

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

An Ordinary Local Planning Panel Meeting will be held by way of electronic determination.

Brett Newman
CHIEF EXECUTIVE OFFICER



**CITY OF
PARRAMATTA**

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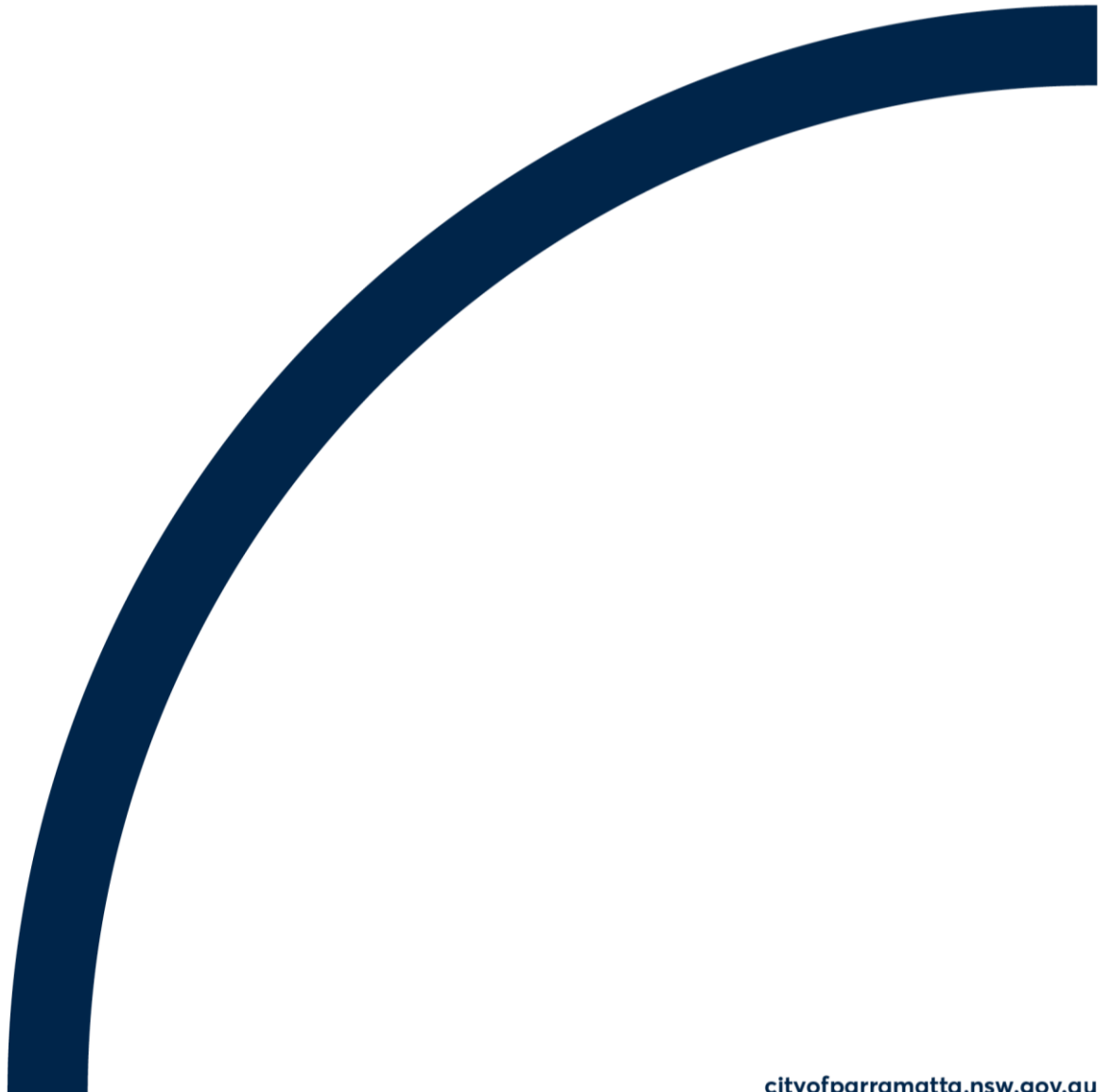


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2	WEBCASTING ANNOUNCEMENT <i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i> <i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
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DEVELOPMENT APPLICATIONS

27 JULY 2021

5.1 ELECTRONIC DETERMINATION:
47 Sorrell Street, PARRAMATTA
(SP 92241)6

DEVELOPMENT APPLICATION

ITEM NUMBER	5.1
SUBJECT	ELECTRONIC DETERMINATION: 47 Sorrell Street, PARRAMATTA (SP 92241)
DESCRIPTION	Tree removal and alterations & additions to an existing 4-storey residential flat building, for use as a boarding house, containing 26 boarding rooms (including a manager's room).
REFERENCE	DA/727/2020 - D08163678
APPLICANT/S	Baini Design
OWNERS	M L Noble Properties Pty Limited
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT – 20 JULY 2021

REASON FOR REFERRAL TO LPP

The Development Application seeks approval for a clause 4.6 variation greater than 10% and is required to be considered at a public meeting as per Local Planning Panels Direction – Operational Procedures dated 30 June 2020 made under section 9.1 of the *Environmental Planning and Assessment Act 1979*.

EXECUTIVE SUMMARY

Site Details

The subject site is known as 47 Sorrell St, Parramatta. The legal property description is SP92241. The subject site currently accommodates a four storey residential flat building.

The subject site and surrounding properties are zoned R3 Medium Density Residential under the *Parramatta Local Environmental Plan 2011*. Lots adjoining the rear boundary are zoned R4 High Density Residential and one property on the opposite side of Sorrell Street is zoned SP1 Place of Public Worship.

Development Proposal

The proposed development includes the following components:

- Removal of 15 trees
- Change of use from residential flat building to a 25 room boarding house + 1 managers room for a total occupancy of 26 boarders + manager.
- Internal alterations comprising:
 - Ground floor: internal alterations for new lift core and stairwells, 10 car parking spaces, motorbike parking spaces, bicycle storage area, communal open space area and storage.
 - First floor: removal of internal walls and alterations to provide seven boarding rooms, a manager's room, common room, lift core and stairwell.

- Second floor: removal of internal walls and alterations to provide nine boarding rooms, common area, lift core and stairwell.
- Third floor: removal of internal walls and alterations to provide nine rooms, common area, lift core and stairwell.
- Landscaping.

Clause 4.6 Variation Request

The maximum permissible floor space ratio under the *Parramatta LEP 2011* is 0.6:1. The existing building has an FSR of 0.69:1. The proposed works would increase the GFA on site by approximately 12m², increasing the FSR on site to 0.7:1, which equates to a 16.5% variation.

The new floor space proposed occurs as a result of providing horizontal circulation access to the new lift core.

RECOMMENDATION











- (a) **That** the Parramatta Local Planning Panel, exercising the functions of the consent authority, support the variation to Clause 4.4 of Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.
- (b) **Pursuant** to Section 4.17 of the Environmental Planning and Assessment Act, 1979, that the Parramatta Local Planning Panel, exercising the functions of the consent authority, grant development consent to DA/727/2020 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.

It has been recommended to be approved for the following reasons:

1. The development is permissible in the R3 zone and satisfies the requirements of all of the applicable planning controls, with the exception of the FSR control.
2. A written request to vary the FSR has been received. The variation sought is minor and it will not have any adverse impacts. As such, compliance with the standard is unnecessary. 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 FSR control and the objectives for development within the R3 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.

Frances Mehrtens
Senior Development Assessment Officer

ATTACHMENTS:

1			Assessment Report	26 Pages
2			Locality Map	1 Page
3			Plans used during assessment	13 Pages
4			Internal plans used during assessment (confidential)	6 Pages
5			Landscape Plans	2 Pages
6			Proposed Conditions of Consent	24 Pages

REFERENCE MATERIAL



Parramatta City Council

File No: DA/727/2020

SECTION 4.15 ASSESSMENT REPORT

Environmental Planning & Assessment Act 1979

SUMMARY

DA No:	DA/727/2020
Property:	SP 92241, 47 Sorrell Street, PARRAMATTA NSW 2150
Proposal:	Tree removal and alterations and additions to an existing 4 storey residential flat building, for use as a boarding house, containing 26 boarding rooms (including a manager's room).
Date of receipt:	8 December 2020
Applicant:	BAINI DESIGN
Owner:	M L Noble Properties Pty Limited
Is the property known to be owned by a Council employee or Councillor?	No
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	4 submissions
Conciliation Conference Held:	No
Recommendation:	Approval
Responsible Officer:	Frances Mehrtens

Legislative requirements

Environmental Planning Instruments (EPIs)	<ul style="list-style-type: none"> • Environmental Planning and Assessment (EP&A) Act 1979 • EP&A Regulation 2000 • SEPP (Building Sustainability Index: BASIX) (BASIX SEPP) 2004 • SEPP (Infrastructure) (ISEPP) 2007 • SEPP (Sydney Harbour Catchment) (SEPP Sydney Harbour) 2005 • SEPP No. 55 (Remediation) (SEPP 55) • SEPP (Vegetation in Non-Rural Areas) • SEPP Affordable Rental Housing 2009 • Parramatta Local Environmental Plan 2011 • Draft Parramatta Local Environmental Plan 2020
City of Parramatta Planning Controls & Policy	<ul style="list-style-type: none"> • Parramatta Development Control Plan 2011 • Section 7.12 Contributions Plan
Heritage item?	No
Heritage Conservation Area?	Yes – Sorrell Street Conservation Area (local)
Nearby item or Cons. area?	Yes
Archaeological heritage?	I418 – Single storey residence (local) I419 – Single storey residence (local) I420 – Two storey residence (local)

	Yes - Local
Integrated development	No
Designated development	No
Clause 4.6 Variation	Yes – Floor Space Ratio
Delegation	Parramatta Local Planning Panel – Clause 4.6 greater than 10%

SITE DESCRIPTION AND CONDITIONS

The subject site is known as 47 Sorrell St, Parramatta. The legal property description is SP92241. The site is a rectangular allotment and has a gentle slope from RL 15 at the street frontage to RL 20 at the rear of the site over a distance of 41 metres.

The subject site has the following area and dimensions:

Area – 1,119 square metres

Frontage – 26.6 metres

Rear – 26.4 metres

East – 41.5 metres

West – 41.8 metres

The site is zoned R3 Medium Density Residential. The adjoining properties to the side are also zoned R3 Medium Density Residential, with the lots to the rear zoned R4 High Density Residential and the property adjacent is zoned SP1 Place of Public Worship.

The subject site currently accommodates a four storey residential flat building. It is located within an established residential area characterised by similar residential flat buildings developments, the single storey Centenary Uniting Church and single storey dwelling houses. Immediately adjoining the subject site to the north and south are three storey residential apartment buildings, whilst the Centenary Uniting Church is directly opposite the site to the east.

The site was inspected on 10 December 2020.



Figure 1. Aerial Photo (NearMaps)

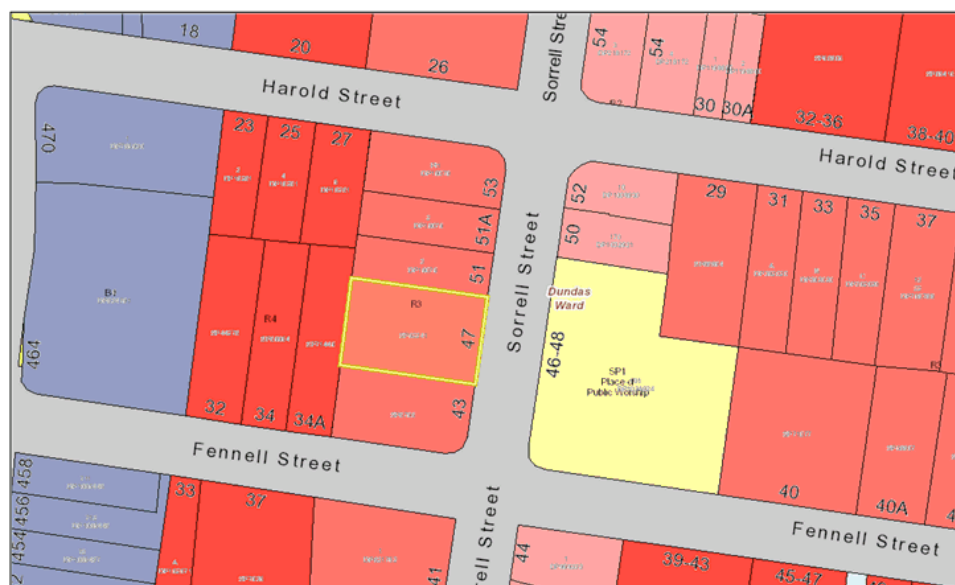


Figure 2. Zoning Map (LEP 2011)





Figure 3. Elevations (Front / Side / Rear)



Figure 4. Photograph of subject site from Sorrell Street

SITE & APPLICATION HISTORY	
DATE	Comment
27 November 2019	Prelodgement Meeting
8 December 2020	DA Lodged
16 December 2020 – 11 January 2021	DA Advertised (including extended notification period over Christmas/New Year public holidays)
21 December 2020	Additional Information Requested #1 – Tree removal and driveway cross over

15 February 2021	Additional Information Received #1 – Tree removal and driveway cross over
17 March 2021	Additional Information Requested #2 – Tree removal and driveway cross over
13 April 2021	Additional Information Received #2 – Tree removal and driveway cross over
18 May 2021	Additional Information Requested #3 – Floor space ratio and new gross floor area
25 May 2021	Additional Information Received #3 – Floor space ratio and new gross floor area

SECTION 4.15 EVALUATION

THE PROPOSAL

The proposed development includes the following components:

- Removal of 15 trees
- Change of use from residential flat building to a 25 room boarding house + 1 managers room for a total occupancy of 26 boarders + manager.
- Internal alterations comprising:
 - Ground floor: internal alterations for new lift core and stairwells, 10 car parking spaces, motorbike parking spaces, bicycle storage area, communal open space area and storage.
 - First floor: removal of internal walls and alterations to provide seven boarding rooms, a manager's room, common room, lift core and stairwell.
 - Second floor: removal of internal walls and alterations to provide nine boarding rooms, common area, lift core and stairwell.
 - Third floor: removal of internal walls and alterations to provide nine rooms, common area, lift core and stairwell.
- Landscaping.

PERMISSIBILITY

The site is zoned R3 Medium Density Residential under Parramatta Local Environmental Plan 2011. The proposed boarding house use is permissible with consent in the zone.

Zone Objectives

The proposed development is consistent with the aims and objectives of the R3 Medium Density Residential zoning applying to the land as the proposed works:

- Provide for the housing needs of the community within a medium density residential environment.
- provide a variety of housing types within a medium density residential environment.

ENVIRONMENTAL PLANNING INSTRUMENTS

STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND

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 land use that may have caused contamination and there is no specific evidence that indicates the site is contaminated.

The proposed works would not increase access to soil across the site and does not change the sensitivity of the use to potential contaminants. Therefore, a Phase 1 Preliminary Site Analysis is not required.

STATE ENVIRONMENTAL PLANNING POLICY – BASIX

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

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 with 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.

The application is not subject to clause 45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure.

The application is not subject to clause 101 of the SEPP as the site does not have frontage to a classified road.

The application is not subject to clause 102 of the SEPP as the average daily traffic volume of Sorrell Street is less than 20,000 vehicles.

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 15 trees from the site identified as Broad-leaved privet, Camphor laurel, Parramatta red gum, Grey gum and Narrow-leaved black peppermint. Council's Tree and Landscape Officer has reviewed the application and raise no objections to the removal of the vegetation from the subject site subject to conditions.

COMPLIANCE TABLE – STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Clause	Discussion	Compliance
Clause 25 Definition In this Division: Communal living room means a room within a boarding house or on site that is available to all lodgers for	The communal living rooms proposed meets this definition.	Complies

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recreational purposes, such as a lounge room, dining room, recreation room or games room.		
Clause 26 Land to which this division applies Land must be zoned R1, R2, R3, R4, B1, B2 or B4 (or equivalent zone).	The site is on land is zoned R3 Medium Density Residential.	Complies
Clause 27 Development to which this division applies R2 Land to be within an accessible area. R3 and R4 land is exempt from this clause.	N/A	N/A
Clause 29 Standards that cannot be used to refuse consent (1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:		
(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or	0.6:1	The proposal results in a total FSR of 0.7:1 and a clause 4.6 variation is requested.
(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or	Boarding houses are permissible with consent.	N/A
(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus: (i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.	This clause does not apply and no floor space bonus has been sought as part of the application.	N/A
Clause 29 Standards that cannot be used to refuse consent		

(1) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:		
(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,	Maximum height permitted: 11 metres Proposal: No change is proposed to the existing height of the building, which is approximately 12.9 metres.	Non-compliant, however the existing building exceeds the maximum height of buildings and there is no change proposed to the building height.
(b) Landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,	The landscape treatment of the front setback comprises grass, tree and shrub planting, which is compatible with the streetscape in which the building is located.	Complies.
(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,	Solar access diagrams submitted demonstrate that the Level 1 common living room has a north aspect and will receive a minimum of 3 hours of solar access.—	Complies.
(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, (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,	(i) Communal private open space is provided at the rear of the site, with a total area of approximately 163sqm. (ii) The boarding house manager's private open space is 7.88sqm.	a) Complies. b) Non-compliant, however the open space utilises the existing balcony and the minor variation is acceptable.
(e) Parking if: (i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and (ii) in the case of development carried out by or on behalf of a	The proposed development is not proposed to be carried out by or on behalf of a social housing provider. Required: 0.5 spaces x 25 rooms = 13 spaces	Non-compliant, however acceptable on merit.

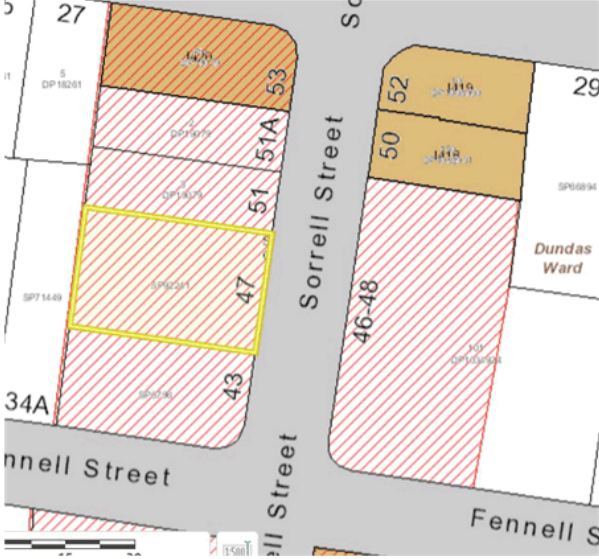
<p>social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p>	<p>Proposed: 10 car parking spaces</p> <p>In accordance with 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).</p>	<p>Council's Traffic Engineer has reviewed the non-compliance and raises no in-principal issue with the shortfall. Further details provided under 'Referrals' heading.</p>
<p>(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) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p>	<p>All rooms meet the minimum gross floor area.</p>	<p>Complies.</p>
<p>Clause 29 Standards that cannot be used to refuse consent</p> <p>(1) 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>All boarding rooms contain a private kitchen and bathroom facilities.</p>	<p>Complies.</p>
<p>Clause 29 Standards that cannot be used to refuse consent</p> <p>(2) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>	<p>Noted.</p>	<p>Noted.</p>
<p>30 Standards for boarding houses</p> <p>(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</p>		
<p>(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</p>	<p>A communal living room is provided on all three levels.</p>	<p>Complies</p>

(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,	No boarding rooms exceed 25m ² in gross floor area (excluding kitchen and bathrooms).	Complies
(c) no boarding room will be occupied by more than 2 adult lodgers,	The application indicates that no boarding room will be occupied by more than 2 adult lodgers.	Complies. A condition is recommended to ensure no boarding rooms are occupied by more than 2 lodgers.
(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,	Each room contains a kitchen and bathroom.	Complies.
(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,	A room for a on site boarding house manager is provided.	Complies.
(f) (Repealed)	-	-
(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,	N/A	N/A
(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.	Required: 5 bicycle and 5 motorcycle spaces Provided: 5 spaces are provided for bicycle spaces and 5 motorcycle spaces.	Complies
30AA - Boarding houses in Zone R2 Low Density Residential	N/A	N/A
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 existing four-storey residential flat building will be retained and used as a boarding house. As the existing building will be retained and improved with minor façade and landscaping works, the design is compatible with the character of the local area which is typified by 3-4 storey, brick 'walk-up's and detached dwelling houses.	Complies.

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

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

Development Standard	Compliance
4.3 Height of Buildings Allowable = 11m Proposed = No change to existing building (12.9m)	No – however, the existing building exceeds the maximum height of buildings and there is no change proposed as part of the development.
4.4 Floor Space Ratio Allowable = 0.6:1 (671.4m ²) Proposed = 0.7:1 (782.5.4m ²) Variation = 111.1m ²	No – refer to Clause 4.6 variation request. The existing building has an FSR of 0.69:1. The proposed works would increase the GFA on site by approximately 12m ² , increasing the FSR on site to 0.7:1. The additional floor space is required for access to the new lift core.
4.6 Exceptions to development standards	Refer to discussion below.
5.1A Development on land intended to be acquired for public purposes	The proposal is not identified on the map.
5.6 Architectural roof features	An architectural roof feature is not proposed.
5.7 Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
5.10 Heritage Conservation	The site is not a heritage item; however it is located within the locally listed Sorrell Street Heritage Conservation Area.

	 <p>The proposal retains the existing building form and does not propose any significant development that would result in a detrimental impact to the heritage conservation area, subject to the following changes to materials that will be required as a condition of consent:</p> <ul style="list-style-type: none"> • Instead of materials 01 and 04 (fences), use material 02 (brickwork). • Material 04 (roof tiles) must be made of terracotta. • Material 07 (concrete driveway) must incorporate semi-permeable pavers capable of withstanding the load of a vehicle. <p>The site is identified as having local archaeological significance; however no bulk earthworks or excavation are proposed. Accordingly, the proposed development is not likely to impact on the archaeological significance of the area.</p>
6.1 Acid sulphate soils	The site is classified as Class 5 acid sulphate soils. An Acid Sulphate Soils Management plan is not required to be prepared.
6.2 Earthworks	N/A – earthworks are not proposed
6.3 Flood planning	The site is not identified by council as being flood prone.
6.4 Biodiversity protection	The site is not identified on this map
6.5 Water protection	The site is not identified on this map
6.6 Development on landslide risk land	The site is not identified on this map.
6.7 Affected by a Foreshore Building Line	The site is not located in the foreshore area.

EXCEPTIONS TO DEVELOPMENT STANDARDS WITHIN LEP 2011

Clause 4.6 of the PLEP 2011

The variation sought is as follows:

Clause to be Varied	Requirement	Proposed	Degree of variation
Clause 4.4 – FSR	0.6:1 (671.4sqm)	0.7:1 (782.5sqm) Existing floor space = 770.5sqm Proposed new floorspace = 12sqm (1.5% of GFA)	16.5%

Assessment of the Exception under Clause 4.6:

In assessing an exception to vary a development standard, the following needs to be considered:

1. Is the planning control a development standard?

Yes, Clause 4.4 is a development standard.

2. What is the underlying object or purpose of the standard?

The purpose of Clause 4.4 is to ensure that the bulk and scale of the development is suitable with regard to the area of the site and the type of development proposed. Clause 4.4 specifically states:

The objectives of this clause are as follows—

- (a) to regulate density of development and generation of vehicular and pedestrian traffic,*
- (b) to provide a transition in built form and land use intensity within the area covered by this Plan,*
- (c) to require the bulk and scale of future buildings to have regard to heritage sites and their settings,*
- (d) to reinforce and respect the existing character and scale of low density residential areas.*

3. Is it demonstrated that compliance with the development standard unreasonable or unnecessary in the circumstances of the case? (Clause 4.6(3)(a))

The applicant provided the following reasons that compliance is unreasonable or unnecessary:

- The proposal retains the existing FSR that equates to 0.7:1- which currently exceeds the control. This scheme does not alter the FSR- other than for the addition of a lift and landing area in front of the lift at the rear of the site in the place of an existing open stair- and hence adds 4m2 of GFA per floor over 3 levels- for a total of 12m2 increase. This is a function of the lift introduction - which is positive for the building and the accessibility of the boarding house.*
- The total GFA is 782.5m2- noting this is existing other the increase of 12m2. It is also noted that ordinarily a boarding house benefits from a 0.5:1 uplift in terms of FSR- but this is not the case in the R2 zone [sic] as residential flat buildings are prohibited. This is even though the proposal relates to an existing residential flat building.*
- Accordingly, this situation is one whereby there is a negligible increase in FSR to accommodate the lift and required circulation area and relating to an existing residential flat building- and normally a site where RFB's are permitted would enable a 1:1 FSR.*

- This exceedance of the control is $782.5m^2 - 671.4m^2 = 111m^2$ (or 16.5%). However, the increase in FSR is only 1.5% relative to the existing GFA.

To further demonstrate that compliance with the development standard is unreasonable or unnecessary, the applicant applies the first method established in *Wehbe v Pittwater Council*. This method relies on establishing that the objectives of the development standard are achieved notwithstanding the non-compliance. The applicant provides the following assessment against the floor space ratio standard:

FSR objectives	Applicant's assessment
<i>To regulate density of development and generation of vehicular and pedestrian traffic</i>	The additional GFA has no impact on development density or generation of pedestrian or vehicular traffic noting the GFA is existing other than for the introduction of the lift element which simply improves accessibility to the building.
<i>To provide a transition in built form and land use intensity within the area covered by this Plan,</i>	The existing RFB is an existing use in the R3 zone and accordingly numerical developments would not apply to any alterations and additions to that building pursuant to Existing Use Rights. However, as the proposal involves a change of use to a boarding house (permitted use) the consideration of FSR is triggered.
<i>To require the bulk and scale of future buildings to have regard to heritage sites and their settings,</i>	The proposal retains the existing GFA and FSR for the site such that there is no change to the building in terms of bulk, scale, setbacks and general presentation to the street with the only change being enclosure of an external stair and provision of a lift at the rear- hence bulk and scale is fundamentally unchanged with regard to existing character.
<i>To reinforce and respect the existing character and scale of low density residential areas.</i>	The existing character is maintained given the building presentation is fundamentally unchanged with the existing built form maintained with the adjustments to the façade being cosmetic only.

4. Is it demonstrated that there are there sufficient environmental planning grounds to justify contravening the development standard? (Clause 4.6(3)(b))

The applicant contends that the environmental planning grounds which justify contravening the development standard are that:

- The 12sqm of new floor space occurs as a result of providing lift access to the building. Lift access is a requirement for multi-storey boarding houses and will assist with access for people with a disability and provide better amenity to future occupants.

5. Does the applicant's written request adequately address the matters required to be demonstrated? (Clause 4.6(4)(a)(i))

Yes. The applicant's written request adequately demonstrates that compliance is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify the contravention.

7. Is the consent authority satisfied that the proposed development 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? (Clause 4.6(4)(a)(ii))

The proposed development is in the public interest as it is consistent with the objectives of the development standard and the objectives of the R3 Medium Density Residential zone, as outlined in the tables below.

FSR objectives	Assessment
<i>To regulate density of development and generation of vehicular and pedestrian traffic</i>	Complies. The proposal utilises an existing building and will add only 12sqm of additional floor space as a result of providing lift access. The proposal will not result in significant vehicular or pedestrian traffic impacts.
<i>To provide a transition in built form and land use intensity within the area covered by this Plan,</i>	Complies. The proposal relates to the change of use of an existing building only.
<i>To require the bulk and scale of future buildings to have regard to heritage sites and their settings,</i>	Complies. The proposal utilises an existing and the additional floor space is located at the rear of the site, where it will not impact on heritage sites or their settings.
<i>To reinforce and respect the existing character and scale of low density residential areas.</i>	Complies. The proposal is located in an area zoned for medium density residential development and seeks to utilise an existing building.

R3 Medium Density zone objectives	Assessment
<i>To provide for the housing needs of the community within a medium density residential environment.</i>	Complies. The proposal seeks a change of use from a residential flat building to a boarding house, which will provide low-cost rental accommodation for residents.
<i>To provide a variety of housing types within a medium density residential environment.</i>	Complies. The proposed boarding house will contribute to housing diversity in the Parramatta area.
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	N/A
<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>	N/A
<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>	N/A

8. Has concurrence of the Secretary been obtained? (Clause 4.6(4)(b))

Assumed concurrence is provided to regional planning panels (such as the SCCPP) 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 regional planning panels.

9. Conclusion

It is considered that the applicant's written request has adequately addressed the matters required to be demonstrated and that the request to vary the floor space ratio standard prescribed by the Parramatta LEP 2011 can be supported as the proposal achieves the objectives of the floor space ratio development standard and zone, there are sufficient site specific reasons for the breach, and the proposal is in the public interest.

It is considered that it would be unreasonable to require the development to comply with the FSR development standard as the proposal relates to the change of use of an existing building that already exceeds the maximum FSR. The proposed 12sqm of new floor area occurs as a result of providing lift access to the building and enclosing the lobby area adjacent to the lift on each level. The additional floor space does not enlarge the overall building footprint and will not result in any additional habitable space. Provision of lift access is supported for a boarding house use and it would be unreasonable to require compliance in this instance.

In reaching this conclusion, regard has been given to the relevant judgments of the NSW Land and Environment Court.

DRAFT PARRAMATTA LEP 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 cl4.15(1)(a)(ii) of the Environmental Planning & Assessment Act, 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.

PARRAMATTA DCP 2011		
DEVELOPMENT CONTROL	COMPLY?	DISCUSSION
Views and Vistas	N/A	The site is not identified as containing significant views.
Flood affectation	N/A	The site is not identified in Councils database as being flood prone.
Protection of Waterways	N/A	The site does not adjoin a waterway.
Protection of Groundwater	N/A	No earthworks are proposed.
Soil Management	N/A	No earthworks are proposed.
Acid sulfate soils	Yes	Refer to LEP table above.
Salinity	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 conditions have been included in the recommended conditions.
Land Contamination	Yes	Refer to assessment under SEPP 55 heading.
Air Quality	Yes	Standard conditions of consent will be applied.
Development on Sloping Land.	N/A	There is no change to the existing built form.
Biodiversity	N/A	The site is not affected by biodiversity constraints.

PARRAMATTA DCP 2011		
DEVELOPMENT CONTROL	COMPLY?	DISCUSSION
Does the land abut the E2 Environmental Protection zone or W1 Natural Waterways zone	N/A	The site does not adjoin land zoned E2 or W1.
PRELIMINARY BUILDING ENVELOPE		
The proposal involves a change of use and alterations for the purpose of a boarding house. There is no change to the existing building envelope on the site.		
Building Elements		
Building Form and Massing	N/A	The proposal involves a change of use and alterations for the purpose of a boarding house. There is no change to the existing building envelope on the site, with the exception of the addition of a lift core and landing. This area is integrated into a previously existing stair well.
Building Façade and Articulation	N/A	The proposal involves a change of use and alterations for the purpose of a boarding house. There is no change to the existing building envelope on the site, with the exception of the addition of a lift core and landing. This area is integrated into a previously existing stair well.
Roof Design	N/A	The proposal involves a change of use and alterations for the purpose of a boarding house. There is no change to the existing roof design.
Streetscape	N/A	The proposal involves a change of use and alterations for the purpose of a boarding house. There is no change to the existing building envelope on the site.
Fences	Yes	The proposed new fence is a combination of low bricks and metal paling, which is compatible with the existing character of the area.
Environmental Amenity		
Private Open Space	Yes	Refer to previous ARH SEPP assessment.
Common Open Space	Yes	Refer to previous ARH SEPP assessment.
Swimming Pool	N/A	A swimming pool is not proposed.
Visual Privacy	Yes	There is no change to the existing building envelope, or creation of new windows.
Acoustic Amenity	Yes	The site does not adjoin a noise generating land use such as major road or rail line.
Solar Access	Yes	Refer to previous ARH SEPP assessment
Cross Ventilation	Yes	There is no change to the existing building envelope. Each boarding room benefits from operable windows and access to a balcony and is expected be adequately cross ventilated.
Water Sensitive Urban Design	N/A	No change is proposed to the existing building or stormwater measures.

PARRAMATTA DCP 2011		
DEVELOPMENT CONTROL	COMPLY?	DISCUSSION
Waste Management	Yes	Adequate provision is made for waste storage at ground level. Waste collection will take place with regular Council collections.
Social Amenity		
Public Art	N/A	Not required
Access for People with disabilities.	Yes	3 accessible rooms are provided, and the Access Report submitted demonstrates the proposal is capable of compliance with the relevant provisions of the BCA.
Safety and Security	Yes	The proposed development incorporates adequate safety and security features, such as fencing and swipe access.
Heritage and Archaeology	Yes	Refer to the LEP assessment.
Sustainable Transport	N/A	Car Share is not required or proposed
Parking Provision Required:	Yes	Refer to ARH SEPP assessment.

Part 5 Other Provisions – Boarding Houses

Development to which this section of the DCP applies

<ul style="list-style-type: none"> The demolition or change of use of an existing boarding house; The establishment of a new purpose built boarding house; Conversion or adaptation of existing buildings to a boarding house; Alterations and/or additions to, or intensification of an existing boarding house. 	The application proposes conversion of an existing building to a boarding house.	
P.9 New development shall comply with the relevant height and floor space ratio controls prescribed by the LEP.	The proposed development does not involve any change to the existing height of the building and a clause 4.6 request is submitted in relation to FSR.	Acceptable.
Occupation Requirements		
P.12 Any shared rooms are to be limited to a maximum of 2 occupants per room	All shared rooms propose a maximum of two occupants.	Complies
Operational Management		
P.21 Developments of 3 storeys or more must incorporate a lift capable of accommodating a stretcher and must be accessible at each floor.	The proposed development incorporates a lift accessible at each floor which can accommodate a standard stretcher.	Complies
Design of Boarding Houses – General		

<p>P.24 Boarding houses must provide the following facilities within each building:</p> <ul style="list-style-type: none">• Bedrooms• Communal laundry facilities• Communal kitchen and dining area (one per floor for multi storey boarding houses)• Individual ensuite and/or communal bathrooms• Communal lounge room (one per floor for multi storey boarding houses)• Communal garbage storage and recycling facilities• Communal outdoor open space area• Car parking (as required by this DCP)• On-site manager accommodation (where 20 or more lodgers)	<p>The required facilities are provided.</p>	<p>Complies</p>																		
<p>Minimum Size and Design for Bedrooms</p>																				
<p>P.35 The minimum size for a bedroom within a boarding house must be as follows:</p> <p>Table 5.14.2 Minimum Room Sizes for Boarding Houses</p> <table><tr><th>Bedroom Type</th><th>Minimum Room Size</th></tr><tr><td>Single person bedroom</td><td>12m²</td></tr><tr><td>Two person bedroom</td><td>16m²</td></tr><tr><td>Single person bedroom plus ensuite bathroom</td><td>15m²</td></tr><tr><td>Two person bedroom plus ensuite bathroom</td><td>19m²</td></tr><tr><td>Wheelchair accessible room</td><td>Applicant to demonstrate minimum circulation requirements within sleeping room in accordance with AS 1428.1.</td></tr><tr><td>Wheelchair accessible room plus accessible ensuite bathroom</td><td>Applicant to demonstrate minimum circulation requirements within sleeping room and ensuite bathroom in accordance with AS 1428.1.</td></tr><tr><td>Manager/Caretaker bedroom plus ensuite</td><td>16m²</td></tr><tr><td>Kitchenette (for fire rated rooms only)</td><td>2m²</td></tr></table>	Bedroom Type	Minimum Room Size	Single person bedroom	12m ²	Two person bedroom	16m ²	Single person bedroom plus ensuite bathroom	15m ²	Two person bedroom plus ensuite bathroom	19m ²	Wheelchair accessible room	Applicant to demonstrate minimum circulation requirements within sleeping room in accordance with AS 1428.1.	Wheelchair accessible room plus accessible ensuite bathroom	Applicant to demonstrate minimum circulation requirements within sleeping room and ensuite bathroom in accordance with AS 1428.1.	Manager/Caretaker bedroom plus ensuite	16m ²	Kitchenette (for fire rated rooms only)	2m ²	<p>The proposal provides the minimum room sizes.</p>	<p>Complies</p>
Bedroom Type	Minimum Room Size																			
Single person bedroom	12m ²																			
Two person bedroom	16m ²																			
Single person bedroom plus ensuite bathroom	15m ²																			
Two person bedroom plus ensuite bathroom	19m ²																			
Wheelchair accessible room	Applicant to demonstrate minimum circulation requirements within sleeping room in accordance with AS 1428.1.																			
Wheelchair accessible room plus accessible ensuite bathroom	Applicant to demonstrate minimum circulation requirements within sleeping room and ensuite bathroom in accordance with AS 1428.1.																			
Manager/Caretaker bedroom plus ensuite	16m ²																			
Kitchenette (for fire rated rooms only)	2m ²																			
<p>P.37 No boarding room is to have a gross floor area (excluding any area used for an ensuite, bathroom or kitchenette) of more than 25m². NOTE: The maximum gross floor area does not apply to on-site resident manager accommodation.</p>	<p>Maximum room size 21m² excluding ensuites and kitchenette.</p>	<p>Complies</p>																		
<p>Minimum Size and Design for Internal Communal Living Areas and External Recreation Areas</p>																				
<p>Internal Communal Living Area</p>																				
<p>All boarding houses are to provide a common living area of a minimum 20m² in area, with a further 1.5m² provided per resident where resident numbers exceed 12 persons.</p>	<p>The proposal will accommodate a maximum of 26 lodgers, thereby requiring an internal communal area of 20m² + (14 x 1.5m²) = 41m².</p>	<p>Complies.</p>																		

	A total of 126sqm of common living areas is provided across Level 1, 2 and 3.	
Location of Internal Communal Living Area/s		
<p>Communal living area/s must be located on the ground floor and are to be located near commonly used spaces or adjacent to the communal outdoor open space. An additional communal living area shall be provided on each level for multi-storey Class 3 level boarding houses.</p> <p>Communal living area/s should have a northerly aspect where possible and should be located where they will have a minimal impact on adjoining properties in terms of noise generation and visual privacy.</p>	<p>The Level 1 common living area is located at the first habitable level and is adjacent to the stairwell. Stair access is provided from the common area to the common open space in the rear of the site.</p> <p>The living area is principally orientated east with dual aspect to the north and south. The area will receive an adequate amount of solar access and will have minimal adverse impacts in relation to noise and visual privacy.</p> <p>Additional communal living areas are provided on each level above.</p>	Complies.
Communal Outdoor Area		
<p>A communal outdoor area must be provided for all boarding house developments. This space must be provided behind the front setback line.</p> <p>The communal outdoor area shall have a minimum area of 20m², with a minimum dimension of 3 metres.</p>	<p>The communal open space is located behind the front setback line and has a minimum area of 20sqm with a minimum dimension of 3 metres.</p>	Complies.
Access for People with Disabilities		
<p>P.57 Wheelchair accessible/adaptable bedrooms with an ensuite bathroom shall be provided in all new boarding house developments (including building conversions, substantial alterations and additions or intensification of an existing development) at the rate of 1 per 10 bedrooms (or part thereof). At minimum, 1 wheelchair accessible/adaptable bedroom with ensuite bathroom shall be provided.</p>	<p>Three wheelchair accessible boarding rooms are provided.</p>	Complies.

Car and Bicycle Parking		
<p>P.62 Car parking spaces and bicycle storage spaces shall be provided and designed in accordance with the standards referred to in Section 3.6.2 of this DCP.</p> <ul style="list-style-type: none"> • 1 space per 10 boarding rooms; • plus 1 space per resident manager / caretaker (where applicable); • 1 space for any vehicle operated by the facility; • plus 1 motorcycle space per 5 boarding rooms 	<p>The DCP requires 4 car parking spaces.</p> <p>10 car parking spaces are provided.</p> <p>Refer to the ARH SEPP assessment.</p>	Complies.
Signage		
<p>P.78 Signage will be limited to a maximum of one sign per street frontage, detailing only the name and address of the premises and contact details of the managing</p>	<p>Signage does not form part of this application.</p>	N/A
Strata Subdivision		
<p>P.81 As a boarding house is required to be maintained and operated in a single entity; strata subdivision of a boarding house is not permitted.</p>	<p>Subdivision does not form part of this application.</p>	N/A

INTERNAL REFERRALS	COMMENT
Landscape	Supported subject to conditions
Heritage	Supported subject to conditions. Council's Heritage Advisor notes that minor changes to materials and finishes will result in an improved relationship to the character of the heritage conservation area.
Traffic and Transport	<p>Supported subject to conditions. Council's Traffic Engineer notes that based on the parking rate of Parramatta DCP 2011 for boarding houses, the proposed boarding house is required to provide a minimum of four car parking spaces.</p> <p>Given that there will be parking provision for 10 cars on site, the proposed parking provision complies with the parking requirements of the Parramatta DCP 2011 and is considered acceptable.</p> <p>Whilst applying the car parking rates set by the ARH SEPP would result in a short fall of three car parking spaces, this compromise is considered acceptable when assessed against the Parramatta DCP rates. In addition to this, the proposed development is not expected to cause significant impact on the surrounding road network.</p>
Accessibility	Supported.
Environmental Health - General	Supported subject to conditions

Environmental Management	Waste	Supported subject to conditions
EXTERNAL REFERRALS	COMMENTS	
No external referrals required.		

PUBLIC CONSULTATION

The application was notified in accordance with Council's Consolidated Notification Requirements. In response four submissions were received. The issues raised within those submissions are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Boarding house use not appropriate for the area	Boarding houses are a permissible land use in the R3 Medium Density Residential zone and contribute to housing diversity within the area. The proposed boarding house seeks to adapt an existing building for the boarding house use, which provides additional housing diversity while minimising construction impacts.
Inadequate social infrastructure	The proposed development seeks to utilise an existing residential apartment building and will not significantly increase the demand for social infrastructure in the local area. Development contributions from the proposed development will be directed toward improving social infrastructure in accordance with the relevant Parramatta Development Contributions Plan.
Lack of parking	The proposal provides 10 car parking spaces, which is 6 more than the amount that would be required when applying the parking rates for boarding houses set by the Parramatta Development Control Plan. Whilst the proposal results in a shortfall of 3 spaces when applying the ARH SEPP rates, this minor variation is considered acceptable on merit and will provide sufficient off-street car parking for the proposed use.
Incompatible with heritage conservation area	The proposed development utilises an existing building within the heritage conservation area and conditions of consent are recommended to ensure that the materials used in upgrading the exterior are compatible with the heritage character of the surrounding area.
Residential density	The proposed boarding house utilises an existing residential flat building and will not significantly increase the existing residential density of the development. The proposed number of rooms is considered compatible with the R3 Medium Density Residential zoning of the area.
Internal fit-out and amenity	The internal fit-out and amenity complies with the relevant standards prescribed by the ARH SEPP and the Parramatta DCP, and appropriate conditions of consent are recommended to ensure that these are adhered to.
Emergency evacuation	Appropriate measures are in place to assist in emergency evacuation, and an emergency evacuation procedure will be

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	required to be implemented as part of the Plan of Management. A condition of consent is recommended to ensure this is adhered to.
Solar access	The proposed boarding house achieves solar access in accordance with the requirements of the ARH SEPP and the Parramatta DCP.
Potential for conversion to other forms of short-term accommodation or strata subdivision	<p>The boarding house is required to be registered with NSW Fair Trading and a condition of consent is recommended to ensure compliance.</p> <p>Conditions of consent are recommended to ensure that the use cannot be converted and that the minimum length of a tenancy is 3 months.</p> <p>A condition of consent is also recommended to prohibit strata subdivision.</p>
Limited common open space	Common open space is provided in accordance with the ARH SEPP and Parramatta DCP.
Compliance with public health orders related to Covid-19	Compliance with public health orders is the responsibility of the individual and would be managed by the boarding house manager and operator.
Floor space ratio increase inappropriate	The proposed FSR variation is supported, as it is predominantly occurring as a result of the existing building exceeding the FSR standard. The additional floor space is to provide lift access, which will improve the amenity and accessibility of the development.
No contribution to improvement of social infrastructure	Development contributions are payable in accordance with the Parramatta DCP.
Safety	<p>The proposal incorporates appropriate safety and security measures such as:</p> <ul style="list-style-type: none"> • Passive surveillance from private balconies and communal open space. • Swipe card access to enter the building at all levels. • Defined street entry and fencing.
Lack of clothes drying areas	Each boarding room is provided with a washer / dryer, as required by the Parramatta DCP.
Inadequate public notification	The development application was publicly notified in accordance with the Parramatta Consolidated Notification Procedures.
Increased traffic in the area	Potential traffic generation from the proposed development has been assessed by Council's traffic engineer and found to be acceptable.
Increased noise from additional residents	Conditions of consent have been imposed to ensure that any noise generated by occupation and use of the site is regulated and suitable for a residential area.

Loss of privacy	The proposal seeks to utilise the existing building envelope and as such is not expected to generate any additional privacy impacts.
Loss of property values	Property values are not a matter for consideration in accordance with section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .

AMENDED PLANS SUBMITTED YES

Amended Plans Yes

Summary of amendments (if applicable)

- Retention of trees 1, 2, 8 and 9.
- Retention of existing driveway cross over.
- Revised floor space ratio diagrams to distinguish between existing and new floor space

In accordance with Council's Consolidated Notification Requirements, the application did not require re-notification as the amended application is considered to be substantially the same development and does not result in a greater environmental impact.

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 – Not Required

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

PARRAMATTA SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2008

As the cost of works for development exceeds \$200,000 a Section 7.12 Development Contribution of 1% is required to be paid. A Detailed Cost Estimate was provided which provided a development cost of \$696,300.00 and detailed \$0 of exemptions.

A standard condition of consent has been imposed requiring the contribution of \$6,963.00 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. A standard condition of consent has been imposed requiring the Security Bond to be paid prior to the issue of a Construction Certificate.

ENVIRONMENTAL PLANNING & ASSESSMENT 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,

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notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

SUMMARY & CONCLUSION

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. Accordingly, approval of the development application is recommended.

The proposed development is appropriately located within a locality identified for medium density residential redevelopment, however some variations (as detailed above) in relation to SEPP ARH and the Parramatta LEP 2011 are sought.

The request to vary the floor space ratio standard is considered to be well founded for reasons relating to the floor space ratio of the existing building and the provision of lift access.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been appropriately designed and will provide acceptable levels of amenity for future residents. It is considered that the proposal sufficiently minimises adverse impacts on the amenity of neighbouring properties. Hence the development, irrespective of the departures noted above, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

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

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.

Therefore, it is recommended that the application be approved subject to conditions. The reasons for the conditions imposed on this application are as follows:

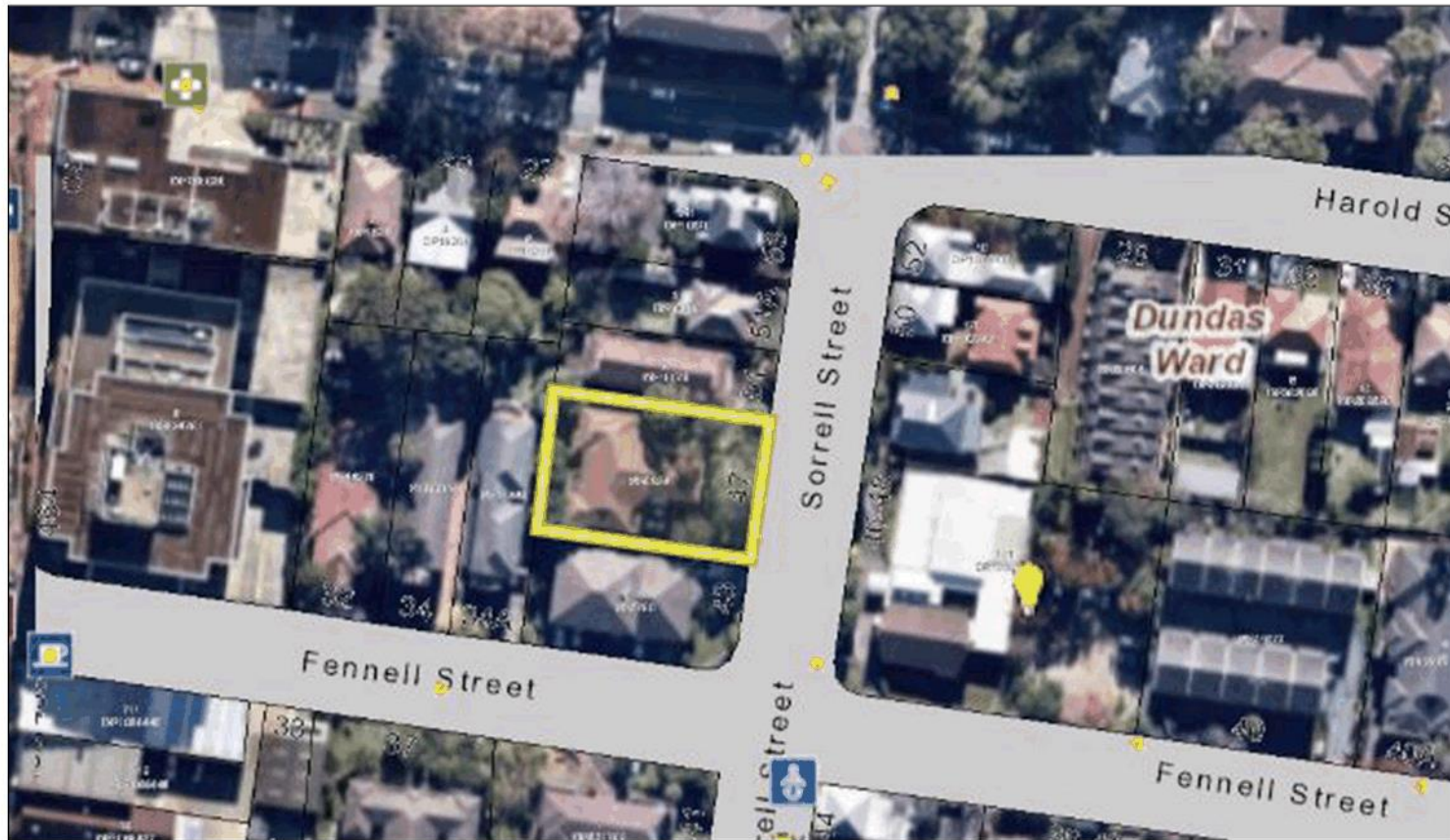
1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are 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.

RECOMMENDATION – APPROVAL SUBJECT TO CONDITIONS

- (a) **That** the Parramatta Local Planning Panel, exercising the functions of the consent authority, support the variation to Clause 4.4 of Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.
- (b) **Pursuant** to Section 4.17 of the Environmental Planning and Assessment Act, 1979, that the Parramatta Local Planning Panel, exercising the functions of the consent authority, grant development consent to DA/727/2020 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.

It has been recommended to be approved for the following reasons:

1. The development is permissible in the R3 zone and satisfies the requirements of all of the applicable planning controls, with the exception of the FSR control.
2. A written request to vary the FSR has been received. The variation sought is minor and it will not have any adverse impacts. As such, compliance with the standard is unnecessary. 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 FSR control and the objectives for development within the R3 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.

**DA/727/2020 – 47 Sorrell St, Parramatta**

Tree removal and alterations and additions to an existing 4 storey residential flat building, for use as a boarding house, containing 26 boarding rooms (including a manager's room).

PROPOSED BOARDING HOUSES

19135

47-49 SORRELL ST, PARRAMATTA NSW 2150
LOT / SECTION / PLAN NO: 1/-/ SP92241 | CITY OF PARRAMATTA COUNCIL

Sheet List	
Sheet Number	Sheet Name
00	COMPLIANCE TABLE
01	SITE PLAN / SITE ANALYSIS
02	SHADOW DIAGRAMS
03	SITE CONTEXT PLAN
04	GF & LVL 1 DEMOLITION PLAN
05	LVL 2 & LVL 3 DEMOLITION PLAN
06	GROUND FLOOR & FIRST FLOOR PLAN
07	SECOND FLOOR & THIRD FLOOR PLAN
08	LVL 1, 2 & 3 - CALCULATION PLANS
09	NEW FLOOR AREA - CALCULATION
10	ELEVATIONS & SECTIONS
11	SOLAR ACCESS & CROSS VENTILATION
12	SOLAR ACCESS & CROSS VENTILATION
13	SCHEDULE OF FINISHES
14	BASIX UNITS 1-6
15	BASIX UNITS 7-14
16	BASIX UNITS 15-21
17	BASIX UNITS 22-26
18	NOTIFICATION PLAN

COMPLIANCE TABLE

ITEM	PROPOSED	STANDARD	COMPLIANCE
A	NUMBER OF UNITS		
	1 BEDROOM UNIT	25 UNITS	-
	MANAGERS ROOM	1 UNIT	-
	TOTAL NUMBER OF UNITS	26 UNITS	-
B	SITE AREA	1119 m ²	-
C	SETBACK		
	FRONT	12.057 m	5m
	REAR	6.23 m	-
	SIDE	3 m	0.9m
D	GROSS FLOOR AREA		
	GROUND FLOOR	5.5 m ²	
	FIRST FLOOR	259 m ²	
	SECOND FLOOR	259 m ²	
	THIRD FLOOR	259 m ²	
	TOTAL GROSS FLOOR AREA	782.5 m ²	
E	FSR	0.7:1 (Existing)	0.7:1 (Existing)
F	HEIGHT	11 m	11 m (Existing)
G	LANDSCAPE AREA	408.5m ²	40 % (811.04 m ²)
H	DEEP SOIL	408.5m ²	30% (608.28 m ²)
I	PRIVATE OPEN SPACE	286.5 m ²	20 m ²
J	CAR PARKING		
	RESIDENTIAL SPACES	09 SPACES	0.5 / TOTAL BOARDING ROOMS
	RESIDENTIAL MANAGER SPACE	1 SPACE	1 SPACE/ RESIDENTIAL MANAGER
	MOTORCYCLE SPACES	5	0.2 / TOTAL BOARDING ROOMS
	BICYCLE SPACES	5	1 BICYCLE SPACE/ 5 BOARDING ROOMS
	TOTAL CAR SPACES	10 SPACES	14 SPACES

REV	DESCRIPTION	DATE	BY
A	Pre-Development Signation	16/01/19	CC
B	Development Application	30/01/20	CC



NUMBER OF OCCUPANCIES				
	ROOM N.	LEVEL	SINGLE OCCUPANCY	DOUBLE OCCUPANCY
BOARDING HOUSE	Manager	1		■
	01	1		■
	02	1	■	
	03	1	■	
	04	1	■	
	05	1		■
	06	1		■
	07	1	■	
	08	2		■
	09	2		■
	10	2	■	
	11	2	■	
	12	2	■	
	13	2	■	
	14	2		■
	15	2		■
	16	2	■	
	17	3		■
	18	3		■
	19	3	■	
	20	3	■	
	21	3	■	
	22	3	■	
	23	3		■
	24	3		■
	25	3	■	
			14	12
TOTAL			26	

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PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150

DRAWING TITLE

COMPLIANCE TABLE

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	00	06/07/17	B
	SCALE @ A1	DRAWN BY	CHECKED BY
		GA	CB

This drawing is copyright and the property of Baina Design. Legible scale drawings and written documents take precedence. Do not state that drawing all dimensions to be verified on site before construction of work. All discrepancies to be brought to the attention of the author.

FOR DA APPROVAL

[illegible]

FOR DA APPROVAL

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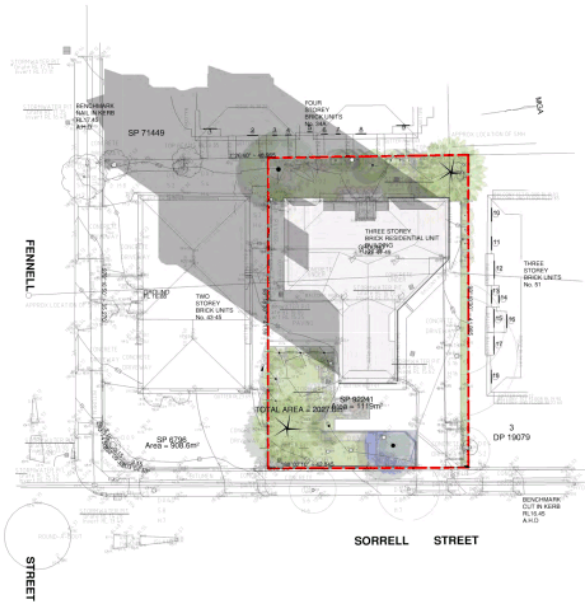
PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150

DRAWING TITLE
SITE PLAN / SITE ANALYSIS

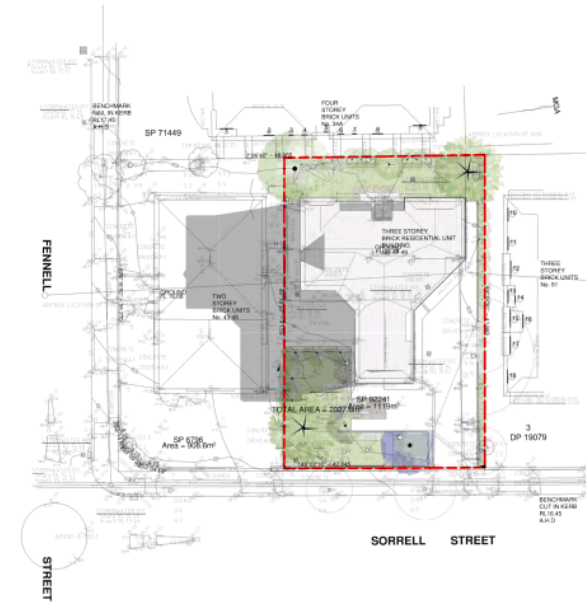
PROJECT NUMBER	DRAWING NUMBER
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PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	01	07/26/19	B
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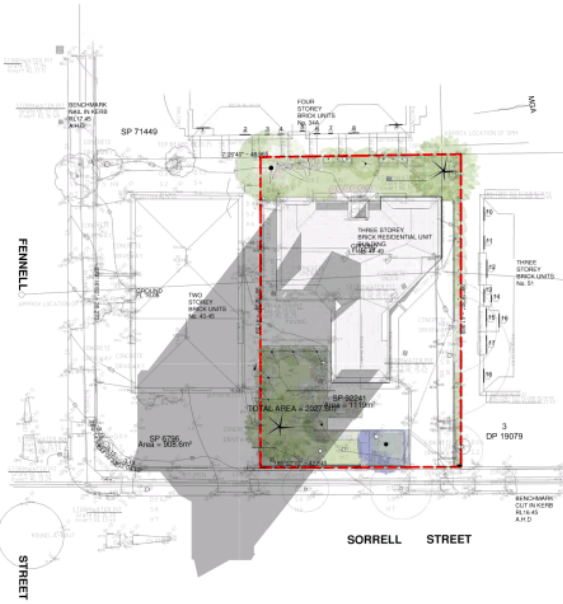
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1 Exis. 9am Shadow Diagram
1 : 300



2 Exis. 12pm Shadow Diagram
1 : 300



3 Exis. 3pm Shadow Diagram
1 : 300

REV	DESCRIPTION	DATE	BY
A	Architectural Signatures	30/01/20	CC
B	Development Application	30/01/20	CC

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PROJECT TITLE
**PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150**

DRAWING TITLE
SHADOW DIAGRAMS

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	02	02/25/20	B
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[illegible]

LEGEND

	PUBLIC BUILDINGS		RETAIL		RECREATION		BUS STOP
	RESIDENTIAL		HERITAGE ITEM		SITE		TRAIN STATION

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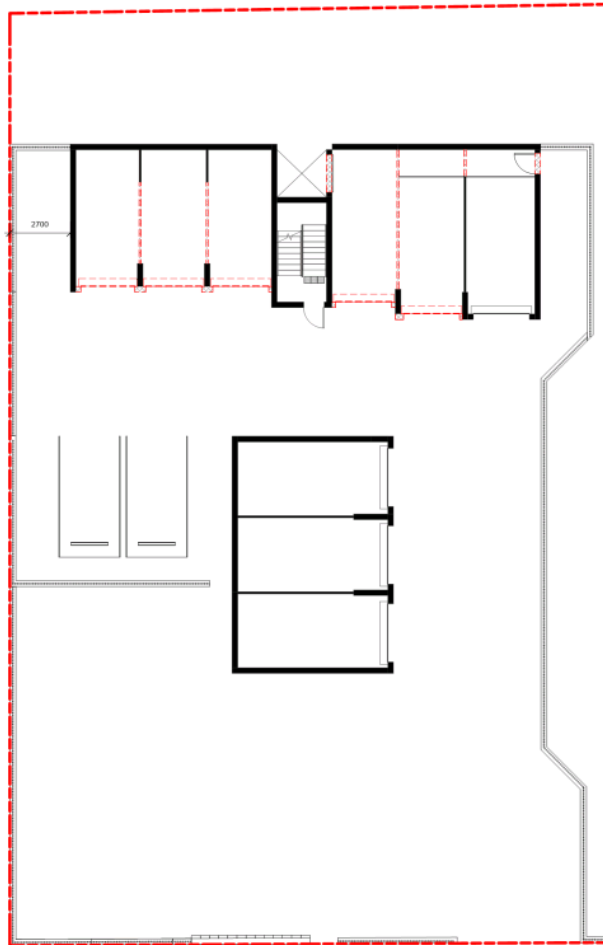


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PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150
DRAWING TITLE
SITE CONTEXT PLAN

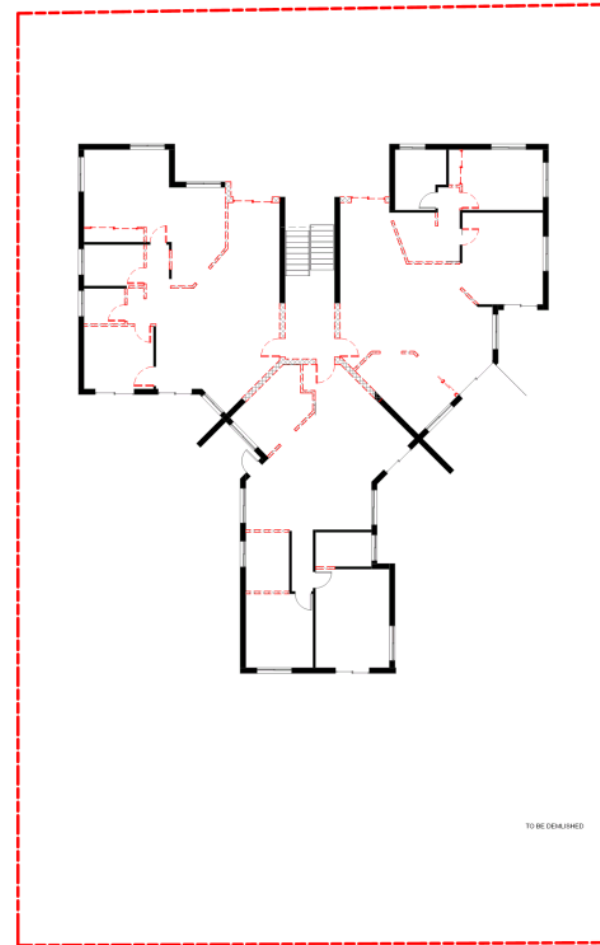
PROJECT NUMBER 19135	DRAWING NUMBER 03	DATE 01/22/20	REVISION B
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2 Ground Floor/Garage -
Demolition
1:100

REV	DESCRIPTION	DATE	BY
A	Pre-development Application	30.08.19	CC
B	Development Application	30.02.20	CC



1 Level 1 - Demolition
1:100

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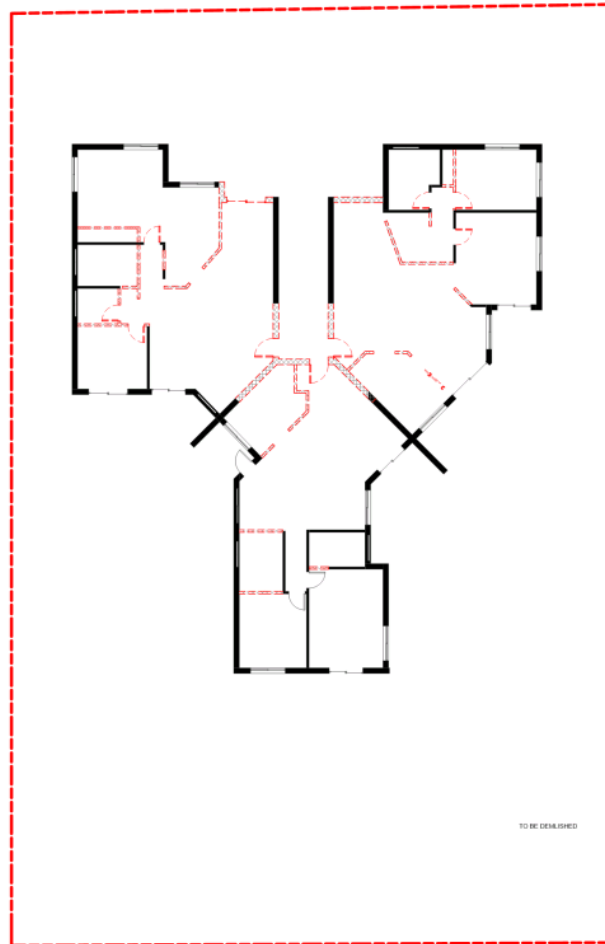
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PROJECT TITLE
**PROPOSED BOARDING HOUSES
47-49 CORRELL ST, PARRAMATTA NSW 2150**

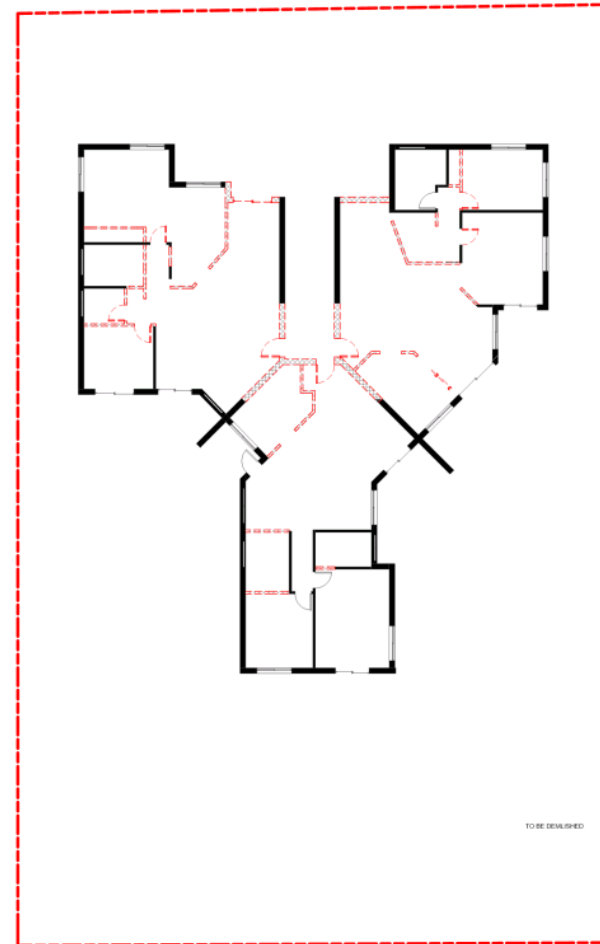
DRAWING TITLE
GF & LVL 1 DEMOLITION PLAN

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	04	10/30/19	B
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1 Level 2 - Demolition
1 : 100



2 Level 3 - Demolition
1 : 100

REV	DESCRIPTION	DATE	BY
A	Pre-development Application	30/08/19	CC
B	Development Application	30/08/19	CC

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PROJECT TITLE
**PROPOSED BOARDING HOUSES
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DRAWING TITLE
LVL 2 & LVL 3 DEMOLITION PLAN

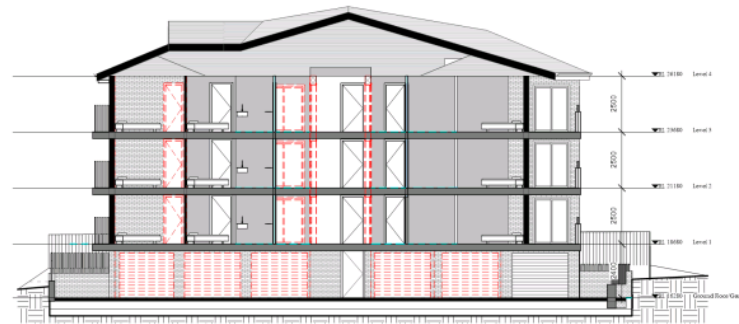
PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	05	10/30/19	B
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A	Pre-Development Application	30.08.19	CC
B	Development Application	30.02.20	CC

5 A-A
1: 100



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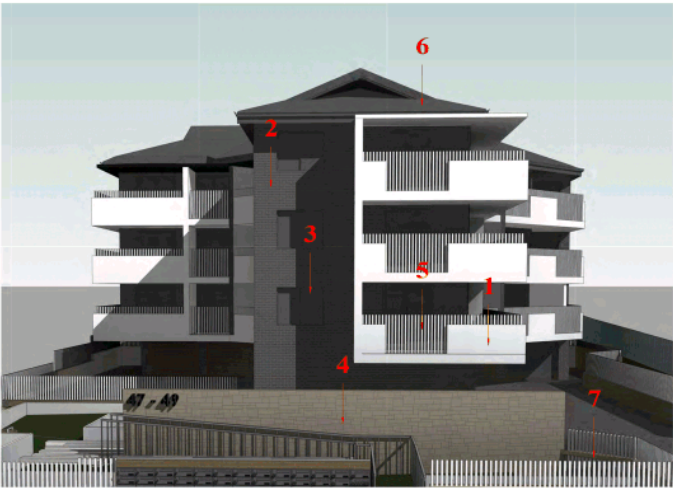
PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150

DRAWING TITLE
ELEVATIONS & SECTIONS

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	10	07/26/19	B
SCALE @ A1	DRAWN BY	CHECKED BY	
1: 100	GA	CB	

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SCHEDULE OF MATERIALS AND FINISHES

REFERENCE	ELEMENT	MATERIAL	FINISH / SPECIFICATION
01	EXTERNAL WALL	RENDER AND PAINT	DULUX LEXICON / SIMILAR
02	EXTERNAL WALL	EXISTING BRICK	AS PER THE EXISTING BRICK / SIMILAR
03	WINDOWS/ DOORS	GLASS SET IN POWDER COATED ALUMINIUM FRAME	AS PER THE EXISTING WINDOWS/ SIMILAR
04	FENCE	STACKSTONE /STONE	-
05	BALUSTRADE	POWDER COATED ALUMINIUM FRAME	DULUX LEXICON / SIMILAR
06	ROOF	TILED ROOF	AS PER THE EXISTING ROOF / SIMILAR
07	DRIVEWAY	CONCRETE	-

REV	DESCRIPTION	DATE	BY
A	Pre-Development Application	30.08.20	CC
B	Development Application	30.02.20	CC

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PROJECT TITLE
**PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150**

DRAWING TITLE
SCHEDULE OF FINISHES

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	13	02/25/20	B
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UNIT 1 BASIX REQUIREMENT - CERT. NUMBER A379246_02**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 2 BASIX REQUIREMENT - CERT. NUMBER A396951**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

REV	DESCRIPTION	DATE	BY
A	Architectural Application	16/02/19	CC
B	Development Application	26/02/20	CC

UNIT 3 BASIX REQUIREMENT - CERT. NUMBER A396955**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 4 BASIX REQUIREMENT - CERT. NUMBER A396956**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 5 BASIX REQUIREMENT - CERT. NUMBER A396957_02**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 6 BASIX REQUIREMENT - CERT. NUMBER A396958**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 6 BASIX REQUIREMENT - CERT. NUMBER A396958**Glazing requirements****Windows and glazed doors**

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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PROJECT TITLE PROPOSED BOARDING HOUSES 47-49 SORRELL ST, PARRAMATTA NSW 2150 DRAWING TITLE BASIX UNITS 1-6				
PROJECT NUMBER 19135	DRAWING NUMBER 14	DATE 11/19/20	REVISION B	
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UNIT 7 BASIX REQUIREMENT - CERT. NUMBER A396959**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 8 BASIX REQUIREMENT - CERT. NUMBER A396961**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 9 BASIX REQUIREMENT - CERT. NUMBER A396963**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 10 BASIX REQUIREMENT - CERT. NUMBER A396964**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 11 BASIX REQUIREMENT - CERT. NUMBER A396965**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 12 BASIX REQUIREMENT - CERT. NUMBER A396967**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 13 BASIX REQUIREMENT - CERT. NUMBER A396968**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 14 BASIX REQUIREMENT - CERT. NUMBER A396969**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

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REV	DESCRIPTION	DATE	BY
A	Architectural Signatures	06/08/20	CC
B	Development Application	30/01/20	CC

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PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150

DRAWING TITLE
BASIX UNITS 7-14

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	15	11/19/20	B
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UNIT 15 BASIX REQUIREMENT - CERT. NUMBER A396970_02**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 15 BASIX REQUIREMENT - CERT. NUMBER A396970_02**Glazing requirements****Windows and glazed doors**

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

REV	DESCRIPTION	DATE	BY
A	Pre-Development Application	30/01/20	CC
B	Development Application	30/01/20	CC

UNIT 16 BASIX REQUIREMENT - CERT. NUMBER A396972**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 17 BASIX REQUIREMENT - CERT. NUMBER A396974**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 18 BASIX REQUIREMENT - CERT. NUMBER A396976**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 19 BASIX REQUIREMENT - CERT. NUMBER A396977**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 20 BASIX REQUIREMENT - CERT. NUMBER A396979**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 21 BASIX REQUIREMENT - CERT. NUMBER A396981**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

FOR DA APPROVAL

baini design

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PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150
DRAWING TITLE
BASIX UNITS 15-21

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	16	11/19/20	B
SCALE 0.41	DRAWN BY	CHECKED BY	CB

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UNIT 22 BASIX REQUIREMENT - CERT. NUMBER A396983**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 23 BASIX REQUIREMENT - CERT. NUMBER A396984**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

REV	DESCRIPTION	DATE	BY
A	Architectural Application	06/08/20	CC
B	Development Application	30/03/20	CC

UNIT 24 BASIX REQUIREMENT - CERT. NUMBER A396985**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

UNIT 25 BASIX REQUIREMENT - CERT. NUMBER A396989**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

MANAGERS ROOM BASIX REQUIREMENT - CERT. NUMBER A396960**Fixtures and systems****Lighting**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction

external wall: cavity brick -nil
external wall: other/undecided - R1.70 (including construction)

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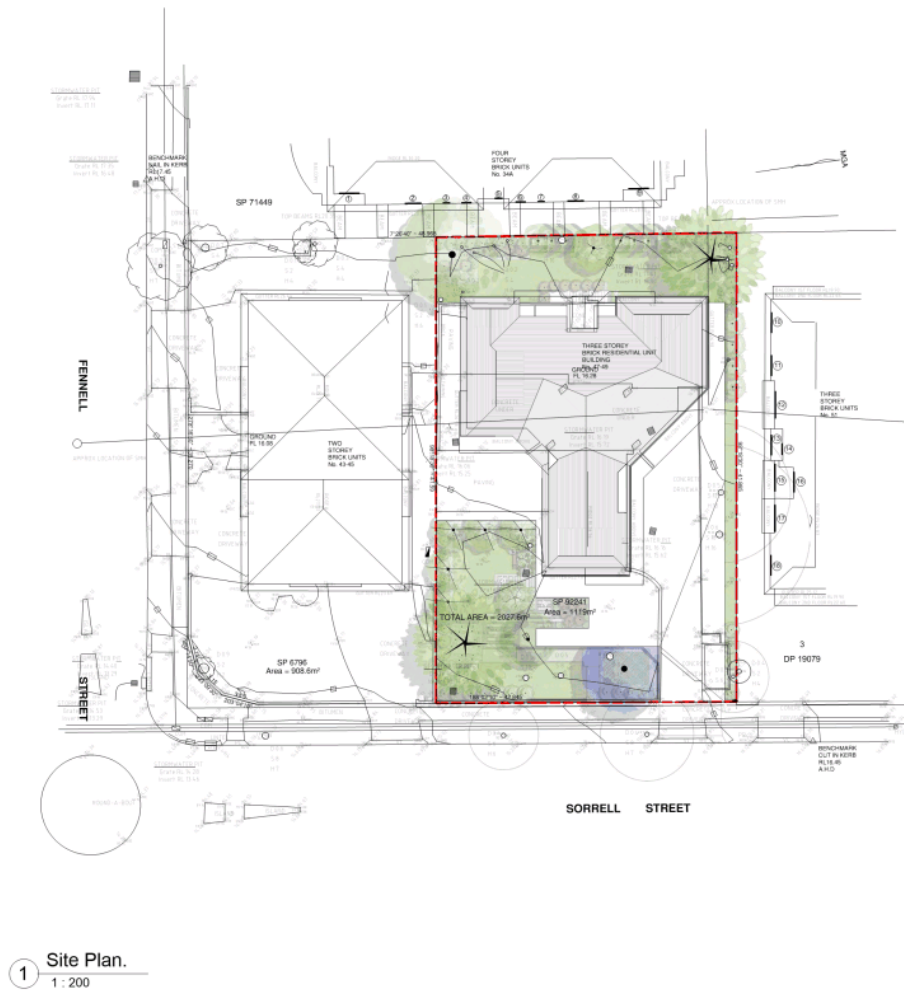
baini design

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PROJECT TITLE
PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150
DRAWING TITLE
BASIX UNITS 22- 26

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	17	11/19/20	B
SCALE @ A1	DRAWN BY	CHECKED BY	
	GA	CB	

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REV	DESCRIPTION	DATE	BY
A	Per Development Application	30.03.20	CC
B	Development Application	30.03.20	CC



FOR DA APPROVAL

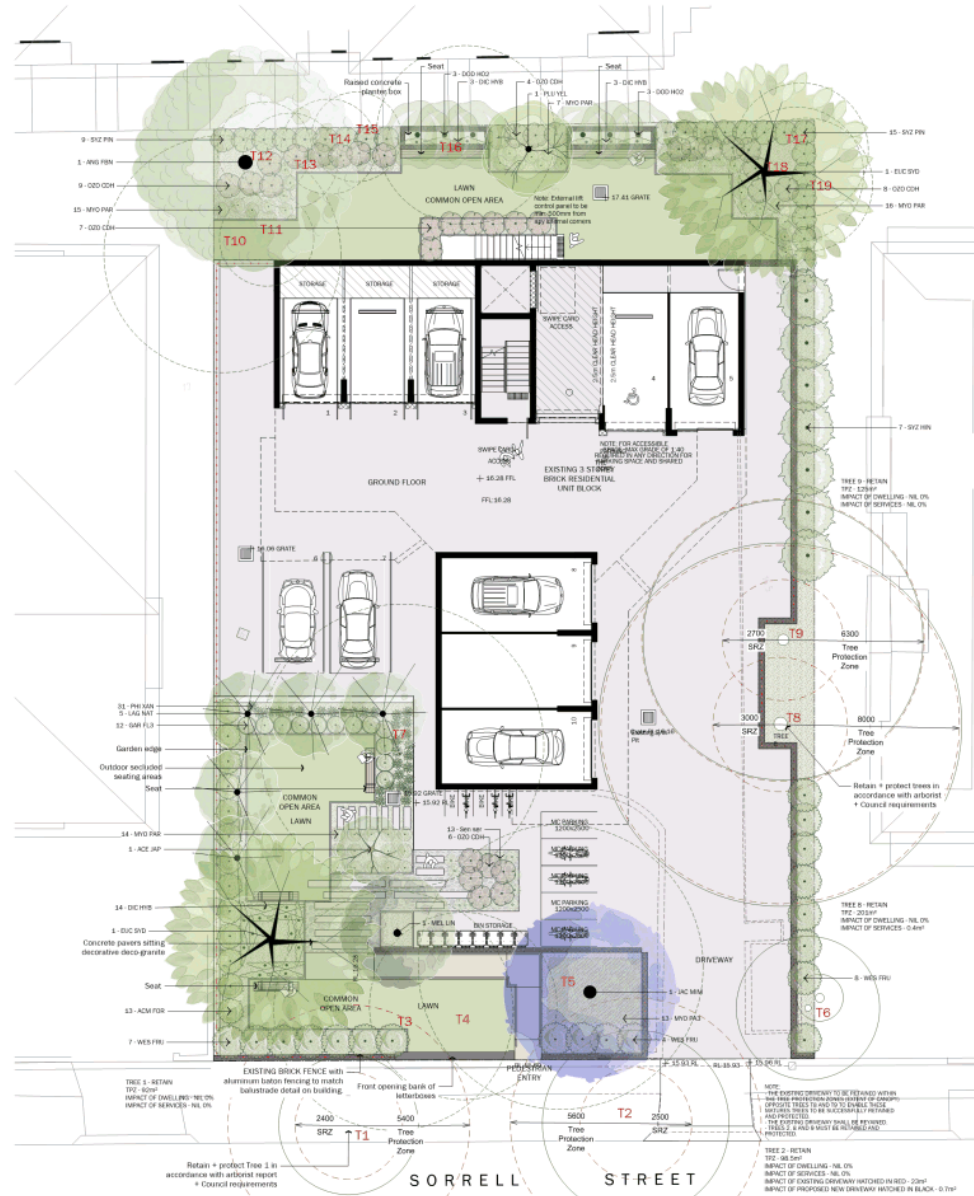
baini design

PROPOSED BOARDING HOUSES
47-49 SORRELL ST, PARRAMATTA NSW 2150





NOTIFICATION PLAN

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
19135	18	02/25/20	B
	SCALE @ A1	DRAWN BY	CHECKED BY
	1 : 200	GA	CB

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PLANT schedule

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY	
	ACE JWP	<i>Acacia japonica</i> 'Aconitifolium'	Fernleaf Full Moon Maple	40L	3.0m	3.0m	1	
	ANG FEN	<i>Angophora floribunda</i>	Rough-barked Apple	75L	10-20m	10.0m	1	
	EUC SYD	<i>Eucalyptus saligna</i>	Sydney Blue Gum	75L	20m	10.0m	2	
	JAC MM	<i>Jacaranda mimosifolia</i>	Jacaranda	75L	8-10m	8.0m	1	
	LAC NAT	<i>Lagerstroemia</i> x 'Natchez'	Crape Myrtle	40L	5m	3.5m	5	
	MEL UN	<i>Melaleuca trinervis</i>	Flaked Paperbark	75L	5m	5.0m	1	
	PLU YEL	<i>Plumera acutifolia</i>	White Frangipani	75L	3.0m	4.0m	1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY	
	ACM FOR	<i>Acronia smithii</i> 'Forest Flame'	Lily Pilly	200mm	2.3m	1.2m	13	
	DIC HB	<i>Dichondra</i> x 'Silver Falls'	Dichondra	140mm	0.20m	0.70m	20	
	DOD HO2	<i>Dodonaea viscosa</i>	Hop Bush	200mm	3.0m	3.0m	6	
	GAR FL3	<i>Gardenia augusta</i> 'Florida'	Gardenia	200mm	0.80m	0.80m	12	
	MYO PAR	<i>Myoporum parvifolium</i>	Trailing Myoporum	140mm	0.40m	0.70m	52	
	QDO COH	<i>Geophomus densiflorus</i> 'Coral Foliage'	Rice Flower	200mm	1.5-2m	1.0m	34	
	PHI VAN	<i>Philadelphium delicum</i> 'Vanada'	Spit Leaf Philadelphium	200mm	0.65m	0.90m	31	
	SEN SEP	<i>Senecio sepere</i>	Blue Chalksticks	140mm	0.45m	0.65m	13	
	SHZ HN	<i>Syzygium australe</i> 'Horseshoe Gold'	Horseshoe Gold Lilly Pilly	25L	5.5m	2.0m	7	
	SHZ PN	<i>Syzygium australe</i> 'Pineade'	Lilly Pilly	40L	6m	1.0m	24	
	WES FRU	<i>Westringia frutescens</i> 'Sirokey'	Coast Rosemary	200mm	1.2m	1.5m	19	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	QTY
	MYO PAR	<i>Myoporum parvifolium</i>	Trailing Myoporum	140mm	0.15m	0.70m	1000mm	13



NOTE: The design is based on the information provided by the client. The client is responsible for ensuring that the information is accurate and complete. The client is also responsible for ensuring that the design is in accordance with the relevant standards and regulations.

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FIGURE 1 Design of the new bridge deck

The figure consists of several parts: a plan view of the bridge deck, a detailed cross-section of the bridge deck, and a table of materials. The plan view shows a rectangular bridge deck with a total width of 10.0m. The central lane is 3.0m wide, and the total lane width is 7.0m. The bridge piers are located at the ends of the deck. The approach roads are shown on either side of the deck. The detailed cross-section shows the internal structure of the deck, including the concrete, steel reinforcement, and the placement of bars and stirrups. The cross-section has a total depth of 1.0m, with a concrete deck thickness of 0.15m. The reinforcement is provided in the form of bars and stirrups. The table of materials lists the materials used in the bridge deck, including concrete, steel, and reinforcement.

“Appendix 4” to Section 4.15 Assessment Report - DA/727/2020**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/727/2020
Property Address: CP SP 92241
 47 Sorrell Street, PARRAMATTA NSW
 2150

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 19135 – Baini Design

Drawing/Plan No.	Issue	Plan Title	Dated
00	B	Compliance Table	06/07/17
01	B	Site Plan / Site Analysis	26/07/19
02	B	Shadow Diagrams	25/02/20
03	B	Site Context Plan	22/01/20
04	B	GF & LVL 1 Demolition Plan	30/10/19
05	B	LVL 2 & 3 Demolition Plan	30/10/19
06	B	Ground Floor & First Floor Plan	06/07/17
07	B	Second Floor & Third Floor Plan	26/07/19
08	B	LVL 1, 2 & 3 – Calculation Plans	30/10/19
09	B	New Floor Area – Calculation	18/05/21
10	B	Elevations & Sections	26/07/19
11	B	Solar Access & Cross Ventilation	20/02/20
12	B	Solar Access & Cross Ventilation	20/02/20
13	B	Schedule of Finishes	25/02/20
14	B	BASIX Units 1 – 6	19/11/20
15	B	BASIX Units 7 – 14	19/11/20
16	B	BASIX Units 15 – 21	19/11/20
17	B	BASIX Units 22 - 26	19/11/20

Landscape Drawings Outside In Design Group

Drawing/Plan No.	Issue	Plan Title	Dated
L-01	D	Landscape Concept	30/03/21
L-02	D	Streetscape Elevation	30/03/21

Specialist Reports

Document	Prepared By	Dated
Statement of Environmental Effects	Think Planners	15 June 2020
Arboricultural Impact Assessment and Tree Management Plan	Horticultural Management Services	23 March 2021
Plan of Management	Think Planners	15 June 2020
Emergency Management Plan	SPS Fire and Safety	Undated
Fire Safety Schedule 47 Sorrell St, J Squared Parramatta	Engineering Pty Ltd	Undated
Waste Management Plan	Baini Design	11 June 2020
BASIX Certificate Nos: A379246_02 A396951 A396955 A396956 A396957_02 A396958 A396959 A396960 A396961 A396963 A396964 A396965 A396967 A396968 A396969 A396970_02 A396972 A396974 A396976 A396977 A396979 A396981 A396983	BCA Energy Pty Ltd	6 November 2020

A396984 A396985 A396989		
Access Report Reference: 20020	Vista Access Architects	14 February 2020
Noise Impact Assessment ReferenceL EMS21 8430	EMS	22 January 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

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

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

PA0003 Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

PA0004 No encroachment on Council and/or Adjoining proper

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

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

PA0011 #Demolition of Buildings

5. No approval is granted for demolition of the building. Approval is granted for minor demolition works only in accordance with the approved plans in Condition 1, 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, if required. 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

6. Trees to be retained are:

Tree No.	Name	Common Name	Location	Tree Protection Zone (m)
1	<i>Lophostemon confertus</i>	Brush Box	Road Reserve – Refer to arborist report	5.4m
2	<i>Lophostemon confertus</i>	Brush Box	Road Reserve – Refer to arborist report	5.6m
8	<i>Eucalyptus parramattensis</i>	Parramatta Red Gum	Refer to arborist report	8m
9	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report	6.3m

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

EWA0002 Amenity of waste storage areas

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

Reason: To maintain the amenity of the area.

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.)

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

8. 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.

PB0020 #Parra Develop Contrib. Plan – Outside City Centre

9. A monetary contribution comprising **\$6,963.00** 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.

PB0029 Environmental Enforcement Service Charge - All DAs

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

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

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

PB0030 Infrastructure & Restoration Adm. fee for all DAs

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

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

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

PB0038 #Security Bonds (For minor development)

12. 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/727/2020;
- (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
Hoarding: \$2,731.55-\$10,927.25 per street frontage in current financial year.	\$2,731.55
Nature Strip and Roadway:	\$10,300
Street Trees: \$2,121.80 per street tree in current financial year.	\$4,243.60

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.

PB0008 No external service ducts for multi-unit develop

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

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

PB0012 Single master TV antenna

14. 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.

PB0032 Constr. Noise Managt. Plan for townhouses & above

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

PB0033 Energy Provider requirements for Substations

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

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

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

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

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

17. The development must incorporate three adaptable dwellings. 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.

TB0004 Pedestrian Safety

18. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

Reason: To comply with Australian Standards and ensure pedestrian safety.

TB0001 #Car Parking Condition

19. The PCA shall ascertain that any new element in the at grade 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, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided

TB0002 #Bicycle parking condition

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

Reason: To comply with Council's parking requirements.

TB0006 #Motorcycle Parking Condition

21. Five (5) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements and the SEPP (ARH) 2009

TB0003 #Parking Provision

22. 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 ten (10) parking space is to be provided and be allocated as follows:
- a) Ten (10) parking space for boarding rooms including one (1) space as accessible 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.

EWB0002 Separate waste bins for general & recycling waste

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

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

Prior to Work Commencing

PC0001 #Appointment of PCA

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

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

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

Reason: To comply with legislative requirements.

PC0002 Enclosure of the site

25. 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

26. 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

27. 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

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

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

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

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

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

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

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

PC0007 Footings and walls near boundaries

29. 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.

LC0002 #Tree protection as per arborist report

30. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by Horticultural Management Services dated 23 March, 2021 and the conditions of consent.

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

ACNSC Non-standard - Prior to Work Commencing

31. Prior to work commencing, amended plans are to be submitted to the certifier which show the following design amendments:
- Instead of materials 01 and 04 (fences), use material 02 (brickwork);
 - Material 04 (roof tiles) must be made of terracotta;
 - Material 07 (concrete driveway) must be amended to incorporate semi-permeable pavers to enhance the landscaped treatment of the front setback.

Reason: To ensure compatibility with the heritage conservation area.

During Work

PD0006 Hours of work and noise

32. 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.

TD0001 Road Occupancy Permit

33. 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

34. 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.

TD0003 Remove the Property from the Resident Park. Scheme

35. The applicant is to be required to notify Council when the existing dwelling has been demolished prior to carrying out the construction/restoration works to allow Council to remove the property from the Resident Parking Scheme that applies in this area.

Reason: To ensure proper management of on street parking.

LD0011 Tree Removal

36. Trees numbered 3-7 and 10-19 are approved for removal. Refer to the arborist report prepared by Horticultural Management Services dated 23 March, 2021 for tree species, location and numbering.

Reason: To facilitate development.

LD0013 Removal of trees by an arborist

37. 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.

EWD0003 Waste data file maintained

38. 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.

EWD0004 Hazardous/intractable waste disposed of in accor.

39. 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 Department of Environment and Climate Change Environmental Guidelines; NSW 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.

EWD0005 General requirements for liquid and solid waste

40. 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.

EWD0008 Contaminated waste to licensed EPA landfill

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

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

Prior to the issue of an Occupation Certificate/Subdivision Certificate

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

42. Prior to the issue of an Occupation Certificate an inspection shall be carried out on the existing stormwater system by a suitably qualified plumber.

The inspection shall determine the functionality and condition of the system. Any repairs or improvements deemed necessary shall be carried out to bring the system back to an appropriate standard. Only upon the satisfactory inspection or upon the satisfactory completion of repairs shall the plumber certify the system.

A certificate of Operation of the stormwater system shall be submitted to the certifying authority for approval prior to the issue of an Occupation Certificate.

Reason: To ensure the Stormwater system is operable and of a high standard.

PE0001 Occupation Certificate

43. 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.

BE0001 Record of inspections carried out

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

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

Reason: To comply with statutory requirements.

PE0006 Street Number when site readily visible location

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

Reason: To ensure a visible house number is provided.

PE0007 #BASIX Compliance

46. 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 Nos:

- i. A379246_02
- ii. A396951

- iii. A396955
- iv. A396956
- v. A396957_02
- vi. A396958
- vii. A396959
- viii. A396960
- ix. A396961
- x. A396963
- xi. A396964
- xii. A396965
- xiii. A396967
- xiv. A396968
- xv. A396969
- xvi. A396970_02
- xvii. A396972
- xviii. A396974
- xix. A396976
- xx. A396977
- xxi. A396979
- xxii. A396981
- xxiii. A396983
- xxiv. A396984
- xxv. A396985
- xxvi. A396989

will be complied with prior to occupation

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

PE0009 Provision of Endeavour Energy services

47. 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.

PE0024 The Release of Bond(s)

48. 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.

PE0026 PE25 –Adaptable dwellings Multi-unit and RFB's modi

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

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

PE0027 Post Construction Private Property Dilapidation Report

50. 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.

LE0002 Cert.Auth.Arrange Qualified Landscape Arch.(multi)

51. 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.

The Use of the Site

PF0004 External Plant/Air-conditioning noise levels

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

Reason: To minimise noise impact of mechanical equipment.

PF0049 Graffiti Management

53. 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.

EAF0001 Use is not to cause offensive noise or vibration

54. 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.

EAF0003 No live music

55. No live music or entertainment shall be provided within the premises.

Reason: To protect the amenity of the surround neighbourhood.

PFFNSC Non-standard - The Use of the Site

56. The premises shall be used as a boarding house as defined in Section 516 (1A) of the Local Government Act 1993, being a building wholly or partly let as lodging in which each letting provides occupant with a principal place of residence.

Reason: To ensure the boarding house is operating appropriately.

PFFNSC Non-standard - The Use of the Site

57. The applicant and any subsequent operator must comply with all provisions of the Boarding Houses Act 2012.

Reason: To ensure the boarding house is operating appropriately.

PFFNSC Non-standard - The Use of the Site

58. The owner and/or their representative such as an agent are not permitted to advertise or organise for short term or share accommodation in the building.

Reason: To ensure the development operates as a boarding house.

PFFNSC Non-standard - The Use of the Site

59. The lodgers must be subject to an occupancy agreement for a term of at least three months.

Reason: To ensure the development operates as a boarding house.

PFFNSC Non-standard - The Use of the Site

60. The accommodation of the building must be used as a boarding house as defined in the Parramatta Council Local Environmental Plan 2011 and Development Control Plan 2011, and not for the purposes of a hotel, motel, serviced apartments, private hotel, tourist accommodation or the like.

Reason: To ensure the development operates as a boarding house.

PFFNSC Non-standard - The Use of the Site

61. The premises shall require licensing pursuant to the Youth and Community Services Act 1973 should one or more occupant be diagnosed as having a disability.

Reason: Legislative requirement.

PFFNSC Non-standard - The Use of the Site

62. A notice is to be placed near the entrance to the property in a visible location to the public advising of the name and contact number of the on-site manager.

Reason: To ensure proper management of the premises.

PFFNSC Non-standard - The Use of the Site

63. The Property Management Company shall maintain a digital record of all residents with details of their names, length of stay, number of persons in each room, and that such record shall be retained for two years for inspection on demand by Council Officer any other regulatory authority.

Reason: To ensure that appropriate records are kept.

PFFNSC Non-standard - The Use of the Site

64. The Property Management Company, upon signing of the lease or licensing agreement, shall provide boarders with a key to their individual room and common areas.

Reason: To ensure tenant amenity.

PFFNSC Non-standard - The Use of the Site

65. The managing agent is to manage the boarding house in accordance with the approved Plan of Management and rules of occupancy.

Reason: To ensure the boarding house operates appropriately.

PFFNSC Non-standard - The Use of the Site

66. Development must be registered as a General Boarding House or Assisted Boarding House (as applicable) under the Boarding House Act 2012 with NSW Department of Fair Trading within 28 days of the issue of the Occupation Certificate as required by the Act and proof of registration submitted to Council.

Reason: To comply with the Boarding House Act 2012

PFFNSC Non-standard - The Use of the Site

67. The Boarding house owner must lodge an Annual Return (which sets out any changes to the registration details) within 28 days of the 12- month anniversary of the date of their initial registration, and notify Fair Trading NSW within 28 days of the cessation of the premises being used as a boarding house. A copy of this information to be provided to Council.

Reason: To ensure the boarding house operates appropriately.

PFFNSC Non-standard - The Use of the Site

68. The applicant must complete a standard form occupancy agreement for general boarding houses under the Boarding Houses Act 2012 for each new occupant of the boarding house prior to the commencement of their tenancy.

Reason: To comply with the Boarding Houses Act 2012.

PFFNSC Non-standard - The Use of the Site

69. The applicant must provide a copy of the brochure "Living in a Boarding House" published by the Department of Fair Trading to each new occupant of the boarding house at the commencement of their tenancy.

Reason: To ensure tenant amenity.

PFFNSC Non-standard - The Use of the Site

70. The Boarding House is to operate in accordance with the approved Plan of Management (as amended within this consent) at all times. Any variation to the Plan of Management may only be made with the written consent of Council.

Reason: To ensure the boarding house operates appropriately.

PFFNSC Non-standard - The Use of the Site

71. All residents in the boarding house are to sign a lease or licence agreeing to comply with the House Rules, with the length of the lease to be determined by the management on the explicit understanding that accommodation is not to be provided on a temporary basis to persons on recreational pursuits. The length of lease or licensing agreement shall be no less than a term of three months.

Reason: To ensure that appropriate records are kept and to ensure that the use of the premises remains as a boarding house.

PFFNSC Non-standard - The Use of the Site

72. The occupancy rate of the boarding house development shall be limited to 26 lodgers in total at any one time.

Single rooms are to be limited to one person only. Double rooms are to be limited to two persons only.

Reason: To comply with the provisions of the Parramatta Development Control Plan 2011 and to protect the amenity of adjoining residents.

PFFNSC Non-standard - The Use of the Site

73. Operation and use of the Boarding House should be undertaken in accordance with Schedule 2 [Standards Enforceable by Orders] of the Local Government (General) Regulation 2005. Council will conduct routine annual inspections in order to ensure compliance with the requirements of the Schedule and Council staff will report in writing on the

results of the inspection by the Council Officer. A fee is payable for this service under Section 608 of the Local Government Act 1993.

Local Government (General) Regulation 2005
Schedule 2 - Standards Enforceable by Orders
(Clause 83-86, 92 and 94)

Part 1 - Standards for places of shared accommodation

1. Maximum number of boarders and lodgers

(1) The number of occupants (not including children under the age of 5 years) must not exceed the maximum number of persons determined by the council to be accommodated in each bedroom or dormitory and in the whole premises.

(2) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle in accordance with the relevant provisions under the Public Health Act 1991 for each person.

Note: On the commencement of this Regulation, the relevant provision was clause 22 of the Public Health (General) Regulation 2002.

2. Notices

(1) A schedule showing the numeral designating each bedroom and dormitory and the number of persons permitted to be accommodated in each must be conspicuously displayed on the premises.

(2) Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in each bedroom the maximum number of persons allowed to be accommodated in the bedroom.

3. Light and ventilation

(1) Adequate light and ventilation must be maintained in the premises.

(2) All partitions forming cubicles in a dormitory must be adequately constructed and provide adequate ventilation.

4. Kitchen facilities

(1) Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.

(2) The floor of any kitchen must have an approved impervious surface.

5. General cleanliness

(1) All parts of the premises and all appurtenances (including furniture, fittings, bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.

(2) Pans, receptacles or other waste storage devices must be kept covered and all waste must be deposited in appropriate pans, receptacles or other waste storage devices.

6. Furniture and fittings

Appropriate furniture and fittings must be provided and maintained in good repair.

7. Long term residences

If the place is one in which persons may board or lodge for 7 days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds, curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants.

Reason: To ensure the boarding house is operating appropriately.

PFFNSC Non-standard - The Use of the Site

74. A portable fire extinguisher and fire blanket must be provided within any kitchen (including kitchenettes) in accordance with AS 2444.

Reason: To comply with Parramatta Development Control Plan 2011 requirements.

PFFNSC Non-standard - The Use of the Site

75. All furniture and fittings required to be provided within individual rooms and communal area must be permanently affixed to the building/site, must be easy to clean/maintain and must be kept in a suitable state of repair.

Reason: To comply with Parramatta Development Control Plan 2011 requirements.

PFFNSC Non-standard - The Use of the Site

76. Hard wired smoke detectors shall be provided within all bedrooms and within communal areas in accordance with the BCA.

Reason: To comply with Parramatta Development Control Plan 2011 requirements.

EAF0008 Noise to street

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

Reason: To prevent loss of amenity to the area.

EAF0010 Air Conditioners in Residential Buildings

78. The air conditioner/s must not:

- a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - i. before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7.00am and after 10.00pm on any other day.
- b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent loss of amenity to the area.

EWF0003 Remove putrescible waste at sufficient frequency

79. 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.

EWF0005 Management of waste storage facilities

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

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

EWF0006 Storage of bins between collection periods

81. 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: 21 June 2021

Responsible Officer: Frances Mehrrens