

Bayside Planning Panel

8/05/2018

Item No	6.4
Application Type	Development Application
Application Number	DA-2016/310/B
Lodgement Date	20/03/2018
Property	1 Bowood Avenue, Bexley NSW
Owner	Mr D Salevski and Mrs C Vasilevska
Applicant	Mr D Salevski
Proposal	Modification of approved development including extending roof over rear first floor balcony, deletion of ground floor doors and replacement with small windows in west elevation resulting from minor internal reconfiguration works, rear pitched roof, change roof material and modification of windows in west elevation
No. of Submissions	One letter of support, twelve letters of objection and one petition containing 49 signatures objecting to the proposal
Cost of Development	Nil
Report by	Michael Maloof, Senior Development Assessment Planner

Officer Recommendation

- A. That Development Application No. DA-2016/310/B, being a Section 4.55(1A) application to amend Development Consent Number DA-2016/310 (as modified), to extend the roof over the rear first floor balconies, deletion of the ground floor doors and replacement with small windows in the western elevation, rear pitched roof, change roof material and modification of windows in the west elevation at 1 Bowood Avenue Bexley be APPROVED and the consent amended in the following manner:
- i. By amending condition no. 2 to read
 2. 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
First Floor Plan/Ground Floor Plan/Site Plan, Drawing No. 1655-01, Rev E	MCAD Design	20 March 2018	24 April 2018
Elevations/Section AA, Drawing No. 1655-02, Rev E	MCAD Design	20 March 2018	24 April 2018
Roof Plan / Site Plan, Drawing No. 1655-09, Rev C	MCAD Design	20 March 2018	24 April 2018
Soil and Water MGMT Plan/Demolition Plan, Drawing No. 1655-03	MCAD Design	5 February 2016	7 March 2016
Concept Subdivision Plan, Drawing 1655-04	MCAD Design	5 February 2016	7 March 2016

- ii. By amending Condition no. 5 to read:

The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number 707384M_02 other than superseded by any further amended consent and BASIX certificate.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>.

- iii. By amending condition no. 10 to read:

10. The materials and finishes of the dual occupancy development shall comprise a pitched tile roof, acid washed face brick walls to be sympathetic with the surrounding dwellings and cladding to the bathroom and bedrooms 3 and 4 on the first floor as specified on the approved plans. An amended Schedule of Colours and Materials, shall be submitted to the satisfaction of the PCA.

- iv. Additional condition no. 6A to read:

6A. The first floor balcony at the rear of each dwelling shall not be enclosed at any future time without prior development consent.

- v. Additional condition no. 20B to read:

20B. A Building Certificate is to be obtained from Council prior to the release of any Occupation Certificate for the unapproved building works carried out on the site.

- B. That the objectors be advised of the Bayside Planning Panel's decision.

Attachments

- 1 Planning Assessment Report
- 2 Proposed Site Plan
- 3 Proposed Elevations
- 4 Shadow Diagrams

Location Plan



BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	DA-2016/310/B
Date of Receipt:	20 March 2018
Property:	1 Bowood Avenue, BEXLEY
Owner(s):	Mr Danny Salevski Mrs Christina Vasilevska
Applicant:	Mr Danny Salevski
Proposal:	Modification of approved development including extending roof over rear first floor balcony, deletion of ground floor doors and replacement with small windows in west elevation resulting from minor internal reconfiguration works, rear pitched roof, change roof material and modification of windows in west elevation
Recommendation:	Approved
No. of submissions:	One letter of support, twelve letters of objection and one petition containing 49 signatures objecting to the proposal
Author:	Michael Maloof
Date of Report:	30 April 2018

Key Issues

The key issues related to this application are:

- Extension of roof by 2.8m to cover the first floor rear balcony
- Car parking
- External appearance

Recommendation

(A) That Development Application No. DA-2016/310/B, being a Section 4.55(1A) application to amend Development Consent Number DA-2016/310 (as modified), to extend the roof over the rear first floor balconies, deletion of the ground floor doors and replacement with small windows in the western elevation, rear pitched roof, change roof material and modification of windows in the west elevation at 1 Bowood Avenue Bexley be **APPROVED** and the consent amended in the following manner:

(i) By amending condition no. 2 to read

2. 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
First Floor Plan/Ground Floor Plan/Site Plan, Drawing No. 1655-01, Rev E	MCAD Design	20 March 2018	24 April 2018
Elevations/Section AA, Drawing No. 1655-02, Rev E	MCAD Design	20 March 2018	24 April 2018
Roof Plan / Site Plan, Drawing No. 1655-09, Rev C	MCAD Design	20 March 2018	24 April 2018
Soil and Water MGMT Plan/Demolition Plan, Drawing No. 1655-03	MCAD Design	5 February 2016	7 March 2016
Concept Subdivision Plan, Drawing 1655-04	MCAD Design	5 February 2016	7 March 2016

- (ii) Amending Condition no. 5 to read:

The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number 707384M_02 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>.

- (iii) By amending condition no. 10 to read:

10. The materials and finishes of the dual occupancy development shall comprise a pitched tile roof, acid washed face brick walls to be sympathetic with the surrounding dwellings and cladding to the bathroom and bedrooms 3 and 4 on the first floor as specified on the approved plans.

- (iv) Additional condition no. 6A to read:

6A. The first floor balcony at the rear of each dwelling shall not be enclosed at any future time without prior development consent.

- (v) Additional condition no. 20B to read:

20B. A Building Certificate is to be obtained from Council prior to the release of any Occupation Certificate for the unapproved building works carried out on the site.

(B) That the objectors be advised of the Bayside Planning Panel's decision.

Background

History

The following applications have previously been considered by Council in relation to the subject site:

- DA-2016/310, Construction of two (2) storey dual occupancy, front boundary fence, Torrens Title subdivision, boundary adjustment and demolition of existing structures - Approved on 12 October 2016.
- DA-2016/310/A, Modification to include upper floor rear balconies, minor amendments to front facade and inground pool to unit 2 - Approved on 21 March 2017.

Amendments to the previously approved section 96 application (DA-2016/310/A) included changes to conditions 2, 5 10 (schedule of colours and materials), 20, 20A, 29A and 50A.

Proposal

Council is in receipt of section 4.55(1A) application DA-2016/310/B at 1 Bowood Avenue Bexley which seeks consent to extend the roof over the rear first floor balcony, delete the ground floor doors and replace with small windows in the western side elevation resulting from minor internal reconfiguration works, rear pitched roof, change roof material and modify several windows in the west elevation.

The proposal consists of:

- 2.85m extension to the pitched roof over the rear first floor balconies.
- Replace the full length glazed doors with two highlight windows within the western elevation on the ground floor comprising two small square shape openings.
- Reduce the kitchen window sill height to the bench top and reduce the window height from 1.5m to 0.6m to underneath the wall cupboards.
- Reduce the height of the first floor window to bedroom 2 from 1.2m to 0.6m to become highlight and 1.8m above the floor level.
- Modify the dining room window by raising the sill height to 1.4m above floor level and reduce the window height from 1.5m to 1.0m
- Replace the flat skillion roof over the rear ground floor level with a pitched tile roof.
- Change the roofing material from metal to tile.
- Relocation of the bathroom and laundry on the ground floor adjacent to the western side elevation which will reduce the length of the tandem double garage (from 11m to 8.2m) making it a single car garage with storage room, and resulting in window and door changes described previously. In this regard, the second car parking space will be relocated to within the front building setback being an open car parking space.
- The proposal will increase the size of the store room under the stair (given the relocation of the bathroom and laundry rooms).

Some of the above works have been completed and a condition is proposed requiring submission and

approval of a Building Certificate (BC) prior to the release of the Occupation Certificate.

The amendments outlined above involve the amendment to the conditions 2, 5 and 10 of the development consent to refer to the amended plans, revised BASIX Certificate and clarification of the final colours and materials in the development. The proposal also involves the imposition of two additional conditions of development consent being 6A and 20B. The amended conditions are to read as follows:

2. 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
<i>First Floor Plan/Ground Floor Plan/Site Plan, Drawing No. 1655-01, Rev E</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>
<i>Elevations/Section AA, Drawing No. 1655-02, Rev E</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>
<i>Roof Plan / Site Plan, Drawing No. 1655-09, Rev C</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>
<i>Soil and Water MGMT Plan/Demolition Plan, Drawing No. 1655-03</i>	<i>MCAD Design</i>	<i>5 February 2016</i>	<i>7 March 2016</i>
<i>Concept Subdivision Plan, Drawing 1655-04</i>	<i>MCAD Design</i>	<i>5 February 2016</i>	<i>7 March 2016</i>

*5. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number **707384M_02** 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>.

*10. The materials and finishes of the dual occupancy development shall comprise a pitched tile roof, **acid washed** face brick walls to be sympathetic with the surrounding dwellings and cladding to the bathroom and bedrooms 3 and 4 on the first floor as specified on the approved plans.*

The new conditions are to read as follows:

6A. The first floor balcony at the rear of each dwelling shall not be enclosed at any future time without

prior development consent.

20B. A Building Certificate is to be obtained from Council prior to the release of any Occupation Certificate for the unapproved building works carried out on the site.

Site location and context

The subject site is known as Lot 48 in DP 8760, at 1 Bowood Avenue Bexley. The site is an L shape lot with a front boundary of 21.26m and a rear boundary width of 8.41m. The side boundaries are 39.37m and combined depth of 51.875m deep. The total site area is 736.3 sq.m. The topography of the site is such that it has a small fall to the street of 1m from the rear to the front.

The subject site contains a two-storey attached dual occupancy development which is currently under construction. The building works have almost been completed and comprises a ground and first floor concrete slab, brick walls and a timber pitched roof within on internal finishes or fittings. The site is located on the southern side of Bowood Avenue and is between Salisbury and Highworth Avenues. Adjoining development to the sides includes single and two storey established dwelling houses on each of the properties. The properties to the east back onto the site fronting Salisbury Avenue and contain detached garages. The rear yard of a row of single storey dwellings are situated on the adjoining properties to the west that front Highworth Avenue. There is a mix of one 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*.

S4.55 (1A) - Modification

Section 4.55(1A) of the Environmental Planning & Assessment Act 1979 states:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent if:

a) It is satisfied that the proposed modification is of minimal environmental impact, and

Comment: The proposed modifications are minor in nature, including an extension to a roof over a balcony, minor internal reconfiguration works, change to roof material and modifications to windows and a door in a side elevation. In this regard, the proposed modifications are of minimal environmental impact.

b) It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment: The application is only for minor modifications to the development consent. The proposal remains as previously approved, namely a dual occupancy development. The proposed modifications

will not change the land use or substantially alter the nature of the development. As such it is considered substantially the same development.

c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

Comment: The application has been notified in accordance with the provisions of Council's DCP 2011.

d) It has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Comment: Twelve letters of objection and one petition containing 49 signatures have been received by Council during the notification period. In addition, one letter of support was received. The issues raised have been addressed later in this report.

S4.55(3) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

S4.55(3) of the Environmental Planning and Assessment Act 1979 states:

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application.

An assessment of the application has been carried out under the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979. The matters of relevance to this application have been considered. The following is an assessment of the proposed development under the provisions of Section 4.15(1) of the Environmental and Planning Assessment Act.

S4.15 (1) - Matters for Consideration - General

S4.15 (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 applicant has submitted a BASIX Certificate for the proposed development as modified. The Certificate number is 707384M_02.

The commitments made result in the following reductions in energy and water consumption:

Reduction in Energy Consumption 45 %

Reduction in Water Consumption 40 %

Thermal Comfort Pass

A condition has been imposed on the consent to ensure that these requirements are adhered to.

Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with objectives	Compliance with standard/provision
2.3 Zone R2 Low Density Residential	Yes	Yes - see discussion
4.3 Height of buildings	Yes	Yes - see discussion
4.4 Floor space ratio - Residential zones	Yes	Yes - see discussion
6.1 Acid Sulfate Soil - Class 5	Yes	Yes
6.2 Earthworks	Yes	Yes
6.4 Airspace operations	Yes	Yes - see discussion
6.7 Stormwater	Yes	Yes
6.12 Essential services	Yes	Yes

2.3 Zone R2 Low Density Residential

The subject site is zoned R2 - Low Density Residential under the provisions of Rockdale Local Environmental Plan 2011 (RLEP 2011). The proposal is defined as alterations and additions to a previously approved dual occupancy development which constitutes a permissible development only with development consent. The objectives of the zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To 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.

4.3 Height of buildings

The height of the proposed building is 8.5m (RL 62.1 - NGL RL 53.60) which is the same as that previously approved and therefore does not exceed the maximum 8.5m height shown for the land on the Height of Buildings Map. Further, the proposed development is in keeping with the previously approved development on the site and will not alter the basis of the previous approval. In this regard, the proposed amendment does not represent any real change to the conclusions reached previously regarding the redevelopment of the site. Accordingly, the proposed height of the building satisfies the objectives of this clause.

4.4 Floor space ratio - Residential zones

The proposed amendment will involve minor changes to the ground floor including the relocated bathroom and laundry rooms that will now be included as GFA as they replace car parking that was not included as GFA. As such, the proposal will have a total gross floor area of 360.2m² over a site area of 736.23m² being an increase of 12m² on the site. In this regard, the proposed floor space ratio (FSR) for the entire dual occupancy is 0.49:1 and therefore does not exceed the maximum FSR for the land (0.5:1) as shown on the Floor Space Ratio Map. The proposal also complies with the maximum FSR control applying to each lot of 0.5:1 and therefore the proposed amendment is acceptable in respect to floor space ratio.

The proposed amendment will not alter the basis of the previous development approval for the site and there is no real change to the conclusions reached previously. Further, the proposed amendment will not alter 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.

6.4 Airspace operations

The proposed development is affected by the Obstacle Limitation Surface (OLS) which is set at RL 51.0m AHD. The building height is at 8.5m (RL 62.1m) and therefore will penetrate the OLS by 11.1m. Therefore, the original application sought approval under the Airports (Protection of Airspace) Regulations 1996, for the intrusion of the proposed development into the airspace, which under the regulations, is prescribed airspace for Sydney Airport.

In this regard, the original proposal was referred to Sydney Airports for comment which includes a maximum height at RL 62.1. Sydney Airports approved the proposal subject to a condition limiting the height to RL 62.1. The recommended condition has been included in the draft Notice of Determination and the current proposal satisfies the requirements of this clause.

S4.15(1)(a)(ii) - Provisions of any Draft EPI's

No relevant proposed instruments are applicable to this proposal.

S4.15 (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
4.1.1 Views and Vista	Yes	Yes - see discussion
4.1.3 Water Management	Yes	Yes
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
4.4.1 Energy Efficiency - 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
4.4.4 Glazing - General Controls	Yes	Yes
4.4.5 Visual privacy	Yes	Yes - see discussion
4.6 Parking Provisions - Alterations and additions	Yes	Yes - see discussion
4.6 Driveway Widths	Yes	Yes
4.7 Air Conditioning and Communication Structures	Yes	Yes
4.7 Waste Storage and Recycling Facilities	Yes	Yes
4.7 Laundry Facilities and Drying Areas	Yes	Yes

Relevant clauses	Compliance with objectives	Compliance with standard/provision
5.1 Storey Height and Setbacks - Dual occupancy & Semi-detached dwelling	Yes	Yes - see discussion

4.1.1 Views and Vista

The proposed amendment will involve the extension to the roof form a distance of 2.85m over the rear first floor balcony. The proposal is not likely to reduce any existing view corridors out over the subject site given the topography of the land and location of dwellings on the adjoining properties. As such, the proposal is not unreasonable in respect to views and complies with Council's requirements in this regard.

4.2 Streetscape and Site Context - General

The previous approval includes a dual occupancy development with face brick finish and a metal roof on the site. The proposed amendment will not involve any changes to the front facade. However, it will involve changing the metal roof to tile. The external appearance of the previously approved dual occupancy development when viewed from Bowood Avenue will therefore remain as approved except for the tile roof which relates well with the context of the site. However, an inspection of the site revealed that the existing building under construction includes a brick finish which is constructed in "commons" brickwork which are ordinarily used when a building is to be rendered and painted. The applicant has been advised that this is contrary to the development consent issued for the site and that this application does not request approval to modify the materials. The applicant has accepted this and agreed to comply with the conditions in his development consent. As such, the applicant will retain the face brick finish. The inspection of the site also revealed that the timber pitched roof trusses constructed for the entire building are for roof tiles rather than a metal roof. The current amendment will also change the roof form of the rear section from the previously approved skillion metal roof to a pitched tile roof which is more consistent with the adjoining dwellings along Bowood Avenue.

Notwithstanding the above, the current proposal will retain the brick face finish and include a pitched tile roof as detailed on the amended plans. In this regard, the current proposal is acceptable and complies with Council's requirements in respect to streetscape.

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

The proposal will not result in any changes to landscaping and private open space areas for each dwelling on the site when compared with the previously approved development. Accordingly, the amended proposal is acceptable and complies with the requirements of this clause.

4.4.1 Energy Efficiency - Residential

The applicant has submitted an amended BASIX Certificate for the proposed development as modified. The commitments made result in reductions in energy and water consumption, and will achieve the efficiency target set under SEPP BASIX.

4.4.2 Solar Access - Low and medium density residential

The proposed amendment will include a 2.85m extension to the approved pitched tile roof above the first floor and a new pitched tile roof at the rear for the single storey component of the previously approved dual occupancy development. As such, the proposal will result in a small extension to the line of shadow cast by the development over the rear of the site and part of the adjoining properties to the east and west.

The proposal will result in shadows being cast over the adjoining property to the west (3 Bowood Avenue) during the morning and to the east (9 Salisbury Avenue) in the afternoon during the winter months. An examination of the shadow diagrams submitted with the application has revealed that the expected increase in shadows is accurate and indicates an increase in the line of shadow between 1m and 2m over the adjoining properties at different times of day of mid winter. The subject site has a north south orientation and as such the anticipated increase in the shadow lines will affect one adjoining property in the morning, the rear yard of the subject site at midday and the other one in the afternoon. Notwithstanding this, the adjoining properties will retain 3 hours of direct sunlight to each dwelling and 50% of private open space areas at the rear of the adjoining properties even during the winter months. As such, the proposal complies with Council's requirements despite the minor increase in the extent of overshadowing. Accordingly, the proposal complies with the requirements of this clause and is acceptable in respect to solar access.

4.4.5 Visual privacy

The proposed changes to the door and window openings within the western side elevation will result in windows replacing the full length glazed doors and smaller window openings replacing the larger windows at both ground and first floor level. In this regard, the changes to the openings are likely to increase privacy and not result in any greater adverse amenity impacts on the adjoining property to the west. The first floor balconies will retain the previously approved 1.7m high privacy screens (being previously approved as solid brick to 1.7m) on the side edge of each balcony and the dividing wall between the two balconies. As such, the proposal will not increase overlooking to the adjoining properties and will not result in any greater adverse privacy impacts than the previously approved balconies. As such, it is considered that the proposal does not require the use of any additional privacy measures and is acceptable in respect to privacy and amenity and satisfies the objectives of this clause.

4.6 Parking Provisions - Alterations and additions

The proposal includes a relocation of the bathroom and laundry on the ground floor adjacent to the western side elevation which will reduce the length of the tandem double garage making it a single car garage with storage room. In this regard, the second car parking space will be relocated to within the front building setback being an open car parking space. The amended scheme will therefore comply with Council's DCP in providing two on site car parking spaces on the site and no objection is raised to the proposal in this regard.

5.1 Storey Height and Setbacks - Dual occupancy & Semi-detached dwelling

The proposed amendment will retain the same front, side and rear setbacks as previously approved on the subject site. Apart from the extension to the roof over first floor balconies at the rear which is setback a minimum of 10.365m from the rear boundary, the proposal will include the same building mass as previously approved on the site. Accordingly, the proposal complies with the setback requirements of this clause and is acceptable in this regard.

S4.15(1)(a)(iv) - Provisions of regulations

Clauses 92-94 of the Regulations outline the matters to be considered in the assessment of a development application. Clause 92 requires the consent authority to consider the provisions of *AS 2601:1991 - Demolition of Structures* when demolition of a building is involved. In this regard the condition of consent originally imposed to ensure compliance with the standard will be retained in the Notice of Determination.

All relevant provisions of the Regulations have been taken into account in the assessment of this

proposal.

4.15(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:

Construction

Construction of the proposed dual occupancy development is nearing completion. It is constructed in brick and pitched tile roof with concrete floors. There are no specific issues relating to the BCA in the proposed design as modified. Site and safety measures to be implemented in accordance with conditions of consent and Workcover Authority guidelines/requirements.

General

The proposed amendments have been assessed under Council's LEP and DCP and found to comply. In this regard, the modifications are acceptable and not likely to result in any significant adverse impacts subject to the imposition of the conditions in the draft Notice of Determination. The proposed changes to the roofing and some internal rooms has been assessed against the relevant DCP and found to comply. Accordingly, the proposal complies with Council's requirements and is acceptable in this regard.

S4.15(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. There are no changes to the conclusions reached in the original assessment. 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.

S4.15(1)(d) - Public submissions

Adjoining owners were notified of the development in accordance with the provisions of Rockdale DCP 2011 from 5 April 2018 to 20 April 2018. During the notification period thirteen (13) submissions have been received, one of which is in support of the proposal. On 29 April 2018 a petition was received by Council containing 49 signatures. The issues raised in the petition and submissions against the proposal are discussed below:

Issue 1: Increased bulk of development due to unapproved changes, the building has become over sized, bulky and awkward, gross over-development

Comment: The current proposal will increase the gross floor area on the site for one dwelling by 12m² however, it will reduce the garage by the same amount. As such, the proposed amendment will be contained wholly within the existing built form. Notwithstanding this, the proposal complies with the maximum permissible floor space ratio of 0.5:1 under the Rockdale LEP 2011 which applies to the individual proposed lots and the overall site. The extended length of roof over the first floor balcony to the rear is minor when compared with the overall building and will retain a minimum setback of 10.365m from the rear boundary. Further, the proposed roof form over the single storey section at the rear will change from a flat roof to a pitched tile roof. The changes to the roof will not include any additional GFA on the site.

Overall, the change will have minimal impacts on bulk and scale when viewed from adjoining properties. As such, the proposed amendment will not increase the size or scale of the previously approved dual occupancy development to any unreasonable degree and complies with Council's requirements.

Issue 2: Loss of privacy

Comment: This has been addressed previously in this report where it was found that the proposed changes would reduce privacy impacts. (Please refer to section 4.4.5 of this report).

Issue 3: The proposal will change the nature of the locality, will dominate the landscape and impact on surrounding residents

Comment: Other than the front setback containing a permanent open car parking space rather than temporary one, there is no visible difference between the current scheme and the previous approval when viewed from Bowood Avenue apart from the roof change from metal to tiles. The front and rear setbacks will retain the same amount of landscaping which is capable of softening the proposed development. While the rear elevation is notably different with the roof extension and hipped roof on the ground floor, otherwise the proposal will not involve any increase in building height or reduction in setbacks from boundaries. As such, the proposal will have minimal impacts on the buildings appearance when viewed from the street or any adjoining property and the use of roof tiles will better integrate the development into the existing streetscape.

Issue 4: Changes to the exterior including bagging or rendering of all brickwork are proposed instead of face brick which was to be sympathetic to neighbouring street buildings

Comment: The current amendment will involve a change to the external appearance of the previously approved development in respect to the roof for the rear portion and the use of tiled roofing for the whole building. In this regard, the plans that were placed on notification stated the words "front facade change for section 96 modification" however, this was on the plans from the previous amendment application which the applicant overlooked and failed to remove from the plans. Subsequently, the applicant submitted a revised plan which clearly shows the development will involve retention of the brick face exterior as previously approved on the site which is in accordance with condition 10 of the previous development consent. In this regard, condition 10 has been amended in the current application to reaffirm this and clarify the external building materials to ensure the proposal is consistent with the context of the site and surrounding locality. Accordingly, the current amendment will retain a brick face finish and is acceptable in this regard.

As discussed previously in this report, an inspection of the site revealed that the bricks used in the construction of the dual occupancy are not smooth face bricks but rather "commons" which are usually used when a building is to be rendered. In this instance, the applicant was reminded to comply with the previously approved plans which clearly show the development will be constructed with a face brick finish.

Issue 5: How was the site monitored by the certifier when so many breaches were carried out without objection - the works sought have already been carried out

Comment: The private certifier raised concerns with the builder and owner of the property. This section 96 application was subsequently lodged with Council to address the changes to the scheme. In this regard, adjoining residents can lodge a complaint with the Building Professional Board (BPP).

Issue 6: Extension of the roof over the balconies results in the balconies becoming habitable rooms -

the balconies will be fully enclosed

Comment: The proposal will include construction of a pitched tile roof over the previously approved first floor balconies at the rear. However, the plans detail the balconies will be open to the air on the rear and side elevations. The side walls along the edges of the balconies contain a 1.7m privacy screen to reduce privacy impacts. This is consistent with the previous approval and indicates the balconies are not enclosed. An additional condition is proposed requiring that the balconies must not be enclosed at any future time. Accordingly, the proposed amendment is acceptable in this regard.

Issue 7: Overshadowing

Comment: This has been addressed previously in this report (please refer to section 4.4.2).

Overshadowing impacts were found to be minimal and in accordance with the requirements in Council's DCP 2011.

Issue 8: Changes to the garage will increase FSR, reduce on site parking and then impact the parking for local residents

Comment: The proposed amendment will include relocation of the bathroom and laundry to the west side of one dwelling which will increase the gross floor area on the site. However, the change will not result in any increase in the size of the building as it will replace existing garage floor space. The dwelling will also still comply with the maximum permissible floor space ratio of 0.5:1 applying to that proposed lot and for the overall site. The proposed amendment will relocate one car parking space from the attached garage to the front building setback. This complies with Council's DCP in respect to parking and is not unlike other developments in the street. As such, the proposal will retain two on site car parking spaces and will not result on any on street parking impacts or affect parking in the street for local residents. Accordingly, the proposal complies with Council's DCP and is acceptable in respect to parking.

Issue 9: Previous DA had a cost of \$660,000 and fees and charges were based on this figure - the two amendments included changes yet costs were zero - how is this possible?

Comment: While the fees charged for the original development application were based on the cost of construction under the relevant legislation, fees charged by Council for the section 96 application were not. A standard fee was applicable and was paid by the applicant at the time of lodgement. In this regard, a standard fee for the amendment was imposed and the cost of the construction changes was not required to be documented.

Issue 10: The current proposal is "development creep" resulting in significant changes over time. Council should not support the amendment until all irregularities and departures from the previous approval are dealt with and rectified.

Comment: The current amendment contains unauthorised works, minor changes and therefore may constitute "development creep". However, the changes will not alter the basis of the previous approvals granted on the site nor the type of development previously approved which is for an attached dual occupancy development. Accordingly, the current application seeks formal consent for the changes to the previously approved development on the site, and a condition is proposed to be imposed requiring that a Building Certificate Application be obtained for all unauthorised works prior to the issue of any Occupation Certificate.

S4.15(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.

S7.11 Contribution towards provision or improvement of amenities or services

The previously approved dual occupancy development included a fee levied under this section of the Act. The current proposal will not alter this situation and accordingly, the proposal satisfies the requirements of this clause.

Civil Aviation Act, 1988

The site is within an area that is subject to the Civil Aviation (Building Controls) Regulations 1988 made under the *Civil Aviation Act, 1988*.

Civil Aviation (Building Control) Regulations 1988

The Regulations require a separate approval from the Civil Aviation Safety Authority if a building or structure exceeds a prescribed height limit.

Section 5 Prohibition of the construction of buildings of more than 50 feet in height in specified areas

The proposal is affected by the 15.24m Building Height Civil Aviation Regulations, however the proposed building height at 8.5m will have minimal impact upon the height requirement in the regulations.

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.
2. 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
<i>First Floor Plan/Ground Floor Plan/Site Plan, Drawing No. 1655-01, Rev E</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>
<i>Elevations/Section AA, Drawing No. 1655-02, Rev E</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>
<i>Roof Plan / Site Plan, Drawing No. 1655-09, Rev C</i>	<i>MCAD Design</i>	<i>20 March 2018</i>	<i>24 April 2018</i>

Soil and Water MGMT Plan/Demolition Plan, Drawing No. 1655-03	MCAD Design	5 February 2016	7 March 2016
Concept Subdivision Plan, Drawing 1655-04	MCAD Design	5 February 2016	7 March 2016

[Amendment B - Section 96(1A) amended on 8 May 2018]

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 **707384M_02** 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>.

[Amendment B - Section 96(1A) amended on 8 May 2018]

6. Further alterations and/or additions to the subject building shall not be undertaken without first obtaining approval. This includes the fitting of any form of doors and/or walls.
- 6A. *The first floor balcony at the rear of each dwelling shall not be enclosed at any future time without prior development consent.*

[Amendment B - S96(1A) inserted on 8 May 2018]

Reason for additional condition 6A is:

- *To ensure the proposal complies with the controls applying to the site*
 - *To ensure the proposal is not an over-development of the site*
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 located on the eastern part of the site shall be known as 1 Bowood Avenue and the dwelling located on the western part of the site shall be known as 1A Bowood Avenue.
 9. The two dwellings, being dwelling 1 and dwelling 2 in the stamped Site Plan shall each be used as a single occupancy.
 10. *The materials and finishes of the dual occupancy development shall comprise a pitched tile roof, acid washed face brick walls to be sympathetic to surrounding dwellings and cladding to the bathroom and bedrooms 3 and 4 on the first floor as specified on the approved plans.*

Development specific conditions

The following conditions are specific to the Development Application proposal.

11. All condensation from the air conditioning unit shall be discharged into the sewerage system.
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. The visible light reflectivity from building materials used on the façade of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A statement demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the relevant stage of works.
15. Trees located within the footprint of the proposed buildings may be removed.
16.
 1. An amended stormwater plan prepared by a suitably qualified hydraulic engineer must be submitted to the PCA prior to the issue of a Construction Certificate. The amended stormwater plan must include the following offset from the existing Eucalyptus tree in the street reserve in front of proposed Lot 1:
 - (a) An AQF Level 5 qualified Arboriculturist shall determine appropriate offset from the existing Eucalyptus. Note. This offset shall determine the minimum distance any stormwater pipes can be located from the Eucalyptus tree.
 2. An Arboriculturist is to supervise any excavations that may occur within the tree protection zone of the Eucalyptus tree located on the street reserve in front of proposed Lot 1.
 3. Any utility services to be located underground within the TPZ of the Eucalyptus tree located on the street reserve in front of proposed Lot 1, are to be undertaken utilising excavation techniques that prevent or minimise damage to structural roots (roots greater than 20 mm diameter). Further, in order to prevent soil compaction and root damage these works should be conducted with non-motorised hand tools, air knife or directional drilling.
17. Temporary site access during demolition and construction, and the proposed vehicle entrance shall be located not less than 2 metres from the base of the Eucalyptus Tree in the street reserve of Bowood Avenue.
18. The existing and future owners (Registered Proprietor) of the property will be responsible for the operation and maintenance of the detention system.
The Registered Proprietor will:

- i). permit stormwater to be temporarily detained 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.

- 19. The off-street parking areas associated with the subject development shall be designed strictly in accordance with AS2890.1:2004.
- 20. The window of bedroom 2 of the dwelling on proposed Lot 1 and the window of bedroom 2 of the dwelling on proposed Lot 2, identified as WF1.06 and WF2.07 on the First Floor Plan/ Ground Floor Plan/ Site Plan prepared by MCAD Design (revision A), shall have window sill heights of a minimum 1.7 metres measured from fixed floor level, or shall be obscured to a minimum height of 1.7 metres measured from fixed floor level.
- 20A. The pool is for the private use of the dwelling residents only and not for public use.

The pool/spa pump hours of operation shall be restricted to between 7am to 8pm weekdays and 8am to 8pm weekends.

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.

Suitable depth markers shall be provided at each end of the swimming pool.

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.

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.

[Amendment A - Section 96(1A) amended on 21 March 2017]

Reasons for additional condition:

- to ensure the swimming pool complies with the Swimming Pool Act and Council's

requirements;

- to ensure the swimming pool is constructed appropriately and is acceptable in respect to construction;
- to ensure the swimming pool has appropriate levels of safety for the future users.

[Amendment A - Section 96(1A) inserted on 21 March 2017]

- 20B. *A Building Certificate is to be obtained from Council prior to the release of any Occupation Certificate for the unapproved building works carried out on the site.*

[Amendment B - S96(1A) inserted on 8 May 2018]

Reason for additional condition 20B is:

- *To ensure development consent is obtained for unauthorised works*
- *To ensure the proposal as modified complies with the Building Code of Australia*

Prior to issue of the construction certificate

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

21. 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 \$2,508.00. 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 \$17.50.
22. 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.
23. 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.
24. A Section 94 contribution of \$11,122.83 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 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 from Council's adopted Section 94 contributions plan in the following manner:

Open Space	\$9,481.84
Community Services & Facilities	\$552.65
Town Centre & Streetscape Improvements	\$207.70
Pollution Control	\$819.57
Plan Administration & Management	\$61.07

Copies of Council's Section 94 Contribution Plans may be inspected at Council's Customer Service Centre, Administration Building, 2 Bryant Street, Rockdale.

25. 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.
26. The approved plans must be submitted to Sydney Water to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The Principal Certifying Authority must ensure that Sydney Water has approved the plans before issue of any Construction Certificate. For more information, visit www.sydneywater.com.au.
27. The residential dwellings are to be designed and constructed to achieve interior noise levels which comply with Australian Standard 2012-2000 Acoustic - Aircraft Noise Intrusion. An appropriately qualified Noise Consultant is to advise on appropriate measures to be incorporated in the design of the building so that it will meet this standard. The information shall be submitted to Council prior to issue of the Construction Certificate.
28. A Waste Management Plan shall be prepared and implemented in accordance with Council's Development Control Plan 2011.
29. Prior to the issue of the Construction Certificate, detailed drainage design plans for the management of stormwater and the treatment of stormwater are to be submitted to Principal Certifying Authority for assessment and approval. Design certification, in the form specified in Council's Technical Specification – Stormwater Management, and drainage design calculations and conformance with stormwater pollution reduction targets using MUSIC modelling are to be submitted with the plans. Council's Technical Specification – Stormwater Management sets out the minimum documentation requirements for detailed design plans and minimum pollution reduction targets.
Note: The plans shall also be certified by a suitably qualified structural engineer deeming the proposed OSD tank can withstand the forces imposed by a fully laden delivery vehicle.
- 29A. 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 Landscape and all other relevant conditions of this Consent.

[Amendment A - Section 96(1A) amended on 21 March 2017]

Reason for additional condition:

- to update the landscape plan in accordance with the current changes;
- to ensure the landscape is consistent with Council's DCP.

[Amendment A - Section 96(1A) inserted on 21 March 2017]

Prior to commencement of works

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

30. 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.

31. 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.
32. 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
 - ii. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. 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.
33. Prior to the commencement of any work on site, a sign shall be placed in a prominent position on each protective fence identifying the area as a Tree Protection Zone and prohibiting vehicle access, waste bins, storage of materials and equipment, site residue and excavations within the fenced off area.
34. 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.
35. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

During demolition / excavation / construction

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

36. 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.
37. 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.
38. 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,
 - a. Trench and steel for footings
 - b. Pier/pad holes, and
 - ii) prior to pouring any in-situ reinforced concrete building element,
 - a. Ground floor steel
 - b. First floor steel, and
 - iii) prior to covering the framework for any floor, wall, roof or other building element,
 - a. Bearers and joists
 - b. First floor joists
 - c. Framework
 - d. Damp proof course, 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. If Council is appointed as the Principal Certifying Authority, 48 hours notice is to be given that the above works is ready for inspection.
39. 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.
40. Ground water shall only be pumped or drained to Council's stormwater system if the water is clean and unpolluted. The standard used to determine the acceptability of the quality of the water is the 'Australian and New Zealand Environment and Conservation Council - Australian Water Quality Guidelines for Fresh and Marine Waters 1992'.

Note: Prior treatment and/or filtration of the water may be necessary to achieve acceptable quality, including a non-filterable residue not exceeding 50 milligrams/litre or small quantities may be removed by the services of a Licenced Liquid Waste Transporter. It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to pollute the stormwater system.

41. 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.
42. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.
43. Any new information discovered during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council being the Regulatory Authority for the management of contaminated land.
44. Provide drop edge beams where and if necessary to contain all filling within the building envelope.
45. 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 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.
46. 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.
47. The new building work shall be protected in accordance with the provisions of AS

3660.1-2000 'Termite Management - Part 1: New Building Work', as required by Part 3.1.3 of the Building Code of Australia. Certification is required to be submitted to the Principal Certifying Authority (PCA), prior to the next stage of works to ensure that the selected method of treatment is in compliance with the relevant provisions of the standard. Such certification is to be prepared by a suitably qualified person.

48. 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.
- 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.

49. 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.

50. The existing Eucalyptus street tree located at the front of the property is not to be removed or pruned, including root pruning, without the written consent of Council.

50A. 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) prior to pouring any in-situ reinforced concrete building element,
 - a. Steel reinforcement for structure concrete, and
 - b. Pool fencing and associated gates (before the filling of pool), and
- ii) after the building work has been completed and prior to any occupation certificate being issued in relation to the building
 - a. After the construction of the swimming pool is completed and barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water, and
 - b. Completion of the pool before use incorporating depth markers and resuscitation chart.

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. If Council is appointed as the Principal Certifying Authority, 48 hours notice is to be given that the above works is ready for inspection.

[Amendment A - Section 96(1A) inserted on 21 March 2017]

Reasons for additional condition:

- to ensure the swimming pool complies with the Swimming Pool Act and Council's requirements;
- to ensure the swimming pool is constructed appropriately and is acceptable in respect to construction;
- to ensure the swimming pool has appropriate levels of safety for the future users.

[Amendment A - Section 96(1A) inserted on 21 March 2017]

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.

51. An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.
52. 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.
53. 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.
54. 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.
55. The width of the single driveway of proposed Lot 2 shall be a minimum of 2.5 metres and a maximum of 3.0 metres.

The width of the double driveway at the boundary of proposed Lot 1 shall be a maximum of 5 metres.

Note: Council's Vehicular Entrance Policy restricts the width of the vehicular entrance over the footpath to a maximum of 4.5 metres.

The distance between the driveway of proposed Lot 2 and proposed Lot 1 shall be a minimum 6 metres.

56. 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.
57. 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.
58. 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.
59. Prior to occupation, a chartered professional engineer shall certify that the tanking and waterproofing has been constructed in accordance with the approved design and specification. A copy shall be provided to Council if council is not the Principal Certifying Authority.
60. 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.

61. The development shall comply with Rockdale Development Control Plan (DCP) 2011, and the Planning Considerations and Development Controls listed in the Flood Advice letter, referenced FA-2016/03, issued by Council on 9 July 2015.
62. Signs shall be displayed adjacent to all stormwater drains on the premises, clearly indicating "Clean water only - No waste".
63. 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.

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.

64. 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.
65. The endorsed subdivision certificate shall not be released until completion of the development and the issue of the Final Occupation Certificate.
66. 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.
67. 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.

68. The new lots created are to be numbered lot 700 and lot 701.
69. 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 Rockdale City Council. These provisions are to be put into effect prior to the release of the Subdivision/Strata Certificate.

70. 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.
71. 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.
72. 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
 - 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

Integrated development/external authorities

The following conditions have been imposed in accordance with Section 91A of the Environmental Planning and Assessment Act, 1979.

73. Sydney Airport Corporation Limited (SACL) has approved the maximum height of the proposed building at 62.10 metres relative to Australian Height Datum (AHD). This height is inclusive of all vents, chimneys, aerials, TV antennae and construction cranes etc. No permanent or temporary structure is to exceed this height without further approval from Sydney Airport Corporation Limited.

At the completion of the construction of the building, a certified surveyor is to notify (in writing) the airfield manager of the finished height of the building.

Note: Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed "controlled activity" and is punishable by a fine of up to 50 penalty units.

For further information on Height Restrictions please contact SACL on 9667 9246.

Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any cranes required to construct the buildings. Construction

cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations, therefore Sydney Airport advises that approval to operate construction equipment (i.e. cranes) should be obtained prior to any commitment to construct.

At the completion of the construction of the building, a certified surveyor is to notify (in writing) the airfield design manager of the finished height of the building.

Roads Act

74. Construction related activities must not take place on the roadway without Council approval.

Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.

Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Works Zone signs by Council's Traffic and Road Safety Section.

Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.

75. Where applicable, 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 entrances;
- 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.

76. 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.

77. 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.

78. 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.

79. 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) or landscaped. If landscaping is proposed rather than turfing, details shall be submitted to the Property and Community Services Department for approval.

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. *Telstra Advice – 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. If Council is appointed as the Principal Certifying Authority (PCA), a fee shall be paid before a Construction Certificate is issued. If the fee is paid after the end of the financial year, it will be adjusted in accordance with Council's adopted fees and charges. The fees charged encompass all matters related to ensuring that the proposed development is carried out in accordance with the approved plans and any post inspection issues that may arise.
- e. If Council is the Principal Certifying Authority for the development, a drainage inspection fee shall be paid prior to the issue of the 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.

NB: This fee does not include a confined space entry into the on-site detention tank. Where a confined space entry is required, an additional fee is payable. A confined space entry will be required where:

- a) Information provided in the works-as-executed drawing and engineering certification is inconclusive as to the compliance of the system with the approved plans; and/or
- b) Visual inspection from outside the tank is inconclusive as to the compliance of the system with the approved plans.

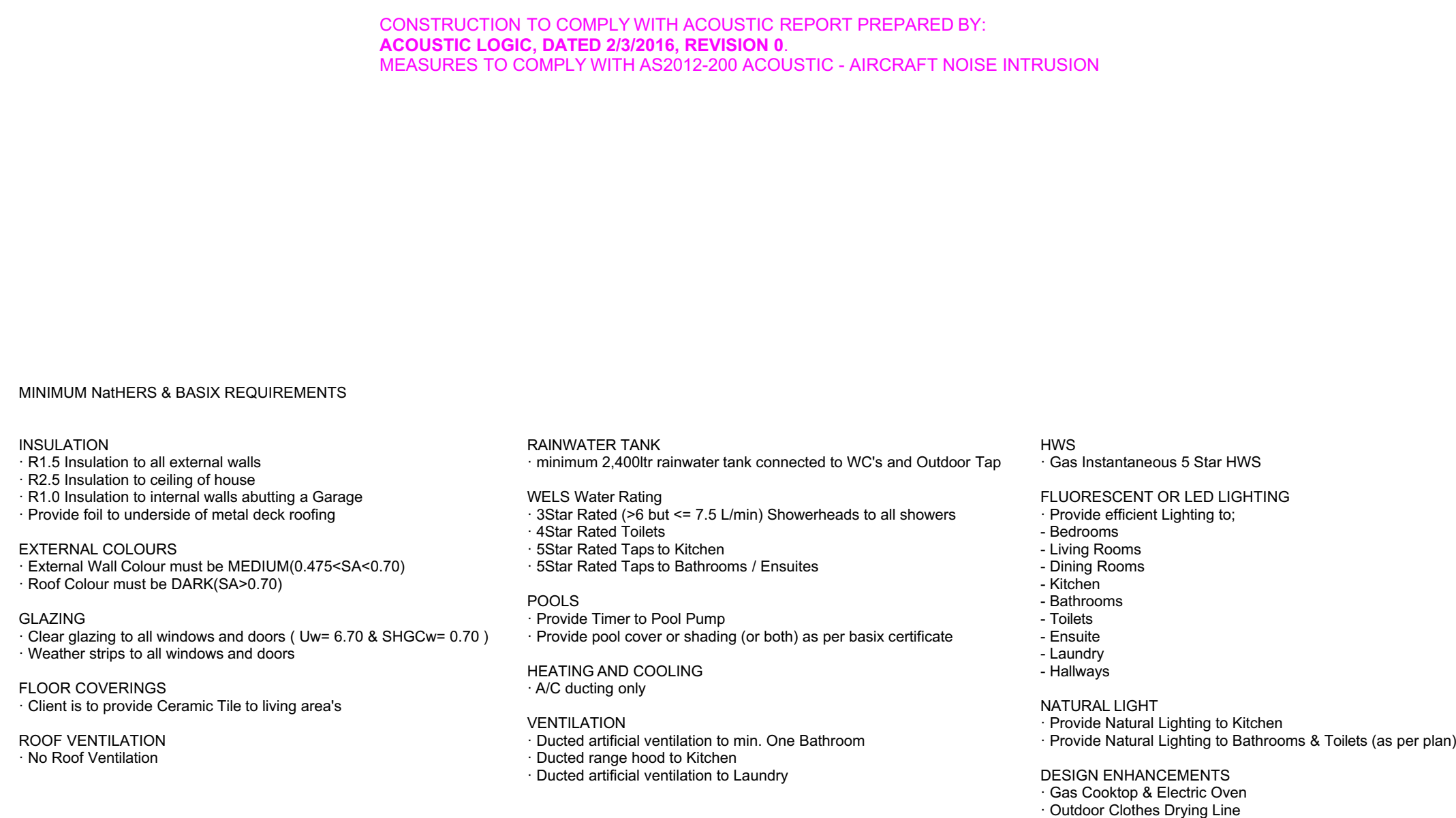
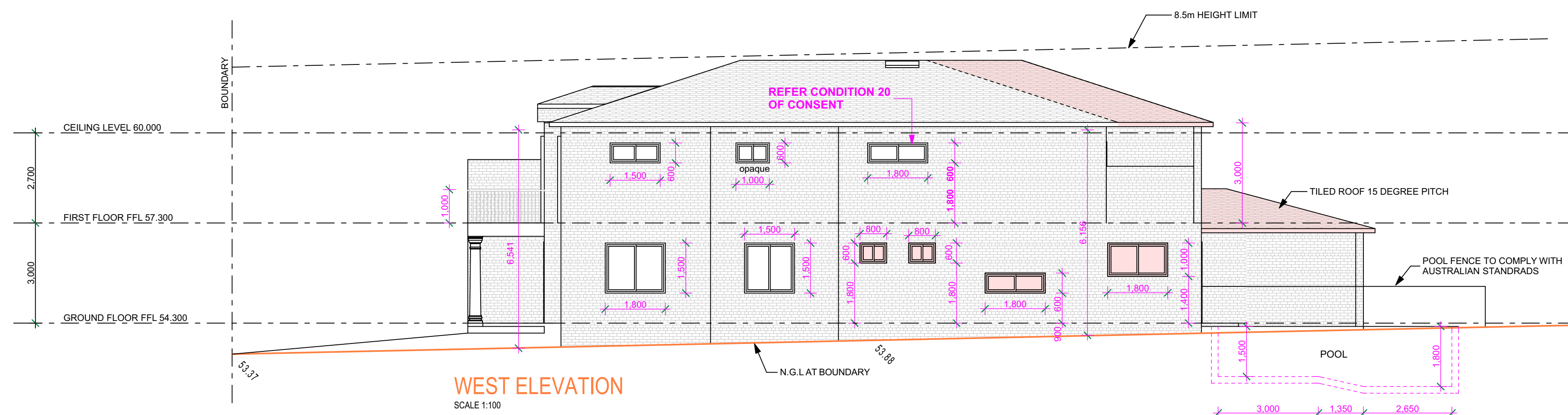
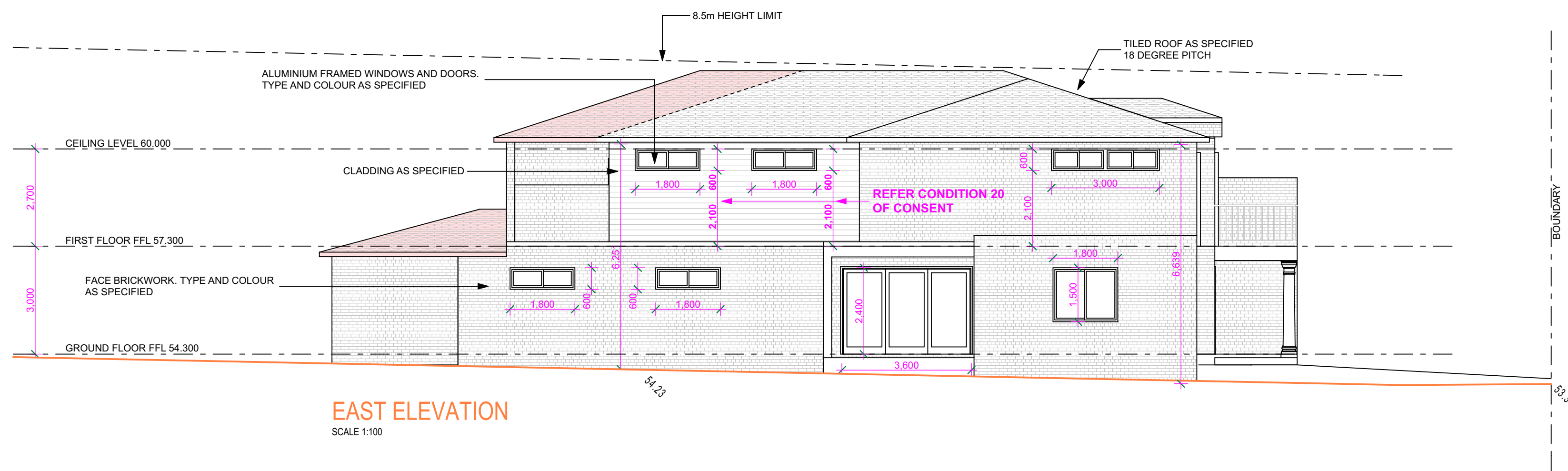
- f. In order for the final Subdivision/Strata Certificate to be signed and released by Council, the following must occur:
 - i) all of the above conditions of consent must be complied with;
 - ii) a Section 73 certificate from Sydney Water must be supplied. If it is for a Torrens Title subdivision, the certificate must clearly state subdivision into 2 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.
- g. Where Council is not engaged as the Principal Certifying Authority for the issue of the Subdivision Certificate, 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.
- h. 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.

- i. 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

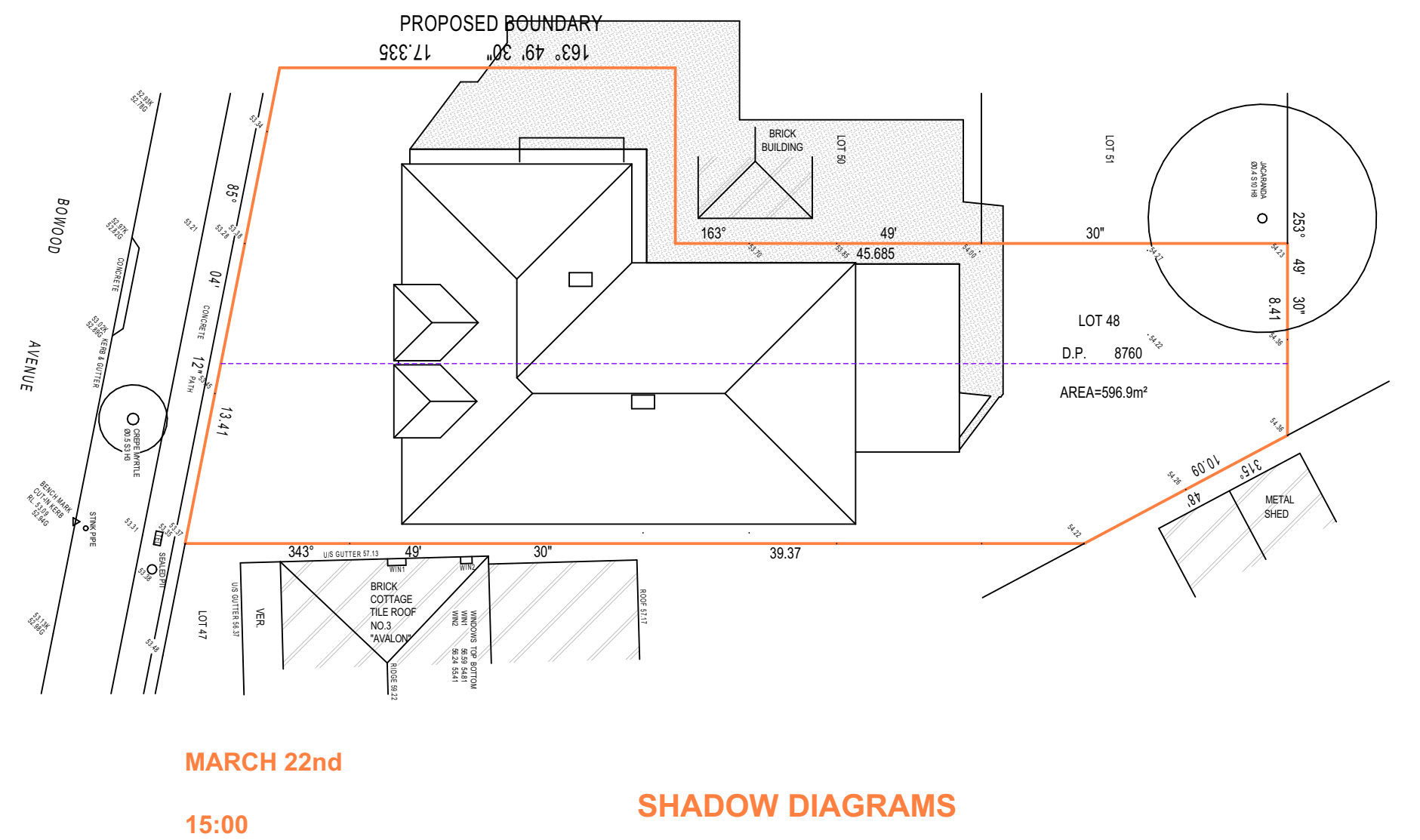
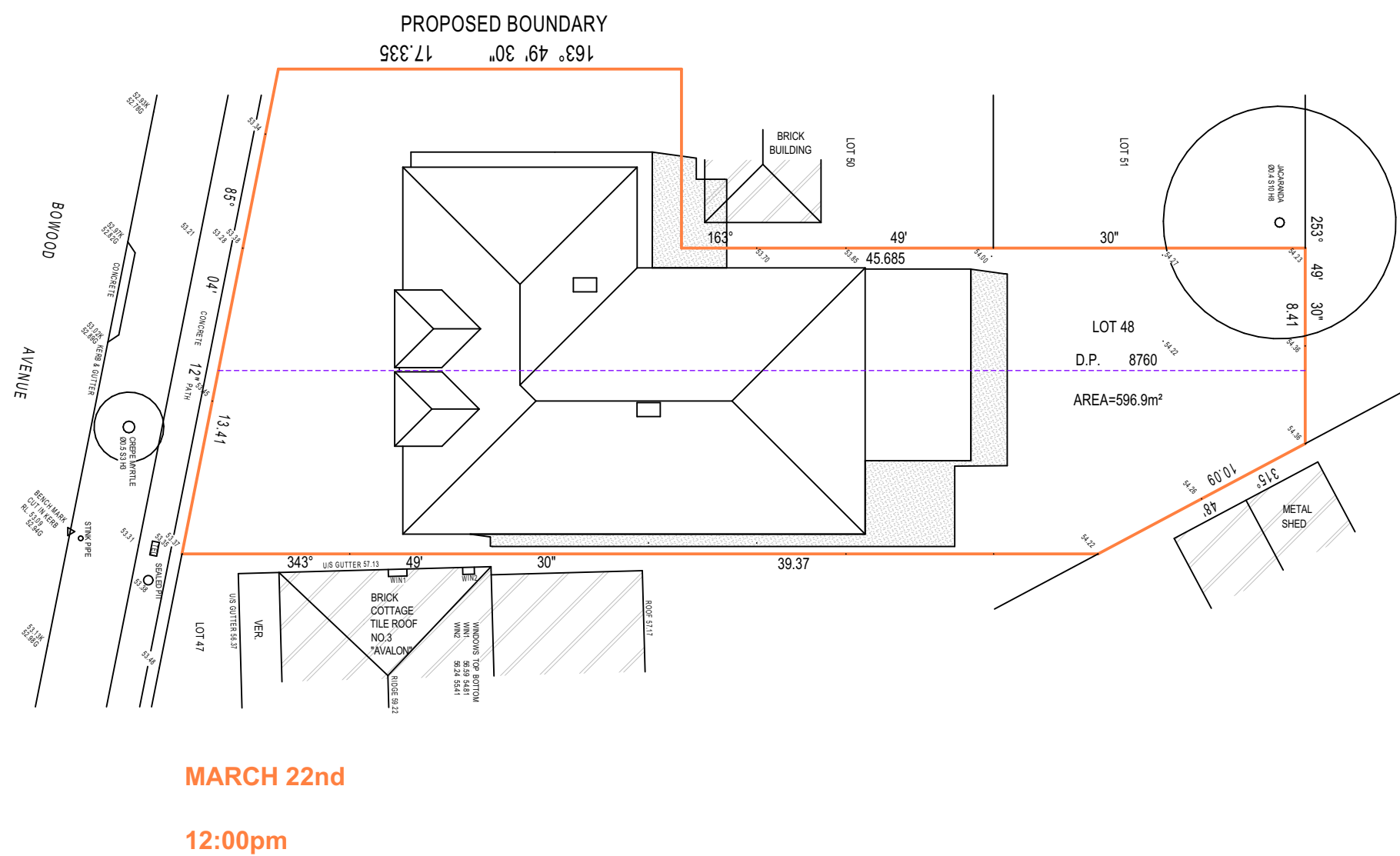
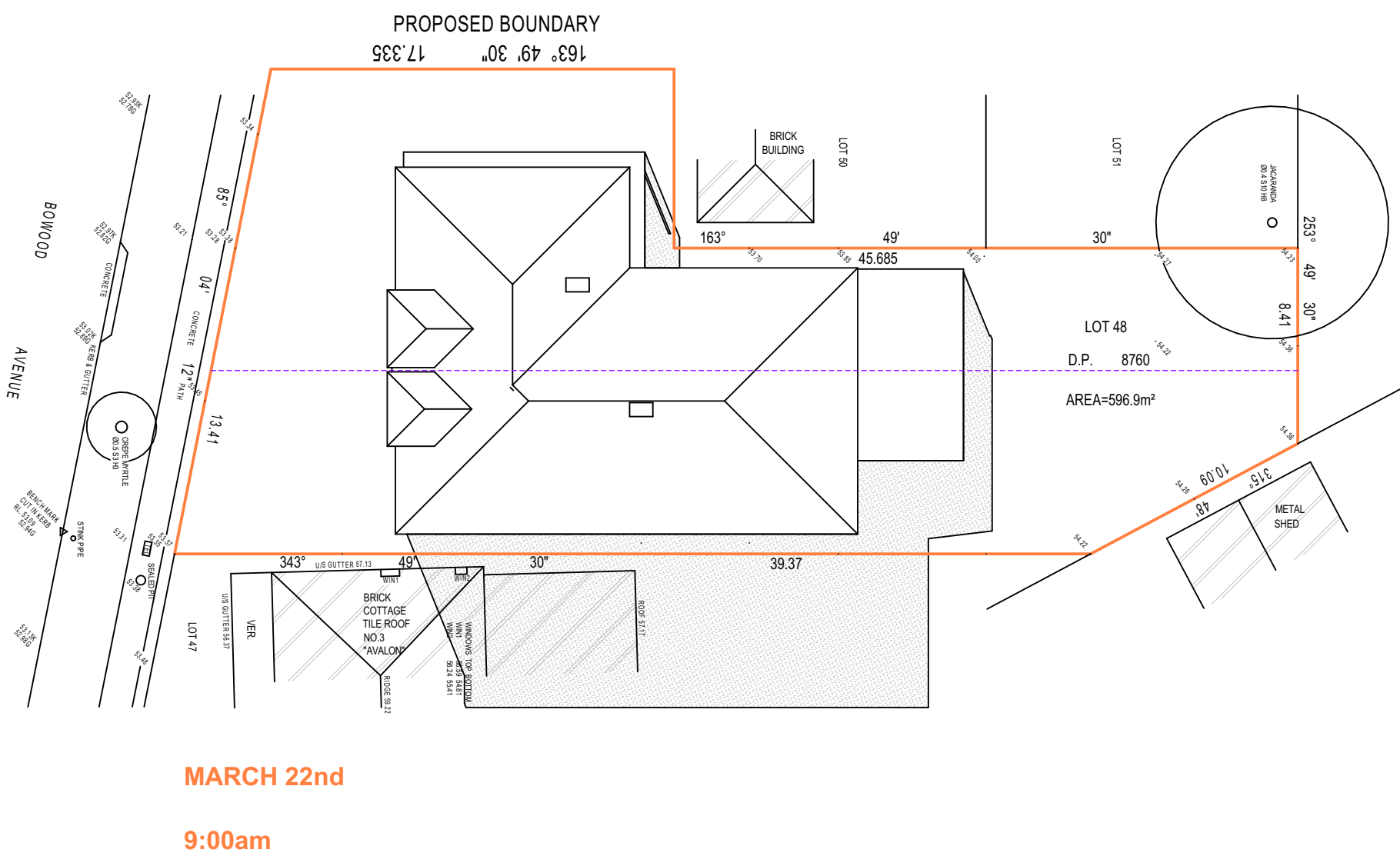
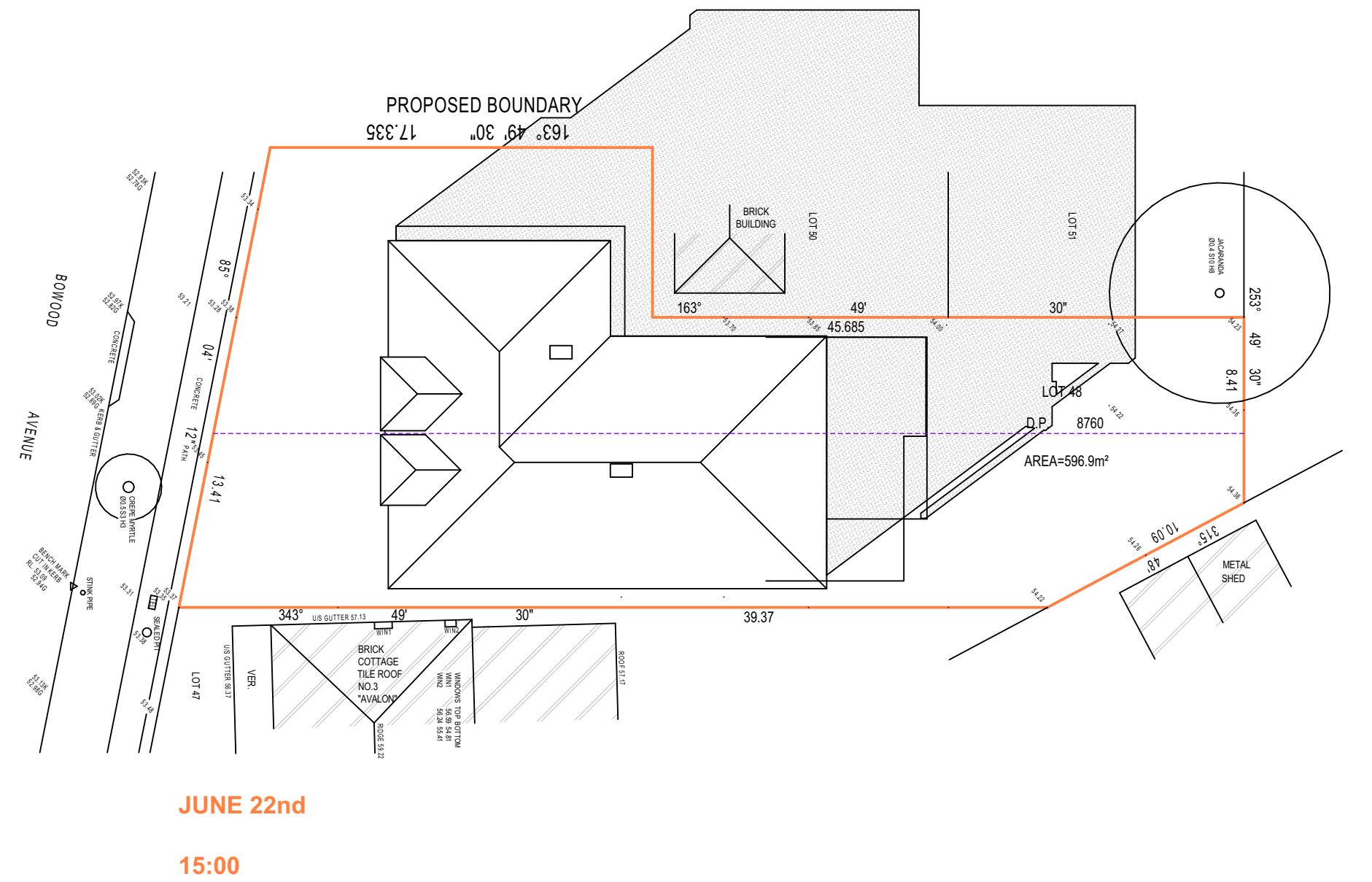
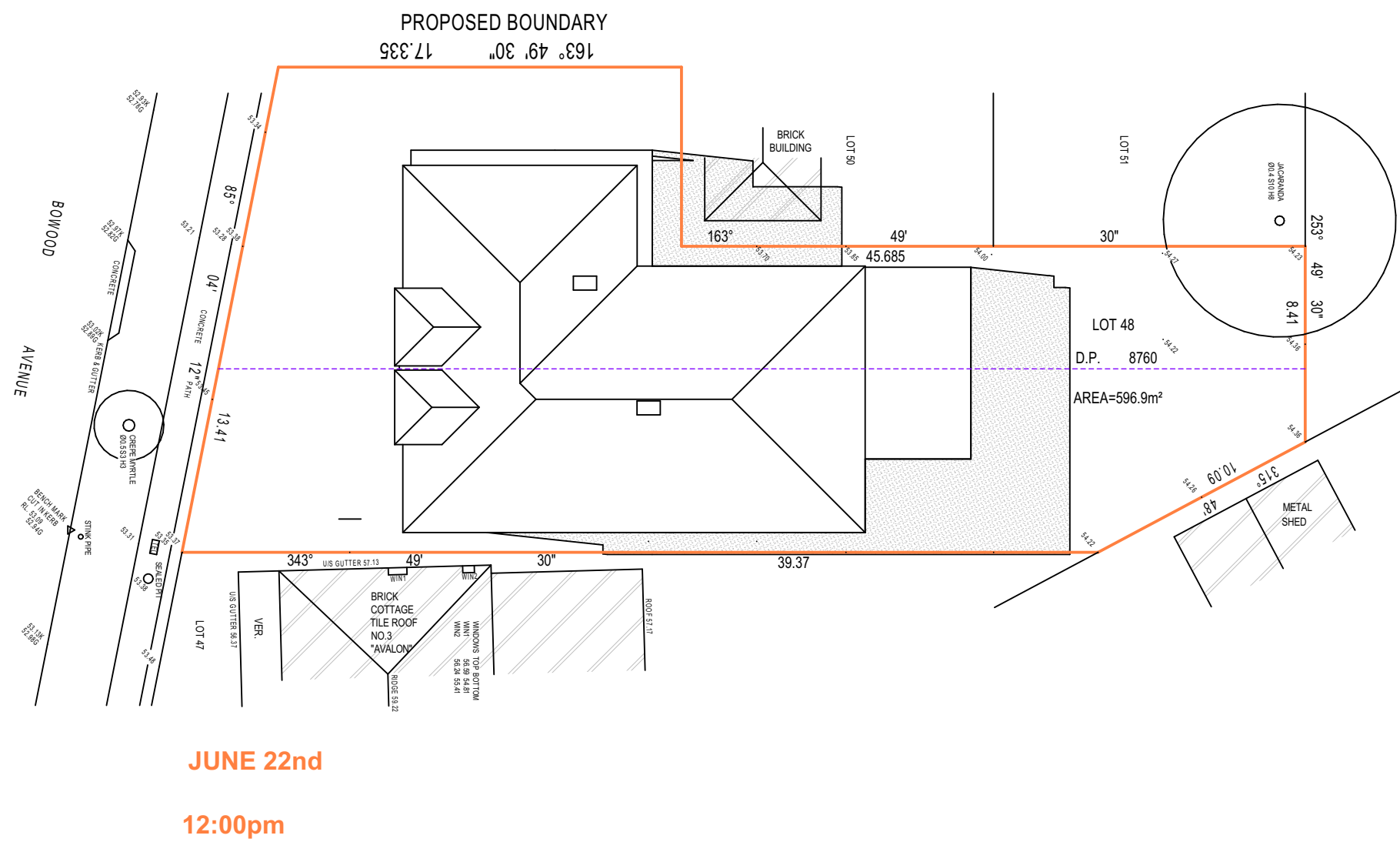
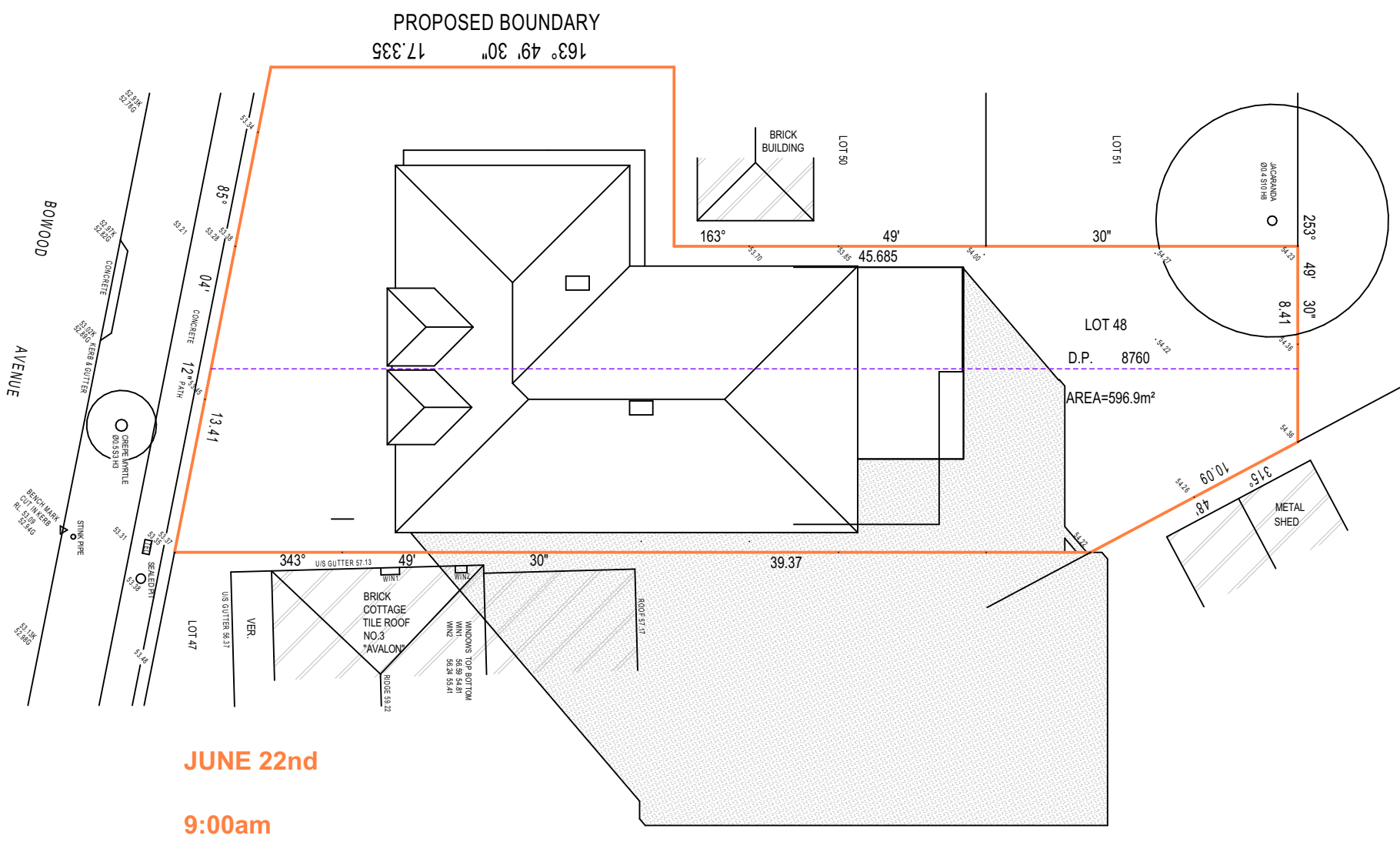
be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.

- j. The water from the rainwater tank should not be used for drinking, Sydney Water shall be advised of the installation of the rainwater tank.
- k. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.
- l. 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.



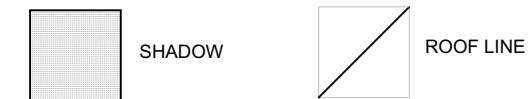
CHANGES TO ADDRESS ASSESSMENT LETTER				28/06/16	A				client	project	drawing title	TRUE NORTH			MCAD DESIGN	ABN: 33 139 182 219
SECTION 96 MODIFICATION				21/10/16	B											
SECTION 96 MODIFICATION				04/04/16	C											
CONSTRUCTION CERTIFICATE				25/08/16	D											
SECTION 96 MODIFICATION				20/03/18	E											
									stage		contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings			MCAD DESIGN	ABN: 33 139 182 219	
amendment				date	rev.	amendment		date								rev.

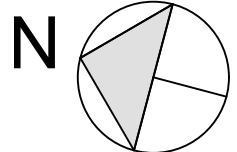
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amendment				date	rev.	amendment		date								rev.



SHADOW DIAGRAMS

SCALE 1:200



					client	project	drawing title	TRUE NORTH	 MCAD DESIGN ABN: 33 139 182 219	ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: +61412 840 507 EMAIL: tom@mcad.net.au		sheet no. 1655-06	rev.
					MR SALEVSKI	PROPOSED DUAL OCCUPANCY 1 BOWOOD AVENUE BEXLEY NSW 2207	SHADOW DIAGRAMS						
amendment	date	rev.	amendment	date	stage		contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings		drawn TM	date 05-02-2016			
									checked TM	scale AS SHOWN			