

Council Meeting

13/06/2017

Item No	5.2
Property	66A Bay Street, Botany - Booralee Park
Proposal	Crown Development Application for the demolition of the existing amenities building and the construction of a new multi-purpose facility, new retaining wall to the eastern side of the building and the removal of one (1) tree
Cost of Development	\$960,818.00
Report by	Emma Bell – Consultant Town Planner
Application No	DA-2016/216

Officer Recommendation

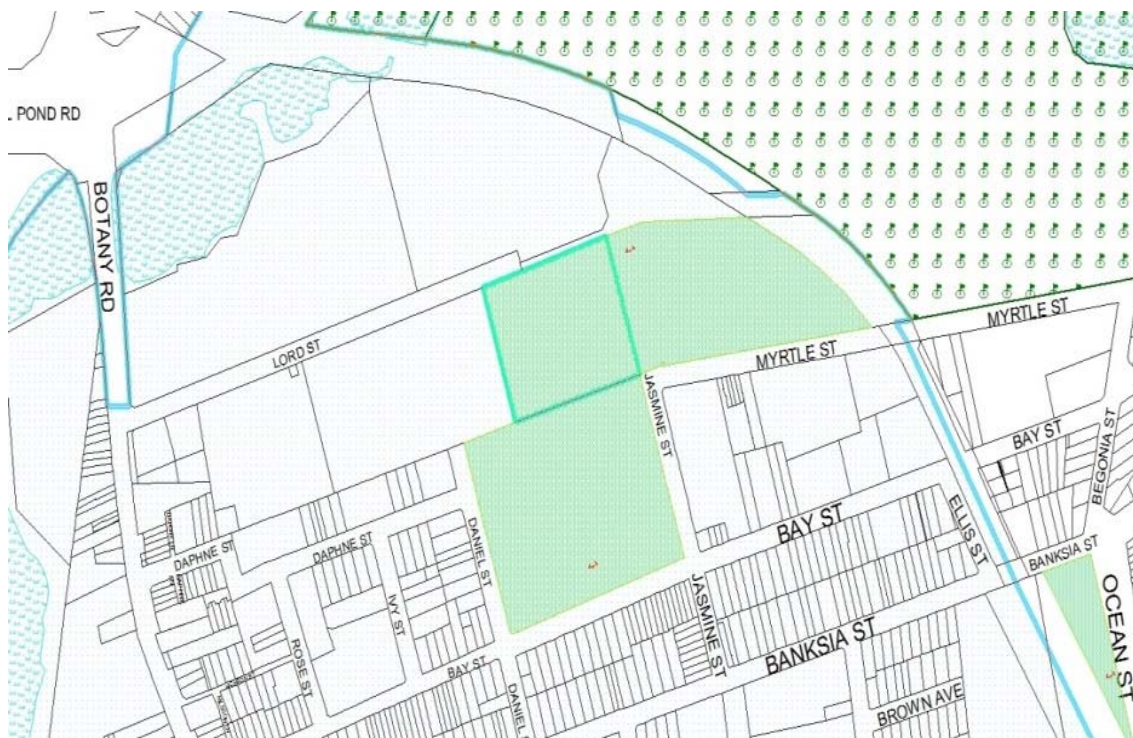
That the Panel approve Crown Development Application No. 16/216 for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building at 66A Bay Street, Botany, subject to conditions in the attached Schedule.

Attachments

Planning Assessment Report

Plans

Location Plan



BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	2016/216
Date of Receipt:	25 November 2016
Property:	66A Bay Street, Botany (Booralee Park) Lot 1 in DP 1148910; Lot 1 in DP 909015; and, Lot 7078 in DP 1027047
Owner:	Metropolitan Water Sewage and Drainage Board and Her Majesty the Queen
Applicant:	Bayside Council
Proposal:	Crown Development Application for the demolition of the existing amenities building and the construction of a new multi-purpose facility, new retaining wall to the eastern side of the building and the removal of one (1) tree
Value:	\$960,818.00
No. of submissions:	Nil
Author:	Emma Bell – Consultant Town Planner
Date of Report:	14 May 2017

Key Issues

The Crown Development Application No. 16/216 was lodged with Bayside Council on 25 November 2016 seeking consent for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building at 66A Bay Street, Botany (also known as Booralee Park). The applicant is Bayside Council.

Bayside Council is the Reserve Trust Manager of Booralee Park land. Pursuant to *Section 88(2)(a) of the Environmental Planning & Assessment Act 1979* and *Clause 226 of the Environmental Planning & Assessment Regulations 2000*, a Reserve Trust Manager is a prescribed person, deemed to be the Crown.

The application was placed on public exhibition including an advertisement in the local newspaper for a fourteen (14) day period from 21 December 2016 until 11 January 2017. No submissions were received.

The proposed new amenities building is ancillary to the primary use of the land being for a Recreation Area which is permitted with consent in the RE1 Public Recreation zone. Potential issues such as acoustic privacy impacts on nearby residences and traffic and parking have been assessed and are considered to be minimal and acceptable subject to the recommended conditions of consent.

The development application has been assessed in accordance with the relevant requirements of the *Environmental Planning and Assessment Act 1979* and is recommended for approval, subject to conditions of consent

Recommendation

Approve Crown Development Application No. 16/216 for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building at 66A Bay Street, Botany, subject to conditions in the attached Schedule.

Background

History

A search of Council's records reveals that there is no record of any previous applications/determinations made for the subject site.

DA16/060

Development Application No. 16/60 was received by Council on the 21 April 2016 for the demolition and replacement of existing amenities building at the Booralee Park recreation area. The new building will be in the same position and will comprise toilets, change rooms, referees room, kiosk, equipment store, and first floor utility room with kitchenette. This application was withdrawn on the 3 August 2016.

Proposal

Crown Development Application for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building at 66A Bay Street, Botany (Booralee Park).

The specifics of the proposal are as follows:

Demolition & Tree Removal

- Demolition of the existing amenities building with a GFA of 147sq.m and containing:
 - o two (2) changerooms;
 - o male and female toilets;
 - o plant room;
 - o kiosk;
 - o garden storeroom;
 - o groundkeepers room; and,
 - o Groundkeepers change room.
- Removal of one (1) tree (a Weeping Bottlebrush/*Callistemon viminalis*) located adjacent to the north-eastern corner of the existing amenities building.

Construction of new multipurpose sports facility

- Construct a new single storey multipurpose sports facility with a GFA of 215.66sq.m in the same location of the existing amenities building (to be demolished). The proposed new building will have a larger footprint than the existing building
- The new facility is to contain:
 - o groundkeepers equipment storerooms;
 - o sport equipment storeroom;
 - o two (2) changerooms, each accommodating male and female WC's, showers and seating;
 - o an accessible WC;
 - o electrical cupboard;

- o rainwater tank with a 10,000L capacity;
- o bin store;
- o canteen and associated storeroom;
 - o groundkeeper's changeroom;
 - o hot water system room;
 - o BBQ area; and,
 - o removal of the existing access ramp.

Materials/Finishes – Refer to Figure 12 below.

Architectural Drawings – Refer to Figures 8-11 below.

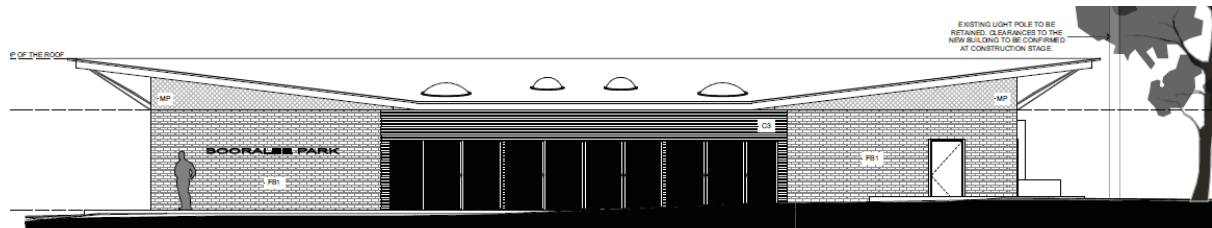


Figure 8. Eastern Elevation

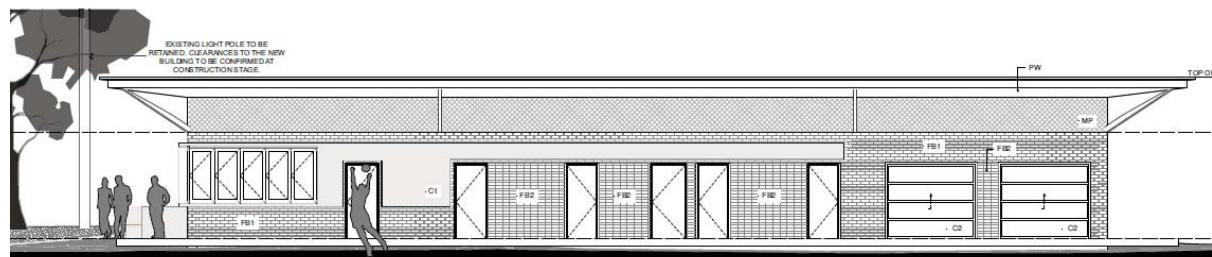


Figure 9. Western Elevation

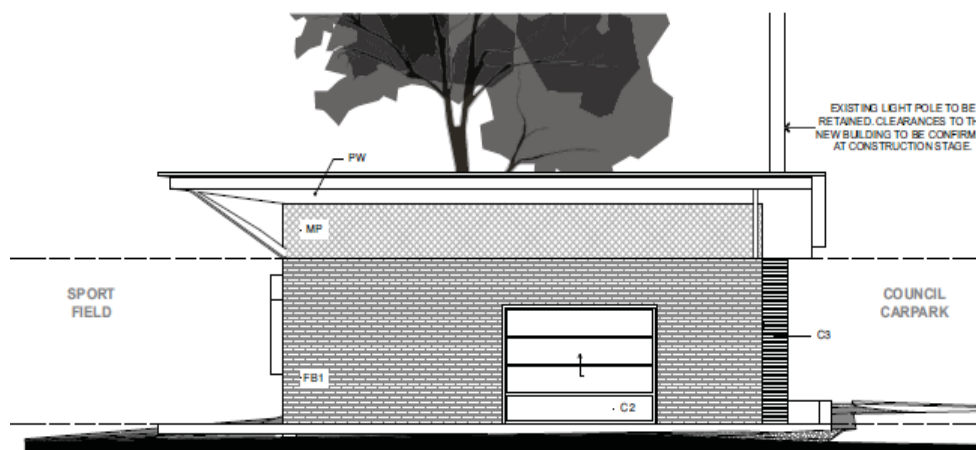


Figure 10. Southern Elevation



Figure 11. Northern Elevation



Figure 12. Perspective and Schedule of Materials and Finishes

Site Description

The subject site is Booralee Park with the subject amenities building being located on the eastern side near the intersection of Jasmine Street and Myrtle Street. The existing and proposed amenities building sits across three lots legally described as Lot 1 in DP 909015, Lot 7078 in DP 1027047, and Lot 1 in DP 1148910. Booralee Park is owned by the Crown with the Bayside Council being the Reserve Trust Manager.

The site is zoned RE1 Public Recreation and the park itself is a heritage item (Local Heritage I61) under the BBLEP 2013, however the amenities building to be demolished and replaced

is not included in the heritage listing as it does not contribute to the heritage significance of the item.

The existing amenities building is a single storey brick building with a skillion roof surrounded by a covered hardstand pedestrian access area. The building is generally rectangular in shape with dimensions of 20m x 7m and a floor area of 147.64sqm. Internally, the building contains two change rooms each with seating, showers and a water closet, a male and female toilet, kiosk, and grounds maintenance change room and storerooms. The existing building does not provide accessible sanitary facilities that are compliant with the *Disability Discrimination Act 1992*.

Surrounding the amenities building are the Rugby League / Cricket fields adjacent to the west, adjacent to the east is a Council Car Park with 167 spaces which is used primarily for the Botany Aquatic Centre and Booralee Park, and to the south-east on Jasmine and Myrtle Streets is a recently redeveloped medium density residential area containing a mixture of residential apartment developments and townhouses.

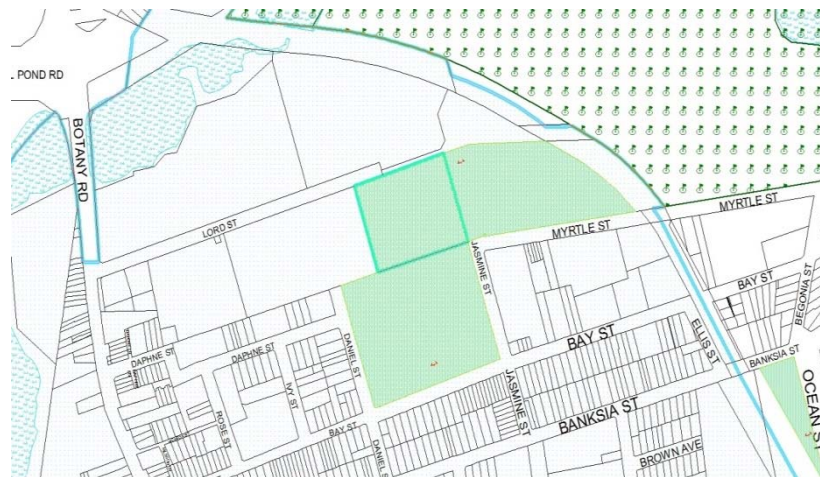


Figure 1. Locality Plan

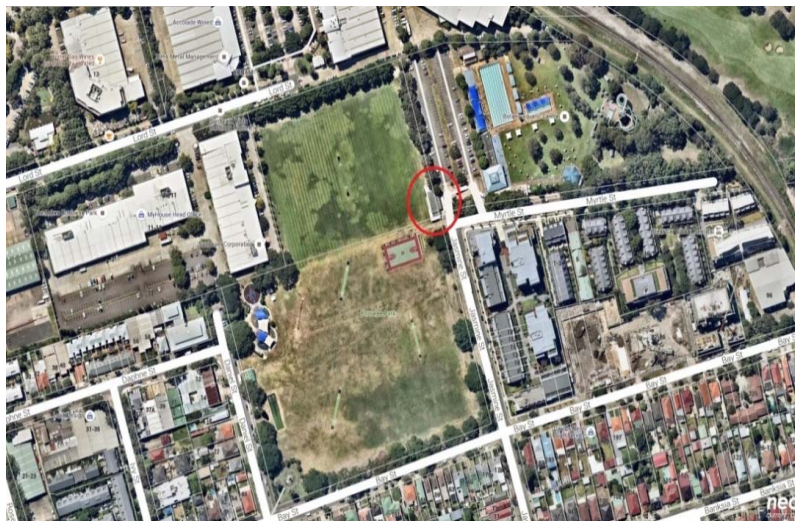


Figure 2. Aerial map of subject site



Figure 3. Existing amenities building as viewed from the south-west



Figure 4. The rear of the existing amenities building looking north toward the existing carpark



Figure 5. The existing tree to be removed at the rear of the amenities building



Figure 6. Botany Aquatic Centre 50m to the east of the existing amenities building



Figure 7. Neighbouring medium density development on the corner of Jasmine and Myrtle Street

Referrals

The development application was referred to Council's Development Engineer and Landscape Architect for comments. Appropriate conditions have been imposed on the development consent to address the relevant issues raised relating to stormwater, flood levels and landscaping.

Statutory Considerations

An assessment of the application has been undertaken pursuant to the provisions of the *Environmental Planning and Assessment Act, 1979*.

S.79C(1) - Matters for Consideration – General

S.79C(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

State Environmental Planning Policy No. 55 – Remediation of Land

The provisions of SEPP 55 have been considered in the assessment of the development application, along with the requirements of Botany Bay DCP 2013 Part 3K, relating to Contaminated Land. The application includes an Environmental Site Assessment. The assessment concludes that the soils at the site are suitable to remain on-site with no unacceptable risks to park users or site works. Council's Environmental Health Officer has reviewed the proposal and raised no objection subject to conditions. Accordingly, the proposal satisfies SEPP 55.

Botany Bay Local Environmental Plan 2013

Botany Bay Local Environmental Plan 2013 has been considered in the assessment of the Development Application and the following information is provided:

Principal Provisions of BBLEP 2013	Proposed	Compliance
Landuse Zone	The site is zoned RE1 Public Recreation under the BBLEP 2013.	Yes
Is the proposed use/works permitted with development consent?	The proposed development is a building ancillary Booralee Park which is a Recreation Area and is a land use permitted with consent in the RE1 zone.	Yes – Refer Note 1
Does the proposed use/works meet the objectives of the zone?	The objectives of the RE1 zone are: <i>To enable land to be used for public open space or recreational purposes.</i> <i>To provide a range of recreational settings and activities and compatible land uses.</i> <i>To protect and enhance the natural environment for recreational purposes.</i> The proposal satisfies the above objectives in that: - The proposal will replace the existing amenities building with a new larger and more modern building, more suited to contemporary community and sporting	Yes

Principal Provisions of BBLEP 2013	Proposed	Compliance
	requirements, which will meet the demands of the growing population in the locality. • The proposal will enhance the experience of local sporting associations in their use of Booralee Park; • The proposal provides a new amenities building which is compatible with the recreational uses undertaken in Booralee Park; and • The proposal will enhance the environment for recreational purposes.	
Does Schedule 1 – Additional Permitted Uses apply to the site? If so what additional uses are permitted on the site?	N/A – Schedule 1 does not apply to the site.	N/A
What is the height of the building? Does the height of the building comply with the maximum building height?	N/A – No height provisions for the subject site	N/A
What is the proposed FSR? Does the FSR of the building comply with the maximum FSR?	N/A – No FSR provisions for the subject site	N/A
Is the proposed development in a R3/R4 zone? If so does it comply with site of 2000m² min and maximum height of 22 metres and maximum FSR of 1.5:1?	N/A – The subject site is zoned RE1.	N/A

Principal Provisions of BBLEP 2013	Proposed	Compliance
Is the site within land marked "Area 3" on the FSR Map? If so, does it comply with the sliding scale for FSR in Clause 4.4A?	N/A – The subject site is not located within 'Area 3' on the FSR map.	N/A
Is the land affected by road widening? (Clause 5.1 – Relevant Acquisition)	N/A – The land is not affected by road widening.	N/A
Is the site listed in Schedule 5 as a heritage item or within a Heritage Conservation Area?	I61 Booralee Park – Local Heritage The southern part of the park is Heritage Listed being Lot 7078 in DP 1027047. The proposed amenities building is not located on this lot, however is immediately adjacent to the boundary. A Heritage Impact Assessment has been submitted with the application which states that the proposal is acceptable from a heritage perspective as: • It replaces an existing amenities building which does not contribute to the heritage significance of Booralee Park; • It incorporates a new carefully designed building which will sit comfortable in the context of the site, due to its modest scale and use of materials; and • It will provide enhanced opportunities for the use and enjoyment of Booralee Park, which is a significant public benefit. Given the above, the proposal is considered to satisfy the heritage clause.	Yes
The following provisions in Part 6 of BBLEP apply– • 6.1 – Acid	Class 4 ASS affects the subject site. The proposed development does not involve works	Yes

Principal Provisions of BBLEP 2013	Proposed	Compliance
Sulfate Soils	more than 2m below the natural ground level and as such the clause is satisfied.	
• 6.2 – Earthworks	The proposal only includes minor earthworks for the foundations of the proposed building. A Geotechnical Report was submitted with the application which provides conclusions and recommendations in relation to excavation methodologies so as to minimise impacts on the environment and neighbouring properties. Appropriate conditions have been included to require adherence to this report. Accordingly, the proposed earthworks are satisfactory.	Yes
• 6.3 – Stormwater Management	The proposed development will utilise the existing stormwater system with the addition of rainwater tanks. Council's Development Engineer has reviewed the proposed system and raised no objection subject to conditions.	Yes
• 6.8 – Airspace Operations	The proposal does not penetrate the Civil Aviation (Buildings Control) Regulations that limit the height of structures. Approval from the Civil Aviation Safety Authority is not required.	
• 6.9 – Development in areas subject to Aircraft Noise	The subject site is affected by Aircraft Noise being in ANEF contour 20-25. The application did not include an acoustic report. Council's Environmental Health officer has reviewed the proposal and has recommended that an Acoustic Report be submitted prior to Construction Certificate to certify that the building will be constructed in accordance with <i>AS2021 – 2000: Acoustics, Aircraft Noise Intrusion, Building Siting and Construction</i> . These conditions have been included in the consent and as such the proposal is considered to satisfy this clause.	Yes Yes

Note 1 – Permissibility

Booralee Park is a Recreation Area which is a permitted use in the RE1 zone. The definition of a Recreation Area is provided as follows:

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recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or*
- (b) an area used for community sporting activities, or*
- (c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).*

The proposed amenities building is considered to be an ancillary building to the Recreation Area of Booralee Park. It is ancillary because its primary purpose is to support the sporting activities within the park. It does not meet the definition for recreation facility (indoor, major or outdoor) as the building will not be used for recreation, it will simply support recreation which occurs on the adjacent sporting fields. Accordingly, the proposal is satisfactory in terms of permissibility.

S.79C(1)(a)(ii) - Provisions of any Draft EPI's

There are no current Draft EPIs applicable to this development

S79C(1)(a)(iii) - Provisions of any Development Control Plan

Botany Bay Development Control Plan 2013

The development proposal has been assessed against the controls contained in the Botany Bay Development Control Plan 2013 as follows:

Part 3A – Parking & Access

'Recreation Area' is not listed in Part 3A; accordingly the proposal is assessed on merit in regards to parking. The proposal is a replacement for the existing amenities building. The building is ancillary to the sporting fields. The building in itself will not generate parking; rather it is the fields which generate demand for parking with the amenities building supporting those activities taking place on the fields. The usage of the fields will remain unchanged and as such it is considered the demand for parking will be generally the same.

Adjacent to the building is a Council car park with 167 spaces – see Figure 13 below. This car park is shared between the adjacent Botany Aquatic Centre and Booralee Park. The aquatic centre is only open in the summer months and the demand for the new amenities building will generally occur in the winter months as the existing building is primarily used by the local Rugby League Club, with Rugby League being a winter sport.

In addition to the Council Car Park there is also a large amount of street parking available in the adjacent Jasmine and Myrtle Streets as there is only development on one side of these roads leaving the park side and Botany Aquatic Centre side of the roads with substantial amounts of angled parking – see Figure 14 below.

Given the new amenities building is a replacement of the existing building and that any extra demand generated by the improved facilities can be accommodated by the substantial

amount of car parking in the immediate vicinity of the site, the proposal is considered acceptable from a parking perspective and compliant in terms of Part 3A.



Figure 13. Aerial photograph showing the significant amount of car parking available for people using the fields and the new amenities building



Figure 14. Council Car Park adjacent to the new amenities building with 167 car spaces.

Part 3B – Heritage

The application included a Statement of Heritage Impact which notes that the amenities building proposed to be demolished and replaced is a typical utilitarian park pavilion constructed in the 1970s, and does not contribute to the heritage significance of the park as it does not meet any of the significance criteria. The statement concludes the proposed new amenities building complies with pertinent heritage controls and will have minimal impact on the heritage significance of the site and the nearby heritage items to the south of the park. Council's Heritage Advisor has reviewed the proposal and has raised no objection. Accordingly, the proposal is satisfactory from a Heritage perspective.

Part 3C – Access and Mobility

The proposed amenities building has been designed to be accessible and includes an accessible toilet. Appropriate conditions of consent have been imposed to ensure compliance with the BCA and Part 3C are achieved.

Part 3G – Stormwater Management

The development proposes to utilise the existing stormwater system. As previously discussed Council's Development Engineer has reviewed the application and raised no objection subject to the submission of detailed stormwater plans prior to the issue of the Construction Certificate, including the installation of a 10,000L water tank.

Part 3H – Sustainable Design

The proposed new amenities building has been designed with the following sustainable design elements:

- The proposed roof design enables natural ventilation to the building;
- The proposed roof form enables natural light, additional skylights have also been proposed to further increase the level of natural light into the building;
- The roof has been designed to capture 100% of rainwater which drains directly to a 10,000L harvesting tank for re-use in in toilets and for landscape irrigation; and,
- Solar panels are proposed and will be used to power the lights to the proposed new multi-purpose building.

The proposal is considered to satisfy the requirements of Part 3H.

Part 3I – Crime Prevention, Safety & Security

The proposal has been designed to minimise opportunities for concealment and visibility to and around the building is maximised from the public domain and nearby residential dwellings. Appropriate lighting and directional signage will also be provided. A condition of consent has also been imposed with regard to graffiti management. The proposed amenities building has considered the Crime Prevention Through Environmental Design (CPTED) principles and the proposal is considered to satisfy the requirements of this clause.

Part 3J – Aircraft Noise and OLS

The proposal does not penetrate the Civil Aviation (Buildings Control) Regulations that limit the height of structures. Approval from the Civil Aviation Safety Authority is not required.

The subject site is affected by Aircraft Noise being in ANEF contour 20-25. The application did not include an acoustic report. A condition of consent has been imposed upon the development that prior to the issue of the Construction Certificate the building will be required to be designed and constructed in accordance *AS2021 – 2000: Acoustics, Aircraft Noise Intrusion, Building Siting and Construction*. As such the proposal is considered to satisfy this clause.

Part 3K – Contamination

An assessment under SEPP 55 has been undertaken within this report. The application includes an Environmental Site Assessment (Author: JBS&G / Dated: 2 May 2016). The report concludes that the soils at the site are suitable to remain on-site with no unacceptable risks to park users or site works. Council's Environmental Scientist has reviewed the proposal and raised no objection, subject to conditions.

The site is located within the Botany Groundwater Management Zone 3. Independent advice in regards to potential groundwater depth and contamination issues was submitted with the application. The assessment concludes that the depth of groundwater at the site is anticipated to be greater than 2 metres below the current ground level and there is unlikely to be significant groundwater contamination that would prevent the proposed development at the site. Given that the proposal only includes very minor excavation for the slab of the structure, it is unlikely that any groundwater would be intercepted.

Given the above, the proposal satisfies Part 3K.

Part 3L – Landscaping and Tree Management

The proposal includes the removal of one (1) tree, which is located directly adjacent to the eastern wall of the existing amenities building – see Figure 15 below. This tree is a *Callistemon viminalis* (Bottlebrush).



Figure 15. Existing tree to be removed.

The existing tree is required to be removed as it is located within the proposed new building footprint – see Figure 16 below.

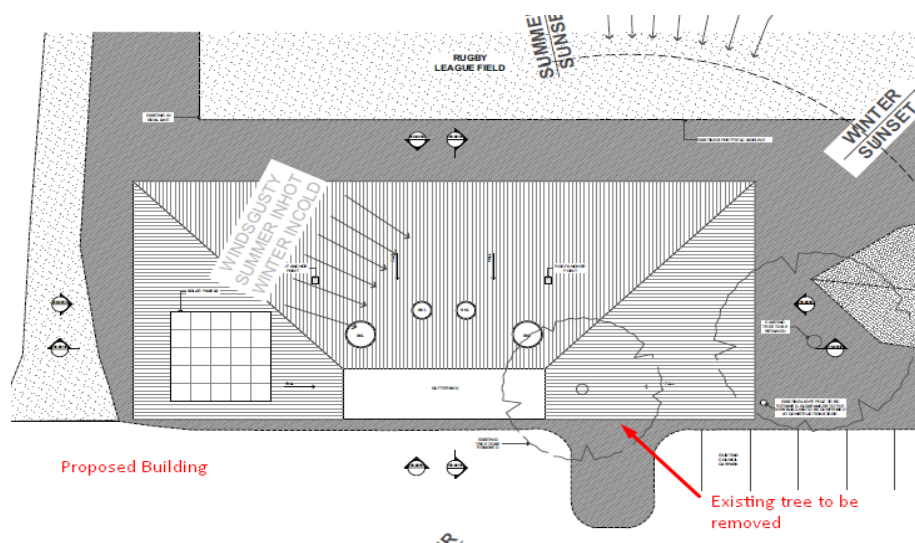


Figure 16. Proposed footprint of new building.

A Tree Assessment Report was submitted with the application which has assessed the Bottlebrush tree as having a low retention value due to being of poor structure, fair health and having a limited life expectancy. The Tree Assessment Report was referred to Council's Tree Preservation Officer who has granted consent to the removal of this tree as part of this application.

The tree located to the north of the building – See Figure 17 below, is a *Melaleuca Quinquenervia* – Broad Leaved Paperbark, and is proposed to be retained as part of the application. Both the Tree Assessment Report and Council's Tree Preservation Officer have indicated that this tree has a high retention value and given its proximity to the proposed new building is required to be protected during demolition and construction works. Appropriate conditions have been imposed upon the development for the protection of this tree.



Figure 17. The existing Broad Leaved Paperbark tree located to the north of the building to be retained and protected as part of the development.

A replacement tree is to be planted on site to compensate for the removal of the Bottlebrush Tree. Council's Landscape Architect has selected a species and planting size and location which has been imposed as a condition of consent and in this regard the proposed development is considered to satisfy the provisions of Part 3L.

Part 3N – Waste Minimisation and Management

A Waste Minimisation and Management Plan has been submitted with the application which satisfies the requirements of Part 3N.

Part 8 – Character Precinct

Part 8.4.2 Desired Future Character of the Botany Precinct has been considered in the assessment of the application as follows:

- The amenities building to be demolished and replaced is located within a Heritage listed park. The existing building does not contribute to the heritage significance of the park and as such its replacement is considered acceptable.
- The proposed replacement building is single storey in nature and is slightly larger in footprint than the existing building by 68sq.m;

- The building is considered appropriate in the setting and significantly below the height of surrounding trees and the height of the residential apartment developments on Jasmine and Myrtle Streets. The contemporary appearance of the proposed building is consistent with the design of the nearby recent residential apartment developments;
- The proposed external colours, materials and finishes are contemporary and complement the parkland setting within which the site is located. The proposed landscaping around the site will contribute significantly to the amenity and streetscape appeal of the proposed new building; and,
- The proposal has been assessed as complying with key provisions that relate to neighbour amenity including privacy.

Accordingly, the proposal is compatible with the desired future character of the Botany Precinct.

S.79C(1)(a)(iv) - Provisions of regulations

The proposed development is not inconsistent with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

S.79C(1)(b) - Likely Impacts of Development

The likely impacts of the proposed development in the locality have been considered in this assessment; the proposed development will have no significant adverse environmental, social or economic impacts in the locality and is therefore considered acceptable.

S.79C(1)(c) - Suitability of the site

The subject site is not known to be affected by any natural hazards or other site constraints that are likely to have a significant adverse impact on the proposed development. The issue of potential site contamination has been considered. An Environmental Site Assessment was submitted with the application which concludes that the soils at the site are suitable to remain on-site with no unacceptable risks to park users or site works. Council's Environmental Health Officer has reviewed the proposal and raised no objection subject to conditions.

The site is located within the Botany Groundwater Management Zone 3. Independent advice in regards to potential groundwater depth and contamination issues was submitted with the application. The assessment concludes that the depth of groundwater at the site is anticipated to be greater than 2m below the current ground level and there is unlikely to be significant groundwater contamination that would prevent the proposed development at the site. Given that the proposal only includes very minor excavation for the foundations/footings for the building, it is highly unlikely that any groundwater would be intercepted.

The proposed development, being for an ancillary building to a Recreation Area, located within the RE1 Public Recreation zone is permissible and is considered a suitable development in the context of the site and the locality.

S.79C(1)(d) - Public Submissions

In accordance with Part 2 of the Botany Bay DCP 2013 – Notification and Advertising the development application was advertised in the local newspaper and notified to surrounding

property owners for a fourteen (14) day period from 21 December 2016 until 11 January 2016. No submissions were received.

S.79C(1)(e) - Public interest

It is considered that granting approval to the proposed development will have no significant adverse impact on the public interest.

Internal Referrals

Development Engineer

The application was referred to Council's Development Engineer, who raised no issue subject to conditions relating to the installation of a 10,000L water tank, for detailed stormwater plans to be submitted to the PCA prior to the issue of the Construction Certificate and various other conditions protecting Council's assets and existing utility services on site.

Environmental Scientist

The application was referred to Council's Environmental Health Officer who raised no issue subject to conditions relating to the disposal of excavated materials, installation of soil and sediment controls, and certification for the suitability of any imported fill.

Strategic Planning

The application was referred to Council's Strategic Planner who recommended the following design changes to the proposed building:

- Elevate the roof at the valley to provide cross ventilation; and,
- Relocate the canteen kiosk to the southern side of the building to provide an improved connection with Jasmine Street.

These changes have not been imposed upon the development as noted in the Statement of Environmental Effects submitted with the application the proposed building is naturally ventilated due to the roof design allowing high level ventilation and natural light. The roof has also been designed to capture 100% of rainwater into a collection tank. In relation to the proposed relocation of the canteen/kiosk to facilitate for a better connection of the building with Jasmine Street, the purpose of the building is a sports facility and the canteen/kiosk is a small component of this building and is only operable when the building is being utilised. The medium density development opposite the subject site contains shops on the ground floor to service the apartment buildings and therefore it is not considered that any further activation of the area is required in this instance.

External Referrals

NSW Police Force

The application was referred to the NSW Police Force who identified the development as being a "medium" crime risk rating on a scale of Low, Medium, High and Extreme crime risk and provided recommended conditions in relation to graffiti resistant materials being used where applicable, and security lighting have been imposed upon the development in the attached schedule.

Sydney Water

The application was referred to Sydney Water who recommended that due to the proximity of the site to Sydney Water assets that conditions should be imposed requiring building plan approval, and to obtain a Section 73 Compliance Certificate. These conditions have been imposed upon the development in the attached schedule.

Conclusion

Crown Development Application No. 16/216 for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building, at 66A Bay Street, Botany, has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979.

The proposed new amenities building is ancillary to the primary use of the land being for a Recreation Area which is permitted with consent in the RE1 Public Recreation zone. Potential issues such traffic, parking, and heritage impacts have been assessed and are considered to be minimal and acceptable subject to the recommended conditions of consent.

As the proposal is Crown Development, the draft conditions have been sent to the Applicant (Bayside Council) and have been agreed to.

Given the above, the development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979 and is recommended for approval, subject to conditions of consent.

Attachment

Schedule 1 – Conditions of Consent

Premises: 66A Bay Street, Botany

DA No: 16/216

SCHEDULE OF CONSENT CONDITIONS

GENERAL CONDITIONS

1. The development is to be carried in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.

Plan No./Title	Author	Dated / Received by Council
DA-001 'E' – Location Plan	BKA	Dated: 13 September 2016 Received: 25 November 2016
DA-100 'A' – Site Analysis	BKA	Dated: 8 September 2016 Received: 25 November 2016

DA-101 'B' – Existing Floor Plan	BKA	Dated: 8 September 2016 Received: 25 November 2016
DA-110 'E' – Floor Plan/Roof Plan	BKA	Dated 9 December 2016 Received: 22 May 2017
DA-210 'D' – Elevations	BKA	Dated: 8 September 2016 Received: 25 November 2016
DA-211 'D' – Elevations	BKA	Dated: 8 September 2016 Received: 25 November 2016
DA-310 'D' – Sections	BKA	Dated: 8 September 2016 Received: 25 November 2016
DA-711 'B' – GFA Calculations	BKA	Dated: 13 September 2016 Received: 25 November 2016
DA-900 'C' – Materials/Finishes	BKA	Dated: 8 September 2016 Received: 25 November 2016
15/357 – Survey Plan	Watson Buchan	Dated: 6 August 2016 Received: 25 November 2016
LS_B01 'C' – Landscape Plan	Bayside Council Landscape	Dated: 19 September 2016 Received: 25 November 2016
LS_B02 'C' - Landscape Details, Specification and Schedule	Bayside Council Landscape	Dated: 19 September 2016 Received: 25 November 2016
C01 'P2' – Erosion and Sediment Control Plan	Taylor Thomson Whitting	Dated: 21 November 2016 Received: 25 November 2016
C10 'P2' – Site works and Stormwater Management Plan	Taylor Thomson Whitting	Dated: 21 November 2016 Received: 25 November 2016
Hydraulic Services – Ground Floor Layout H100, Rev A	JHA	Dated October 2016 Received 22 May 2017
Hydraulic Services – Roof Plan H101, Rev A	JHA	Dated October 2016 Received 22 May 2017
Sheet 1 of 1 – Soil and Water Management Plan	COBB	Dated: 15 April 2016 Received: 25 November 2016

Documents	Author	Dated / Received by Council
Statement of Environmental Effects	Genevieve Slattery Urban	Dated: 19 September 2016 Received: 25 November 2016

	Planning	
Crown Land consent exemption letter – Email Trail	Crownland NSW	Dated: 7 April 2016 Received: 25 November 2016
Statement of Heritage Impact	Heritage 21 Rappoport Pty Ltd	Dated: September 2016 Received: 25 November 2016
Preliminary Cost Estimate	Napier and Blakeley	Dated: 5 September 2016 Received: 25 November 2016
Geotechnical Investigation Report	JK Geotechnics	Dated: 17 March 2016 Received: 25 November 2016
Advice Relating to Potential Groundwater Depth and Contamination Issues	JBS&G	Dated: 2 May 2016 Received: 25 November 2016
Pre-Development Tree Assessment Report	Sydney Arbor Trees	Dated: Not known Received: 25 November 2016
Model Site Waste Minimisation and Management Plan	City of Botany Bay	Dated: 19 September 2016 Received: 25 November 2016
Letter – Assessment of Potential Contamination	JBS&G Australia Pty Ltd	Dated: 2 May 2016 Received: 25 November 2016

2. This Consent relates to land Lot 1 in DP 909015, Lot 7078 in DP 1027047, and Lot 1 in DP 1148910, and as such, building works must not encroach on to adjoining lands.
3. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
4. The consent given does not imply that works can commence until such time that:
 - a) Detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - i) The consent authority; or
 - ii) An accredited certifier; and
 - b) The person having the benefit of the development consent:
 - i) Has appointed a principal certifying authority; and
 - ii) Has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and

- iii) The person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

5. Prior to the issue of any Construction Certificate, the following fees are to be paid:

- | | | |
|----|---------------------|---------------------|
| a) | Development Control | \$1,260.00 |
| b) | Long Service Levy | See condition No. 6 |

6. Prior to the issue of any Construction Certificate, the required Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has to be paid. The Long Service Levy is payable at 0.35% of the total cost of the development, however this is a State Government Fee and can change without notice.

7. Prior to the issue of any Construction Certificate, at the proposed point of construction site entry, photographic survey showing the existing conditions of Council's infrastructure shall be submitted to Council and Principal Certifying Authority.

The survey shall detail the physical conditions and identify any existing damages to the roads, kerbs, gutters, footpaths, driveways, street trees, street signs and any other Council assets fronting the property and extending to a distance of 20m from the development. Failure to do so may result in the applicant/developer being liable for any construction related damages to these assets. Any damage to Council's infrastructure during the course of this development shall be restored at the applicant's expense.

8. Prior to the issue of any Construction Certificate, the applicant shall contact "Dial Before You Dig" to obtain a utility service diagram for, and adjacent to the property. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Principal Certifying Authority. All utilities within the work zone shall be protected during construction.

Any adjustments or damage to public utilities/services as a consequence of the development and associated construction works shall be restored or repaired at the applicant's expense.

9. Prior to the issue of any Construction Certificate, detail design and construction plans in relation to stormwater management and disposal system for the development shall be submitted to the Principal Certifying Authority for approval.

(The detail drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer and to be in accordance with Council's Development Control Plan 'Stormwater Management Technical Guidelines',

AS/NSZ 3500-Plumbing and Drainage Code and the BCA. All drawings shall correspond with the approved architectural plans.)

The plans shall incorporate measures such as:

- a) The provisions made in the Stormwater Concept Plans by Taylor Thomson Whitting dated 21 November 2016; and,
 - b) The provision for a 5,000L water tank.
10. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with *AS4282-1997 Control of the obtrusive effects of outdoor lighting*. The development shall provide and ensure:
- a) Lighting sources should be compatible with requirements of any surveillance system installed within the development;
 - b) Sensor lighting shall be provided around enclosed areas of the development to stop persons congregating around unlit areas; and,
 - c) Appropriate lighting that complies with Australian Standards should be implemented along pedestrian pathways, car park facilities, around buildings and the fields is recommended for safety and crime prevention to heighten surveillance.

Details are to be submitted to the Principal Certifying Authority prior to the release to the Construction Certificate.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT OR WORK

11. Toilet facilities are to be provided at or in the vicinity of the work site on which work involves:
- a) demolition and construction of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site;
 - b) Each toilet provided:
 - i) must be standard flushing toilet; and,
 - ii) must be connected:
 - 1 to a public sewer; or
 - 2 if connection to a public sewer is not practicable to an accredited sewerage management facility approved by the Council; or,
 - 3 if connection to a public sewer or an accredited sewerage

management facility is not practicable to some other sewerage management facility approved by the Council.

- c) The provisions of toilet facilities in accordance with this condition must be in place before work commences.
12. The demolisher shall lodge with Council, and at least forty-eight (48) hours prior to the commencement of work:-
- a) Written notice, indicating the date when demolition of the building is to commence.
 - b) This persons full name and address.
 - c) Details of Public Liability Insurance.
13. Erosion and sediment control devices shall be installed and functioning prior to the commencement of any demolition, excavation, or construction works upon the site in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into public stormwater drainage system, natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the legislative requirements and guidelines including the *Protection of the Environment Operations Act 1997*.
- These devices shall be maintained in a serviceable condition AT ALL TIMES throughout the entire demolition, excavation, and construction phases of the development and for a minimum one (1) month period after the completion of the development, when necessary.
14. The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.
15. The site to which this approval relates must be adequately fenced or other suitable measures employed that are acceptable to the Principal Certifying Authority to restrict public access to the site and building works. Such fencing or other measures must be in place before the approved activity commences.
16. Building plans must be lodged with the Sydney Water Tap-In Service for approval prior to commencement of works.
17. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway, or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au >plumbing>building and developing>developing>land development or telephone 13 20 92.

18. This Consent shall not preclude the demolisher from giving notice to other statutory authorities, such as Sydney Water Corporation, WorkCover, etc.
19. Prior to commencement of any works, relevant application(s) shall be made to Council's Customer Services Counter for the following approvals and permits on Council's property/road reserve under Road Act 1993 and Local Government Act 1993:

(It should be noted that any works shown within Council's road reserve or other Council Lands on the development approval plans are indicative only and no approval for these works is given until this condition is satisfied)

- a) Permit to erect hoarding on or over a public place, including Council's property/road reserve
 - b) Permit to construction works, place and/or storage building materials on footpaths, nature strips
 - c) Permit for roads and footways occupancy (long term/ short term)
 - d) Permit to construct vehicular crossings, footpath, kerb and gutter over road reserve
 - e) Permit to open road reserve area, including roads, footpaths, nature strip, vehicular crossing or for any purpose whatsoever
 - f) Permit to place skip/waste bin on footpath and/or nature strip
 - g) Permit to use any part of Council's road reserve or other Council lands
20. The Maleleuca quinquinervia Tree (Tree #2 as labelled in the Tree Assessment Report referred to in Condition No. 1) is to be protected during construction, and its health and structural stability ensured in accordance with AS 4970-2009 'Protection of Trees on Development Sites'.

DURING WORKS

21. Vibration levels induced by the demolition activities shall not exceed 1mm/sec peak particle velocity (ppv) when measured at the footing of any occupied building.
22. Should the demolition process require a building waste container(s) (builders' skip), then such container must not be placed or left upon the public road, footpath, reserve or the like without the prior approval of the Council. The use of any part of Council's road reserve must also have prior approval of Council.
23. All materials excavated from the site (fill or natural) shall be classified in accordance with the NSW Environment Protection Authority (EPA) Waste Classification Guidelines 2014 prior to being disposed of to a NSW approved landfill or to a recipient site.
24. To prevent contaminated soil being used onsite and to ensure that it is suitable

for the proposed land use, all imported fill shall be appropriately certified material and shall be validated in accordance with the:

- a) Office of Environment and Heritage OEH approved guidelines; and,
- b) Protection of the Environment Operations Act 1997; and,
- c) Protection of the Environment Operations (Waste) Regulation 2014.

All imported fill shall be accompanied by documentation from the supplier which certified that the material has been analysed and is suitable for the proposed land use.

25. The principal contractor or owner builder must install and maintain water pollution, erosion and sedimentation controls in accordance with:

- a) The Soil and Water Management Plan if required under this consent;
- b) “Managing Urban Stormwater - Soils and Construction” (2004) (‘The Blue Book’); and
- c) Protection of the Environment Operations Act 1997.

26. Any material containing asbestos found on site during the demolition process shall be removed and disposed of in accordance with:

- a) WorkCover NSW requirements. An appropriately licensed asbestos removalist must complete all asbestos works if they consist of the removal of more than 10m² of bonded asbestos and/or any friable asbestos;
- b) Protection of the Environment Operations Act 1997;
- c) Protection of the Environment Operation (Waste) Regulation;
- d) DECC Waste Classification Guidelines 2008.

27. Noise from construction activities associated with the development shall comply with the NSW Environment Protection Authority’s Interim Construction Noise Guideline and the Protection of the Environment Operations Act 1997.

- a) Level Restrictions

Construction period of 4 weeks and under:

the L10 sound pressure level measured over a period of not less than 15 minutes when the construction site is in operating must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks and not exceeding 26 weeks:

the L10 sound pressure level measured over a period of not less than 15 minutes when the construction site is in operating must not exceed the background level by more than 10 dB(A).

b) Time Restrictions

Construction/demolition work shall be limited to the following hours:

Monday to Friday: 07:00 am to 05:00 pm

Saturday: 08:00 am to 01:00 pm

No Construction to take place on Sundays or Public Holidays.

c) Silencing

All possible steps should be taken to silence construction site equipment.

28. The proposed development shall comply with the following:

a) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- i) Stating that unauthorised entry to the work site is prohibited;
- ii) Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
- iii) The Development Approval number; and
- iv) The name of the Principal Certifying Authority including an after hours contact telephone number.

b) Any such sign is to be removed when the work has been completed.

29. The demolisher shall comply with Australian Standard 2601 - 2001 "Demolition of Structures".

30. No demolition materials shall be burnt or buried on the site.

31.

a) To ensure that utility authorities and Council are advised of any effects to their infrastructure by the development, the applicant shall:

- i) Carry out a survey of all utility and Council services within the site including relevant information from utility authorities and excavation if necessary to determine the position and level of services.
- ii) Negotiate with the utility authorities (eg Energy Australia, Sydney Water and Telecommunications Carriers) and Council in connection with:

- 1 The additional load on the system; and

2 The relocation and/or adjustment of the services affected by the construction.

- b) Any costs in the relocation, adjustment, and provision of land or support of services as requested by the service authorities and Council are to be the responsibility of the developer.
32. Throughout the construction period, Council's warning sign for soil and water management shall be displayed on the most prominent point of the building site, visible to both the street and site workers. A copy of the sign is available from Council's Customer Service Counter.
33. The approved Waste Management Plan shall be complied with at all times during demolition, construction and on-going use of the site.
34. All possible and practicable steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind-blown dust, debris, noise and the like.
35. During construction work the Council nature strip shall be maintained in a clean and tidy state at all times. The nature strip shall be suitably replaced where damaged due to construction work in accordance with Council Specification at the completion of construction, and at the Applicant's expense.
36. During demolition, excavation and construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc. Protecting measures shall be maintained in a state of good and safe condition throughout the course of construction. The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times. Any damage to Council's infrastructure (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) shall be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF ANY OCCUPATION CERTIFICATE

37. Prior to the issue of any Occupation Certificate, any damage not shown in the photographic survey submitted to Council before site works have commenced will be assumed to have been caused by the site works (unless evidence to prove otherwise). All damages as a result from site works shall be rectified at the applicant's expense to Council's satisfaction, prior to occupancy of the development and release of damage deposit.
38. Prior to the issue of the Occupation Certificate, the applicant shall plant one (1) replacement tree. The species should be *Melaleuca quinquenervia* (Broad Leaved Paperbark), with a 200 litre pot size. The location should be in the vicinity of the tree removed, however final location is to be specified by Council's Landscape Architect.

CONDITIONS WHICH MUST BE SATISFIED FOR THE ONGOING USE

39. Prior to commencing of the use of the canteen/kiosk, it must be registered with Council.
40. Should the external fabric of the building(s), walls to landscaped areas and like constructions be subject to graffiti or similar vandalism, then within seven (7) days of this occurrence, the graffiti must be removed and the affected surface(s) returned to a condition it was in before defilement.
41. All intruder alarms shall be fitted with a timing device in accordance with the requirements of Regulation 12A of the Noise Control Act, 1975, and AS2201, Parts 1 and 2 - 1978 Intruder alarm systems.
42. The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA90 level (in the absence of the noise under consideration).

The operation of all plant and equipment when assessed on any residential property shall not give rise to a sound pressure level that exceeds LAeq 50dB(A) day time and LAeq 40 dB(A) night time.

The operation of all plant and equipment when assessed on any neighbouring commercial/industrial premises shall not give rise to a sound pressure level that exceeds LAeq 65dB(A) day time/night time.

For assessment purposes, the above LAeq sound levels shall be assessed over a period of 10-15 minutes and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content where necessary.

43. The applicant being informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the Development Application registered in Council's records as Development Application No. 16/216 dated as 25 November 2016 and that any alteration, variation, or extension to the use, for which approval has been given, would require further approval from Council.

DEVELOPMENT APPLICATION

BOORALEE PARK AMENITIES

Booralee Park, Botany, NSW 2019

ARCHITECTURAL DRAWINGS

Subset Name	ID	REVISION _ SHEET TITLE	SCALE	
1. General				
	DA-001	E_COVER PAGE / LOCATION PLAN	N.T.S.	@ A3
2. Site Plans				
	DA-100	A_SITE ANALYSIS PLAN	1:200	A3
3. Existing Plans				
	DA-101	B_EXISTING FLOOR PLAN	1:100	@ A3
4. GA Plans				
	DA-110	E_GROUND FLOOR PLAN	1:100	@ A3
	DA-111	C_ROOF PLAN	1:100	@ A3
5. GA Elevation				
	DA-210	D_ELEVATIONS	1:100	@ A3
	DA-211	D_ELEVATIONS	1:100	@ A3
6. GA Sections				
	DA-310	D_SECTIONS	N.T.S.	@ A3
7. GFA Calculations				
	DA-711	B_GFA CALCULATIONS SHEET	1:100	@ A3
8. 3D VIEWS				
	DA-900	C_MATERIALS / FINISHES BOARD		@ A3



VIEW FROM SPORT FIELD



LOCATION PLAN

DESIGN STATEMENT

1. Context

The design of the new amenities building seeks to visually connect with the existing aquatic centre. In an abstract sense the proposed amenities building displays many similar characteristics

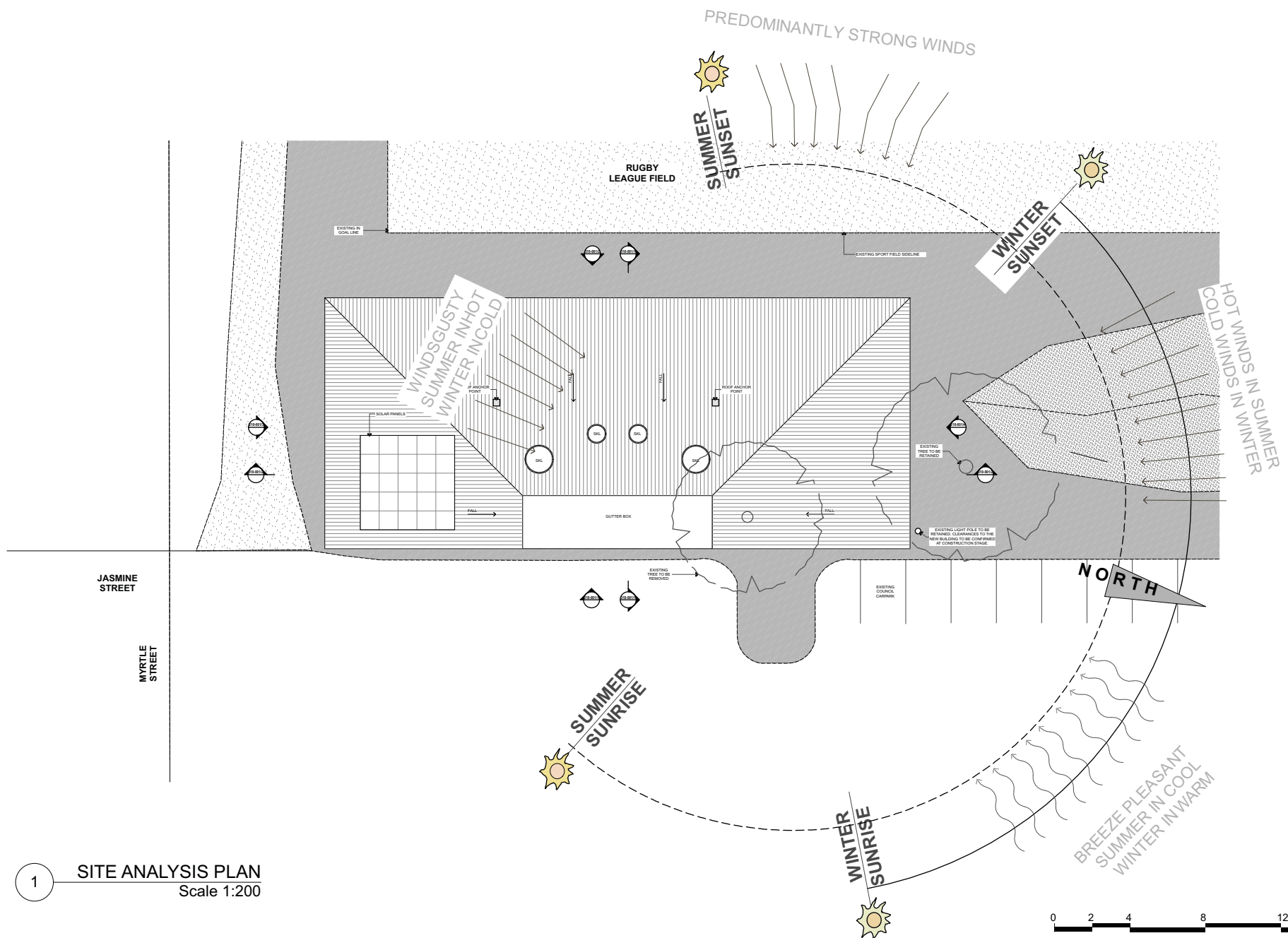
- a) Both have a strong symmetrical character with a strong horizontal massing and light floating roof
- b) Both are on axis facing each other
- c) Both are perceived as "buildings in the round" isolated from other adjoining buildings
- d) Both are of a public nature related to sport and recreation.

2. The proposed amenities building

The building's design is intended to be a contemporary architectural expression to a municipal amenities building programme.
The building is designed to be functional, robust and sculptural in form.
The design has been conceived so that in the future an additional story may be added
The building employ a number of green initiatives

- a) Naturally ventilated. The roof design allows all spaces high level ventilation
- b) Natural light. The roof form allows light into the building as well as large skylight promote daylight deep into the building
- c) The roof form as well as been sculptural captures 100% of rainwater which drains directly to harvesting tanks local to the toilets for reuse in combination with use for landscaping.
- d) The roof form also kicks ups to the north to allow ideal orientation for PV cells.

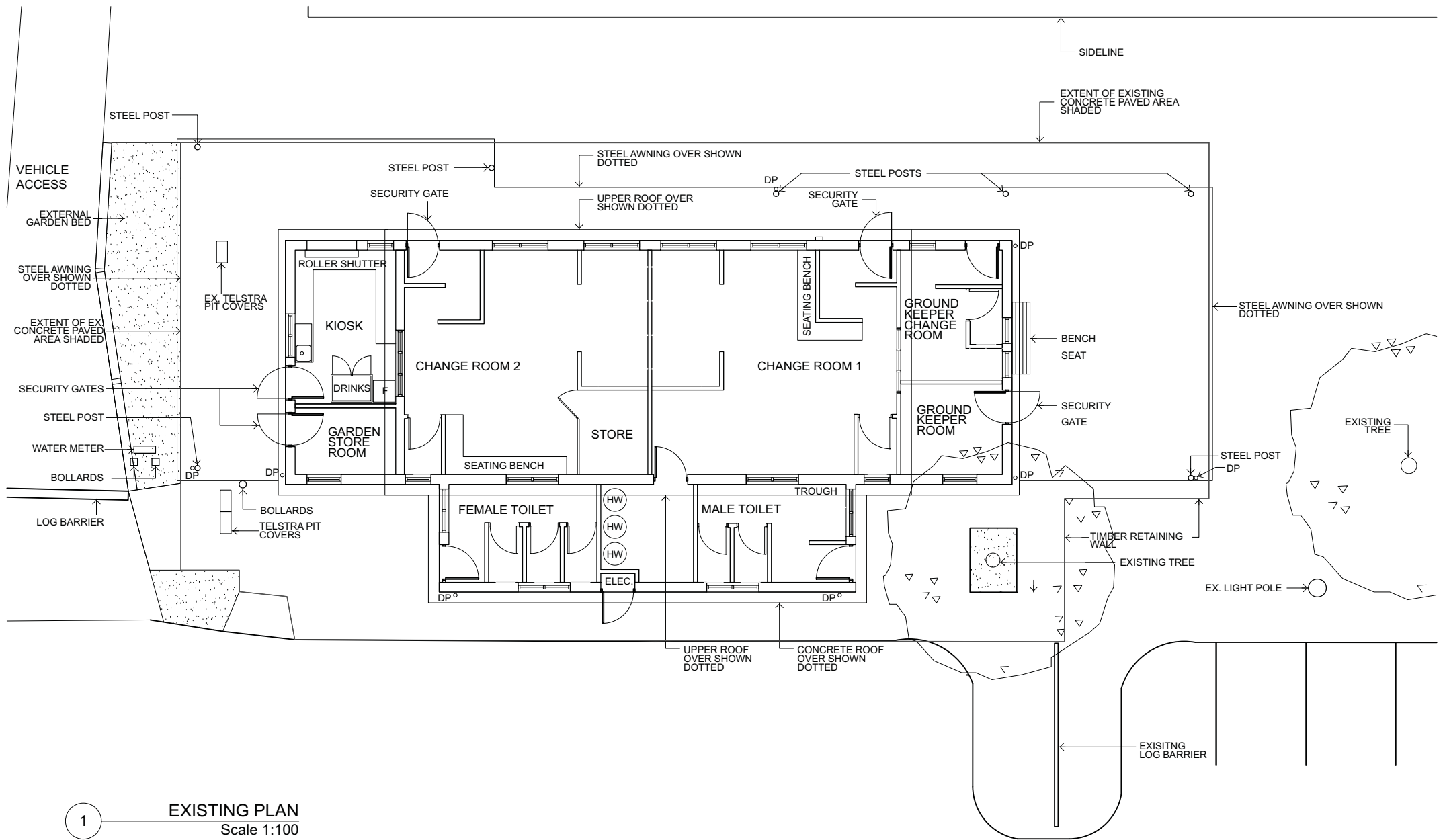
		D 8/09/2016 DA SUBMISSION C 5/09/2016 DA SUBMISSION B 29/09/2016 DA SUBMISSION A 24/09/2016 ISSUE FOR COORDINATION	
NORTH		ISSUE DATE 13/09/2016 PROJECT BOORALEE PARK AMENITIES ADDRESS Booralee Park, Botany, NSW 2019 CLIENT BAYSIDE COUNCIL DMS COVER PAGE / LOCATION PLAN	REVISION DA SUBMISSION PROJECT # 16052 DATE 13/09/2016 DRAWN BY L.S. CHECKED BY L.S. REVISION



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T 612 9318 9200
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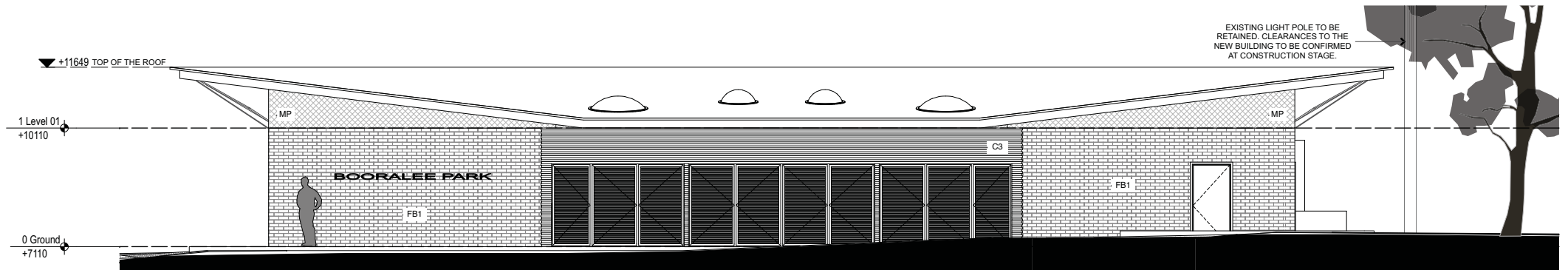
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PROJECT: BOORALEE PARK AMENITIES		
ADDRESS: Booralee Park, Botany, NSW 2019		PROJECT # 16052
CLIENT: BAYSIDE COUNCIL	DATE: 8/09/2016	DATE #
PROJECT: SITE ANALYSIS PLAN	SCALE: 1:200	PROJECT # DA-100
	DESIGN: LS	
	CHECK: JK	REVISION: A



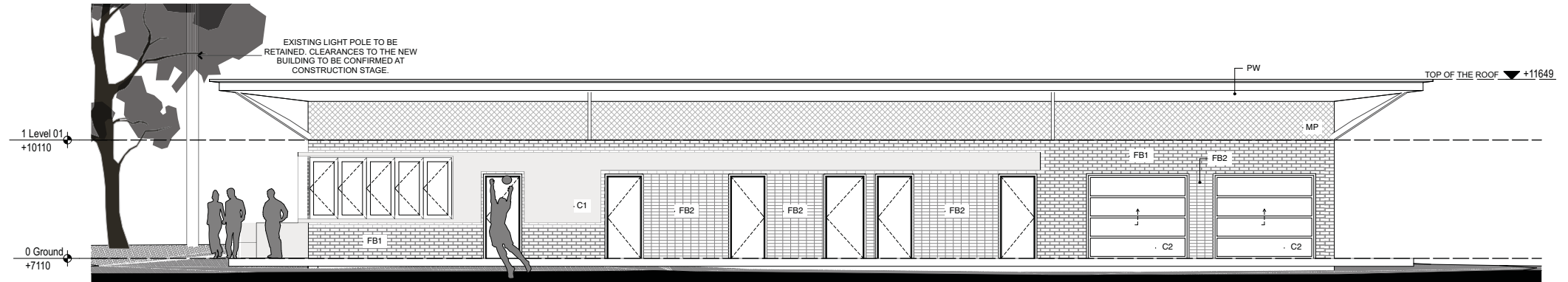
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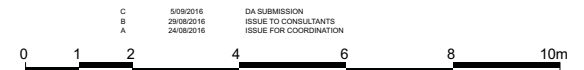
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PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	09/09/2016	DATE	09/09/2016	DATE	16052
SCALE	1:100	SCALE	1:100	SCALE	DA-101
DESIGN	LS	DESIGN	LS	DESIGN	LS
DRAWN	JK	DRAWN	JK	DRAWN	JK
REVISION	B				



1 EAST ELEVATION
Scale 1:100



2 WEST ELEVATION
Scale 1:100



LEGEND:

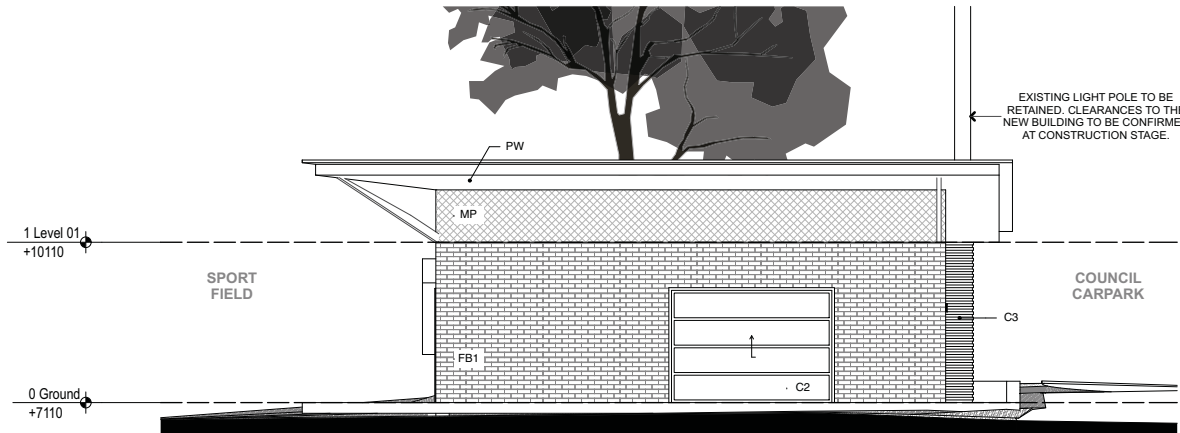
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C2	Window frames / Roller shutters/ Roof COLORBOND 'WINDSPRAY' finish	MP	Wire mesh infill panels CARL STAHL X-TEND MESH		
FB1	Face brick PGH BRICKS & PAVERS 'OLYMPUS' with natural grey flush joints	C3	Wall cladding COLORBOND 'JASPER'		



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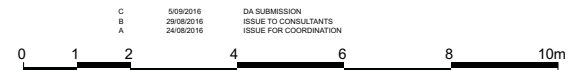
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PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	09/09/2016				
SCALE	1:100				
DESIGN	DA-210				
DATE	09/09/2016				
DESIGN	JK				
REVISION	D				



1 SOUTH ELEVATION
Scale 1:100



2 NORTH ELEVATION
Scale 1:100



LEGEND:

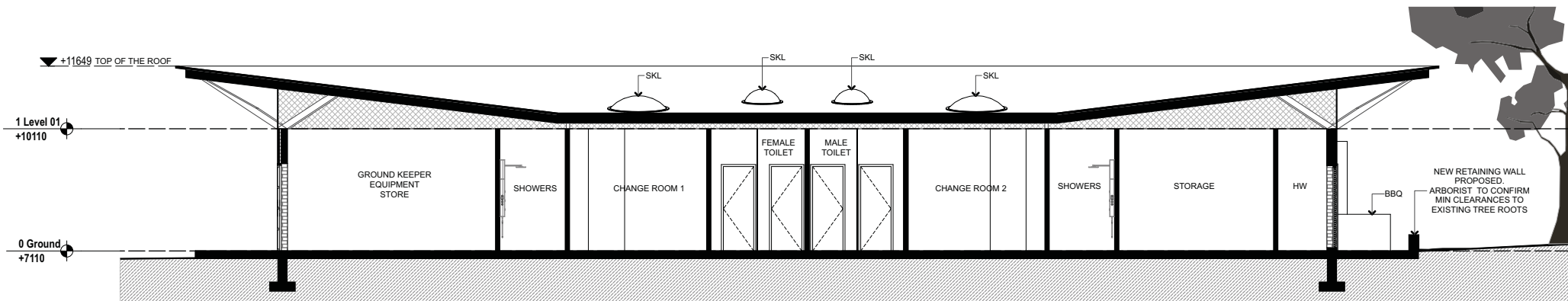
C1	Compressed FC sheeting-paint finish DULUX 'SUNLOUNGE' P10H9	FB2	Face brick PGH BRICKS & PAVERS 'JULLIARD'	PW	Ecoply external grade plywood
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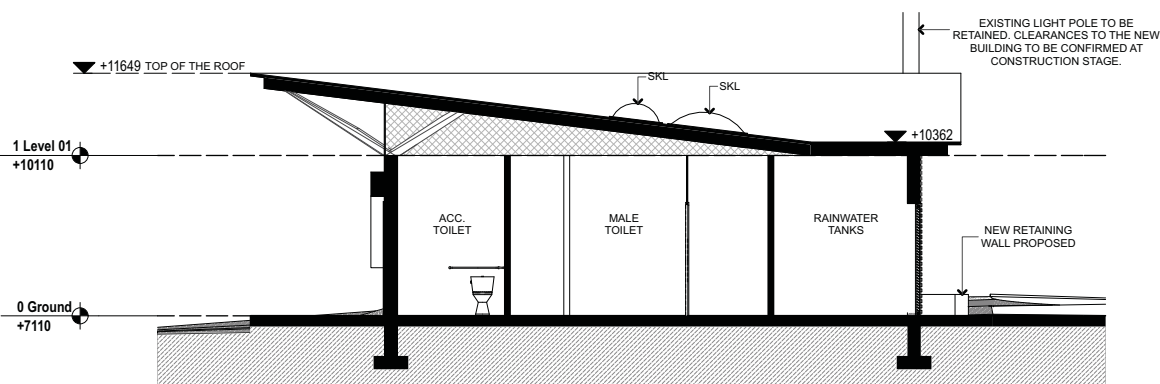
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ISSUE	D	DATE	5/09/2016	REVISION	DA SUBMISSION
PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	8/09/2016				
SCALE	1:100				
DESIGN	ELEVATIONS				
PROJECT #	16052				
DA-211	D				



1 Section 1
Scale 1:100



2 Section 2
Scale 1:100



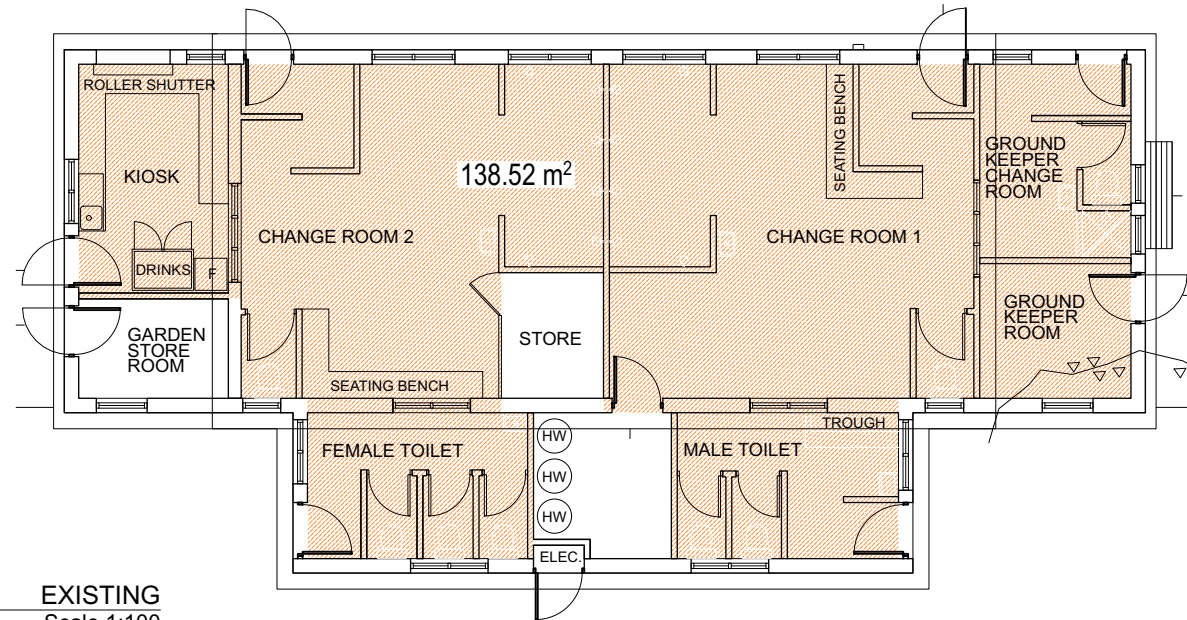
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ISSUE	D	DATE	0/09/2016	REVISION	DA SUBMISSION
PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	0/09/2016				
SCALE	1:100				
DRW	DA-310				
DRW	SECTIONS				
DRW	JK				
REVISION	D				

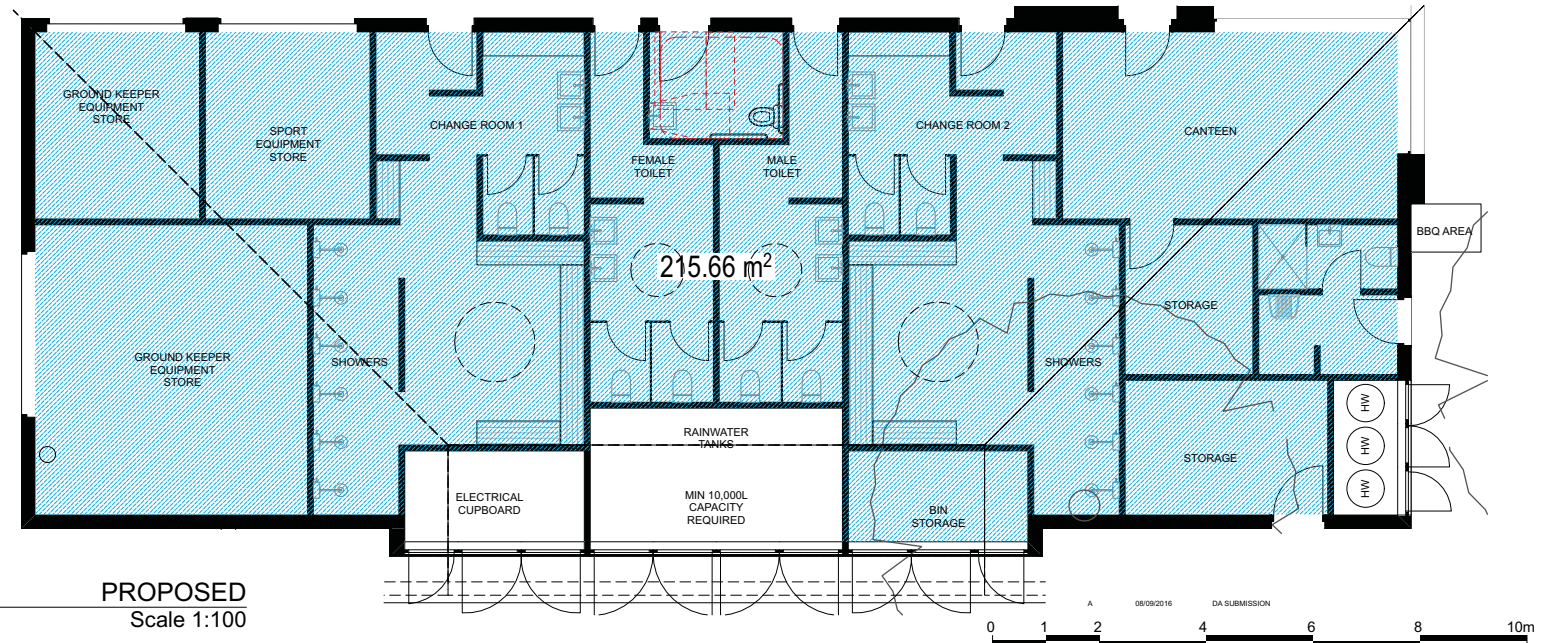
GROSS FLOOR AREA:

EXISTING BUILDING - 138.52 sq.m.
APPROXIMATELY



GROSS FLOOR AREA:

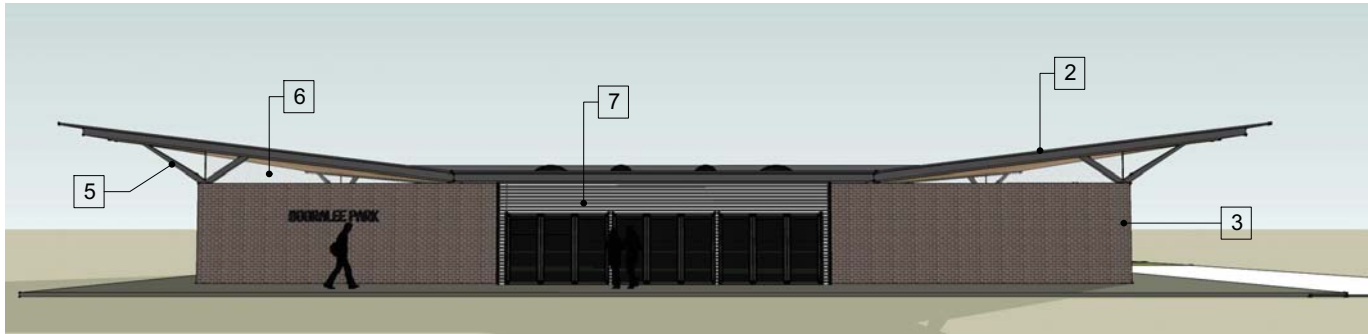
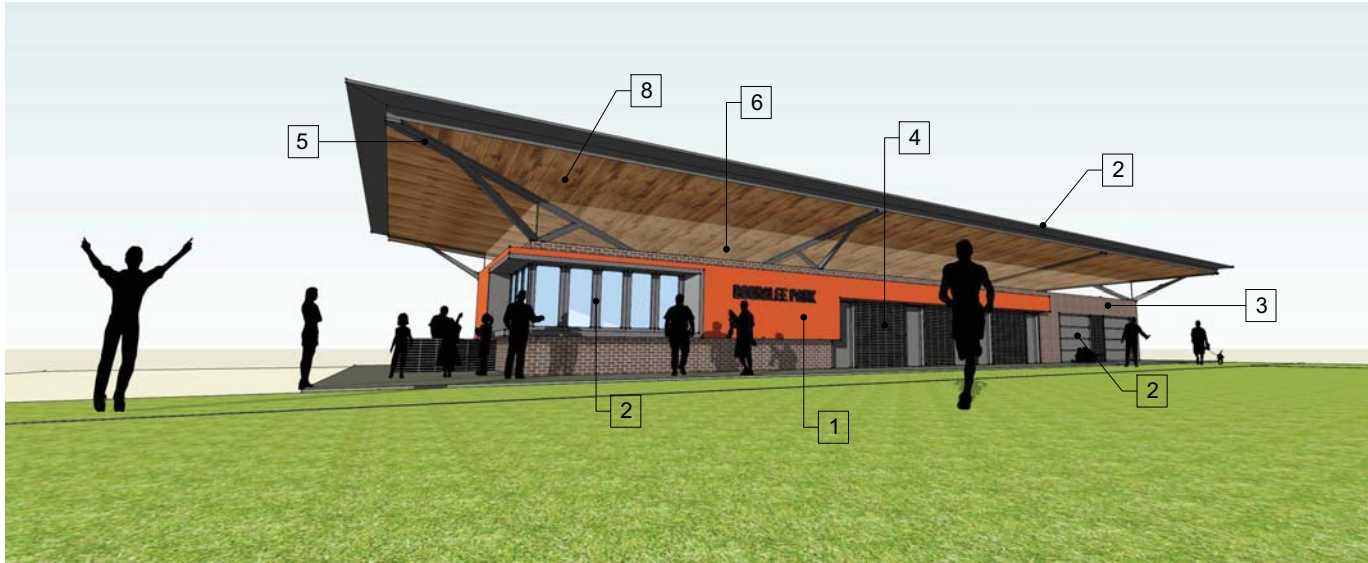
PROPOSED BUILDING - 215.66 sq.m.



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All dimensions are in millimetres unless stated otherwise.
All construction drawings are to be read in conjunction with the relevant contract documents. All dimensions and levels are to be checked and verified on the ground at the time of construction. Drawings are not to be used, in any form, without the written consent of Baker Kavanagh Architects. This drawing is prepared for and on behalf of the client named on the drawing. Baker Kavanagh Architects' responsibility is to these clients only and not to any third party who may rely on these documents.

ISSUE	B	DATE	13/09/2016	REVISION	DA SUBMISSION
PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	13/09/2016	SCALE	1:100	PROJECT #	16052
DRAWN	LS	DATE	13/09/2016	PROJECT #	DA-711
CHECKED	JK	DATE	13/09/2016	PROJECT #	B



1. C1
Compressed FC sheeting-paint finish
DULUX 'SUNLOUNGE' P10H9



2. C2
Window frames / Roller shutters/ Roof
COLORBOND 'WINDSPRAY' finish



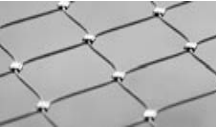
3. FB1
Face brick PGH BRICKS & PAVERS
'OLYMPUS' with natural grey flush joints



4. FB2
Face brick PGH BRICKS & PAVERS
'JULLIARD'



5.
Hot-dip galvanised finish to all exposed
steelwork



6. MP
Wire mesh infill panels
CARL STAHL X-TEND MESH



7. C3
Wall cladding
COLORBOND 'JASPER'



8. PW
Ecoply external grade plywood

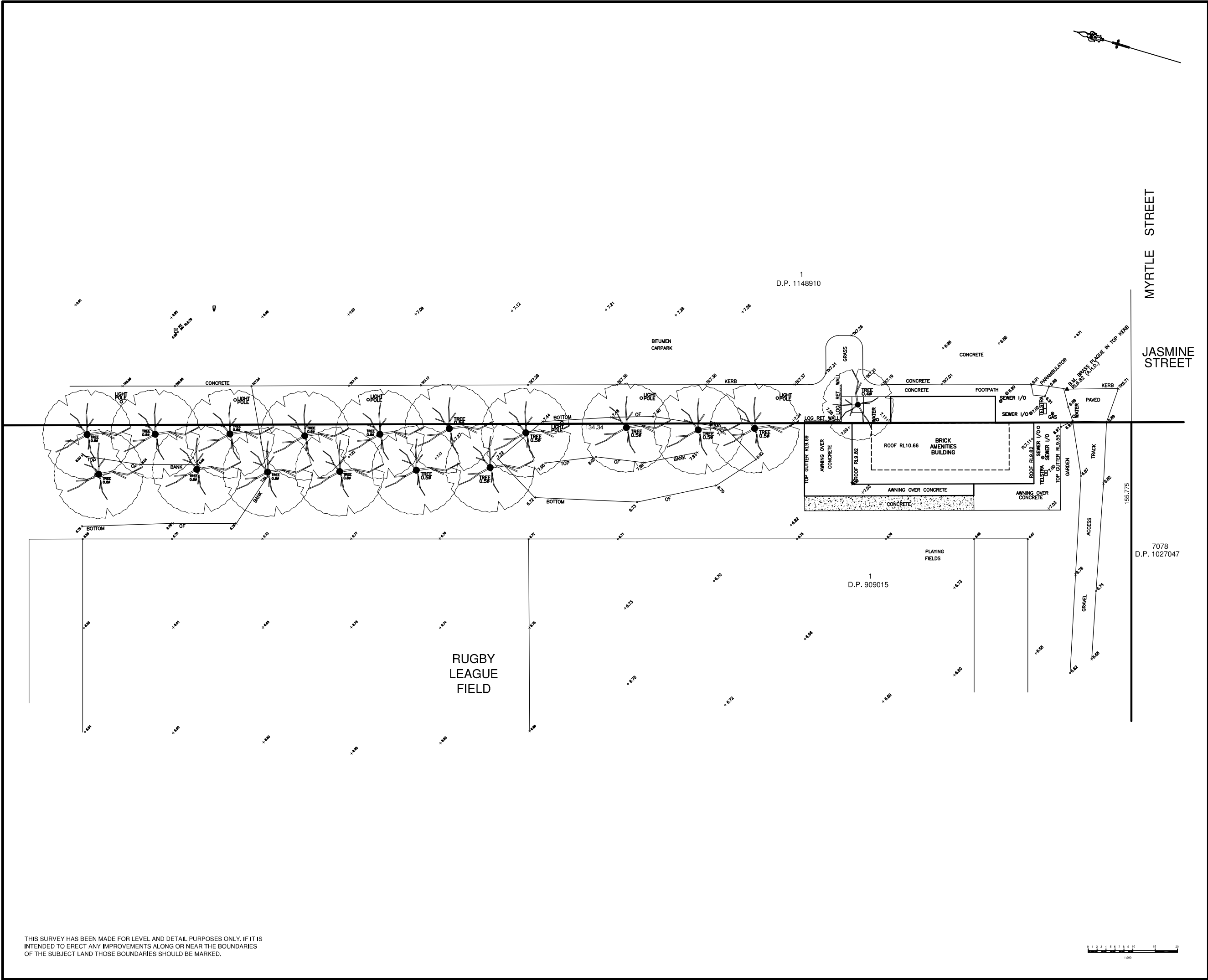
B 5/09/2016 DA SUBMISSION
A 28/08/2016 ISSUE TO CONSULTANTS



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ISSUE	C	DATE	8/09/2016	REVISION	DA SUBMISSION
PROJECT	BOORALEE PARK AMENITIES				
ADDRESS	Booralee Park, Botany, NSW 2019				
CLIENT	BAYSIDE COUNCIL				
DATE	8/09/2016				
DESIGN	LS				
DRAWN	JK				
REVISION	C				
PROJECT #	16052				
DA-900					



THIS SURVEY HAS BEEN MADE FOR LEVEL AND DETAIL PURPOSES ONLY. IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARIES OF THE SUBJECT LAND THOSE BOUNDARIES SHOULD BE MARKED.



NOTES

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- 2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.



LEGEND

- TK DENOTES TOP KERB
- USG DENOTES UNDERSIDE GUTTER
- FL DENOTES FLOOR LEVEL

REV.	AMENDMENTS	DATE
DATUM:	AUST HEIGHT DATUM	
ORIGIN:	PM 29632 RL 6.673 (AHD)	
SOURCE:	S.C.I.M.S.	

PLAN SHOWING LEVELS & DETAILS
OVER PART OF 'BOORALEE PARK'
JASMINE STREET, MASCOT

FOR BOTANY BAY COUNCIL

CONSULTING SURVEYORS



P.O. BOX 176
CARINGBAH N.S.W. 1495
PHONE: 9524 4073
FAX: 9540 1387
EMAIL : surveyor@watsonbuchan.com.au

DRAWN:	LO'N	CHECKED:	J.W.
SCALE:	1:100 @ A1	DATE OF SURVEY:	6/8/2015
SURVEYORS REFERENCE:	15/357	REVISION:	-

PROPOSED PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)	CONTAINER SIZE	QUANTITY
<i>Banksia integrifolia</i>	Coast Banksia	7-12m	75L	1
<i>Doryanthes excelsa</i>	Gynea Lilly	1.5m	25L	5
<i>Elaeocarpus eumundi</i>	Quandong	6 -10m	75L	3
<i>Grevillea 'Canberra Gem'</i>	Canberra Gem Grevillea	2.5m	25L	3
<i>Lomandra 'Tanika'</i>	Tanika	1m	140mm	126
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.5m	140mm	40

PLANT IMAGES



Grevillea Canberra Gem



Myoporum parvifolium



Elaeocarpus eumundi



Lomandra Tanika

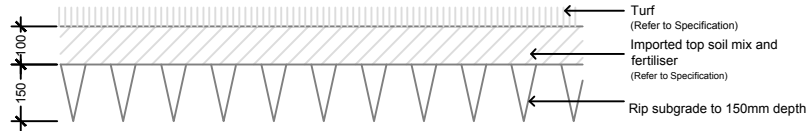


Doryanthes excelsa

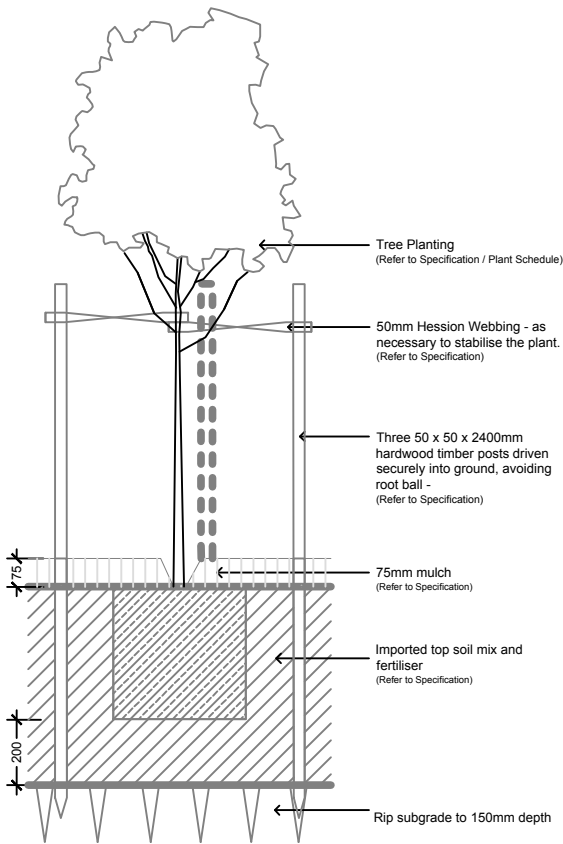


Banksia integrifolia

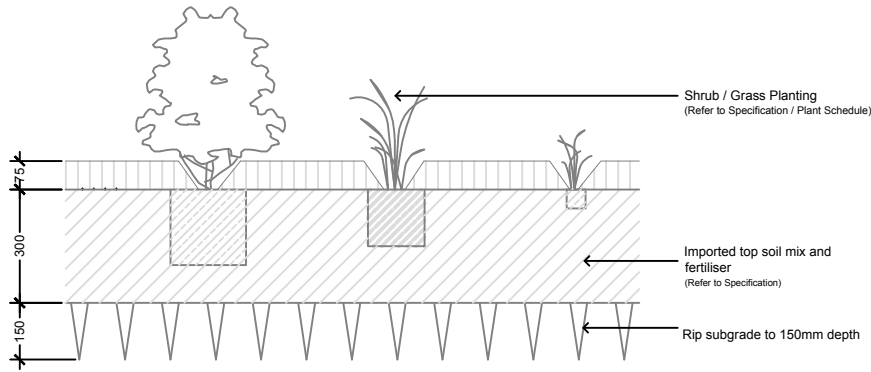
TYPICAL LANDSCAPE DETAILS



01
101 TURF - ON GRADE
SCALE 1:20



01
101 75 LITRE TREE PLANTING - ON GRADE
SCALE 1:20



01
101 SHRUB ACCENT & NATIVE GRASS PLANTING - ON GRADE
SCALE 1:20

NOTES

REFER TO ARCHITECTS DRAWINGS FOR LEVELS.

SURVEYER / ARCHITECT TO CONFIRM EXTENT OF EARTHWORK, DRAINAGE, LOCATION OF SERVICES. CO-ORDINATE WORKS AS REQUIRED.

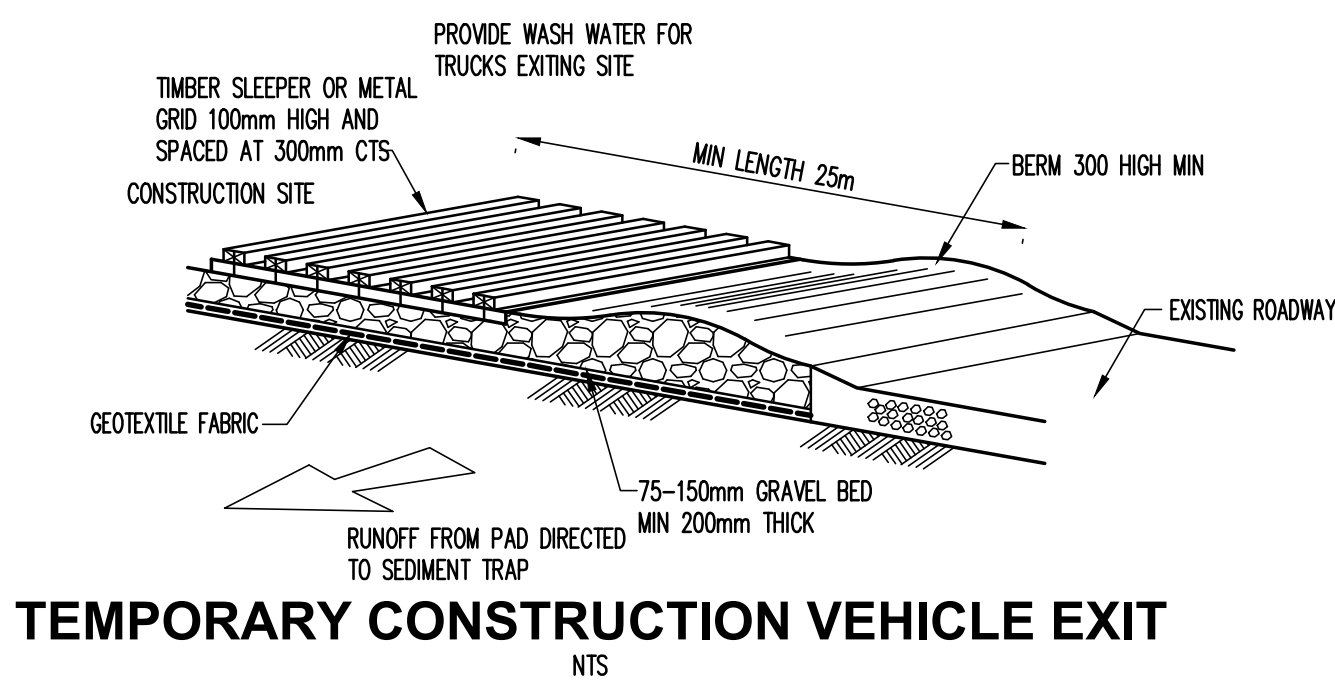
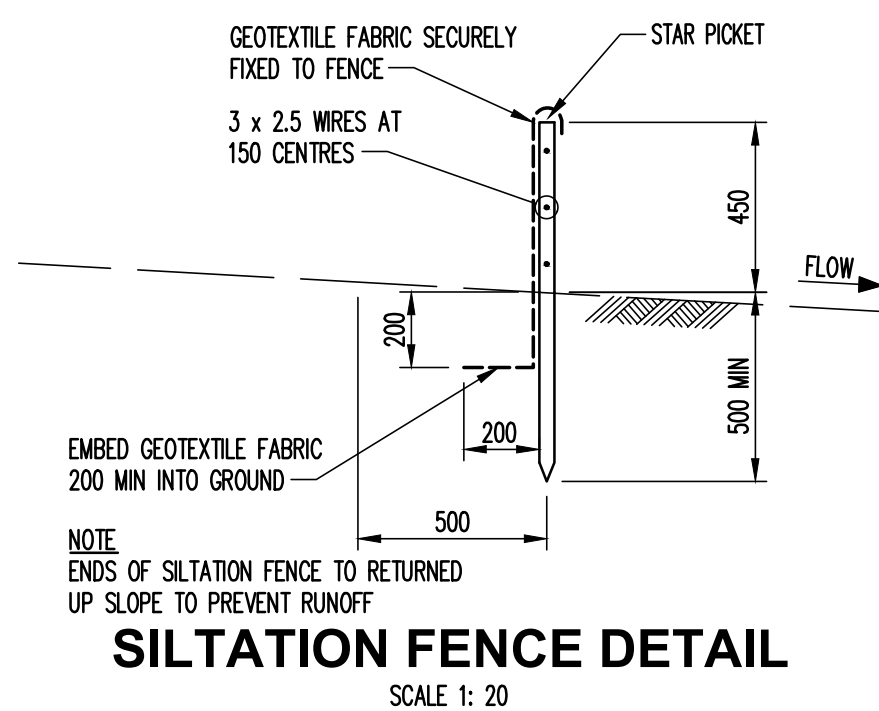
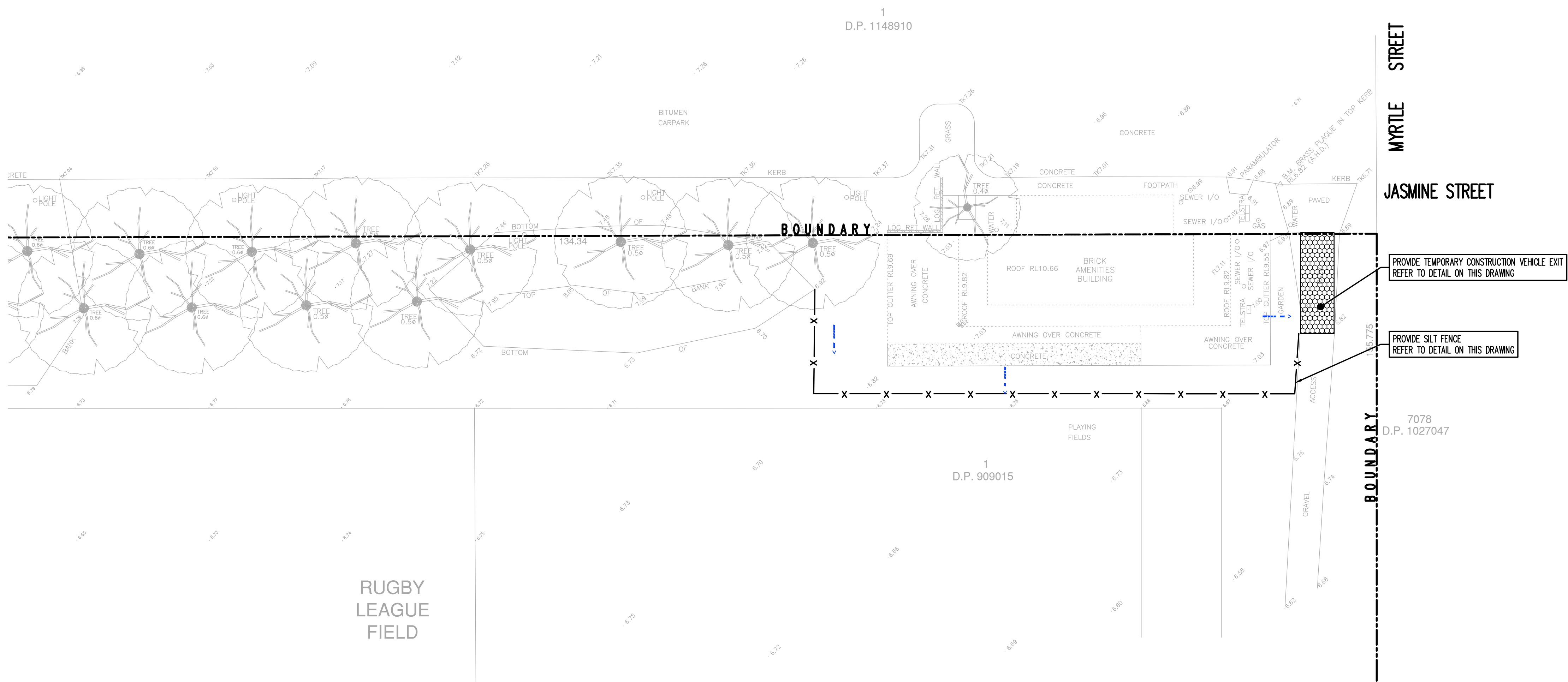
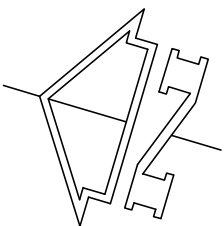
SCHEDULES SHALL BE READ IN CONJUNCTION WITH THE PLANS. REFER TO WRITTEN SPECIFICATION FOR FURTHER INFORMATION INCLUDING EXTENT OR WORKS, FINISHES, QUANTITIES AND STANDARD OF WORK.

ORIENTATION

REVISION			
REV	DATE	APPR	NOTES
A	12.06.15	JG	ISSUE FOR REVIEW
B	12.06.16	JG	ISSUE FOR DA, REVISED BUILDING
C	19.06.16	JG	ISSUE FOR DA, REVISED BUILDING DESIGN

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All drawings are property of Bayside Council.
Do not scale from drawings. Work to given dimensions. Check all given on site prior to commencing construction.

Project Title: BOORALEE PARK MULTI PURPOSE FACILITY DA	
Drawing Title: LANDSCAPE DETAILS, SCHEDULE AND SPECIFICATION	
Scale: As Shown @A3	Date: 10.06.2015
Project ID: PARK 3, AMENITIES BUILDING DA	Drawn: PS Checked: JG
Drawing No.: LS_B02	Issue
Sheet No.: 2 of 2	C



										Architect BKA architecture Baker Kavanagh Architects Suite 1.04, 77 Dunning Ave, Rosebery NSW 2018 T : 612 9318 9200 E : bka@bka.com.au W : www.bka.com.au				
P2	ISSUE FOR TENDER REVIEW	EH	JH	21.11.16										
P1	PRELIMINARY ISSUED FOR INFORMATION ONLY	EH	JH	01.11.16										
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date

Structural Engineer

TTW **Taylor
Thomson
Whitting**

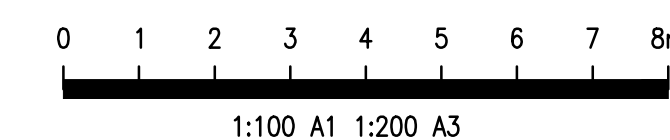
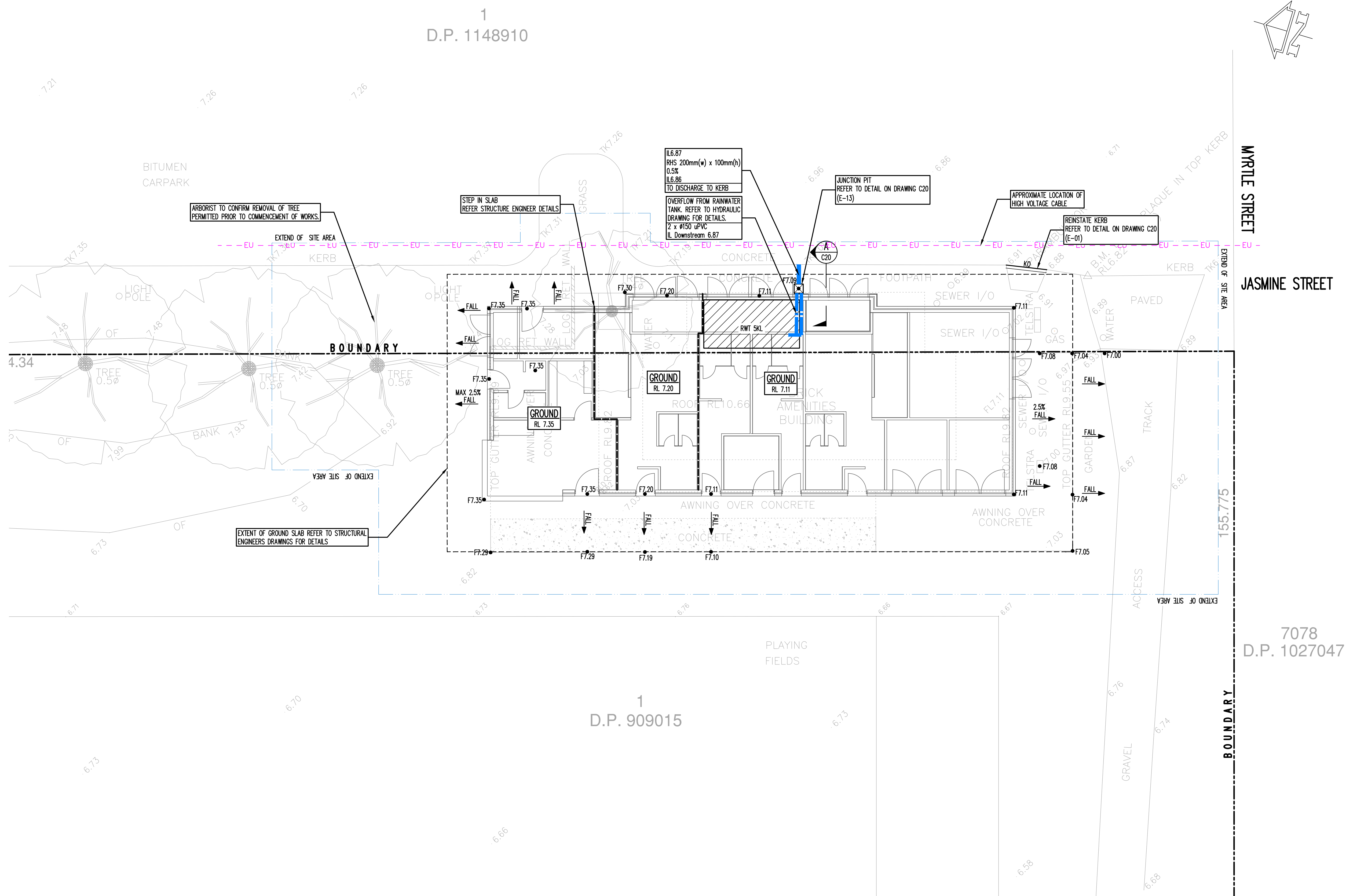
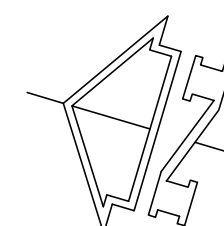
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project

BOORALEE PARK,
BOTANY,
2019 NSW

Sheet Subject

EROSION & SEDIMENT CONTROL PLAN AND DETAILS



A1 0 1 2 3 4 5 6 7 8 9 10

P2	ISSUE FOR TENDER REVIEW				EH	JH	21.11.16										
P1	PRELIMINARY ISSUED FOR INFORMATION ONLY				EH	JH	01.11.16										
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date			

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Baker Kavanagh Architects
Suite 1.04, 77 Dunning Ave, Rosebery NSW 2018
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E : bka@bka.com.au
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Structural Engineer

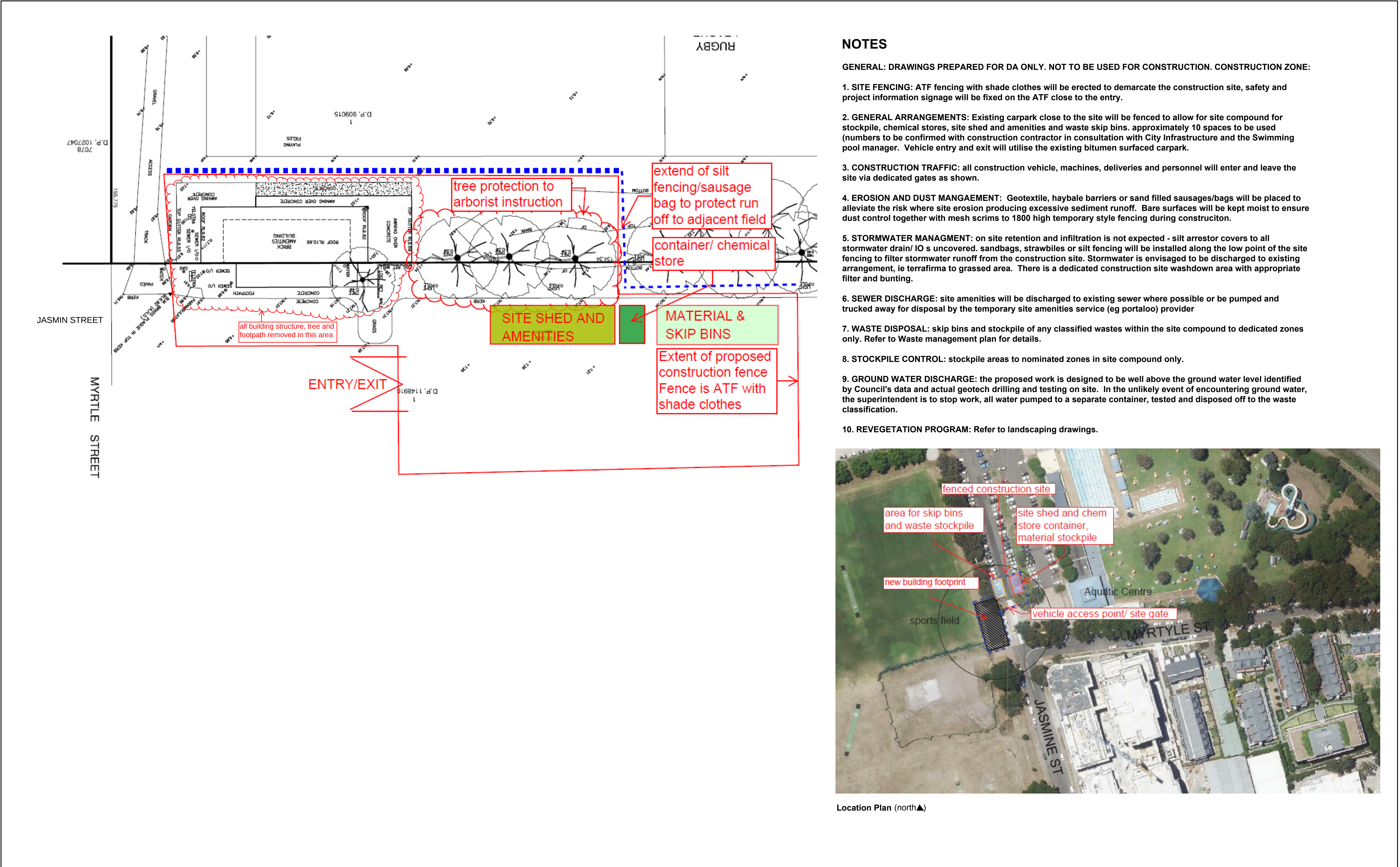
TTW **Taylor
Thomson
Whitting**

612 9439 7288 | 46 Chandos Street St Leonards NSW 2065

Project	BOORALEE PARK, BOTANY, 2019 NSW
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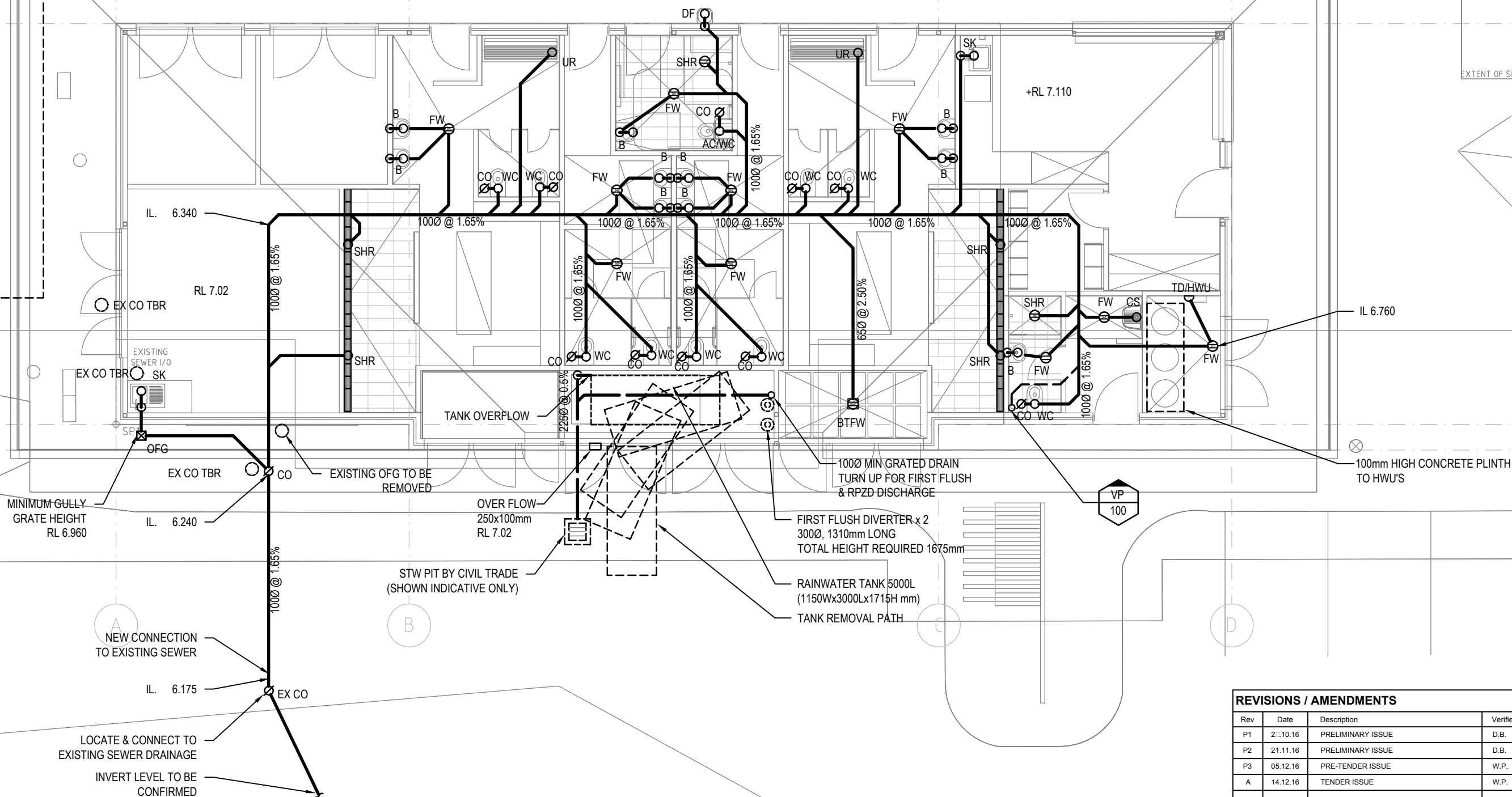
Sheet Subject	SITEWORKS & STORMWATER MANAGEMENT PLAN
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Scale : A1	Drawn	Authorised
1:100	JH	
Job No	Drawing No	Revision
161673	C10	P2
Plot File Created: Nov 21, 2016 - 4:32pm		





NOTE:
ALL IN-GROUND SEWER DRAINAGE
PIPES TO BE 100mm UNLESS NOTED
OTHERWISE



REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified
P1	21.10.16	PRELIMINARY ISSUE	D.B.
P2	21.11.16	PRELIMINARY ISSUE	D.B.
P3	05.12.16	PRE-TENDER ISSUE	W.P.
A	14.12.16	TENDER ISSUE	W.P.

CLIENT BAYSIDE COUNCIL	ARCHITECT	CONSULTANT	PROJECT	TITLE	TENDER ISSUE				
	BKA architecture Baker Kavanagh Architects Suite 1.04, 77 Dunning Ave, Rosebery NSW T: 612 9318 9200 W: www.bka.com.au	 Level 23, 101 Miller Street, North Sydney NSW 2060 Australia +61 (02) 9437 1000 general@jhaengineers.com.au www.jhaservices.com	BOORALEE PARK AMENITIES BOORALEE PARK, BOTANY, NSW 2019	HYDRAULIC SERVICES GROUND FLOOR DRAINAGE LAYOUT	NOT TO BE USED FOR CONSTRUCTION				
					DRAWN	CHECKED	APPROVED	SCALE @ A3	CREATED
					L.K.	W.P.	D.M.	1:100	OCT 2016
					JOB No.	DRAWING No.		REV	
160377	H100		A						

BOORALEE PARK AMENITIES

BOTANY NSW 2019

HYDRAULIC SERVICES

HYDRAULIC LEGEND

	COLD WATER SERVICE
	FIRE HOSE REEL SERVICE
	HOT WATER SERVICE
	HOT WATER FLOW
	FIRE HYDRANT SERVICE
	EXISTING SERVICE
	SEWER DRAINAGE
	SANITARY PLUMBING
	VENT PIPE
	STORMWATER DRAINAGE
	DOWNPIPE

SYSTEM ACCESSORIES LEGEND

	PUMP
	CLEAROUT
	PIPELINE CONTINUES
	PIPELINE TERMINATED WITH BLANK FLANGE
	PIPELINE CAPPED OFF
	FHR FIRE HOSE REEL
	FH FIRE HYDRANT - INTERNAL
	DUAL FIRE HYDRANT - EXTERNAL
	OFG OVERFLOW GULLY
	WM WATER METER
	BT BOUNDARY TRAP
	DRAINAGE OUTLET
	BTFW - BUCKET TRAP FLOOR WASTE
	FW - FLOOR WASTE
	PDO - PLANTER DRAIN OUTLET
	RWO - RAIN WATER OUTLET
	SDO - SPOON DRAIN OUTLET
	CPD - CARPARK DRAIN
	PD - PLANTER DRAIN

	DTU DRAINAGE TURN-UP
	SMH MAINTENANCE HOLE
	SMH - SEWERAGE MAINTENANCE HOLE
	SWMH - STORMWATER MAINTENANCE HOLE
	IPMF INDUCT PIPE MICA FLAP
	NEW JUNCTION INTO EXISTING PIPELINE
	NEW BRANCH INTO EXISTING PIPELINE
	GD GRATED DRAIN
	TD TUNDISH

DRAWING LIST

H100	- COVER SHEET, LEGEND OF SYMBOLS, GENERAL NOTES AND DRAWING LIST.
H100	- GROUND FLOOR DRAINAGE LAYOUT
H101	- ROOF PLAN
H200	- GROUND FLOOR WATER SERVICES LAYOUT
H300	- DETAIL SHEET 1
H301	- DETAIL SHEET 2

SYSTEM ACCESSORIES LEGEND

	STOP VALVE
	PV PATH VALVE IN CAST IRON SURFACE BOX
	RV REFLUX VALVE
	NRV NON RETURN VALVE
	RPZD REDUCED PRESSURE ZONE DEVICE
	HT HOSE TAP
	TMV THERMOSTATIC MIXING VALVE
	TEMPERATURE GUARD
	STREET FIRE HYDRANT
	WMA WATER METER ASSEMBLY
	RISER
	DROPPER
	TEE RISER
	TEE DROPPER
	HWU HOT WATER UNIT
	FLOW DIRECTION ARROW
	AMENDMENT SYMBOL
	INDICATES PIPE RISERS
	INDICATES SERVICE TYPE INDICATES SERVICE SIZE
	INDICATES SERVICE TYPE INDICATES SERVICE SIZE
	INDICATES SERVICE TYPE INDICATES SERVICE SIZE
	INDICATES SERVICE TYPE INDICATES SERVICE SIZE
	EXISTING SERVICES IDENTIFICATION. DROPPER / RISER / SIZE
	FOR CONTINUATION REFER DRAWING No. H-...

VALVE ABBREVIATIONS

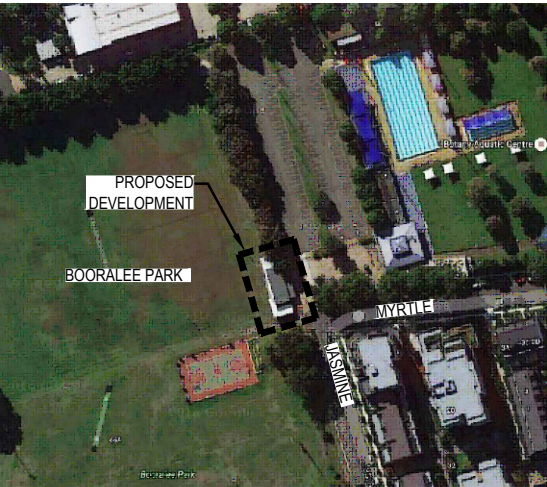
BV	- BALL VALVE (GAS)	NRV	- NON RETURN VALVE
CV	- CHECK VALVE	PLV	- PRESSURE LIMITING VALVE
DCV	- DUAL CHECK VALVE	PRV	- PRESSURE REDUCTION VALVE
FHV	- FIRE HYDRANT VALVE	RPZD	- REDUCED PRESSURE ZONE DEVICE
GV	- GATE VALVE	RV	- REFLUX VALVE
HT	- HOSE TAP	SV	- STOP VALVE
		TEV	- TEMPERING VALVE
		TMV	- THERMOSTATIC MIXING VALVE
		TPR	- TEMPERATURE AND PRESSURE RELIEF VALVE

FLUID FLOW AND MATERIAL ABBREVIATIONS

AHD	- AUSTRALIAN HEIGHT DATUM	L/s	- FLOW IN LITRES PER SECOND
CI	- CAST IRON	mm	- MILLIMETRES
CONC	- CONCRETE	m	- METRES
CICL	- CAST IRON CEMENT LINED	SS	- STAINLESS STEEL
Cu	- COPPER	PVC-U	- UNPLASTICISED POLYVINYL CHLORIDE
DICL	- DUCTILE IRON CEMENTED LINE	VCP	- VITRIFIED CLAY PIPE
FRC	- FIBRE GLASS REINFORCED CEMENT		
GMS	- GALVANISED MILD STEEL		
HDPE	- HIGH DENSITY POLYETHYLENE		

GENERAL ABBREVIATIONS

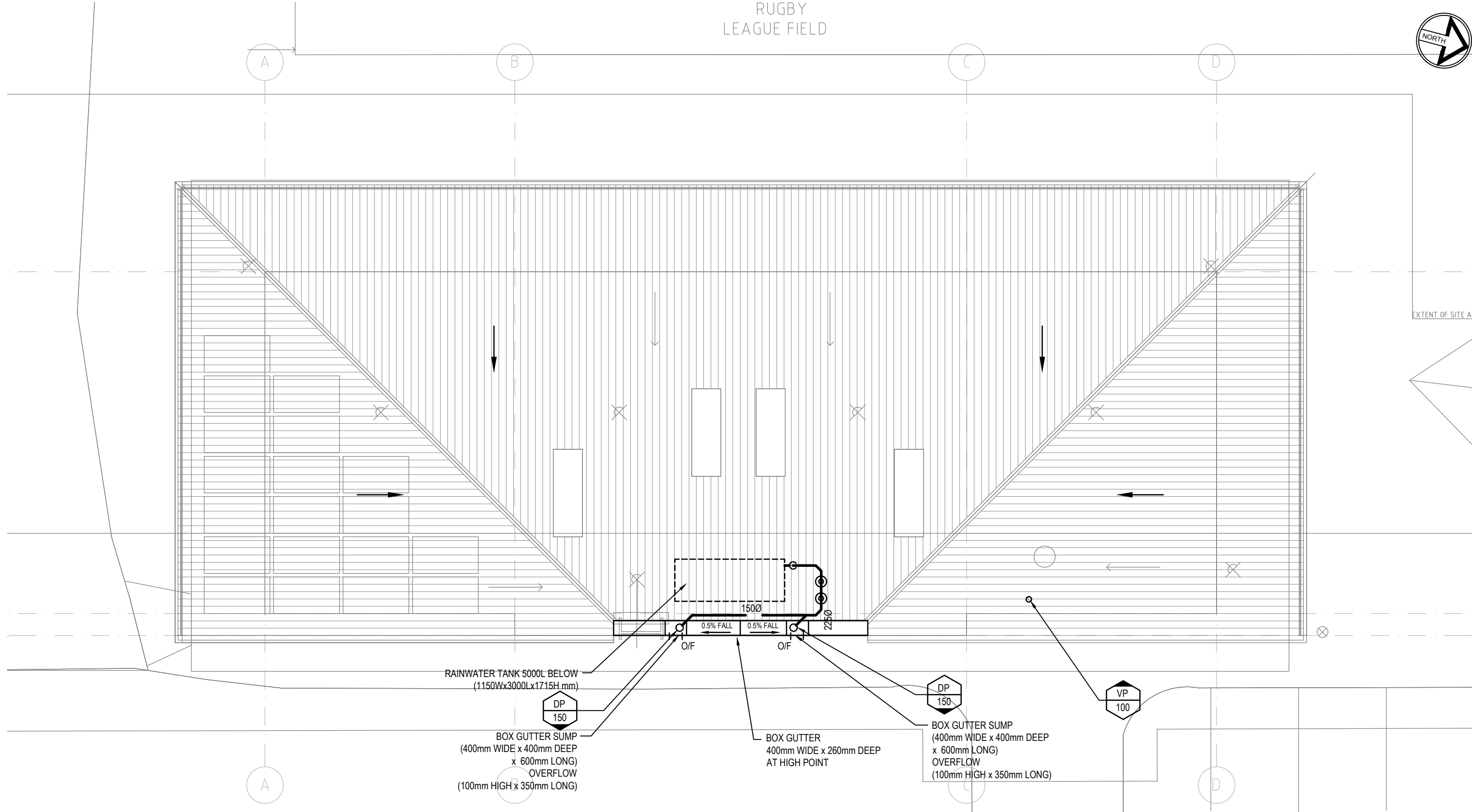
AFFL	- ABOVE FINISHED FLOOR LEVEL	LL	- LOW LEVEL
B	- BASIN	ML	- MID LEVEL
BT	- BOUNDARY TRAP	OFG	- OVERFLOW GULLY
BWU	- BOILING WATER UNIT	OSD	- ON SITE DETENTION TANK
CHW	- CHILLED WATER	PCW	- POTABLE COLD WATER
CO	- CLEAROUT	RL	- REDUCED LEVEL
CP	- CHROME PLATED	RPZD	- REDUCED PRESSURE ZONE DEVICE
CW	- COLD WATER	RWO	- RAINWATER OUTLET
DP	- DOWNPIPE	SHR	- SHOWER
DTU	- DRAINAGE TURN-UP	SIP	- SEWER INSPECTION PIT
DWG No.	- DRAWING NUMBER	SMH	- SEWER MANHOLE
EX	- EXISTING	SWP	- STORM WATER PIT
FFL	- FINISHED FLOOR LEVEL	TBR	- TO BE REMOVED
FGL	- FINISHED GROUND LEVEL	TD	- TUNDISH
FH	- FIRE HYDRANT	UNO	- UNLESS NOTED OTHERWISE
FHR	- FIRE HOSE REEL	VP	- VENT PIPE
FW	- FLOOR WASTE	WC	- WATER CLOSET
GD	- GRATED DRAIN	WW	- WARM WATER
GL	- GROUND LEVEL		
HL	- HIGH LEVEL		
HT	- HOSE TAP		
IL	- INVERT LEVEL		
IO	- INSPECTION OPENING		



LOCALITY PLAN
N.T.S.

REVISIONS / AMENDMENTS				
Rev	Date	Description	Verified	
P1	21.10.16	PRELIMINARY ISSUE	D.B.	
P2	21.11.16	PRELIMINARY ISSUE	D.B.	
P3	05.12.16	PRE-TENDER ISSUE	W.P.	
A	14.12.16	TENDER ISSUE	W.P.	
TENDER ISSUE NOT TO BE USED FOR CONSTRUCTION				
DRAWN	CHECKED	APPROVED	SCALE @ A3	CREATED
L.K.	W.P.	D.M.	N.T.S.	OCT 2016
JOB No.		DRAWING No.		REV
160377		H000		A

CLIENT BAYSIDE COUNCIL	ARCHITECT BKA architecture Baker Kavanagh Architects Suite 1.04, 77 Dunning Ave, Rosebery NSW T: 612 9318 9200 W: www.bka.com.au	CONSULTANT Level 23, 101 Miller Street, North Sydney NSW 2060 Australia +61 (02) 9437 1000 general@jhaengineers.com.au www.jhaservices.com	PROJECT BOORALEE PARK AMENITIES BOORALEE PARK, BOTANY, NSW 2019	TITLE HYDRAULIC SERVICES COVER SHEET LEGEND OF SYMBOLS GENERAL NOTES AND DRAWING LIST	
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REVISIONS / AMENDMENTS				
Rev	Date	Description	Verified	
P1	28.10.16	PRELIMINARY ISSUE	D.B.	
P2	21.11.16	PRELIMINARY ISSUE	D.B.	
P3	05.12.16	PRE-TENDER ISSUE	W.P.	
A	14.12.16	TENDER ISSUE	W.P.	
TENDER ISSUE				
NOT TO BE USED FOR CONSTRUCTION				
DRAWN	CHECKED	APPROVED	SCALE @ A3	CREATED
L.K.	W.P.	D.M.	1:100	OCT 2016
JOB No.		DRAWING No.		REV
160377		H101		A

CLIENT
BAYSIDE COUNCIL

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PROJECT
BOORALEE PARK AMENITIES
BOORALEE PARK, BOTANY,
NSW 2019

TITLE
HYDRAULIC SERVICES
ROOF PLAN