

Bayside Planning Panel

12/09/2017

Item No 5.4

Application Type Development Application – Dual Occupancy and Torrens Title

Subdivision

Application Number DA-2017/324 Lodgement Date 31 March 2017

Property 52 St Georges Road, Bexley

Lot 51 in DP 195

Owner Mr A Mehdi and Ms H Makki and Mr H Mehdi and Mr A Hijazi

Applicant M Cubed Design

Proposal Demolition of existing structures and construction of an attached

dual occupancy with rear swimming pool, outbuildings to the rear

of each and associated Torrens Title Subdivision

No. of Submissions Five

Cost of Development \$800,000

Report by Lincoln Lawler, Senior Assistant Planner

Officer Recommendation

- That Development Application No. 2017/324 for the Demolition of existing structures and construction of an attached dual occupancy with rear swimming pool, outbuildings to the rear of each and associated Torrens Title Subdivision at 52 St Georges Road, Bexley be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.
- 2 That the objectors be notified of the Bayside Planning Panel's decision.

Attachments

- 1 Planning Assessment Report;
- 2 Survey Plan
- 3 Subdivision Plan
- 4 Site Plan
- 5 Elevations South West and South East
- 6 Elevations North East and North West
- 7 Streetscape Elevation
- 8 Landscape Plan
- 9 Updated June Shadows
- 10 Section
- 11 Demolition Plan
- 12 Shadow Diagram March September

Location Plan



BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number: DA-2017/324 **Date of Receipt:** 31 March 2017

Property: 52 St Georges Road, BEXLEY (Lot 51 DP 1195)

Owner(s): Mr Ali Hijazi

Ms Hanna Makki Mr Ali Mehdi Mr Hala Mehdi

Applicant: M Cubed Design

Proposal: Demolition of existing structures and construction of an attached dual

occupancy with rear swimming pools; outbuildings to the rear of each and

associated Torrens Title Subdivision

Recommendation: Approved

No. of submissions: The development has been notified in accordance with the provisions of

Rockdale DCP 2011 and five (5) submissions have been received.

Author: Lincoln Lawler
Date of Report: 6 August 2017

Key Issues

The key issues related to this application are:

- Privacy
- Trees
- Solar access

Recommendation

That this Development Application be **APPROVED** pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.

Background

History

The following historical applications have previously been considered in relation to the subject allotment:

- Building Approval BA-1995/49 for an outbuilding garage Class 10 approved on 1 May 1995;
- Building Certificate BC 2007/44 approved on 27 April 2007;

- Works-As-Executed Plan WAE-2007/22 for the alterations to an existing outbuilding determined on 27 April 2007; and
- Building Certificate BC-2007/60 for the above mentioned determined on 27 April 2007.

Proposal

Council is in receipt of Development Application No. DA-2017/324 which seeks consent for the demolition of existing structures and construction of an attached dual occupancy; rear inground swimming pools; outbuildings and Torrens Title Subdivision.

The proposal involves the following

Two Dwellings

Ground floor of each dwelling of the dual occupancies includes:

 Single Garage, Lounge, Study (inc Wardrobe), bathroom and storage, kitchen and dining with outdoor alfresco containing outdoor kitchen

First Floor of each dwelling of the dwellings include:

- 4 bedrooms, master with balcony and 1 en suite, one bathroom, study nook
- Western Dwelling includes the above but also a balcony and ensuite from bedroom 4

Swimming pool

1 each dwelling - maximum depth of 1.3m.

Subsequent amendment to satisfy submitters concerns one pool has been deleted.

Outbuilding

Kitchen, bathroom accessed from front

Storage area/Pool Pump accessed from Rear.

Site location and context

The subject site is known as Lot 51 DP 1195, 52 St Georges Road, Bexley. The site is a rectangular shape with front and rear boundary widths of 15.24metres. The side boundaries are 56.390m deep. The total site area is 859.3sq.m by calculation, it is noted that the survey on which the application is based has not identified or surveyed the boundaries. The topography of the site is such that it has a fall of approximately 500mm away from St Georges Road.

The subject site contains a one-storey dwelling and detached garage at the rear of the dwelling. The site is located on the northern side of St Georges Road, between Downey Street and John Street. Adjoining development to the sides includes a villa development to the north west and single dwellings to the east is situated on the rear property. There is a mix of one storey and two storey residential buildings within close proximity to the subject property.

Statutory Considerations

Environmental Planning and Assessment Act, 1979

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 (Building Sustainability Index: BASIX) 2004

The application is accompanied by BASIX Certificate Numbers 805066S and 805054S, both dated Wednesday 15 March 2017. The Certificates demonstrate the proposed development satisfies the relevant water; thermal comfort and energy commitments as required by SEPP (BASIX). The development is acceptable in this regard.

Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with	Compliance with
	objectives	standard/provision
2.3 Zone R3 Medium Density	Yes	Yes - see discussion
Residential		
2.6 Subdivision - consent requirements	Yes	Yes
2.7 Demolition requires consent	Yes	Yes - see discussion
Dual occupancy	Yes	Yes - see discussion
4.3 Height of buildings	Yes	Yes - see discussion
4.4 Floor space ratio - Residential	Yes	Yes - see discussion
zones		
5.9 Preservation of trees or vegetation	Yes	Yes - see discussion
6.2 Earthworks	Yes	Yes - see discussion
6.3 Between 20 and 25 ANEF (2033)	Yes	Yes - see discussion
contours		
6.4 Airspace operations	Yes	Yes - see discussion
6.12 Essential services	Yes	Yes - see discussion

2.3 Zone R3 Medium Density Residential

The subject site is zoned R3 - Medium Density Residential under the provisions of Rockdale Local Environmental Plan 2011 (RLEP 2011). The proposed development, including attached dual occupancy development and associated Torrens Title Subdivision, is permitted with Council consent.

The proposal is for attached dual occupancy with swimming pools and outbuildings which is categorised as"

Dual occupancy is defined as:

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

dwelling is defined as:

dwelling means a room or suite of rooms occupied or used or so constructed or **adapted** as to be capable of being occupied or used as a separate domicile.

It is considered that the outbuildings, although containing a kitchen and bathroom are not able to be *adapted* for separate use given the orientation of the door to the bathroom.

The objectives of this zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that land uses are carried out in a context and setting that minimises any impact on the character and amenity of the area.

The proposed development is consistent with the objectives of the zone as it will ensure the housing needs of the community are met in a manner which minimises impacts on the character and amenity of the area.

2.7 Demolition requires consent

The application is accompanied by Demolition Plan, Drawing No. 10/15, and dated 14 March 2017. The Plan nominates all existing structures to be removed as part of the application, including trees nominated for removal. The proposal is acceptable with regards to this Clause.

Dual occupancy

The application proposes Torrens Title Subdivision into two lots with one dwelling on each lot. Clause 4.1 (3B) states that consent may be granted for subdivision of a lot on which there is an existing dual occupancy, or on which a dual occupancy is proposed if the area of each resulting lot is equal to or greater than 350sqm, and each lot will have one dwelling.

The sizes of the resulting lots are 429.65sqm each, and there will be one dwelling on each new lot. Therefore, the proposal satisfies the minimum subdivision lot size requirement, and reflects and reinforces the predominant subdivision pattern in the area.

4.3 Height of buildings

The height of the proposed building is 8.287m and therefore does not exceed the maximum 8.5m height shown for the land on the Height of Buildings Map.

Further, the proposed development will result in a high quality urban form, maintain satisfactory sky exposure and daylight to buildings, key areas and public domain, and will provide an appropriate transition in built form and land use intensity. Accordingly, the proposed height of the building satisfies the objectives of this clause.

4.4 Floor space ratio - Residential zones

The Gross floor area of the proposed development has been calculated as dwelling 1 (western side) - 230.4sqm and dwelling 2 - 243.7sqm over a site area of 429.65sqm (after subdivision). In this regard, the proposed floor space ratio (FSR) for dwelling 1 is 0.54:1 and dwelling 2 is 0.57:1 and therefore does not exceed the maximum FSR for the land (0.6:1) as shown on the Floor Space Ratio Map.

Further, the proposed density is in accordance with the desired future character of Bexley, will have

minimal adverse environmental effects on the use or enjoyment of adjoining properties, and will maintain an appropriate visual relationship between new development and the existing character of the area.

Accordingly, the proposed FSR for the development meets the objectives and satisfies the maximum FSR permitted by Clause 4.4 in RLEP 2011.

5.9 Preservation of trees or vegetation

The site contains trees that are subject to approval by Council under clause 5.9 of RLEP 2011 conferred by:

- (a) development consent, or
- (b) a permit granted by Council.

Council's Tree Preservation officer has inspected the site and has no objection to the proposed two tree removal but notes:

"There is a neighbouring Crepe Myrtle located towards the south eastern boundary at 24 Downey Street which is in close proximity to the proposed pool of the southern dwelling. There is also significant overhang of the canopy into the subject property which may require pruning with owner and Council consent. I am not sure if options have been explored to relocate the pools further towards the centre of the property away from the boundary fence lines in order to minimise impacts on the Crepe Myrtle. If the property boundary fence line doubles as a pool fence, the Crepe Myrtle is also likely to be affected by the pool fencing requirements above."

Accordingly given there has been no justification put forward by the applicants to choosing a pool location with more potential impacts where a suitable location with less impacts is available, it is recommended that the pool be relocated to the proposed boundary line between the proposed dwellings through a condition of consent.

Council's Tree Management Officer has not recommended any conditions. However it is noted that there is no need to remove vegetation as it is clear of the proposed building footprints and will offer immediate amelioration for the proposed development as such It is recommended that the trees are kept with appropriate tree protection measures which have been imposed in the draft Notice of Determination, regarding the protection and retention of existing trees and the removal of site trees subject to suitable replacement trees being planted in appropriate locations.

In this regard, the amenity of the area will be preserved and accordingly, the proposed development satisfy's the requirements and meets the objectives of this Clause.

6.2 Earthworks

Earthworks including excavation are required on site for a suitable building platform. The objectives and requirements of Clause 6.2 of RLEP 2011 have been considered in the assessment of this application. It is considered that the proposed earthworks and excavation will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. However, notwithstanding, relevant conditions are included in the draft Notice of Determination to ensure that the environmental amenity of surrounding land is maintained, and soil erosion, sedimentation, and drainage impacts are minimised.

5 of 30 Page 7

6.3 Between 20 and 25 ANEF (2033) contours

The application is accompanied by an Aircraft Noise Assessment Report, prepared by Noise and Sound Services and dated March 2017. The site is located within 20 and 25 ANEF (2033) contours and the Report undertakes an internal aircraft noise assessment in accordance with AS 2021-2015. Subject to recommendations in accordance with those put forward in the Report, the provisions of this Clause are satisfied.

6.4 Airspace operations

The proposed development is affected by the Obstacle Limitation Surface (OLS) which is set at 80m AHD. The building height is at 8.27m (RL58.10) and in this regard, it is considered that the proposed building will have minimal adverse impact on the OLS.

6.12 Essential services

Services will generally be available on the site. Additional conditions have been incorporated in the draft Notice of Determination requiring consultation with relevant utility providers in regards to any specific requirements for the provision of services on the site.

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

The following Development Control Plan is relevant to this application:

Rockdale Development Control Plan 2011

The application is subject to Rockdale DCP 2011. A compliance table for the proposed development is provided below:

Relevant clauses	Compliance with objectives	Compliance with standard/provision
4.1.4 Soil Management	Yes	Yes - see discussion
4.1.7 Tree Preservation	Yes	Yes - see discussion
4.1.9 Lot size and Site Consolidation - Dual Occupancy	Yes	Yes - see discussion
4.2 Streetscape and Site Context - General	Yes	Yes - see discussion
4.3.1 Open Space & Landscape Design - Low & medium density residential	Yes	Yes - see discussion
4.4.2 Solar Access - Low and medium density residential	Yes	Yes - see discussion
4.4.3 Natural Lighting and Ventilation - Residential	Yes	Yes - see discussion
4.4.5 Visual privacy	Yes	Yes - see discussion
4.4.5 Acoustic privacy	Yes	Yes - see discussion
4.4.6 Noise Impact	Yes	Yes - see discussion
4.6 Parking Rates - Dual Occupancy	Yes	Yes - see discussion
4.7 Laundry Facilities and Drying Areas	Yes	Yes
4.7 Letterboxes	Yes	Yes
5.1 Storey Height and Setbacks - Dual occupancy & Semi-detached dwelling	Yes	Yes - see discussion
5.1 Residential Subdivision	Yes	Yes - see discussion

4.1.4 Soil Management

The Soil & Water Management Plan has been submitted and general erosion and sediment control strategies are proposed to ensure that the potential for impact on adjoining land and surrounding

waterways is minimised.

Temporary fencing is to be erected along the boundaries of the site. A builders all weather access is required to be provided onto the site.

4.1.7 Tree Preservation

Refer to discussion under Part 5.9 of RLEP2013

4.1.9 Lot size and Site Consolidation - Dual Occupancy

The minimum lot size required by the DCP is 700sq.m. The lot size is 859.3sq.m. with a minimum width of 15m as 15.24m is provided., which is in excess of the requirement.

4.2 Streetscape and Site Context - General

The proposal is located in a R3 - Medium Density Zone. The immediate context is relatively low scale, consisting of single storey dwellings. However, the area is undergoing change, as reflected in a number of dual occupancy developments emerging within the locality. The proposed dual occupancy is consistent with the desired and future character of the area in terms of height, bulk and scale, and is generally appropriate in this context.

The proposed front setback is consistent with the variable setbacks of surrounding two storey buildings and in this regard the residential streetscape will be retained and complemented.

The proposed built form on site complies with the required height and FSR requirements. The proposed development has been designed with appropriate use of articulation & modulation to the facades via the incorporation of balconies, pedestrian entries at ground level, upper level voids and a range of materials which adds visual interest to the facades.

The development provides for a balanced approach between horizontal and vertical articulation to St Georges Road façade. The building also presents well to the street through the use of angled balconies to the front and a range of planting at ground level. A range of materials, colours and finishes is proposed to provide for a modern contemporary building.

The proposed development will have a front door/living room/kitchen window addressing the street, with the building's frontage and entry points being readily apparent from the street

The proposed development has been designed with front balconies/living windows etc, that will provide casual surveillance of the street. Further, the proposed fences, landscaping, and other features have been sited so as to provide clearly defined public, semi public and private spaces.

4.3.1 Open Space & Landscape Design - Low & medium density residential

The proposal provides adequate landscaping with 30% or 257 sqm provided, where 25% is required. The open space has the capability to contain storm water runoff. Private open spaces are usable, accessible, clearly defined and will meet occupants requirements of privacy, solar access, outdoor activities and landscaping.

4.4.2 Solar Access - Low and medium density residential

The applicant has provided shadow diagrams of the proposed development illustrating the shadow cast onto the neighbouring properties (No. 48 St Georges Road) from the development itself.

Consideration has been given to the Land & Environment Court planning principle on the impact on solar access of

neighbours Parsonage vs Ku-ring-gai (2004) NSWLEC 347 and as amended by The Benevolent Society vs Waverley Council (2010) NSWLEC 1082 is addressed as follows:

The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed). At higher densities sunlight is harder to protect and the claim to retain it is not as strong.

Comment: The proposed development and the adjoining property at 48 St Georges Road is located in an R2 low density zone and the subject

site is located in the R3 - medium density zone and have a generally northeast and southwest orientation. The subject site is the transition between the two zones with the predominant character of the area allows dwellings in this area to be built to a height of 8.5m and 2

storeys. The proposed development will be two storey in nature and will offer similar setbacks (900mm ground floor and 1500mm on first floor) to those prevailing in this locality.

The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.

Comment: The adjoining property at 48 St George Street comprises of five north west facing windows which face the subject site on the side boundary.

The control requires 3 hours of sunlight to habitable rooms to be provided. From the shadow diagrams provided, the north facing windows are not impacted from 9am and at 12pm two windows are likely to have a small shadow cast on the window but noting the majority of the window would be in sunlight due to the length of the shadow and it travelling up the dwelling wall at 48 St George Road. At 3pm all windows on the common boundary are impacted by the development.

It is noted the dwelling at 48 St Georges Road is single storey, the dwellings are also separated by a 1.8m high timber fence.

Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.

Comment: The development is for a dual occupancy development which is generally compliant with the overshadowing controls. The side setbacks to the east (being the common boundary with 48 St Georges Road are 900mm ground and 1.5mm first floor) comply with the relevant controls.

Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.

Comment: The roof overhangs of the subject site and the existing boundary fence have been

considered in the solar assessment. There is no vegetation on site that will contribute to additional loss of sunlight.

In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as existing development.

Comment: Two storey dwellings of similar size and scale are located in proximity to the existing subject site. The street is also characterised by a mixture of single storey and two storey dwellings and the proposal is not considered to cause a major impact on the future of the adjoining sites and its immediate surroundings.

The proposed overshadowing is considered acceptable given the following:

The proposal does not breach the height or FSR controls applicable to the site;
The proposal is consistent with the surrounding height, bulk, scale and streetscape presentation and will bring it into line with the emerging pattern two storey dwellings within the immediate locale; a minimum of 3 hours solar access is maintained to 48 St Georges Road.

Overshadowing as a result of the proposal the solar impacts are consistent with the existing and emerging pattern of overshadowing in the immediate area;

4.4.3 Natural Lighting and Ventilation - Residential

The proposed development is designed to achieve natural ventilation and lighting, incorporating minimum ceiling heights of 2.7m to the ground and first floors.

4.4.5 Visual privacy

The proposed dual occupancy has been designed and sited to minimise the overlooking of adjoining properties, incorporating:

- Fixed privacy screens to the lounge room and family room ob both dwellings to ensure that
 adequate privacy and amenity is provided to neighbouring properties. These measures will be
 required by Condition of consent to the western most dwellings
- Fixed Privacy screens to the upstairs balcony to prevent overlooking to the pool and living area of 50 St Georges Road, required through a condition of consent
- windows with sill height of 1.7m
- use of sky light windows
- fixed obscure glazing

Having regard to the above, the proposed development provides a reasonable level of visual privacy between the adjoining properties. An appropriate condition is to be included in the draft notice of determination regarding the privacy screens.

4.4.5 Acoustic privacy

There will be minimal adverse impact on the acoustic privacy of adjoining and surrounding properties as consideration has been given to the location and design of the building and landscaping in relation to private recreation areas to minimise noise intrusion on the amenity of adjoining properties.

4.4.6 Noise Impact

An Acoustic report prepared by a suitably qualified Noise Consultant has been submitted with the

application which provides recommendations on appropriate measures to be incorporated into the design of the building so it will meet this standard. Appropriate conditions have been incorporated in the draft Notice of Determination for the implementation and compliance of the recommendations in the Acoustic report.

4.6 Parking Rates - Dual Occupancy

The development will have minimal impact on access, parking and traffic in the area. Two carparking spaces are proposed per dwelling in accordance with Council's DCP 2011 with one space being located in the proposed garage and the other behind the garage. The proposal is satisfactory in regards to traffic and parking.

<u>5.1 Storey Height and Setbacks - Dual occupancy & Semi-detached dwelling</u> The proposed setback are as follows:

DCP2011 - Dwelling	PROPOSED	COMPLIES?
Front setback consistent with street	6m to garage, 6.39 to first floor, with articulation provided through balconies.	Yes
Ground floor side setback 900mm	900mm	Yes
First floor side setback –	North east – 1.5	Yes
1.2m	South west – 1.5	Yes
Rear setback ground – 3m	Ground – 19 m	Yes
Rear setback first floor – 6m	First floor – in excess of 19	Yes
	m	

It is noted that the DCP does not contain numeric controls for the outbuildings. In this instance, the 900mm setback is considered appropriate in this context.

Further, the proposal has a staggered building design with side setbacks exceeding the minimum requirement to most parts. The proposal is not considered to unreasonably impact upon the adjoining dwelling by way of overshadowing and overlooking, and will not significantly reduce the solar access, light and air received by the adjoining dwelling. Therefore, the proposed setbacks are consistent with the objectives of this control.

5.1 Residential Subdivision

The proposed dual occupancy lots satisfy the minimum lot size requirements contained in RDCP 2011 as the parent site has an existing frontage of 15.24m.

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

Potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls. The impacts that have not already been addressed are as follows:

Natural Hazards

10 of 30 Page 12

The property is affected by the provision of surface flows however, excavation for the proposed dwelling is not deep enough to cause any adverse impact on the direction of the surface flows.

Construction

There are no specific issues relating to the BCA in the proposed design.

Site and safety measures to be implemented in accordance with conditions of consent and Workcover Authority guidelines/requirements.

Swimming Pool and Spa Code

The proposed swimming pool has been assessed against the relevant code and found to comply. Appropriate condition/s of consent will be included in the consent.

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

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the proposal. Additional conditions of consent are proposed to further minimise any impacts on neighbouring properties. There are no known major physical constraints, environmental impacts, natural hazards or exceptional circumstances that would hinder the suitability of the site for the proposed development.

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

The development has been notified in accordance with the provisions of Rockdale DCP 2011 and five (5) submissions have been received. The issues raised in the submission are discussed below:

Issue 1: Possible noise generated from two pool pump rooms whose glass doors face the rear of the property. If these outbuildings are indeed just for a BBQ area, then it would be best to have the pump room access door inside the buildings to mitigate this noise. I do not understand why there needs to be a rear entrance when it is just as easy to facilitate an entrance from the side

<u>Comment:</u> The pool pump areas will be conditioned to be within a soundproof enclosure to minimise any noise impacts associated with it. Further the entire development will be conditioned to comply with the relevant noise standards.

Issue 2:What are the drainage and sediment controls in place for the residence, pool and outbuildings? The subject property is located on higher ground and there is already an amount of runoff into my property during heavy rain. There is also the concern of potential water leakage from these

pumps.

<u>Comment:</u> The site is subject to surface flows as the site is located below the elevation of the road. The roof and surface water and stormwater design shall comply with Council's Stomrwater Technical Guidelines (Rockdale Council) through conditions of consent.

Issue 3: Sediment control provision in the list of document / plans appears to be missing I am concerned about the water / sediment flow from 52 St. Georges Road during and after construction as my property is on lower ground than the DA site.

11 of 30 Page 13

<u>Comment</u>: A soil and water management plan has been submitted with the application which fails to address the excavation, demolition and construction of the pool and outbuilding. Accordingly an updated soil and water management plan will be required through a condition of consent and administered through the construction certificate process.

Issue 4: Falling debris and discarded materials from the demolition of the existing brick garage as this sits on the boundary line and the mess from the subsequent construction of the new brick structure. What will be in place to prevent this potential spread of building waste onto my property? Loss of safety of pets

<u>Comment:</u> The recommended conditions of consent include the requirement for all work to be undertaken on the subject site. Any work undertaken on other sites is not approved and if occurs becomes a civil matter of trespassing.

Issue 5: Property security outside of normal construction activity. The removal of the brick garage will leave easy access to my property. What is in place to secure any outside trespass?

Cost of replacement fencing

<u>Comment:</u> A draft condition of consent, includes the requirement to provide temporary fencing to the site. The applicant proposes to fence the site, costs associated with such fencing is a civil matter between the two neighbouring property owners.

Issue 6 - Ensure sufficient drainage at rear of property.

<u>Comment:</u> The stormwater design will be in accordance with the Technical guidelines as discussed above and addressed through the imposition of conditions of consent.

Issue 7 - Pool pump malfunction - pool leakage.

<u>Comment:</u> The pool is designed to drain into itself and appropriate maintenance is required. Pool pump malfunction is not a planning matter for consideration.

Issue 8: Overshadowing: Submitter attached documentation of shadow lengths at the prescribed times and dates of the year which do not correspond to the overshadowing report provided by the application. The applicant submitted plans that indicated a 9am shadow being cast in a south eastern direction at a time when the sun rises in the east.

Issue 9: Overshadowing will impact on current hot water system.

<u>Comment 8 and 9 -</u> The application has been assessed in regards to planning principle for solar access. The proposed development largely maintains 3 hours of solar access to surrounding properties in accordance with Council's requirements with the exception of 50 St Georges Road. It is noted that the applicant has been asked on various occasions to check the solar access diagrams, in particular the north point and to ensure that the solar diagrams are based on True north. The applicants latest response dated 25 July 2017 which provided amended shadow diagrams indicates that the north point previously was incorrect. The impact of this is that the shadow falls onto the dwelling at 48 St Georges Road from before 12pm for the remainder of the day.

The applicant has indicated the location of the hot water system on the amended solar access diagrams which shows it will receive at least 3 hours of solar access.

Issue 10: Privacy - The proposed dwelling extends at a 2 storey level for almost the entire length of our property western side boundary. Reduced length of the upper level to be reduced to reduce overshadowing and reduce floor space.

<u>Comment -</u> The proposed development complies with the floor space and height controls and as such could be reasonably anticipated for the site.

Issue 11 - Side boundary offsets, total floor area, site coverage and landscape non complaint under state guidelines.

<u>Comment:</u> The application is not made as a complying development application to which these state guidelines apply.

Issue 12 - What is the distance between the boundary fence of Villa 1 and the proposed building alignment? The draft plan does not show any measurements regarding this, nor does it show the position of windows in the proposed dwelling, as Villa 1 would be directly impacted by any shadow cast, or noise arising from the closeness of the position of the dwelling on our boundary. We believe this is an important point to make.

<u>Comment:</u> The dwelling is setback 900mm on ground floor and 1.5m on first floor compliant with Council's controls.

Issue 13 - The position of the proposed pool as shown on the plan is located too close to the boundary our property. This will directly impact us as the bedrooms of

Villas 2,3 and 4 are located on this boundary. Our measurements show the distance of the main bedrooms from our boundary to be approximately 2.900

metres, and from ground level to the bottom of the windows of the main bedrooms of Villas 3 and 4 to be approximately 1.830 metres. We are therefore,

concerned that noise coming from any late night activity such as pool parties will disturb our residents who are all owner occupiers and rate payers, and interfere

with their ability to sleep. In our view if a pool was to be built on DW1, a better location would be no opposite boundary abutting DW2 where our privacy would be less affected.

Comment: The pool on the dwelling closest to the villa development has been deleted from the plans

Issue 14 - Loss of privacy on the back patios of Villas 2, 3 and 4 due to the proposed location of the pool and any lighting which may be installed.

<u>Comment</u>: Given the elevated position of the alfresco areas being 800mm above ground level, this does allow direct overlooking to the villas. It is therefore recommended that a fixed privacy screen be positioned on the outside edge of the alfresco area to prevent overlooking to the existing neighbours private open spaces and is addressed through a proposed condition of consent.

Issue 15 - The plan does not disclose the use for the proposed outbuilding at the rear of DW1 which is also close to our boundary and affects our residents privacy. We are concerned that this may be used for barbecues or parties and that noise from any late night activity will disturb our residents.

<u>Comment:</u> The use is generally associated with a pool. The proposed outbuilding has a kitchen and a bathroom so is likely to be used for outdoor recreation which has to comply with the required noise standards.

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

The proposed development is considered satisfactory having regard to the objectives and requirements of Rockdale Local Environmental Plan 2011 and Development Control Plan 2011. Impacts on adjoining properties have been considered and addressed. As such it is considered that the proposed development is in the public interest.

S94 Contribution towards provision or improvement of amenities or services

A Section 94 Contribution Payment of \$17404.01 is payable in accordance with Council's Policy and accordingly, imposed as a condition on the draft Notice of Determination.

Schedule 1 - Draft Conditions of consent

General Conditions

The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.

- 1. The term of this consent is limited to a period of five (5) years from the date of the original approval. The consent will lapse if the development does not commence within this time.
- The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan/Dwg No.	Drawn by	Dated	Received by Council
Site Plan, 2/15 (swimming pool on DW1 not approved)	M Cubed Design	14 March 2017	31 March 2017
Ground Floor Plan 3/15	M Cubed Design	14 March 2017	31 March 2017
First Floor Plan, 4/15	M Cubed Design	14 March 2017	31 March 2017
Roof Plan 5/15	M Cubed Design	14 March 2017	31 March 2017
Section 7/15	M Cubed Design	14 March 2017	31 March 2017
Demolition Plan 10/15	M Cubed Design	14 March 2017	31 March 2017
Outbuilding 8/15	M Cubed Design	14 March 2017	31 March 2017
Elevations - south west and south east 6/15	M Cubed Design	14 March 2017	31 March 2017
Elevations - north east and north west 16/16	M Cubed Design	14 March 2017	31 March 2017

of 30 Page 16

		31 March 2017
design LA 001 and LA	Outliers design Studio	
002(2 Pages, Issue A		

- 3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
- 4. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.
- 5. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number (805054S - Dwelling 1, 805066S - Dwelling 2) other than superseded by any further amended consent and BASIX certificate.

Note: Clause 145(1)(a1) of the Environmental Planning & Assessment Regulation 2000 provides: A certifying authority must not issue a construction certificate for building work unless it is satisfied of the following matters: -

• (a1) that the plans and specifications for the building include such matters as each relevant BASIX certificate requires.

Note: Clause 154B(2) of the Environmental Planning & Assessment Regulation 2000 provides: "A certifying authority must not issue a final occupation certificate for a BASIX affected building to which this clause applies unless it is satisfied that each of the commitments whose fulfilment it is required to monitor has been fulfilled." Note: For further information please see http://www.basix.nsw.gov.au.

- 6. The outbuilding space is not to be used for habitable purposes without prior development consent.
- 7. This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.
- 8. The dwelling house numbers require an application to submitted to Council in accordance with the NSW Address Policy.
- 9. Pumps attached to the development must be housed in a soundproof enclosure.
- 10. No pool shall be constructed or installed on the allotment of dwelling One (north west most dwelling) without the prior approval of Council.

Development specific conditions

The following conditions are specific to the Development Application proposal.

11. The existing and future owners (Registered Proprietor) of the property will be responsible for the efficient operation and maintenance of the stormwater pump system.

The Registered Proprietor will:

- (i) permit stormwater to be temporarily detained and pumped by the system;
- (ii) keep the system clean and free of silt, rubbish and debris;
- (iii) maintain, renew and repair the whole or parts of the system so that it functions in a safe and efficient manner; and in doing so complete the same within the time and in the manner specified in written notice issued by the Council:
- (iv) carry out the matters referred to in paragraphs (ii) and (iii) at the proprietor's expense;

- (v) not make alterations to the system or elements thereof without prior consent in writing of the Council.
- (vi) permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of emergency) to enter and inspect the land for compliance with the requirement of this clause;
- (vii) comply with the terms of any written notice issued by the Council in respect to the requirements of this clause within the time stated in the notice.
- 12. The rainwater tank shall be routinely de-sludged and all contents from the de-sludging process disposed solids to the waste disposal and de-sludged liquid to the sewer.
- 13. Residential air conditioners shall not cause 'offensive noise' as defined by the Protection of the Environment Operations Act 1997 or contravene provisions of the Protection of the Environment (Noise Control) Regulation 2008 where emitted noise from a residential air conditioner can be heard within a habitable room in any other residential premises at night.
- 14. Retaining walls over 600mm in height shall be designed and specified by a suitably qualified structural engineer.
- 15. The pool is for the private use of the dwelling residents only and not for public use.
- 16. The pool/spa pump hours of operation shall be restricted to between 7am to 8pm weekdays and 8am to 8pm weekends.
- 17. The pool area shall be enclosed by a 1200mm high pool safety fence and all associated gates shall be fitted with a self-latching device in accordance with AS1926.
 - Note: A dividing fence will be accepted as part of the pool safety fence provided the fence complies with the requirements of AS1926.
- 18. The bond beam or concrete pool surround shall be provided with a dish drain graded away from the adjoining premises. Alternatively, the outer edge of the bond beam or concrete surround shall be provided with a 100mm hob and all waste water shall be drained away from the adjoining premises.
- 19. Where the spacing between vertical members of the pool fence is greater than 10mm and horizontal surfaces that could be used as holds for climbing are permanently located near the inside of the fence, such surfaces shall be separated from the fence by a distance of not less than 300mm.
- 20. Waste water from the pool or spa is to be discharged into a Sydney Water gully riser, in accordance with the typical connection shown in Council's Swimming Pool and Spa Code.
- 21. The motor, filter, pump and all sound producing equipment or fittings associated with or forming part of the pool filtering system shall be sound insulated and/or isolated so as not to create an offensive noise to the neighbours.
- 22. A warning notice must be erected near swimming pools/spas. There shall be at all times maintained, in a prominent position in the immediate vicinity of the swimming pool, a sign erected and bearing the notice: "Young Children should be Supervised when using this Swimming Pool", together with details of resuscitation techniques (for adults, children and infants) in accordance with the document entitled "Cardio Pulmonary Resuscitation" published by the Australia Resuscitation Council. The warning notice may be purchased from Bayside Council or the Royal Life Saving Society.

¹⁶ of 30 Page 18

Prior to issue of the construction certificate

The following conditions must be completed prior to the issue of the Construction Certificate.

- 23. The following fees shall be paid to Council prior to the issue of a Construction Certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
 - i. A Footpath Reserve Restoration Deposit of \$4,998.00. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. The deposit may be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council.
 - ii. An environmental enforcement fee of 0.25% of the cost of the works.
 - iii. A Soil and Water Management Sign of \$18.00.
- 24. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.
- 25. An application for Boundary levels shall be made to Council's Customer Service Centre prior to issue of the Construction Certificate. All boundary works, egress paths, driveways and fences shall comply with this level. A fee is payable to Council for the determination of boundary levels. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
- 26. A Section 94 contribution of \$17,404.01 shall be paid to Council. Such contributions are only used towards the provision or improvement of the amenities and services identified below. The amount to be paid is adjusted at the time of payment, in accordance with the contribution rates contained in Council's current Adopted Fees and Charges. The contribution is to be paid prior to the issue of any subdivision certificate / construction certificate for works above the floor level of the ground floor. (Payment of the contribution is not required prior to any separate construction certificates issued only for demolition, site preparation works and the construction of basement levels).

The contribution is calculated at \$17,404.01 A breakdown of the various contributions is available from Council upon request.

Copies of Council's Section 94 Contribution Plans may be inspected at Council's Customer Service Centre, Administration Building, 444-446 Princes Highway, Rockdale.

- 27. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance or owner builder's permit in force in accordance with Part 6 of that Act, that such a contract or permit is in place.
- 28. A landscape plan, prepared by a qualified Landscape Architect or Landscape Designer/Consultant, shall be submitted to Council or the accredited certifier (AC) for approval with or before the application for a Construction Certificate. The plan shall be at a scale of 1:100 or 1:200 and comply with Rockdale Technical Specification

17 of 30

- Landscape and all other relevant conditions of this Consent.
- 29. Council accepts no liability for any damage to the pool as a result of overland flows and the applicant (including all owners of the property) shall submit written acceptance of liability of any damages prior to the issue of the Construction Certificate.
- 30. Any building proposed to be erected over or near the existing Sydney Water pipeline is to be approved by Sydney Water. A copy of Sydney Water's approval and requirements are to be submitted to Council prior to issuing a Construction Certificate.
- 31. Prior to the issue of the Construction Certificate, the approved plans must be submitted to Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydneywater-tap-in/index.htm

- 32. Prior to issue of the Construction Certificate, an amended driveway profile to be submitted incorporating existing concrete footpath is required. A longitudinal driveway profile shall be submitted to Principal Certifying Authority for assessment and approval. The profile shall start in the centre of the road and be along the critical edge (worst case) of the driveway. Gradients and transitions shall be in accordance with Council's Code. The profile shall be drawn to a scale of 1 to 25 and shall include all relevant levels, grades (%) and lengths.
- 33. Any part of the proposed building within 3m of the proposed detention tank or absorption trench shall be constructed on a pier and beam foundation with piers extending no less than 300mm below the bottom of the tank or trench base. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 34. Prior to the issue of the Construction Certificate, detailed drainage design plans for the management of stormwater are to be submitted to Principal Certifying Authority for assessment and approval, which shall include the following:

Stormwater plan shall include following but not limited to:

Rainwater shall be reused in following facilities:

- · all toilets in the development
- · the cold water tap that supplies each clothes washer in the development
- · at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
- · a tap that is located within 10 metres of the swimming pool in the development

Pump System risk assessment:

Prior to the issue of the construction certificate, a risk assessment is to be prepared by a qualified and

experienced engineer assuming pump failure and be based on 100 year ARI event with freeboard.

Above document to be submitted to the Certifying Authority for the assessment and approval. A copy of

above shall be submitted to Council.

Design certification, in the form specified in Rockdale Technical Specification Stormwater Management, and drainage design calculations are to be submitted with the plans. Council's Rockdale Technical Specification Stormwater Management sets out the minimum documentation requirements for detailed design plans. Stormwater management requirements for the development site, including the final discharge/end connection point, must comply with Rockdale Technical Specification Stormwater Management.

- 35. Prior to the issue of the construction certificate, the architectural plans be amended to include the following:
 - Fixed privacy screens to the lounge room and family room of both dwellings to ensure that adequate privacy and amenity is provided to neighbouring properties.
 - Fixed privacy screens to the upstairs balcony to prevent overlooking to the pool and living area of 50 St Georges Road.
 - Fixed privacy screens to the rear alfresco areas on the north east elevation on the outside edge of each alfresco to prevent overlooking to existing neighbours.
 - Relocation of the pool to the proposed boundary between the proposed dwellings.

Prior to commencement of works

The following conditions must be completed prior to the commencement of works.

- 36. A dilapidation survey shall be undertaken of all properties and/or Council infrastructure, including but not limited to all footpaths, kerb and gutter, stormwater inlet pits, and road carriageway pavements, in the vicinity which could be potentially affected by the construction of this development. Any damage caused to other properties during construction shall be rectified. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to the Accredited Certifier (AC) or Council prior to Commencement of Works. The insurance cover shall be a minimum of \$10 million.
- 37. A Soil and Water Management Plan shall be prepared. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request.

Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction.

Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.

38. Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.

If vibration monitoring equipment detects any vibration at the level of the footings of

any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the principal contractor and any sub-contractor are easily alerted to the event.

Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.

Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the principal contractor and any sub-contractor clearly setting out required work practice.

The principal contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.

A copy of any written direction required by this condition must be provided to the Principal Certifying Authority within 24 hours of any event.

Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, principal contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.

Note: Professional engineer has the same mean as in Clause A1.1 of the BCA. **Note:** Building has the same meaning as in section 4 of the Act i.e. "building includes part of a building and any structure or part of a structure".

Note: Supported land has the same meaning as in section 88K of the Conveyancing Act 1919.

- 39. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.
- 40. 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, and
 - 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.

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

 This condition does not apply to:
 - iii. building work carried out inside an existing building or
 - iv. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
- 41. Where it is necessary to import landfill material onto the site to fill the land to levels shown on the plans forming part of the consent, a certificate, prepared by a suitably

- qualified and experienced Contaminated Land Consultant, shall be submitted to Council being the Regulatory Authority prior to the commencement of works, certifying that the imported fill is suitable for the land use.
- 42. The site shall be secured by a 1800 mm (minimum) high temporary fence for the duration of the work. Gates shall be provided at the opening points.
- Consultation with Ausgrid is essential prior to commencement of work. Failure to notify Ausgrid may involve unnecessary expense in circumstances such as:
 i) where the point of connection and the meter board has been located in positions other than those selected by Ausgrid or
 - ii) where the erection of gates or fences has restricted access to metering equipment.

During demolition / excavation / construction

The following conditions must be complied with during demolition, excavation and or construction.

- 44. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.
- 45. Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.
- 46. For Class 1 and 10 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages:
 - i. after excavation for, and prior to the placement of, any footings, and
 - ii. prior to pouring any in-situ reinforced concrete building element, and
 - iii. prior to covering the framework for any floor, wall, roof or other building element, and
 - iv. prior to covering waterproofing in any wet areas, and
 - v. prior to covering any stormwater drainage connections, and
 - vi. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.

- 47. Upon inspection of each stage of construction, the Principal Certifying Authority (or other suitably qualified person on behalf of the Principal Certifying Authority) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of Council's approval:
 - Sediment control measures
 - Provision of perimeter fences or hoardings for public safety and restricted access to building sites.
 - Maintenance of the public place free from unauthorised materials, waste containers or other obstructions.
- 48. Demolition operations shall not be conducted on the roadway or public footway or

- any other locations, which could lead to the discharge of materials into the stormwater drainage system.
- 49. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.
- 50. A Registered Surveyor's check survey certificate or compliance certificate shall be forwarded to the certifying authority detailing compliance with Council's approval at the following stage/s of construction:
 - i. After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, building and boundary setbacks.
 - Prior to construction of each floor level showing the area of the land, building and boundary setbacks and verifying that the building is being constructed at the approved level.
 - Prior to fixing of roof cladding verifying the eave, gutter setback is not less than that approved and that the building has been constructed at the approved levels.
 - iv. On completion of the building showing the area of the land, the position of the building and boundary setbacks and verifying that the building has been constructed at the approved levels.
 - v. On completion of the drainage works (comprising the drainage pipeline, pits, overland flow paths, on-site detention or retention system, and other relevant works) verifying that the drainage has been constructed to the approved levels, accompanied by a plan showing sizes and reduced levels of the elements that comprise the works.
- 51. All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and guarded and protected to prevent them from being dangerous to life or property.

When excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building or an adjoining allotment of land, you shall:

- j. preserve and protect the building from damage and
- ii underpin and support the building in an approved manner, if necessary and
- give notice of intention to excavate below the level of the base of the footings of a building on an adjoining allotment of land to the owner at least 7 days prior to excavation and furnish particulars of the excavation to the owner of the building being erected or demolished.

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this conditions allotment of land includes a public road and any other public place.

Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.

- 52. All contractors shall comply with the following during all stages of demolition and construction:
 - A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road

- or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip).
 Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Crane Permit must be obtained from Council prior to the operation of any
 activity involving the swinging or hoisting of goods across or over any part of a
 public road by means of a lift, hoist or tackle projecting over the footway.
 Permits can be obtained from Council's Customer Service Centre.
- A current Permit to Dewater or Pump Out a site must be obtained prior to the discharge of pumped water into the road reserve, which includes Council stormwater pits and the kerb and gutter. Permits can be obtained from Council's Customer Service Centre.
- 53. All demolition work shall be carried out in accordance with AS2601 2001: The Demolition of Structures and with the requirements of the WorkCover Authority of NSW.
- 54. The following conditions are necessary to ensure minimal impacts during construction:
 - i. Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.
 - ii. Stormwater from roof areas shall be linked via a temporary downpipe to an approved stormwater disposal system immediately after completion of the roof area.
 - iii. All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
 - iv. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - V. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.

23 of 30

- vi. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods:
 - a) spraying water in dry windy weather
 - b) cover stockpiles
 - c) fabric fences
- Vii. Access to the site shall be restricted to no more than two 3m driveways. Council's footpath shall be protected at all times. Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.

An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.

In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying Authority, prior to the demolition of the existing structures and commencement of building operations.

- viii. Any noise generated during construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.
- 55. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction. A copy of the sign is available from Council.
- 56. Existing site and/or street trees shall be adequately protected from damage during operations.
- 57. No trees located within the site, adjoining properties or Council's nature strip shall be removed or pruned without the prior written consent of Council in the form of a Permit issued under Council's Development Control Plan 2011.
- 58. Trees located within adjoining properties or Council's nature strip shall not be removed or pruned without the written consent of Council in the form of a Permit issued under Council's Development Control Plan 2011.
- 59. Any pruning of branches or roots of trees growing from within adjoining properties requires the prior written consent of the tree's owners and the prior written consent of Council in the form of a Permit issued under Council's Development Control Plan 2011. The work must be carried out in accordance with AS4373:2007 by an experienced Arborist with minimum AQF Level 2 qualifications in Arboriculture.
- 60. Building materials, site residue, machinery and building equipment shall not be placed or stored under the dripline of trees required to be retained.

Prior to issue of occupation certificate or commencement of use

The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.

- An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.
- 62. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.
- 63. All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.
 - Note: Burning on site is prohibited.
- 64. Damage to brick kerb and/or gutter and any other damage in the road reserve shall be repaired using brick kerb and gutter of a similar type and equal dimensions. All works shall be to Council's satisfaction at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.
- 65. All landscape works are to be carried out in accordance with the approved landscape plans prior to the issue of an Occupation Certificate for the approved development. The landscaping is to be maintained to the approved standard at all times.
- 66. All works within the road reserve, which are subject to approval pursuant to Section 138 of the Roads Act 1993, shall be completed and accepted by council.
- 67. Prior to completion of the building works, a full width vehicular entry is to be constructed to service the property. Any obsolete vehicular entries are to be removed and reconstructed with kerb and gutter. This work may be done using either a Council quote or a private contractor. There are specific requirements for approval of private contractors.
- 68. The width of the single driveway shall be a minimum of 2.5 metres and a maximum of 3.0 metres.
- 69. Prior to the issue of the Final Occupation Certificate, 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.
- 70. Prior to occupation, a registered surveyor shall certify that the driveway(s) over the footpath and within the property have been constructed in accordance with the approved driveway profile(s). The certification shall be based on a survey of the completed works. A copy of the certificate and a works-as-executed driveway profile shall be provided to Council if Council is not the Principal Certifying Authority.
- 71. An appropriately qualified Noise Consultant is to certify that Australian Standard 2021- 2000 Acoustic Aircraft Noise Intrusion has been met before an occupation certificate will be issued.
- 72. Testing and evaluation of the wall insulation system is to be carried out at post

construction stage by a suitably qualified acoustical engineer to show an Acoustical Star Rating of 5 has been achieved in accordance with the standards prescribed by the Association of Australian Acoustical Consultants (AAAC) in accordance with the report submitted to Council with the Development Application. A report is to be submitted to the Principal Certifying authority prior to the issue of the Occupation Certificate.

- 73. A certificate is to be provided to Council that all wet areas have been effectively waterproofed (prior to tiling) in accordance with AS3740 and the product manufacturer's recommendations.
- 74. A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifying authority) stating that the landscape works have been carried out in accordance with the approved plans and documentation.
- 75. Prior to occupation a Chartered Professional Engineer shall certify that the stormwater system has been constructed in accordance with the approved plans and as required by Rockdale Technical Specification Stormwater Management. The certificate shall be in the form specified in Rockdale Technical Specification Stormwater Management and include an evaluation of the completed drainage works. A works-as-executed drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. A copy of the certificate and works-as-executed plan(s) shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
- 76. A positive covenant pursuant to the Conveyancing Act 1919 shall be created on the title of the lots that contain the stormwater detention facility to provide for the maintenance of the detention facility.
- 77. The drainage system shall be constructed in accordance with the approved drainage plans and any amendments in red. All stormwater drainage plumbing work shall comply with the NSW Code of Practice: Plumbing and Drainage and Australian Standard AS3500.

Drainage grates shall be provided at the boundary. Width of the drainage grates shall be in accordance with Rockdale Technical Specification Stormwater Management.

A silt/litter arrestor pit as detailed in Rockdale Technical Specification Stormwater Management shall be provided prior to discharge of stormwater from the site.

- 78. The owner of the premises is required to comply with the following requirements when installing a rainwater tank:
 - Inform Sydney Water that a Rainwater tank has been installed in accordance with applicable requirements of Sydney Water.
 - The overflow from the rainwater tank shall be directed to the storm water system.
 - All plumbing work proposed for the installation and reuse of rainwater shall comply with the NSW Code of Practice: Plumbing and Drainage and be installed in accordance with Sydney Water "Guidelines for rainwater tanks on residential properties.
 - A first flush device shall be installed to reduce the amount of dust, bird faeces, leaves and other matter entering the rainwater tank.

26 of 30

Prior to issue of subdivision certificate

The following conditions must be complied with prior to the issue of the Subdivision Certificate or the Strata Certificate.

- 79. A Subdivision Certificate and four (4) copies of the plans for the endorsement of the General Manager shall be submitted to Council prior to lodgment with the Land and Property Information office. If applicable, an original and four (4) copies of the 88B Instrument are to be submitted.
- 80. The endorsed subdivision certificate shall not be released until completion of the development and the issue of the Final Occupation Certificate.
- 81. The submission and approval of a subdivision certificate application. In this regard, a fee is payable in accordance with Council's current adopted Fees and Charges.
- 82. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision/Strata Certificate.

- 83. The new lots created are to be numbered lot 700 and lot 701.
- 84. All existing and proposed services on the property shall be shown on a plan, and shall be submitted to Council. This includes electricity, gas, water, sewer, stormwater and telephone services. Where any service crosses one lot but benefits another lot, it is to be covered by an easement. The service easement is to be covered by a Section 88B Instrument, which may only be varied or extinguished with the consent of Bayside Council. These provisions are to be put into effect prior to the release of the Subdivision/Strata Certificate.
- 85. A positive covenant shall be provided over the on-site detention system. A Section 88B Instrument and four copies shall be lodged with the Subdivision/Strata Certificate.
- 86. Where the installation of electricity conduits is required in the footway, the builder shall install the conduits within the footway across the frontage/s of the development site, to Energy Australia's specifications. Energy Australia will supply the conduits at no charge. A Road Opening Permit must be obtained from Council prior to the installation of the conduits. The builder is responsible for compaction of the trench and restoration of the footway in accordance with Council direction. A Compliance Certificate from Energy Australia shall be obtained prior to the issue of the Subdivision Certificate.
- 87. Council will not issue the Subdivision Certificate unless the following has been provided to Council:
 - Works As Executed Plan for Stormwater Drainage System
 - · Engineer's Compliance certificate for Stormwater Drainage System & work as executed drawing

27 of 30

- · Final Occupation Certificate
- · Utility Service Plan
- Original of Section 73 Compliance Certificate referring to Subdivision (Sydney Water Act 1994)
- · Landscape certification (if Council not appointed as PCA)
- · Administration Sheet and 88B instruments prepared by a qualified surveyor

Roads Act

- 88. The following works will be required to be undertaken in the road reserve at the applicant's expense:
 - i) construction of two new fully constructed concrete vehicular entrance/s;
 - ii) removal of the existing concrete vehicular entrance/s, and/or kerb laybacks which will no longer be required:
 - iii) removal of redundant paving:
 - iv) smooth transition with new driveways and footpath areas
- 89. All footpath, or road and drainage modification and/or improvement works to be undertaken in the road reserve shall be undertaken by Council, or by a Private Licensed Contractor subject to the submission and approval of a Private Contractor Permit, together with payment of all inspection fees. An estimate of the cost to have these works constructed by Council may be obtained by contacting Council. The cost of conducting these works will be deducted from the Footpath Reserve Restoration Deposit, or if this is insufficient the balance of the cost will be due for payment to Council upon completion of the work.
- 90. This Roads Act approval does not eradicate the need for the Contractor to obtain a Road Opening Permit prior to undertaking excavation in the road or footpath.
- 91. Any driveway works to be undertaken in the footpath reserve by a private contractor requires an "Application for Consideration by a Private Contractor" to be submitted to Council together with payment of the application fee. Works within the footpath reserve must not start until the application has been approved by Council.
- 92. Following completion of concrete works in the footpath reserve area, the balance of the area between the fence and the kerb over the full frontage of the proposed development shall be turfed with either buffalo or couch (not kikuyu).

Development consent advice

- a. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand their requirements before commencement of any work.
- b. Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the

nominal location of plant or assets on the relevant property via contacting the Dial before You Dig service in advance of any construction or planning activities.

c. Telstra Advice - Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Commonwealth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800810443.

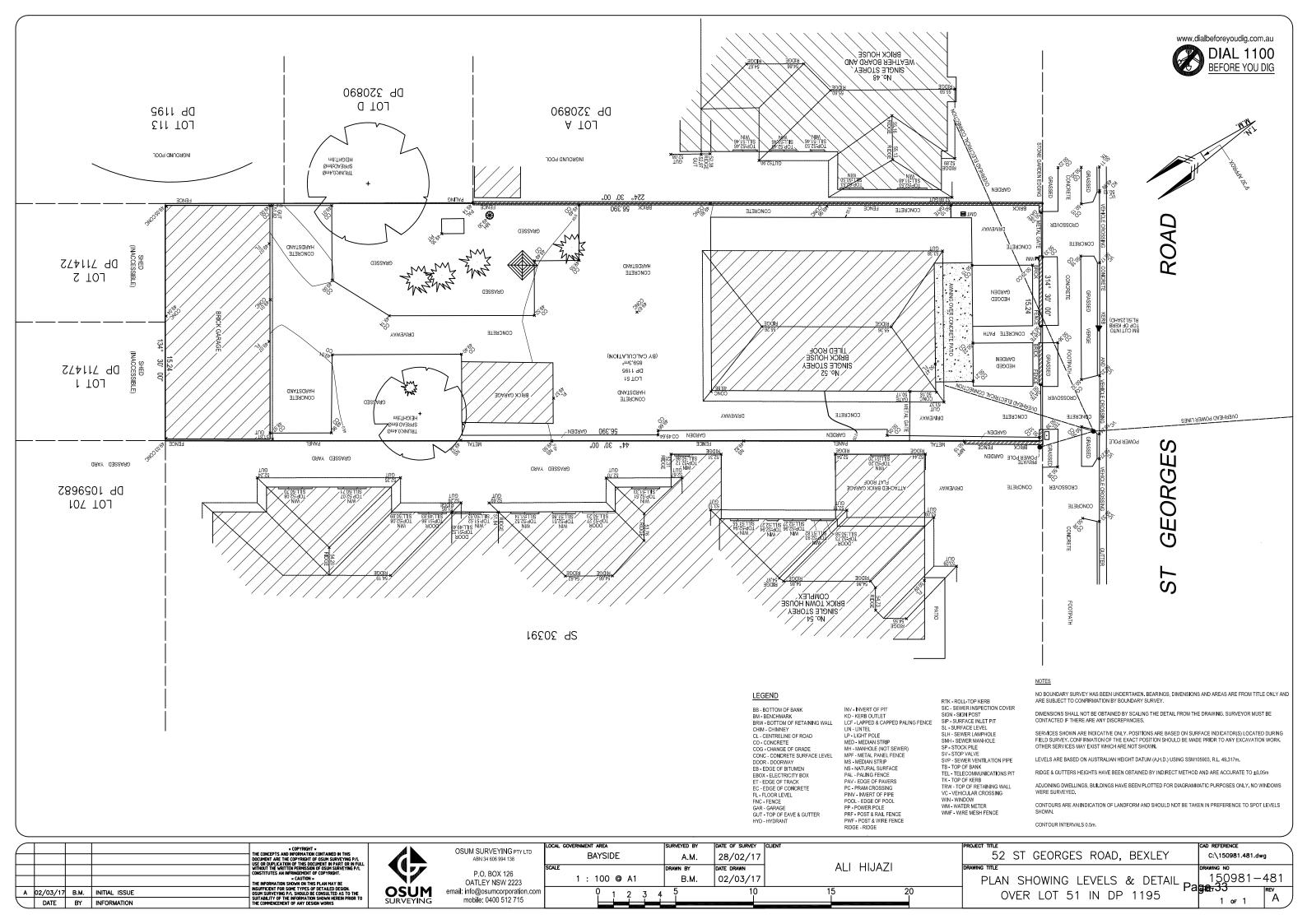
- d. In order for the final Subdivision/Strata Certificate to be signed and released by Council, the following must occur:
 - i) all of the above conditions of consent must be complied with;
 - ii) a Section 73 certificate from Sydney Water must be supplied. If it is for a Torrens Title subdivision, the certificate must clearly state subdivision into two lots;
 - iii) a Section 88B Instrument which contains a positive covenant written in accordance with Council's standard wording for on site detention systems must be submitted. The 88B Instrument should also provide a space for Council's authorized person to sign on each page;
 - iv) If Council is the PCA, Council's Building Surveyor, Engineer and Landscape Officer must conduct satisfactory final inspections of the development, or if a Private Certifier is the PCA, Council must receive a copy of the final Occupation Certificate including a note that the landscaping and drainage works have been completed in accordance with the approved plans.
- e. Where Council is not engaged as the Principal Certifying Authority for the issue of the Subdivision Certificate (Strata), and the Section 88B Instrument contains easements and/or covenants to which Council is a Prescribed Authority, the Council must be provided with all relevant supporting information (such as works-as-executed drainage plans and certification) prior to Council endorsing the Instrument.
- f. All asbestos fibre demolition material and asbestos dust shall be handled, stored and removed in accordance with the relevant legislation and guidelines including:
 - Work Health and Safety Act 2011
 - Work Health and Safety Regulation 2011
 - Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)]
 - Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]
 - Protection of the Environment Operations (Waste) Regulation 2005

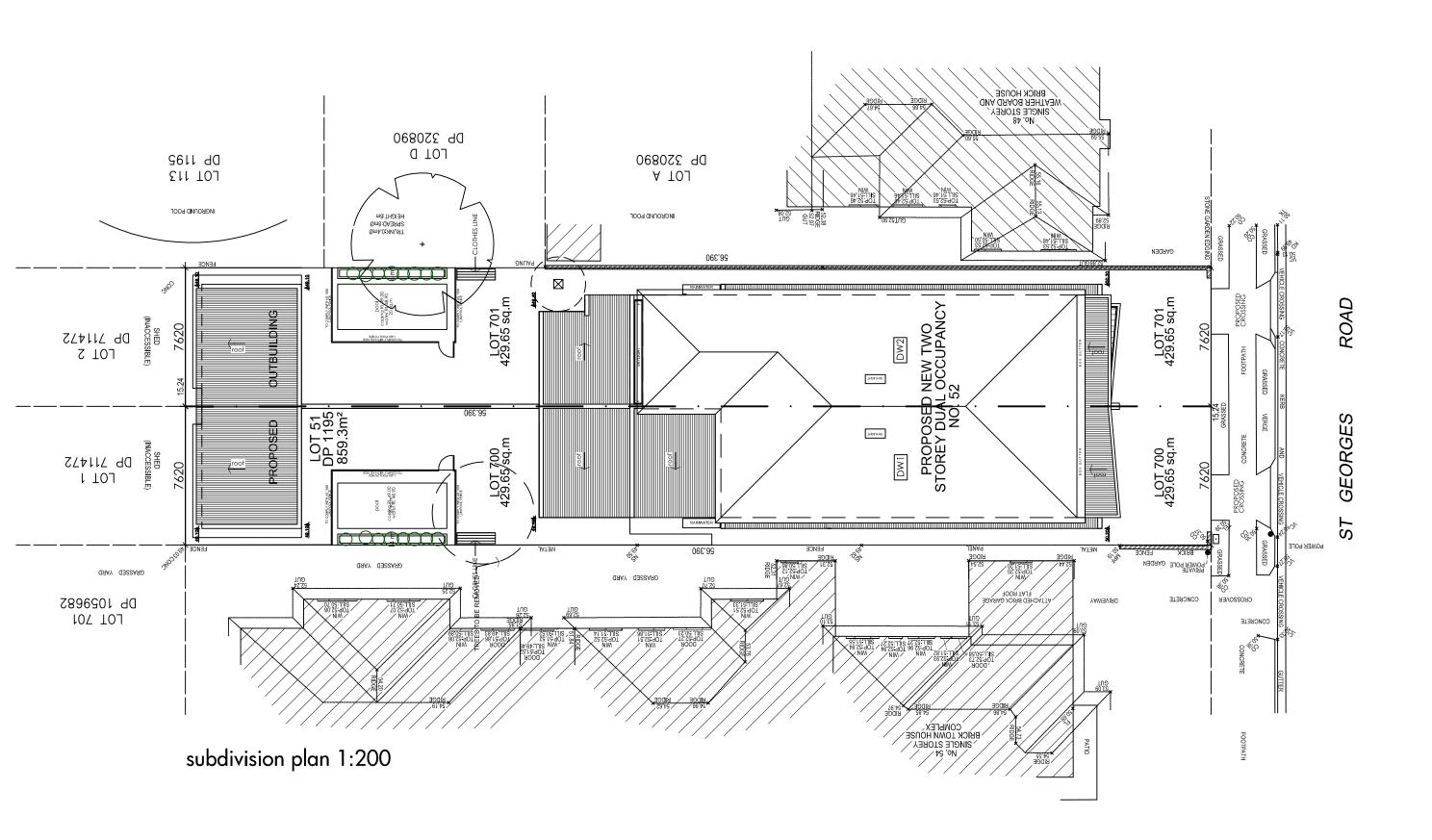
All work procedures shall be devised to minimise the release of dust and fibres. A checklist of safety precautions when working with asbestos is available in Health & Safety Guidelines prepared by the WorkCover Authority of NSW. Collection, storage and transportation is subject to the Protection of the Environment Operations (Waste) Regulation 2005.

g. Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory authorities (NSW WorkCover Authority and the NSW Environment Protection Authority), together with the relevant regulations, including:

- Work Health and Safety Act 2011
- Work Health and Safety Regulation 2011
- Protection of the Environment Operations (Waste) Regulation 2005.
- h. Demolition and construction shall minimise the emission of excessive noise and prevent "offensive noise" as defined in the Protection of the Environment Operations Act 1997. Noise reduction measures shall include, but are not limited to the following strategies:
 - choosing quiet equipment
 - choosing alternatives to noisy activities
 - relocating noise sources away from affected neighbours
 - educating staff and contractors about quiet work practices
 - informing neighbours of potentially noise activities in advance
 - equipment, such as de-watering pumps, that are needed to operate on any evening or night between the hours of 8 p.m. and 7 a.m. or on any Sunday or Public Holiday, shall not cause a noise nuisance to neighbours of adjoining or nearby residences. Where the emitted noise exceeds 5 dB(A) [LAeq(15m)] above the background sound level [LA90] at the most affected point on the nearest residential boundary at any time previously stated, the equipment shall be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.
- i. The water from the rainwater tank should not be used for drinking, Sydney Water shall be advised of the installation of the rainwater tank.
- j. The removal, cleaning and disposal of lead-based paint shall conform with the requirements of the NSW Environment Protection Authority's guideline - "Lead Alert -Painting Your Home".
- k. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.
- I. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in condition 2, the conditions of this approval prevail.

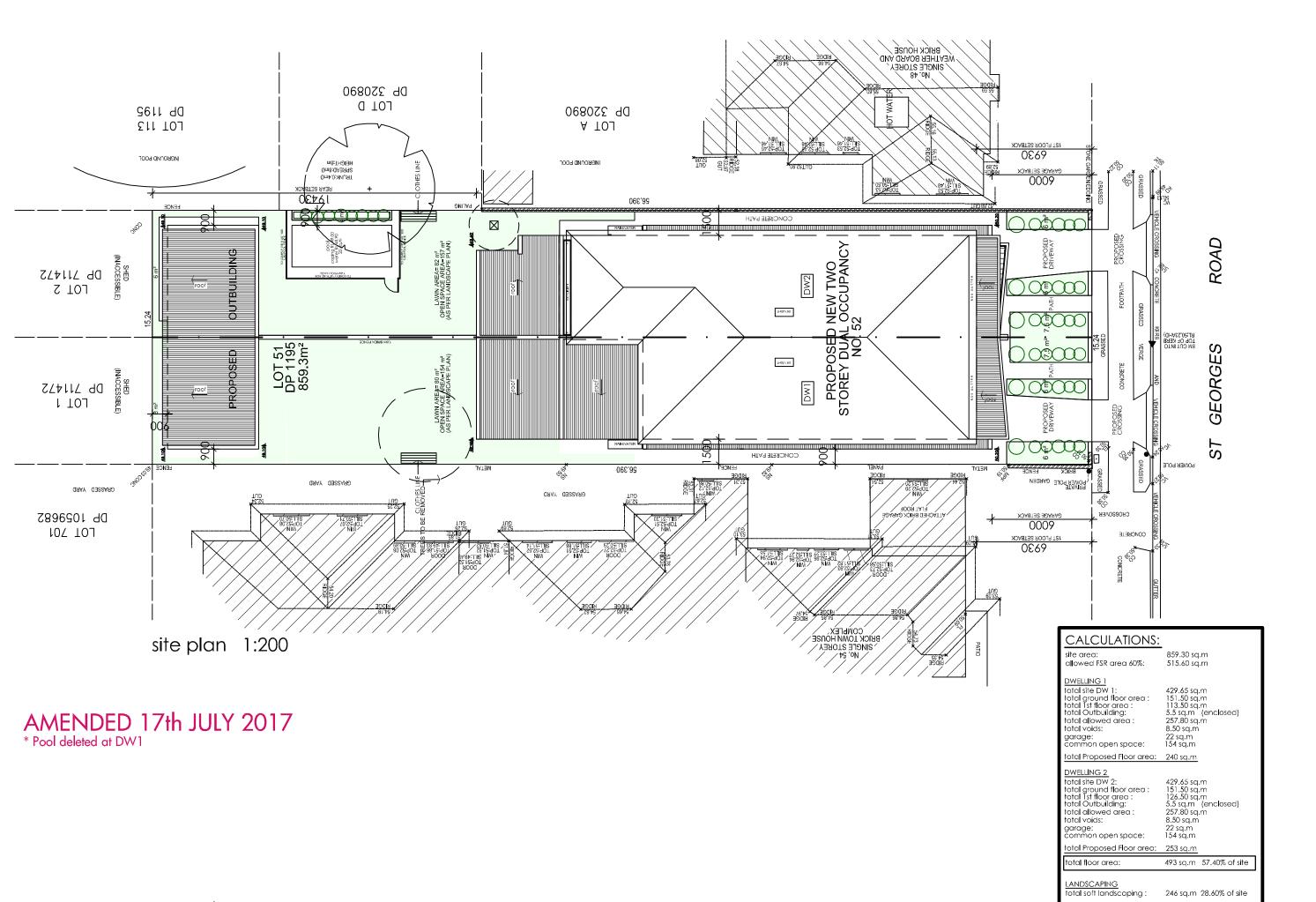
30 of 30













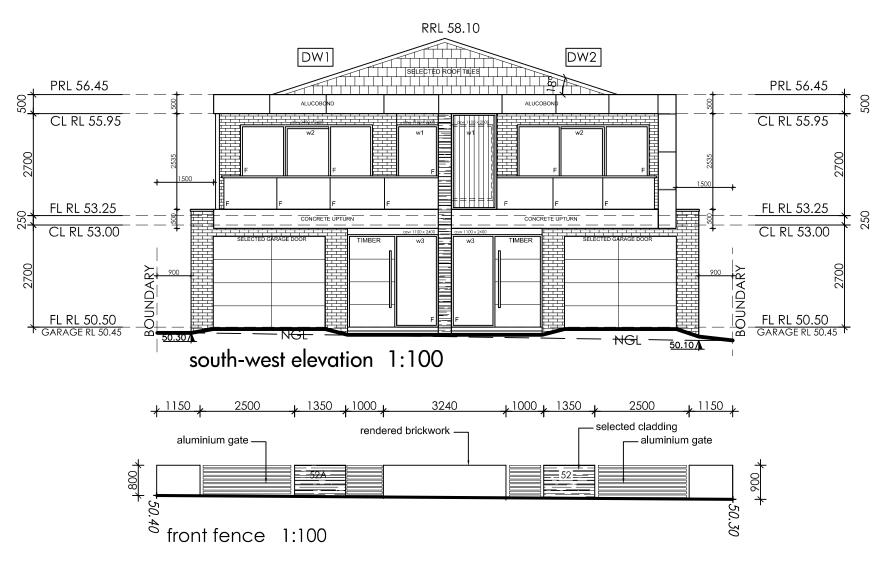
This drawing is copyright and is the property of M Cubed Design - Larger scale drawings and written dimensions take preference - Do not scale from drawings, all dimensions to be verified on site before commencement of work - Drawings are to be carried out in accordance with the Building Code of Australia and relevant Australian standard - Drawings are to be carried out in accordance with the Basix certificate -All discrepancies to be brought to the attention of the author - M Cubed Design owns the copyright for this document and all its contents. This proposal should be considered private and confidential and may not be shared with any third party without the prior written permission of M Cubed Design



<u>52 St Georges Road.</u> Scale: A3 / 1:200 mounzer mortada date: 14th March, 2017

m: 0405 125 350 e: info@mcubed.com.au w: mcubed.com.au

Page 35



MATERIALS COLOUR SCHEDULE BRICKWORK: RENDERED PAINTED LIGHT GREY/ FACE BRICK WHISPER WHITE (DULUX)/DARK GREY ROOF TILES: METAL ROOF (COLORBOND "SURFMIST") CHARCOAL ROOF TILES WINDOWS: SILVER ALUMNIUM FRAME BRICK COLUMNS/ PARAPETS GARAGE DOOR CHARCOAL/ TIMBER

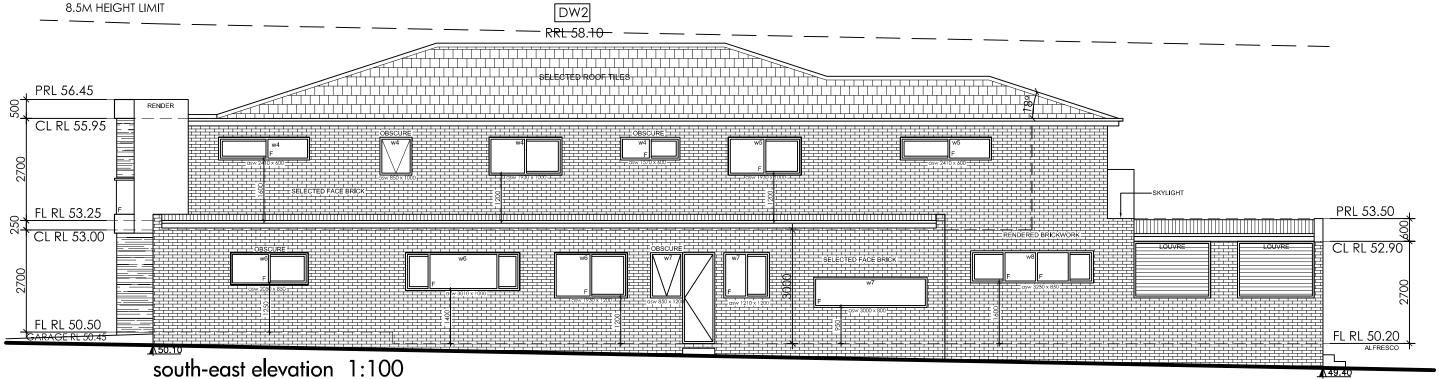
TIMBER

GLASS

WEATHERBOARD: LIGHT GREY TO MATCH WALLS

FRONT DOOR:

RAILINGS:



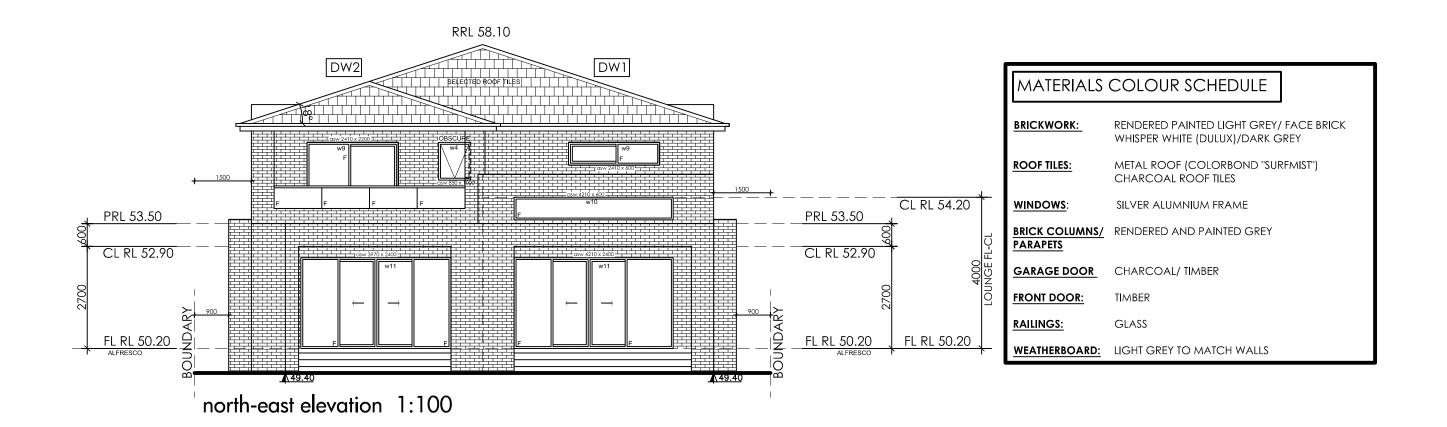


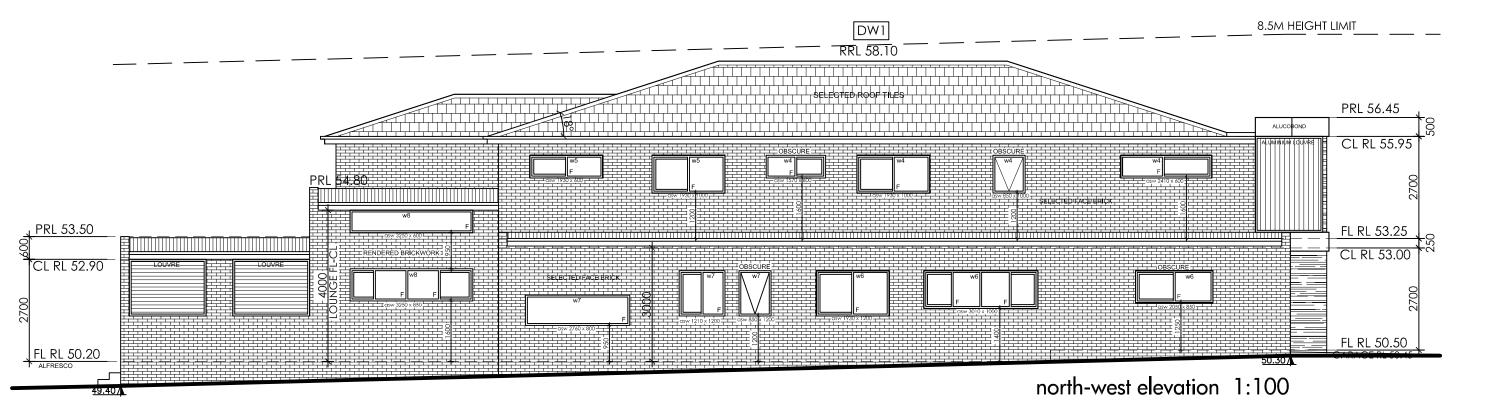
This drawing is copyright and is the property of M Cubed Design - Larger scale drawings and written dimensions take preference - Do not scale from drawings, all dimensions to be verified on site before commencement of work - Drawings are to be carried out in accordance with the Building Code of Australia and relevant Australian standard - Drawings are to be carried out in accordance with the Basix certificate -All discrepancies to be brought to the attention of the author - M Cubed Design owns the copyright for this document and all its contents. This proposal should be considered private and confidential and may not be shared with any third party without the prior written permission of M Cubed Design

Scale: A3 / 1:200

date: 14th March, 2017

| Scale: A | March | March

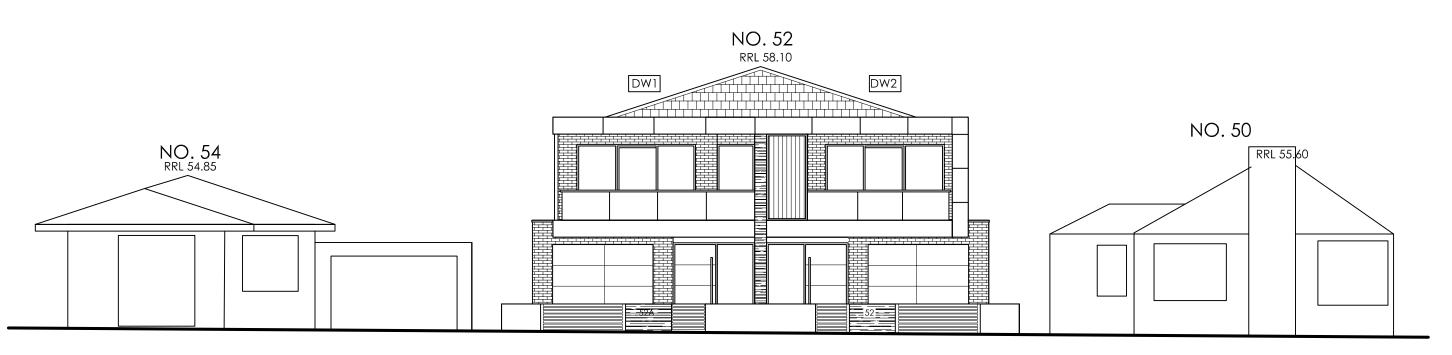






This drawing is copyright and is the property of M Cubed Design - Larger scale drawings and written dimensions take preference - Do not scale from drawings, all dimensions to be verified on site before commencement of work - Drawings are to be carried out in accordance with the Building Code of Australia and relevant Australian standard - Drawings are to be carried out in accordance with the Basix certificate -All discrepancies to be brought to the attention of the author - M Cubed Design owns the copyright for this document and all its contents. This proposal should be considered private and confidential and may not be shared with any third party without the prior written permission of M Cubed Design

	52 St C	Seoraes Road.	<u>BEXLEY</u>
Scale: A3 / 1:200	mounzer mortada	m: 0405 125 350	16/16 Page 37
date: 14th March, 2017	b. architecture (hons), dip. arch, cert.4 arch. cert.4 building studies, ABSA accredited #20858	e: info@mcubed.com.au w: mcubed.com.au	10/10 age 3/



streetscape elevation NOT TO SCALE



Scale: A3 / 1:200

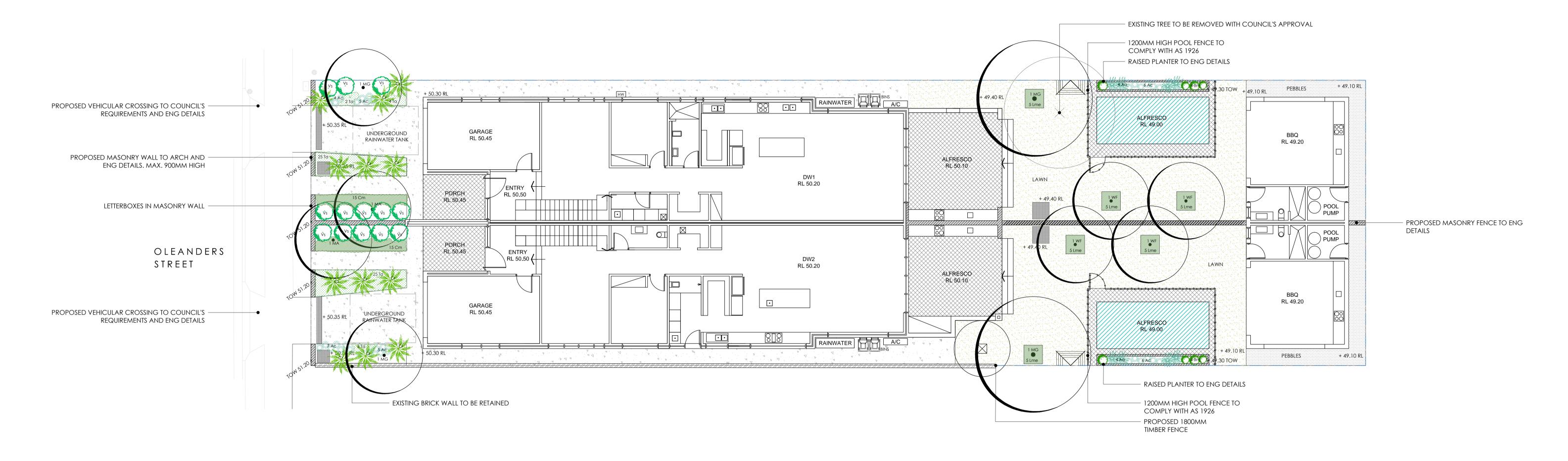
date: 14th March, 2017

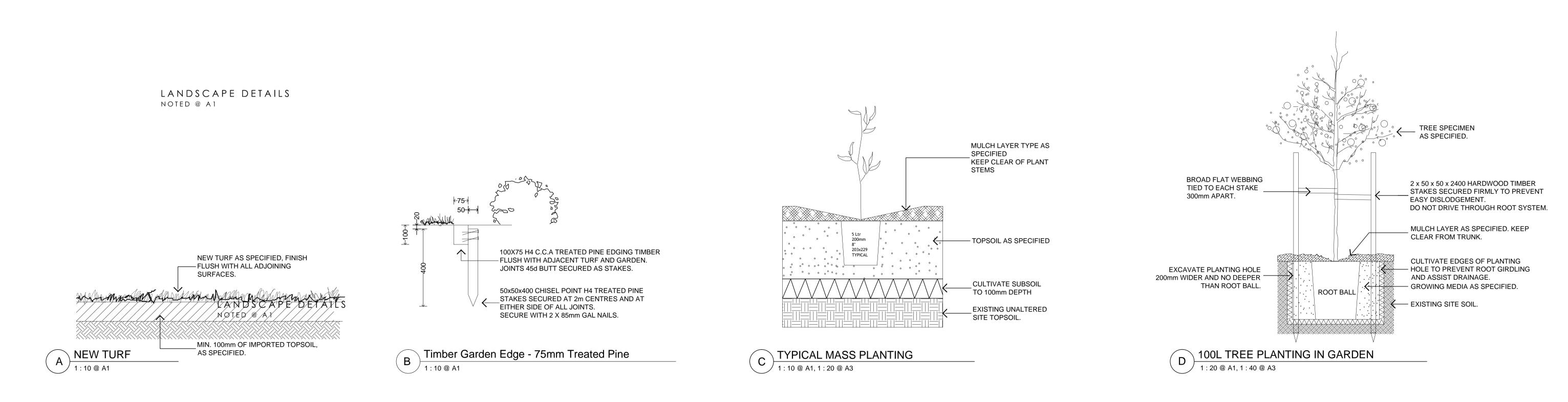
Scale: A3 / 1:200

mounzer mortada
b. architecture (hons), dip. arch, cert.4 arch.
cert.4 building studies, ABSA accredited #20858

mounzer mortada
b. architecture (hons), dip. arch, cert.4 arch.
cert.4 building studies, ABSA accredited #20858

COPYRIGHT OF DESIGN AND INFORMATION SHOWN HERE IS RETAINED BY OUTLIERS DESIGN STUDIO AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.



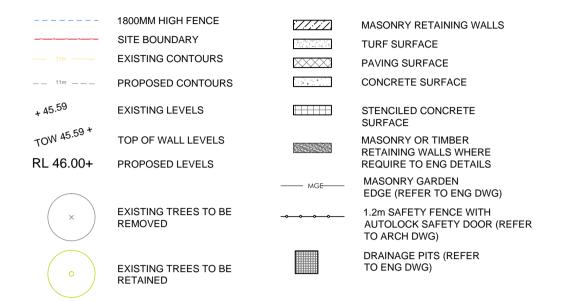


DRAWING SCHEDULE

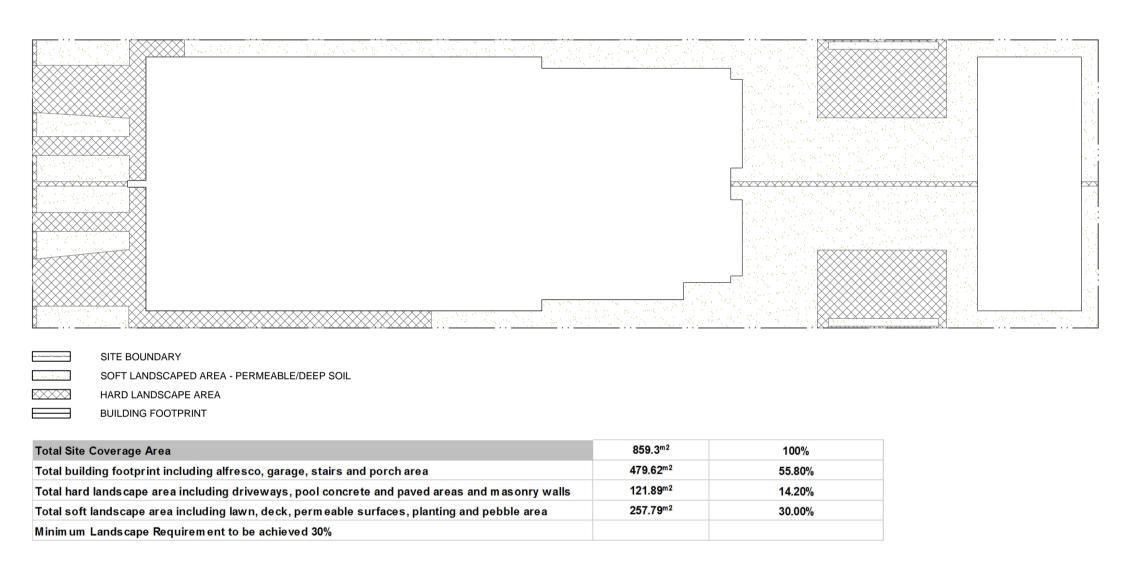
LA_001 COVER PAGE

LA_002 CONCEPT LANDSCAPE PLAN

LEGEND



LANDSCAPE RATIO



PLANT SCHEDULE

Trees/Palms	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE	STAKING	COMMENTS
	MA	Michelia alba	Michelia	2	200Ltr	6m	Yes	
	MG	Magnolia grandiflora 'Exmouth'	Magnolia Exmouth	4	100Ltr	6m	Yes	
	WF	Waterhousia floribunda	Weeping Lily Pily	4	100Ltr	3-4m	Yes	Pleached Trunk
Shrubs & Hedges								
	Aa	Agave attaenuata	Lion's Tail Agave	8	300mm	0.7m	NA	
	Ac	Arthtopodium cirratum	NZ Rock Lily	32	200mm	0.6m-0.7m	NA	
	Az	Alpinia zerumbet	Shell Ginger	6	300mm	2m	NA	
	Bm	Buxus microphylla 'Balls'	Buxus Balls	2	300mm	0.6m	NA	
	Bm	Buxus microphylla 'Balls'	Buxus Balls	1	400mm	0.7-1m	NA	
	O r	Cycas revoluta	Sago Palm	12	400mm	1.2m	NA	
	Vs	Viburnum suspensum	Sandankw a Viburnum	13	400mm	1.7m	NA	
Ground Covers & Grasses								
	Lme	Liriope muscari 'Emerald Cascade'	Liriope	30	200mm	0.4-0.5m	NA	
	Та	Trachelospermum asiaticum	Asian Jasmine	60	140mm	Climber	NA	
Turf								
	Buffalo Turf 'Sapphire'		Sapphire Buffalo	145 ^{m2}	Rolls	NA	NA	

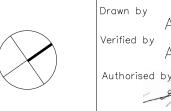
AMENDMENTS

DIAL 1100 BEFORE YOU DIG

M CUBED DESIGN M CUBED DESIGN

PROPOSED DUAL OCCUPANCY 52 ST GEORGES ROAD, BEXLEY NSW 2207 LOT 1, DP 1195







NOTED 31.03.17 Issue Drg. No. 170324 LA-001

LANDSCAPE SPECIFICATION

LANDSCAPE SPECIFICATION with 26 WEEK MAINTENANCE PERIOD

growth and with neutral pH. Provide a certificate of proof of pH on request.

1 GENERAL 1.1 The Contractor is to visit the site to familiarize him/herself with site conditions prior to tender. 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material to be retained during the construction and maintenance periods. 1.3 The Contractor is to consistently maintain all Contract areas during the Contract period. 1.4 The site is to be left in a clean and tidy condition at the completion of the works to the satisfaction of the Superintendent. 1.5 No substitution of material is to be made unless written approval is given by the Superintendent.

2 SITE PREPARATION 2.1 Prepared subgrade is to be free of stones, concrete and builder's debris larger than 50mm and any other foreign matter that could hinder plant growth.

3 IMPORTED TOPSOIL MIX 3.1 Import topsoil mix comprising 50% loam topsoil, Compost 30% and D/W sand to 20% by volume for mass planted and individual plantings as specified and as detailed. 3.2 For turf areas supply topsoil mix comprising 80% sand and 20% loam by volume.

4 COMPOST 4.1 Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed

5 MULCH 5.1 Application: Place mulch to the required depth and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation. 5.2 Forest Mulch. For use in all garden beds other than side of building and balcony planters. 5.3 River Gravel Mulch: 10mm min. diameter sandstone coloured pebble mulch such as is available from `Materials in the Raw' - Orange Cowra or similar.

6 PLANT MATERIAL 6.1 All plant material is to be vigorous, healthy, hardened off, disease and insect free and true to species, type and variety specified. Plants are not to be root bound. Trees are to have one leading shoot. 6.2 Do not carry out planting in extreme weather conditions. 6.3 Planting holes are to be 100mm bigger than size of plant container to the sides and bottom of the hole. Loosen the soil to the sides and bottom of the hole. Combined topsoil mix with loosened soil.

7 PLANTING 7.2 Remove all stakes and labels from the plants prior to installation 7.3 Thoroughly soak root ball, allow to drain before removing plant from container for planting. 7.4 After removing plant from the container, trim circling roots with a sharp pruning knife or sharp secateurs and gently tease out the roots to the sides of the root ball before installation.

7.5 After installation, the soil level around the plant is to be flush with the soil surface in the surrounding bed except for a shallow dish made in the soil around the plant to retain water when moisture is available. Level and gently pat soil around plant and ensure air pockets are removed. 7.6 Thoroughly water plant material immediately after planting. 7.7 Fertilize 7.8 Spread 75mm Forest Mulch as indicated on the landscape plan. All garden beds to be

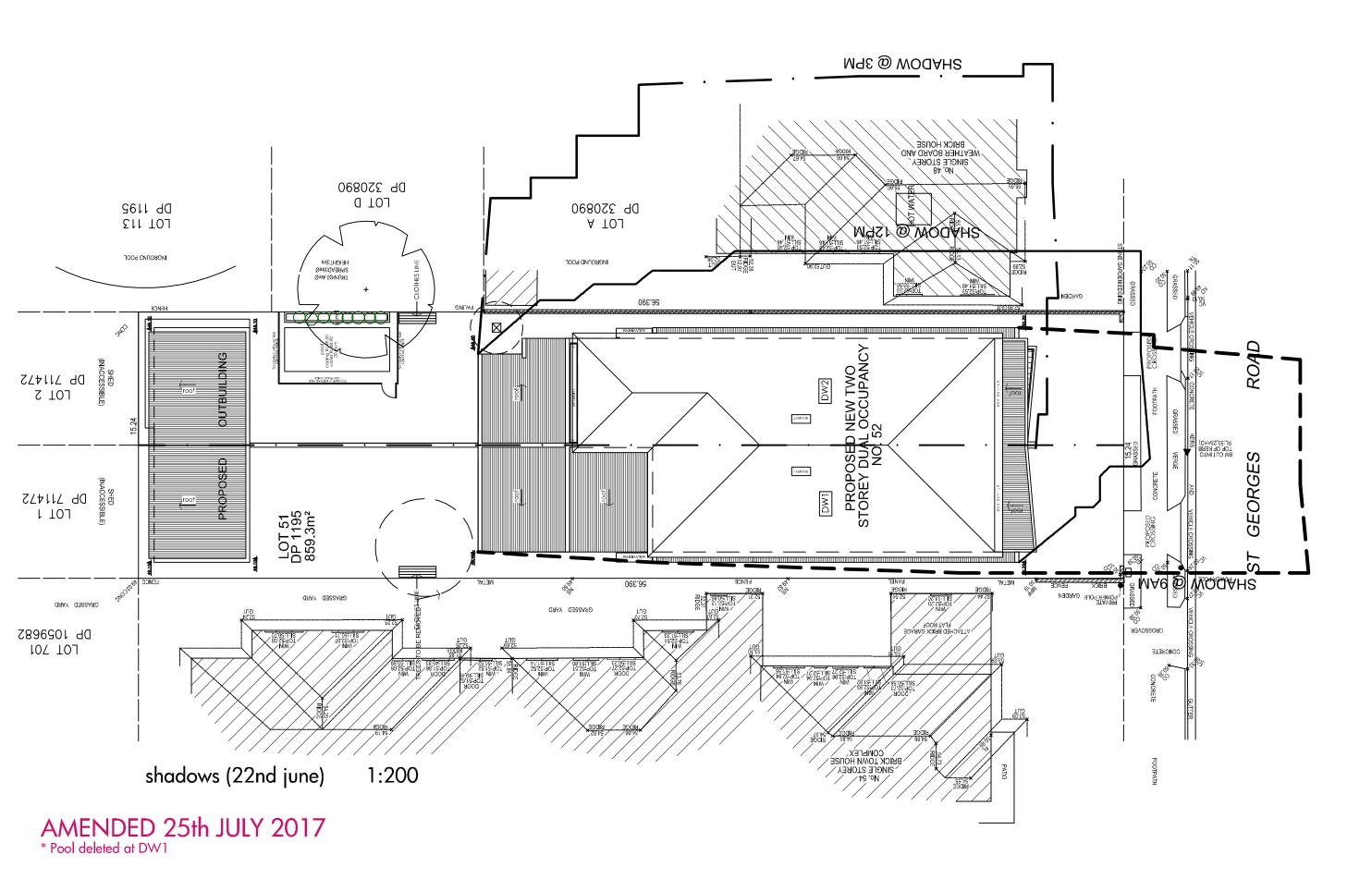
8.0 FERTILIZER 8.1 GARDEN BEDS: Fertilize with suitable organic fertilizer such as `Dynamic Lifter' or well decomposed, weed and disease free cow manure applied at the recommended rate for `Dynamic Lift' or as a 50mm layer for cow manure. Do not use spent mushroom compost. 8.2 Turf: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.

9.0 BRICK EDGE 9.1 Edge beds, not abutting hardworks, with brick edge as shown in detail.

10.0 TURF AREAS 10.1 Level and grade area to be turfed allowing for a 100mm layer topsoil and turf such that turf will finish level with the brick garden edge and hardworks. 10.2 Cultivate subsoil to 100mm. 10.3 Spread 100mm layer imported topsoil comprising 80% sand and 20% loam by volume. 10.4 Lay turf along the contours and close butted. Roll after laying. Thoroughly soak turf immediately after laying. 10.5 Water and mow turf regularly to establish and maintain the turf in healthy condition until the completion of the landscape contract period. 10.6 Fertilize turf with a turf fertilizer at the final mowing at the end of the landscape contract period.

11 IRRIGATION 11.1 Supply and install drip irrigation to all garden beds and planters in accordance with Sydney Water requirements.

12.0 PRACTICAL COMPLETION AND MAINTENANCE 12.1 At the end of the landscape construction period an inspection of the landscape works by the Superintendent is to be carried out with the contractor. Any defects or changes to the works required by the Superintendent are to be noted by the Contractor and a copy of the list is to be given to the Superintendent within 3 days. 12.2 Defects and changes listed are to be carried out immediately. 12.3 The Superintendent will issue a written notice of practical completion once the works are completed to the Superintendents satisfaction. 12.4 A 26 week maintenance period is to begin on receipt of practical completion at the end of the landscape construction period. 12.5 During the maintenance period, regularly mow turf to maintain a height of 40mm, weed turf and planted areas, and top up mulch layer as required. Prune plants as required and fertilize mass planted and turf areas and individual trees in turf with appropriate fertilizers at recommended rates. Replace dead plants with healthy new stock as indicated on the plan and plant schedule. Where existing plants are damaged and/or removed these are to be replaced with advanced specimens of the same species.

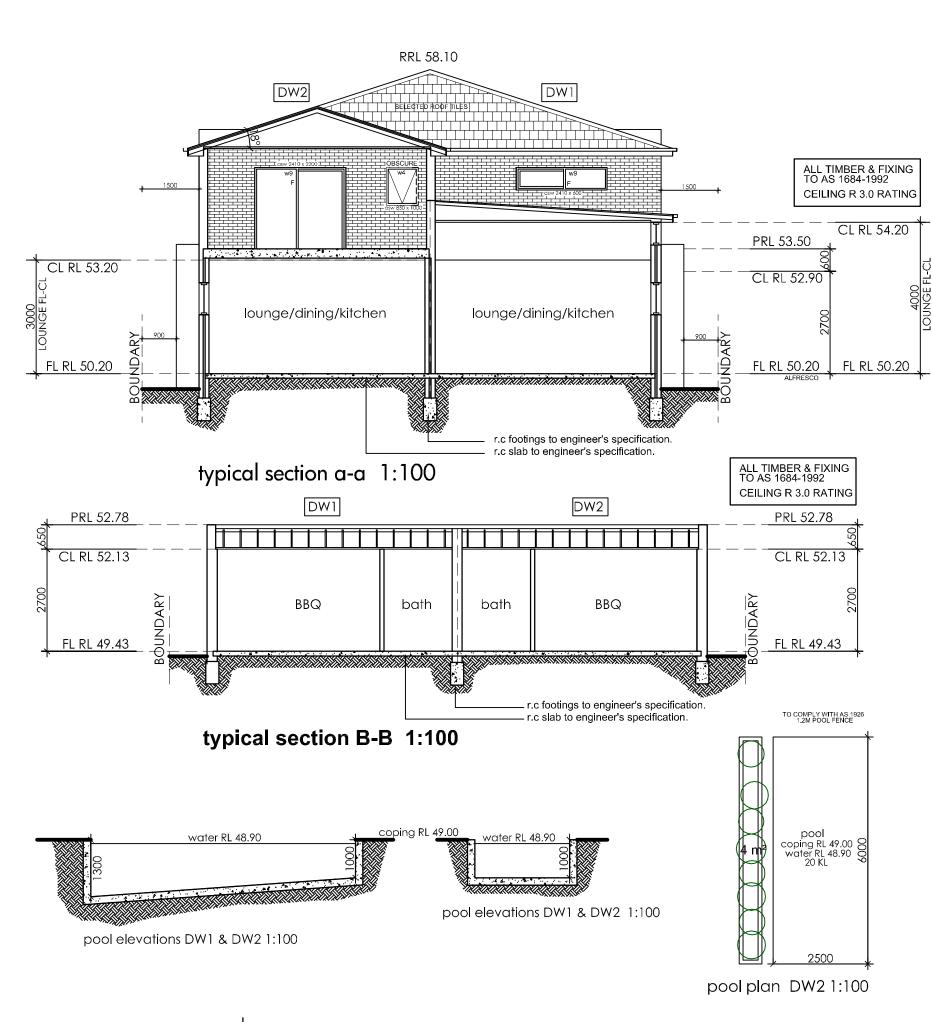


M CUBED DESIGN

This drawing is copyright and is the property of M Cubed Design - Larger scale drawings and written dimensions take preference - Do not scale from drawings, all dimensions to be verified on site before commencement of work - Drawings are to be carried out in accordance with the Building Code of Australia and relevant Australian standard - Drawings are to be carried out in accordance with the Basix certificate -All discrepancies to be brought to the attention of the author - M Cubed Design owns the copyright for this document and all its contents. This proposal should be considered private and confidential and may not be shared with any third party without the prior written permission of M Cubed Design



	52 St C	Seoraes Road,	<u>BEXLEY</u>
Scale: A3 / 1:200		m: 0405 125 350 e: info@mcubed.com.au	__\
date: 14th March, 2017		w: mcubed.com.au	5/15 Page 41





This drawing is copyright and is the property of M Cubed Design - Larger scale drawings and written dimensions take preference - Do not scale from drawings, all dimensions to be verified on site before commencement of work - Drawings are to be carried out in accordance with the Building Code of Australia and relevant Australian standard - Drawings are to be carried out in accordance with the Basix certificate -All discrepancies to be brought to the attention of the author - M Cubed Design owns the copyright for this document and all its contents. This proposal should be considered private and confidential and may not be shared with any third party without the prior written permission of M Cubed Design

BASIX COMMITMENTS DWELLINGS 1 & 2 WATER COMMITMENTS

THE APPLICANT MUSTPLANT INDIGENOUS OR LOW WATER USE SPECIES VEGETATION THROUGHOUT 0SQ.METRES OF THE SITE.

WATER COMMITMENTS

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR IN ALL SHOWERS IN THE DEVELOPMENT

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT. THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ALTERNATIVE WATER

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1200 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUN-OFF FROM AT LEAST 60SQ.METRES OF THE ROOF AREAS OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- * ALL TOILETS IN THE DEVELOPMENT.
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
- AT LEAST ONE (1) OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT COMMITMENTS

Floorr, wallsand ceiling roof:

CONCRETE SLAB ON GROUND
FLOOR-SUSPENDED FLOOR
ABOVE GARAGE:
NIL
EXTRNAL WALL - CAVITY BRICK
INTERNAL WALL SHARED WITH
GARAGE-SINGLE SKIN
A:
NIL
CEILING AND ROOFFLAT CEILING/PITCHED
CEILING: R2.50(UP)
ROOF: FOIL/SARKING
SNIL
CSUMPLY STRUCTION
UNVENTILATED, DARK
ROOF: FOIL/SARKING
(SOLAR ABSORPTANCE >0.70)

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING:

A HIGHER ENERGY RATING:

* GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS.

COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >4.0
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >4.0
THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

HEATING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >4.0 THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >4.0 THE HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

VENTILATION

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEM IN THE DEVELOPMENT: AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (I.E. NATURAL) OPERATION CONTROL N/A. KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF. LAUNDRY: NATURAL VENTILATION ONLY. OPERATION CONTROL: N/A.

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR

POOL:

NO MORE THAN 15KL

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S) TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

OTHER

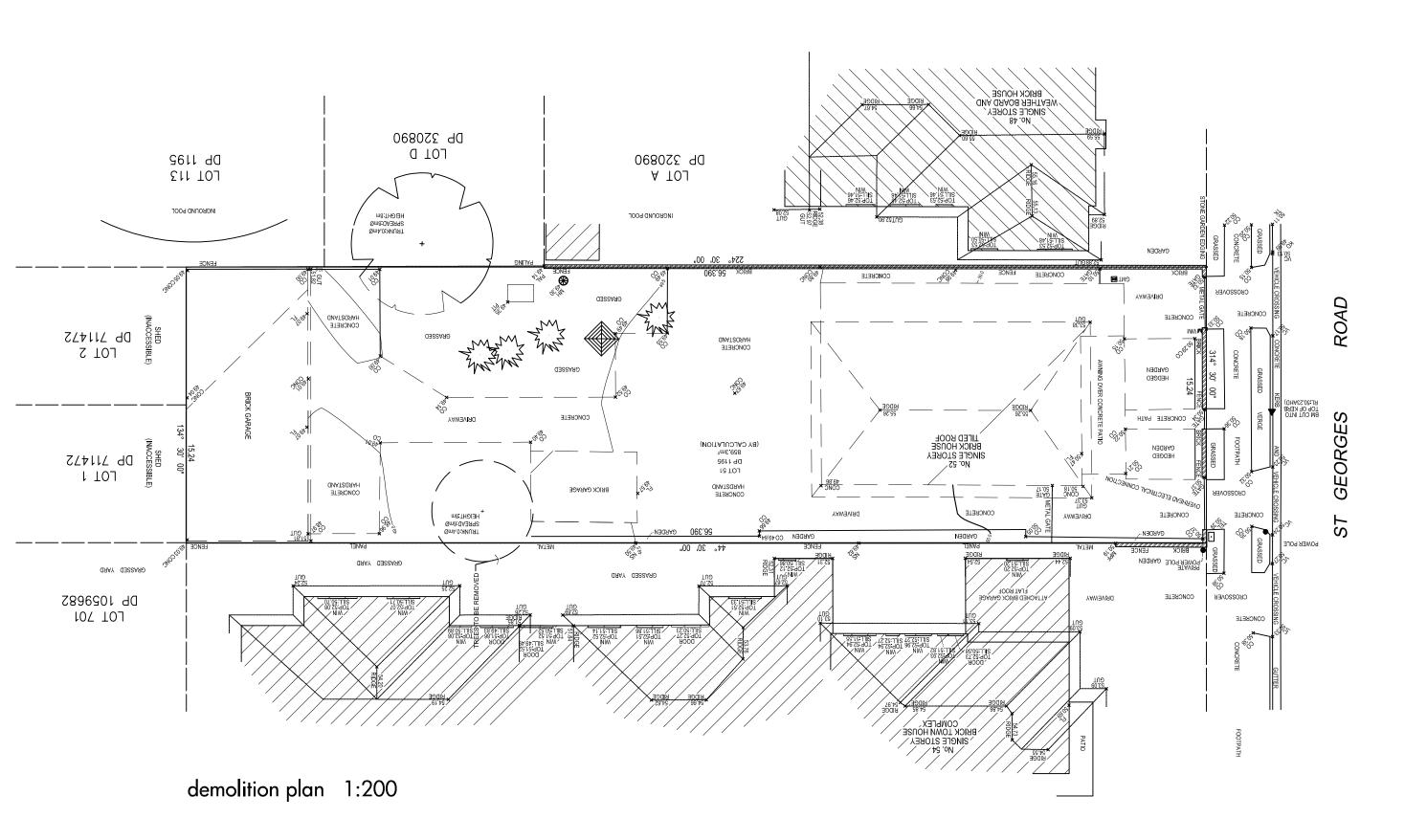
THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN IN THE DWELLING. THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS "WELL VENTILATED", AS DEFINED IN THE "BASIX" DEFINITIONS.

AMENDED 17th JULY 2017 * Pool deleted at DW1

Scale:
A3 / 1:200

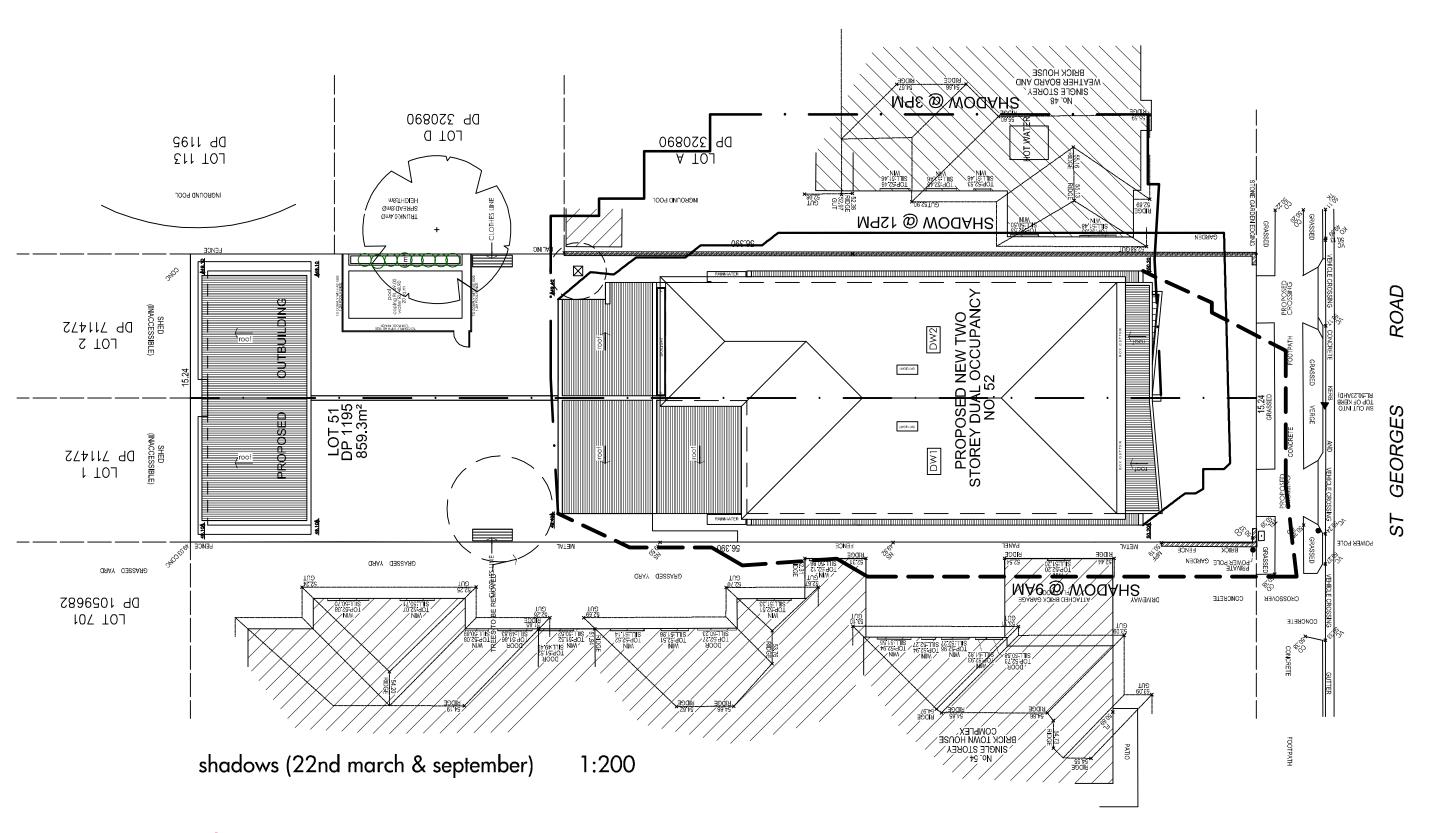
date:
14th March, 2017

| Scale: A8SA accredited #20858 | Topic methods | T









AMENDED 17th JULY 2017

* Pool deleted at DW1





