widening adjacent to the site and enhance facilities at the nearby public recreation area at Robin Thomas reserve.
O7: Communities are healthy, resilient and socially connected O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods O9: Greater Sydney celebrates the arts and supports creative industries and innovation	PP C4: Working through collaboration <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's. • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	The planning proposal exhibits a range of new dwelling types which will serve a large range of different household types in the future residential community.

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Housing the city O10: Greater housing supply O11: Housing is more diverse and affordable	PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	The planning proposal will make a contribution to the housing targets for the Parramatta LGA and the Central City district.
A city of great places O12: Great places that bring people together O13: Environmental heritage is identified, conserved and enhanced	PP C6: Creating and renewing great places and local centres, and respecting the District's heritage <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	The CCDP encourages a place-based and collaborative approach throughout planning, design and development stages with a focus on centres supported by connected neighbourhoods. The planning proposal exhibits planning principles that support a place-based approach that connects the site with the vicinity and nearby land uses in Parramatta and Harris Park.

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead • A25: Support the emergency services transport, including helicopter access • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies 	The planning proposal will increase the dwelling capacity of the site for high density residential uses in Parramatta. Council officers are satisfied that the planning proposal contributes to the competitiveness and vibrancy of Greater Parramatta, with the new dwellings supported by the future draft site specific DCP. A Contributions Plan will ensure that funds are levied that will go towards public domain and streetscape improvements and managing traffic and transport in the area.

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	<ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct 	
Jobs and skills for the city O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	PP C8: Delivering a more connected and competitive GOP Economic Corridor <ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct PPC8 • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOP Economic Corridor • A30: Prioritise transport investments that enhance access to the GOP between centres within GOP 	<p>The planning proposal, future site specific DCP include provision for local road widening.</p> <p>Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.</p> <p>These infrastructure works contribute to a more connected and competitive GOP corridor and satisfy the actions of this section under A29 and A30.</p>
O14: The plan integrates land use and transport creates walkable and 30 minute cities O16:	PP C9: Delivering integrated land use and transport planning and a 30-minute city <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city • A33: Investigate, plan and protect future transport and infrastructure corridors • A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network • A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d) • A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 	<p>The planning proposal is situated on a site in close proximity to the Parramatta Railway, future Metro Rail and light rail transport corridors. The proposal demonstrates that it is consistent with the objective to integrate land use with transport.</p>

Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
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A city in its landscape O25: The coast and waterways are protected and healthier	PP C13: Protecting and improving the health and enjoyment of the District's Waterways <ul style="list-style-type: none"> • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • A63: Work towards reinstating more natural conditions in highly modified urban waterways 	The site is not located in an environmentally sensitive location.
O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	The planning proposal will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The future tower developments will also include their own communal open spaces.
An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy	PP C19: Reducing carbon emissions and managing energy, water and waste efficiently <ul style="list-style-type: none"> • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 • A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency • A77: Protect existing and identify new locations for waste recycling and management • A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm 	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050. These actions were introduced as part of the new district plans, following which the proposal as initiated. Council and the applicant should investigate further opportunities for the development to reflect Council's Environmental Sustainability Strategy when delivering the proposal at the Development Application stage.
O36: People and places adapt to climate change and future shocks and stresses	PP C20: Adapting to the impacts of urban and natural hazards and climate change <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change 	The proposal is not located in a location identified as impacted by natural hazard zones such as bushfire. Initiatives listed in the abovementioned sustainability priorities contribute to A83 to mitigate urban heat island effect in

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<p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<ul style="list-style-type: none"> • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	<p>the area. The proposal is satisfactory under PP C20.</p>
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3.2.1. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is considered to meet the strategies and key objectives identified in the plan by allowing for appropriate mix of residential and non residential uses located in a centre with public transport, shops and community facilities in close proximity. The proposal will activate the street and improve the walkability of the city centre with retail on the ground floor. The development will also allow for concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

Parramatta CBD Planning Proposal

The CBD PP was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed studies which reviewed the current planning framework. The CBD PP seeks controls responding to the vision for growth of the Parramatta CBD as Australia's next great city. The CBD PP identified a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

In line with the Strategy, Council subsequently prepared the Parramatta CBD PP which was informed by Councillor workshops held throughout 2015 as well as various Council resolutions. Council adopted the CBD PP on 11 April 2016. In general terms, the CBD PP seeks to increase heights and FSRs in the Parramatta CBD, subject to the provision of community infrastructure and other requirements. The CBD PP remains Council's most recently endorsed policy position on density increased in the Parramatta CBD. The Department of Planning issued a conditional Gateway in December 2018. The CBD PP was exhibited in late 2020 and adopted by Council in May 2021. Gazettal is anticipated in the second half of 2021.

Under the CBD PP, the following key planning controls are identified for the site:

- Zoning: the current B4 Mixed Use zoning is retained.
- Height of buildings: the Base HOB control for this site retains the current planning control of 54m, while there is no incentive HOB control assigned to this site. This is

consistent with the general policy direction of the CBD PP, which is that for most site in the CBD – there are no incentive height controls, with maximum building heights being effectively controlled by sun access planes and aviation operational parameters.

- FSR
 - The based FSR is 4:1 in the draft CBD PP maps.
 - The incentive FSR control for the site is 10:1.
 - 15% bonus of the incentive FSR provided that a Design Excellence process has been undertaken in accordance with the PLEP 2011.
 - An additional 0.5:1 is achievable, so long as the High Performing Building standards are met.

A summary of the proposed controls for the site in line with the CBD PP are detailed below.

Floor Space Ratio and Site Specific Clause

Under the CBD PP the majority of sites in the CBD are identified on the new Incentive FRS map as 10:1, with additional floor space bonuses on certain sites based on factors such as site area.

The planning proposal applies for the application of the FSR of 10:1 and an exemption to the FSR sliding scale, along with benefiting from the high performing building bonus.

A site specific clause will identify the 3 relevant land parcels as being exempt from the sliding on the basis of the urban design analysis that demonstrates that there is no purpose or better outcome achieved by amalgamation of the sites, as the preferred urban design outcome is three separate towers.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

1. Local planning priorities
2. Liveability planning priorities
3. Productivity planning priorities
4. Sustainability planning priorities.

The planning proposal delivers new housing and non residential floor space within the CBD which is entirely aligned with the LSPS. The planning proposal will assist with growing the economy within the Parramatta CBD and enhance liveability through the provision of new housing in a highly accessible location.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

This planning proposal assists with delivering Planning Priority C9 of the LHS by providing housing that is within the 30-minute city scenario being located within the Parramatta CBD. The housing will also have access to existing as well as planned new infrastructure including the light rail and future Metro railway stations.

The planning proposal will deliver approximately new dwellings that will complement the economic significance of both the Central City and the City of Parramatta meeting Planning Priority C7 for Growing a stronger and more competitive Great Parramatta.

Parramatta CBD Planning Strategy

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.
2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.

3.2.2. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP 33 – Hazardous and Offensive Development	✓	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓	The existing uses of the site include residential development which are unlikely to result in contamination of the land. May be relevant to future DAs.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of SEPP 65 and the Apartment Design Guidelines was carried out and the indicative scheme can demonstrate compliance with the SEPP.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	✓	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the sites facilitated by this Planning Proposal.

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SEPP (Affordable Rental Housing) 2009	✓	May apply to future development of the sites.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the sites.
SEPP (Infrastructure) 2007	✓	May apply to future development of the sites.
SEPP (State and Regional Development) 2011	✓	May apply to future development of the sites.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	N/A	Not relevant to proposed amendment.

3.2.3. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal does not seek to rezone the land from the existing B4 Mixed Use zone.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site does not contain any heritage items or conservation areas however, the impact of a development must ensure the solar access to Experiment Farm is protected.	Yes

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	Council is satisfied that there is no overshadow impact to Experiment Farm under the proposed indicative massing. Further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stages which will be suitable in ensuring the item is managed appropriately.	
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • facilitates additional housing in the Parramatta City Centre • provides residential development in an existing urban area that will be fully serviced by existing infrastructure • does not reduce the permissible residential density of land. 	Yes
Direction 3.4 - Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • will provide new dwellings in close proximity to existing public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise the heavy rail service. • will maintain and provide additional commercial premises in proximity to existing transport links • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 4 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. This will be addressed further at the development application stages.	Yes
Direction 4.3 - Flood Prone Land	The site is flood prone as it is located within the Clay Cliff Creek floodplain. The proposal can be developed with a minimum floor level to comply with flood planning requirements. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at relevant DA stages. This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP 2011.	Yes
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal is for a site specific provision that exempts the three parcels of land from the FSR sliding scale.	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	This proposal is consistent with the objectives and strategies of A Plan for Growing Sydney as outlined in the Planning Proposal report. The Planning Proposal is consistent with the NSW Government's A Plan for	Yes

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	<p>Growing Sydney. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal with A Plan for Growing Sydney.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate development of these key parcels of land within the Quarter which will encourage economic investment in this strategic centre, employment</p>	
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>The planning proposal is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. The land is identified as a potential precinct targeted for growth, particularly within 1km of the new light rail stops. The land is within Parramatta CBD which is within proximity the planned Parramatta Light Rail with swift connections access to Westmead, Silverwater and Olympic Park.</p> <p>The planning proposal is entirely consistent with this Direction.</p>	Yes

3.3. Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal.

3.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

- Heritage impacts
- Urban Design and Built Form
- High Performing Buildings
- Flooding
- Transport and Accessibility Assessment

Heritage

A heritage analysis has been carried out as part of the broader CBD PP and established limitations to impacts upon the Experiment Farm heritage item and surrounding public domain elements.

The three future towers will be subject to these provisions that are intended to protect the heritage item.

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Accordingly, the Planning Proposal does not adversely and unacceptably impact upon the heritage items or places. The urban design analysis undertaken by Council confirms that the additional height, density and general form will have no unacceptable heritage impact. During the subsequent design excellence competitions and development applications further detailed analysis and design considerations will be undertaken.

The existing planning controls relating to Experiment Farm, contained within the Parramatta LEP and the Parramatta DCP, relate only to the protection of view corridors. No controls in relation to overshadowing, typically found in Clause 7.4 of the LEP, apply to Experiment Farm.

Experiment Farm Cottage and Environs (I00768) is designated an item of State significance under Part 1 to Schedule 5 of LEP 2011; and an archaeological site (A00768) of State significance under Part 3 to Schedule 5 of LEP 2011. In addition, the area is also within the Experiment Farm Heritage Conservation Area under Part 2 to Schedule 5 of LEP 2011. Experiment Farm Cottage is also specifically listed on the State Heritage Register (SHR 00768) under the NSW Heritage Act.

Notwithstanding the absence of existing planning controls in relation to shadowing of Experiment Farm, Council has adopted in to the CBD PP a Sun Access Protection surface to Experiment Farm. The Council has commissioned two studies to deal with different aspects of heritage for the City Centre (Urbis 2015 and Hector Abrahams Architects 2017). The Urbis and Hector Abraham Studies both included a series of recommendations and findings for planning controls to be incorporated into the CBD Planning Proposal.

Urban Design and Built Form

Council's Urban Design team have undertaken detailed analysis of the best urban design outcome for the development of the three sites. It is noted that the three sites are bound to the north by a constructed drainage reserve and to the west by a recently completed residential tower, giving rise to the need to consider the inter-relationship of the 3 sites. Consideration has been given to various amalgamation scenarios, building envelopes, and height controls to arrive at the best outcome for the three sites. Council's urban design and planning officers have reached an agreement with the three applicants that a superior urban form is not achieved through amalgamation of these three sites, but the individual development of the sites and careful arrangement of the building envelopes. Arriving at this conclusion is subsequent to a long process of negotiation and analysis involving the engagement of the three applicants and their architectural teams.

Given the above, as the FSR sliding-scale is a policy lever to encourage site amalgamation, and as these sites have been determined to not produce a better outcome by amalgamating, Council officers support an exemption from the FSR sliding scale for the three sites in this unique circumstance.

It is relevant to note that the three sites are affected by the solar provisions that do not permit overshadowing of the designated area of Experiment Farm. This provision provides an effective limit on the ability to achieve significant floor space. Urban Design analysis confirms that the three sites are generally able to achieve an FSR of 10:1 + 15% design excellence.

The amendments proposed in this planning proposal are specific to the three sites and will facilitate a new high quality mixed use development that will contribute to the housing supply at the edges of the Parramatta city centre and contribute to the renewal of the town centre and character of Parramatta.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for stepping buildings down in height

and density from the centre of the CBD to the South Parramatta Conservation Area but also delivering development which is consistent with the desired future character of Parramatta. The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The proposal has been the subject of a design review that analyses broader urban design principles as well as site specific reference architecture.

Urban design and built form matters are to be further resolved with Council's experts with the formulation of a site specific DCP.

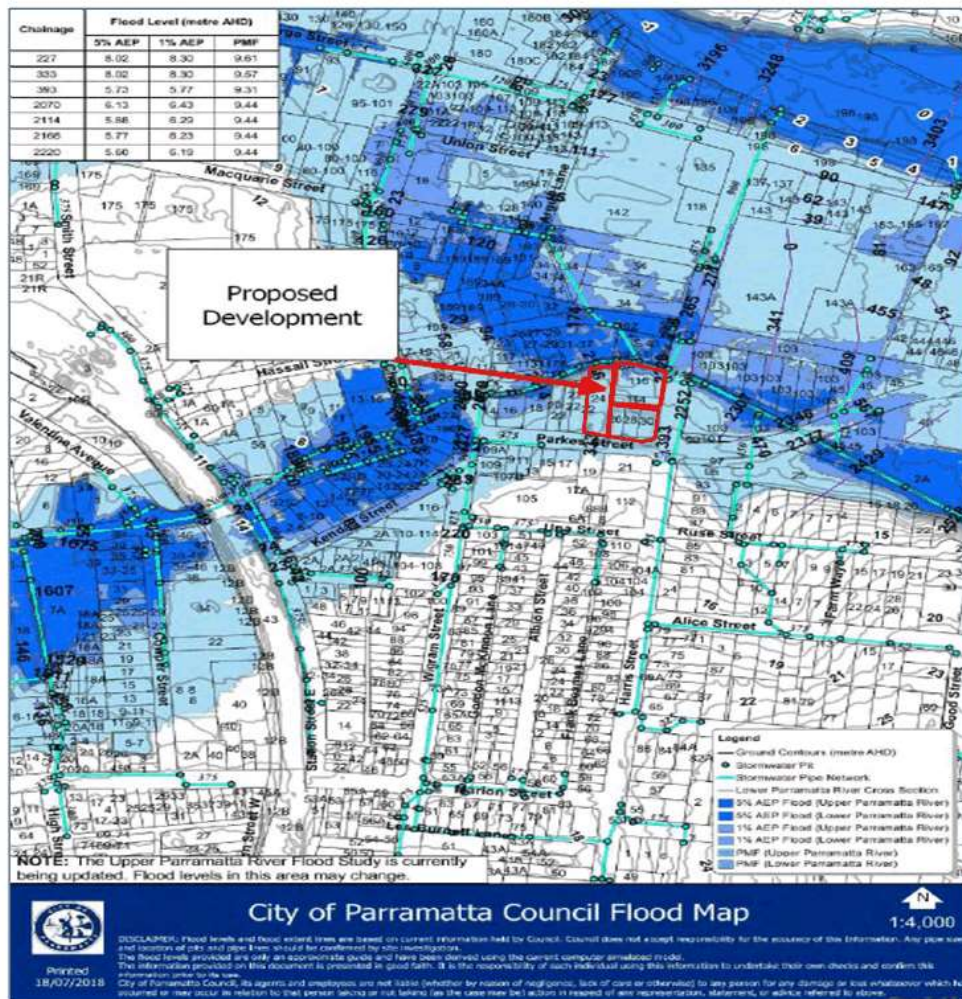
High Performing Buildings

The application of the high performing building provisions to the land is made on the basis that if there is adequate area within any of the three building envelopes for the delivery of bonus FSR of 0.5:1, then the environmental benefits that result should be encouraged and capable of being accessed. So long as there is space within the envelopes, noting the height is restricted by the Experiment Farm shadow profile, then the long term environmental benefits and the lack of any urban design or amenity impacts support the application of the high performing building bonus.

Flooding

The subject site is located on the Clay Cliff Creek floodplain upstream of Harris Street. It is proposed to redevelop the three individual lots as three separate multi-storey mixed-use apartment towers comprising, ground retailing, commercial podiums, residential podiums, and residential towers. Guided by other planning proposals for adjoining properties it is expected that there will be approximately four levels of car parking, responding to the relevant ground floor footprints of each development.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta



Source: Cardno Pty Ltd Flood Impact Assessment

PMF Event

To understand the likely warning times and associated response times during extreme flood events it is necessary to estimate the expected rate of rise of floodwaters.

An estimated rate of rise of flooding in a PMF event at the ground floor is around 2.5 m/hr. The PMF is estimated to reach a level of around 9.44 m AHD.

Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. The future development applications for the three towers will require detailed response to the DCP requirements.

Transport and Accessibility Assessment

The maximum parking requirements for the proposed developments will be subject to the CBD PP requirements adopted by Council for Parramatta CBD.

The vehicular access requirements for each development can comply with AS2890.1 (2014). It is therefore concluded that the proposed development is supportable on traffic planning grounds and would operate satisfactorily.

The site is within proximity to the Stage 1 of the Parramatta Light Rail with a proposed light rail stop to be located at the Corner of Harris and Macquarie Streets which is a short 170m from the site. The Parramatta Light Rail is due to be opened in 2023 and will link the site to Parramatta's CBD, Westmead Health Precinct, Parramatta North Urban Transformation Precinct, the new Western Sydney Stadium, a cultural hub including the Powerhouse Museum and Riverside Theatres, the private and social housing redevelopment of Telopea, Rosehill Gardens Racecourse, and three Western Sydney University campuses. The Parramatta Light Rail is planned to be serviced from 5am to 1am, 7 days a week with services approximately every 7.5 minutes from 7am to 7pm weekdays.

The subject land achieves optimal access to pedestrian pathways, cycleways as well as light rail.

Both the Parramatta Light Rail and new bus and cycleways will deliver truly city shaping infrastructure which will powerfully change the way people live within Parramatta and commute to Parramatta. This will result in a significant lower reliance on private vehicle trips. In addition, the draft Bike Plan supports the City of Parramatta's Vision to be Sydney's Central City, sustainable, liveable, and productive city. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the City.

3.3.3. How has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the planning proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government documents the Plan for Growing Sydney and a Metropolis of Three Cities. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the planning proposal aligns closely with the strategic directions identified in the Plan for Growing Sydney and a Metropolis of Three Cities. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome. The planning proposal will facilitate future development that will result in higher population densities in Parramatta. In this regard, the planning proposal will support the emergence of Parramatta as Sydney's second CBD which will in turn contribute to continued economic growth.

A key component of the preferred future development option for the subject site incorporates an area of public open space. The public open space will have excellent connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

3.4. Section D – State and Commonwealth Interests

3.4.1. Is there adequate public infrastructure for the planning proposal?

The Parramatta CBD Strategy identifies this site as suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also is within

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

700m walking distance to Parramatta train station and an 850-walking distance to Harris Park Train Station.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.

The subject site is within the Parramatta CBD which has a variety of health, education and emergency services. In a broader context, the subject site is proximate to Westmead Hospital and the Western Sydney University which are regional institutions.

The Council has endorsed the preparation of a Contributions Plan for the CBD that will provide a mechanism for the raising of finances for the delivery of critical infrastructure.

3.4.2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

This section illustrates the current *PLEP 2011* controls which apply to the site.

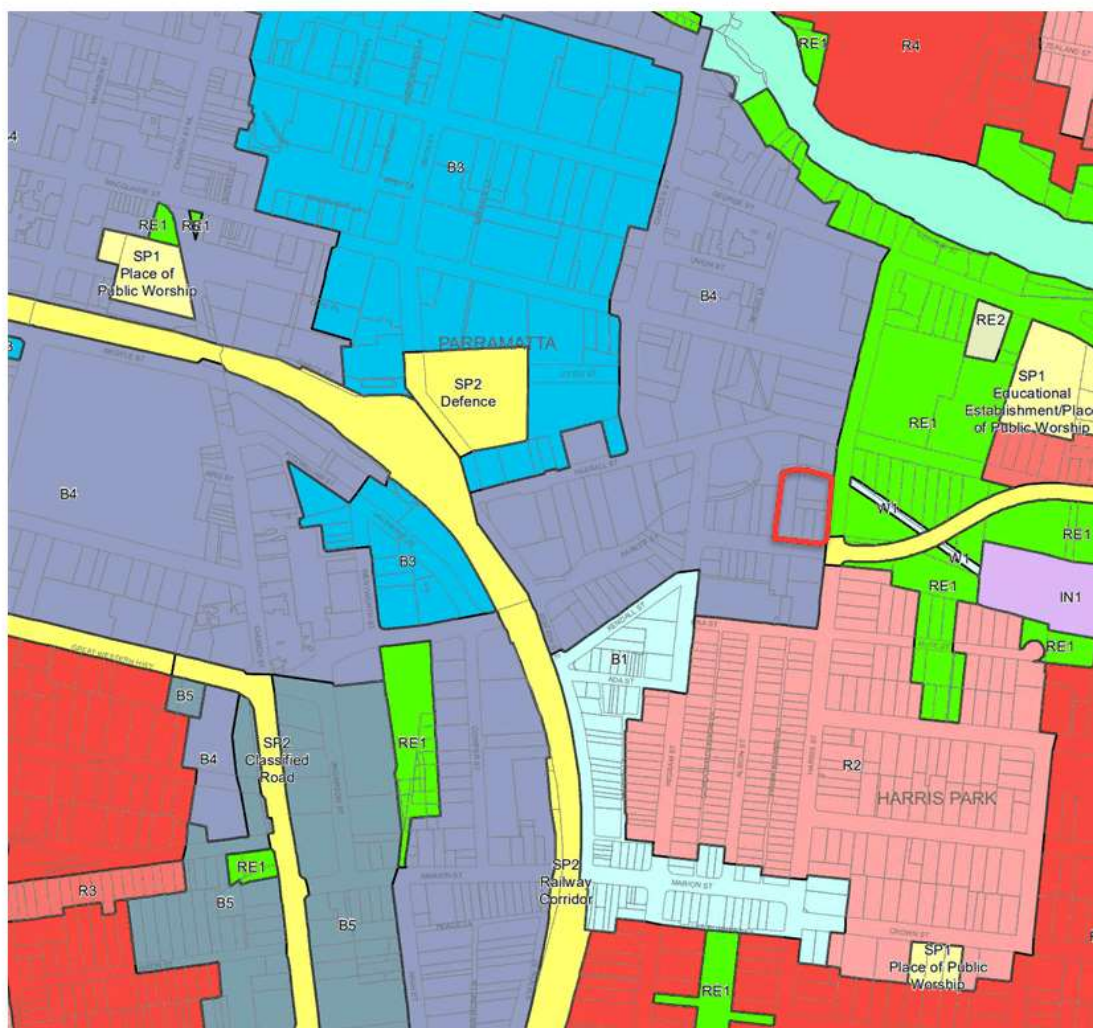


Figure # – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure # illustrates the existing zone over the site.

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PLANNING PROPOSAL – 114-118 Harris Street Parramatta

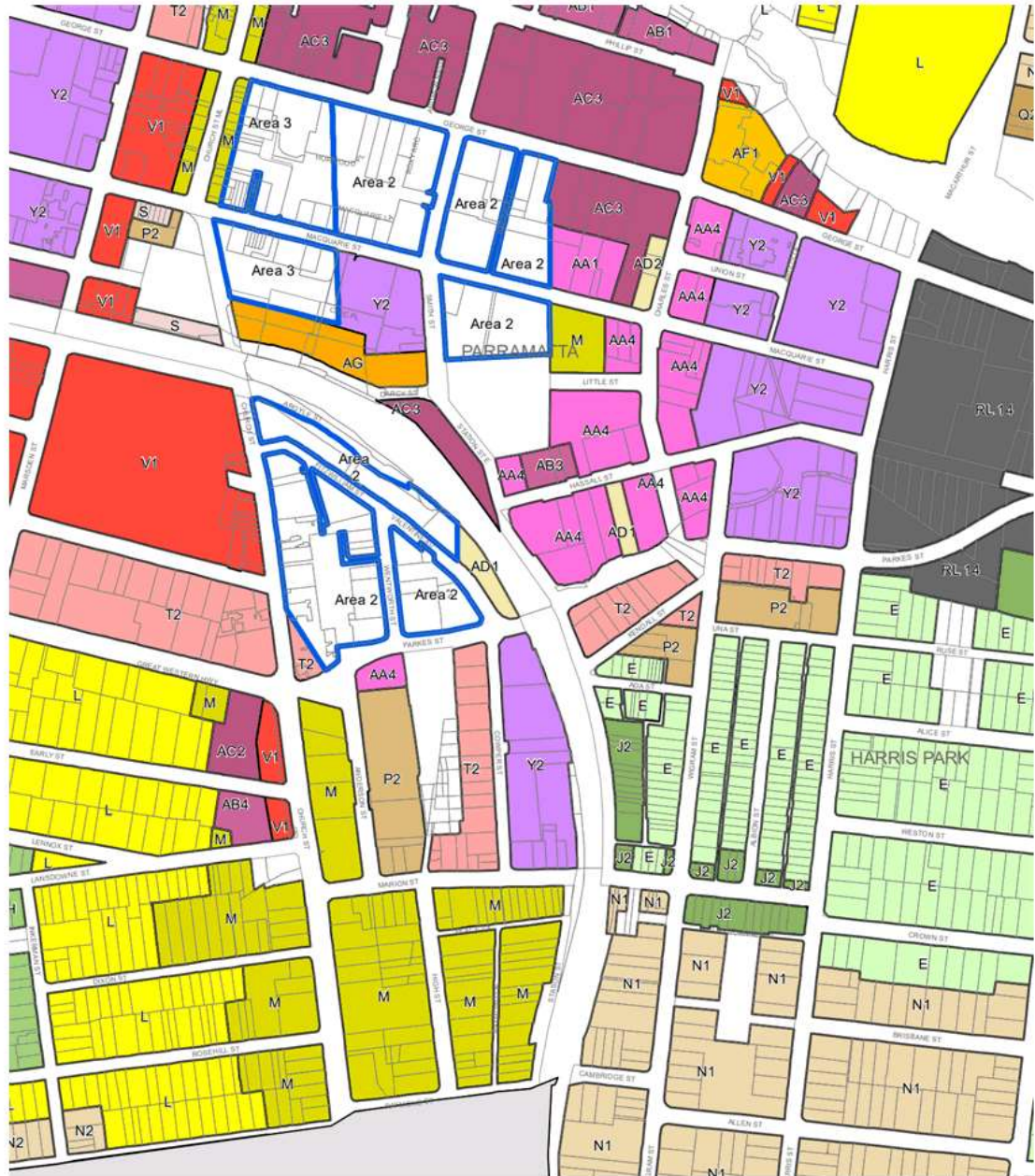


Figure # – Existing building heights extracted from the *Parramatta LEP 2011* Height of Buildings Map

Figure # illustrates the existing building height over the site.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

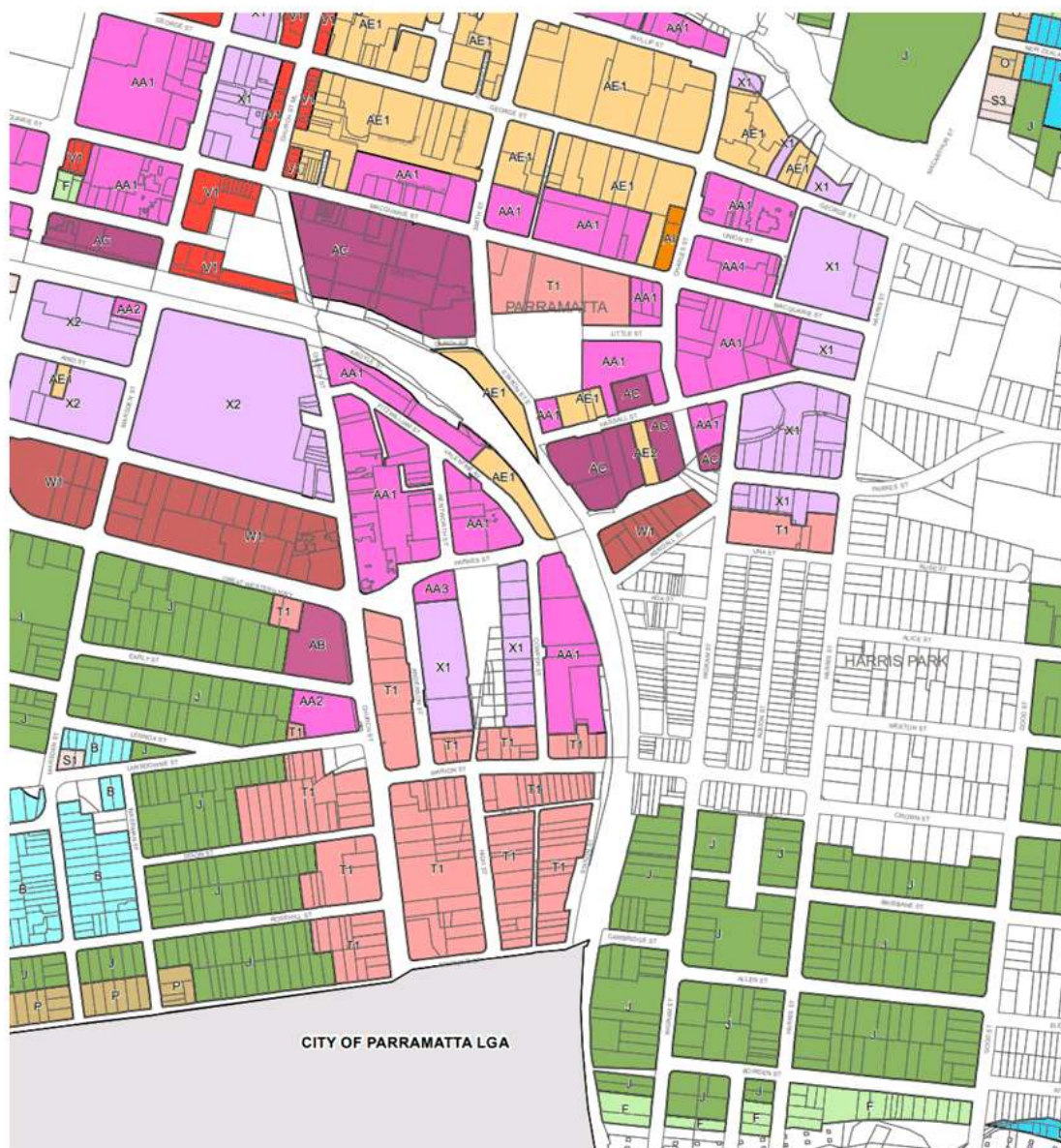


Figure # – Existing floor space ratio extracted from the *Parramatta LEP 2011 Floor Space Ratio Map*

Figure # illustrates the existing the FSR over the site.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

4.2 Proposed controls

The proposed planning control is a site specific written clause and the preparation of site specific maps are not required in this instance.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 5 – COMMUNITY CONSULTATION

The planning proposal is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	June 2021
Report to Council on the assessment of the PP	July 2021
Referral to Minister for review of Gateway determination	August 2021
Date of issue of the Gateway determination	October 2021
Commencement and completion dates for public exhibition period	November – December 2021
Commencement and completion dates for government agency notification	December 2021
Consideration of submissions	January 2021
Consideration of planning proposal post exhibition and associated report to Council	February 2021
Submission to the Department to finalise the LEP	March 2021
Notification of instrument	April 2021

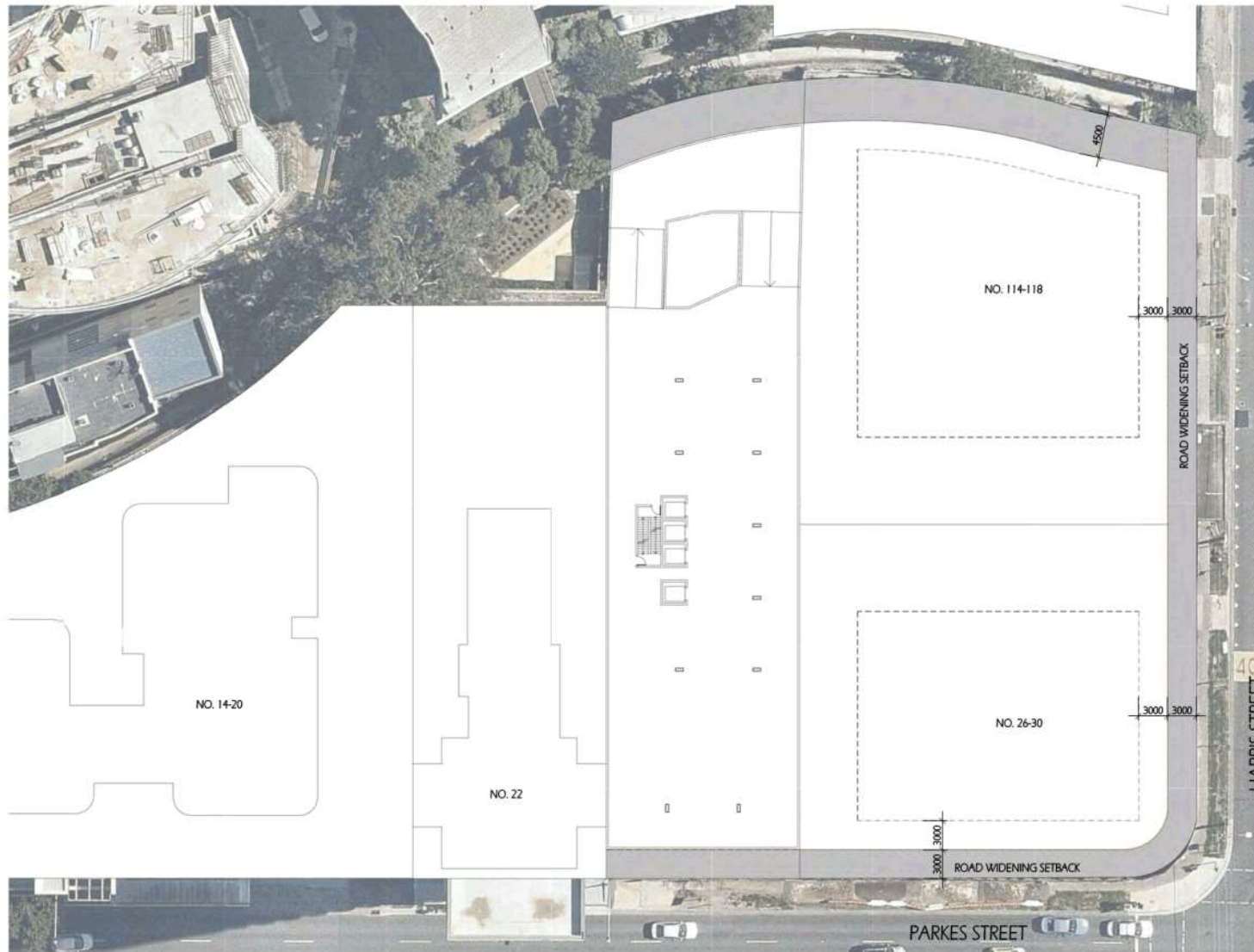
Attachment 2

Timeline of Assessment History – Planning Proposals at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park

Date	Site(s)	Assessment Process Notes
28 April 2016	24 Parkes Street	A preliminary Planning Proposal was lodged for 24 Parkes Street, which sought to increase FSR and maximum height. Council officers on 29 September 2016 raised a number of concerns with the Applicant relating to urban design and heritage. In addressing the concerns the Applicant was asked to note a suggestion of amalgamating the site with 26 – 30 Parkes Street.
20 May 2016	26-30 Parkes Street	A Planning Proposal was lodged for 26 – 30 Parkes Street, Parramatta, which sought to increase maximum floor space ratio from 4:1 to 12:1 and remove the maximum height limit. Council officers on 26 September 2016 raised a number of concerns such as overshadowing of Experiment Farm, urban design and site isolation of 24 Parkes Street. It was considered that better site development outcomes could more likely be achieved through a consolidated development with 24 Parkes Street.
27 Aug 2018	114-118 Harris Street	A Planning Proposal was lodged for 114 – 118 Harris Street, Harris Park to remove the maximum height of building under the incentive HOB map and to increase maximum Floor Space Ratio from 4:1 to 14.5:1. On the same day, a meeting took place between the Applicant and Council staff to discuss the three Planning Proposals at the corner of Parkes and Harris Streets. The consultants were to respond to various issues raised by Council staff.
19 Dec 2018	All three sites	A meeting took place between the Applicant and the Council that discussed urban design and flood management issues for the three Planning Proposals.
9 April 2019	26–30 Parkes Street	A meeting was held between the proponent for 26 – 30 Parkes Street and Council staff that discussed site development options. The proponent undertook to submit setback proposals that would be considered by Council staff.
28 Oct 2019	All three sites	Council staff gave an update to the Applicant for the three Planning Proposals on overshadowing work related to heritage properties and in particular Experiment Farm that was being undertaken by Council. The Applicant also undertook to discuss a way forward with the three landowners regarding an amalgamated proposal and advise of the outcome.
28 Nov 2019	24 Parkes Street	The Applicant forwarded a revised Planning Proposal and reference design for 24 Parkes Street that aligned with the FSR sliding scale incorporated in the CBD Planning Proposal. A further revised Planning Proposal and amended plans were submitted on 6 February 2020. Council forwarded urban design comments on the amended plans on 3 April 2020.

1 May 2020	26–30 Parkes Street	The Applicant submitted a revised Planning Proposal and updated reference design for 26 – 30 Parkes Street that was supported by a number of studies.
16 June 2020	114–118 Harris Street	The Planning Proposal for 114 – 118 Harris Street was reported to the Local Planning Panel. Council officers had reached the conclusion that this Planning Proposal could be reported as a stand-alone Planning Proposal as this site could be developed without amalgamation to achieve acceptable urban design and planning outcomes, and the Planning Proposal was consistent with the Parramatta CBD Planning Proposal. Subsequently, Council on 13 July 2020 resolved to endorse the Planning Proposal for the purposes of seeking a Gateway determination.
18 June 2020	24 Parkes Street and 26-30 Parkes Street	A meeting was held between Council staff and Applicants for 24 Parkes Street and 26-30 Parkes Street to discuss urban design issues for these sites. On 9 July 2020 applicant provided updated concepts to Council.
2 September 2020	All three sites	Council provided advice to the applicant concluding that Council officers were satisfied that a better outcome can be achieved if the sites are developed separately without application of the FSR sliding scale. Advice included a diagram of the urban design outcomes, including setbacks.
5 November 2020	All three sites	Applicant provided revised plans that responded to Council's comments. Further revisions provided on 25 November 2020.
11 February 2021	All three sites	Council officer's response including a concept to guide development was forwarded to applicant.
1 March 2021	All three sites	At a workshop Council staff presented a further development concept that the applicant agreed to review.
31 March and 7 April 2021	All three sites	Applicant provided revised plans responding to Council's comments.
12 May 2021	All three sites	Council officers advised the applicant as follows: <ul style="list-style-type: none"> the revised plans represented a compromise but acceptable outcome that because the CBD PP is expected to be finalised shortly it is only necessary to advance one combined Planning Proposal for the three sites that contains a single amendment to the CBD PP controls, which is an exemption from the FSR sliding scale a Planning Agreement was not required (subject to Council endorsing the preparation of a new Section 7.12 Contributions Plan with a higher rate).

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Robert Wren Chung (Licence No. 45778) - Registered Architect

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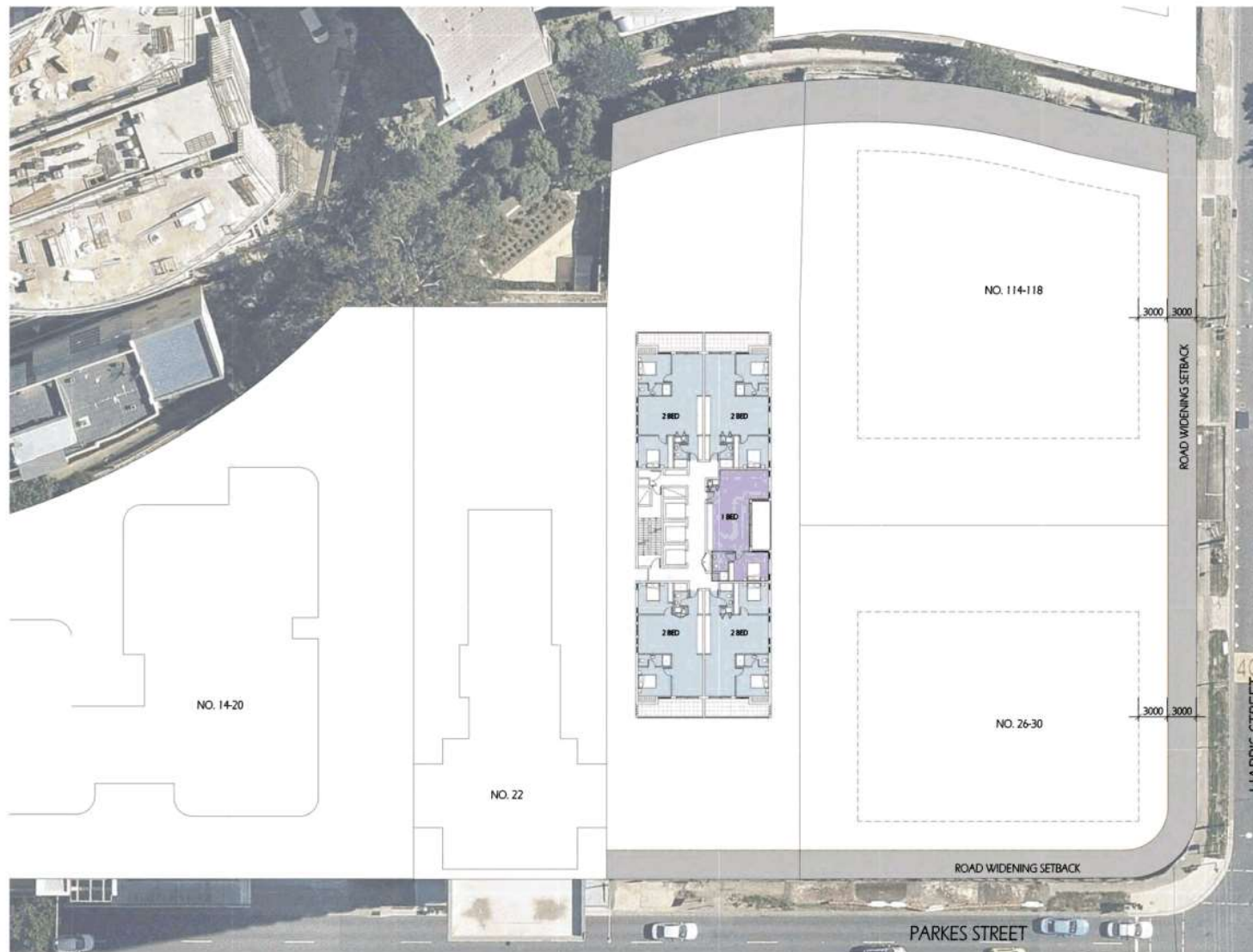
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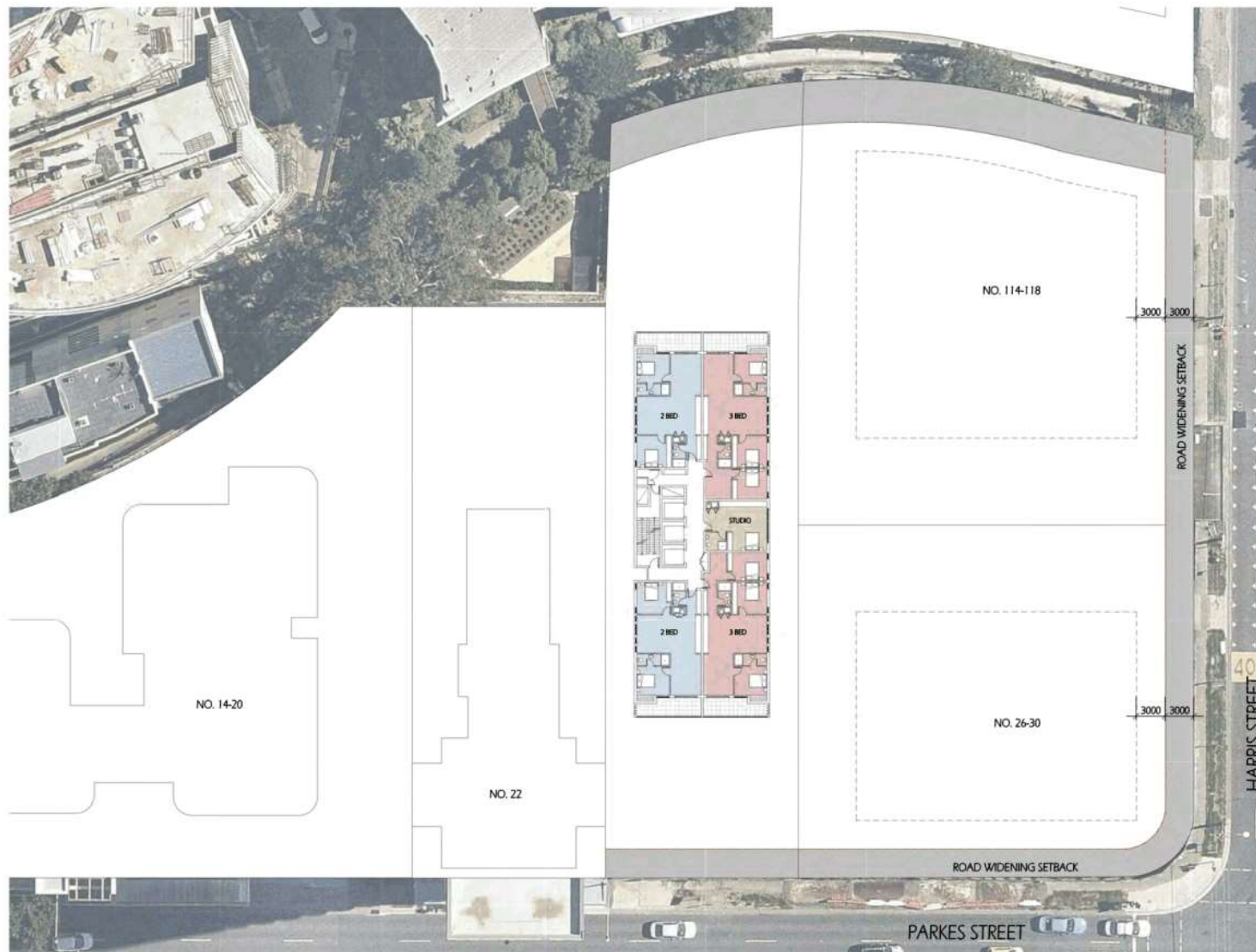
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SUBURB NSW 0000
LGA: Parramatta City Council
TRUE NORTH

SHEET TITLE:
L35-41 Typical Residential

1:200 @ A1 sheet
ZONE:
8486 009
ZONING: 8486 009
DRAWING NO.: 009
DATE: 08/08/2023

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DATE 01/01/2021
DESIGN 01/01/2021
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COMMITMENT & GENERAL NOTE:
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Robert Wren Chung (Licence No. 45770) - Registered Architect

PROJECT STATUS:
Option SK-14A

PROJECT NAME:
Concept Design

24 Parkes Street
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SUBURB: NSW 0000
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SHEET TITLE:
L17, L34 COS & Residential

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Revision When Using Building Rules (eg. 4570) Notwithstanding

PROJECT STATUS:
Option SK-14A

PROJECT NAME:
Concept Design

24 Parkes Street
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SUBURB: NSW 0000
LOCAL: Parramatta City Council
TRUE NORTH



SHEET TITLE:
L42

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20-40-60-700 / A

Robert Wren Chung (Licence No. 4579) - Registered Architect

PROJECT STATUS:

Option SK-14A

PROJECT NAME

Concept Design

24 Parkes Street

Parramatta NSW 2150

SUBURB NSW 0000

LOCALITY: Parramatta City Council

TRUE NORTH



SHEET TITLE

L43

1:200 @ A1 sheet

8486 012

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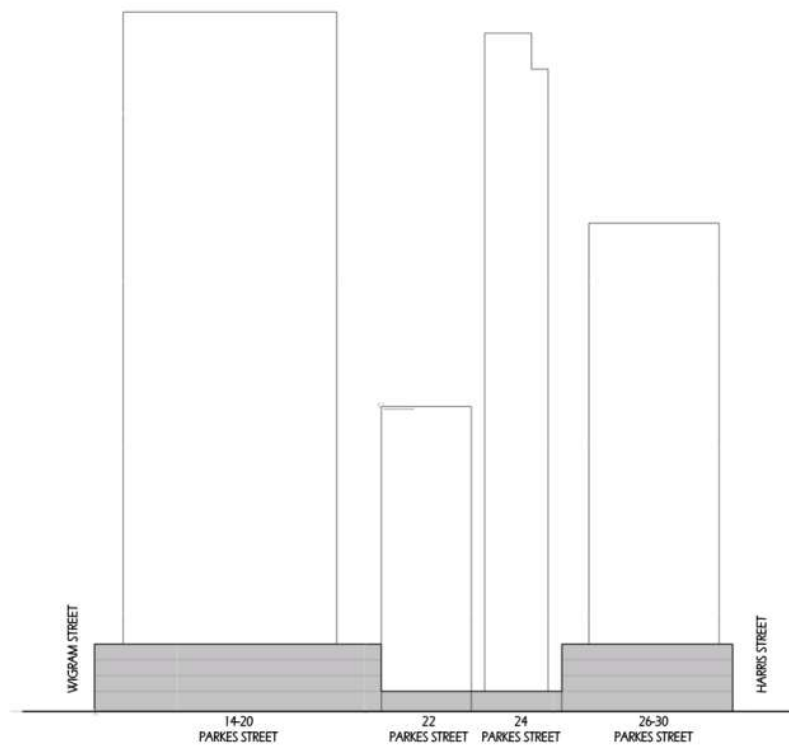
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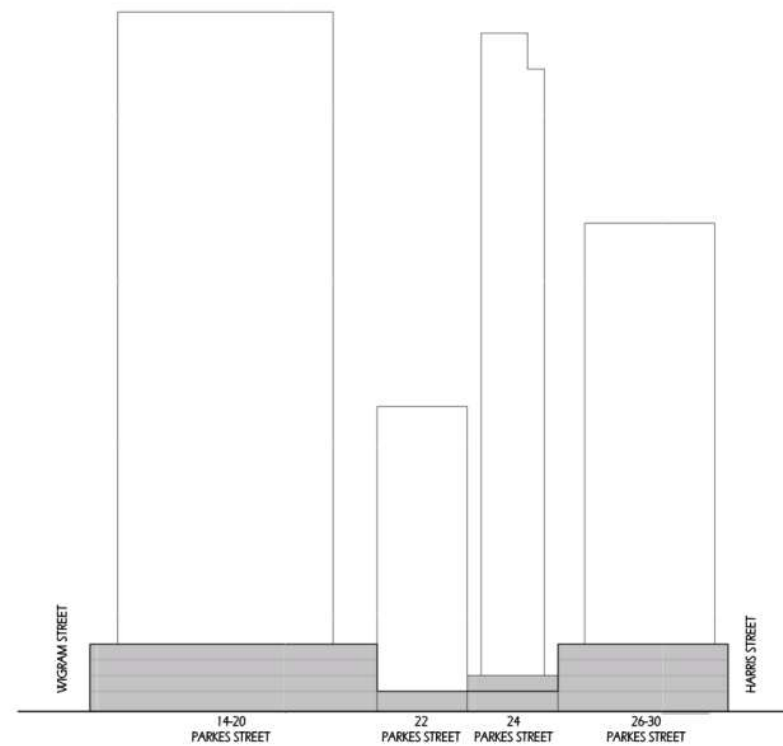
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20-40-60-700



PARKES STREET ELEVATION OPTION A

COMMERCIAL AREA	276 m ²
SITE AREA	1631 m ²
	= 0.17 : 1



PARKES STREET ELEVATION OPTION B

COMMERCIAL AREA	808 m ²
SITE AREA	1631 m ²
	= 0.5:1

A EUE AMENDMENT	DATE	DRAWN	CHECK
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28-495-809 790

Ramon Wee Chung-Kui-ha-wee (reg. 4570) – Nominated Architect

PROJECT STATUS:

Option SK-14A

PROJECT NAME _____

Concept Design

24 Parkes Street
Barramatta NSW 2150

SI 100 IIR, NSW/0000

1.1.4. Parramatta City Council

U.S.A.: Paramatta City Council

— www.bbc.co.uk/1/health/2005/05/050511_heart_disease.shtml

DEBIT TITLE: *CONTRIBUTION TO THE UNIVERSITY OF MICHIGAN*

PARKES STREET OPTION A & B

1: 500 @ A1 chart

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SCALE

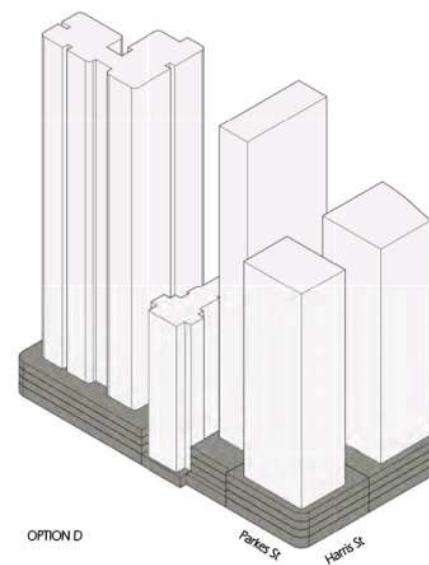
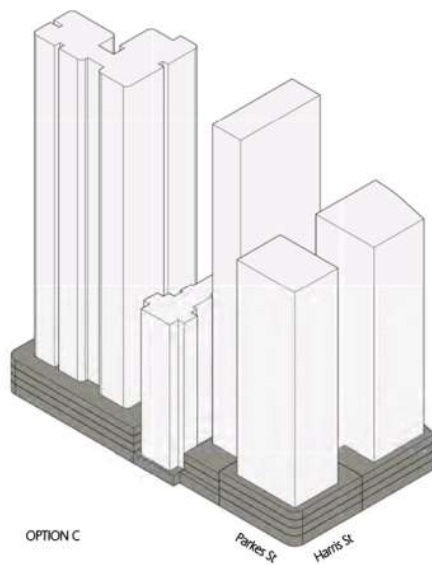
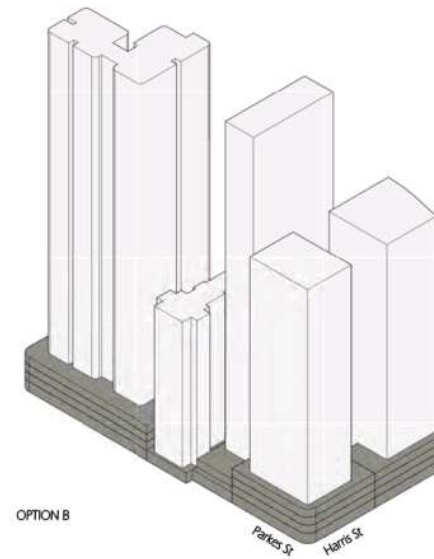
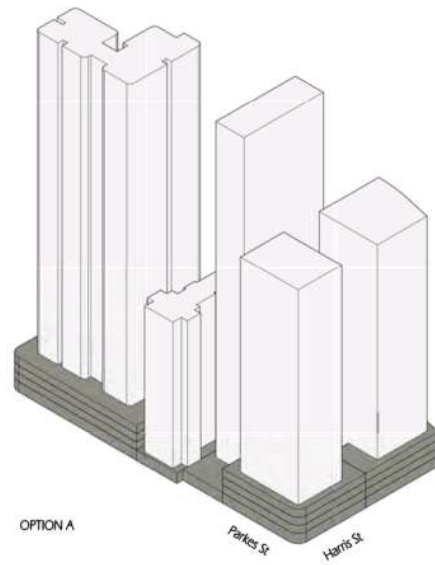
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Case No.	Case Name	Case No.
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FILE: ARCH0001.DWG DATE: 09/09/18 CHECKED: [initials]
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Revision: When Using Building Rules (eg. 4570) - Referenced Architect

PROJECT STATUS:
Option SK-14A

PROJECT NAME:
Concept Design

24 Parkes Street
Parramatta NSW 2150
SUBURB: NSW 0000
LOCAL: Parramatta City Council
FILE NAME:

SHEET TITLE:
Model from South-East Corner

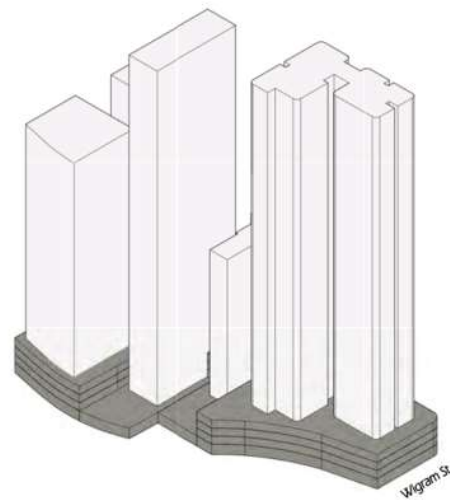
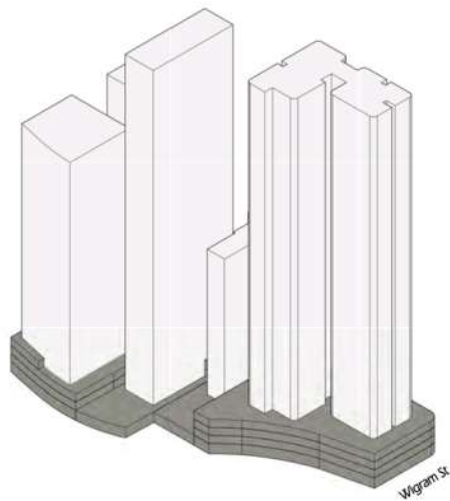
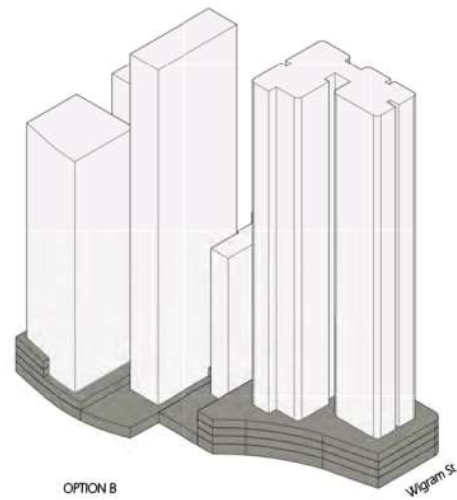
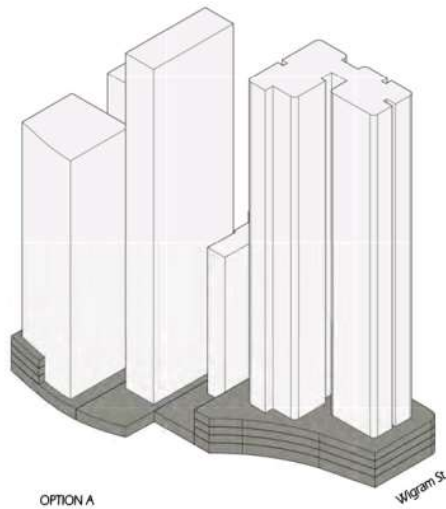
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Business With Chinese Australian Values (Reg. 45778) - Incorporated Architect

PROJECT STATUS:
Option SK-14A

PROJECT NAME:
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TRUE NORTH

SHEET TITLE:
Model from North-West Corner

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SCALE:
8486 018
ZIN No. (Drawing No.)
A
SHEE

PLANNING PROPOSAL MIXED USED DEVELOPMENT 26 - 30 PARKES STREET, PARRAMATTA

DECEMBER 2020

FOR

PARKES STREET NSW PTY LTD

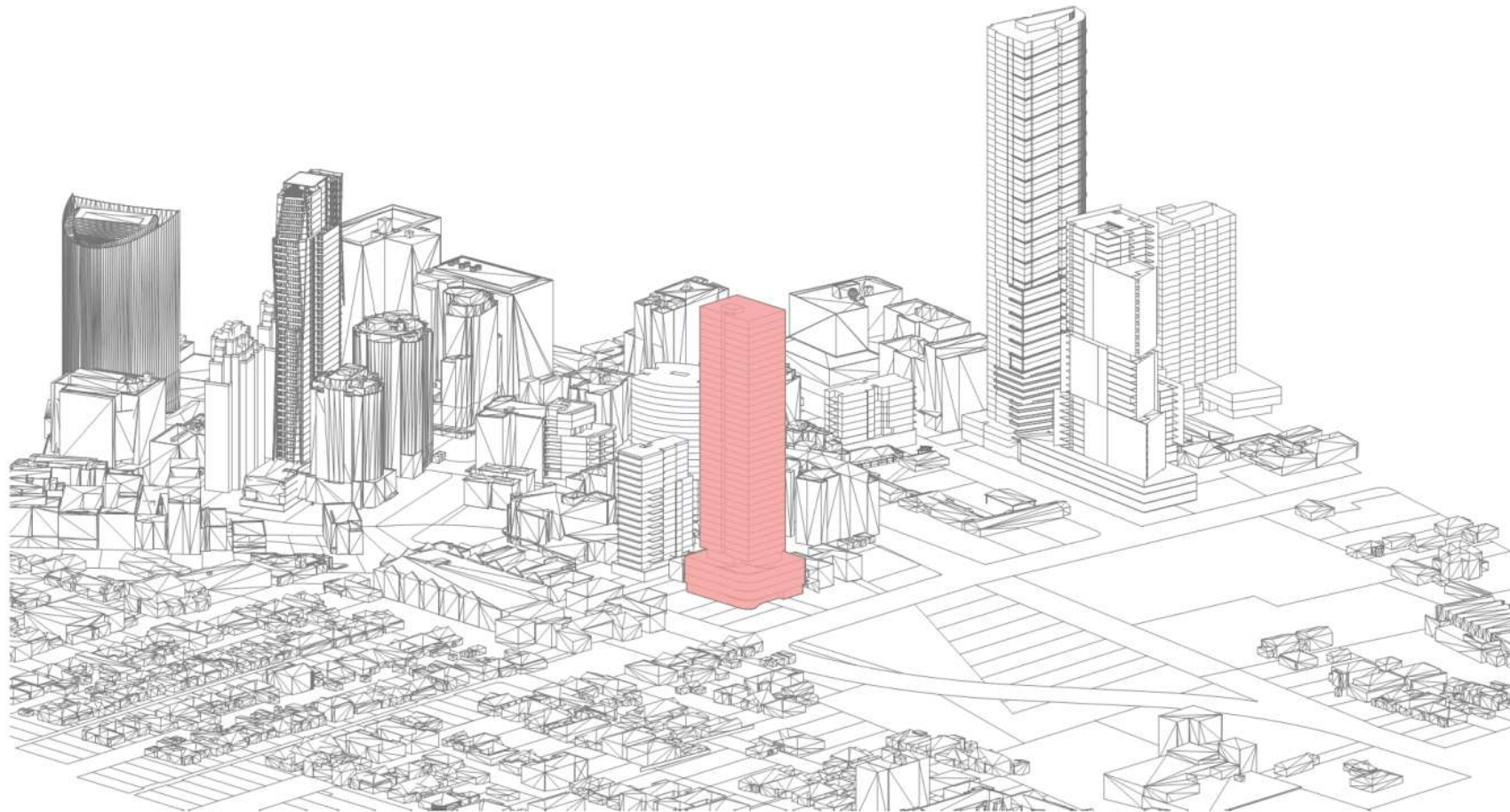
DRAWING LIST

00	COVER SHEET
01	CITY CONTEXT VIEW
02	LOCATION PLAN
03	LOCATION PLAN OF GATEWAY ENTRANCES TO PARRAMATTA CBD
04	GROUND FLOOR - COMMERCIAL / RETAIL
05	LEVEL 1 - COMMERCIAL
06	LEVEL 2 - COMMERCIAL
07	LEVEL 3 - COMMERCIAL
08	LEVEL 4 - PODIUM : RESIDENTIAL COMMUNAL SPACE
09	LEVEL 5 - 28 TYPICAL RESIDENTIAL
10	LEVEL 29 - 38 TYPICAL RESIDENTIAL
11	PRECINCT LAYOUT - GRD
12	PRECINCT LAYOUT - L01
13	PRECINCT LAYOUT - L02-03
14	PRECINCT LAYOUT - L04
15	PRECINCT LAYOUT - L05+ TYPICAL RESIDENTIAL OPTION A
16	GFA DIAGRAMS
17	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION A
18	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION A
19	ADG COMPLIANCE SCHEDULE 01
20	ADG COMPLIANCE SCHEDULE 02
21	PRECINCT LAYOUT - L05+ TYPICAL RESIDENTIAL OPTION B
22	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION B
23	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION B
24	PRECINCT LAYOUT - L05+ TYPICAL RESIDENTIAL OPTION C
25	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION C
26	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION C
27	SHADOW IMPACT ANALYSIS 01
28	SHADOW IMPACT ANALYSIS 02
29	SHADOW IMPACT ANALYSIS 03
30	SHADOW IMPACT ANALYSIS 04
31	SHADOW IMPACT ANALYSIS 05
32	SHADOW IMPACT ANALYSIS 06
33	SECTION A
34	SECTION B
35	SOUTH ELEVATION (PARKES STREET)
36	EAST ELEVATION (HARRIS STREET)
37	SURVEY



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 ABN 90 051 071 022

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REV	DESCRIPTION
P1	ISSUE FOR INFORMATION
P2	ISSUE FOR INFORMATION
P3	ISSUE FOR INFORMATION
P4	ISSUE FOR INFORMATION
P5	COUNCIL SUBMISSION FOR PP
P6	COUNCIL SUBMISSION FOR PP
P7	REVISED DRAWING SET

REV	DATE
VW	22.01.2019
AD	18.03.2020
AD	23.03.2020
AD	27.03.2020
AD	30.04.2020
AD	18.10.2020
AD	12.03.2021

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PROJECT
**PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA**
DRAWING TITLE
CITY CONTEXT VIEW

DRAWN BY: AD
CHECKED BY: PJ
SCALE: N.T.S.
PROJECT NO: P368

PP 01 P7
Design Design Review

K:\PS 2019\PSM - 36 W/Plan To Macquarie Street\02_Plan - 1\1_Plan\PSM 36 W/Plan Street Parramatta_V01_P1_2020-12-14.dwg - Plotted: 2020/12/21



1 LOCATION PLAN
1:2000



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REV	DESCRIPTION
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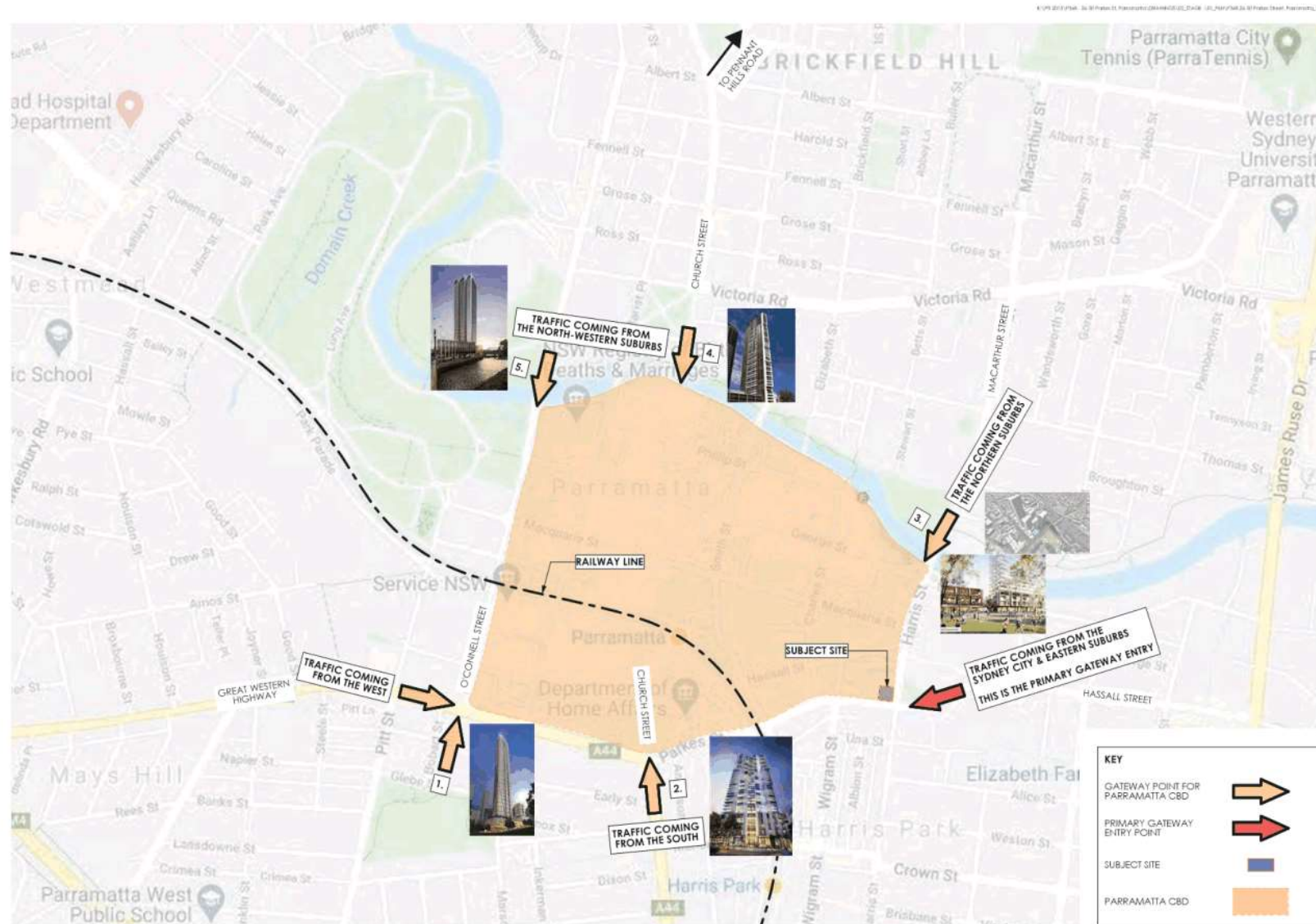
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AD	12.03.2021

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PARKES STREET PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE:
LOCATION PLAN



DESIGNED BY:	AD
CHECKED BY:	PI
SCALE:	1:2000 AT A3
PROJECT NO:	P368
PP	02
DATE	DESIGN
P7	REVISION



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P3	ISSUE FOR INFORMATION	23.03.2020
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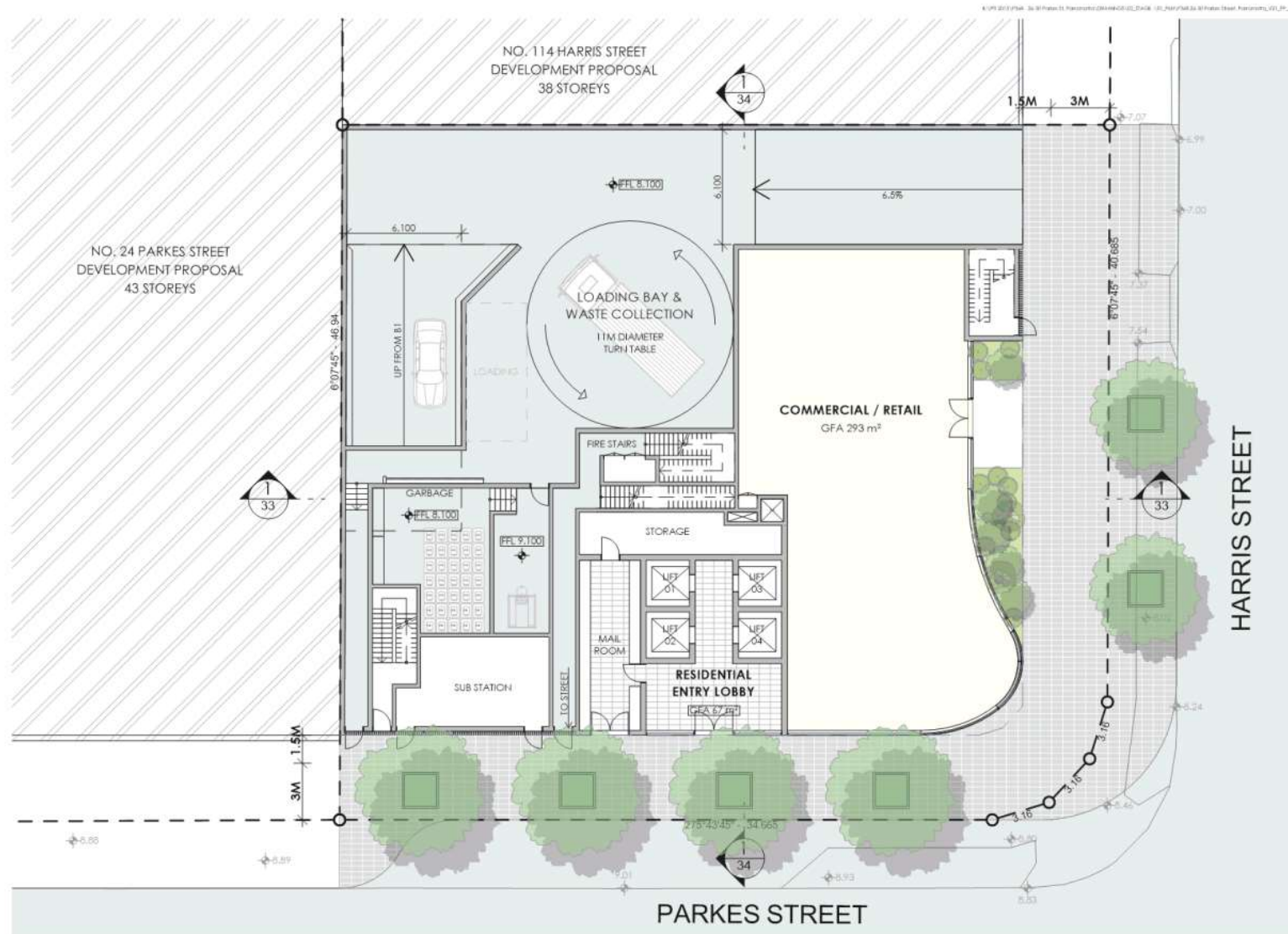
CLIENT: PARKES STREET PTY LTD

PROJECT: PLANNING PROPOSAL
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26-30 PARKES STREET PARRAMATTA

DRAWING TITLE: LOCATION PLAN OF GATEWAY
ENTRANCES TO PARRAMATTA CBD



DATE	BY	FOR
22.01.2019	AD	PP
18.03.2020	PI	03
23.03.2020	PI	P7



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ABN 90 050 071 022

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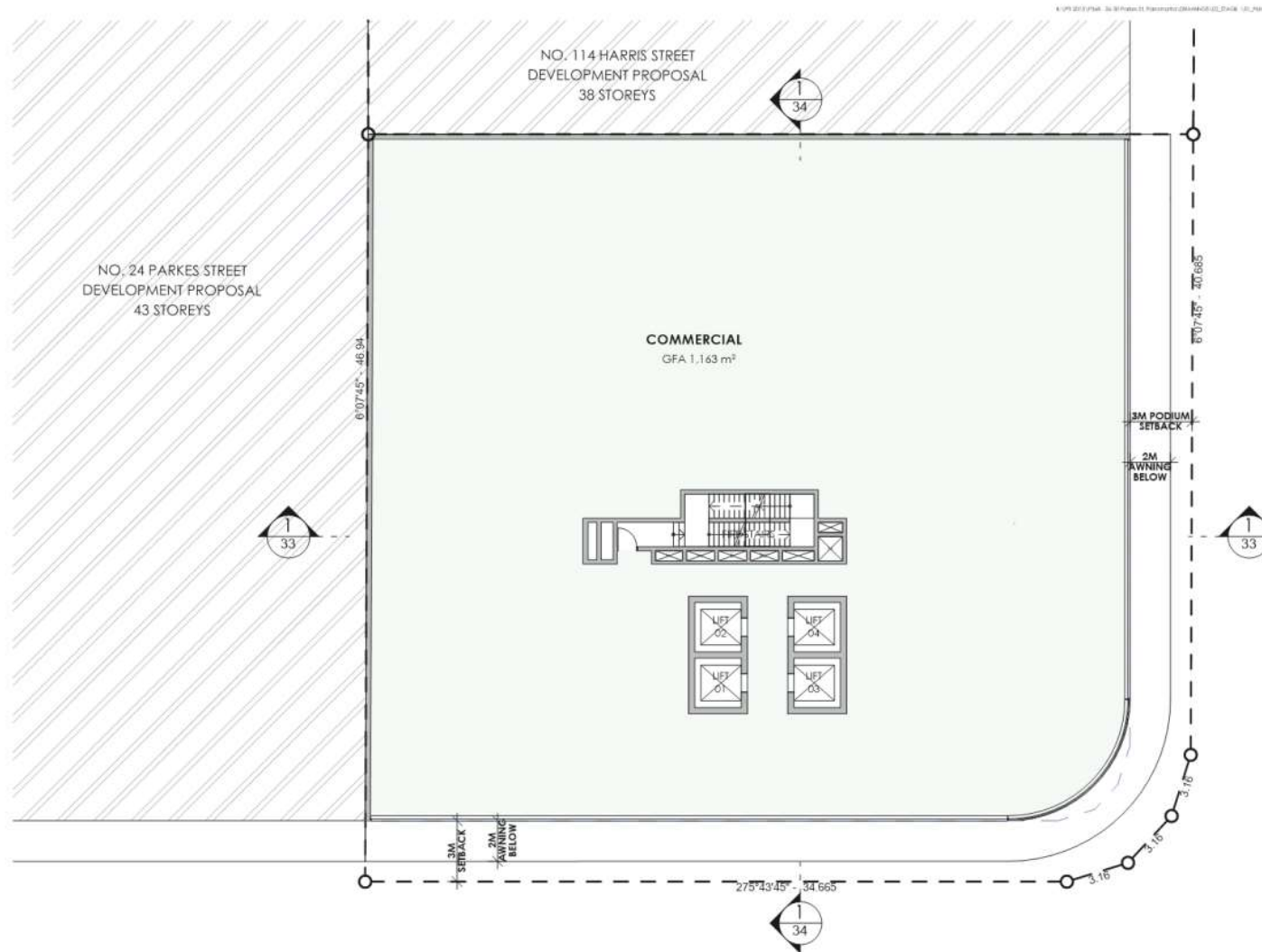
CLIENT
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
GROUND FLOOR - COMMERCIAL /
RETAIL



DESIGNED BY
CHECKED BY
SCALE
PROJECT NO.

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PJ
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P7
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ABN 90 050 071 022

REV	DESCRIPTION
R1	ISSUE FOR INFORMATION
R2	ISSUE FOR INFORMATION
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R7	REVISED DRAWING SET

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A6	12.03.2021

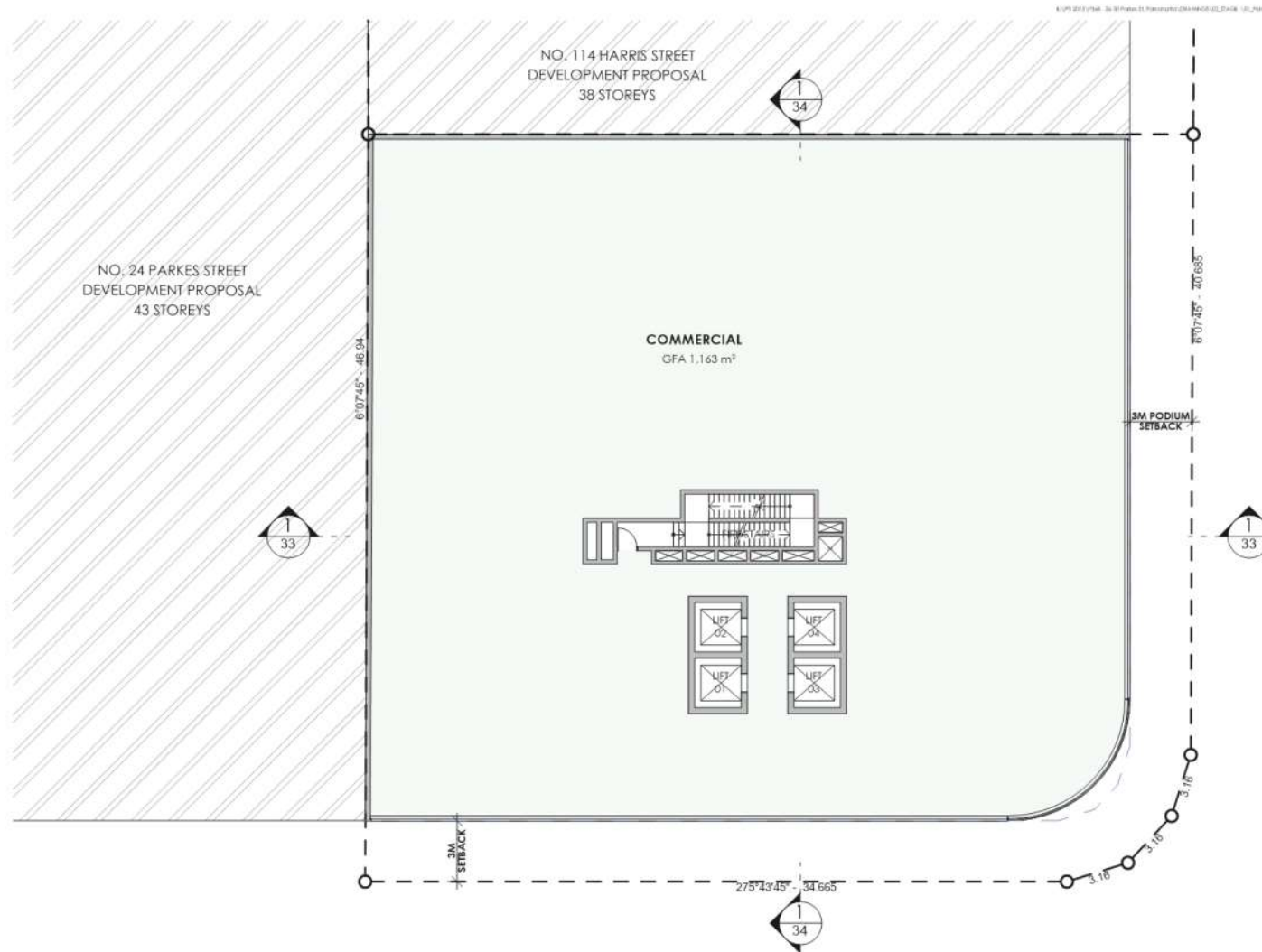
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PARKES STREET PTY LTD

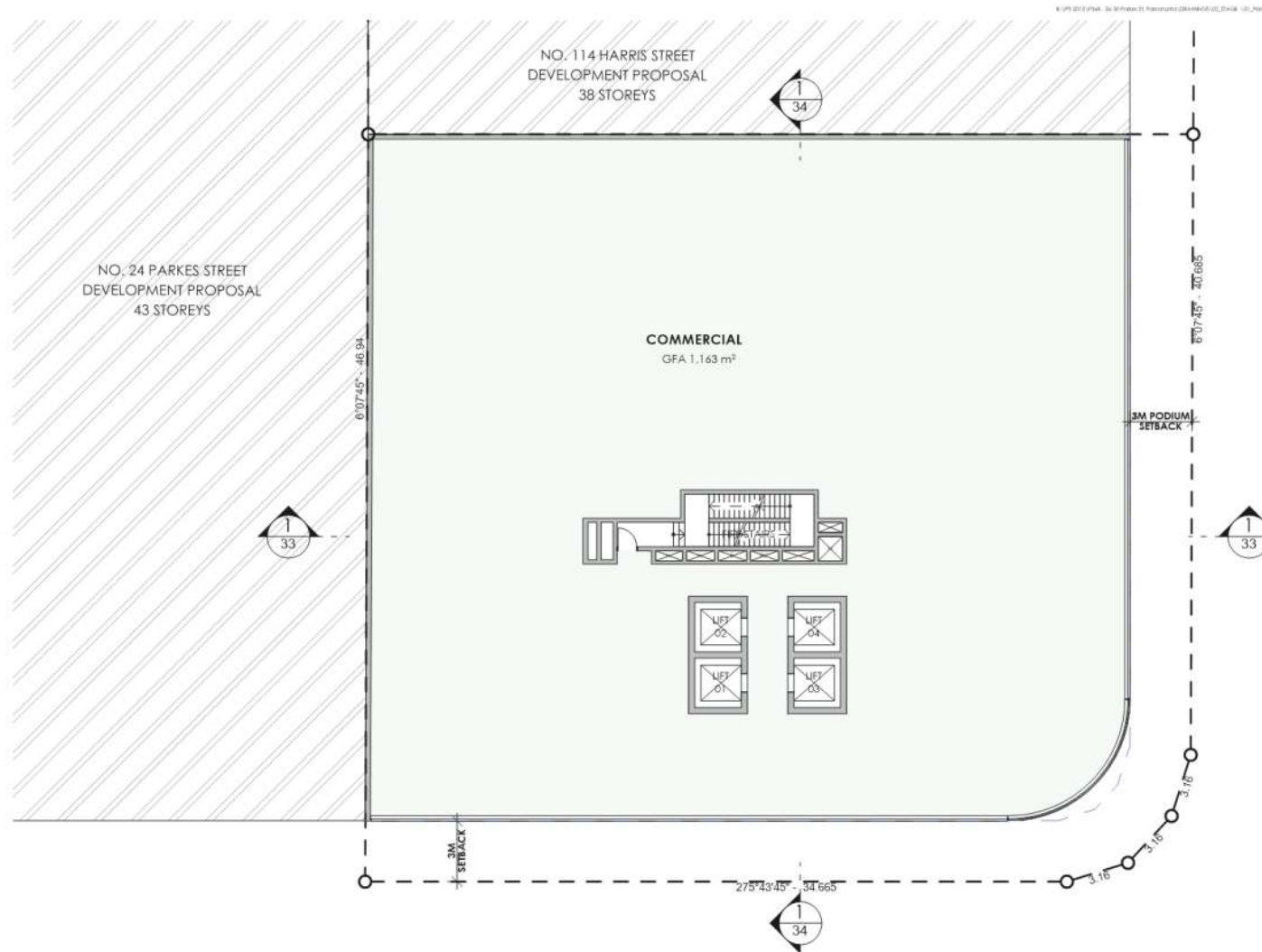
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PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
LEVEL 1 - COMMERCIAL



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CHECKED BY: PJ
SCALE: 1:200 AT A3
PROJECT NO: P368

PP 05 P7
Stage design review





REV	DESCRIPTION
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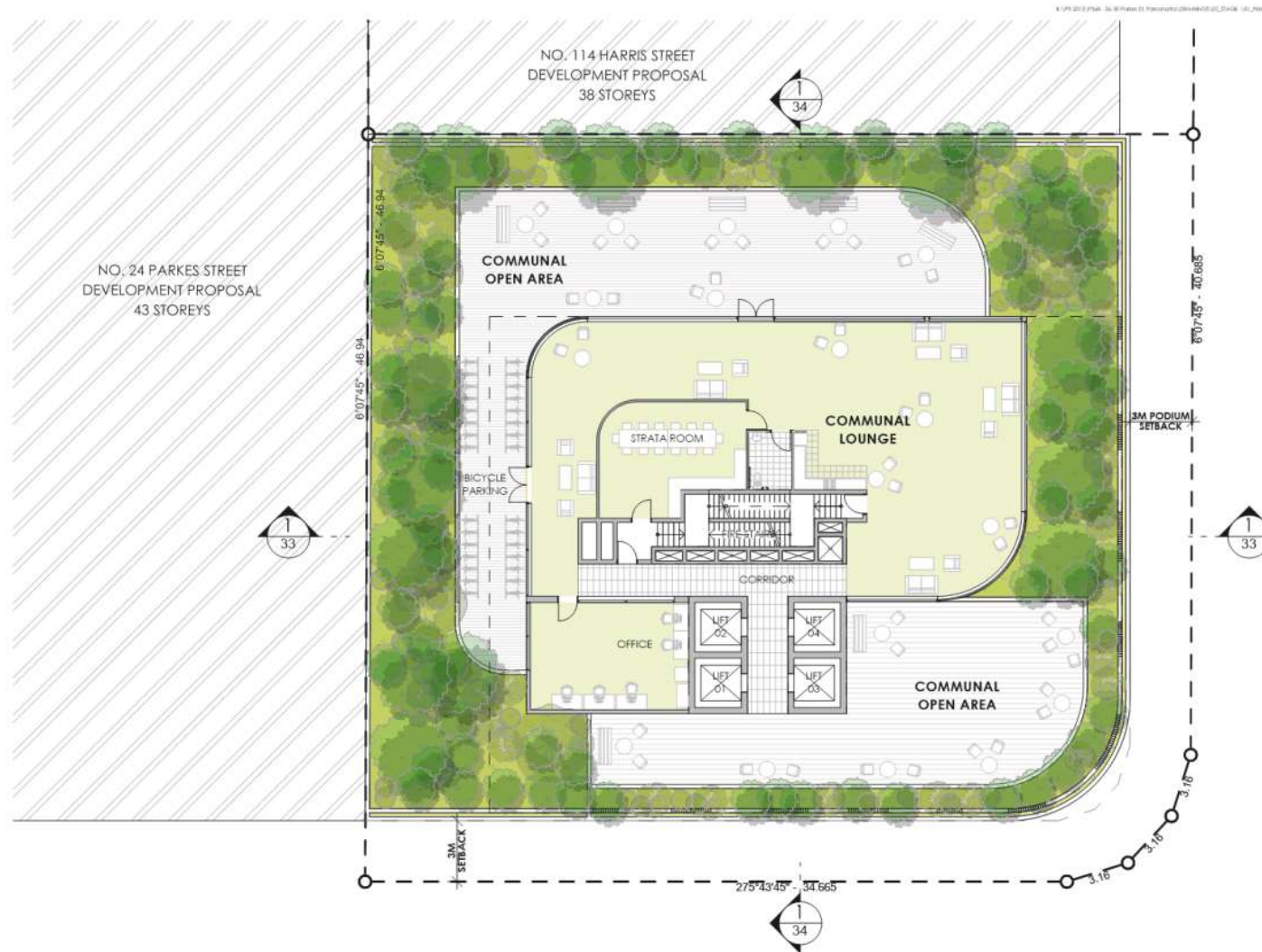
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AD	12.03.2021

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
(DRAWING TITLE)
LEVEL 3 - COMMERCIAL



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 PROJECT No: P368

PP 07 P7
Design Design Design



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Nominated Registered Architect: Peter Iwan (reg no 506A)
ABN 90 050 071 022

REV	DESCRIPTION
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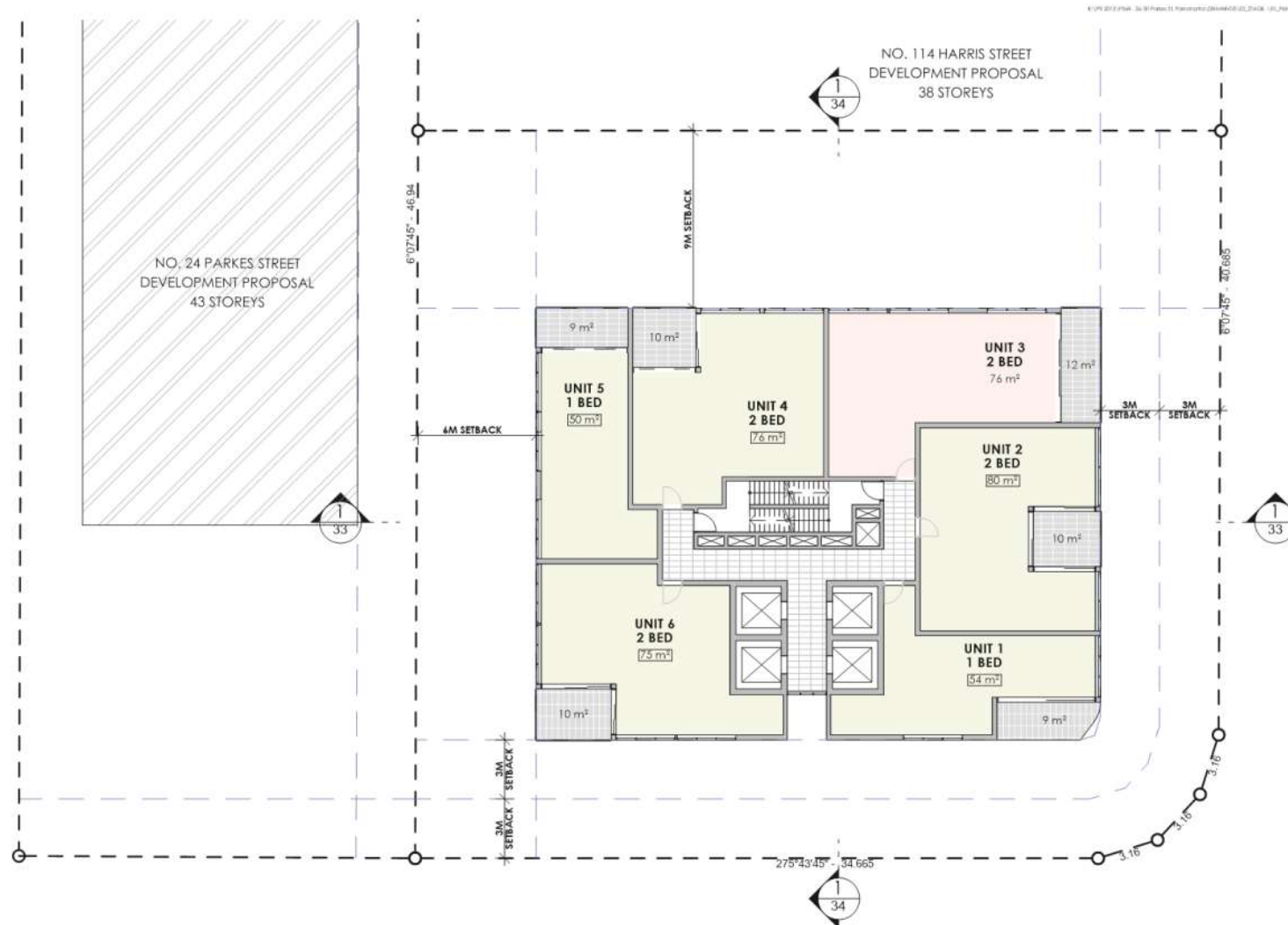
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AD	12.03.2021

C/SITE
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
LEVEL 4 - PODIUM : RESIDENTIAL
COMMUNAL SPACE



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CHECKED BY:	PI	
SCALE:	1:200 AT A3	
PROJECT No:	P368	
PP	08	P7
Stage	design	review



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Nominated Registered Architect, Peter Israel (reg no 506A)
ABN 90 050 071 022

REV	DESCRIPTION
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P2	ISSUE FOR INFORMATION
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P4	ISSUE FOR INFORMATION
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P6	COUNCIL SUBMISSION FOR PP
P7	REVISED DRAWING SET

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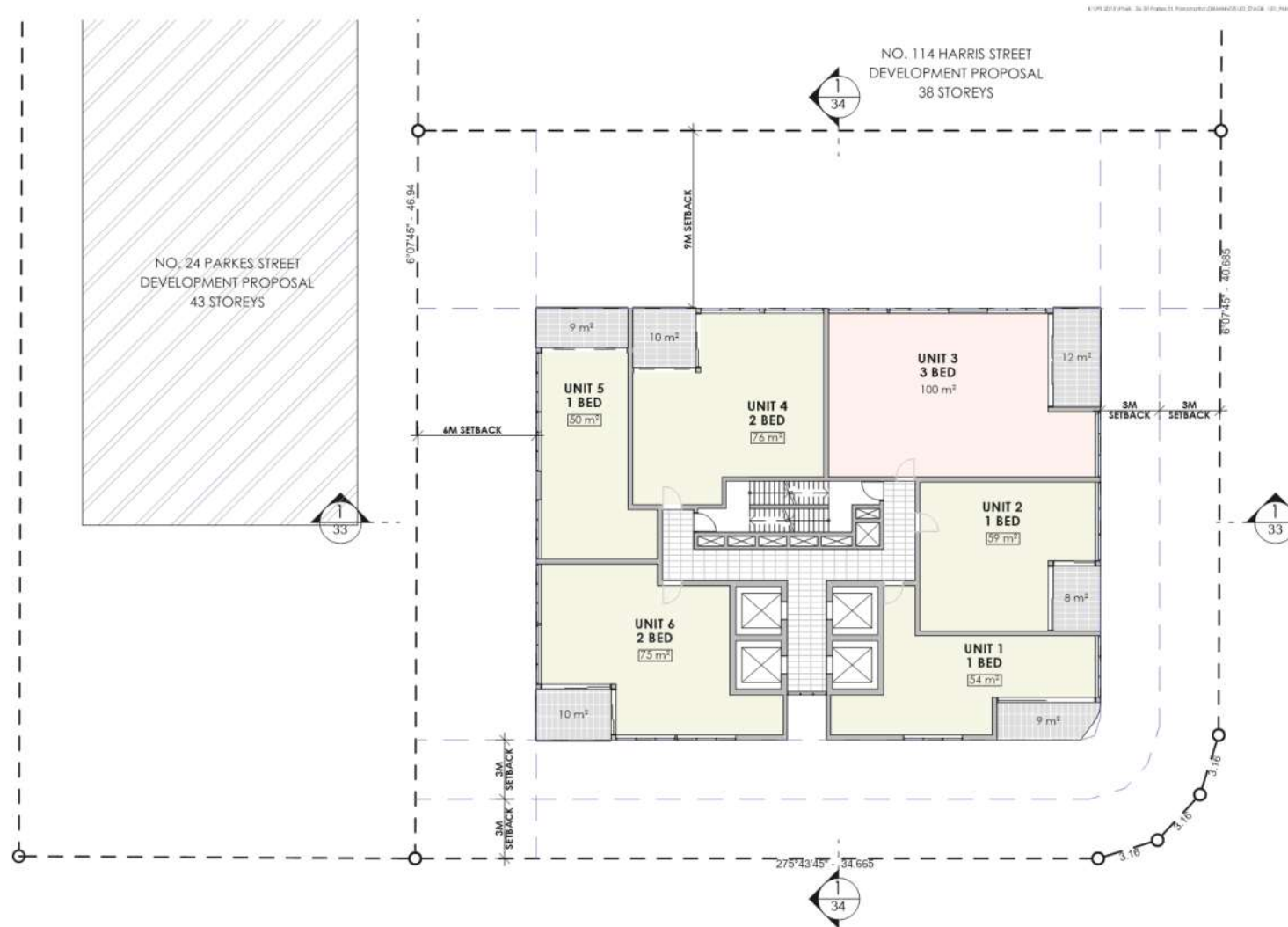
CLIENT:
PARKES STREET PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE:
LEVEL 5 - 28 TYPICAL RESIDENTIAL



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CHECKED BY: PJ
SCALE: 1:200 AT A3
PROJECT NO: P368

PP 09 P7
stage design review



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Nominated Registered Architect: Peter Israel (reg no 5086)
ABN 90 050 071 022

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P3 ISSUE FOR INFORMATION
P4 ISSUE FOR INFORMATION
P5 COUNCIL SUBMISSION FOR PP
P6 COUNCIL SUBMISSION FOR PP
P7 REVISED DRAWING SET

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AD 18.03.2020
AD 23.03.2020
AD 27.03.2020
AD 30.04.2020
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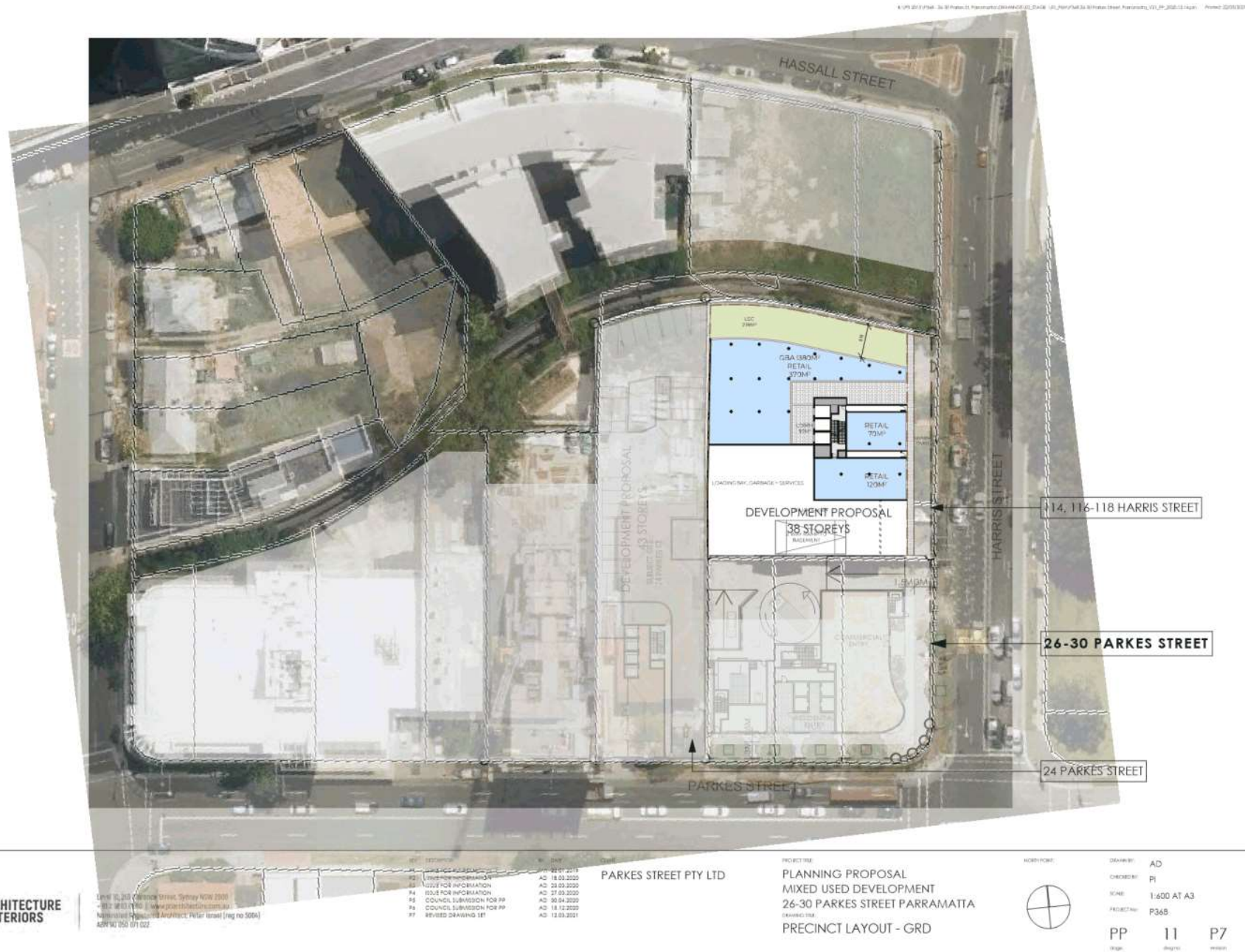
CLIENT
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
LEVEL 29 - 38 TYPICAL RESIDENTIAL



DRAWN BY: AD
CHECKED BY: PJ
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PROJECT NO: P368

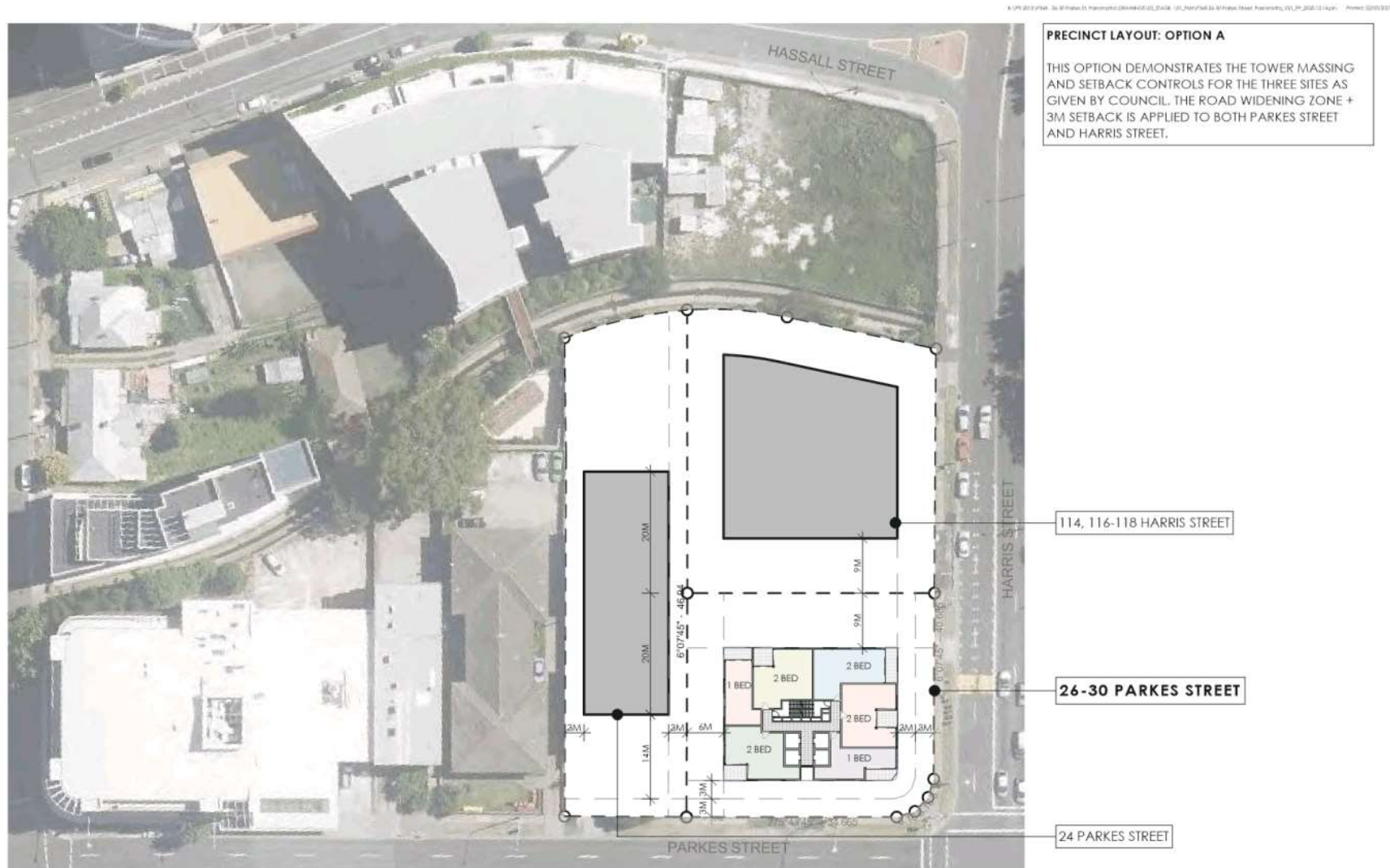
PP 10 P7
stage design review











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 ABN 90 050 071 022

REV	DESCRIPTION
P1	ISSUE FOR INFORMATION
P2	ISSUE FOR INFORMATION
P3	ISSUE FOR INFORMATION
P4	ISSUE FOR INFORMATION
P5	COUNCIL SUBMISSION FOR PP
P6	COUNCIL SUBMISSION FOR PP
P7	REVISED DRAWING SET

REV	DATE
VW	22.01.2019
AD	18.03.2020
AD	23.03.2020
AD	27.03.2020
AD	30.04.2020
AD	18.12.2020
AD	12.03.2021

CLIENT
 PARKES STREET PTY LTD

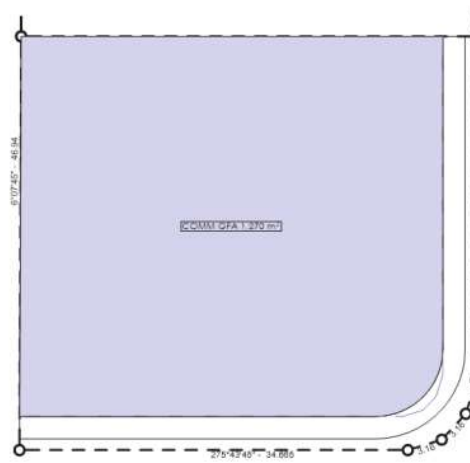
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 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE
 PRECINCT LAYOUT - L05+ TYPICAL
 RESIDENTIAL OPTION A



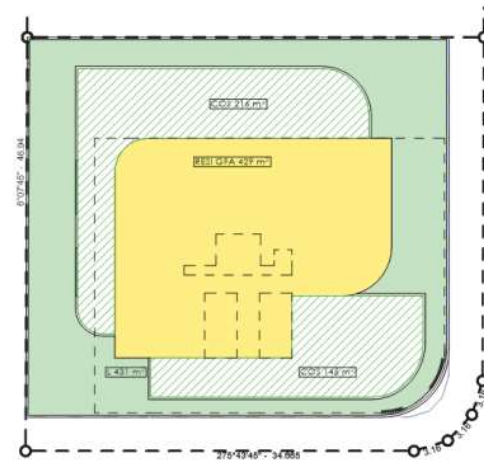
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PP	15	P5
stage	design	model



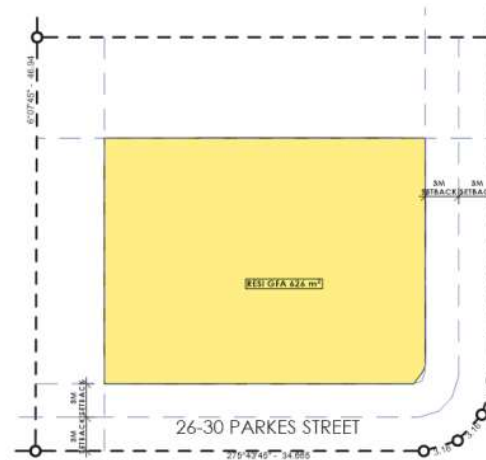
1 GROUND FLOOR COMMERCIAL + ENTRY
1:400



2 LEVEL 1 - 3 COMMERCIAL
1:400



3 LEVEL 4 RESIDENTIAL PODIUM
1:400



4 LEVEL 5-38 TYPICAL RESIDENTIAL
1:400

AREA CALCULATION:

PERMISSIBLE FSR AS PER SLIDING SCALE:
= (6+4X:1)
= 8.46:1 + 15% (DESIGN COMP)
= 9.7:1

SITE AREA = 1493m²

RESIDENTIAL ENVELOPE @ 70% EFFICIENCY
COMMERCIAL ENVELOPE @ 80% EFFICIENCY

TOTAL RESIDENTIAL ENVELOPE: 21,847m²
TOTAL COMMERCIAL ENVELOPE: 4,173m²

TOTAL RESIDENTIAL FSR AREA (70%): 15,292m²
TOTAL COMMERCIAL FSR AREA (80%): 3,338m²

TOTAL RESIDENTIAL FSR: 10.2:1
TOTAL COMMERCIAL FSR: 2.2:1

TOTAL FSR = 12.4:1

PROPOSED SCHEME:

39 LEVELS
204 UNITS

RESIDENTIAL IN TOWER
COMMERCIAL IN PODIUM

TOWER SETBACK & ROAD WIDENING:
3m + 3m (PARKES STREET)
3m + 3m (HARRIS STREET)

GFA & FSR LEGEND

- RESIDENTIAL GFA AREA
- COMMERCIAL GFA AREA
- COMMUNAL OPEN SPACE AREA
- LANDSCAPING AREA



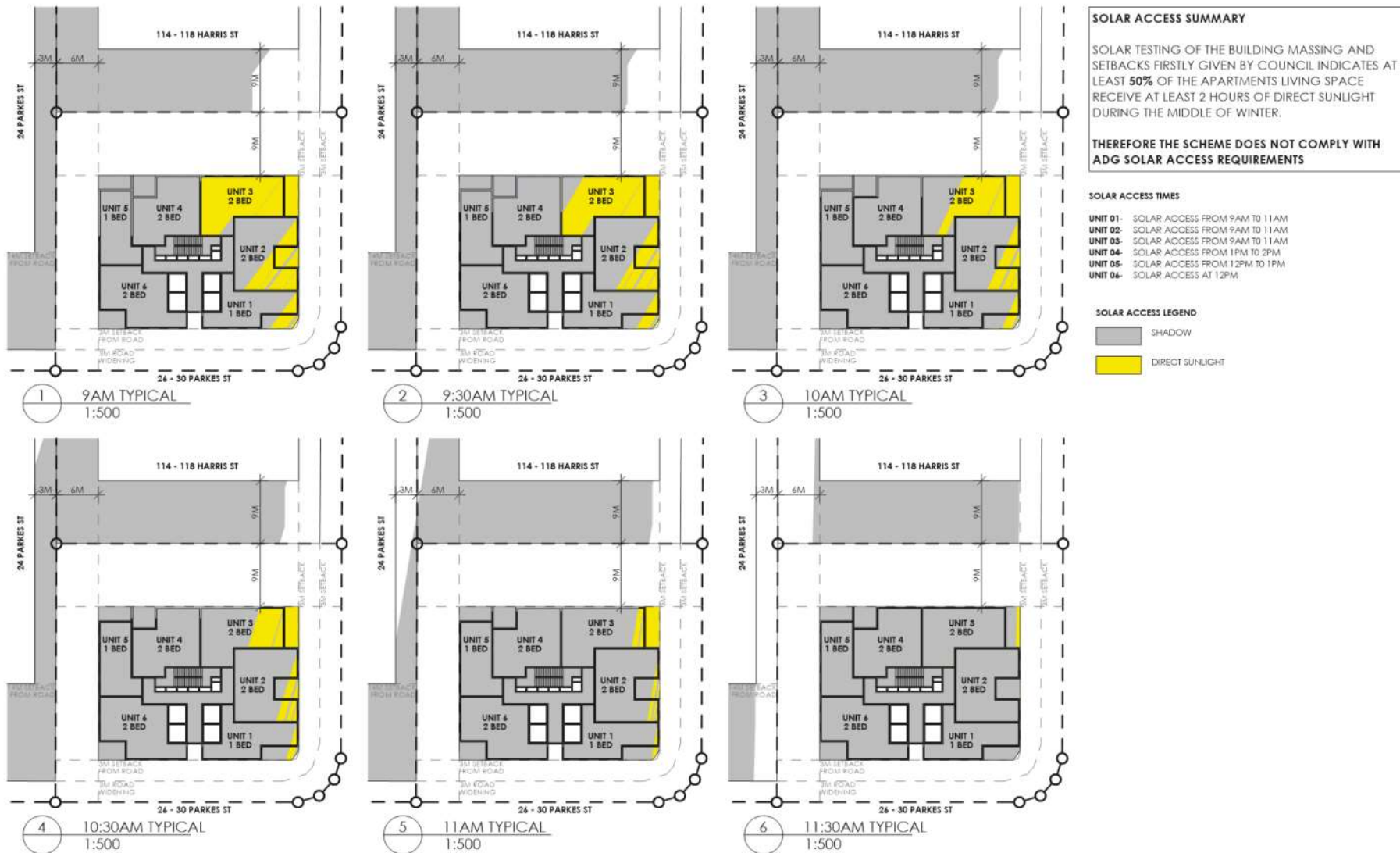
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ABN 90 050 071 022

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P1	ISSUE FOR INFORMATION	VW	22.01.2019	PARKES STREET PTY LTD
P2	ISSUE FOR INFORMATION	AD	18.03.2020	
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P7	REVISED DRAWING SET	AD	12.03.2021	

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
GFA DIAGRAMS



DRAWN BY: AD
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SCALE: 1:300 AT A3
PROJECT NO: P368
PP 16 P7
stage design review



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 P1 ISSUE FOR INFORMATION
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 P7 REVISED DRAWING SET

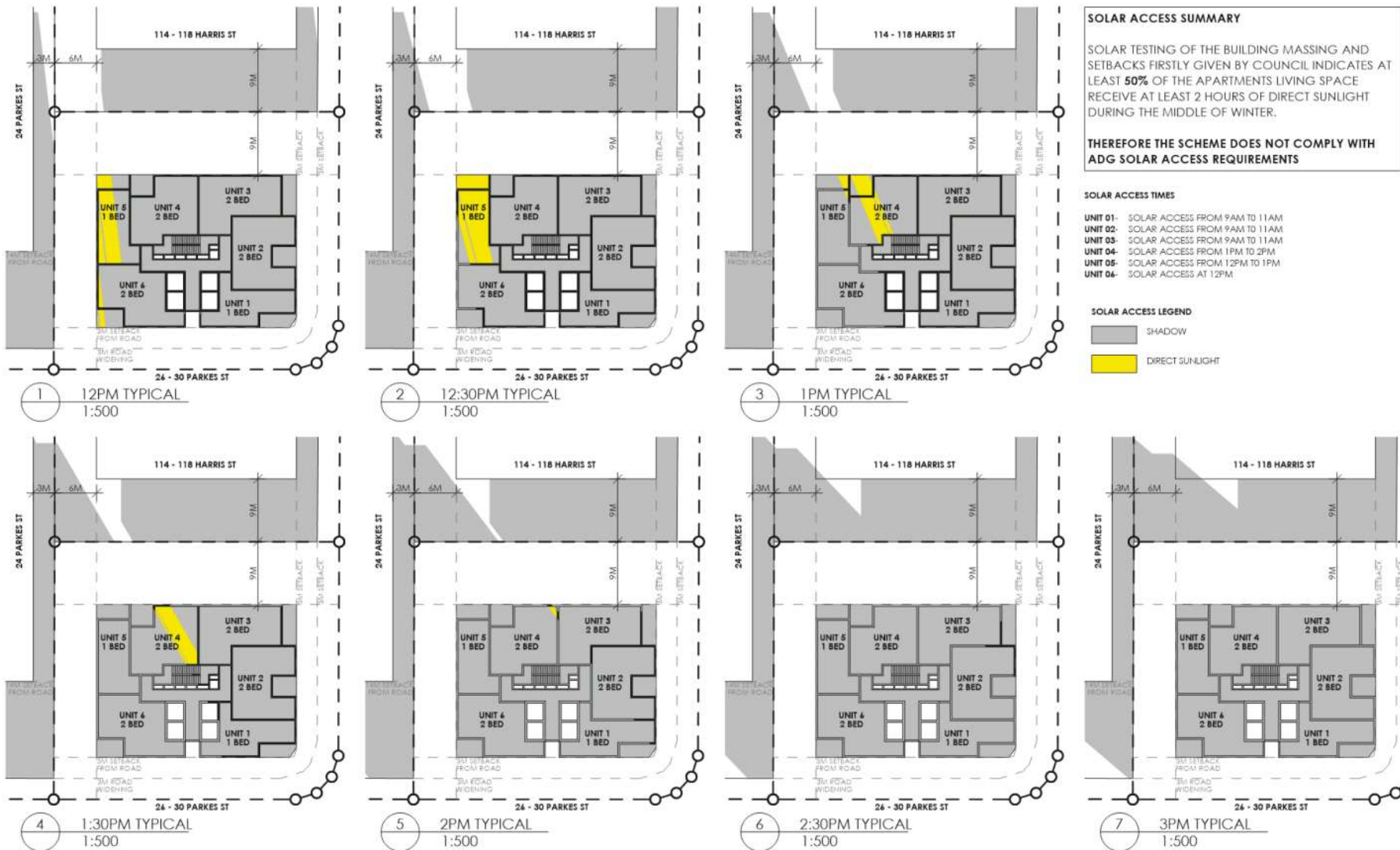
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 AD 18.03.2020
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 AD 27.03.2020
 AD 30.04.2020
 AD 18.12.2020
 AD 12.03.2021

CLIENT
 PARKES STREET PTY LTD

PROJECT TITLE
 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE
 ADG SOLAR ACCESS ANALYSIS
 TYPICAL LEVEL 5-28 OPTION A



DRAWN BY: AD
 CHECKED BY: PJ
 SCALE: 1:500 AT A3
 PROJECT NO: P368
 PP 17 P7
 stage design review



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Nominated Registered Architect, Peter Israel (reg no 5069)
ABN 90 050 071 022

REV DESCRIPTION
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P3 ISSUE FOR INFORMATION
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P6 COUNCIL SUBMISSION FOR PP
P7 REVISED DRAWING SET

REV DATE
VW 22.01.2019
AD 18.03.2020
AD 20.03.2020
AD 27.03.2020
AD 30.04.2020
AD 18.12.2020
AD 12.03.2021

CNAME
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION A

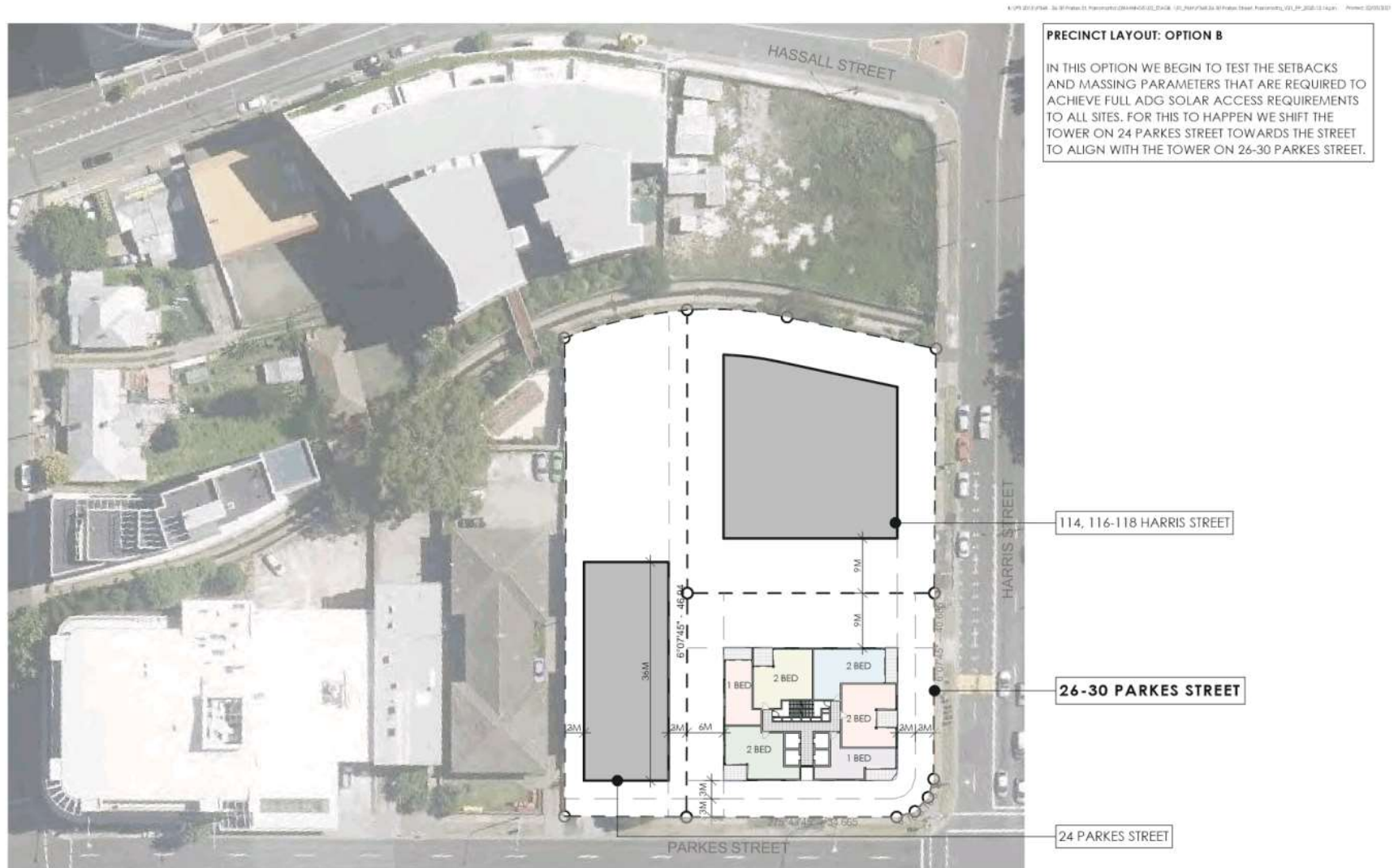


CLIENT
AD
CHECKED BY
PJ
SCALE
1:500 AT A3
PROJECT NO.
P368
PP
18
P7

SOLAR ACCESS SUMMARY

AT LEAST 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS



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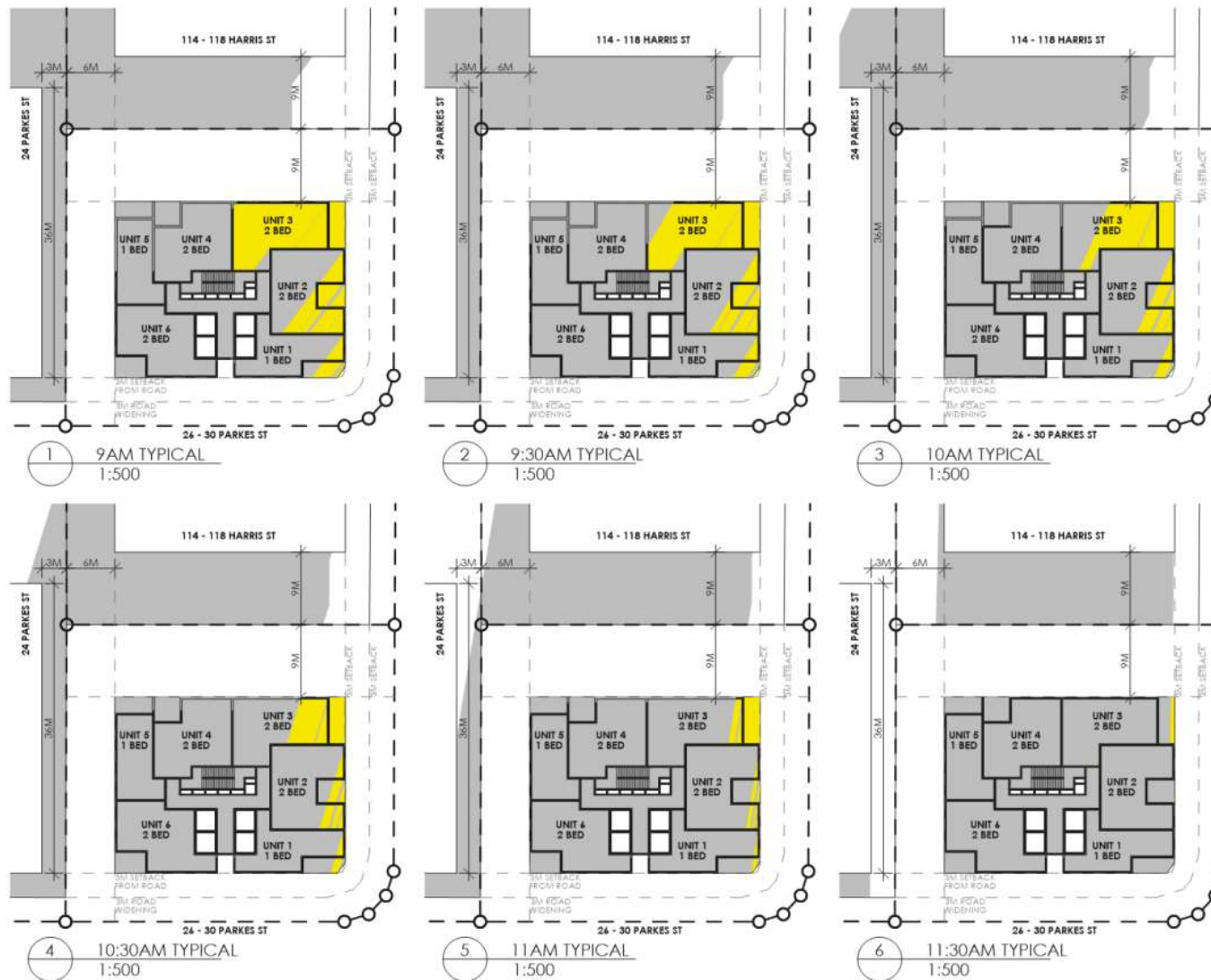
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AD	12.03.2021

CLIENT
 PARKES STREET PTY LTD

PROJECT TITLE
 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE
 PRECINCT LAYOUT - L05+ TYPICAL
 RESIDENTIAL OPTION B



DRAWN BY	AD	
CHECKED BY	PI	
SCALE	1:600 AT A3	
PROJECT NO	P368	
PP	21	P5
Design	Design	Review



SOLAR ACCESS SUMMARY

FURTHER TESTING SHOWS THE TOWER ON 24 PARKES STREET TO ALIGN WITH THE NEIGHBOURING TOWER PROPOSAL OF 26-30 PARKES STREET. IN ADDITION TO THIS, THE MASSING LENGTH HAS REDUCED TO 36M LONG TO ACHIEVE **83%** OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

SOLAR ACCESS TIMES

UNIT 01- SOLAR ACCESS FROM 9AM TO 11AM
 UNIT 02- SOLAR ACCESS FROM 9AM TO 11AM
 UNIT 03- SOLAR ACCESS FROM 9AM TO 11AM
 UNIT 04- SOLAR ACCESS FROM 1PM TO 3PM
 UNIT 05- SOLAR ACCESS FROM 12PM TO 2PM
 UNIT 06- SOLAR ACCESS AT 12PM TO 12:30PM

SOLAR ACCESS LEGEND

SHADOW
 DIRECT SUNLIGHT



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 P1 ISSUE FOR INFORMATION
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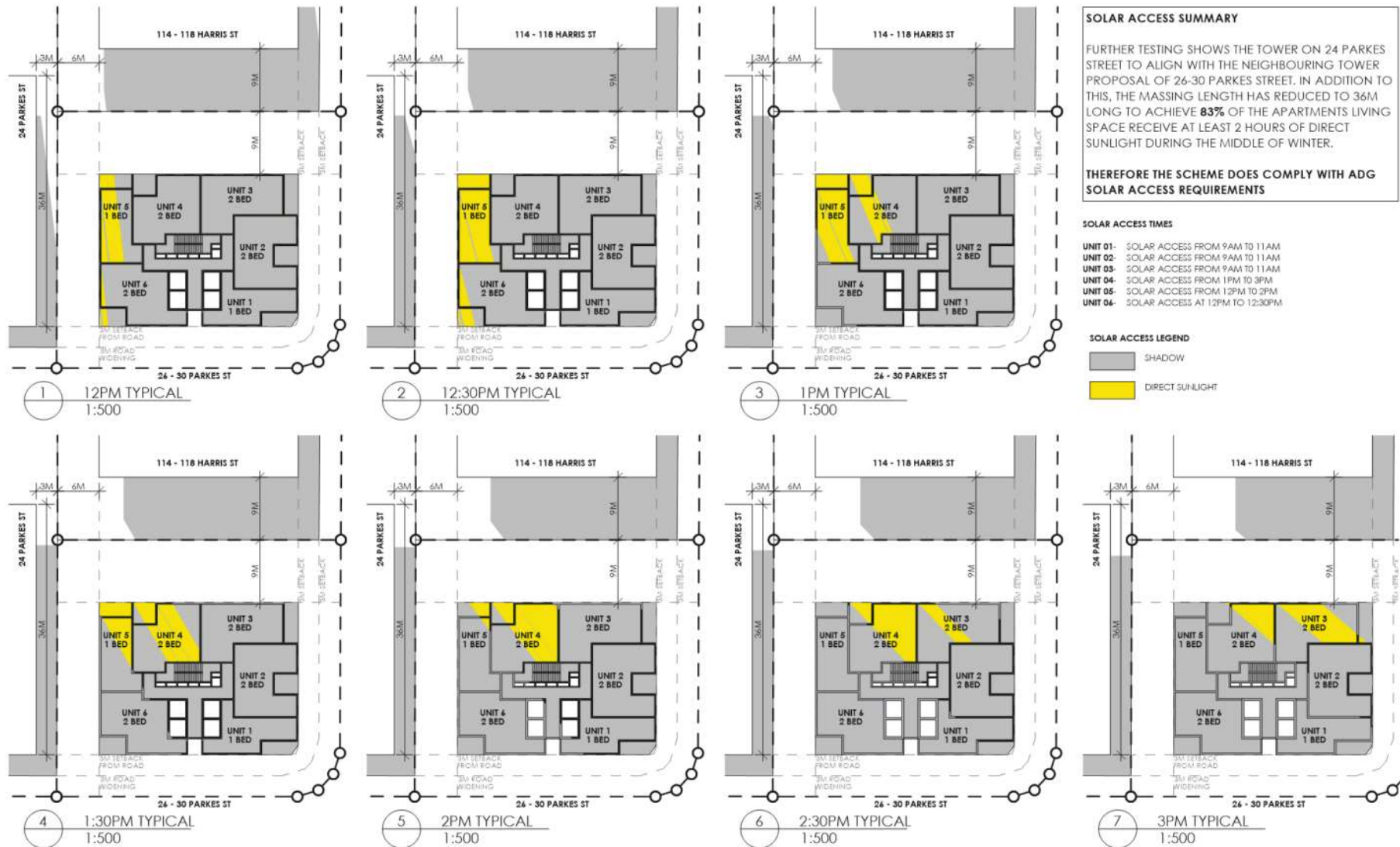
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 AD 18.12.2020
 AD 12.03.2021

CNAME
 PARKES STREET PTY LTD

PROJECT TITLE
 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE
 ADG SOLAR ACCESS ANALYSIS
 TYPICAL LEVEL 5-28 OPTION B



DRAWN BY: AD
 CHECKED BY: PJ
 SCALE: 1:500 AT A3
 PROJECT NO: P368
 PP 22 P7
 stage design review



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ABN 90 050 071 022

REV DESCRIPTION
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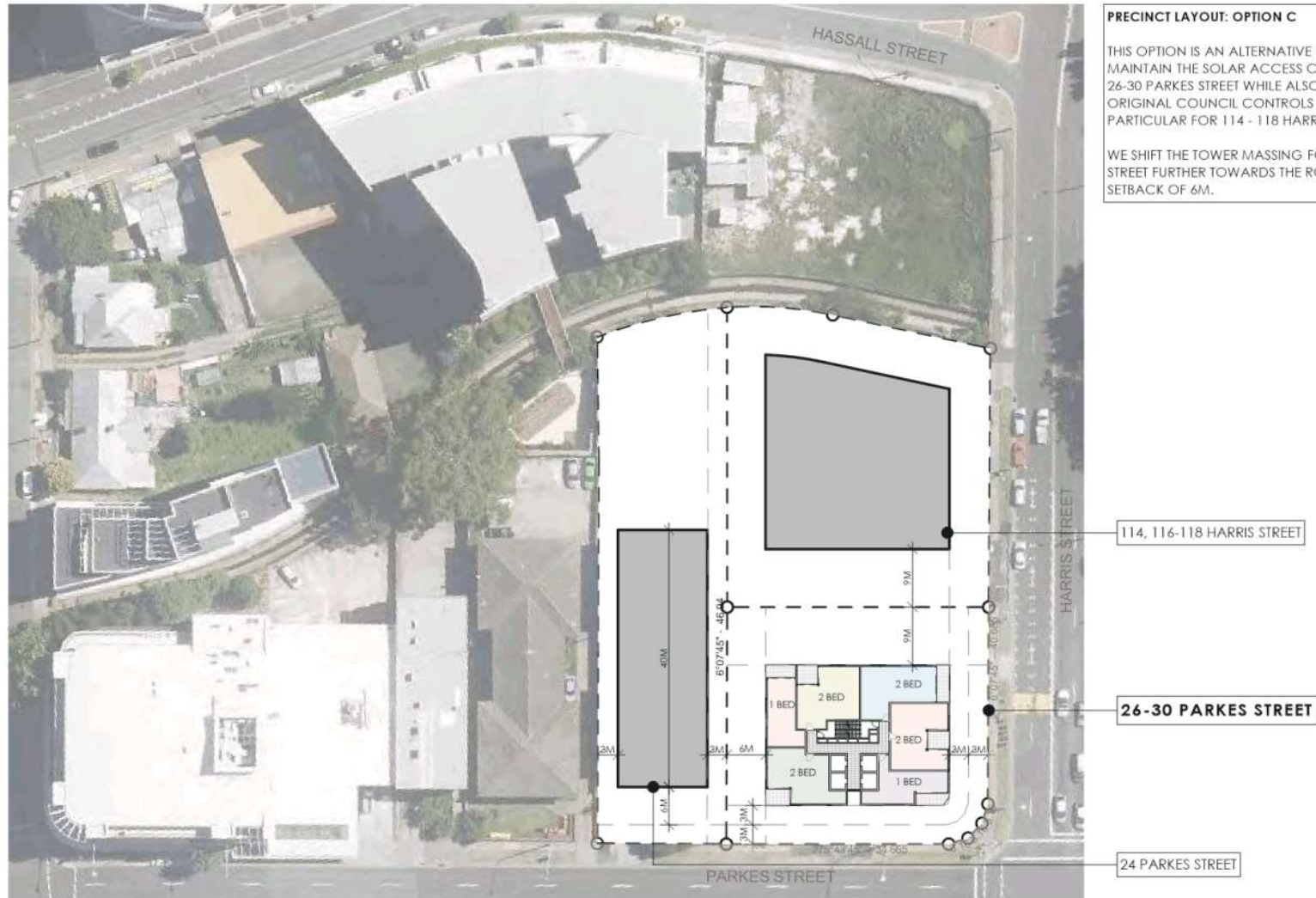
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PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION B



DRAWN BY: AD
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SCALE: 1:500 AT A3
PROJECT NO: P368
PP 23 P7
stage design review



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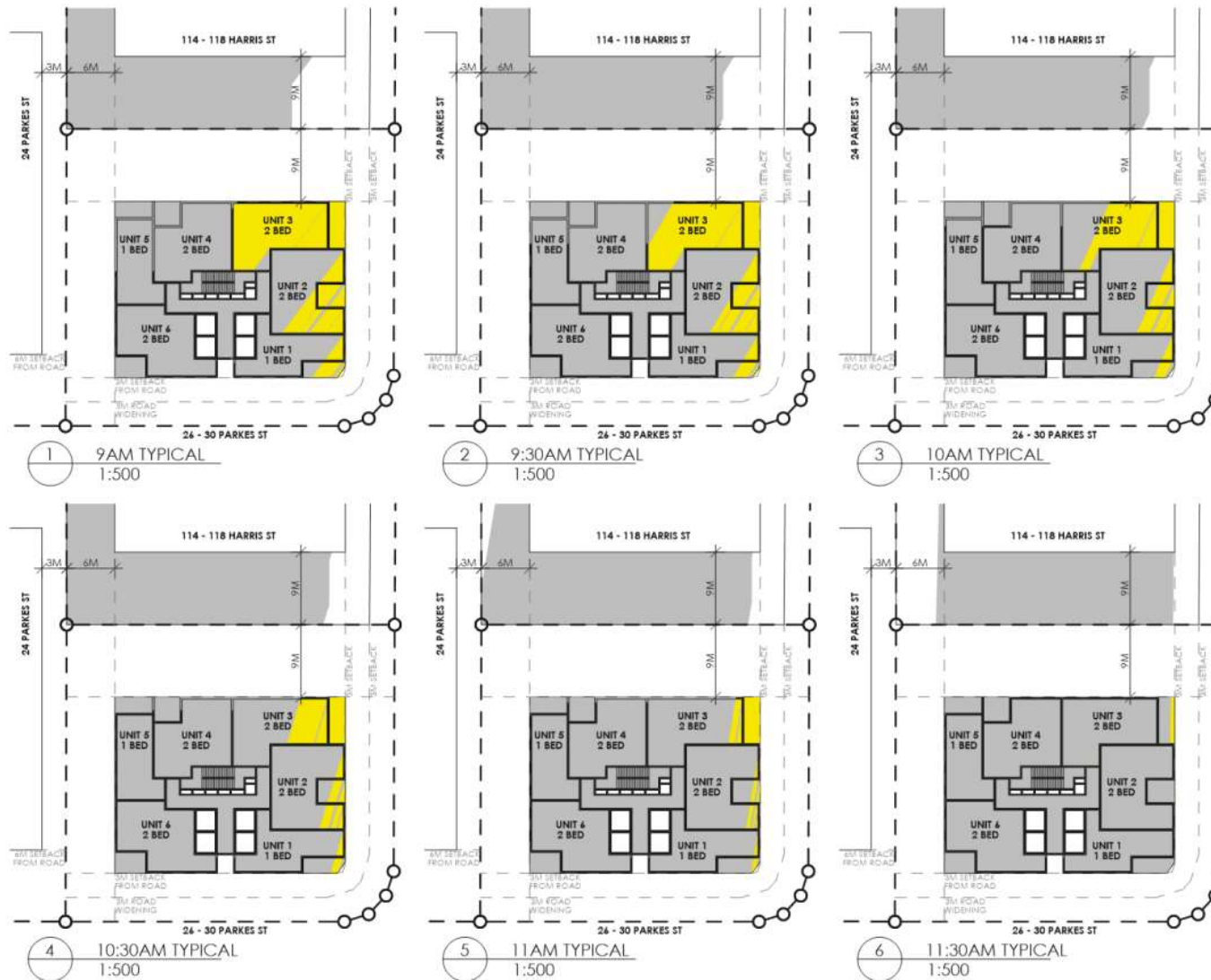
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AD	18.12.2020
AD	12.03.2021

CLIENT
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PROJECT
 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE
 PRECINCT LAYOUT - L05+ TYPICAL
 RESIDENTIAL OPTION C



DRAWN BY:	AD	
CHECKED BY:	PI	
SCALE:	1:600 AT A3	
PROJECT No:	P368	
PP	24	P5
stage	design	revision

**SOLAR ACCESS SUMMARY**

THIS OPTION IS AN ALTERNATIVE SOLUTION WHICH SHOWS THE TOWER ON 24 PARKES STREET SETBACK 6M FROM THE NEW ROAD WIDENING WITH AN OVERALL LENGTH OF 40M. THIS ALLOWS THE SCHEME ON 26-30 PARKES STREET TO ACHIEVE 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

SOLAR ACCESS TIMES

UNIT 01- SOLAR ACCESS FROM 9AM TO 11AM
 UNIT 02- SOLAR ACCESS FROM 9AM TO 11AM
 UNIT 03- SOLAR ACCESS FROM 9AM TO 11AM & 2:30PM TO 3PM
 UNIT 04- SOLAR ACCESS FROM 1PM TO 2:30PM
 UNIT 05- SOLAR ACCESS FROM 12PM TO 1:30PM
 UNIT 06- SOLAR ACCESS AT 12PM TO 12:30PM

SOLAR ACCESS LEGEND

SHADOW
 DIRECT SUNLIGHT



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REV DESCRIPTION
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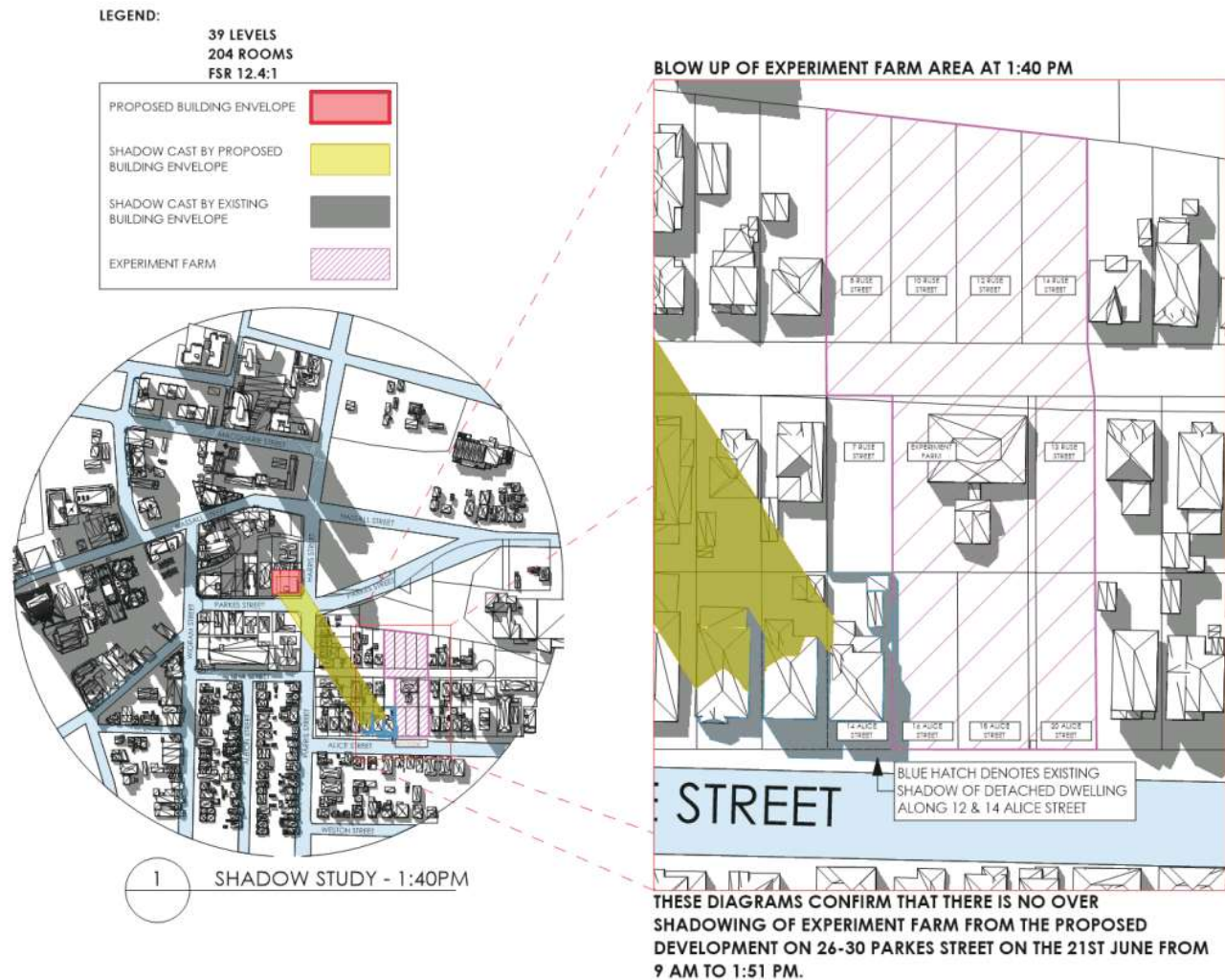
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 26-30 PARKES STREET PARRAMATTA
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 ADG SOLAR ACCESS ANALYSIS
 TYPICAL LEVEL 5-28 OPTION C



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 SCALE: 1:500 AT A3
 PROJECT NO: P368
 PP 25 P7
 stage design review







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BY DATE
VW 22.01.2019
AD 18.03.2020
AD 23.03.2020
AD 27.03.2020
AD 30.04.2020
AD 18.12.2020
AD 12.03.2021

CLIENT
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
SHADOW IMPACT ANALYSIS 02



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CHECKED BY: PJ
SCALE: N.T.S.
PROJECT NO: P368

PP 28 P7
Design Design Review



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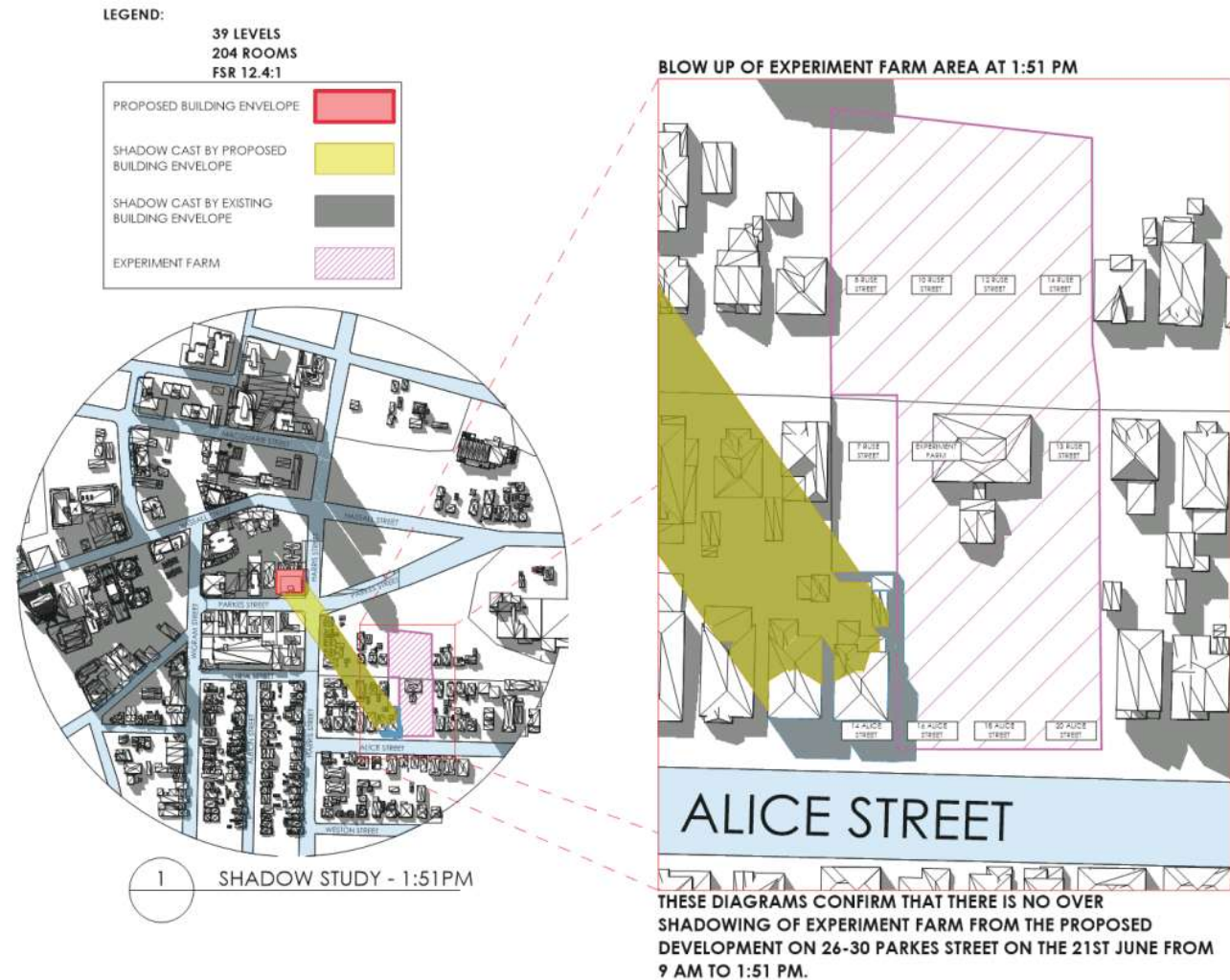
CLIENT
 PARKES STREET PTY LTD

PROJECT TITLE
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 26-30 PARKES STREET PARRAMATTA
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 SHADOW IMPACT ANALYSIS 03



DRAWN BY: AD
 CHECKED BY: PJ
 SCALE: N.T.S.
 PROJECT NO: P368

PP 29 P7
 design design review



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AD 18.03.2020
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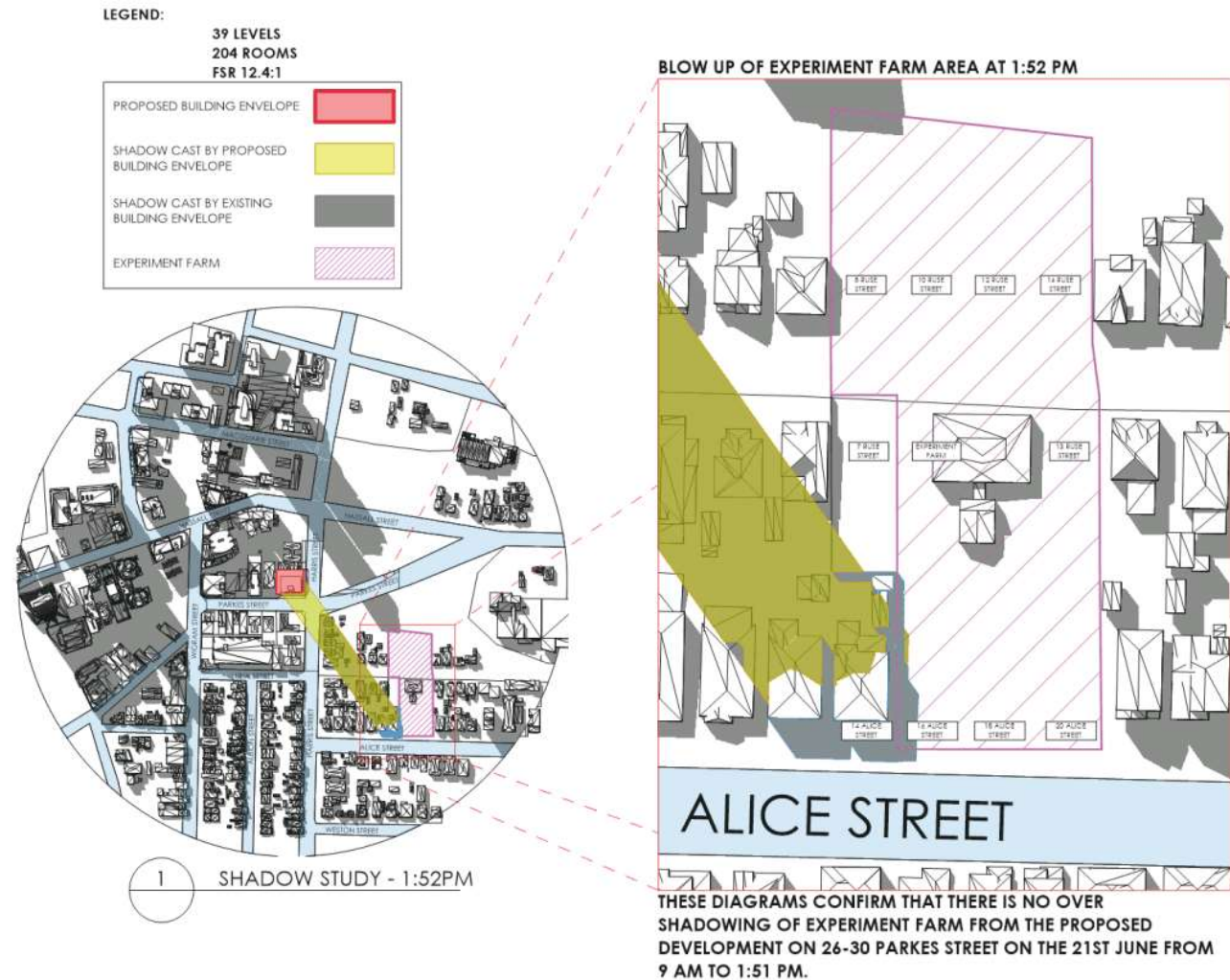
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MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
DRAWING TITLE
SHADOW IMPACT ANALYSIS 04



DRAWN BY: AD
CHECKED BY: PJ
SCALE: N.T.S.
PROJECT NO: P368

PP 30 P7
design design review



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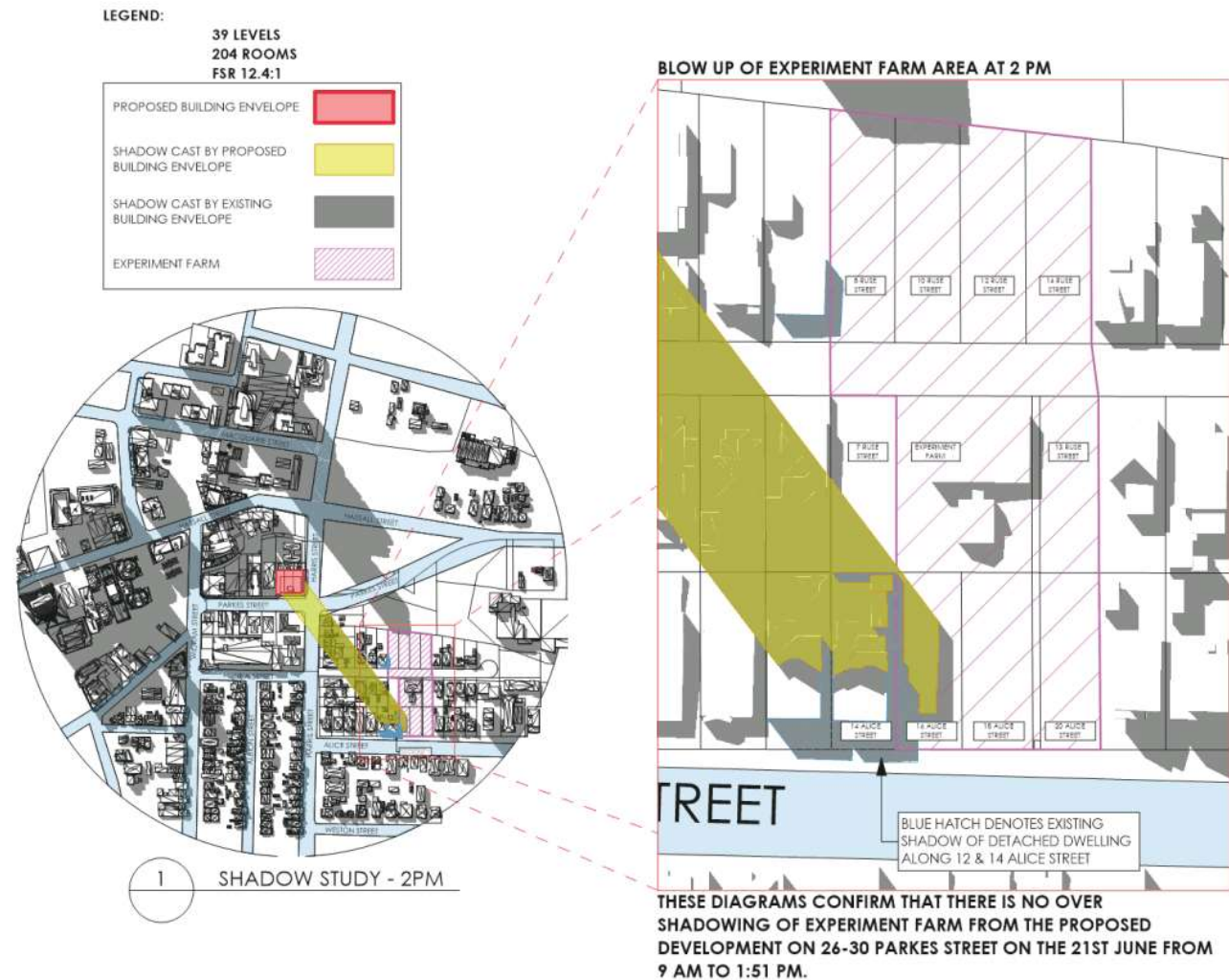
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P4	ISSUE FOR INFORMATION	AD	27.03.2020
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P6	COUNCIL SUBMISSION FOR PP	AD	18.12.2020
P7	REVISED DRAWING SET	AD	12.03.2021

CLIENT: PARKES STREET PTY LTD

PROJECT: PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE: SHADOW IMPACT ANALYSIS 05



DESIGNED BY	CHECKED BY	SCALE	PROJECT NO.	PP	31	P7
AD	PI	N.T.S.	P368	designer	designer	reviewer



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REV	DESCRIPTION	BY	DATE
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P7	REVISED DRAWING SET	AD	12.03.2021

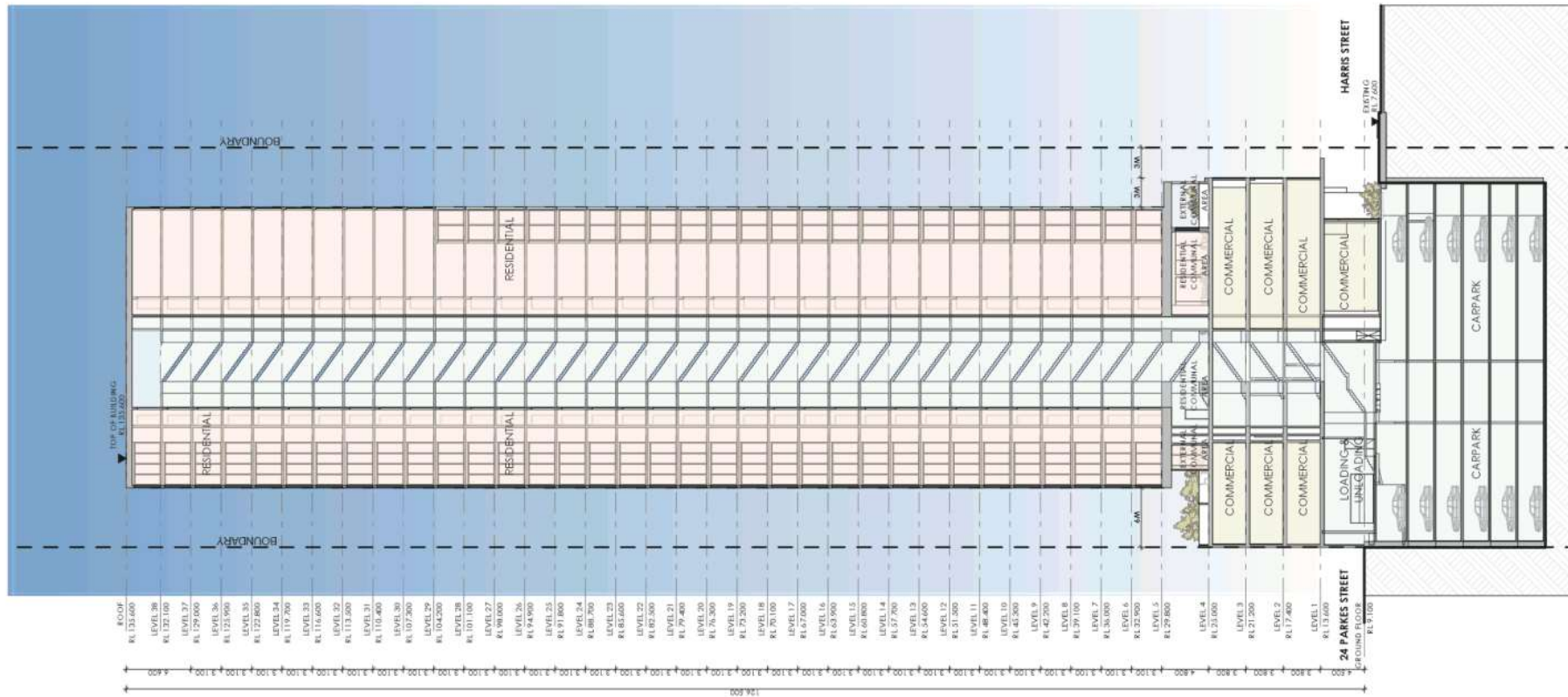
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 PARKES STREET PTY LTD

PROJECT TITLE:
 PLANNING PROPOSAL
 MIXED USED DEVELOPMENT
 26-30 PARKES STREET PARRAMATTA
 DRAWING TITLE:
 SHADOW IMPACT ANALYSIS 06



DRAWN BY:	AD
CHECKED BY: <td>PI</td>	PI
NAME: <td>N.T.S.</td>	N.T.S.
PROJECT NO: <td>P368</td>	P368
PP	32
stage	design
P7	revis

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7	12.03.2021

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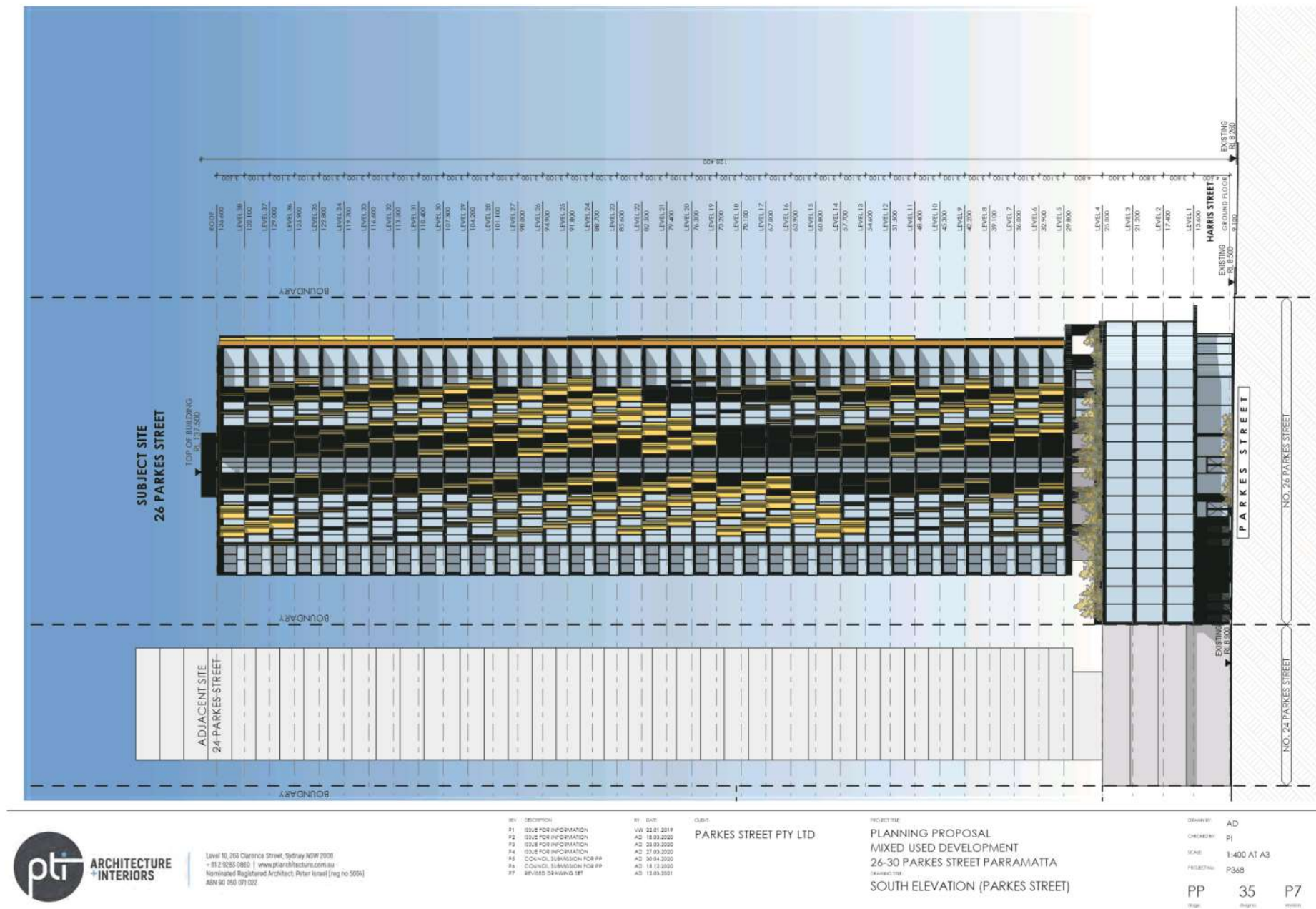
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 26-30 PARKES STREET PARRAMATTA
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 SECTION A

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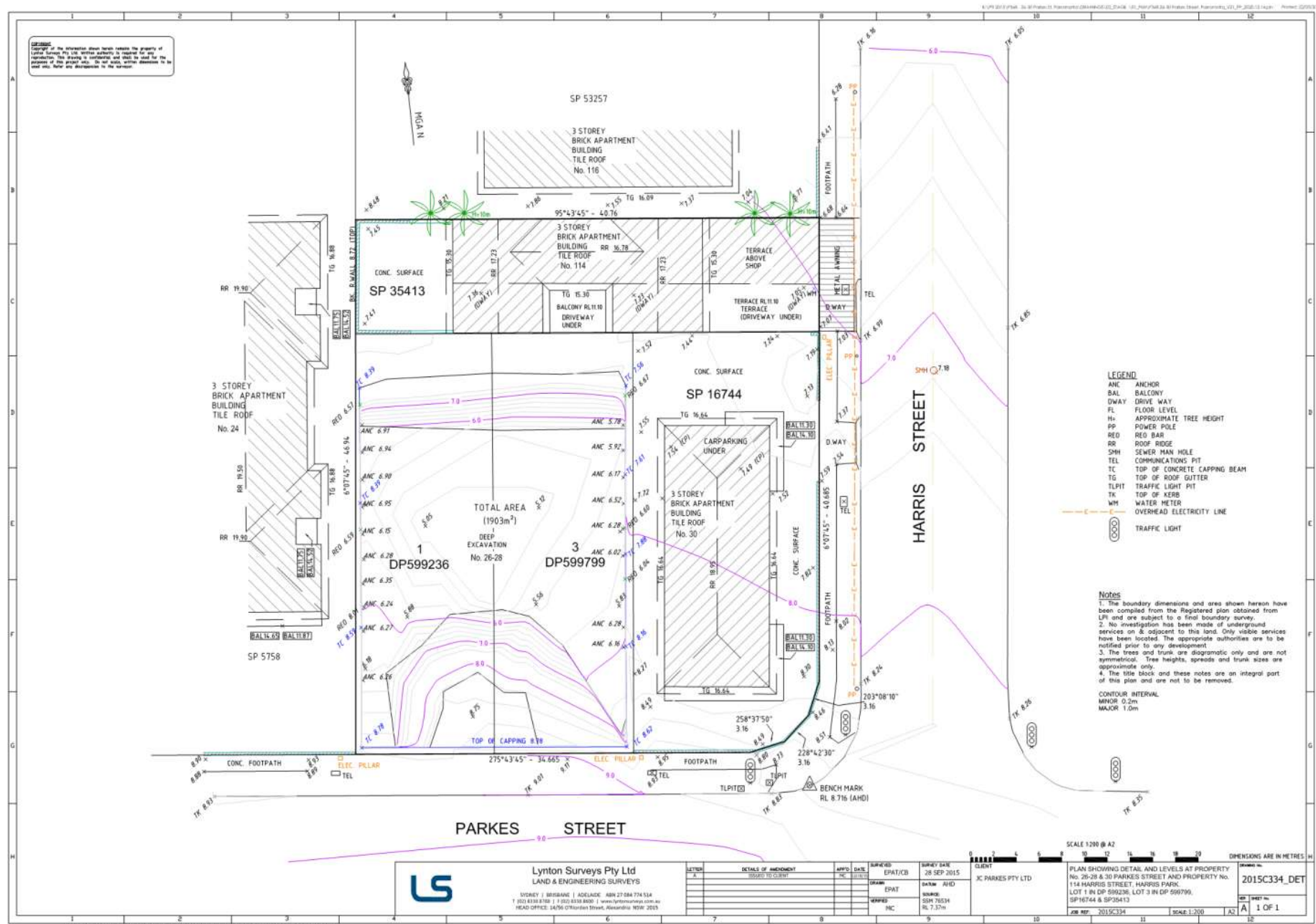
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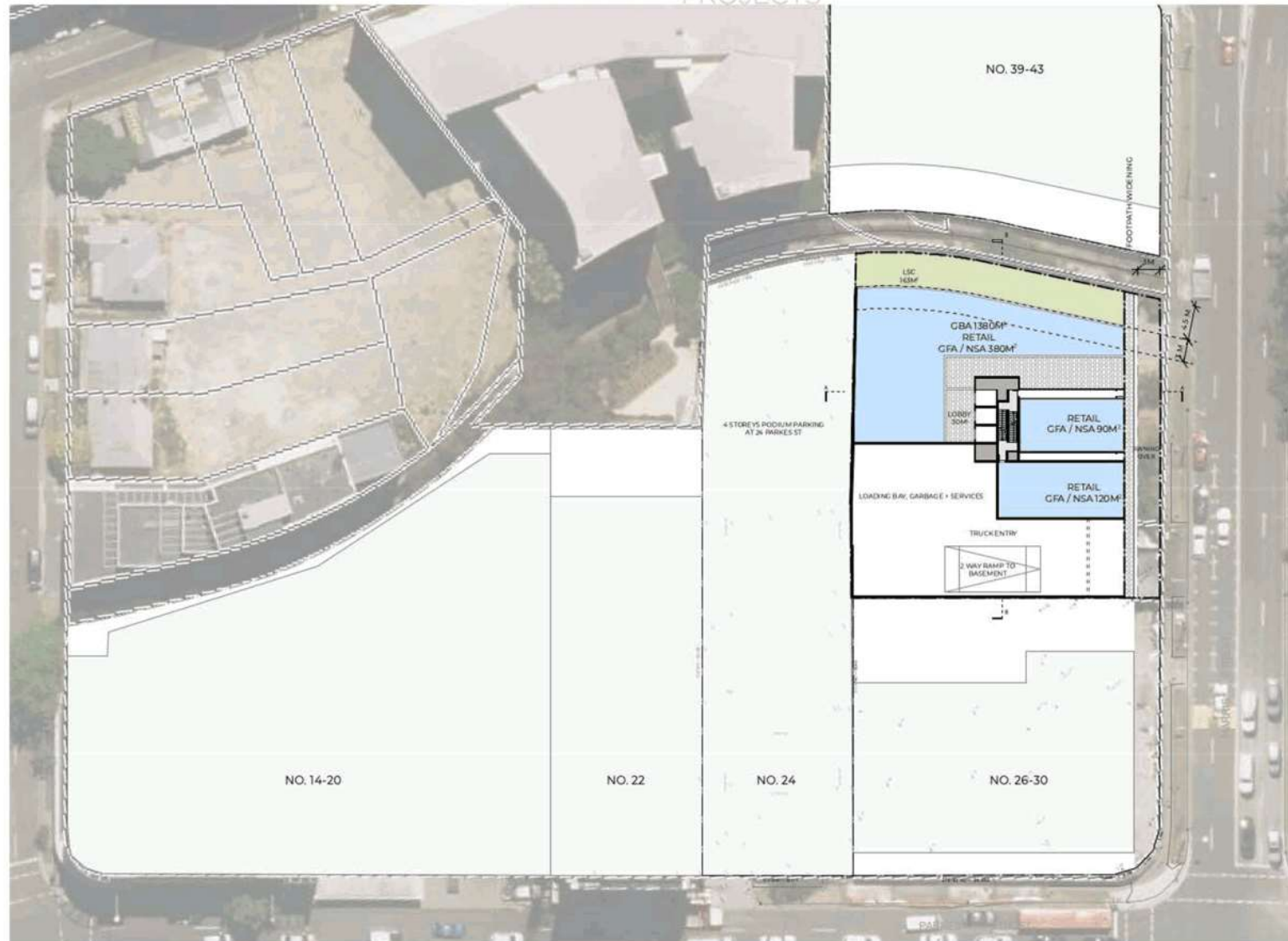
PP 34 P7







ALEKSANDAR PROJECTS



CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS
114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE
LEVEL 01 PLAN

DRAWING NO SK01
ISSUE H
DATE 10/03/21
SCALE 1:500

ARCHITECTURE URBAN DESIGN INTERIORS

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ALEKSANDAR PROJECTS



CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS
114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE
L02 MASSING PLAN

DRAWING NO SK02
ISSUE H
DATE 10/03/21
SCALE 1:500

ARCHITECTURE URBAN DESIGN INTERIORS

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ALEKSANDAR PROJECTS



CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS
114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE
L03-04 MASSING PLAN

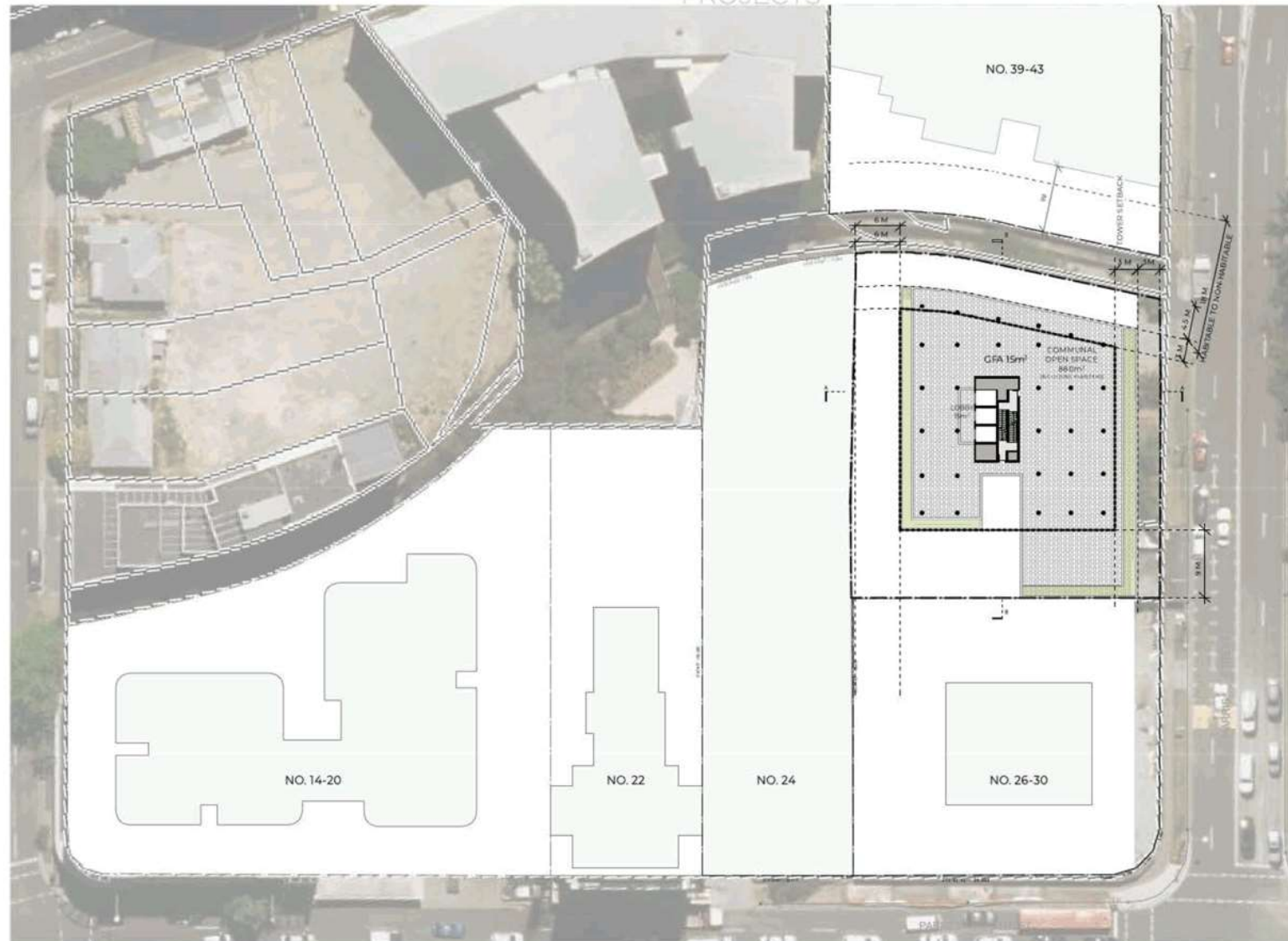
DRAWING NO SK03
ISSUE H
DATE 10/03/21
SCALE 1:500

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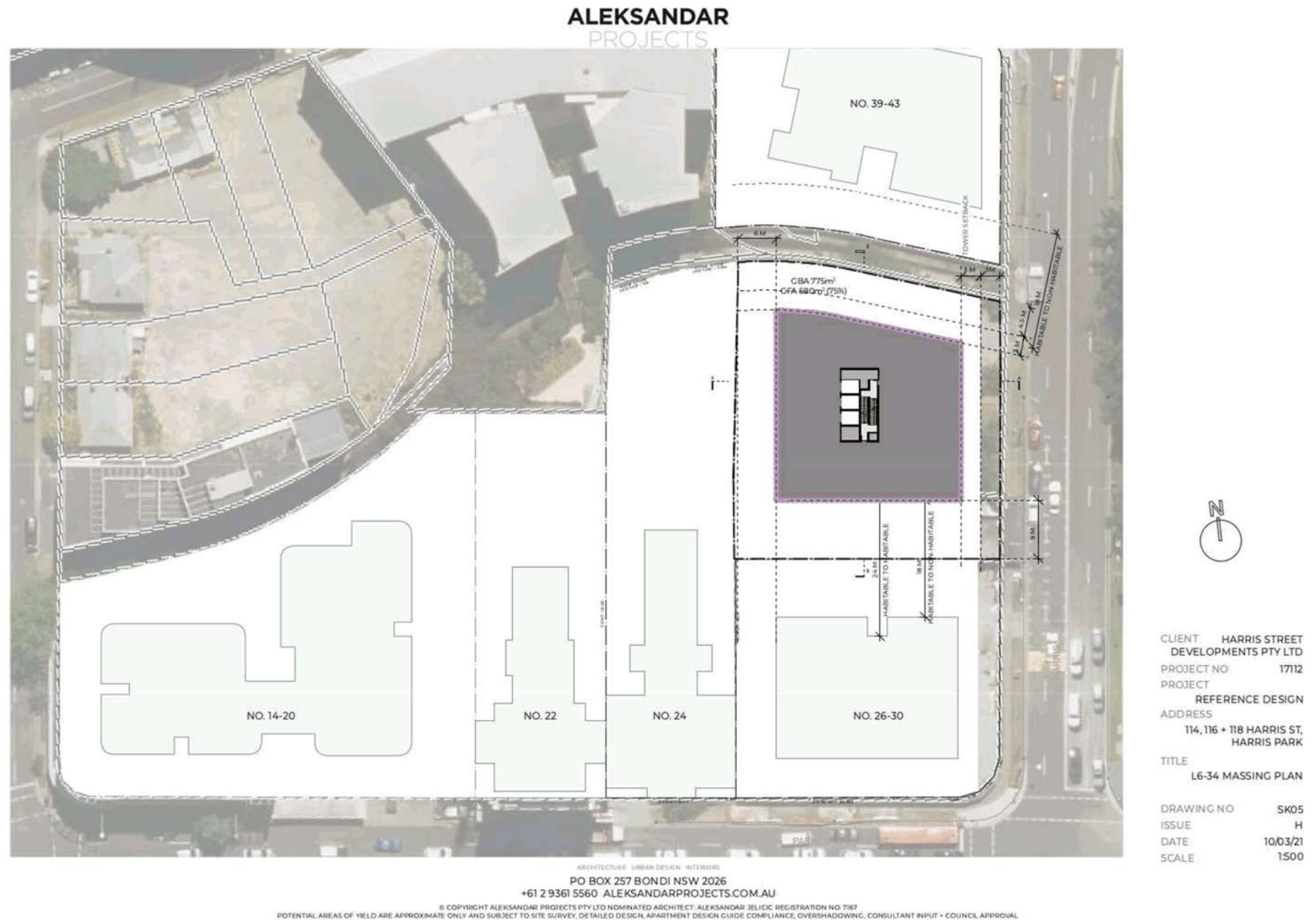
ALEKSANDAR
PROJECTS

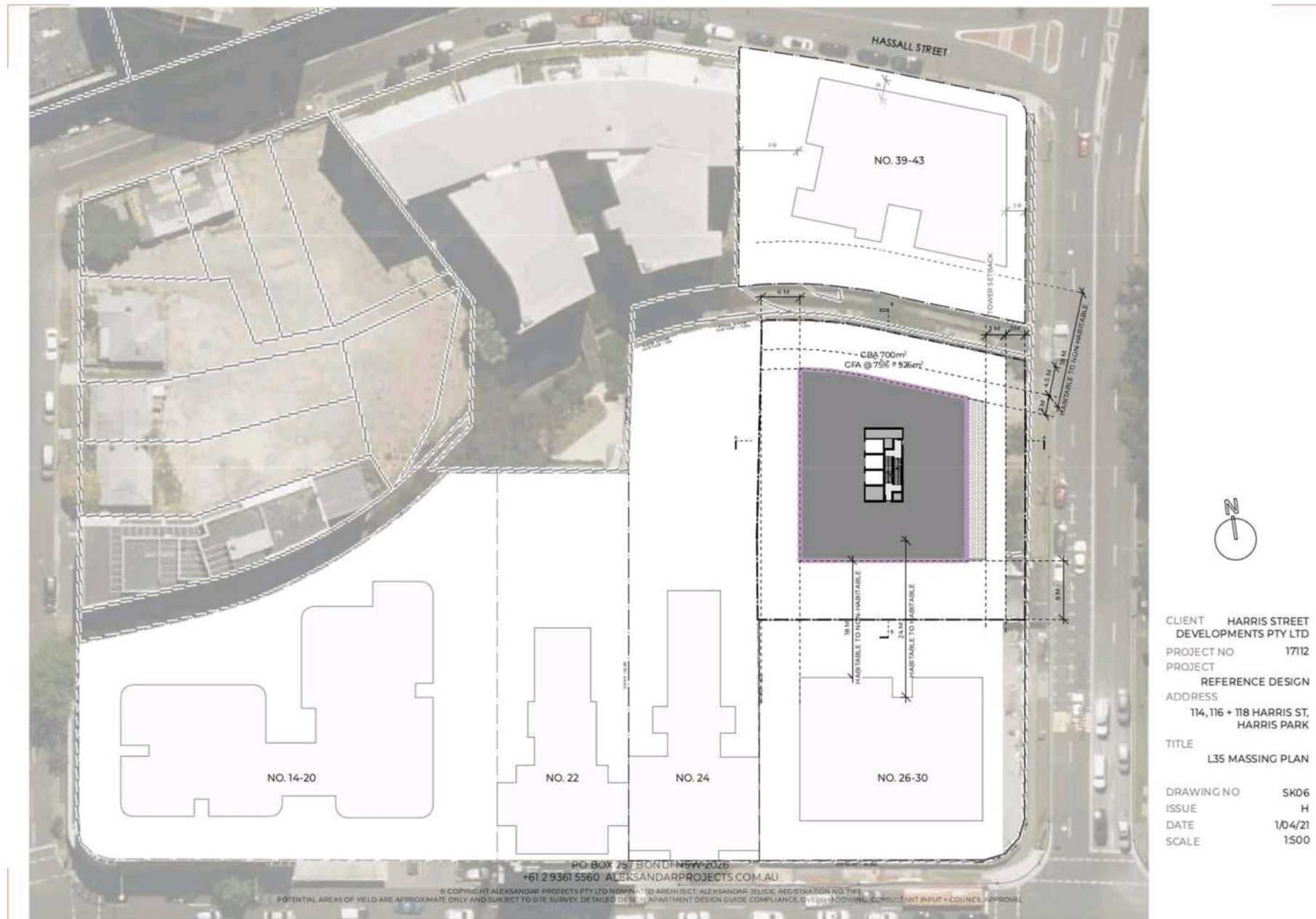


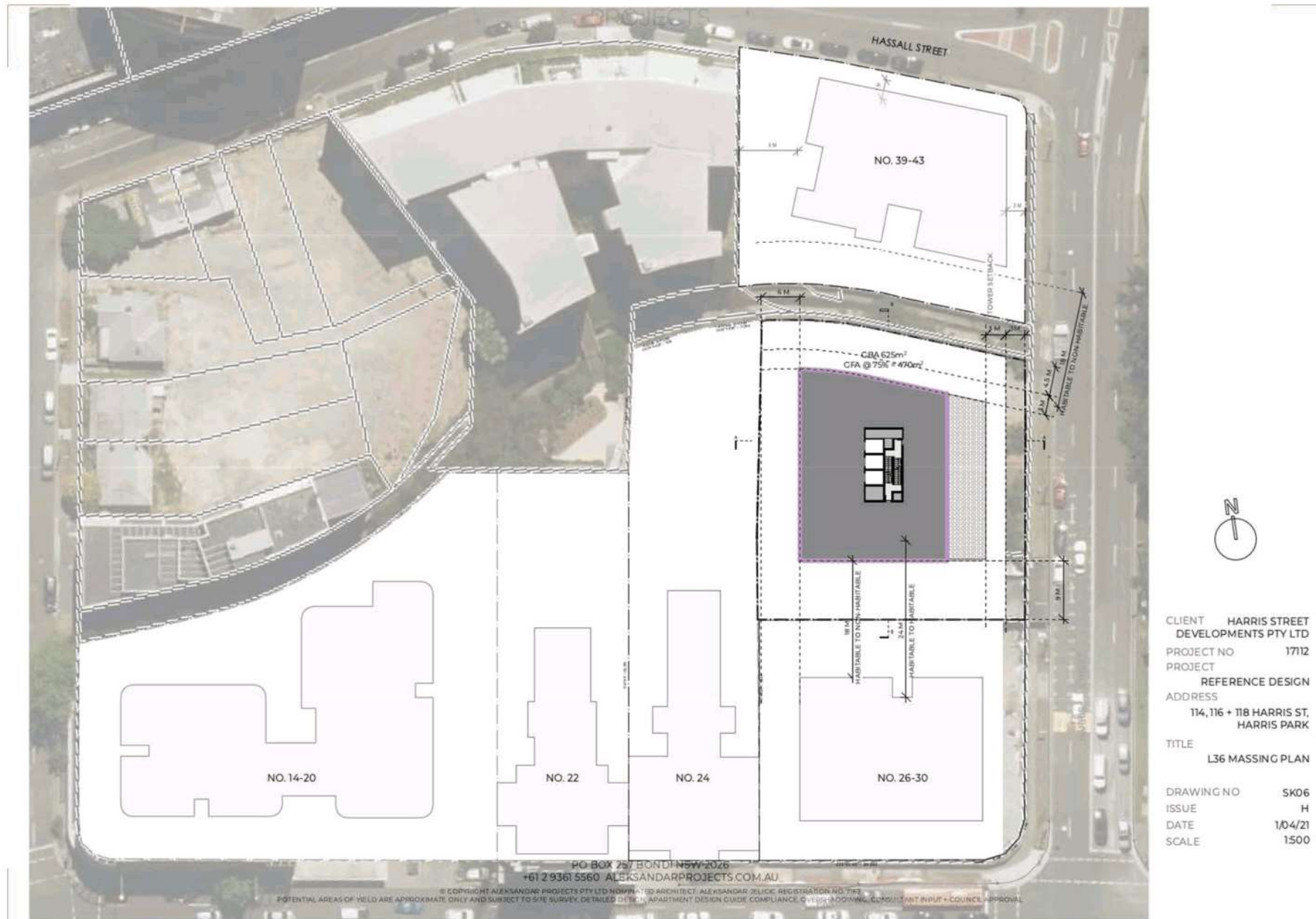
CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS
114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE
L05 MASSING PLAN

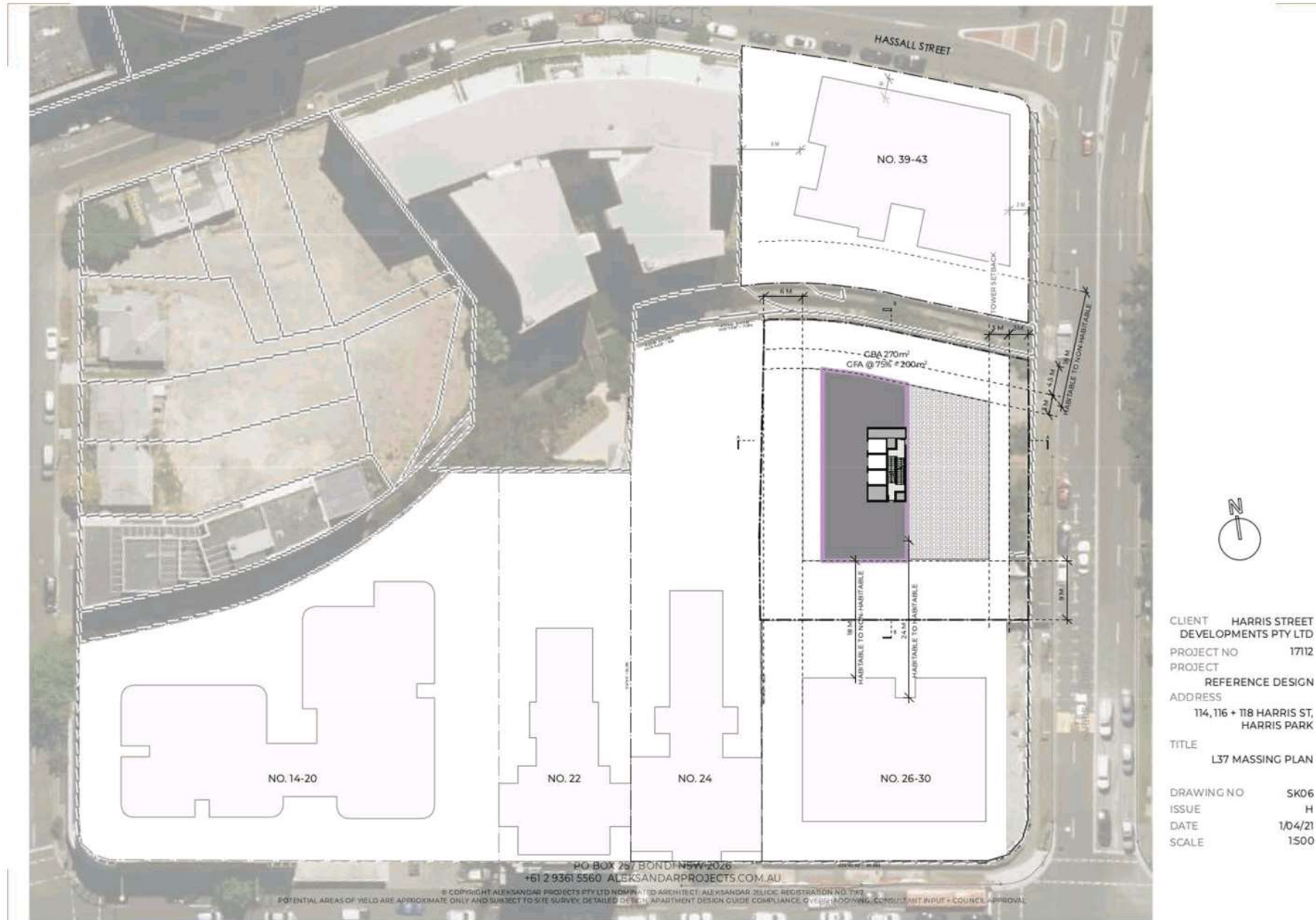
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ISSUE	H
DATE	10/03/21
SCALE	1500

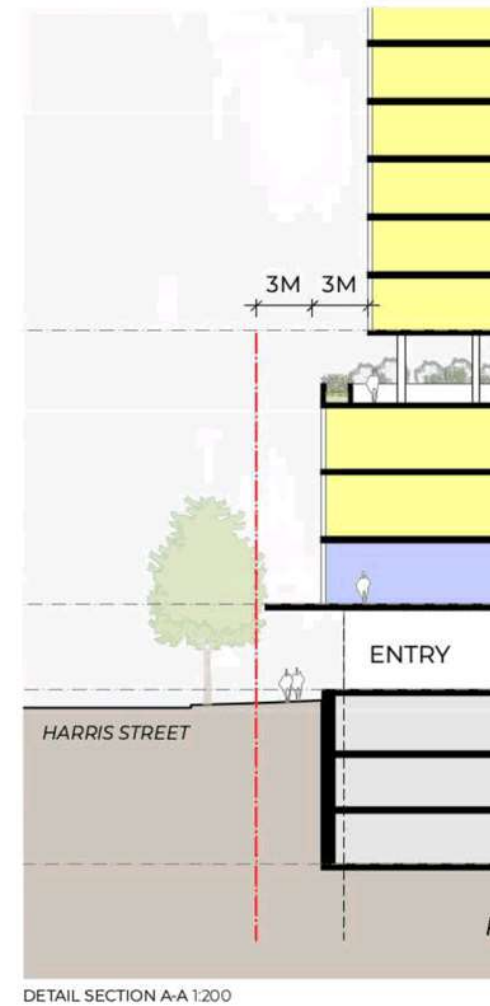
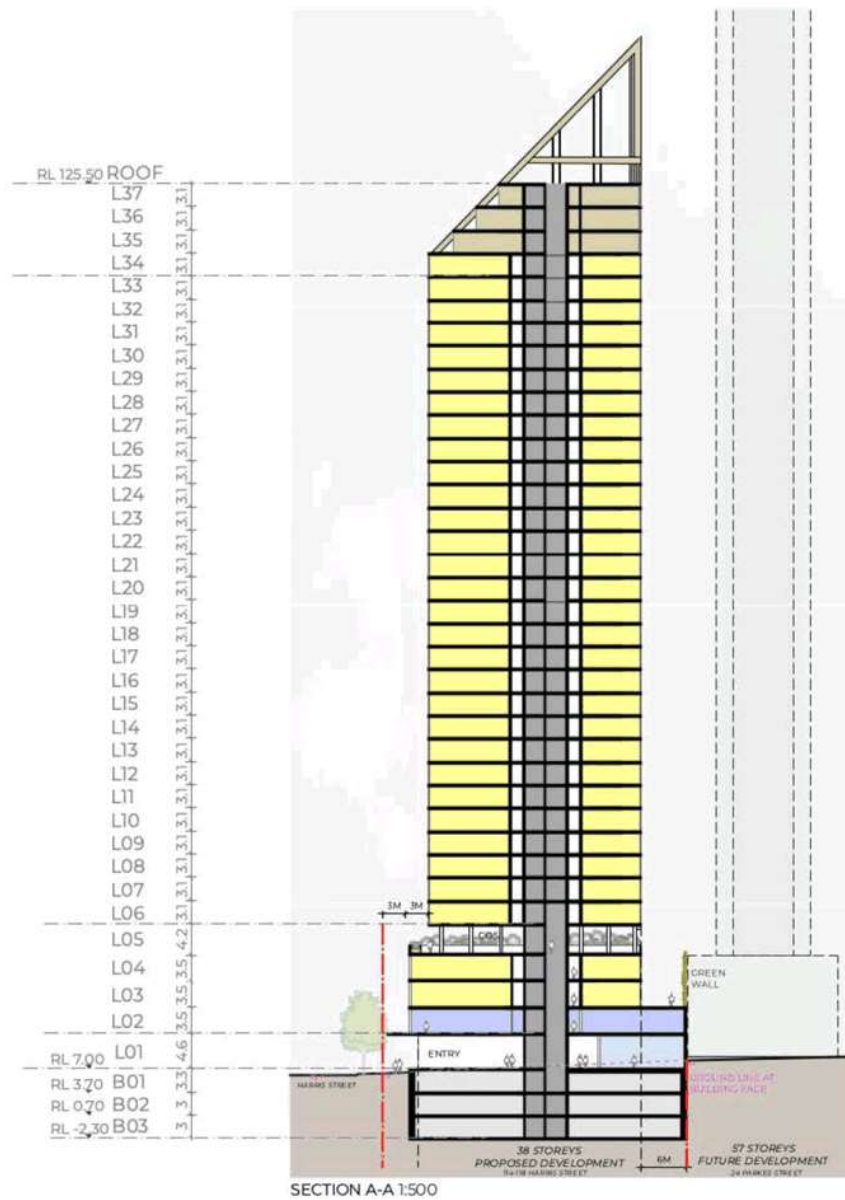
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CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS
114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE
SECTION A-A
DRAWING NO SK08
ISSUE H
DATE 1/04/21
SCALE 1:500

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PROJECTS



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EXPERIMENT
FARM SITE

EXPERIMENT
FARM
BUILDING

SHADOW
CAST BY
PROPOSAL

CLIENT INCA

PROJECT NO 17112

PROJECT REFERENCE DESIGN

ADDRESS

114, 116, 118 HARRIS STREET

TITLE

150PM SHADOW
DIAGRAMS

DRAWING NO SK 308

ISSUE A

DATE 01/4/2021

SCALE 1:1500

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POTENTIAL AREAS OF SHADOW ARE APPROXIMATE ONLY AND SUBJECT TO SITE SURVEY, DETAILED DESIGN, APARTMENT DESIGN GUIDE COMPLIANCE, OVERSHADOWING, CONSULTANT INPUT & COUNCIL APPROVAL.

ALEKSANDAR PROJECTS

PROJECT: 17112 114,116,118 HARRIS STREET, HARRIS PARK
 CURRENT STAGE: REFERENCE DESIGN DATE: 31/03/2021 ISSUE:
 SITE AREA 1776 M²

YIELD								
LEVEL	RESIDENTIAL GFA (M ²) ACTUAL (75% of GBA)	RETAIL GFA (M ²)	COMMERCIAL GFA (M ²)	COS (M ²)		1 BED	2 BED	3 BED
LEVEL 01			590					
LEVEL 02			1040					
LEVEL 03	660		200					
LEVEL 04	860							
LEVEL 05	15			880				
LEVEL 06	580							
LEVEL 07	580							
LEVEL 08	580							
LEVEL 09	580							
LEVEL 10	580							
LEVEL 11	580							
LEVEL 12	580							
LEVEL 13	580							
LEVEL 14	580							
LEVEL 15	580							
LEVEL 16	580							
LEVEL 17	580							
LEVEL 18	580							
LEVEL 19	580							
LEVEL 20	580							
LEVEL 21	580							
LEVEL 22	580							
LEVEL 23	580							
LEVEL 24	580							
LEVEL 25	580							
LEVEL 26	580							
LEVEL 27	580							
LEVEL 28	580							
LEVEL 29	580							
LEVEL 30	580							
LEVEL 31	580							
LEVEL 32	580							
LEVEL 33	580							
LEVEL 34	580							
LEVEL 35	525							
LEVEL 36	470							
LEVEL 37	200							
SUB TOTALS		0	1830		M ²			
TOTAL	19550		1830	880	M ²			

RESIDENTIAL FSR	11.01 :1			
COMMERCIAL /RETAIL FSR	1.03 :1			
FSR	12.04 :1			