



Ordinary Council Meeting
3 May 2016

Attachments

ATTACHMENTS

DEVELOPMENT AND COMMUNITY SERVICES COMMITTEE

DCS012-16 185-187 Great Western Highway, Mays Hill

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CCL026-16 Register of Reports to be Considered by Council

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HOLROYD CITY COUNCIL

DEVELOPMENT/COMMUNITY SERVICES COMMITTEE

ATTACHMENTS

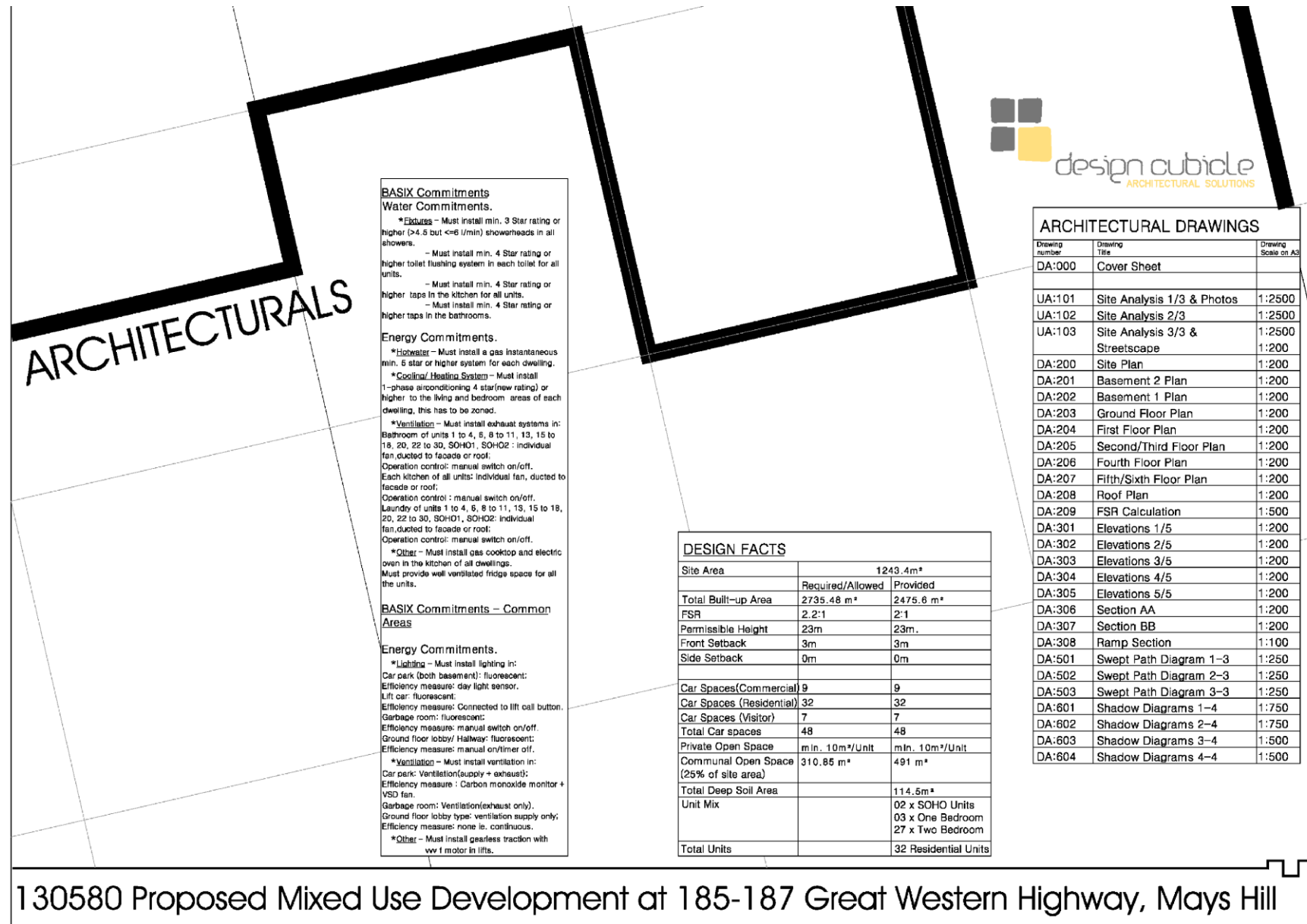
3 May 2016

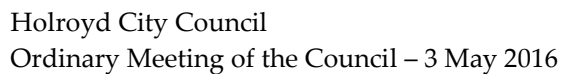
DOCUMENTS ASSOCIATED WITH

DCS012-16

185-187 GREAT WESTERN HIGHWAY, MAYS HILL

1	Architectural Plans.....	7
2	Landscape Plan	33
3	Stormwater Plans	35
4	3D Perspective.....	39
5	Officer's Draft Conditions of Consent	41







Open Space, Landform & Building Edge
Scale 1:2500 (on A3)

Legend:

- Open Spaces
- Prevailing Wind
north easterly-south westerly
- Major Trees
- Building Edge



Circulation and Building Height
Scale 1:2500 (on A3)

Legend:

- Single Storey
- Two Storey
- Four Storey
- Seven Storey
- Vehicular Circulation
- Pedestrian Circulation



Figure Ground and Location
Scale 1:2500 (on A3)

1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16.12.15	DN
2	APPROVED IN RESPONSE TO COUNCIL'S LETTER DATED 16.11.15	20.11.15	DN
3	APPROVED IN RESPONSE TO COUNCIL'S LETTER DATED 16.11.15	11.08.16	DN
4	APPROVED IN RESPONSE TO COUNCIL'S LETTER DATED 16.08.14	16.08.14	VP/2
5	APPROVED FOR SUBMISSION	20.08.14	VP

ISSUE	AMENDMENT	DATE	DRAWN
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THIS PLAN, DRAWING, CITY, OR A PART THEREOF, IS A DOCUMENTARY EVIDENCE OF THE
DESIGN OF THE PROPOSED DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN PERMISSION OF DESIGN CUBICLE PTY LTD.

design cubicle
ARCHITECTS

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ABN: 47 116 516 535



DATE: 16.12.15
SITE ANALYSIS 2/3
LAYOUT AT HOLROYD CITY COUNCIL

DESIGN BY:
VP
CHECKED BY:
FC
DATE:
JUNE 14

PROPOSED MIXED USE
DEVELOPMENT
AT 185-187 GREAT WESTERN HIGHWAY,
MAYS HILL
488 PL
130580 UA102

SCALE:
1:2500

DCS012-16

Attachment 1

Streetscape
(Great Western Highway)
Scale 1:200 on A3



Streetscape
(Laneway)
Scale 1:200 on A3



DATE	REVISION	BY	CHKD
16.12.15	1	JP	
20.11.15	2	JP	
11.08.15	3	JP	
16.06.14	4	JP	
16.06.14	5	JP	

DATE	REVISION	BY	CHKD
16.12.15	1	JP	
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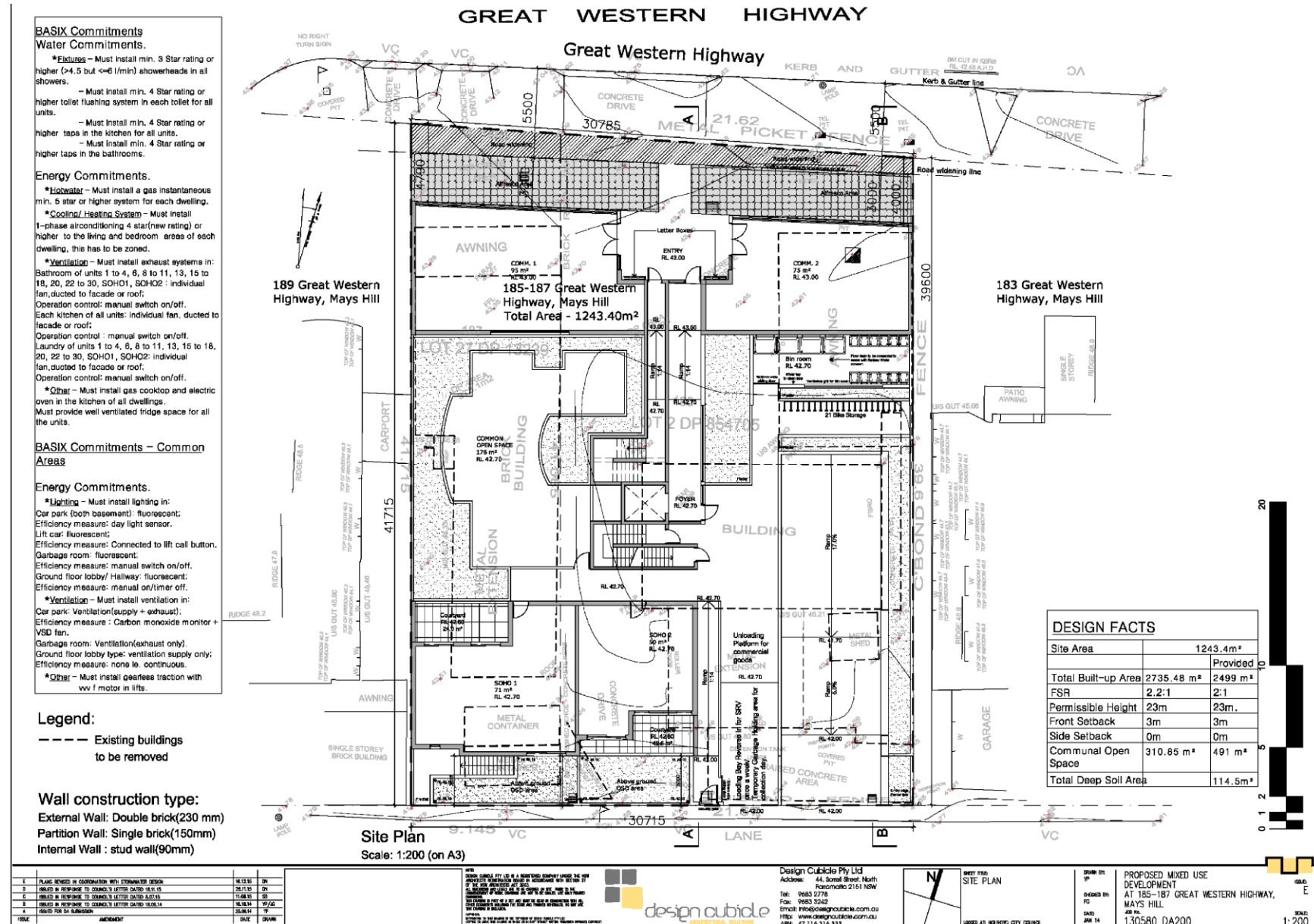


SHEET 3/3
SITE ANALYSIS 3/3
& STREETScape

DATE: 16.12.15
BY: JP

PROPOSED MIXED USE
DEVELOPMENT
AT 185-187 GREAT WESTERN HIGHWAY,
MAYS HILL
ABN: 130580 UA103

SCALE:
1:200



SCALE:
1:200

BASIX Commitments

Water Commitments.

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/Heating System** – Must install 1-phase air conditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in:
 - Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof.
 - Operation control: manual switch on/off.
 - Each kitchen of all units: individual fan, ducted to facade or roof.
 - Operation control: manual switch on/off.
 - Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof.
 - Operation control: manual switch on/off.
- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

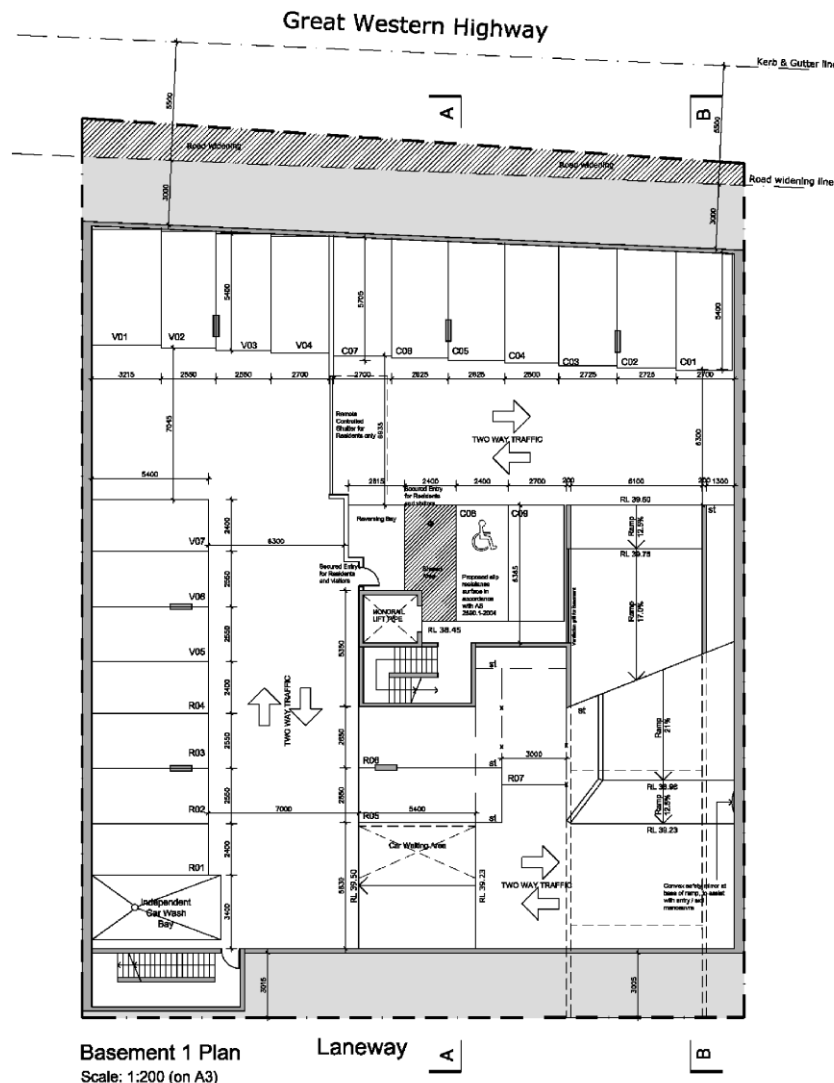
BASIX Commitments – Common Areas

Energy Commitments.

- ***Lighting** – Must install lighting in:
 - Car park (both basement): fluorescent;
 - Efficiency measure: day light sensor.
 - Lift car: fluorescent;
 - Efficiency measure: Connected to lift call button.
 - Garbage room: fluorescent;
 - Efficiency measure: manual switch on/off.
 - Ground floor lobby/ Hallway: fluorescent;
 - Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in:
 - Car park: Ventilation(supply + exhaust);
 - Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: Ventilation(exhaust only).
 - Ground floor lobby type: ventilation supply only;
 - Efficiency measure: none ie. continuous.
- ***Other** – Must install gearless traction with vvvf motor in lifts.

Wall construction type:

- External Wall: Double brick(230 mm)
- Partition Wall: Single brick(150mm)
- Internal Wall: stud wall(90mm)



Basement 1 Plan
Scale: 1:200 (on A3)

DATE	REVISION	BY	CHKD
16.12.15	1	SH	
20.11.15	2	SH	
11.08.15	3	SH	
16.04.14	4	SH	
23.04.14	5	SH	

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 - Must install min. 4 Star rating or higher taps in the kitchen for all units.
 - Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/ Heating System** – Must install 1-phase airconditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in:
 - Bathroom of units 1 to 4, 8, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2 : individual fan, ducted to facade or roof;
 - Operation control: manual switch on/off.
 - Each kitchen of all units: individual fan, ducted to facade or roof;
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 - Laundry of units 1 to 4, 8, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2: individual fan, ducted to facade or roof;
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BASIX Commitments – Common Areas**Energy Commitments.**

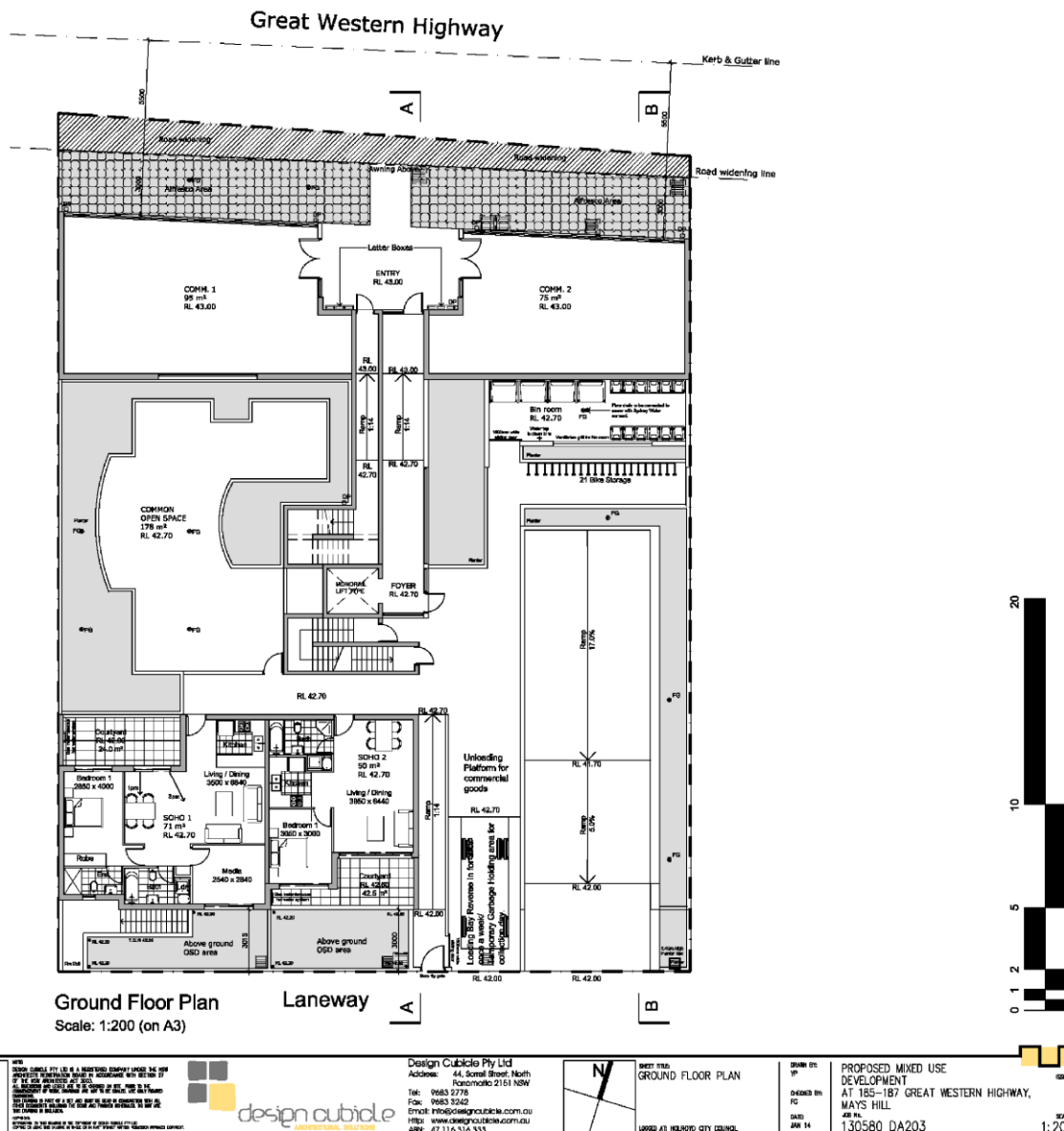
- ***Lighting** – Must install lighting in:
 - Car park (both basement): fluorescent;
 - Efficiency measure: day light sensor.
 - Lift car: fluorescent;
 - Efficiency measure: Connected to lift call button.
 - Garbage room: fluorescent;
 - Efficiency measure: manual switch on/off.
 - Ground floor lobby/ Hallway: fluorescent;
 - Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in:
 - Car park: Ventilation (supply + exhaust);
 - Efficiency measure : Carbon monoxide monitor + VSD fan.
 - Garbage room: Ventilation (exhaust only).
 - Ground floor lobby type: ventilation supply only;
 - Efficiency measure: none ie. continuous.
- ***Other** – Must install gearless traction with vvv f motor in lifts.

Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOHO 1 & 2.
- * R1.0 Insulation should be provided underside of the floor slabs for units with basement below.

Wall construction type:

External Wall: Double brick(230 mm)
 Partition Wall: Single brick(150mm)
 Internal Wall : stud wall(90mm)



BASIX Commitments**Water Commitments.**

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Operation control: manual switch on/off.

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Thermal spec. Notes:

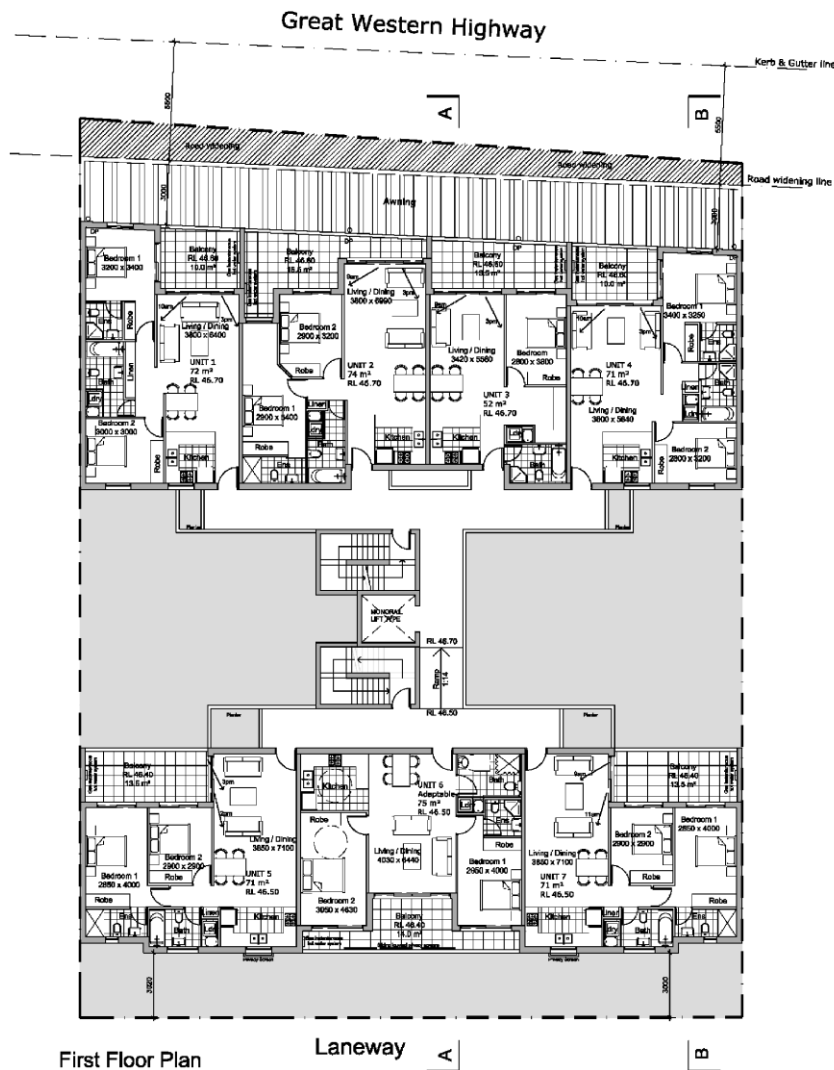
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Wall construction type:

External Wall: Double brick(230 mm)

Partition Wall: Single brick(150mm)

Internal Wall : stud wall(90mm)

**First Floor Plan**

Scale: 1:200 (on A3)

DATE	REVISION	BY	CHKD
16.12.15	1	SH	
20.11.15	2	SH	
11.08.15	3	SH	
16.04.14	19/2	SH	
28.04.14	19	SH	

1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16.12.15	SH
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 16.11.15	20.11.15	SH
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 16.01.16	11.08.15	SH
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 16.04.14	16.04.14	19/2
5	REVISED FOR 3D SUBMISSION	28.04.14	19

1	DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY LIMITED BY GUARANTEE WITH A SHARE CAPITAL OF \$100,000,000, INCORPORATED IN AUSTRALIA, WITH A REGISTERED OFFICE AT 44, SCARLETT STREET, NORTH RICHMOND, VIC 3113, AUSTRALIA. THE COMPANY IS A PUBLIC COMPANY AND IS LISTED ON THE ASX UNDER THE LISTING CODE DCS012-16.	
2	DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY LIMITED BY GUARANTEE WITH A SHARE CAPITAL OF \$100,000,000, INCORPORATED IN AUSTRALIA, WITH A REGISTERED OFFICE AT 44, SCARLETT STREET, NORTH RICHMOND, VIC 3113, AUSTRALIA. THE COMPANY IS A PUBLIC COMPANY AND IS LISTED ON THE ASX UNDER THE LISTING CODE DCS012-16.	

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Fax: 0663 3242	
Email: info@designcubicle.com.au	
Web: www.designcubicle.com.au	
ABN: 47 116 516 533	

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BASIX Commitments**Water Commitments.**

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 - Operation control: manual switch on/off.
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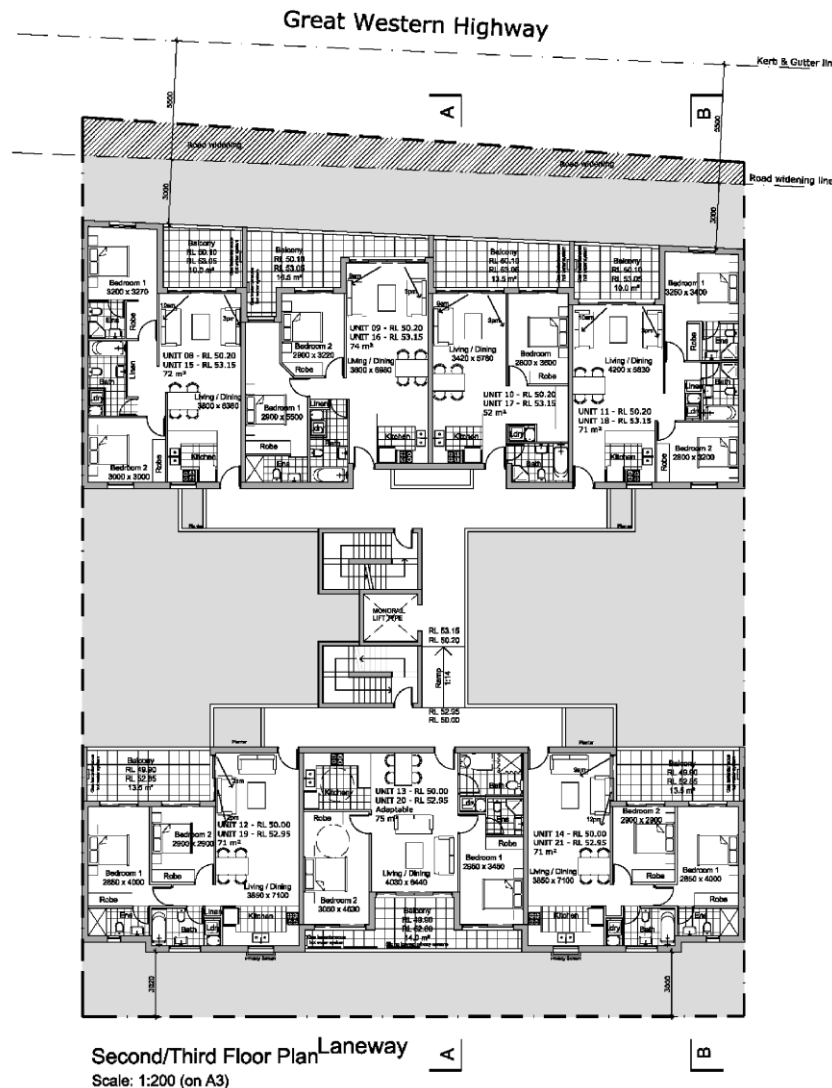
- ***Lighting** – Must install lighting in:
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 - Efficiency measure: day light sensor.
 - Lift car: fluorescent;
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Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOH01 & 2.
- * R1.0 Insulation should be provided in ceiling of units 19-21

Wall construction type:

External Wall: Double brick(230 mm)
 Partition Wall: Single brick(150mm)
 Internal Wall : stud wall(90mm)



E	PLANS REVISION IN COORDINATION WITH ESTIMATOR DESIGN	16.12.15	DN
D	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	20.11.15	DN
C	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	11.01.16	DN
B	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	16.01.16	DN
A	REVISED FOR SUBMISSION	20.01.16	DN

DATE	16.12.15	20.11.15	11.01.16	16.01.16	20.01.16
BY	DESIGNER	DESIGNER	DESIGNER	DESIGNER	DESIGNER

DESIGN CUBICLE PTY LTD (A U.S. PRIVATE COMPANY) 44/45 BROAD STREET, NORTH RICHMOND, VIC 3113	DESIGN CUBICLE PTY LTD (A U.S. PRIVATE COMPANY) 44/45 BROAD STREET, NORTH RICHMOND, VIC 3113
TEL: 0883 2778	TEL: 0883 2778
FAX: 0883 3242	FAX: 0883 3242
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HTTP: www.designcubicle.com.au	HTTP: www.designcubicle.com.au
ABN: 27 116 516 555	ABN: 27 116 516 555

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HTTP: www.designcubicle.com.au	HTTP: www.designcubicle.com.au
ABN: 27 116 516 555	ABN: 27 116 516 555

DESIGN CUBICLE PTY LTD	DESIGN CUBICLE PTY LTD
44/45 BROAD STREET, NORTH RICHMOND, VIC 3113	44/45 BROAD STREET, NORTH RICHMOND, VIC 3113
TEL: 0883 2778	TEL: 0883 2778
FAX: 0883 3242	FAX: 0883 3242
EMAIL: info@designcubicle.com.au	EMAIL: info@designcubicle.com.au
HTTP: www.designcubicle.com.au	HTTP: www.designcubicle.com.au
ABN: 27 116 516 555	ABN: 27 116 516 555

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ABN: 27 116 516 555	ABN: 27 116 516 555

BASIX Commitments

Water Commitments.

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/Heating System** – Must install 1-phase air conditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in: Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof; Operation control: manual switch on/off. Each kitchen of all units: individual fan, ducted to facade or roof; Operation control: manual switch on/off. Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas

Energy Commitments.

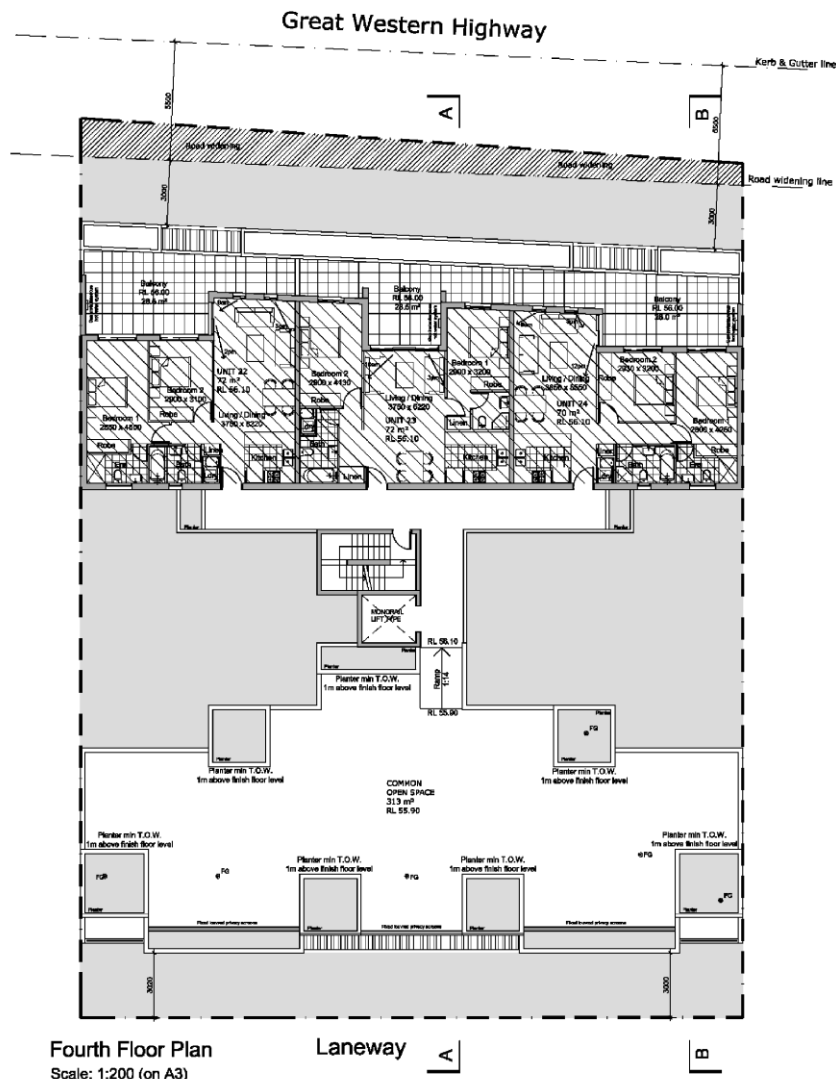
- ***Lighting** – Must install lighting in: Car park (both basement): fluorescent; Efficiency measure: day light sensor. Lift car: fluorescent; Efficiency measure: Connected to lift call button. Garbage room: fluorescent; Efficiency measure: manual switch on/off. Ground floor lobby/ Hallway: fluorescent; Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in: Car park: Ventilation(supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan. Garbage room: Ventilation(exhaust only). Ground floor lobby type: ventilation supply only; Efficiency measure: none ie. continuous.
- ***Other** – Must install gearless traction with vvvf motor in lifts.

Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOH01 & 2.
- * R1.0 Insulation should be provided in ceiling of units 19-21

Wall construction type:

- External Wall: Double brick(230 mm)
- Partition Wall: Single brick(150mm)
- Internal Wall: stud wall(90mm)



Fourth Floor Plan
Scale: 1:200 (on A3)

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16/12/15	SH
2	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	28/11/15	SH
3	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	11/12/15	SH
4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16/12/15	SH
2	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	28/11/15	SH
3	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	11/12/15	SH
4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16/12/15	SH
2	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	28/11/15	SH
3	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	11/12/15	SH
4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
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2	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	28/11/15	SH
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4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH SYDNEY WATER DESIGN	16/12/15	SH
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4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
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4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

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4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

NO.	REVISION	DATE	BY
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5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

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4	AMENDED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/15	16/12/15	SH
5	AMENDED FOR 3D SUBMISSION	23/12/15	SH

BASIX Commitments**Water Commitments.**

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/ Heating System** – Must install 1-phase airconditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in: Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2: individual fan, ducted to facade or roof; Operation control: manual switch on/off. Each kitchen of all units: individual fan, ducted to facade or roof; Operation control: manual switch on/off. Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas**Energy Commitments.**

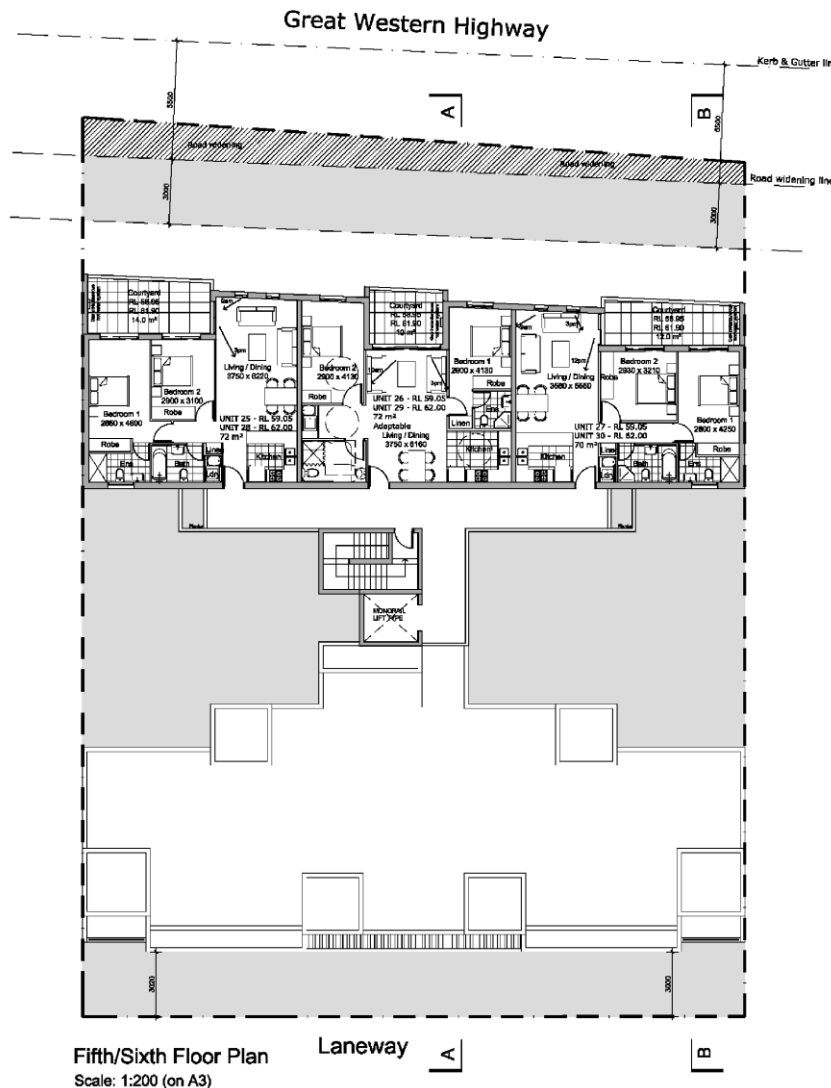
- ***Lighting** – Must install lighting in: Car park (both basement): fluorescent; Efficiency measure: day light sensor. Lift car: fluorescent; Efficiency measure: Connected to lift call button. Garbage room: fluorescent; Efficiency measure: manual switch on/off. Ground floor lobby/ Hallway: fluorescent; Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in: Car park: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan. Garbage room: Ventilation (exhaust only). Ground floor lobby type: ventilation supply only; Efficiency measure: none i.e. continuous.
- ***Other** – Must install gearless traction with vvv f motor in lifts.

Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOHO 1 & 2.
- * R1.0 Insulation should be provided in ceiling of units 28-30.
- * For insulation foil insulation should be provided in the metal roof.

Wall construction type:

External Wall: Double brick(230 mm)
Partition Wall: Single brick(150mm)
Internal Wall : stud wall(90mm)



Fifth/Sixth Floor Plan

Scale: 1:200 (on A3)

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16/12/15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	26/11/15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	11/01/16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16/12/15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	26/11/15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	11/01/16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16/12/15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	26/11/15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	11/01/16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16/12/15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	26/11/15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	11/01/16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16/12/15	DN
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4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN

NO.	REVISION	DATE	BY
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5	REVISED FOR SUBMISSION	16/01/16	DN

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3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/11/15	11/01/16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18/01/16	16/01/16	DN
5	REVISED FOR SUBMISSION	16/01/16	DN



BASIX Commitments**Water Commitments.**

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/ Heating System** – Must install 1-phase airconditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in: Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2 : individual fan, ducted to facade or roof; Operation control: manual switch on/off. Each kitchen of all units: individual fan, ducted to facade or roof; Operation control : manual switch on/off. Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas**Energy Commitments.**

- ***Lighting** – Must install lighting in: Car park (both basement): fluorescent; Efficiency measure: day light sensor. Lift car: fluorescent; Efficiency measure: Connected to lift call button. Garbage room: fluorescent; Efficiency measure: manual switch on/off. Ground floor lobby/ Hallway: fluorescent; Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in: Car park: Ventilation(supply + exhaust); Efficiency measure : Carbon monoxide monitor + VSD fan. Garbage room: Ventilation(exhaust only). Ground floor lobby type: ventilation supply only; Efficiency measure: none ie. continuous.
- ***Other** – Must install gearless traction with vvv motor in lifts.

Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOHO 1 & 2.
- * R1.0 Insulation should be provided underside of the floor slabs for units with basement below.
- * R1.0 Insulation should be provided in ceiling of units 28-30
- * For insulation foil isolation should be provided in the metal roof.

Wall construction type:

External Wall: Double brick(230 mm)

Partition Wall: Single brick(150mm)

Internal Wall : stud wall(90mm)



North Elevation(Great Western Highway)

Scale: 1:200 (on A3)



NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ESTIMATOR DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.01.16	16.01.16	DN
5	REVISED FOR SUBMISSION	16.01.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ESTIMATOR DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.01.16	16.01.16	DN
5	REVISED FOR SUBMISSION	16.01.16	DN

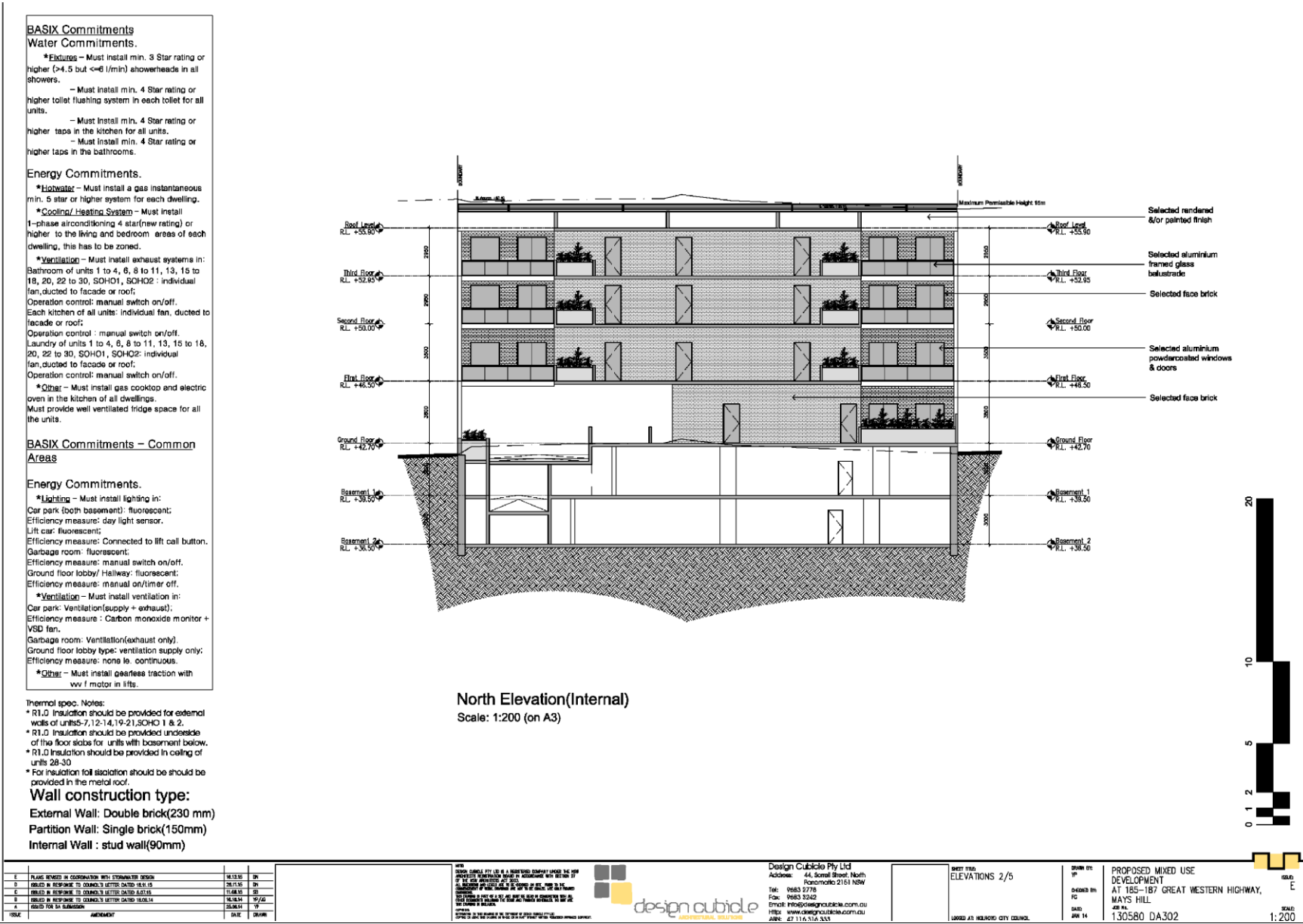
NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ESTIMATOR DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL'S LETTER DATED 18.01.16	16.01.16	DN
5	REVISED FOR SUBMISSION	16.01.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ESTIMATOR DESIGN	16.12.15	DN
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5	REVISED FOR SUBMISSION	16.01.16	DN

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5	REVISED FOR SUBMISSION	16.01.16	DN

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5	REVISED FOR SUBMISSION	16.01.16	DN

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5	REVISED FOR SUBMISSION	16.01.16	DN



BASIX Commitments**Water Commitments.**

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BASIX Commitments – Common Areas**Energy Commitments.**

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- ***Other** – Must install gearless traction with vvv f motor in lifts.

Thermal spec. Notes:

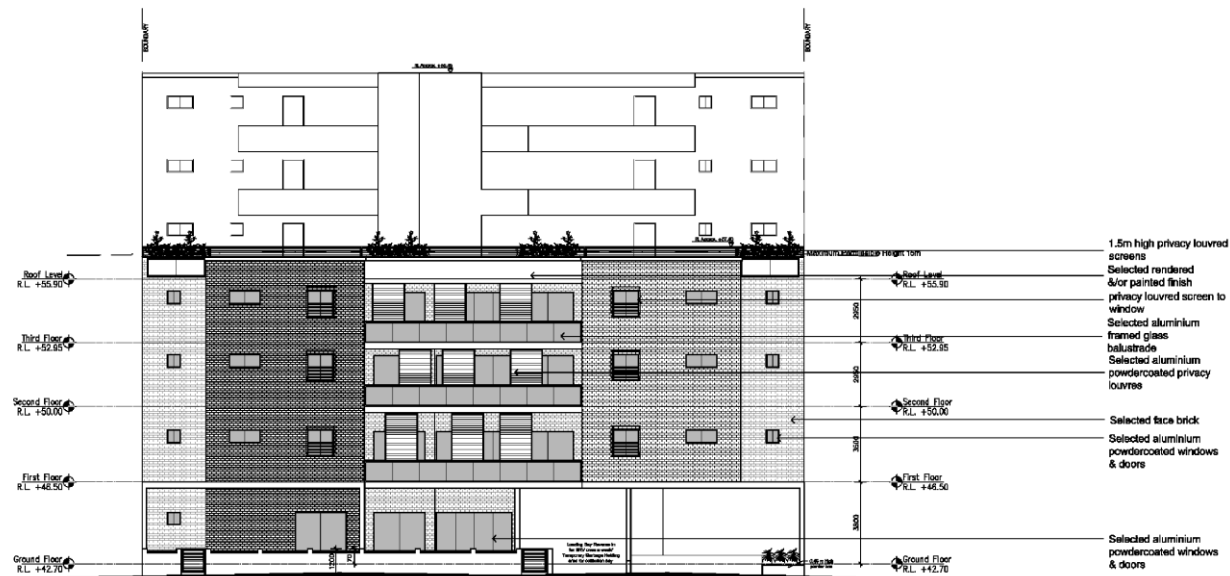
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- * R1.0 Insulation should be provided underside of the floor slabs for units with basement below.
- * R1.0 Insulation should be provided in ceiling of units 28-30
- * For insulation foil isolation should be provided in the metal roof.

Wall construction type:

External Wall: Double brick(230 mm)

Partition Wall: Single brick(150mm)

Internal Wall : stud wall(90mm)

**South Elevation(Laneway)**

Scale: 1:200 (on A3)

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN

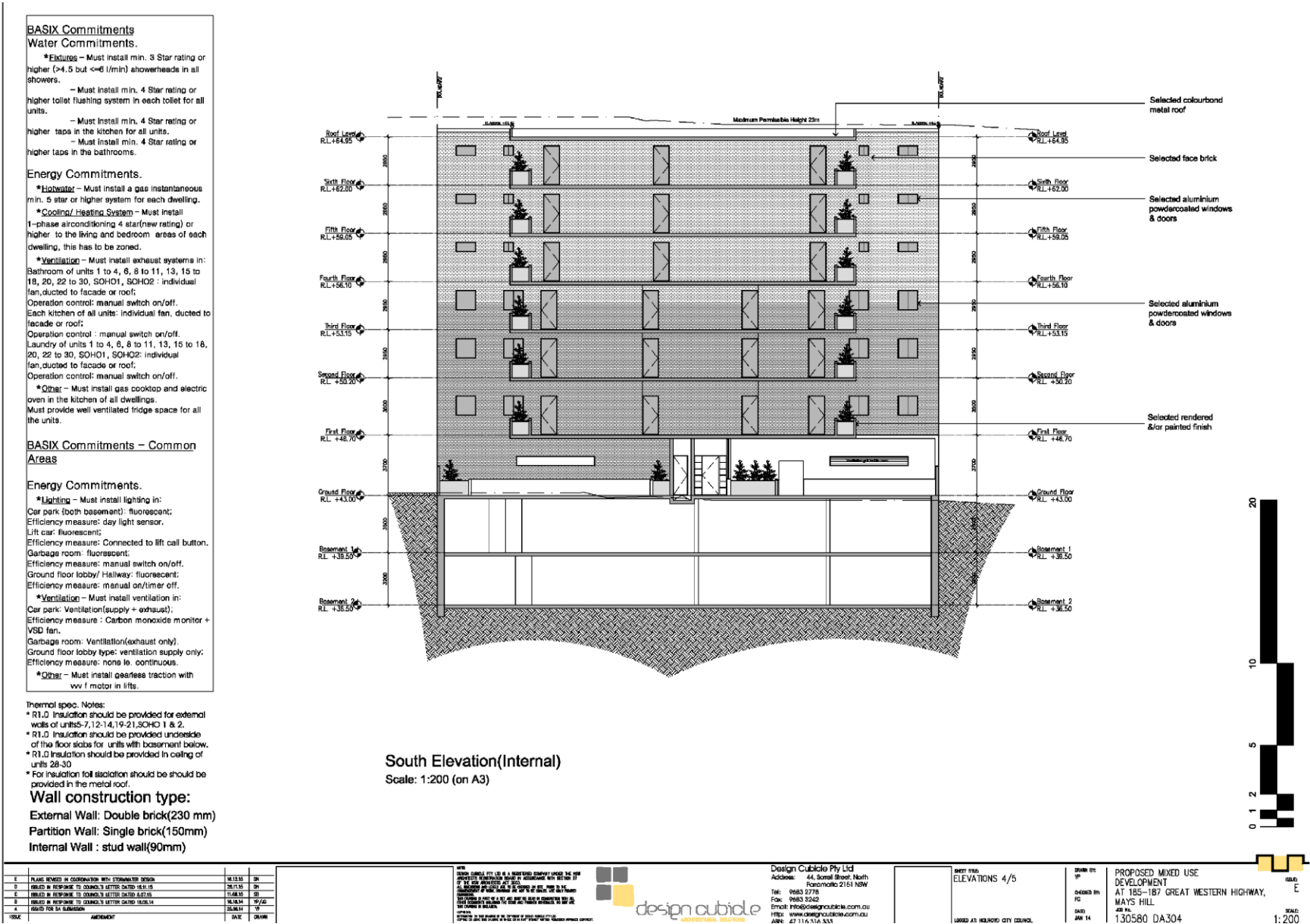
NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH ENVIRONMENTAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.06.14	16.06.14	DN
5	REVISED FOR SUBMISSION	16.06.14	DN



SCALE:
1:200

BASIX Commitments**Water Commitments.**

***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.

– Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.

– Must install min. 4 Star rating or higher taps in the kitchen for all units.

– Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.

***Cooling/Heating System** – Must install 1-phase air conditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.

***Ventilation** – Must install exhaust systems in: Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof;

Operation control: manual switch on/off.

Each kitchen of all units: individual fan, ducted to facade or roof;

Operation control: manual switch on/off.

Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof;

Operation control: manual switch on/off.

***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas**Energy Commitments.**

***Lighting** – Must install lighting in:

Car park (both basement): fluorescent;

Efficiency measure: day light sensor.

Lift car: fluorescent;

Efficiency measure: Connected to lift call button.

Garbage room: fluorescent;

Efficiency measure: manual switch on/off.

Ground floor lobby/ Hallway: fluorescent;

Efficiency measure: manual on/timer off.

***Ventilation** – Must install ventilation in:

Car park: Ventilation(supply + exhaust);

Efficiency measure: Carbon monoxide monitor + VSD fan.

Garbage room: Ventilation(exhaust only).

Ground floor lobby type: ventilation supply only;

Efficiency measure: none i.e. continuous.

***Other** – Must install gearless traction with vvvf motor in lifts.

Thermal spec. Notes:

* R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOH01 & 2.

* R1.0 Insulation should be provided underside of the floor slabs for units with basement below.

* R1.0 Insulation should be provided in ceiling of units 28-30

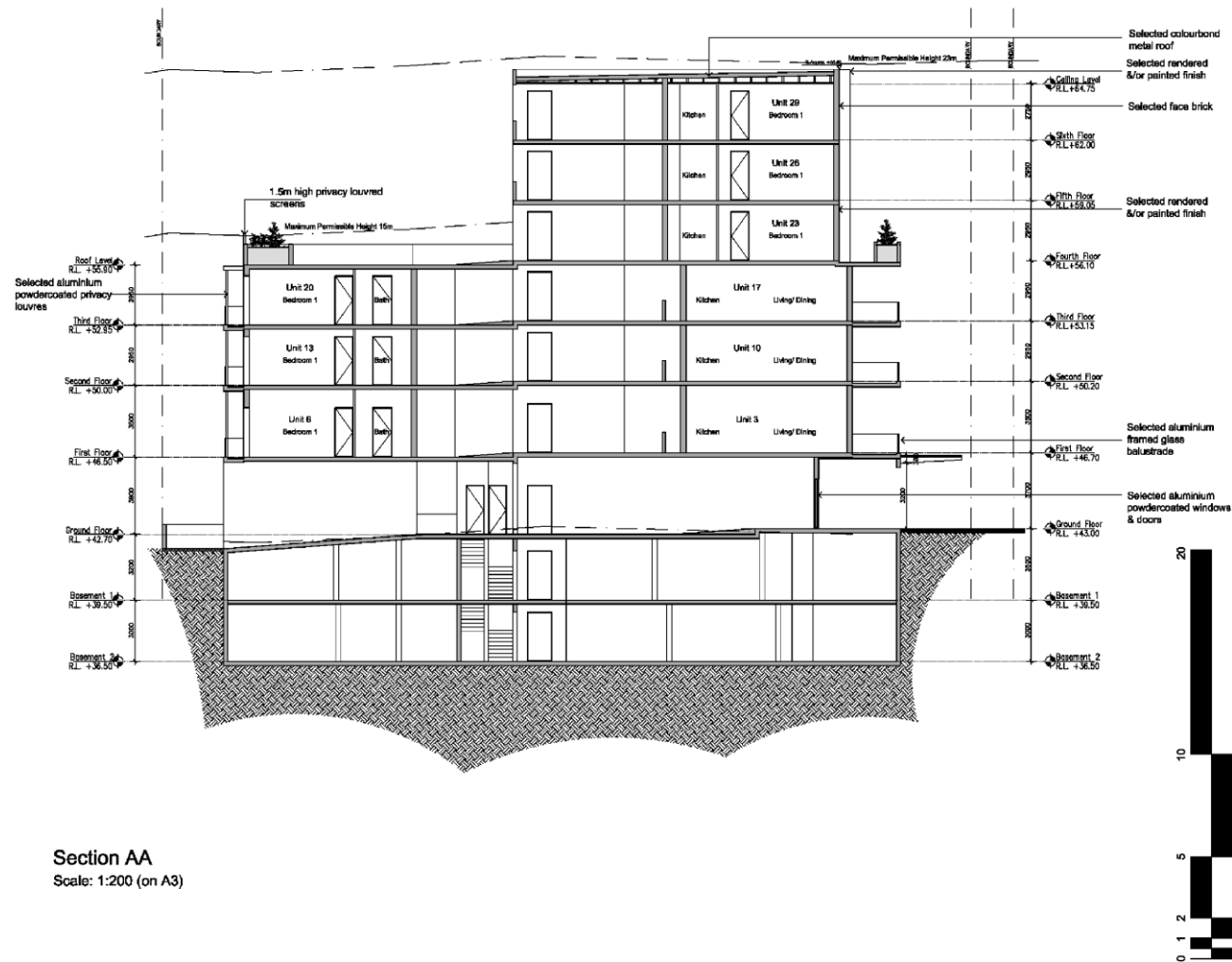
* For insulation foil isolation should be provided in the metal roof.

Wall construction type:

External Wall: Double brick(230 mm)

Partition Wall: Single brick(150mm)

Internal Wall : stud wall(90mm)

**Section AA**

Scale: 1:200 (on A3)

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH EXISTING DESIGN	16/12/15	SH
2	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	26/1/16	SH
3	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	11/2/16	SH
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5	AMEND FOR 3D SUBMISSION	23/2/16	SH

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4	AMEND IN RESPONSE TO COUNCIL'S LETTER DATED 16/1/16	16/2/16	SH
5	AMEND FOR 3D SUBMISSION	23/2/16	SH

BASIX Commitments**Water Commitments**

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments

- ***Hotwater** – Must install a gas instantaneous min. 5 star or higher system for each dwelling.
- ***Cooling/ Heating System** – Must install 1-phase airconditioning 4 star(new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in:
 - Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02 : individual fan, ducted to facade or roof;
 - Operation control: manual switch on/off.
 - Each kitchen of all units: individual fan, ducted to facade or roof;
 - Operation control : manual switch on/off.
 - Laundry of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOH01, SOH02: individual fan, ducted to facade or roof;
 - Operation control: manual switch on/off.
- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas**Energy Commitments**

- ***Lighting** – Must install lighting in:
 - Car park (both basement): fluorescent;
 - Efficiency measure: day light sensor.
 - Lift car: fluorescent;
 - Efficiency measure: Connected to lift call button.
 - Garbage room: fluorescent;
 - Efficiency measure: manual switch on/off.
 - Ground floor lobby/ Hallway: fluorescent;
 - Efficiency measure: manual on/timer off.
- ***Ventilation** – Must install ventilation in:
 - Car park: Ventilation(supply + exhaust);
 - Efficiency measure : Carbon monoxide monitor + VSD fan.
 - Garbage room: Ventilation(exhaust only).
 - Ground floor lobby type: ventilation supply only;
 - Efficiency measure: none ie. continuous.
- ***Other** – Must install gearless traction with vvv f motor in lifts.

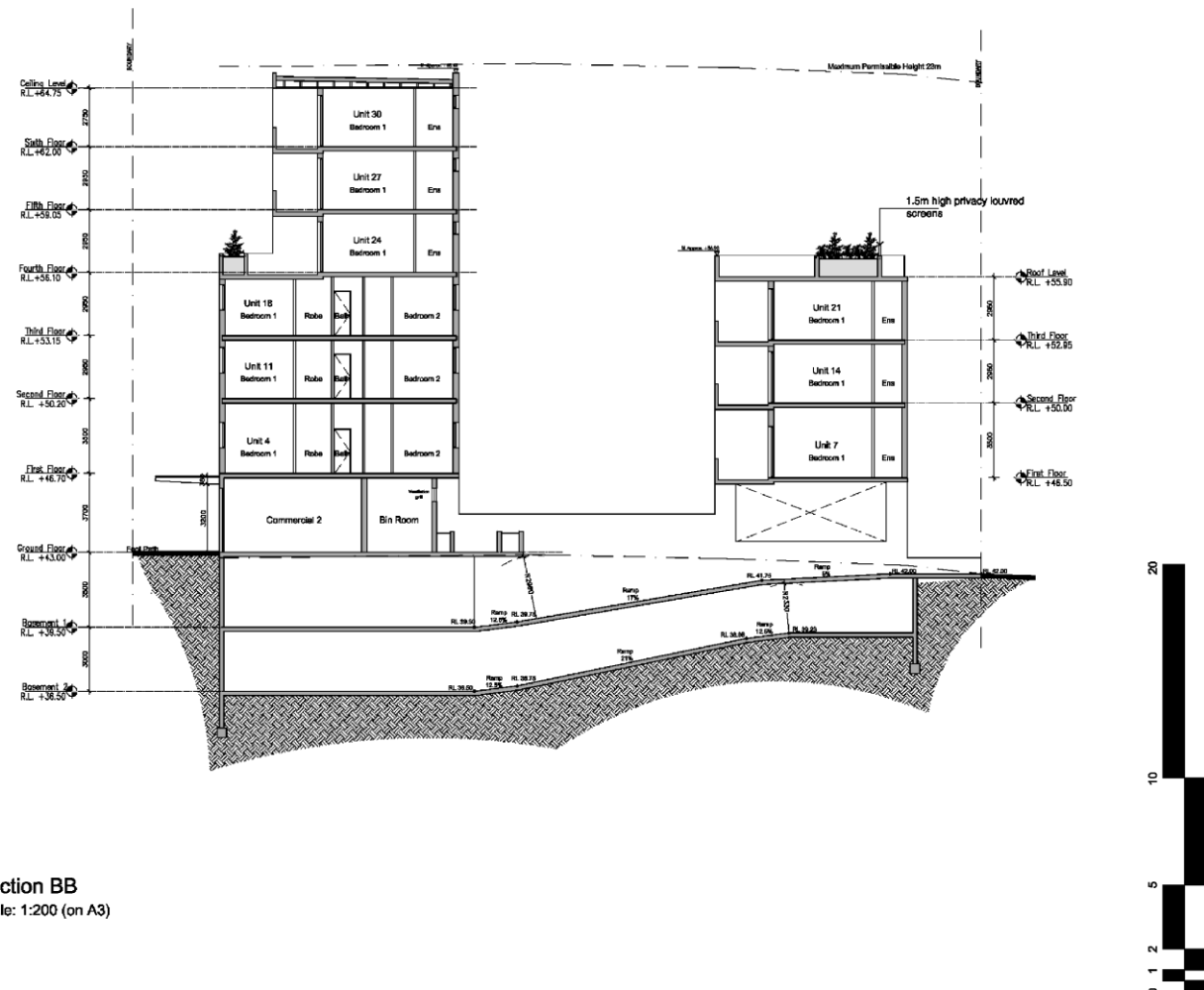
Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOH01 & 2.
- * R1.0 Insulation should be provided underside of the floor slabs for units with basement below.
- * R1.0 Insulation should be provided in ceiling of units 28-30
- * For insulation foil isolation should be provided in the metal roof.

Wall construction type:

- External Wall: Double brick(230 mm)
- Partition Wall: Single brick(150mm)
- Internal Wall : stud wall(90mm)

Section BB
Scale: 1:200 (on A3)



NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH STRUCTURAL DESIGN	16.12.15	DN
2	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	20.11.15	DN
3	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	11.01.16	DN
4	REVISED IN RESPONSE TO COUNCIL LETTER DATED 18.11.15	16.02.16	DN
5	REVISED FOR SUBMISSION	16.02.16	DN

BASIX Commitments

Water Commitments.

- ***Fixtures** – Must install min. 3 Star rating or higher (>4.5 but <=6 l/min) showerheads in all showers.
- Must install min. 4 Star rating or higher toilet flushing system in each toilet for all units.
- Must install min. 4 Star rating or higher taps in the kitchen for all units.
- Must install min. 4 Star rating or higher taps in the bathrooms.

Energy Commitments.

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- ***Cooling/Heating System** – Must install 1-phase air conditioning 4 star (new rating) or higher to the living and bedroom areas of each dwelling, this has to be zoned.
- ***Ventilation** – Must install exhaust systems in:
 - Bathroom of units 1 to 4, 6, 8 to 11, 13, 15 to 18, 20, 22 to 30, SOHO1, SOHO2: individual fan, ducted to facade or roof;
 - Each kitchen of all units: individual fan, ducted to facade or roof;
 - Operation control: manual switch on/off.
 - Each kitchen of all units: individual fan, ducted to facade or roof;
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- ***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings. Must provide well ventilated fridge space for all the units.

BASIX Commitments – Common Areas

Energy Commitments.

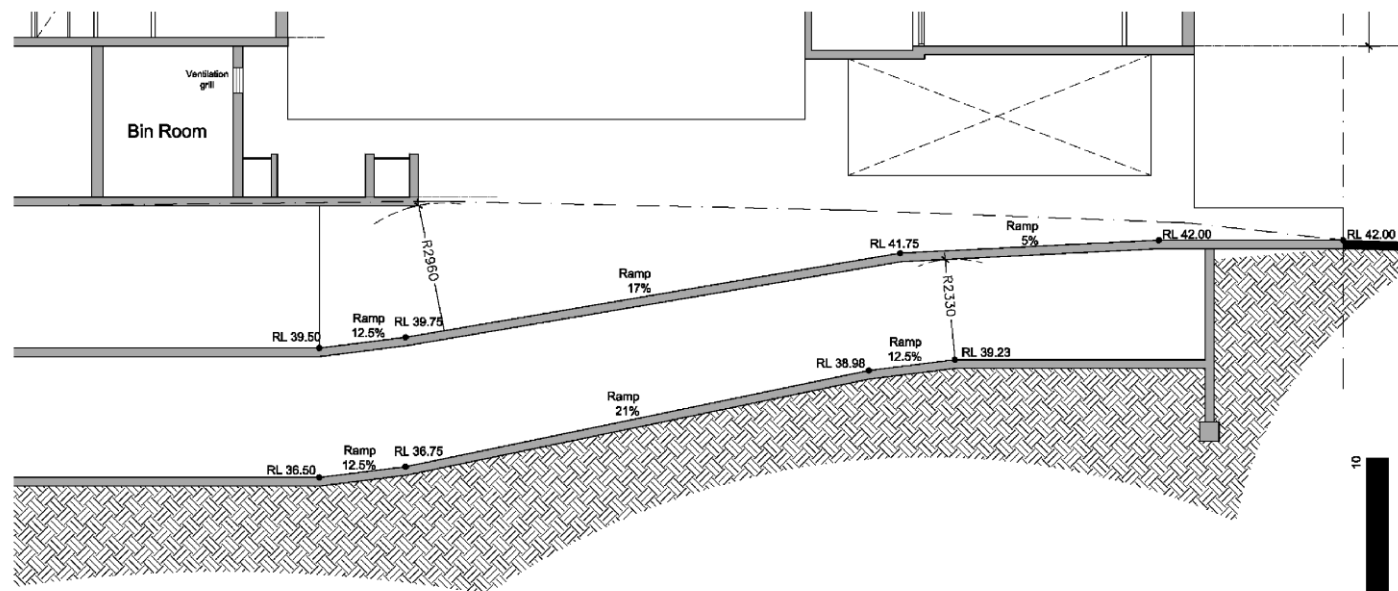
- ***Lighting** – Must install lighting in:
 - Car park (both basement): fluorescent;
 - Efficiency measure: day light sensor.
 - Lift car: fluorescent;
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 - Efficiency measure: manual switch on/off.
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- ***Ventilation** – Must install ventilation in:
 - Car park: Ventilation (supply + exhaust);
 - Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: Ventilation (exhaust only).
 - Ground floor lobby type: ventilation supply only;
 - Efficiency measure: none i.e. continuous.
- ***Other** – Must install gearless traction with vvv 1 motor in lifts.

Thermal spec. Notes:

- * R1.0 Insulation should be provided for external walls of units 5-7, 12-14, 19-21, SOHO 1 & 2.
- * R1.0 Insulation should be provided underside of the floor slabs for units with basement below.
- * R1.0 Insulation should be provided in ceiling of units 28-30
- * For insulation foil insulation should be provided in the metal roof.

Wall construction type:

- External Wall: Double brick(230 mm)
- Partition Wall: Single brick(150mm)
- Internal Wall : stud wall(90mm)



Basement Ramps Section

Scale: 1:100 (on A3)

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
2	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	20/11/16	DN
3	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	11/01/17	DN
4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
2	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	20/11/16	DN
3	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	11/01/17	DN
4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN

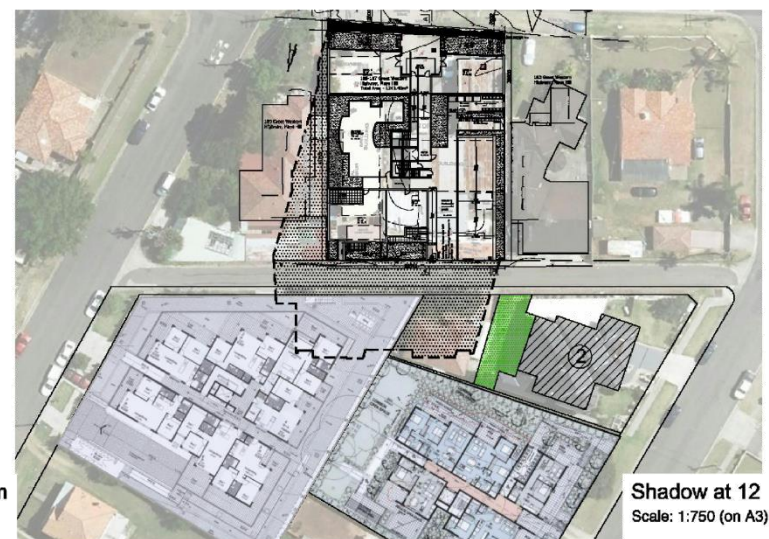
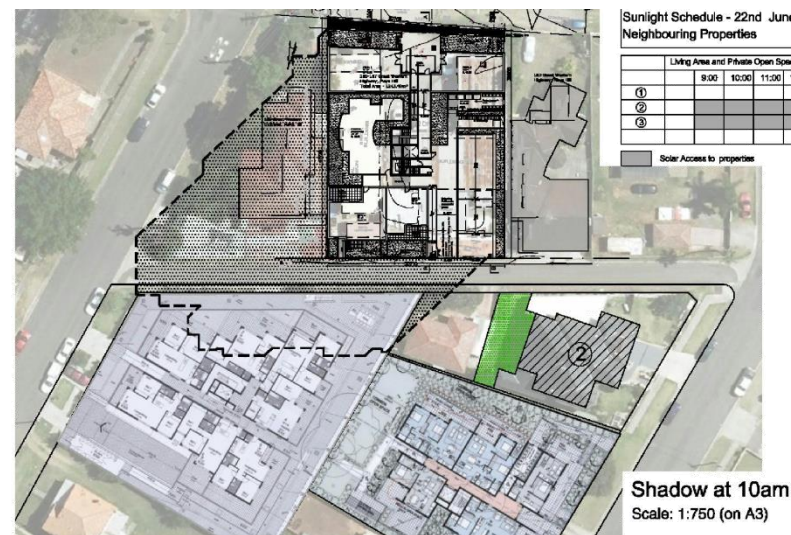
NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
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3	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	11/01/17	DN
4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
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4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
2	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	20/11/16	DN
3	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	11/01/17	DN
4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN


NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
2	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	20/11/16	DN
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5	ISSUED FOR 3D SUBMISSION	23/01/17	DN

NO.	REVISION	DATE	BY
1	PLANS REVISED IN COORDINATION WITH TOWNMASTER DESIGN	16/12/16	DN
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3	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/11/16	11/01/17	DN
4	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 16/01/17	16/01/17	DN
5	ISSUED FOR 3D SUBMISSION	23/01/17	DN



Sunlight Schedule - 22nd June
Neighbouring Properties

	Living Area and Private Open Space Receives min 50% sunlight							
	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00
①								
②								
③								

 Solar Access to properties

E	PLANS REVISED IN COORDINATION WITH STORMWATER DESIGN	10.12.95	DN
D	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 08.11.95	25.11.95	DN
C	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 0.2.95	11.02.95	SD
B	ISSUED IN RESPONSE TO COUNCIL'S LETTER DATED 10.01.94	16.01.94	YF-40
A	ISSUED FOR SA SUBMISSION	25.06.94	YF
ISSUE	AMENDMENT	DATE	DRAWN

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www.designcubicle.com.au
ABN: 47 116 516 333



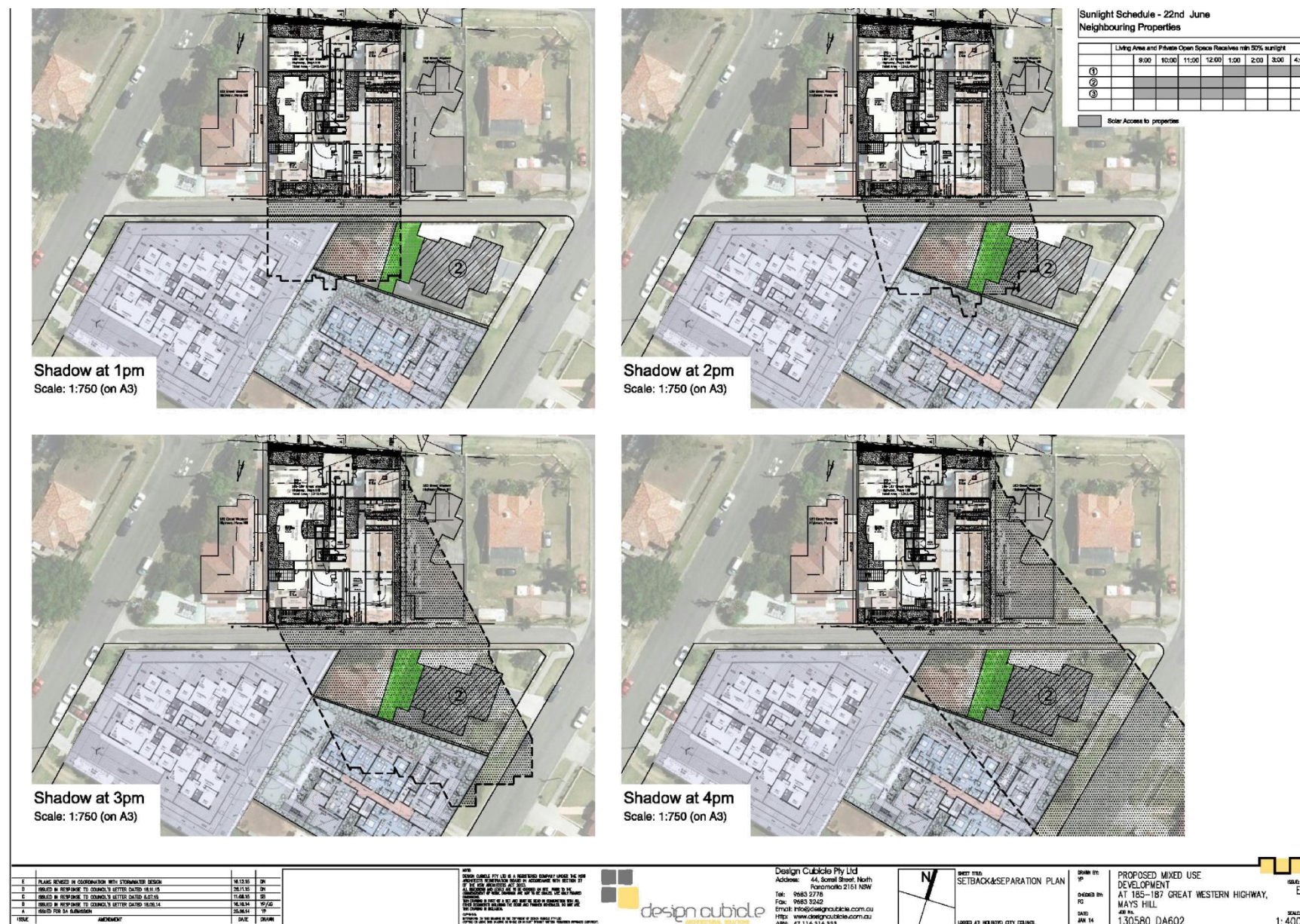
SHEET TITLE:
SHADOW DIAGRAMS 1/4

LOGGED AT HOLROYD CITY COUNCIL

DRAWN BY:
 YP
 CHECKED BY:
 FG
 DATE:
 JAN 14

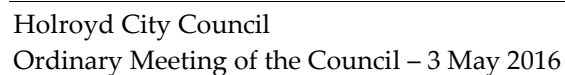
PROPOSED MIXED USE
DEVELOPMENT
AT 185-187 GREAT WESTERN HIGHWAY,
MAYS HILL
400 R/L
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SCALE:
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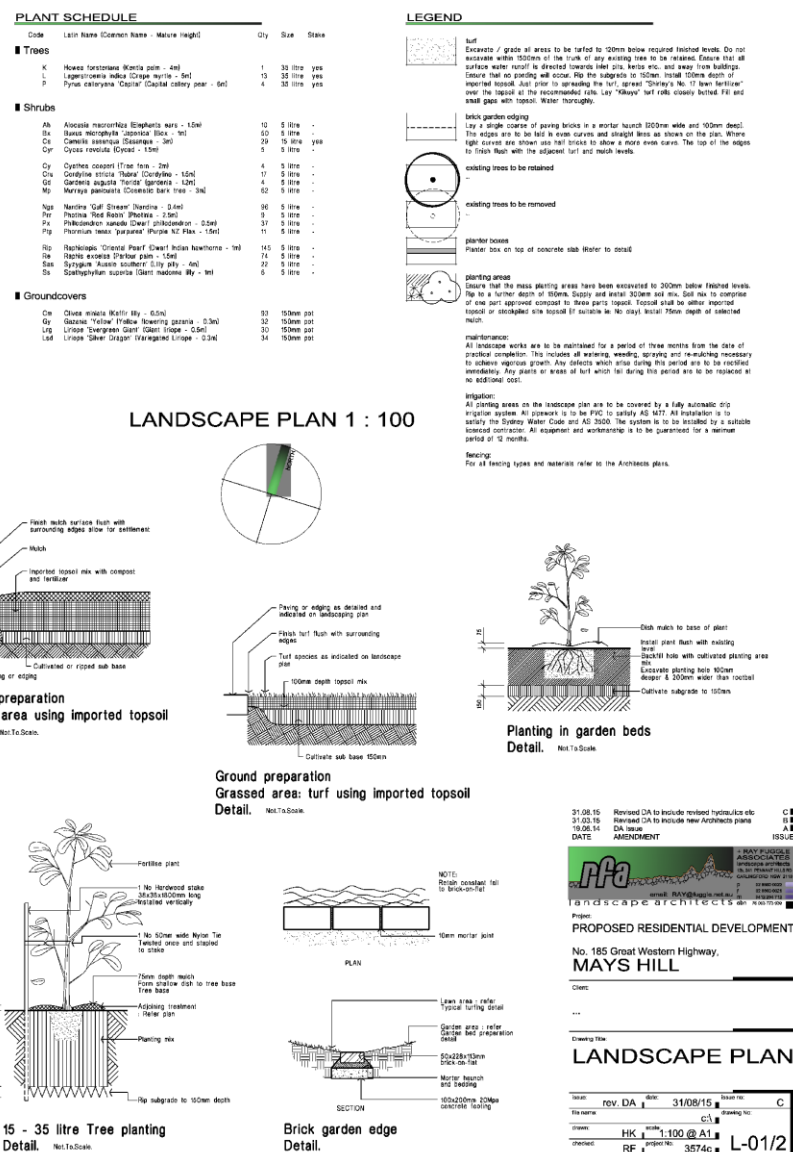


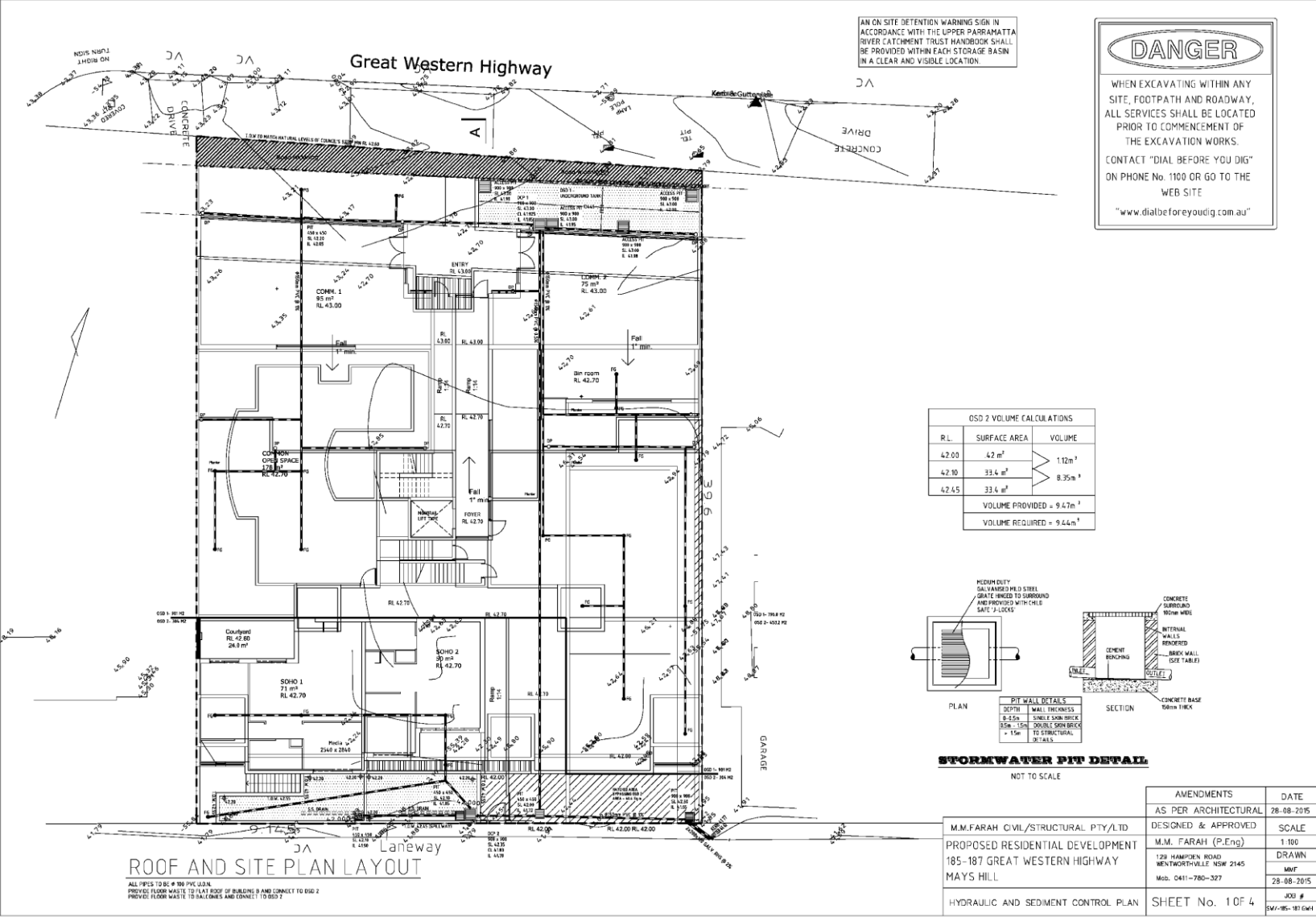
DCS012-16

Attachment 1







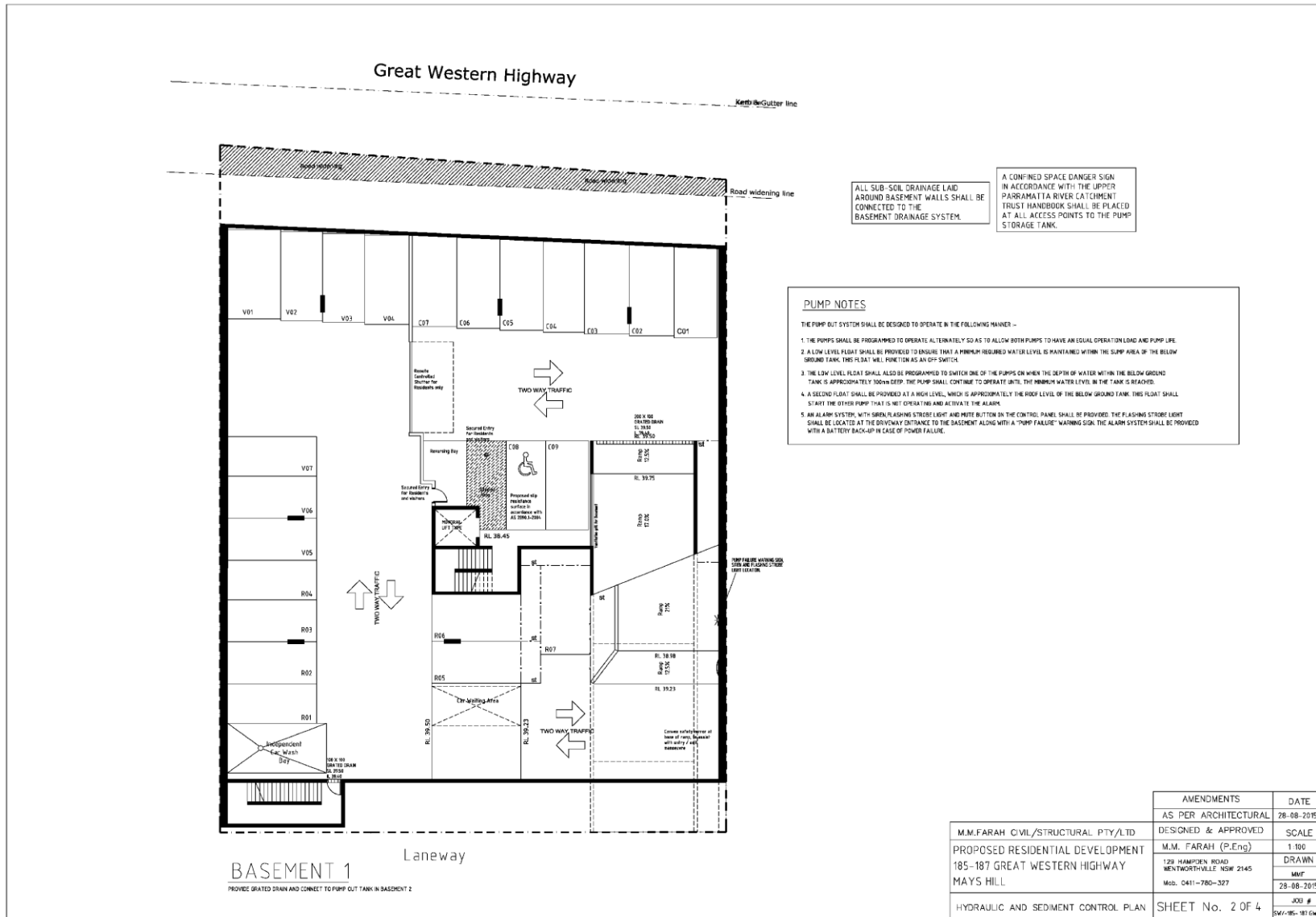


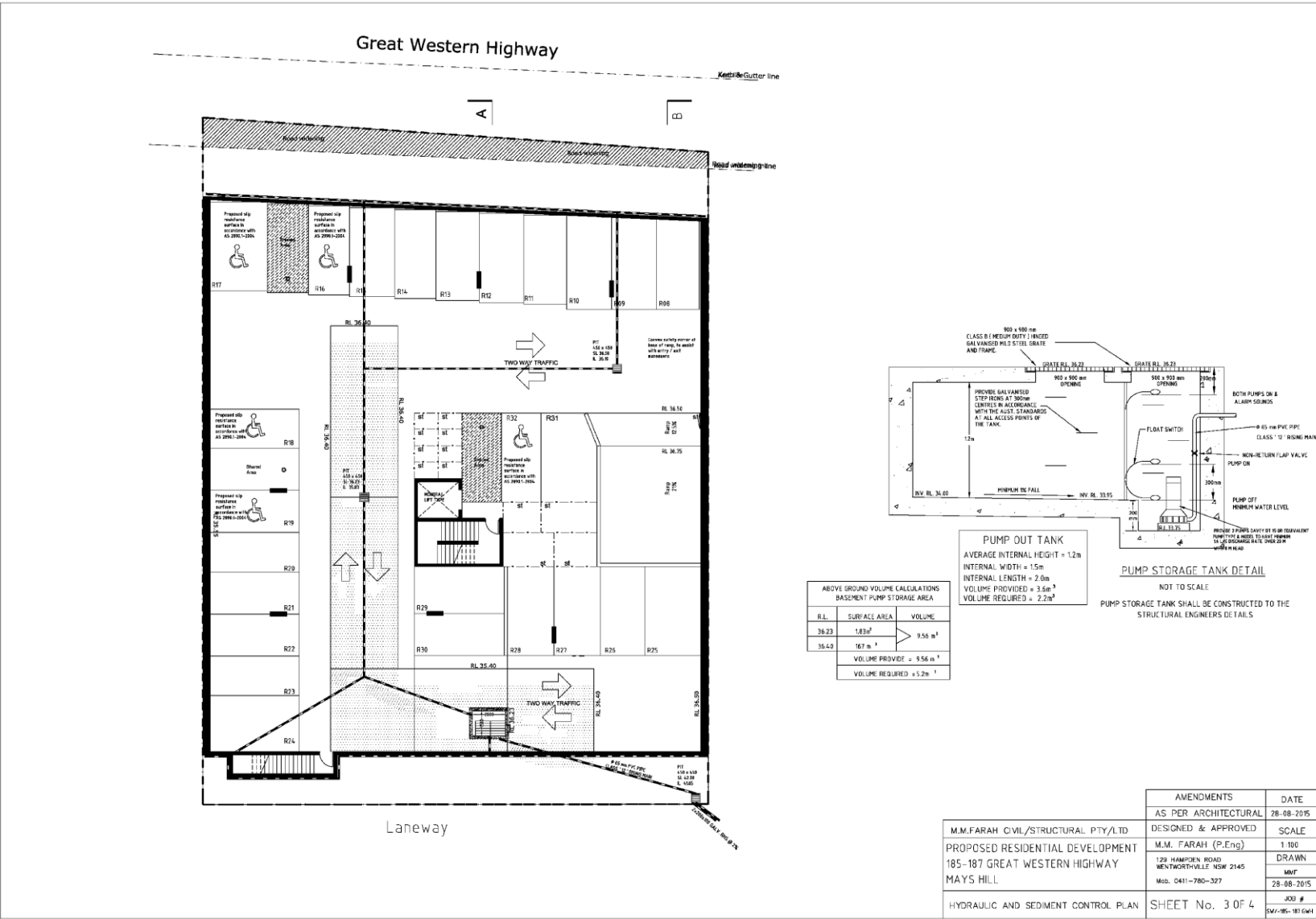
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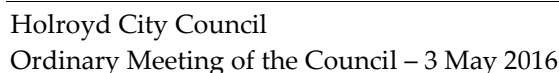
Attachment 3

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Attachment 3









130580 Proposed Mixed Use Development at
185-187 Great Western Highway, Mays Hill



OFFICER'S DRAFT CONDITIONS OF CONSENT

Environmental & Planning Services Department

Our Reference: 2015/155
Contact: William Attard
Phone: 9840 9835

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 NOTICE OF DETERMINATION OF APPLICATION

TBA

ESR Developments
8 Buller Street
NORTH PARRAMATTA NSW 2145

Dear Sir/Madam

Pursuant to Section 81 of the Act, Council has granted conditional approval to your Development Application described as follows:

PROPERTY: Lot 2, DP 854705 & Lot 27, DP 13239

STREET ADDRESS: 185 & 187 Great Western Highway, Mays Hill

DEVELOPMENT CONSENT NO: 2015/155/1

DECISION: Council

DATE OF EXPIRY OF CONSENT: To be Advised

PROPOSED DEVELOPMENT: Demolition of existing structures; consolidation of 2 lots into 1 lot; construction of a part 4, part 7 storey mixed use development comprising 32 residential units; over 2 levels of basement parking accommodating 48 car parking spaces

This Development Application is APPROVED in accordance with the Environmental Planning & Assessment Act 1979 and is subject to compliance with the requirements of Holroyd City Council, the Building Code of Australia, the Local Government Act 1993, and the following conditions as set out hereunder and/or endorsed upon the attached plans.

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PRELIMINARY

1. This consent shall lapse if the above development is not physically commenced within 3 years from the date on which this consent operates.. Any person entitled to act on the consent may apply to Council at least 30 days before this three year period expires, for an extension of one year (in accordance with Section 95A of the Environmental Planning & Assessment Act 1979), provided that good cause is shown. **Note: Failure to lodge an application for extension of consent will mean the consent lapses and a fresh application will be required that will be assessed in accordance with current controls.**
2. Development shall take place in accordance with the following plans and information, except where amended by the conditions of this consent:
 - Architectural plans prepared by Design Cubicle, Job Number 130580, Drawing Numbers DA200 to DA208 (inclusive) and DA301 to DA308 (inclusive), Issue E, dated 16 December 2015;
 - Landscape plans prepared by Ray Fuggle Associates, Project Number 3574c, Drawing Number L-01/2 and L-02/2, Issue C, dated 31 August 2015;
 - Stormwater plans prepared by M.M. Farah, Job Number SW/-185-187 GWH, Sheet Numbers 1 of 4 to 4 of 4 (inclusive), dated 28 August 2015 (OSD Plan Number 2015-200);
 - Erosion and Sediment Control Plan prepared by M.M. Farah, Sheet Number 1 of 1, dated 30 March 2015;
 - Waste Management Plan prepared by Design Cubicle, Revision A, dated 14 April 2015;
 - Schedule of External Colours and Finishes prepared by Design Cubicle, Reference Number 130580, undated;
 - BASIX Certificate Number 553242M_03, dated 10 March 2015;
 - Acoustic Report prepared by Far West Consulting Engineers NSW, Reference Number 142903, dated 10 June 2014;
 - Detailed Site Investigation prepared by Environmental Earth Sciences NSW, Report Number 114083_V1, Version 1, dated 21 January 2015;
 - Soil and Water Management Plan prepared by Environmental Earth Sciences NSW, Report Number 115063_SWMP_V1, dated 30 July 2015;
 - Correspondence from the Roads and Maritime Services, Reference Number SYD15/00526 (A9221839), dated 20 May 2015; and
 - Correspondence from the NSW Police Force – Holroyd Local Area Command, Reference Number D/2015/219208, dated 15 May 2015;
- a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.
3. All building work shall be carried out in accordance with the requirements of the Building Code of Australia. Fully detailed plans including fire safety details shall be submitted with the Construction Certificate application. No work is to commence until such time as a Construction Certificate is obtained for the work/building permitted by this Consent.

Appointment of Council or a Private Certifier as the Principal Certifying Authority (PCA)

4. Either Council or a Private Certifier is to be appointed as the Principal Certifying Authority (PCA) for the development in accordance with Section 109E of the Act.

Accordingly, wherever reference is made to the Principal Certifying Authority in this Consent, it refers to Council or the Private Certifier as chosen by you.

Note: Once you have chosen either Council or a Private Certifier as the PCA, you cannot change from one to the other, or from one Private Certifier or another, without the approval of Department of Planning & Infrastructure.

5. The applicant shall consult with, as required:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) A local telecommunications carrier
 regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. Building materials, builders sheds, waste bins, site fencing, gates or any material of any description shall not be left or placed on any footway, road or nature strip. Footways and nature strips shall be maintained, including the cutting of vegetation, so as not to become unsightly or a hazard for pedestrians. Offenders will be prosecuted.

Demolition

7. In the event that demolition is to occur prior to the issue/release of a Construction Certificate, all relevant fees and bonds such as the demolition inspection fee, kerb & gutter and tree protection bonds shall be paid in full to Council prior to demolition commencing (as per the relevant conditions elsewhere in this Development Consent). Furthermore, the applicant/developer is to ensure that all relevant conditions in this Development Consent relating to the protection of the site, adjoining lands and trees are adhered to in full prior to commencement of any demolition works.
8. Permission is granted for the demolition of existing structures on the property, subject to strict compliance with the following:-
 - a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - *Demolition of Structures*. **Note:** Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications. a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site. The demolition must not commence prior to the date stated in the notification.
 - b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to Holroyd City Council for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection

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- and works must also not commence prior to the commencement date nominated in the written notice.
- c) On the first day of demolition, work is not to commence until Holroyd City Council has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with WorkCover's document "Your Guide to Working with Asbestos", a copy of which accompanies this Development Consent and demolition works must at all times comply with its requirements.
 - d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. Advice on the availability of these signs can be obtained by telephoning Council's Customer Service Centre during business hours on 9840 9840. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
 - e) Demolition shall not commence until all trees required to be retained/transplanted are protected in accordance with those conditions stipulated under "Prior to Works Commencing" in this Consent.
 - f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
 - g) Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
 - h) Demolition is to be completed within 5 days of commencement.
 - i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 6.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
 - j) Protective fencing is to be installed to prevent public access to the site.
 - k) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
 - l) Before demolition operations begin, the property shall be connected to the sewer of Sydney Water to which a pedestal pan shall be temporarily connected for the use as the employees' toilet service during demolition operations.
 - m) After completion, the applicant shall notify Holroyd City Council within 7 days to assess the site and ensure compliance with AS2601-2001 – *Demolition of Structures*.

NOTE: The person responsible for disposing of the above asbestos waste is to telephone the OEH on (02) 9995 5000 or Council's Waste Officer on (02) 9840 9715 to determine the location of a tip licensed to receive asbestos. Within fourteen (14) days of the completion of demolition works, the applicant must lodge with Council, all original weighbridge receipts issued by the receiving tip as evidence of proper disposal.

- n) Within 14 days of completion of demolition, the applicant shall submit to Council:

- i) An asbestos clearance certificate carried out by a licensed asbestos assessor (normally a NATA accredited occupational hygienist), or a person who has the knowledge and skills to be a licensed assessor, regardless of whether or not they are licensed; and
- ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent under DCP 2013, Part A, Section 11. **In reviewing such documentation Council will require the provision of original weighbridge receipts for the recycling/disposal of all materials;** and
- iii) Until 31 December 2012, air monitoring may be carried out by a licensed asbestos assessor, or a person competent to carry out atmospheric monitoring at the workplace, as provided by clause 261 of the *Occupational Health and Safety Regulation 2001* (OHS Regulation).

Note: To find a list of NATA accredited facilities visit the NATA website at www.nata.asn.au and under 'Facilities and Labs' click on 'Facilities List by Field', then click on 'Chemical Testing', then click on 'Asbestos' and finally click on 'identification'. A list of laboratories will be produced which you can contact for the purpose of having a clearance certificate issued.

9. Payment of **\$433.60** fee for inspection by Council of the demolition site prior to commencement of any demolition works.

BASIX (Building Sustainability Index)

10. Under Clause 136D of the Environmental Planning & Assessment Regulation 2000, it is a condition of this Development Consent that all the commitments listed as per Condition 2 in relation to BASIX are fulfilled.

Future Use

11. No approval is granted or implied for the use of the business portion of the development. Separate Consent is required PRIOR to occupation.

NOTE: FEES, BONDS & CONTRIBUTIONS INDICATED IN CONDITIONS OF THIS CONSENT MAY VARY IN ACCORDANCE WITH THOSE ADOPTED BY COUNCIL AT SUBSEQUENT ANNUAL REVIEWS OF ITS "FEES AND CHARGES" AND SUBSEQUENT CHANGES TO THE BUILDING PRICE INDEX. FEES CHARGED WILL BE THOSE CURRENT AT THE TIME OF PAYMENT.

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PRIOR TO ISSUE/RELEASE OF CONSTRUCTION CERTIFICATE/PRELIMINARY CONDITIONS FOR DEMOLITION

The following conditions must be complied with prior to the issue of a Construction Certificate, or where relevant prior to demolition occurring. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate:-

Payment of Bonds, Fees and Long Service Levy

12. The Principal Certifying Authority is to ensure and obtain written proof that all bonds, fees and contributions as required by this consent have been paid to the applicable authority. This includes all Long Service Levy payments to be made to the Long Service Payments Corporation.

Section 94 Contribution

13. Prior to the issue of a Construction Certificate, a monetary contribution imposed under section 94 of the *Environmental Planning and Assessment Act 1979* and Holroyd Section 94 Development Contributions Plan 2013, for 32 units made up of, 4 x 1 bedroom units and 28 x 2 bedroom units and 170m² of GFA is to be paid to Council. At the time of this development consent, the current rate of the contribution is **\$410,700**. The amount of the contribution will be determined at the time of payment in accordance with the relevant s94 Contributions Plan in force at that time. A copy of the Holroyd Section 94 Development Contributions Plan 2013 can be viewed on Council's website at www.holroyd.nsw.gov.au or inspected at Council's Civic Centre located at 16 Memorial Avenue, Merrylands between the hours of 8am and 4.30pm Monday to Friday.

Damage Deposit

14. A cash bond/bank guarantee of **\$5,545.80** must be paid/lodged with Council to cover making good any damage caused to the property of Council, during the course of construction associated with the development. This will be held for 'six (6) months after the completion of works' or six (6) months after the issue of 'Final Occupation Certificate' (whichever occurs last) to remedy any defects that may arise within this time.

Note:- The applicant/owner shall be held responsible for and may be required to pay the full reinstatement costs for damage caused to Council's property, unless the applicant/owner notifies Council in writing and provides photographic proof of any existing damage to Council's property. Such notification shall occur prior to works/demolition commencing. However, if in the opinion of Council, during the course of construction existing damage has worsened, Council may require full reinstatement. If damage does occur during the course of construction, prior to reinstating any damage to Council's property, the applicant/owner shall obtain design specifications of all proposed restoration works. Restoration/construction works within the road reserve shall be carried out by a licensed construction contractor at the applicant/owners expense and shall be inspected by Council prior to placement of concrete and/or asphalt.

Consistency with Endorsed Development Consent Plans

15. The Principal Certifying Authority must ensure that any certified plans forming part of the Construction Certificate, are in accordance with the Development Consent plans.

Landscape Inspection Fee

16. Payment of a **\$513.60** fee for the inspection by Council of landscape works and/or trees to be retained at the key stages, where Council is the Principal Certifying Authority.

Engineering Fees and Bonds

17. Payment of a **\$328.70** fee for the design, specifications and inspection by Council of the vehicular crossing/s prior to placement of concrete.
18. Payment of a **\$640** fee for the design, specifications and inspection by Council of the footpath paving prior to placement of concrete.
19. Payment of a **\$448** fee for the inspection by Council of the stormwater drainage and Onsite Stormwater Detention System at the key stages, where Council is the Principal Certifying Authority.
20. The applicant shall lodge with Council a **\$1,000** cash bond or bank guarantee to cover the removal of redundant vehicular crossings and laybacks along the full road frontage and replacement with kerb and gutter. This bond will be held for 'Six (6) months after the completion of works' or issue of a 'Final Occupation Certificate' (whichever occurs last) to remedy and defects that may arise within this time.
21. The applicant shall lodge with Council a **\$4,500** cash bond or bank guarantee for the satisfactory completion of the construction and/or reconstruction of the concrete footpath paving adjacent to the site. This bond will be held for 'Six (6) months after the completion of works' or issue of a 'Final Occupation Certificate' (whichever occurs last) to remedy and defects that may arise within this time.
22. The applicant shall lodge with Council a **\$6,000** cash bond to cover the registration of a Positive Covenant and Restriction as to User over the Onsite Stormwater Detention System. This bond is refundable upon the submission of proof of registration of the Restriction on Use and Positive Covenant with the Land and Property Information NSW.

Road Works

23. A Traffic Management Plan shall be lodged with Council for any road and drainage works to be carried out within public road reserves, or where construction activity impacts on traffic flow or pedestrian access, in strict compliance with the requirements of Australian Standard 1742.3 (Traffic Control Devices for Works on Roads). In this regard, the applicant shall pay Council a **\$482.70** fee for the assessment of the Traffic Management Plan by Council, prior to commencing works within the road reserves. A copy of the approved Traffic Management Plan shall be kept on site during the course of construction for reference and compliance.
24. To maintain sight distance to pedestrians, all fencing and landscaping within 2.0m of a driveway shall have a maximum height of 1m and 50% transparent above a height of 0.5m. All solid posts higher than 0.5m (but lower than 1m) shall have a maximum width 350mm and a minimum spacing of 1.2m. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Required Submissions to Certifying Authority

25. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriate stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agent details – see Building and Development then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Developing then Building and Renovation

or telephone 13 20 92.

26. If the development likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.
27. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.
28. Retaining walls greater than 1.0m above finished ground level or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated stormwater drainage measures, shall be designed by an appropriately qualified person. Details are to be included with any Construction Certificate application.
29. Structural engineer's details (in duplicate) prepared and certified by a practising qualified structural engineer of all reinforced concrete and structural members shall be submitted to the Principal Certifying Authority.
30. A Construction Management Plan (CMP) prepared by a suitably qualified consultant shall be prepared to address issues such as traffic control, noise, dust, etc. during construction. All measures / works / methods / procedures / control measures / recommendation made within the Construction Management Plan shall be implemented accordingly. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.
31. The development shall comply with the Access to Premises Standards. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.
32. The BASIX Certificate shall be amended, to identify SOHO 1 as achieving only 1 bathroom with natural light. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.
33. A window shall be designed to the eastern elevation of the patio area associated with SOHO 1, to introduce light to the kitchen area. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

34. A controlled access arrangement shall be designed to the ground floor residential units, SOHO 1 and SOHO 2, to limit access to residents of the units. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

35. Entry doors shall be provided along the northern elevation of commercial units 1 and 2, to be clearly visible from the Great Western Highway. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

36. A residential bin room shall be designed adjacent to the ground floor corridor, opposite the northern stairwell, and a garbage chute system to service the residential portion of the development shall be designed to the central corridor within First Floor to Sixth Floors (as noted in red on the architectural plans).

The residential bin room shall be designed to accommodate the following:-

- Garbage Bins – 3 x 1100 Litre bins; and
- Recycling Bins – 10 x 240 Litre bins.

Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

37. The bin room to the rear of commercial tenancy 2 is to be used solely by the commercial tenancies and not for residential waste / recycling purposes. Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

38. Storage areas for each unit shall be provided at the following rates:-

- 1 bedroom units - 6m³
- 2 bedroom units - 8m³
- 3 bedroom units - 10m³

Detail is to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Fire Safety Upgrading & Essential Services

39. The Construction Certificate is to include a schedule specifying all of the essential fire or other safety measures that are required for the building or premises to ensure the safety of persons in the building in the event of fire.

Car Wash Bay

40. A vehicle wash bay shall be provided for residents of the development. Collection, reuse and ultimate disposal of water used in the vehicle wash bay shall be in accordance with Sydney Water's requirements. The car wash bay shall be designed so that the following requirements are met:-

- Have an adequate parking and washing floor space.
- Provide a water supply.
- Minimise water use with appropriate devices (e.g., such as a gun-type nozzle which closes when released and a timer operative valve, collection and use of rainwater).

- Have a water supply cut out system/fail-safe mechanisms provided to ensure that mechanical failure; drainage blockage or lack of maintenance cannot result in wastewater surcharge into the stormwater system.
- Be designed to ensure that over spray, drift of water or detergent does not cause a nuisance to persons, vehicles, residences, other buildings, neighbouring properties or the environment.
- Be located so that washing can occur with minimal disturbance to other residents,

Details to be submitted to the Principal Certifying Authority

Design Verification Statement

41. In accordance with Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment Development", the subject development must be undertaken or directed by a "qualified designer" (i.e., a "registered architect" under the Architects Act). In this regard, a design verification statement shall be submitted to the Principal Certifying Authority (PCA). The PCA shall ensure that the statement prepared by the qualified designer provides the following:-

- (i) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
- (ii) That the qualified designer has designed or directed the design of the subject development;
- (iii) That the plans and specifications lodged with the Construction Certificate achieve or improve the design quality of the development for which the subject development consent was granted, having regard to the design principles set out in Part 2 SEPP 65.

N.B. The design verification statement must provide an explanation of the design in terms of the design quality principles set out in Part 2 of SEPP 65.

Residential Flat Development Residential Waste Storage Area

42. The waste storage area shall be roofed, screened from public view and provided with:-
- Openings, 5% of the floor area and recessed into the walls, positioned to provide cross floor ventilation OR mechanical ventilation to Council's satisfaction;
 - An adequate water supply provided by a hose cock and hose (hot water for commercial premises)
 - The floor shall be made of an impervious surface, drained to sewer in accordance with Sydney Water requirements and include a dry arrestor pit with a removable basket.

Plans and specifications for the storage room shall be submitted with the application for the Construction Certificate.

Salinity

43. The site has been identified as having a potential salinity hazard. To prevent moisture/salinity from entering the built structure, appropriate construction methods are to be incorporated for all dwellings/buildings.

Details of proposed methods of construction are to be detailed in the engineering plans and submitted to the PCA.

Note: Further information for building in a saline environment is available in the following documents:

- “Building in Saline Environment” prepared by DIPNR 2003.
- Water Sensitive Urban Design in the Sydney Regions “Practice Note 12: Urban Salinity”
- Wagga Wagga City Council’s “Urban Salinity Action” October 1999
- “Guide to Residential Slabs and Footings in Saline Environments” prepared by Cement Concrete and Aggregates Australia, May 2005

On-site Stormwater Detention

44. The development has been identified as requiring an On-site Stormwater Detention (OSD) system which has formed part of the Development Consent. Therefore, in order to satisfy the drainage requirements for the building, any Construction Certificate for the buildings shall include the construction of the OSD system. In this regard, design and construction details for the OSD system demonstrating compliance with this Development Consent, OSD Plan Number: 2015-200 and Council’s On-site Detention policy shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Acoustic Measures

45. Plans and/or specifications indicating how compliance with the recommendations of the Acoustic Report prepared by Far West Consulting Engineers NSW, Reference Number 142903, dated 10 June 2014, will be achieved, are to be submitted to the Principal Certifying Authority.

PRIOR TO WORKS / DEMOLITION COMMENCING

The following conditions are to be complied with prior to any works / demolition commencing on the site:

Appointment of Principal Certifying Authority and Notification of Commencement of Work

46. The person having the benefit of the development consent, not the principal contractor (builder), must: -
- a) Appoint a Principal Certifying Authority in accordance with Section 81A(2)(b) of the Act.
 - b) Have the Principal Certifying Authority complete the 'Accredited Certifier Details' on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.
 - c) Notify Council of the appointment of the Principal Certifying Authority and of the intention to commence building work, such notification is to be given to Council at least two (2) working days prior to the proposed commencement date, and be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

If nominated, Council can provide this service for you and act as the Principal Certifying Authority.

N.B. The Principal Certifying Authority must also notify the person having the benefit of the Development Consent of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work such notification must comply with Clause 103A of the Regulations.

Notification of Principal Contractor (Builder)/Owner-Builder

47. The person having the benefit of the Development Consent must:-
- (a) Notify the Principal Certifying Authority that the person will carry out the work as an owner-builder, if that is the case;
- OR
- (b) Appoint a Principal Contractor for the building work (who must be the holder of a contractor licence if any residential building work is involved), and notify the Principal Contractor of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work.
 - (c) Notify the Principal Certifying Authority of any such appointment.

Where Council is the Principal Certifying Authority, such notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Required Submissions to Council or the Principal Certifying Authority

48. To facilitate a complete assessment and enable the Certifying Authority to check compliance on site, truss validation and design, details certified by a qualified practising structural engineer shall be submitted to Council or the Principal Certifying Authority for examination and approval. Details shall include:
- a) job address and builder's name
 - b) design wind velocity
 - c) terrain category
 - d) truss spacing
 - e) roof pitch
 - f) material of roof
 - g) roof batten/purlin spacing
 - h) material of ceiling
 - i) job number

Photographic Record of Council Property – Damage Deposit

49. The applicant shall submit to Council, for the purposes of the damage deposit bond lodged to cover making good any damage caused to the property of Council, a full and satisfactory photographic record of the condition of Council's property (i.e., road pavement, kerb and guttering, footway, stormwater drainage, etc.) adjacent to the subject site. The purpose of the photographic record is to establish any pre-existing damage to Council's property to ensure that you are not liable for any re-instatement works associated with that damage. However, if in the opinion of Council, the existing damage has worsened or any new damage is caused during the course of construction, the Council may require either part or full re-instatement.

Note: Failure to provide a full and satisfactory photographic record described above, is likely to render the applicant liable to rectify all damages unless satisfactory proof can be provided that the damage was pre-existing.

Notification to Relevant Public Authority

50. The applicant shall ensure that relevant public utility authorities are made aware of the salinity problems that have been identified, such that their services are designed to take into consideration the effects the saline soils may have on their installations.

Fencing of Sites

51. Fencing of sites is required to prevent public access when the site is unoccupied and building works are not in progress. In this regard the MINIMUM acceptable standard of fencing to the site is properly constructed chain wire fencing 1.8m high, clad internally with Hessian or Geotextile fabric.

All openings are to be provided with gates, such gates are not at any time to swing out from the site or obstruct the footpath or roadway.

Signs to be Erected on Sites

52. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted **outside working hours and at any time for business purposes**, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign must be rigid and durable and be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note: Principal Certifying Authorities and Principal Contractors must also ensure that signs required by this clause are erected and maintained (clause 227A of the Regulations currently imposes a maximum penalty of \$1,100).

Prohibited Signage

53. Advertising, Real Estate Agents, Architects, Designers, site suppliers and any other signage not mentioned in the conditions, is not to be placed or displayed on the site, such that the signage is visible from any public place. Offenders may be prosecuted.

Protection of Public Places

54. A hoarding or fence must be erected between the work site and any public place, if the work involved in the erection or demolition of the building; is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Site Control Measures

55. Suitable erosion and sediment control measures shall be provided at all vehicular entry/exit points and all other measures required with and/or shown on plans accompanying the Construction

Certificate, to control soil erosion and sedimentation, are to be in place prior to the commencement of construction works. Such controls are to be provided in accordance with Holroyd City Council's "Erosion & Sediment Control Policy."

Note: On-the-spot fines may be issued by council where measures are absent or inadequate.

Footpaving, Kerbing and Guttering

56. Protection must be provided for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.
57. Finished street levels shall not be assumed. The owner or builder must make application to Council's Engineering Services Department for street levels.

Support for Neighbouring Buildings

58. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land (including a public road and any other public place), the person causing the excavation to be made:-
 - a) must preserve and protect the building from damage, and
 - b) if necessary, must underpin and support the building in an approved manner, and
 - c) must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (In this clause, *allotment of land* includes a public road and any other public place).

59. A dilapidation report of adjoining properties/allotments and details of the proposed excavation works in excess of 2m or within the zone of influence of neighbouring building foundations and required underpinning and supportive measures shall be submitted to the Principal Certifying Authority. Any required underpinning and supportive measures shall be designed by a practising structural engineer and details shall be submitted to the Principal Certifying Authority for approval prior to construction works commencing.

Toilet Facilities

60. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
Each toilet provided:
 - a) Must be a standard flushing toilet, and
 - b) Must be connected:
 - i) To a public sewer,
 - ii) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or

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- iii) If connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.
- iv) The position of the toilet on the site shall be determined by Council's Building Surveyor and/or Sydney Water.

Residential Building Work - Insurance

61. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (where not Holroyd City Council) has given Holroyd City Council written notice of the following information:-
- (a) in the case of work for which a Principal Contractor is required to be appointed:
 - (i) the name and licence number of the Principal Contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (where not Holroyd City Council) has given Holroyd City Council written notice of the updated information.

The notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Roadworks

62. The applicant is to submit to Council an application for a road opening permit when the drainage connection into Council's system is within the road reserve. In this regard the applicant shall pay Council a **\$159.20** fee prior to the commencement of works. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) required within the road reserve.
63. The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.
64. Any required adjustment to utility services, trees, signs and other street furniture requires approval of the appropriate authority and shall be undertaken by the applicant at no cost to Council.

65. Any works requiring closure of any road or footway closure will require submission of a Council's Temporary Road Closure application form and payment of fees.

Works Within Council's Reserve

66. All works within the Council reserve shall be completed within three (3) weeks of the date of commencement. Council's Development Engineer shall be advised prior to the commencement of works.
67. Submission to Council of a Certificate of Currency of the contractor's Workers' Compensation Policy prior to the commencement of works.
68. All construction works shall be in accordance with the WorkCover safety requirements. Submission of insurance documentation demonstrating a minimum Public Liability cover of \$10,000,000 is to be submitted prior to commencement of works. Holroyd City Council shall be named on the Certificate of Currency as an interested party.

RMS Road Occupancy License

69. A Road Occupancy License shall be obtained from the RMS, prior to commencing works within the road reserve. A copy of the license shall be forwarded to Council prior to commencing works and a copy of the license shall be kept on site at all times.

Property/Street Number

70. Council is the authority responsible for the allocation of all official property addresses. For ease of identification of your new development, it is important that the allocated property numbers are used and displayed prominently. It is requested that you contact Council as soon as possible before construction is commenced to discuss proposed addressing for your development.

Please email your site plan to hcc@holroyd.nsw.gov.au or contact Council's Rates Section by Phone on 9840 9767.

Council's 'Allocation of Property Numbers' policy is available on Council's website www.holroyd.nsw.gov.au.

DURING DEMOLITION / CONSTRUCTION

The following conditions are applicable during demolition / construction:-

Endorsed Plans & Specifications

71. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and approved Traffic Management Plan are to be retained on site at all times.

Hours of Work & Display of Council Supplied Sign

72. For the purpose of preserving the amenity of neighbouring occupations building work including the delivery of materials to and from the site is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. Work on the site on Sundays and Public Holidays is prohibited. **Note: Demolition work is not permitted on weekends or Public Holidays - refer to specific demolition condition for approved hours.**

The yellow "Hours of Building Work" sign (supplied by Council with the approval), is to be displayed in a prominent position at the front of the site for the duration of the work.

Site Control

73. All soil erosion measures required in accordance with the approved sediment and erosion control plan and any other relevant conditions of this Consent are to be put in place prior to commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. This includes the provision of turf laid on the nature strip adjacent to the kerb.
74. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works and all rubbish shall be removed from the site upon completion of the project.
75. Stockpiles of sand, soil and other material shall be stored clear of any drainage line or easement, tree protection zone, water bodies, footpath, kerb or road surface and shall have erosion and sediment control measures in place to prevent the movement of such materials onto the aforementioned areas and adjoining land.

Asbestos Cement Sheeting

76. i) All asbestos cement sheeting must be removed by contractors with an appropriate licence issued by WorkCover and who are familiar with asbestos removal prior to the commencement of:-
- (a) Recladding or brick veneering of any building where the existing walls to be covered are currently clad with asbestos cement;

OR

- (b) Construction work where new work abuts existing asbestos cement sheeting and/or where parts of the existing building clad with asbestos cement sheeting are to be altered or demolished.

Removal must be carried out strictly in accordance with WorkCover's "Your Guide to Working with Asbestos" (copy attached).

- ii) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).

Note: The person responsible for disposing of the above asbestos waste is to telephone the EPA on (02) 9995 5000 or Council's Waste Officer on (02) 9840 9715 to determine the location of a tip licensed to receive asbestos. **Upon completion of tipping operations the applicant shall lodge with the Council, all receipts issued by the receiving tip as evidence of proper disposal.**

- iii) Within fourteen (14) days of completion of renovation or recladding or brick veneering works where asbestos cement sheeting was removed, the applicant shall submit to Council an asbestos clearance certificate prepared by a NATA accredited occupational hygienist.

Note: To find a list of NATA accredited facilities visit the NATA website at www.nata.asn.au and under 'Find a Facility or Lab' type in 'asbestos identification' in 'keywords' then click on 'chemical testing' in NSW then click on the search button. A list of laboratories will be produced which you can contact for the purpose of having a clearance certificate issued.

Waste Management Plan

77. The approved Waste Management Plan must be implemented and complied with during all stages of works on site.
78. Within seven (7) days of completion of construction/building works, the applicant shall submit a signed statement to Council or the Principal Certifying Authority verifying that demolition work and recycling of materials was undertaken in compliance with the Waste Management Plan. The Principal Certifying Authority shall submit a copy of the statement to Council.
In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

Compliance with Critical Stage Inspections and other Inspections nominated by the Principal Certifying Authority

79. Section 109E(3)(d) of the Act requires certain specific inspections (prescribed by clause 162A of the Regulations) and known as 'Critical Stage Inspections' to be carried out for building work. Prior to permitting commencement of the work your Principal Certifying Authority is required to give notice of these inspections pursuant to clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

Construction

80. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has been supplied with a check survey report prepared by a registered surveyor certifying that the floor levels and external wall locations to be constructed, comply with the approved plans, finished floor levels (FFL)s and setbacks to boundary/ies. **The slab shall not be poured, nor works continue, until the Principal Certifying Authority has advised the builder/developer that the floor level and external wall setback details shown on the submitted survey are satisfactory.**

In the event that Council is not the Principal Certifying Authority, a copy of the survey shall be provided to Council within three (3) working days.

On placement of the concrete, works again shall not continue until the Principal Certifying Authority has issued a Certificate stating that the Condition of approval has been complied with and that the slab has been poured at the approved levels.

Salinity

81. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has confirmed that all required construction measures addressing salinity, as required by this Consent and its accompanying Construction Certificate have been carried out.

Landscaping/Site Works

82. All turfed areas shall be finished level with adjoining surfaces and also fall evenly to approved points of drainage discharge.
83. New 1.8m high lapped and capped timber paling or colorbond fences (colour to be sympathetic with the development) determined in consultation with adjoining property owner(s), shall be erected along and within all side and rear boundaries and between courtyards at full cost to the developer. An additional 300mm of lattice screening (35mm dressed lattice or colorbond equivalent that is compatible with the fence) shall be erected atop of the entire length of the southern boundary fence. In situations where the boundary fence is proposed on top of a retaining wall, the height of the fence shall not exceed a maximum of 2.4m as measured from the lower adjacent ground level. A Statutory Declaration or other documentary evidence of such consultation is to be submitted to the Principal Certifying Authority.
84. A single master T.V. antenna is to be installed to service each building and provision made for connection to each dwelling within that building.

Tree Protection

85. The applicant shall accept all responsibility for the accuracy of the information provided to Council for assessment. If any tree/s are not shown on the endorsed plan or are required to be retained/transplanted and protected but are threatened by demolition/construction work through

unforeseen construction requirements or plan inaccuracy, all site and building works so affected are to cease until the matter is resolved to the satisfaction of Council. Council's Environmental and Planning Services Department is to be notified immediately upon such a problem being encountered.

Inspection of On Site Detention Works

86. The stormwater drainage works are to be inspected during construction, by the Council or by a suitably qualified Civil Engineer. Documentary evidence of compliance with Council's specifications shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

- (a) Initial inspection to discuss concept and site conditions/constraints prior to commencement of construction of the detention basin/tank.
- (b) Prior to landscaping of detention basin or pouring of the roof of the detention tank.
- (c) After completion of storage but prior to installation of fittings (e.g. orifice plates, screens, flap valves etc.)
- (d) Final Inspection

Council's standard inspection fee will apply to each of the above set inspection key stages. Additional inspection fees will apply for additional inspections required to be undertaken by Council.

Road Works and Footpaving

87. Pedestrian access, including disabled and pram access, is to be maintained as per Australian Standard AS1742.3 "Part 3 – Traffic Control Devices for Works on Roads".
88. All advisory and regulatory sign posting (for example parking restriction signage, pedestrian crossing signs, warning signs) are to remain in place during construction.

Underground Cabling

89. All communications cabling shall be installed underground as per relevant authority requirements (including broadband and Category 5).

Underground Power Connection

90. Where electricity reticulation cannot be obtained directly from the street, power connection is to be underground. No intermediate power pole is permitted.

Alarms

91. The developer/builder shall not install any audible intruder alarms within the units. If the building is to be provided with a burglar alarm system, this shall incorporate back to base monitoring such that residents can connect thereto from each individual unit.

92. With regard to the basement level pump out system, a suitable audible alarm with flashing light system shall be positioned at the first floor level of each common property stairwell within the building and a flashing light only shall be positioned at each common property entrance to the car parking area to provide a flood warning in the case of pump failure. The alarm system shall be to the satisfaction of Council's Engineer.

Basement Parking

93. A convex mirror is to be provided so that drivers can see up the driveway from within the basement.
94. An intercom device is to be located:
- i) on the driver's side wall at the top of the driveway to the basement carpark, so that visitors can access the visitor carparking spaces; and
 - ii) within the basement foyer so that disabled persons can contact any unit if the lift is not working.
95. The entry point shall be provided with a suitable communication system to allow the security gate to be opened remotely by the occupants of the building. The width of the access driveway / ramp adjacent to the control device/s shall not restrict access for residents / visitors and shall be in accordance with the Australian Standards.

Vehicle Cleansing

96. Concrete trucks and trucks used for the transportation of building materials shall not traffic soil, cement or similar materials onto the road. Hosing down of vehicle tyres shall be conducted in a suitable off-street area where wash water is prevented from entering the stormwater system or adjoining property.

Importation of Fill

97. All imported fill shall be validated in accordance with Council's Contaminated Land Policy to ensure that it is suitable for the proposed land use from a contamination perspective.

Additional Information during Remediation / Demolition / Construction

98. Any new information which comes to light during remediation / demolition / construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council immediately.

Driveways

99. All new driveways shall be located at least 1.5 metres away from the side boundaries with the area between the driveway and the boundary suitably landscaped.

Acoustic Measures

100. The recommendations provided within the Acoustic Report prepared by Far West Consulting Engineers NSW, Reference Number 142903, dated 10 June 2014, shall be implemented.

Soil and Water Management Plan

101. The Soil and Water Management Plan prepared by Environmental Earth Sciences NSW (Report No: 115063_SWMP_V2) dated 4 January 2016 is required to be implemented during the demolition and construction stages of the proposed development.

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PRIOR TO ISSUE OF FINAL OCCUPATION CERTIFICATE**The following conditions are to be complied with prior to the issue of a final occupation certificate:-****Certificates/Documentary Evidence**

- 102. A final clearance is to be obtained from Integral Energy if such clearance has not previously been issued.
- 103. A Section 73 Certificate (Sydney Water) must be submitted to the Principal Certifying Authority prior to occupation of the development.
- 104. A Structural Engineer's certificate from the supervising structural engineer responsible for the design shall be submitted to the Principal Certifying Authority and shall state that all foundation works/reinforced concrete/structural members have been carried out/erected in accordance with the Engineer's requirements and the relevant SAA Codes.

Note: Any such certificate is to set forth the extent to which the engineer has relied on relevant specifications, rules, codes of practice or publications in respect of the construction.

- 105. An Accredited Certifier shall submit to the Principal Certifying Authority a signed checklist as per Appendix A of AS4299-1995 confirming that five (5) units (Units 6, 13, 20, 26 and 29) have achieved the desired level of adaptability (i.e. "Adaptable House Class A or B").

Landscaping/Tree Protection

- 106. Certification is to be provided to the Principal Certifying Authority (PCA), from the designer of the landscape proposal, that all tree planting/landscape works have been carried out in accordance with the endorsed plan. If Council is the PCA, the certification is to be submitted to Council prior to or at the final landscape inspection. If Council is **not** the PCA, a copy of the certification is to be provided to Council with the Occupation Certificate.
- 107. Certification is to be provided to the Principal Certifying Authority (PCA) from a suitably qualified and licensed contractor that the specified planter boxes have been waterproofed and drained in accordance with the requirements of the current relevant Australian Standards, any relevant authority regulations and current best work practices. If Council is not the PCA a copy of the certification is to be provided to Council with the Occupation Certificate.
- 108. Certification is to be provided to the Principal Certifying Authority from a suitably qualified and licensed contractor that the specified fully automated commercial grade irrigation system has been designed and installed to all common planted areas in accordance with the requirements of the current relevant Australian Standards, any relevant authority regulations and current best work practices. If Council is not the PCA, a copy of the certification is to be provided to Council with the Occupation Certificate.
- 109. Boundary and courtyard fences must be erected and finished in a professional manner.

Parking/Driveway

110. All dwellings/units and associated car parking spaces shall be numbered on site in accordance with numbering on the endorsed plans. These numbers shall also be consistent with any strata plan for the completed development.
111. All resident, visitor and commercial parking spaces including bicycle parking spaces shall be signposted and line marked in accordance with Australian Standards 2890.1.2004 and 2890.6.2009.
112. The entry / exit driveway shall be indicated with appropriate signage and linemarking to avoid conflict at the driveway.
113. The driveway shall be signposted indicating availability of visitor off-street parking. Spaces reserved for this purpose shall be marked as such.
114. Directional signage shall be designed and provided on site to direct visitors to the residential and commercial visitor parking spaces and the commercial units. The signage shall be positioned in a location which will not impact on vehicle movements or damage the signage, visible to drivers and to be endorsed by a suitably qualified Traffic Practitioner.
115. Directional arrows for internal circulation shall be proximately displayed on the pavement approaches to, and within, the car park area.
116. The vehicle crossing between the street and front boundary shall be constructed of plain concrete with no colour or stencilling.
117. All disabled parking spaces shall be provided with a shared area, bollards and slip resistant surface in accordance with Australian Standard 2890.6.2009.
118. Wheel stops shall be provided at appropriate parking locations and in accordance with AS 2890.1-2004.

Fire Safety

119. Submission to Council of a Final Fire Safety Certificate pursuant to Clause 170 of the Environmental Planning and Assessment Regulation 2000 in respect of each essential fire or other safety measure listed on the Fire Safety Schedule attached to the Construction Certificate.

NOTE:

1. Such Certificate shall state, pursuant to Clause 80E in relation to each essential fire safety measure mentioned in the certificate:–
 - that the service has been assessed by a properly qualified person (chosen by the owner of the building); and
 - that the service was found to be, when assessed, capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.
2. The person who carries out the assessment must inspect and verify the performance of each fire safety measure being assessed, and must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedules for the building.

3. The assessment must have been carried out within the three (3) months prior to the date on which the final fire safety certificate is issued.

On-site Stormwater Detention, Certification and Covenant

120. A copy of the as approved stormwater drainage and On Site Detention plan showing work as executed details shall be submitted to Council. The work as executed plan shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention.
121. A certificate of compliance in accordance with Council's standards and specifications for stormwater drainage and On Site Detention shall be issued to the Principal Certifying Authority by a suitably qualified Civil Engineer.
122. A certificate of compliance for the pump out drainage system of the basement level shall be issued to the Principal Certifying Authority by the pump installers stating that the pump out system has been installed to operate in accordance with the Council requirements and approved drawings.
123. Documents giving effect to the creation of a Positive Covenant and Restriction on Use over the as constructed On Site Detention shall be submitted to the authority benefited for approval prior to lodging with the Land and Property Information NSW. The wording of the terms of the Positive Covenant and Restriction on Use shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention. The documents shall be approved by the benefiting authority for registration with Land and Property Information NSW.
Note: Prior to release of the documents creating the Restriction on Use and Positive Covenant, the benefiting authority shall be satisfied that the as-constructed On Site Detention is in accordance with the approved drawings and Council requirements.

The Positive Covenant and Restriction on Use documents shall be registered with the Land and Property Information NSW within six (6) months from the date of release by the benefiting authority.

124. A maintenance schedule for the stormwater and On-Site Detention system including a sketch plan of the components forming the sites stormwater and On-Site Detention system shall be submitted. The maintenance schedule shall be prepared by a qualified hydraulic engineer and shall be in accordance with the Upper Parramatta River Catchment Trust requirements.
125. An On-site Storm water Detention plate shall be installed within the detention basin or tank. The plate shall be located in or near the Discharge Control Unit to alert future owners of their obligations to maintain the facility and its restrictions. The wording and plate shall be in accordance with Council's standard requirements.

Road Works

126. Any works requiring levels within the road reserve will require the submission of Council's Vehicle Crossing application form.
127. A full width **heavy** duty vehicular crossing shall be provided opposite the vehicular entrance to the site, with a maximum width of **10** metres and a minimum width of **8** metres at the boundary line.

These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's issued drawings and level sheets.

128. The removal of existing footpath and construction of a 2.5 metre wide concrete shared footpath paving and associated works along the entire site fronting Great Western Highway. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD 8100 and issued level sheets.
129. All footpath areas within the road reserves that are not concrete shall be turfed with ST85 Buffalo or 'Sir Walter'.
130. Removal of all redundant vehicular crossings and laybacks along the full road frontage and replacement with kerb and gutter. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing number SD-8100.
131. A certificate of compliance for the construction of vehicular crossings, footpath paving, kerb and guttering and roadworks shall be obtained from Council and be submitted to the Principal Certifying Authority.
132. Dedication and construction of a 5.5 metre wide road verge and footpath along the Great Western Highway. Documents relative to the creation of the road and footpath widening shall be lodged with the Land and Property Information NSW with Registration being affected prior to issue of the Occupation Certificate. All costs associated with the construction, creation and dedication of the road and footpath widening are to be borne by the applicant.

Lot Consolidation

133. Lot 2, DP 854705 and Lot 27, DP 13239 are to be consolidated into one lot on title and all works shall be completed in accordance with Development Consent 2015/155/1.

House/Street Number

134. A house/street number must be displayed on all newly developed properties in accordance with Council's "Policy on the Display of House Numbers" available from the Customer Services Counter or Council's website, www.holroyd.nsw.gov.au.

The street address is 187 Great Western Highway, Mays Hill.

Design Verification Statement

135. In accordance with Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment Development", the subject development must be undertaken or directed by a "qualified designer" (i.e., a "registered architect" under the Architects Act). In this regard, prior to the issue of an occupation certificate a design verification statement shall be submitted to the Principal Certifying Authority (PCA) assessing the development, upon completion of all works subject of this consent. The PCA shall ensure that the statement prepared by the qualified designer provides the following:-

- (i) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
- (ii) That the completed development achieves the design quality of the development as shown in the plans and specifications submitted and approved with the Construction Certificate, having regard to the design quality principles set out in Part 2 SEPP 65.

Noise Compliance Report

136. A noise compliance report shall be submitted to Council prior to the issuing of the Occupation Certificate. The report shall state that the noise reduction measures detailed within the Acoustic Report prepared by Far West Consulting Engineers NSW, Reference Number 142903, dated 10 June 2014, have been implemented, and confirm that the noise emissions from the premises complies with Council's noise criteria specified in this consent.

Lighting

137. Adequate lighting shall be provided within the development (i.e. pedestrian access ways, common areas and communal open space, car parking areas and all entries) and shall comply with AS 1680.0:2009.

General

138. Documentary evidence and/or certificate of compliance must be submitted to Council to show that all works have been completed in accordance with this Development Consent and its accompanying Construction Certificate.
139. The glass balustrading associated with the balcony areas of the development, facing the public domain, shall be maintained to opaque glass.
140. The glazing proposed to the commercial units on the ground floor shall be maintained to clear glass.

CONDITIONS RELATING TO USE

The following conditions are applicable to the use of the development:-

Safety & Amenity

- 141. Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 142. No approval is granted or implied for the use of the business tenancies. Separate Consent is required PRIOR to occupation of each separate business tenancies.
- 143. The future use of the business tenancies shall comply with the nominated prescribed land uses within Council's Local Environmental Plan 2013.
- 144. Access to the residential areas of the development shall be limited to residents via an intercom swipe card system.

Mechanical Ventilation System – Car Park

- 145. Noise and vibration from the use of the (mechanical exhaust ventilation) system shall not exceed the background level by more than 5dB(A) and shall not be audible in any premises of a different occupancy between 10.00pm and 7.00am on weekdays and 10.00pm and 8.00am on weekends and public holidays.

Traffic and Parking

- 146. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
- 147. At least 65 car parking spaces numbered and line marked in accordance with the endorsed plan, are to be made available at all times for residents, employees and visitors' vehicles only in conjunction with the occupation of the building/premises.
- 148. All vehicles shall enter and leave the site in a forward direction.
- 149. The car wash bay shall be a common, independent area, and not serve as a visitor parking space.

Refuse & Trade Waste

- 150. Waste storage bins must be covered at all times to prevent entry of stormwater or dispersal by wind and must be sealed to prevent leakage.

Maintenance of Waste Storage Area

- 151. All waste and recycling containers shall be stored in the designated waste storage area. The body corporate shall be responsible for movement of the waste and recycling containers to the footpath for weekly collections, and the return of waste and recycling containers to the waste storage area.

The Body Corporate shall clean the waste storage area, dry arrestor pit and waste collection containers.

152. In the event of Council receiving complaints regarding excessive odour from the garbage bay area, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour emanating from the garbage bay area.

Alarms

153. Where audible intruder alarms are installed in the units by residents, they shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997. (Note: Conditions 91 and 92 above, prevents the developer/builder from installing audible alarms).

Emergency Procedures

154. The owner of a building to which an essential fire safety measure is applicable must not fail to maintain each essential fire safety measure in the building premises to a standard not less than that specified in the Fire Safety Schedule.

Noise

155. The operation of the pump from the rainwater tank shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA90 level (in the absence of the noise under consideration). Council may require an Acoustic Report to be submitted, prepared by a suitably qualified person, to ensure this requirement is met in the event of Council receiving complaints.
156. The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA90 level (in the absence of the noise under consideration).
157. In the event of Council receiving complaints regarding excessive noise, the person(s) in control of the premises shall at their own cost arrange for an acoustic investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of noise emanating from the premises.
158. Noise and vibration from the use of the air conditioning system (if any installed) shall not exceed the background level by more than 5dB(A) and shall not be audible in any premises of a different occupancy between 10:00pm and 7:00am on weekdays and 10:00pm and 8:00am on weekends and public holidays.

Signage on Stormwater Drains (Commercial)

159. Signs shall be displayed adjacent to all stormwater drains on the premises indicating that only clean water is allowed to enter these drains. Examples of possible signage include: 'Clean Rainwater Only', 'Clean water only - NO waste' or 'H₂O only'.

Car Wash – Residential/Commercial

160. Washing of vehicles shall be conducted in a car washbay, which is roofed and bunded to exclude rainwater. The carwash bay shall be regularly cleaned and maintained. Alternative water management and disposal options may be appropriate where water is recycled, minimised or re-used on the site.
161. The car wash bay shall be managed and maintained so that the following requirements are met:
- The Body Corporate or owner should advise all users of the car wash facilities how to operate, maintain and use the equipment so that good housekeeping practices can be adopted at all times.
 - Have clearly visible sign(s) indicating that no degreasing, engine washing or mechanical work is to be undertaken in the car wash bay, informs car wash bay users of how to use and maintain the system, and encourages users to minimise the use of detergents and water.

Lighting

162. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with *AS4282-1997 Control of the obtrusive effects of outdoor lighting*.

Landscaping

163. Landscaping adjacent to the driveway shall not restrict pedestrian and vehicular visibility in accordance with Australian Standard 2890.1 – 2004. Regular maintenance shall be undertaken to ensure this requirement is satisfied.

General

164. All privacy measures shall be maintained at all times, throughout the lifetime of the development.

ADVISORY NOTES**Other Necessary Approvals**

- A. The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary activity not approved by this consent, including:
- (a) Works, including the pruning or removal of any tree(s) not authorised in the preceding conditions or on the approved plans. Council's Tree Preservation Order protects trees by definition taller than 3.5m or having a trunk circumference exceeding 500mm measured one metre above ground level. If in doubt contact Council's Tree Management Officer.
 - (b) Any fencing located forward of the proposed building and exceeding the limitations specified in Local Environmental Plan 2013, Part 3 "*Exempt and Complying Development*".
 - (c) The erection of any advertising sign, not being exempt from the need to obtain approval.
 - (d) The installation of any furnace, kilns, steam boiler, chemical plant, sand blast, spray painting booth or the like.

NOTE: * If you carry out building work as an owner builder and sell your home within seven (7) years from the date of completion (date of final occupation certificate), then a Certificate of Insurance must be attached to your Contract of Sale.

- B. Section 97 of the Act provides that an applicant who is dissatisfied with the Council's determination of the Development Application may appeal to the Land and Environment Court within 6 months of the date of determination, or as otherwise prescribed.
- C. Section 82A of the Act provides that an applicant may request, within 6 months of the date of determination of the Development Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

It should also be noted that an application under Section 82A of the Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 82A Application must allow sufficient time for Council to complete its review within the prescribed time frame, including the statutory requirement for public notification.

- D. The applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular proposal. Approval of this application does not imply or confer compliance with this Act. Applicants and owners should satisfy themselves as to compliance and make their own enquiries to the Australian Human Rights Commission. Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility.
- E. A Construction Certificate shall be obtained in accordance with Section 81A (2)(a) of the Act, prior to the commencement of any work on site. Council can provide this service for you.
- F. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to the occupation of the building.
- G. **DEMOLITION**
- (a) Demolition is to be carried out in accordance with AS2601-2001, *Demolition of Structures*.
 - (b) Demolition is to be carried out in such a way and with such control measures as are necessary to prevent the occurrence of any dust, noise, runoff or other nuisance.

- (c) All sediment/soil is to be prevented from entering Council's stormwater drainage system.
- (d) The public footpath and roadway is to be protected against damage as a result of demolition activities and is to be kept clean and free of all soil and other materials.
- (e) On completion of demolition the site is to be left in a clean and tidy condition.
- (f) Holroyd City Council has a Tree Management Order which applies to the entire City of Holroyd. No ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees exceeding 3.5m in height and 3m in branch spread shall take place without the prior written consent of Holroyd City Council.
- (g) There shall be no burning of any waste, as this is prohibited within the City of Holroyd.
- (h) Demolition material can be recycled saving the environment and also tipping costs. For more information, contact the Environment Protection Authority's Recycling hotline on 9325 5555.
- (i) Public roads shall be kept clean and free of any materials which may fall from vehicles or plant to ensure safety and amenity of the area.

H. BANK GUARANTEES

Bank guarantees will be accepted from list of banks which have at least an "A" rating from Standard and Poors and at least an "A2" or "Prime-1" standard from Moodys Investor Services.

To enable the bank guarantee to be enforceable during an entire project with consideration for delays, **the guarantee must not contain a facility expiry date.**

To get to Standard and Poors www.standardpoors.com then from Ratings Action choose Ratings Lists. Then click on Financial Institutions followed by clicking on Financial Institutions Counterparty Ratings List. Go to "**Banks**" and download to Australian Banks.

To get to Moodys www.moodys.com then look up Ratings and then Banking and then Bank Ratings list. It will take you to Bank Credit Research page. Look at the table of contents and choose Global Bank Ratings by Country. Look up Australian Banks.

I. SMOKE DETECTORS

A system of self contained smoke alarms complying with the requirements of AS3786-1993, *Smoke Alarms* or listed in the *Scientific Services Laboratory Register of Accredited Products* being installed in the dwelling, connected to the mains power supply and provided with a standby power supply. Alarms are to be positioned on the ceiling and setback a minimum distance of 300mm from any wall. Alarms are to be placed in the vicinity of each area containing bedrooms with a minimum of one (1) alarm required for each storey of the dwelling.

J. TERMITE PROTECTION

Structural members are to be protected from attacked by subterranean termites in accordance with the requirements of AS3660.1-2000 *Protection of building from subterranean termites* and a durable notice must be affixed within the metre box indicating the type of protection, its date of installation, life expectancy of any chemical barrier used, and system maintenance and inspection requirements. A certificate of compliance of the approved system must be submitted to Council or the Principal Certifying Authority on completion of the system installation. With respect to chemical protection, a pipe system shall be installed beneath the slabs plastic membrane to allow re-application of the chemical border.

DCS012-16

Attachment 5

K. WET AREAS

Wet areas in the dwelling are to be waterproofed in accordance with AS3740 *Waterproofing of wet areas within residential buildings*.

Where Council is the Principal Certifying Authority for the works, the submission of evidence of suitability for the waterproofing product used will be required at the wet area inspection stage. The evidence of suitability is to be in the form of:-

1. A current Certificate of Accreditation for the product.

AND

2. A certificate from the person responsible for the installation of the product advising that the product was applied in accordance with the relevant manufacturers specifications.

Note: Any copy of documentary evidence submitted, must be a complete copy of the original report or document.

L. LANDINGS

A landing having a minimum length of 750mm and a grade no steeper than 1:50, must be provided where the sill of a threshold of a doorway opens onto a stair that provides a change in floor level or floor to ground level greater than 3 risers or 570mm in accordance with Clause 3.9.1.3 (Stair Construction) of the Building Code of Australia.

M. SARKING

To reduce the risk of injury during works to the roof, sarking with fall arresting ability is to be provided to the underside of the roof. Manufacturers specifications for the sarking is to be submitted to Council prior to its installation.

N. MINIMISING WATER USE

Examples of ways water use can be minimised in the car wash facility are:

- the use of a gun type nozzle on the hose that closes when released and
- filter and recycle wash water where possible.

O. CONSTRUCTION/OCCUPATION CERTIFICATE FEES

An administration fee per certificate (in accordance with Council's adopted fees and charges) is payable to Council on lodgement of Construction and Occupation Certificates from Principal Certifying Authorities.

P. SOUND TRANSMISSION AND INSULATION

To ensure the amenity of occupants in multi-residential development (Class 2 and 3 buildings and Class 9c Aged Care buildings), separating walls must be constructed in accordance with Part F5 of the Building Code of Australia.

Q. FIRE SAFETY

Paths of travel a minimum of 1000mm wide in accordance with D1.6 of the Building Code of Australia are to be clearly defined and line marked on the floor prior to occupation.

R. GLAZING CERTIFICATION

A certificate shall be submitted to the Principal Certifying Authority stating that safety glazing has been used in the building in accordance with AS1288 - "Glass in Buildings - Selection and Installation".

S. 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.

T. 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 (Cth) 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.

DCS012-16

Attachment 5

Page 36 of 36

U. DIVIDING FENCES

Please be advised that arrangements concerning existing or proposed fences between properties are a civil matter determined by the involved parties under the [Dividing Fences Act](#). You are therefore required to consult with the owners of neighbouring properties if fences are to be removed or constructed.

The Dividing Fences Act is administered by the [Department of Lands](#) who can act as a mediator in disputes. For further information please refer to the following information on Council's website: www.holroyd.nsw.gov.au/building_and_development/local_plans_and_policies/dividing_fences

Yours faithfully

Merv Ismay
GENERAL MANAGER

Per:
MANAGER DEVELOPMENT

DOCUMENTS ASSOCIATED WITH

DCS013-16

PLANNING PROPOSAL - 1-29 STURT STREET, SMITHFIELD

1	Letter from Proponent dated 30 March 2016 requesting withdrawal of Planning Proposal79
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planning consultants

30 March 2016
Our Ref: 9274A.3DK

The General Manager
Holroyd City Council
PO Box 42
Merrylands, NSW, 2160

Attention: Karen Hughes

Dear Karen,

RE: Planning Proposal Application for 1 – 29 Sturt Street, Smithfield

We refer to the above Planning Proposal lodged with Council on 1st September 2015.

On 11 March 2016 the Standard Instrument (Local Environmental Plans) Order 2016 (Amending Order) became effective. The Amending Order is relevant to the above Planning Proposal as it, in part, inserts *Hardware and Building Supplies* and *Garden Centres* as permissible uses in the Standard Instrument into the B7, IN1 and IN2 zones. The Amending Order applies to the Holroyd Local Environmental Plan 2013.

The purpose of the Planning Proposal is to amend the zoning of the 1-29 Sturt Street from IN1 – General Industrial to IN2 – Light Industrial under the Holroyd Local Environmental Plan (LEP) 2013 as *Hardware and Building Supplies* and *Garden Centres* are permissible uses in the IN2 zone under Holroyd LEP 2013. The Amending Order identifies *Hardware and Building Supplies* and *Garden Centres* as uses permissible with consent in the IN1 zone under Holroyd LEP 2013. Therefore the Amending Order has the same effect as the Planning Proposal, and the Planning Proposal is no longer required.

On behalf of Bunnings, we advise that Bunnings wish to withdraw the Planning Proposal.

In addition, Bunnings is also requesting a partial refund of the \$45,106 application fees paid to Council. The fee, being quite substantial, was to cover the full Planning Proposal process including the initial assessment, referral to Gateway and post-Gateway processes. The post-Gateway processes such as exhibition/advertising, preparation of a report following exhibition, internal or external Agency referrals, liaising with the Department of Planning and Environment leading up to the making of the LEP amendment will no longer need to take place. Bunnings considers that a 50% refund is reasonable as the retained 50% would adequately cover the work undertaken to date by Council. We trust that this is acceptable to Council.

The refund should be made payable to "Bunnings Group Ltd" and posted to:

Philip Drew
Development Approvals Manager
Bunnings Group Limited
Locked Bag 30,
GRANVILLE NSW 2142

11 Dartford Road
Thornleigh NSW 2120

PO Box 230
Pennant Hills NSW 1715

t : 02 9980 6933
f : 02 9980 6217
e : dfp@dfpplanning.com.au

DFP Planning Pty Limited
ACN 002 263 998
www.dfpplanning.com.au

DCS013-16

Attachment 1

P:\PROJECTS\9274A 1-29 Sturt Street, Smithfield\Letters\9274A.3DK.docx

2



Should you have any questions please do not hesitate to contact David Kettle on 9980-6933.

Yours faithfully

DFP PLANNING PTY LIMITED

A handwritten signature in black ink, appearing to read 'D. Kettle', written over a horizontal line.

**DAVID KETTLE
DIRECTOR**

dkettle@dfplanning.com.au

Reviewed: _____

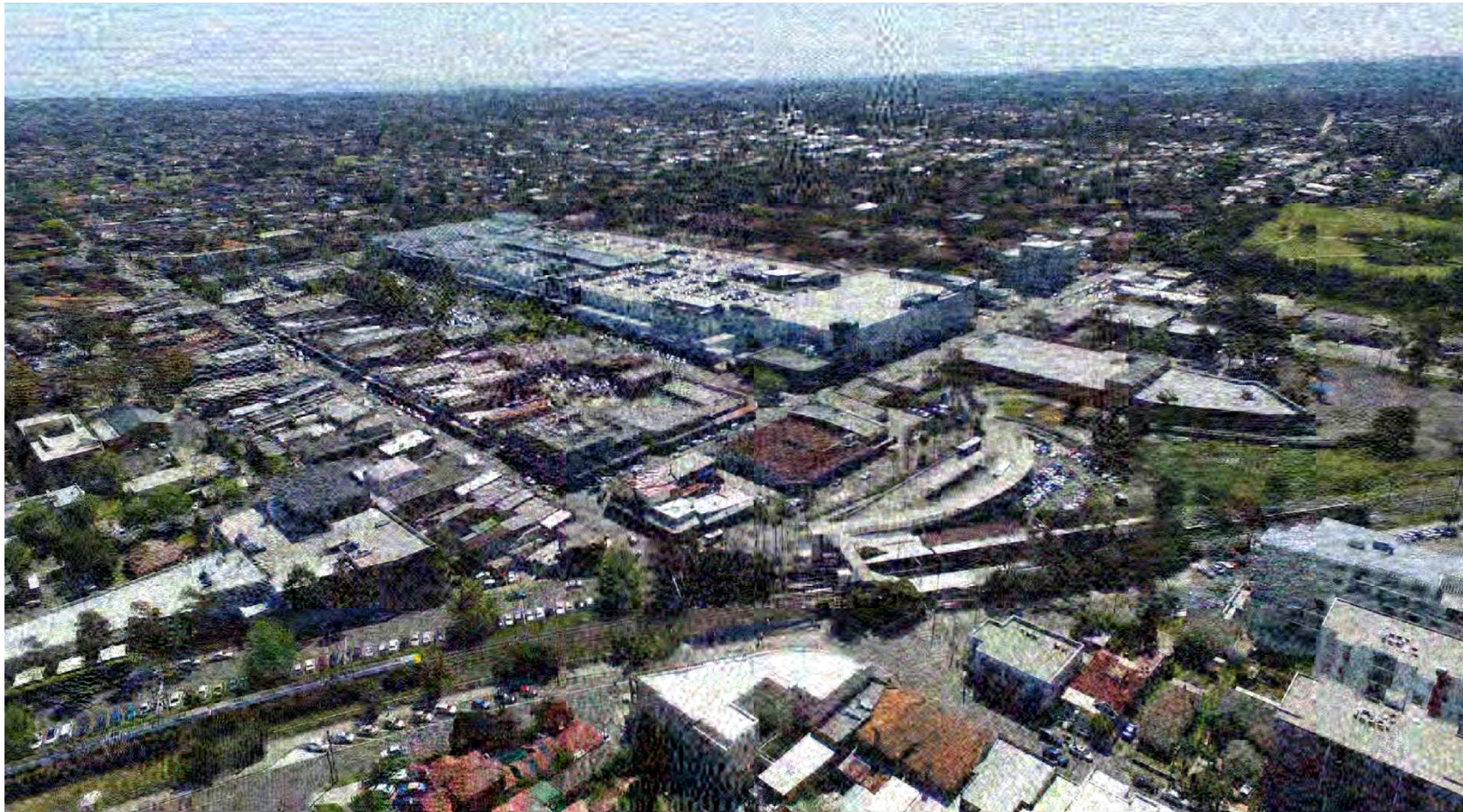
A handwritten signature in black ink, appearing to read 'E. R. H.', written over a horizontal line.

DCS013-16

Attachment 1

**DOCUMENTS ASSOCIATED
WITH
DCS014-16
MERRYLANDS STATION AND
MCFARLANE STREET PRECINCT
REVIEW**

1	Merrylands Station and McFarlane Street Precinct Review - Pre-Gateway Draft Proposal.....	83
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Merrylands Station and McFarlane Street Precinct Review



SJB Architects

Urban Design Consultants Recommendations - Draft Proposal

March 2016

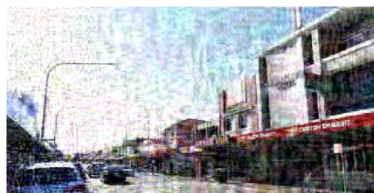
DCS014-16

Attachment 1

1.0 Local Context



1: View looking west onto McFarlane Street



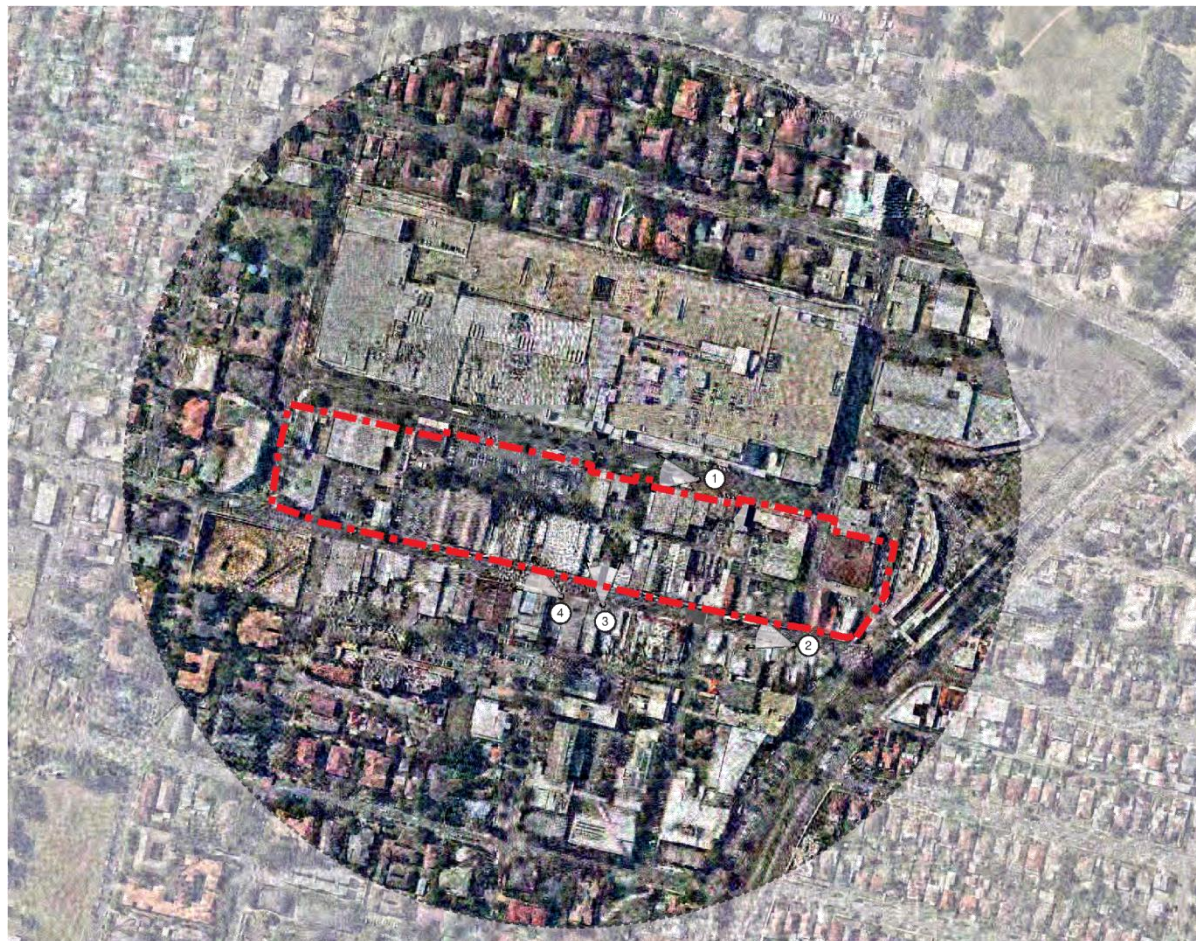
2: View looking west along Merrylands Road



3: View looking north towards Finns Lane from Merrylands Road

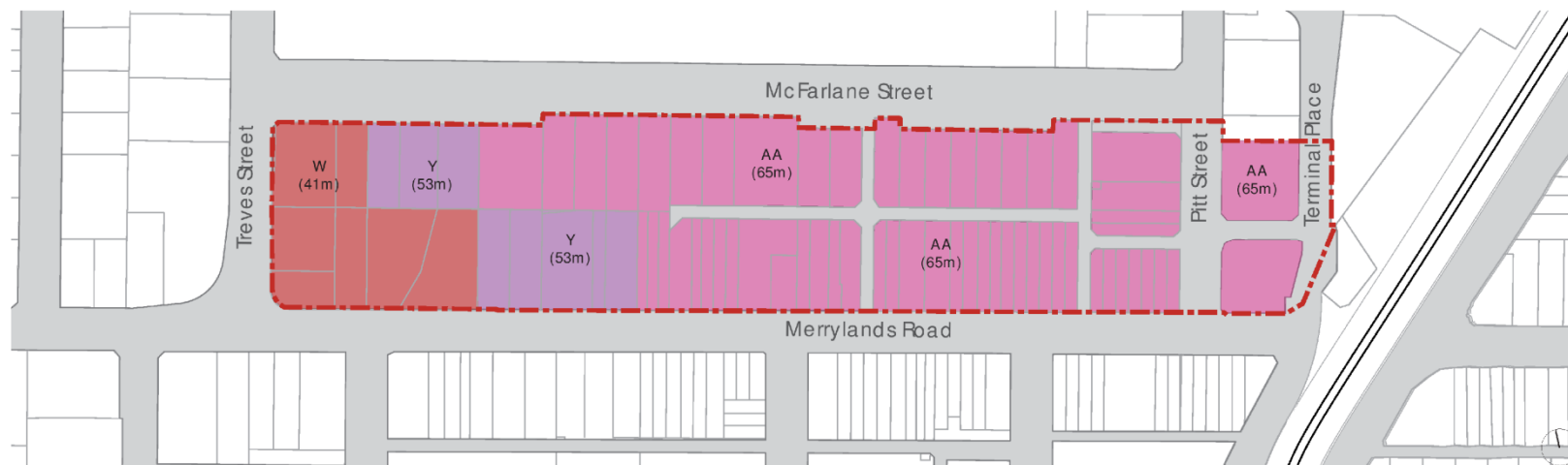


4: View looking west towards Merrylands Arcade on Merrylands Road



2.0 Current Controls

2.1 LEP 2013 - Height of Building



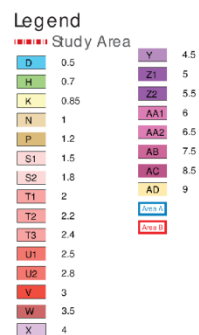
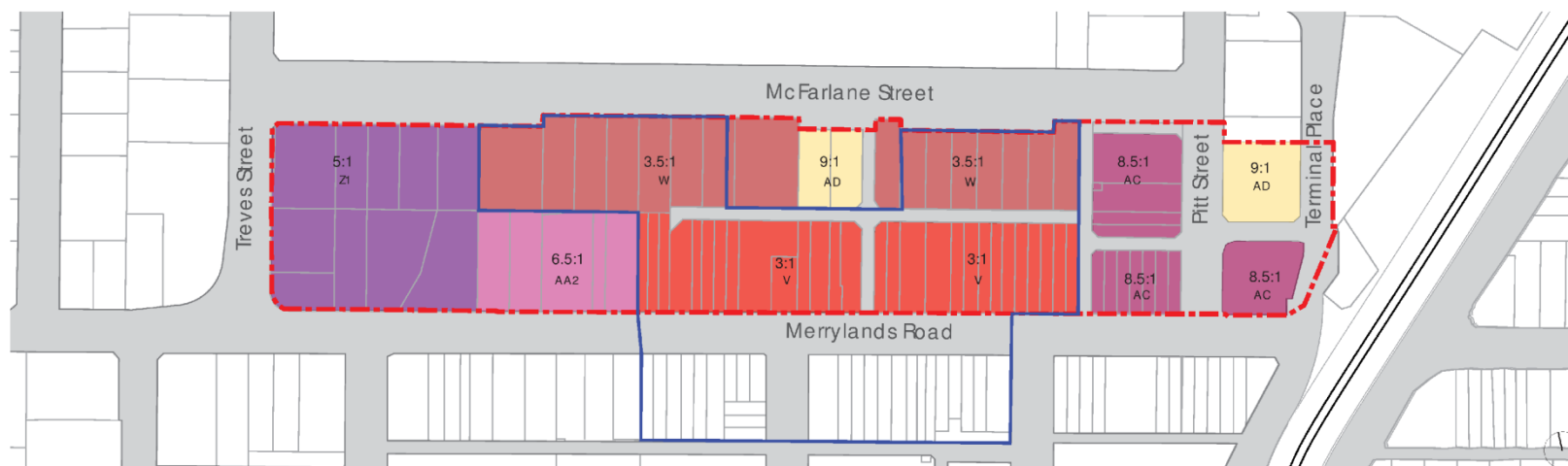
Legend

Study Area

U	9	S2	24
UK	10	TI	26
Y	11	T2	29
M	12.5	U	32
N	14	W	41
O	15	Y	53
P1	17	AA	65
P2	18		
Q	20		
R	21		
S1	23		
S2	24		

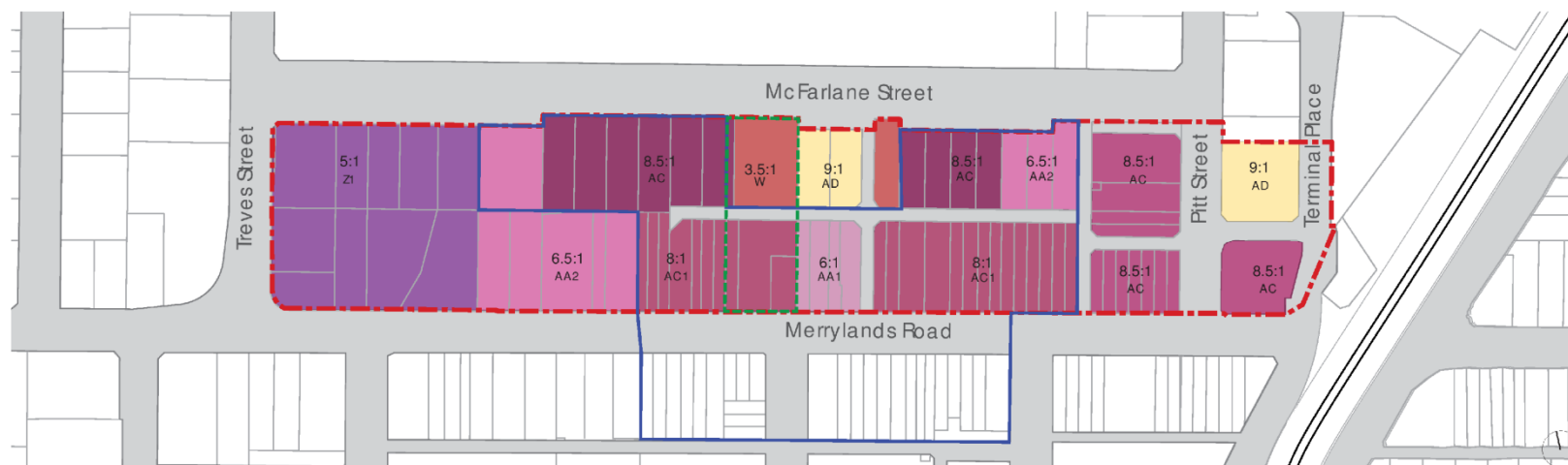
2.0 Current Controls

2.2 LEP 2013 - FLOOR SPACE RATIO



2.0 Current Controls

2.2 LEP 2013 - FLOOR SPACE RATIO (incl. BONUS FSR)



Holroyd Local Environmental Plan (LEP) 2013 contains specific provisions that allow a greater maximum floor space ratio (FSR) to be achieved for sites between 1,200m² and 1,500m² and for sites above 1,500m² respectively. LEP 2013 also contains provisions that mandate the maximum amount of FSR that can be utilised for residential accommodation and/or tourist and visitor accommodation within these FSR limits (see clause 4.4 (2A) and (2B)).

Legend

Study Area	
Civic Square	
D	0.5
H	0.7
K	0.85
N	1
P	1.2
S1	1.5
S2	1.8
T1	2
T2	2.2
T3	2.4
U1	2.5
U2	2.8
V	3
W	3.5
X	4
Y	4.5
Z1	5
Z2	5.5
AA1	6
AA2	6.5
AB	7.5
AC1	8
AC	8.5
AD	9
Area A	

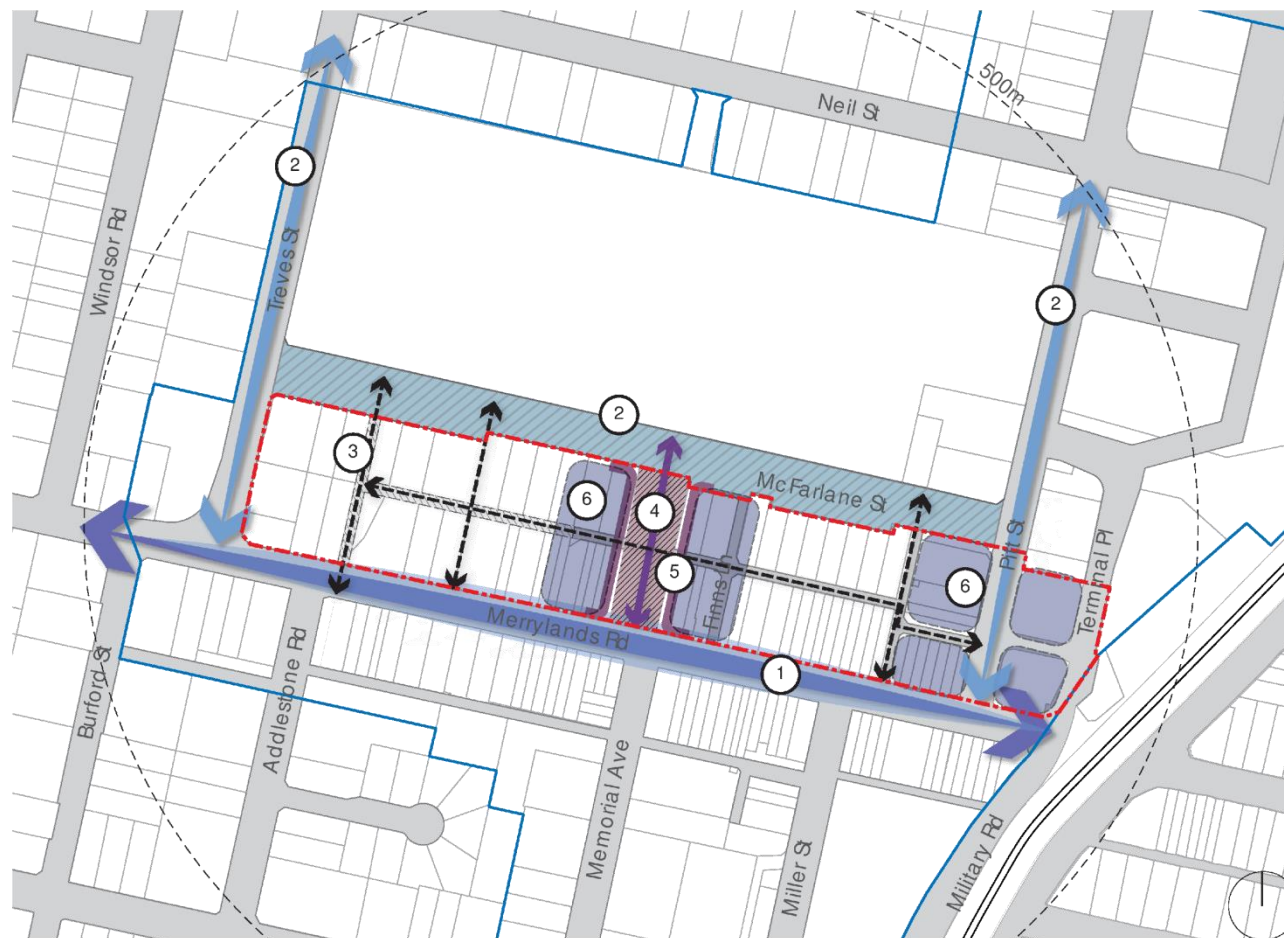
3.0 Site Analysis

3.1 Opportunities

1. Primary retail strip along Merrylands Road
2. Secondary retail and commercial strip along Treves Street, Pitt Street and part of the northern frontage to McFarlane Street
3. Creating more permeability with new lane-way and Civic Square
4. Increase amenity for workers, staff, and residents with the proposed Civic Square
5. Activate frontages to the Civic Square
6. Opportunity to focus increased heights around key destinations within the study area, such as buildings adjacent to the Civic Square and Merrylands Station.

Legend

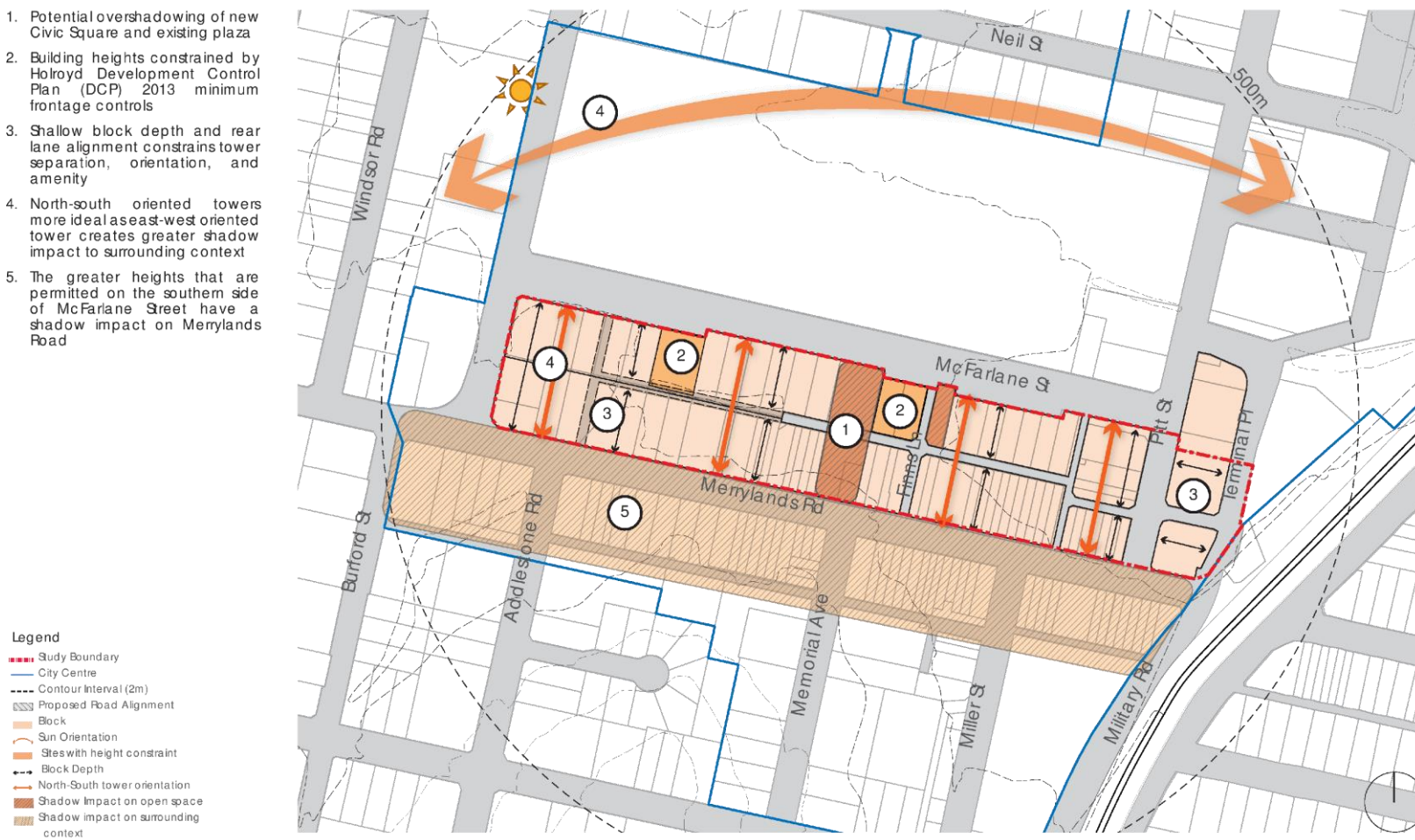
- Study Boundary
- City Centre
- Proposed Road Alignment
- Primary Retail Strip
- Secondary Retail/Commercial Strip
- Potential Connections
- Main civic link
- East Street
- Proposed Open Space
- Opportunity for Height
- Active Frontages



3.0 Site Analysis

3.2 Constraints

1. Potential overshadowing of new Civic Square and existing plaza
2. Building heights constrained by Holroyd Development Control Plan (DCP) 2013 minimum frontage controls
3. Shallow block depth and rear lane alignment constrains tower separation, orientation, and amenity
4. North-south oriented towers more ideal a east-west oriented tower creates greater shadow impact to surrounding context
5. The greater heights that are permitted on the southern side of McFarlane Street have a shadow impact on Merrylands Road



Holroyd City Council

SJB Architects

Merrylands Station & McFarlane Street Precinct Review

March 2016 Page 7

4.0 SJB Structure Plan

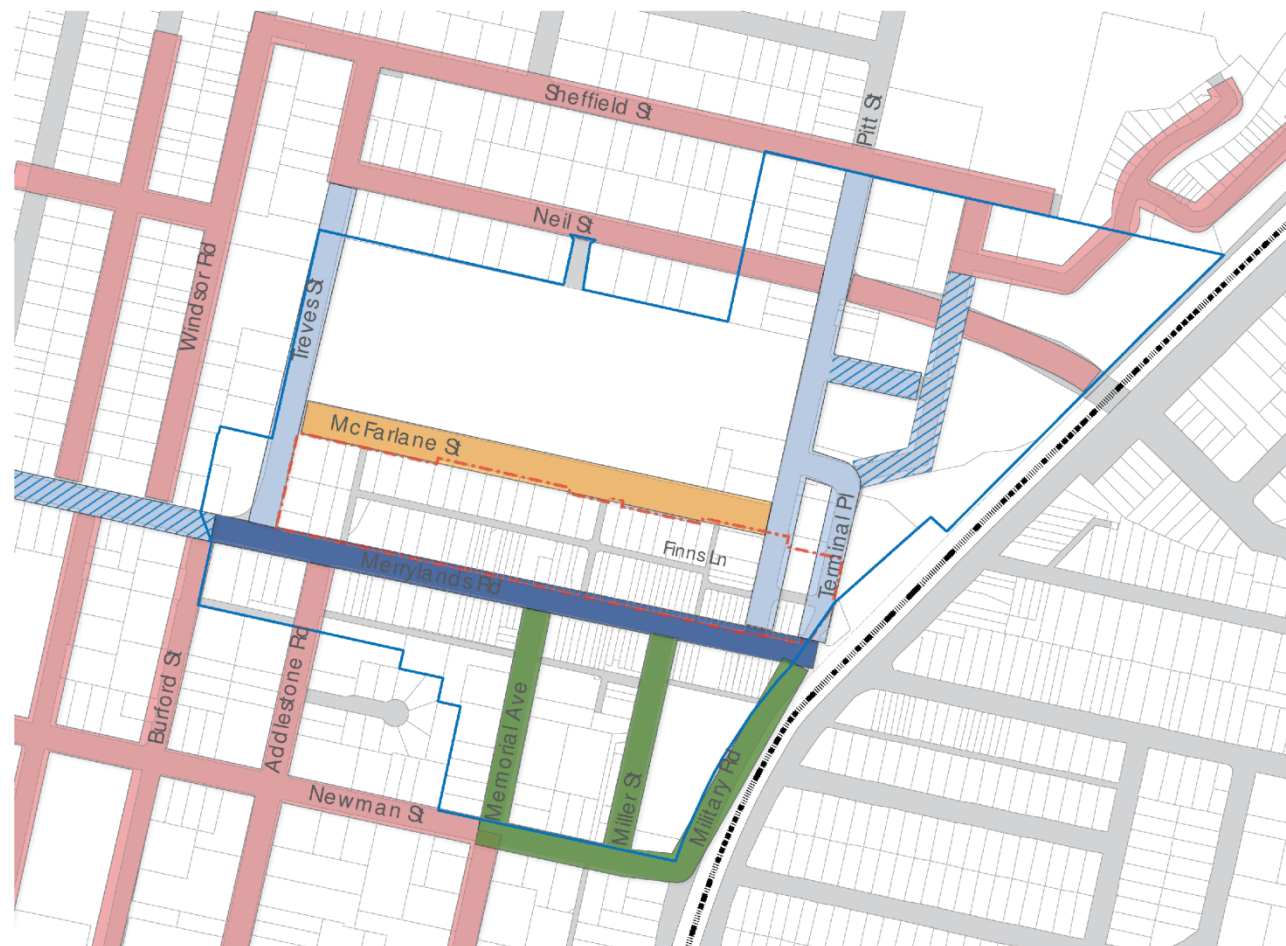
4.1 Land Use and Activity

The Land Use & Activity Structure Plan for the study area includes:

- Merrylands Road to remain as the primary retail street of the City Centre
- McFarlane Street becomes the 'Eat Street' of Merrylands, reinforced by a pedestrian-friendly character, interface with the Stockland Mall, and linking Merrylands Road via the proposed Civic Square and laneway network
- Treves Street, Pitt Street and Terminal Place serve as the secondary retail / commercial streets.
- The south east precinct of the City Centre continues to serve an important civic and entertainment role for Merrylands and Holroyd
- A combination of high and medium density residential developments contain the edges of the centre

Legend

- City Centre (including Neil St Precinct)
- Study Area
- Main Retail Strip
- Secondary Retail / Commercial Street
- Ancillary Retail Street
- Eat Street / Entertainment Area
- Civic Street
- Residential Street



4.0 SJB Structure Plan

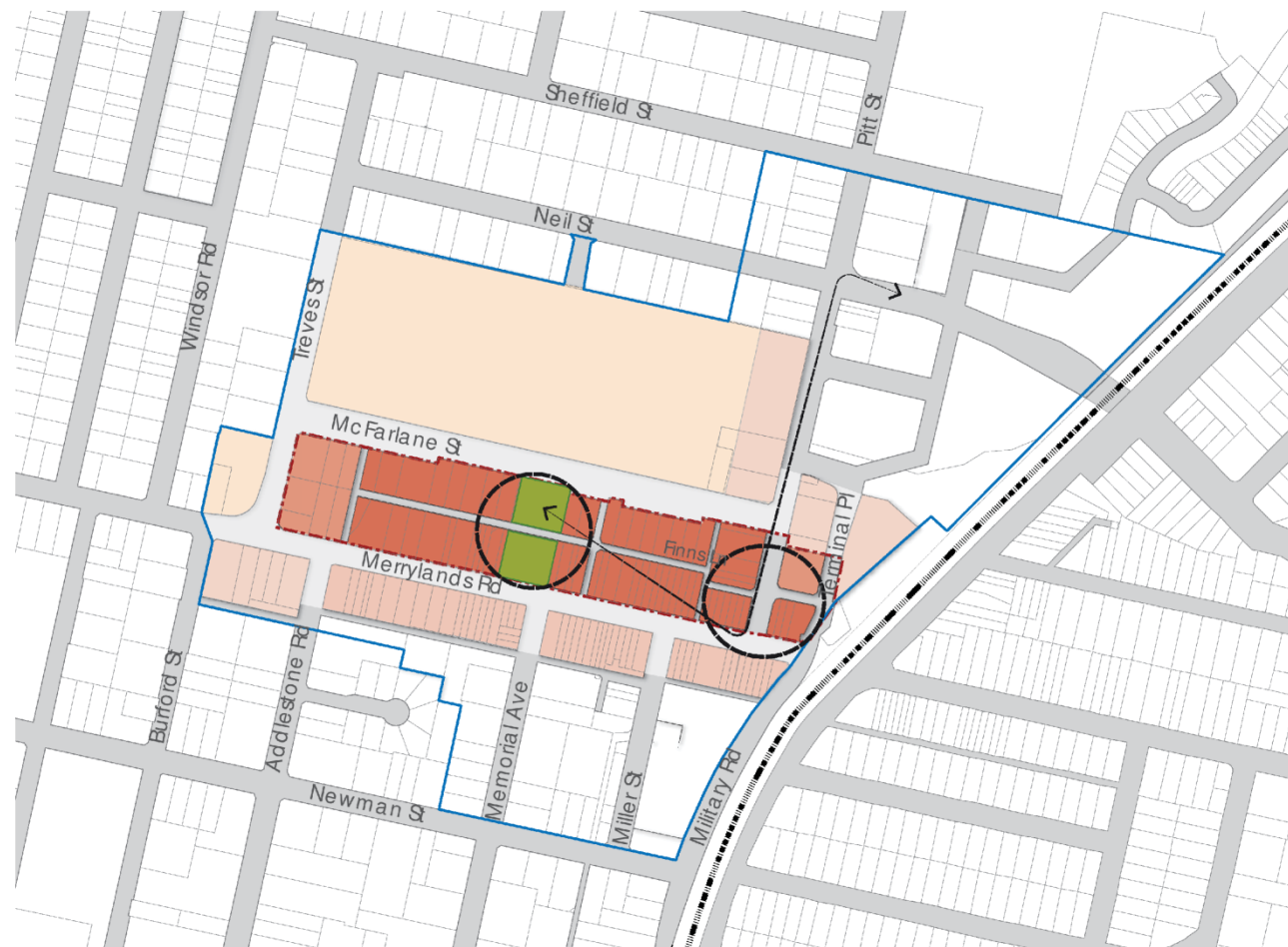
4.2 Height and Density

The Height & Density Structure Plan for the study area includes;

- Transition of height from the study area to the surrounding residential neighbourhoods, whilst maintaining a clear delineation in the scale of these two precincts
- Focus height around key destinations throughout the City Centre, including the proposed Civic Square and the Station precinct (Merrylands Road and Pitt Street)

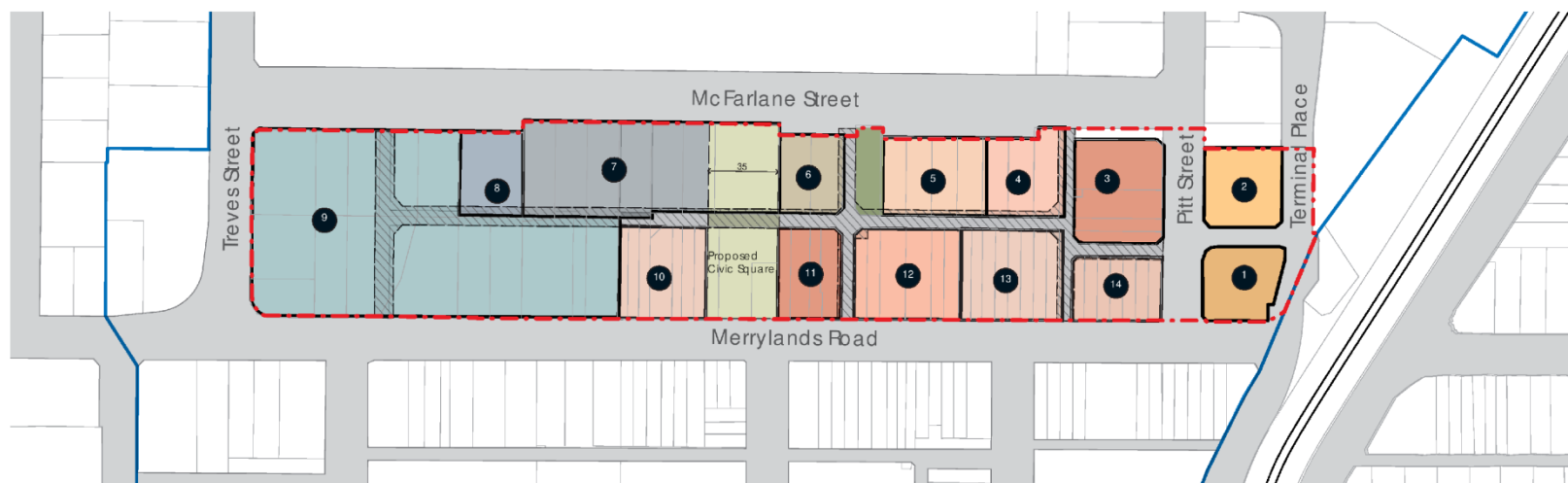
Legend

- City Centre (including Neil St Precinct)
- Study Area
- Taller Development Area
- Height Transition Area
- Area for Height
- Civic Square



5.0 Built Form

5.1 Site Amalgamation



- The above plan indicates the likely amalgamation of sites based on the existing land ownership within the study area
- Sites range in size from small amalgamated sites of 1,199m² to larger sites with an area of 12,415m²
- 28-36 McFarlane Street is owned by Council, and includes part of the area designated for the new Civic Square that extends from McFarlane Street to Merrylands Road
- 203-217 Merrylands Road will also be designated for the new Civic Square

Notes

* Sites limited by DCP height control

** Sites with bonus FSR provision

Legend

- City Centre (including Neil Street Precinct)
- Study Area
- Amalgamation Sites
- Proposed Road Alignment
- Proposed Civic Square
- Existing Park

	Address	Site Area in m ²	Allowable Height	Allowable Storeys	Allowable FSR
1	135-141 Merrylands Road (incl 266 Pitt Street)	1,199	65m	20	8.5 to 1
2	254 Pitt Street	1,373	65m	20	9 to 1
3	215-239 Pitt Street	2,108	65m	20	8.5 to 1
4	2-6 McFarlane Street	1,431	65m	20	3.5 to 1**
5	8-14 McFarlane Street	1,827	65m	20	3.5 to 1**
6	18-20 McFarlane Street	1,139	65m*	20*	9 to 1
7	28-36 McFarlane Street	5,422	65m	20	3.5 to 1**
8	40 McFarlane Street	1,236	65m*	20*	3.5 to 1**
9	52-54 McFarlane Street & 233-259 Merrylands Road	12,415	53m, 41m	16, 12	5 to 1, 6.5 to 1
10	213-231 Merrylands Road	1,911	65m	20	3 to 1**
11	193-201 Merrylands Road	1,335	65m*	20*	3 to 1**
12	177-191A Merrylands Road	2,164	65m	20	3 to 1**
13	161-175 Merrylands Road	2,068	65m	20	3 to 1**
14	153-159 Merrylands Road	1,298	65m	20	8.5 to 1

6.0 SJB RECOMMENDATIONS

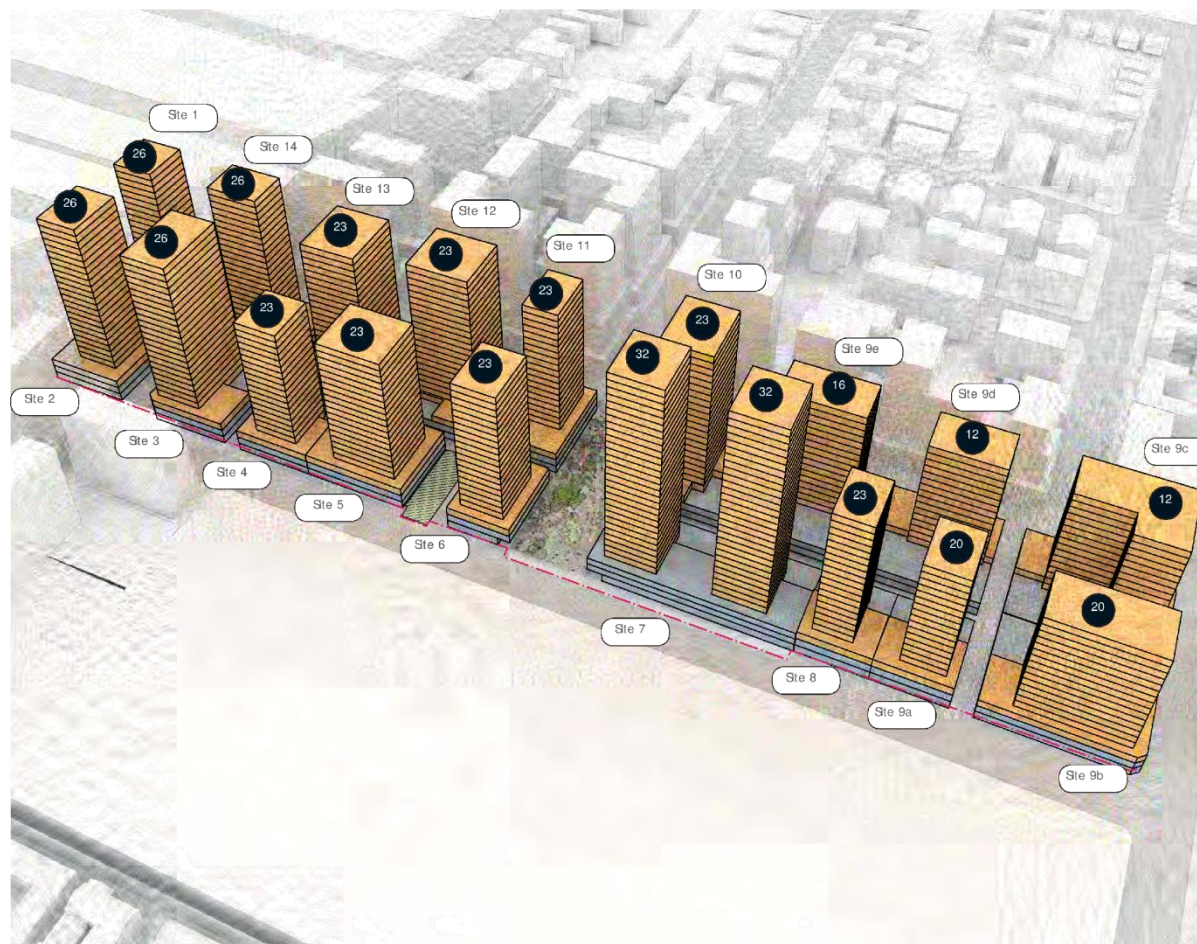
6.1 Massing

Building Heights Recommendation:

- Rationalise building heights across the precinct by clustering buildings of similar height
- Provide for increased building heights around the intersections of McFarlane Street, Pitt Street and Merrylands Road (Site 1, 2, 3 & 14) from 65m to 85m (up to 26 storeys)
- Provide for increased building heights on the sites adjacent to the new City Square (Site 7) up to 103m (32 storeys) (Site 6, 10, 11) up to 23 storeys
- Increase heights to properties within Site 8 and 9a-b along McFarlane Street, but maintain existing heights for site 9c-d

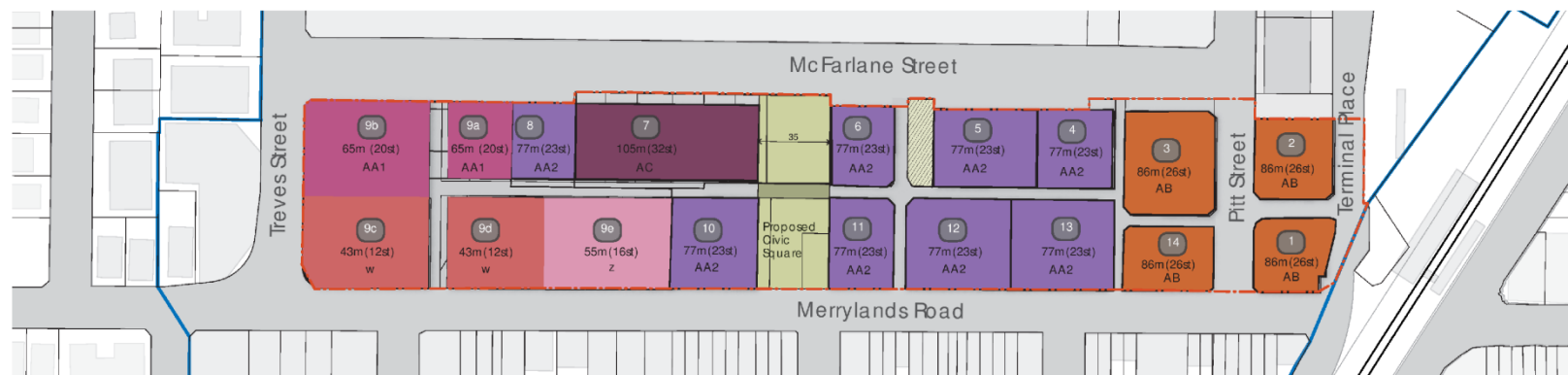
Rationale for Recommendations

- Increasing building heights at these key intersections will allow a series of urban markers to be established within the study area adjacent to key destinations;
- Increased building heights will enable the realisation of the maximum allowable floor space ratio (FSR) applying under the HLEP 2013 within a tall, slender tower form;
- Increasing building heights on those sites adjacent to the City Square will enable developments to incorporate a greater podium setback to maximise solar access to this new civic space, while also achieving the maximum allowable FSR applying under the HLEP 2013, and
- No additional height has been proposed for properties in Site 9 that address Merrylands Road (9c-e). This is to ensure that an east to west transition along the proposed skyline is achieved and minimises solar impacts to properties south of this road.



6.0 SJB RECOMMENDATIONS

6.2 Height of Building



Height of Building Map Legend

Study Area

- W 43m
- Z 55m
- AA1 65m
- AA2 77m
- AB 86m
- AC 105m
- Proposed Civic Square
- Existing Open Space
- Site Number

Assumptions

	SJB ¹	ADG ²
Proposed height assumes:		
Topographic Changes		1.6m
Ground Floor to First Floor	- 3.8m	4.4m
First Floor	- 3.6m	3.7m
Second Floor	- 3.6m	3.7m
Tower Residential Floor	- 3.1m	3.1m
Lift Overrun	- 1.2m	1.2m

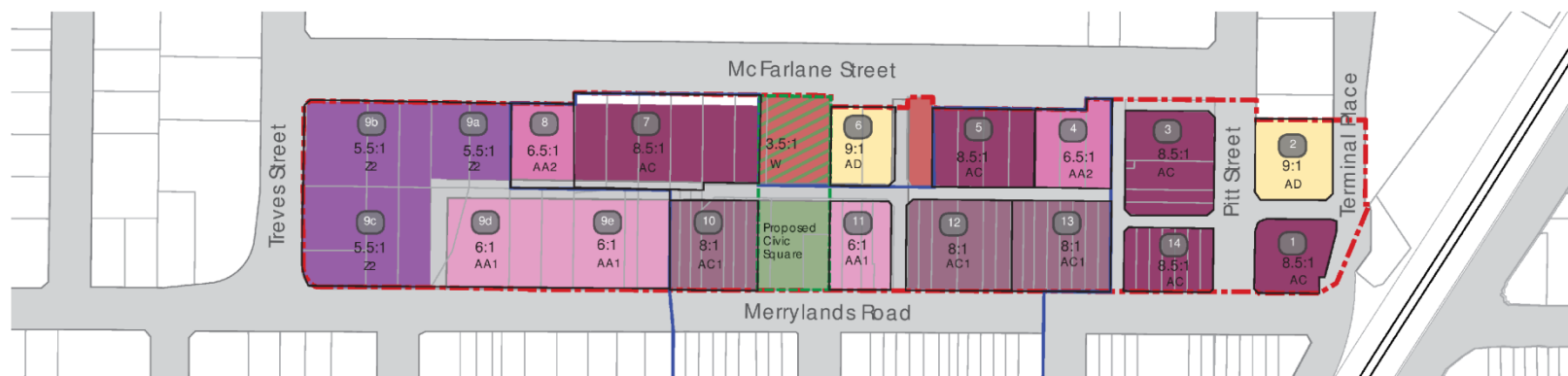
¹ Proposed controls based on SJB assumed floor to ceiling heights

² Proposed controls based on the Department of Planning and Environment Apartment Design Code (ADG) recommended floor to ceiling heights

	Address	Allowable Height (Storeys)	Height to Meet FSR (Storeys) ¹	Proposed Control ² (Storeys)	Difference Between Existing Control & Proposed Control (Storeys)
1	135-141 Merrylands Road (incl 266 Pitt Street)	65m (20)	81m (25)	86m (26)	21m (6)
2	254 Pitt Street	65m (20)	84m (26)	86m (26)	21m (6)
3	215-239 Pitt Street	65m (20)	84m (26)	86m (26)	21m (6)
4	2-6 McFarlane Street	65m (20)	68m (21)	77m (23)	12m (3)
5	8-14 McFarlane Street	65m (20)	72m (22)	77m (23)	12m (3)
6	18-20 McFarlane Street	65m (20)	75m (23)	77m (23)	12m (3)
7	28-36 McFarlane Street	65m (20)	103m (32)	105m (32)	40m (12)
8	40 McFarlane Street	65m (20)	72m (22)	77m (23)	12m (3)
9a	52-54 McFarlane Street & 233-259 Merrylands Road	53m (16)	62m (19)	65m (20)	12m (4)
9b	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	59m (18)	65m (20)	24m & 12m (8 & 4)
9c	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12)	59m (18)	43m (12)	2m (0)
9d	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	59m (18)	43m (12)	2m & 10m (0 & 4)
9e	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	62m (19)	55m (16)	14m & 0 (4 & 0)
10	213-231 Merrylands Road	65m (20)	78m (24)	77m (23)	12m (3)
11	193-201 Merrylands Road	65m (20)	72m (22)	77m (23)	12m (3)
12	177-191A Merrylands Road	65m (20)	78m (24)	77m (23)	12m (3)
13	161-175 Merrylands Road	65m (20)	75m (23)	77m (23)	12m (3)
14	153-159 Merrylands Road	65m (20)	81m (25)	86m (26)	21m (6)

6.0 SJB RECOMMENDATIONS

6.3 FLOOR SPACE RATIO (incl. BONUS FSR)



The floor space ratios (FSRs) indicated in the above map conveys the maximum FSR that can be achieved within the assumed amalgamation patterns in the Merrylands City Centre and includes the following:

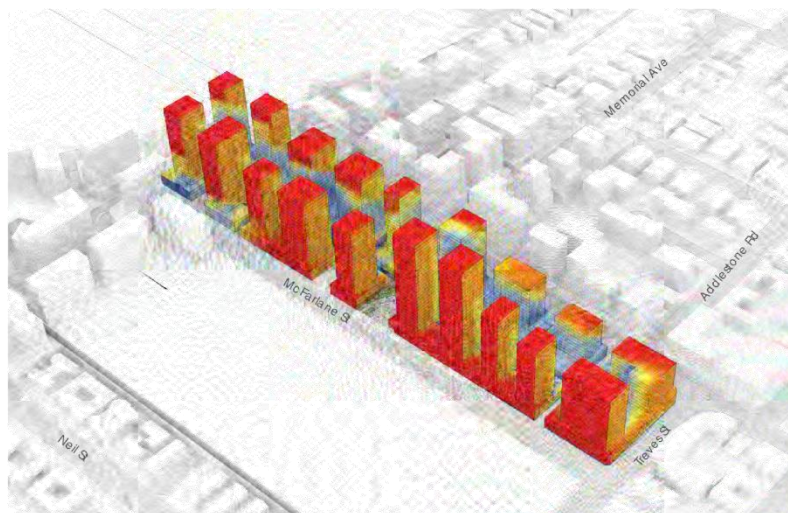
- The application of clause 4.4 (2A) of LEP 2013 that allows higher FSRs for sites amalgamated to 1,200m²+ or 1,500m²+
- Bonus 0.5:1 FSR that may be achieved through the proposed design excellence provisions that apply to the subject area.

Legend

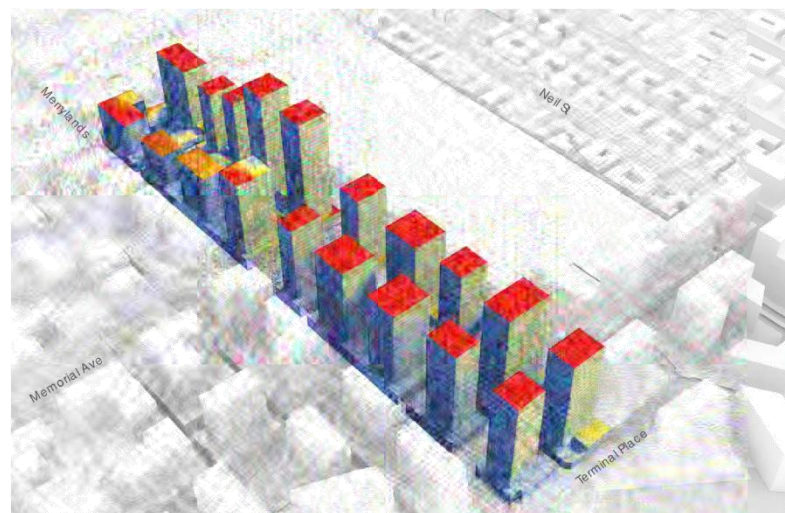
Study Area	
Civic Square	
D	0.5
H	0.7
K	0.85
N	1
P	1.2
S1	1.5
S2	1.8
T1	2
T2	2.2
T3	2.4
U1	2.5
U2	2.8
V	3
W	3.5
X	4
Y	4.5
Z1	5
Z2	5.5
AA1	6
AA2	6.5
AB	7.5
AC1	8
AC	8.5
AD	9
Area A	

6.0 SJB RECOMMENDATIONS

6.4 Solar Analysis

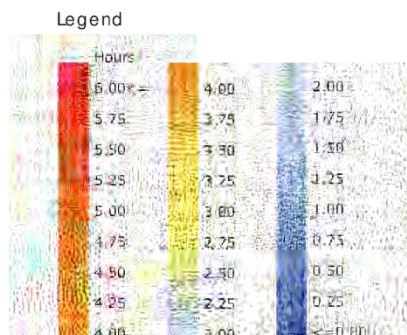


Solar Access Analysis - View from north



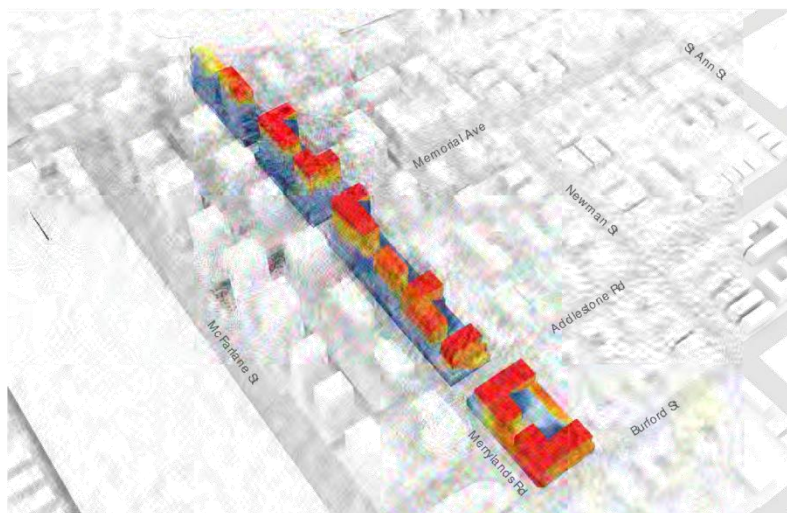
Solar Access Analysis - View from the south

The solar access analysis illustrates the number of hours each building elevation receives direct sunlight during mid-winter (21 June). The warmer the colours the greater amount of sunlight received (Refer to legend).

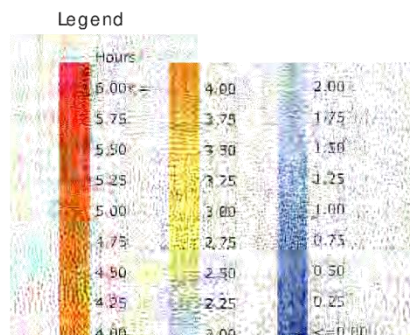


6.0 SJB RECOMMENDATIONS

6.4 Solar Analysis



Solar Access Analysis - View from north



Holroyd City Council

SJB Architects

Merrylands Station & McFarlane Street Precinct Review

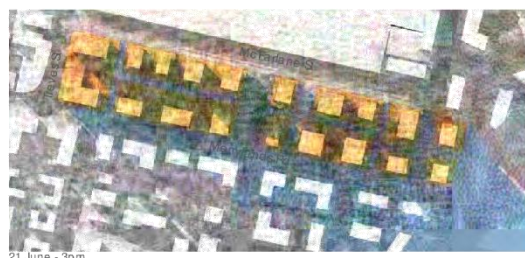
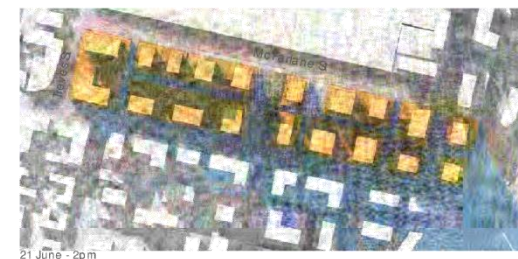
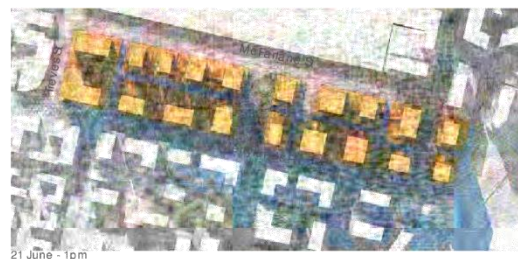
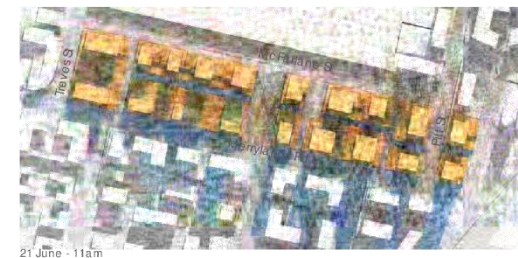
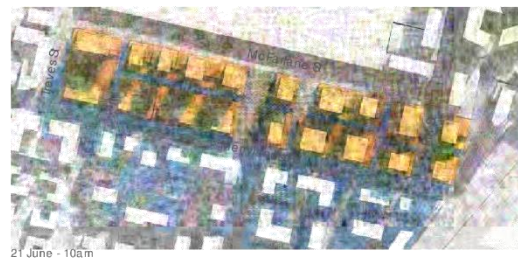
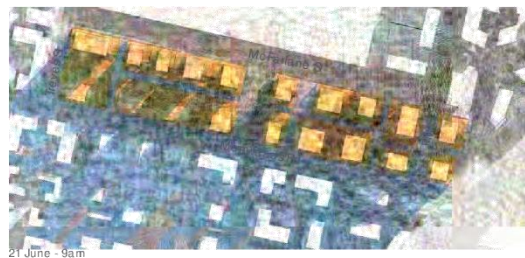
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DCS014-16

Attachment 1

6.0 SJB RECOMMENDATIONS

6.5 Shadow Impact

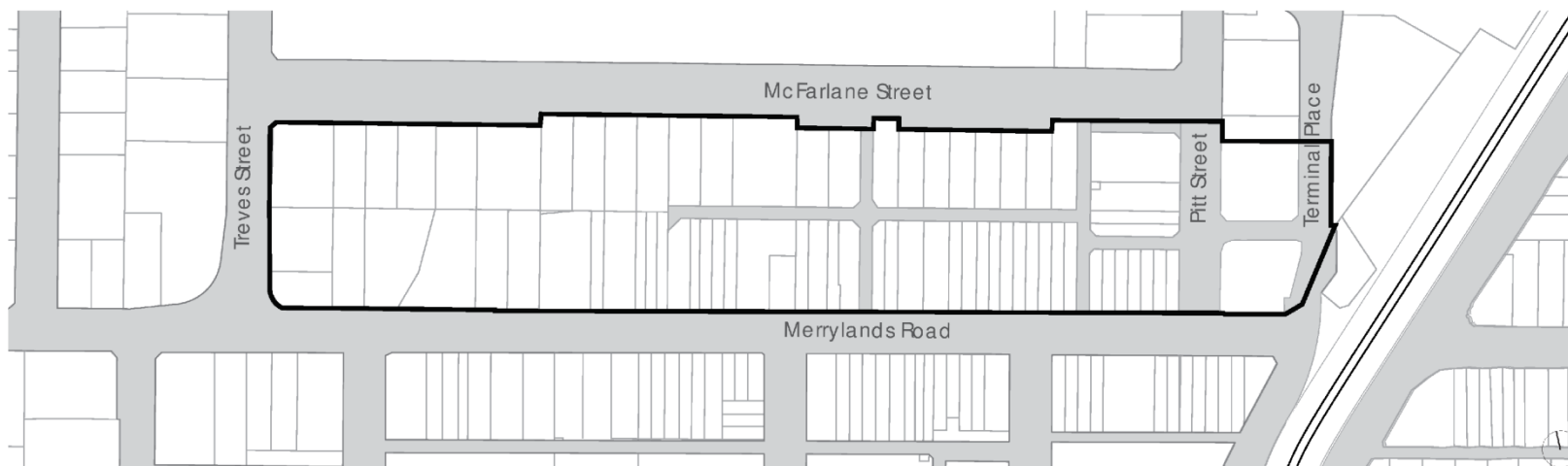


Legend

- Study Area
- Building Foot Print
- Proposed Shadow

6.0 SJB RECOMMENDATIONS

6.6 Design Excellence and Building Heights



1. The objective of this clause is to deliver the highest standard of architectural and urban design.
2. This clause applies to development involving the erection of a new building or external alterations to an existing building greater than 55 metres in height on land bounded by a heavy black line on the Design Excellence Map.
3. Development consent must not be granted for development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence and has been endorsed by the Holroyd Design Excellence Panel prior to the lodgement of a development application.
4. In deciding whether to grant development consent to development to which this clause applies, the Holroyd Design Excellence Panel and the consent authority must take into consideration the following matters:
 - a. whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
 - b. whether the form and external appearance of the proposed development will improve the quality and amenity of the Merrylands City Square or other public domains;
 - c. whether the proposed development detrimentally impacts on view corridors;
 - d. how the proposed development addresses the following matters:
 - i. the suitability of the land for development,
 - ii. the existing and proposed uses and use mix,
 - iii. any heritage issues and streetscape constraints,
 - iv. the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - v. the bulk, massing and modulation of buildings,
 - vi. street frontage heights,
 - vii. environmental impacts such as sustainable design, over shadowing, wind and reflectivity,
 - viii. the achievement of the principles of ecologically sustainable development,
 - ix. pedestrian, cycle, vehicular and service access and circulation requirements,
 - x. the impact on, and any proposed improvements to the public domain,
5. A building demonstrating design excellence:
 - a. may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 10% of the amount shown on the map;
 - b. is eligible for an amount of additional floor space, to be determined by the consent authority, of up to 0.5:1 of the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map.

HOLROYD CITY COUNCIL

FINANCE AND WORKS COMMITTEE

ATTACHMENTS

3 May 2016

DOCUMENTS ASSOCIATED WITH

FW015-16

2015/2016 BUDGET - QUARTERLY REVIEW AS AT 31 MARCH 2016

1	Budget Department Summary	103
2	Budget Resource Summary	105

Holroyd City Council
March 2016
Budget Department Summary

Department	15/16 Full Year Adopted Budget	15/16 Carry Forward	First Quarter Budget Review	Second Quarter Budget Review	Third Quarter Budget Review	Third Quarter Council Resolutions	15/16 Full Year Revised Budget	15/16 YTD Revised Budget	15/16 YTD Actuals
Grant Total	0	0	0	0	0	0	0	0	-26,040,265
Incoming Funds									
Corporate and Financial Services	-103,661,336	-515,562	-3,129	-4,030,727	-86,766	-12,897,500	-121,195,020	-91,021,452	-66,404,750
Engineering Services	-17,750,960	-12,677,671	-55,000	-2,385,406	-553,663	-40,234,000	-73,656,700	-58,410,014	-14,646,368
Environ & Planning Services	-23,983,286	-1,409,613	-45,000	-95,000	-98,629	0	-25,631,528	-19,575,312	-22,040,037
General Manager	-195,536	-131,265	150	0	0	0	-326,651	-277,794	-125,009
Library & Community Services	-15,219,119	-3,345,994	-111,654	-133,675	-70,403	0	-18,880,845	-14,996,665	-11,111,469
Total	-160,810,237	-18,080,105	-214,633	-6,644,808	-809,461	-53,131,500	-239,690,744	-184,281,237	-114,327,632
Outgoing Funds									
Corporate and Financial Services	55,365,170	515,562	55,137	3,944,613	23,339	12,897,500	72,801,321	54,727,701	14,617,846
Engineering Services	52,162,709	12,677,671	66,780	2,511,406	626,312	40,234,000	108,278,878	84,375,662	37,878,084
Environ & Planning Services	28,421,301	1,409,613	115,887	160,943	78,549	0	30,186,293	22,991,109	19,048,005
General Manager	4,152,012	131,265	-133,774	-59,829	30,858	0	4,120,532	3,123,081	2,435,363
Library & Community Services	20,709,045	3,345,994	110,603	87,675	50,403	0	24,303,720	19,063,684	14,308,069
Total	160,810,237	18,080,105	214,633	6,644,808	809,461	53,131,500	239,690,744	184,281,237	88,287,367

FW015-16

Attachment 1

Holroyd City Council
March 2016
Budget Resource Summary

Department	15/16 Full Year Adopted Budget	15/16 Carry Forward	First Quarter Budget Review	Second Quarter Budget Review	Third Quarter Budget Review	Third Quarter Council Resolutions	15/16 Full Year Revised Budget	15/16 YTD Revised Budget	15/16 YTD Actuals
Grand Total	0	0	0	0	0	0	0	0	-26,040,265
Incoming Funds									
Rates and Annual Charges	-62,168,764	0	0	0	0	0	-62,168,764	-46,624,698	-62,141,779 ^{1*}
User Charges and Fees	-13,842,678	0	-41,000	-24,510	-28,464	0	-13,936,652	-10,409,364	-10,131,442
Interest and Investment Income	-2,192,367	0	0	-104,000	-53,677	0	-2,350,044	-1,762,461	-2,070,697
Grants & Contributions - Operating	-12,862,384	-144,108	-39,853	-68,132	-716,473	0	-13,830,950	-10,016,964	-10,675,399
Grants & Contributions - Capital	-9,887,829	-50,680	-20,000	-143,421	1,094	-214,000	-10,314,836	-8,297,830	-14,347,453
Other Revenue	-46,062,461	-17,885,317	-113,780	-6,304,745	-11,941	-52,917,500	-123,295,744	-96,825,032	-4,741,650
Capital Funding	-13,793,754	0	0	0	0	0	-13,793,754	-10,344,888	-10,219,212
Total	-160,810,237	-18,080,105	-214,633	-6,644,808	-809,461	-53,131,500	-239,690,744	-184,281,237	-114,327,632
Outgoing Funds									
Employee costs	47,588,268	404,169	-216,541	436,069	-188,479	0	48,023,486	36,117,253	31,387,904
Materials and Contracts	24,237,507	4,603,828	428,176	-220,967	-462,407	0	28,586,137	21,591,137	15,735,425
Depreciation	13,626,134	0	0	0	0	0	13,626,134	10,219,212	10,219,212
Other expenses	21,824,978	212,581	-26,354	1,567	-242,001	0	21,770,771	16,477,084	15,660,139
Capital expenses	53,533,350	12,859,527	29,352	6,428,139	1,702,348	53,131,500	127,684,216	99,876,551	15,284,687
Total	160,810,237	18,080,105	214,633	6,644,808	809,461	53,131,500	239,690,744	184,281,237	88,287,367

^{*1.} As rates and Charges are levied for the full year in the business system, the charged full year rates are picked up in the report. The 9 months rate income is \$46,606,334 and if applied, with Capital contributions and capital expenses excluded the year to date surplus would be:

-1,222,842

HOLROYD CITY COUNCIL

COUNCIL

ATTACHMENTS

3 May 2016

DOCUMENTS ASSOCIATED WITH

CCL026-16

REGISTER OF REPORTS TO BE CONSIDERED BY COUNCIL

1	Register of Outstanding Reports.....	109
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Matters to be Considered by Council as at 3 May 2016					
	Item No	Subject	Referred To	File No/Comments	Status
19.04.2016	DCS011-16	Westmead Alliance Study	DEPS	HC-08-07-30	Council to consider the Westmead Alliance Study prior to promotion. Study to be presented to Council upon completion.
01.12.2015	COTW025-15	Offer to Purchase Land for Open Space	DCFS	HC-07-01-9	Negotiations are underway with the relevant property owners and a report on the outcome of successful negotiations will be provided.
03.11.2015	Matter of Urgency	Affordable Housing in the Holroyd Local Government Area	DEPS	HC-19-08-2	Report to be prepared for Council's consideration that examines the need for affordable housing in the Holroyd Local Government Area in June / July 2016.
03.03.2015	Min. 53	Development of a Governance and Probity Plan for Future Planning and Major Development Proposals	GM	SC125	The Governance and Probity Plan for Future Planning and Major Development Proposals was referred to the Audit and Governance Committee to progress the development of the Plan. The Audit and Governance Committee met on 8 February 2016 (report attached to the 16 February 2016 Council Meeting Agenda) which has deferred this matter to the following Audit and Governance Committee for consideration.
Matters Finalised as at 3 May 2016					
Date	Item No	Subject	Referred To	File No/Comments	Status