

IDAP REPORT

Property:	11 Merley Road, STRATHFIELD Lot 16 in DP 19348 DA2021.163
Proposal:	Alterations and additions to an existing dwelling
Applicant:	CplusC Architectural Workshop
Owner:	Peter Hoang
Date of lodgement:	2 July 2021
Notification period:	13 - 27 July 2021
Submissions received:	1 (one submission)
Assessment officer:	E Black
Estimated cost of works:	\$1,602,984.00
Zoning:	R2-Low Density Residential - SLEP 2012
Heritage:	Not a heritage item Not within a heritage conservation area Adjoins heritage item – I179 In the vicinity of heritage item – I178
Flood affected:	No
Is a Clause 4.6 Variation Proposed:	No
RECOMMENDATION OF OFFICER:	APPROVAL



Image 1: Subject Site -11 Merley Rd, Strathfield (Lot: 16 DP: 19348)

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for alterations and additions to an existing dwelling.

Site and Locality

The site is identified as 11 Merley Road, Strathfield and has a legal description of Lot: 16 DP: 19348. The site is an irregular shaped parcel of land and is located opposite Inveresk Park between Dickson St and Beresford Rd. It adjoins a Local heritage item on the western boundary (13 Merely Rd) listed as *Item 179- Inter-War Style House and Garden*.

The site is wedged shaped. It has a frontage of 15.3m, a rear boundary length of 28.50m a depth of 43.315m - 46.26m and an overall site area of 928.2m² (by survey).

The locality surrounding the subject site contains a mixture of large heritage listed houses on substantial lots and modern dwellings surrounded by mature gardens.

Strathfield Local Environmental Plan

The site is zoned R2-Low Density Residential under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the LEP.

Development Control Plan

The proposed development generally satisfies the provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

Notification

The application was notified in accordance with Council's Community Participation Plan from 13th – 27th July 2021, where one submission was received. This submission raised the following concerns:

- the impact on views from 13 Merely Road;
- The impact on the view corridor towards the heritage item (13 Merely Rd) from the public domain;
- Potential of the development to overshadow the heritage item at 13 Merely Road;
- That the flat roofed addition is out of character with the surrounding dwellings; and
- The proposal disregards the rhythm of setbacks established by the site and the adjoining properties.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, Development Application 2021/163 is recommended for approval subject to suitable conditions of consent.

REPORT IN FULL

Proposal

Council has received an application for alterations and additions to an existing dwelling. This involves retaining the shell of the interwar dwelling, the fence and the driveway and reconfiguring the internal layout by removing internal walls and the stairway. The addition involves a new glass sky bridge that attaches to a pod structure over a carport on the second level and relocates the entrance from the front to the western side of the dwelling (see Images 2, 4 and 5). It also includes a timber screened enclosed circular stairway to the rear of the house (see Images 3 and 5). More specifically, the proposal includes;

Ground floor level:

- removal of internal structures and walls;
- removal of windows and removal of wall at the rear of the house to be replaced with glass door;
- extension of the window along the eastern elevation
- creation of an open plan living (rumpus, living and dining) with the kitchen adjoining the outdoor dining area;
- a new glass/wood screened circular staircase;
- replacing the existing front door with a window;
- creation of a new entrance to the west;
- a new bathroom and laundry behind the new entrance foyer; and
- an extension of an eastern facing window with added screening (facing 8 Merely Road).

First floor level:

- removal of the internal staircase, partial walls, doors, windows and creation of three new window openings;
- Creation of 3 bathrooms, 4 bedrooms and a study with two bedrooms placed in the addition above the carport linked by a glass walled small stair case.

New addition (known as the pod):

- New brick curved pod located above a carport in tonal bricks that match the house and a circular metal framed window with a wood base. The total structure height is 5.862m and its width is 3.3m x 6.6m. A total of 20.28m² is added to the existing floor space.

External works:

- Timber Pergola screened with photovoltaic panels to the rear;
- Removal of Jacaranda tree on the boundary with 13 Merley Rd;
- Relocation of rear tree;
- New wood entrance and garage doors;
- Replacement of windows with louvers;
- Reuse of salvage bricks for infilling windows;
- New raised patio; and
- New swimming pool fence



Image 2: The proposed addition within the front elevation above the carport and the change of windows within the existing dwelling. The original Interwar dwelling is to be retained.



Image 3: The rear of the property shows the changes to the windows and the new external staircase.

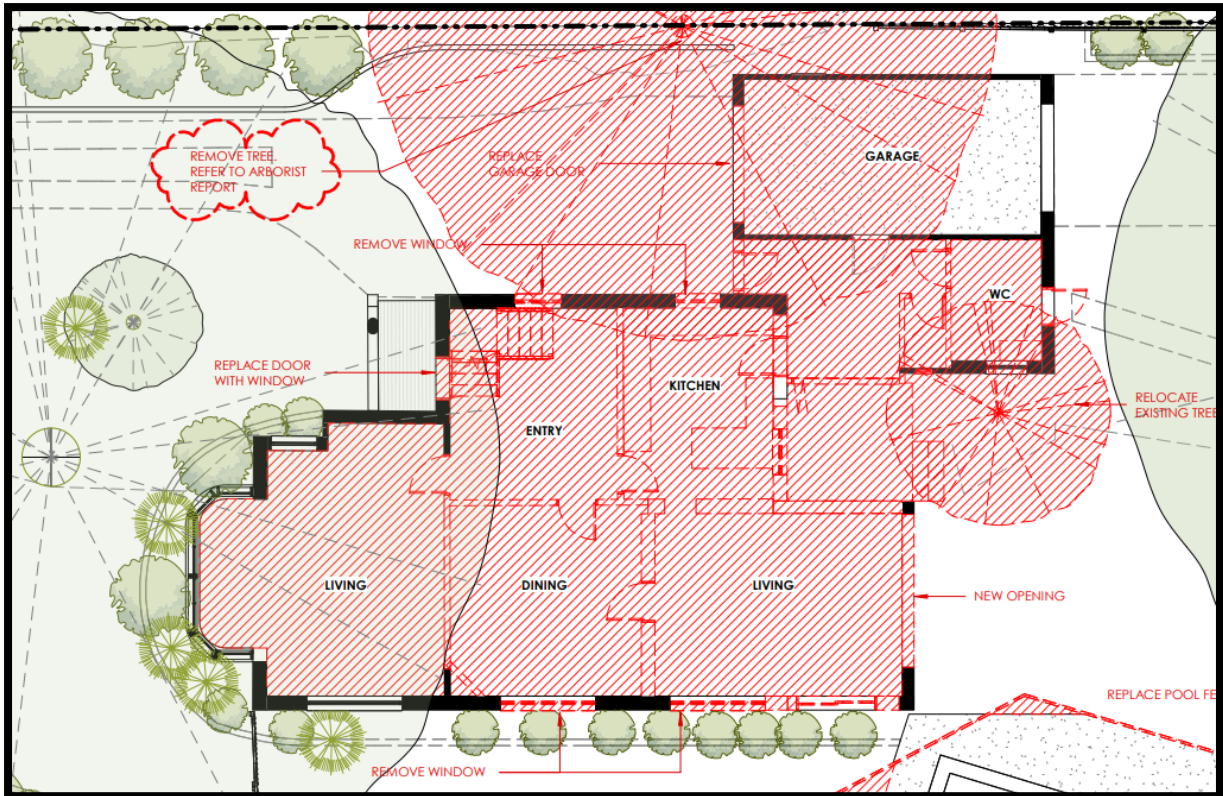


Image 4: Internal demolition and relocation of the staircase.

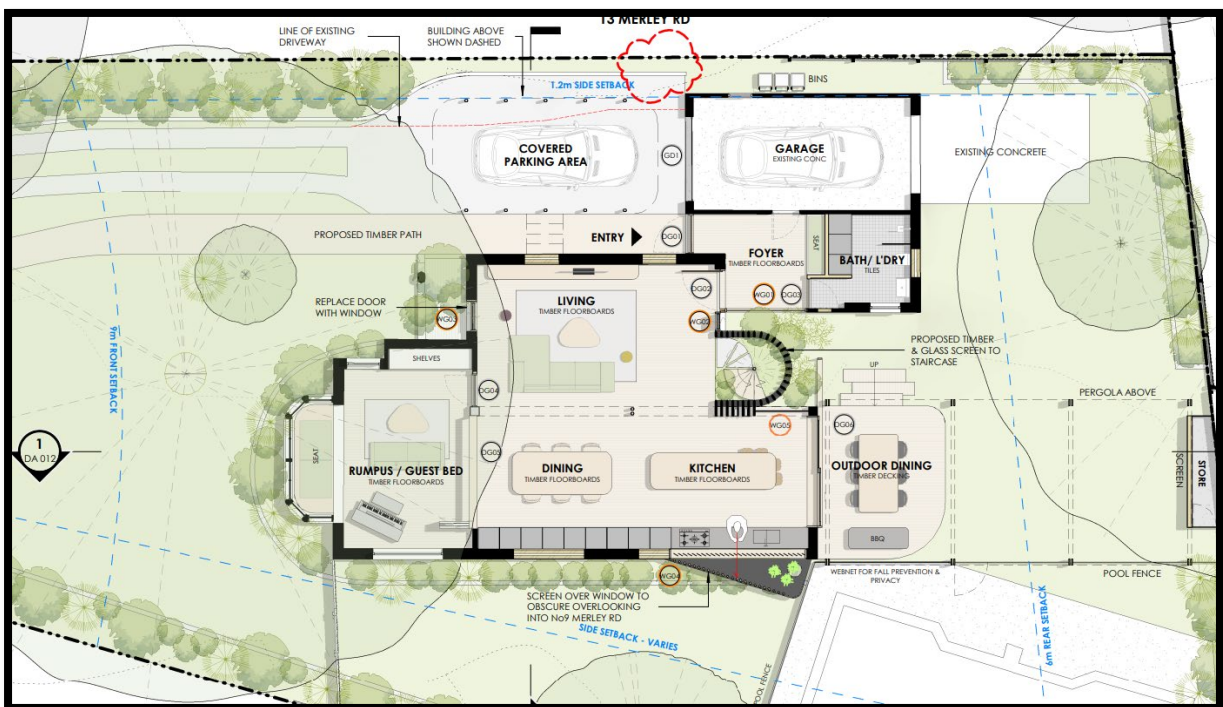


Image 5: New Internal ground floor layout

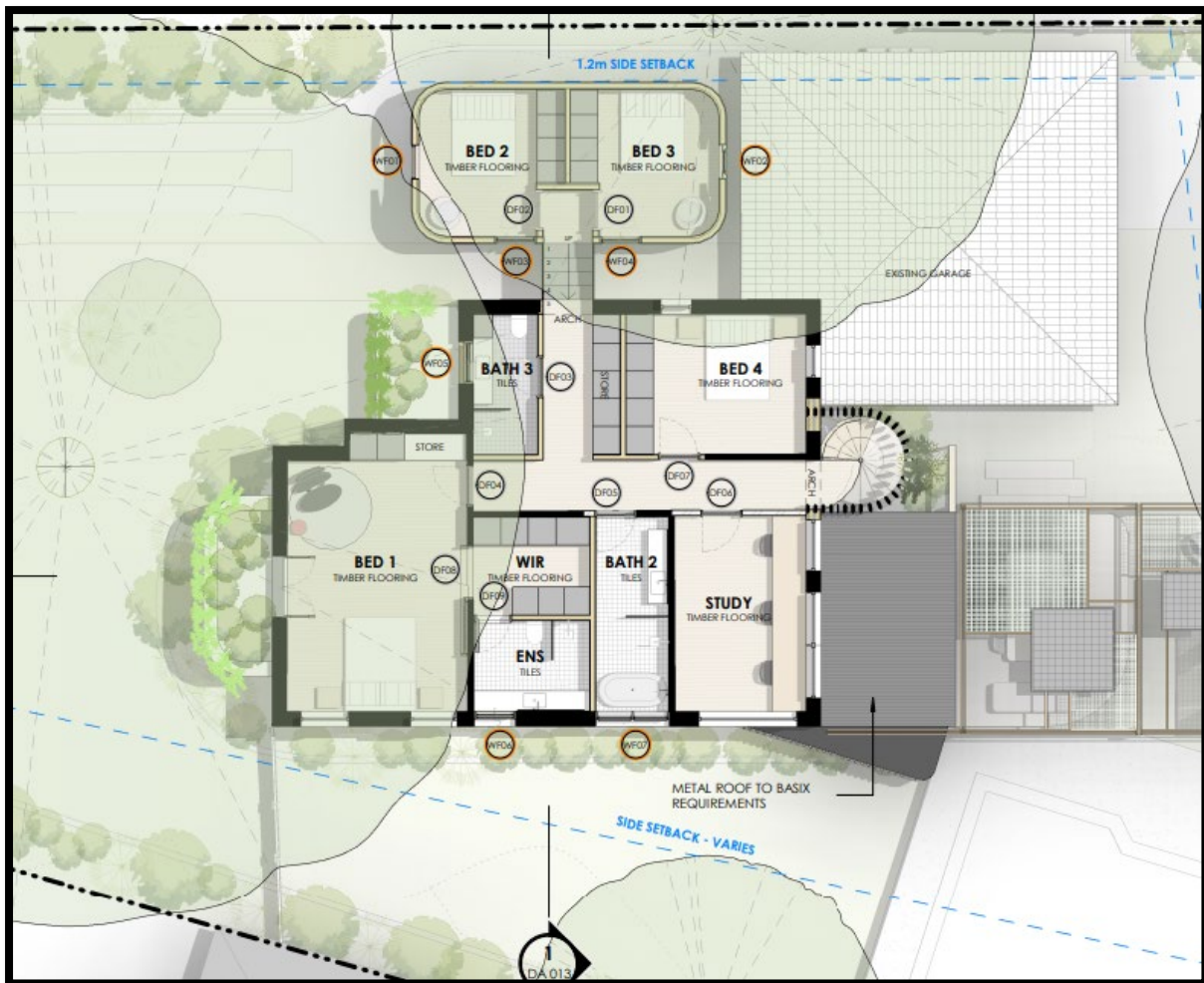


Image 6: New Internal first floor layout

The Site and Locality

The subject site is legally described as Lot: 16 DP: 19348 and commonly known as 11 Merley Rd Strathfield. It is located off the northern side of Merley Rd between Dickson St and Beresford Rd, opposite Inveresk Park.

The site is a wedge shape with a curved narrower frontage of 15.365m to the south, a longer rear boundary of 28.5m to the north, a side boundary length of 46.29m to the east and side boundary length of 43.315m to the west, with a total area of 928.2m² (by registered surveyor).

The site has a slight slope from northwest and has a cross-fall of 0.89m from 46m.

The site is occupied by a high quality two storey inter-war period dwelling with a curved bay balcony within a garden setting. A significant remnant tree (Lemon-scented Gum - *Eucalyptus citriodora*) has been identified on the site. Vehicular access is provided to the site via an existing driveway along the western boundary from Merley Rd to an existing detached garage located on the western boundary behind the building line. The site also contains a swimming pool located in the northeast corner.

The site directly adjoins a heritage listed dwelling to the west (13 Merley Rd) listed as *item 179- Inter-War Style House and Garden* and to the rear 18 Coventry Rd – listed as *item 129 – Interwar house and garden*. It is in the vicinity of a two local heritage items known as 15 Merley Rd (*Item*

180 – *Georgian revival house and garden*) and Inveresk park (*Item 178*). It is also located near a number of trees listed as significant

The current streetscape is characterised by low density residential development. This consists of substantial brick and rendered two storey dwellings on large lots surrounding Inveresk Park.

The surrounding area is characterised by a mixture of one-two storey modern and period dwellings set in leafy mature gardens.



Image 7: Site Plan – this shows the curve of the street in relation to the proposed development and the heritage item



Image 8: Showing the location of the carport and pod.

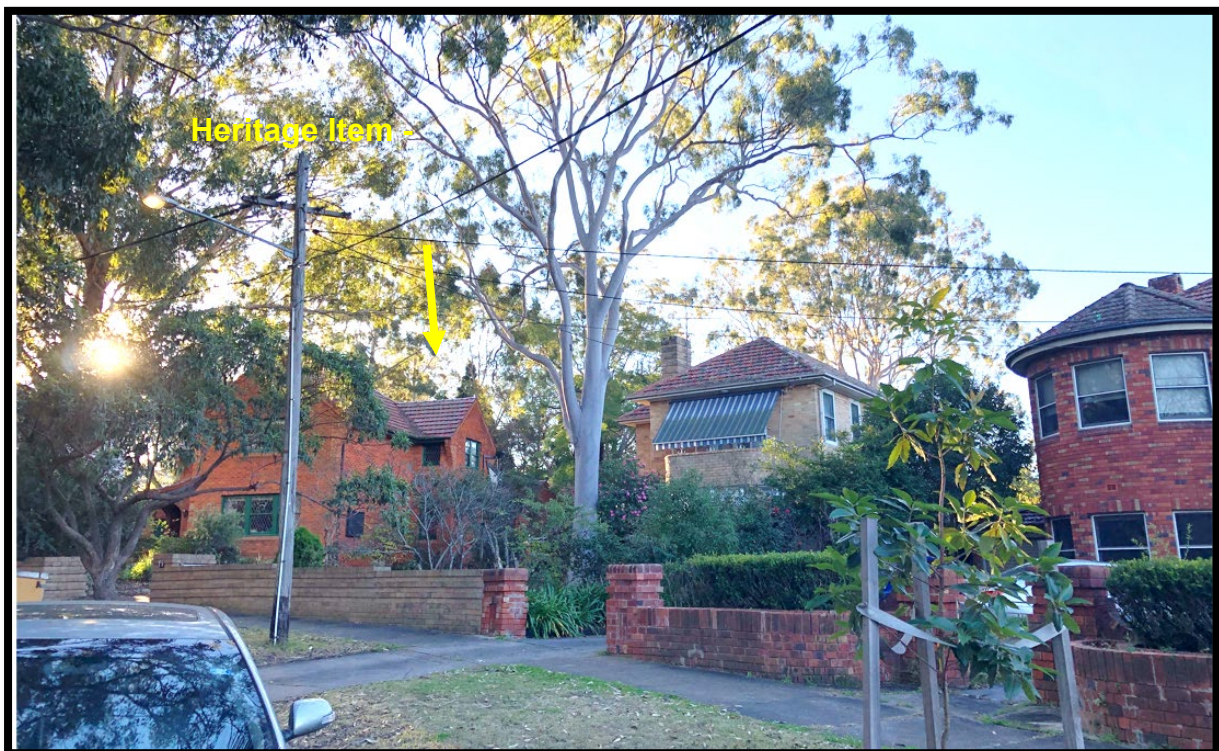


Image 9: Showing the significant tree in the front setback and the sight lines across the site towards the heritage item.



Image 10: Rear of the site facing towards the house.



Image 11: Rear yard facing towards Item 129 - Inter-war house-garden', No. 18 Coventry Road,



Image 12: looking towards the eastern boundary from the dwelling.

Strathfield and showing the significant tree at
number 16 Coventry Rd



Image 13: 9 Merely Road – Adjoining the site from the East (google maps)



Image 14: Streetscape – Looking east from the subject site (google maps)

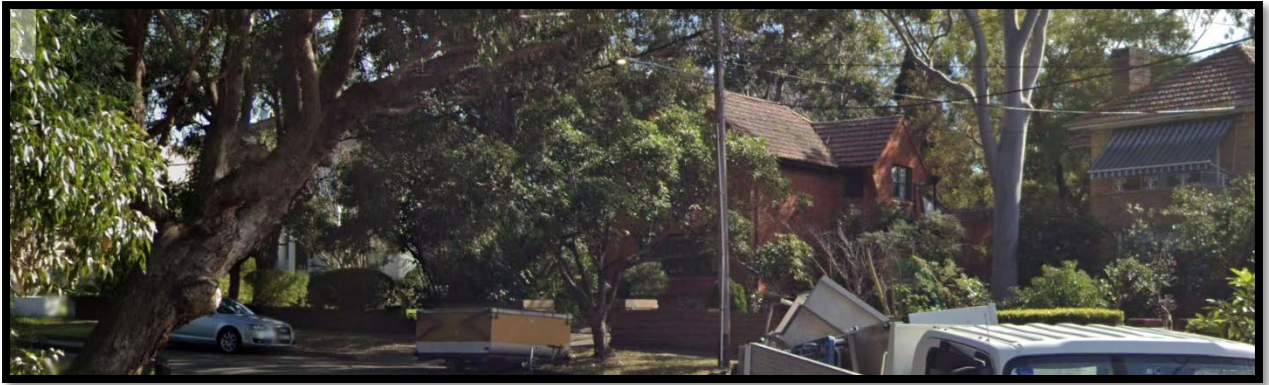


Image 15: Streetscape – looking west from the park towards the site and heritage item (google maps)

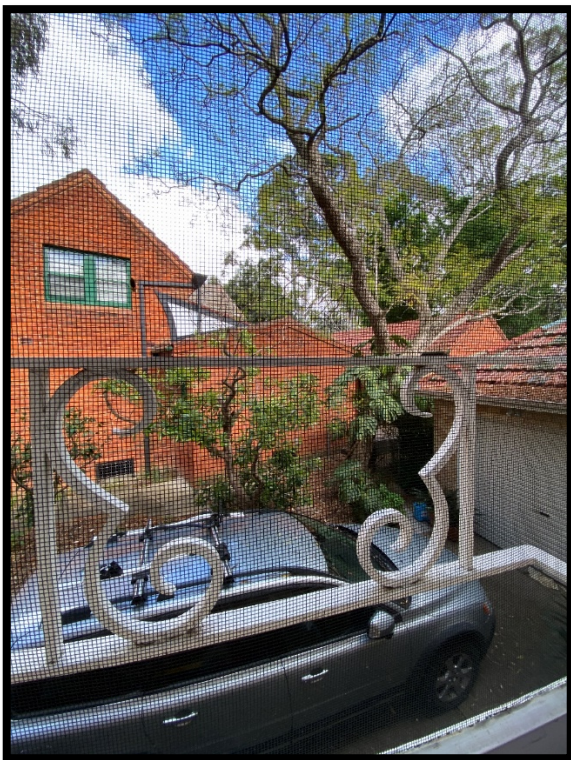


Image 16: The view from the garden towards to the eastern boundary and the heritage item.



Image 17: The view of the location of the Pod towards the western boundary from the dwelling. This shows the pod in relation to the heritage item.



Image 18: Heritage items 15 Merely Rd known as *Item 180 - Georgian revival house and garden* and 13 Merley Rd *Item 179- Inter-War Style House and garden*.



Image 19: *Item 129 - Inter-war house-garden', No. 18 Coventry Road, Strathfield*

Background

2 July	The application was lodged
13 - 27 July 2021	Notification Period
20 July 2021	Objection received
28 July 2021	Applicant advised by letter of Heritage Concerns and the objection and requested to submit a response.
27 August 2021	Applicant amended materials and finishes schedule to respond to heritage concerns. Applicant provided further information in relation to concerns raised by objector.
21 September 2021	Applicant submitted finalised survey showing the location and ownership of the Jacaranda tree subject to be removed was located on their site.
22 September 2021	Verbal discussions with the architect and the objector on pod location

Referrals – Internal and External

Heritage:

The initial heritage comments commended the applicant on retaining and repurposing the original quality of the interwar dwelling. The subject site is not listed as heritage but is within the vicinity of heritage items. These being:

- I179- Inter-War Style House and Garden, 13 Merley Road, Strathfield (contains 2 significant trees 1 No. Grey Box (*Eucalyptus moluccana*) 1 No. Woollybutt (*Eucalyptus longifolia*))
- I180- Georgian revival house and garden, 15 Merley Road, Strathfield
- I178- Inveresk Park - Merley and Beresford Roads, Strathfield
- I129'- Inter-war house—garden - house—garden 18 Coventry Road, Strathfield.

The previous heritage referral stated that there were *“too many different elements which made the addition appear as a small separate flat roof dwelling.”* It was recommended that the walls were angled (pitched roof form) so it fitted in with the streetscape or a change in colour so that the addition appeared as part of the original house.

An amendment to the brick colour of the additional to match the brick colour of the house is proposed to the *“External Finishes and Materials (DA019) plan”* by CplusC Architectural Workshop. The change to the brick colour, so that it matches the existing house, will tie the house and the addition together. On balance, the small area of flat roof can be supported in this location. I therefore concur with Weir Philips Heritage comments that it is a “secondary, recessive element to the principal building form that is identifiable as later work”. I have no objection to this development in its amended form and impose a condition to salvage the windows.

Section 4.15 Assessment – EP&A Act 1979

The following is an assessment of the application with regard to Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*.

(1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provision of:**
- (i) any environmental planning instrument,**

Strathfield Local Environmental Plan

The development site is subject to the Strathfield Local Environmental Plan 2012

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned R2-Low Density Residential and the proposal is a permissible form of development with Council's consent.

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	9.5m	9m	complies
4.4 Floor Space Ratio	Site area - 921.7m ² (by DP) FSR - 0.525:1 (483.89m ²)	FSR –0.388:1 (237m ²)	Complies

Part 5 – Miscellaneous Provisions

Heritage Conservation

The proposal has been identified as being in the vicinity of and adjoining to heritage item/s and a Heritage Impact Statement has been submitted with the application. The application was referred to Council's Heritage Officer who has advised that the proposed works are satisfactory.

It is considered that the proposed works, as amended and conditioned, satisfactorily address the provisions of this Clause.

Part 6 – Additional Local Provisions

Acid Sulfate Soils

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, Development Consent under the provisions of this section is not required and as such an Acid Sulfate Soils Management Plan is not required.

Earthworks

The proposal does not involve any significant excavation or basement works. Any excavation for footings or levelling of the site is considered to be minor and will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Essential Services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development

It is considered that the proposed development satisfies the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012.

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

All stormwater from the proposed development can be treated in accordance with Council's Stormwater Management Code and would satisfy the relevant planning principles of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

A BASIX Certificate has been issued for the proposed development and the commitments required by the BASIX Certificate have been satisfied.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP 55 are considered to be satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Officer who did not object to the removal of a Jacaranda tree that is situated on the property boundary. Standard conditions will be imposed with any development consent in order to ensure the protection of trees.

The aims and objectives outlined within the SEPP are considered to be satisfied.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft planning instruments that are applicable to this site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the DCP.

Applicable DCP Controls	DCP Controls	Development Proposal	Compliance/ Comment
Building Envelope – Addition – Lot size - 921.7m²(by DP)			
Floor Space Ratio:	FSR - 0.525:1 (483.89m ²)	FSR –0.388:1 (237m ²)	Complies
Heights: Floor to ceiling heights: Height to underside of eaves: Parapet height: Overall height for flat roof dwelling: Number of Storeys/Levels:	3.0m 7.2m 0.8m 7.8m 2	3.0m 5.462m 0.4m 5.862m 2	Complies
Setbacks: Front: Side (west): Side (east): Combined Side Setback (irregular block measured at the point of development – 21.7m) Rear:	9m 1.2m (min) 1.2m (min) 5.4m (25%) 6m	19.35m 1.2m 4m (no change) 5.2m 7.5m	Complies No – see below
Landscaping			
Landscaping/Deepsoil Provisions: 50% (rear – behind the building line)	921.7m ² (by DP) (414.76m ² - 45%) Rear - 207.38m ²	(Landscaped 503m ² - 54%) Rear – 272m ²	- Complies
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS (maintained or achieved)	The development located on the western boundary casts an additional shadow at 10am on the lower section of the eastern elevation at 13 Merley Rd. There	Complies

		are no other new additional shadows.	
Vehicle Access and Parking			
Driveway width at Boundary:	3m	3m	Complies
Vehicular Crossing:	1	1	Complies
Driveway setback – side:	0.5m	1.2	Complies
No. of Parking Spaces (2.4m width open carports:	2	2	Complies

Comment: The combined setback for irregular lots in accordance with the DCP is 5.4m when taken from the middle of the proposed development (see Image 21) However, as the lot is wedge shaped and sits behind the building line under the height of the existing dwelling and in front of a larger garage. it is unlikely that a decrease of 20cm width of the pod structure would mitigate effects of the viewlines to the heritage item, however it may have a minor mitigation on the obstruction of views from 13 Merley Road (see Image 20 below) . On balance increasing the side setback to achieve compliance will not result in any significant net improvements with regard to impacts on the neighbouring development. Therefore, on balance, the proposed variation to the combined side setback control is considered reasonable and supportable.



Image 20: Window views from 13 Merely Rd, based on survey information

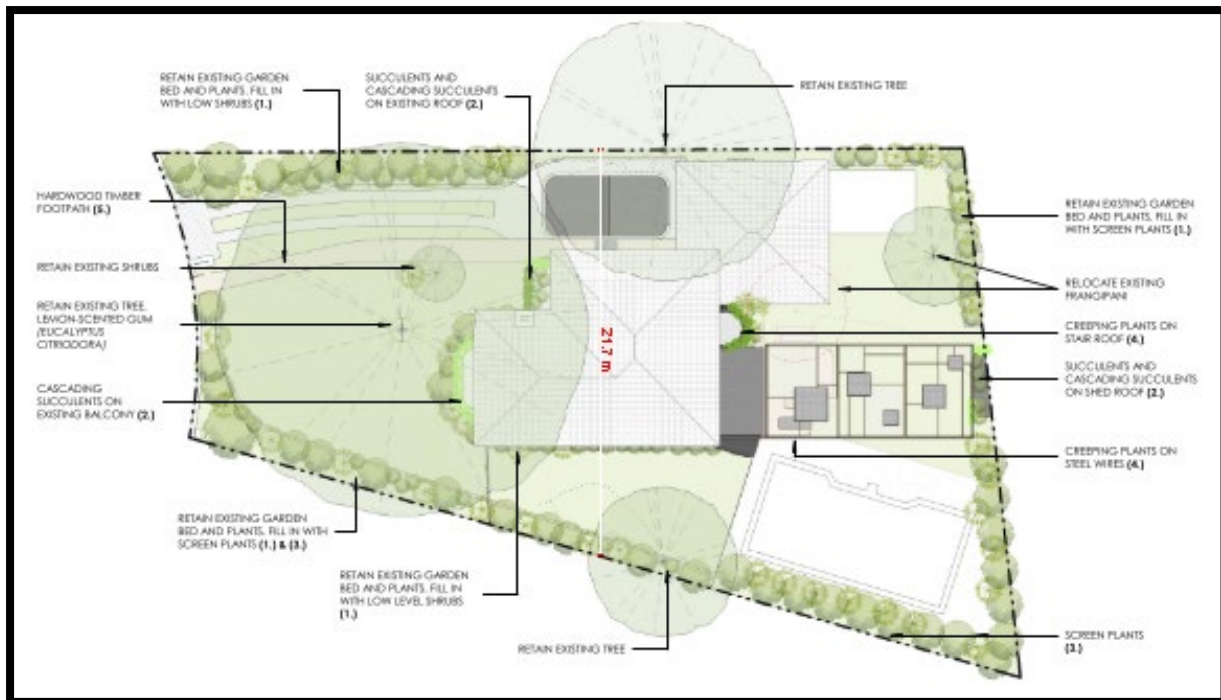


Image 21: Measurement of site for combined setback

Building Envelope

The proposed development satisfies the objectives and controls within the development control plan relevant to:

- Building Scale, height and floor space ratio
- Rhythm of Built Elements in the Streetscape,
- Fenestration and External Materials, and
- Street Edge

The wedge shape of the lot located on the curve of the street provides a unique rhythm and street edge. The new addition is situated 19m from the street and 4m behind the existing building line. Its located 7.6m behind the building line of the existing dwelling. As such the setback of the pod from the street behind the existing building line should not impact significantly on the pattern and rhythm of the property within the street.

Landscaping and Open Space

The proposed development satisfies the relevant objectives and controls of the SCDGP 2005. The development is considered to enhance the existing streetscape, adequate areas for deep soil planting have been provided and can accommodate large canopy trees and where possible trees have been retained and protected. This includes the retention of the significant Lemon-scented gum in the front setback.

The landscaping aims to enhance the house and retain the original garden layout and to include low maintenance hardy drought resistant plants. The garden however, being opposite Inveresk Park, could also include some additional native flora to meet the DCP Part A - 5.1 Objective G which aims to facilitate native vegetation and to provide natural habitat for native fauna. This has been conditioned.

Solar Access

Given the orientation of the site, solar access to windows of habitable rooms and to at least 50% of the private open space is achieved or maintained for a minimum period of 3 hours between 9.00am-3:00pm at the winter solstice. Solar access is also achieved or maintained to the private open space of the adjoining premises. The proposal is considered to generally satisfy the relevant objectives and controls of the SCDCP 2005.

Privacy

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. Window openings have been altered and/or screened from adjoining dwellings where required. The new external staircase is also screened.

Vehicular access, Parking and Basements

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 in that it provides the minimum number of required parking spaces and adequate vehicular access provisions.

Cut and fill

The proposed development is considered to satisfy the relevant objectives and controls of the SCDCP 2005, in that the need for cut and fill has been kept to a minimum and existing ground levels have been maintained where appropriate to reduced site disturbance. Existing trees and shrubs have been retained where possible and ground water tables are maintained and impact on overland flow and drainage is minimised.

Water and Soil Management

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. A soil erosion plan has been submitted with the application to prevent or minimise soil disturbances during construction.

Access, Safety and Security

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. Separate pedestrian and vehicle access provisions are provided, passive surveillance of the public street has been maintained providing safety and perception of safety in the street.

PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield CDGP 2005, a waste management plan was submitted with the application. The plan details measure for waste during demolition and construction, and the on-going waste generated by the development during its use. It is considered that this plan adequately address Part H and considered satisfactory.

PART P – Heritage (SCDCP 2005)

As discussed previously, the application was reviewed by Council's Heritage Advisor who offered no objection given that the existing dwelling was retained and that the new addition did not appear as a separate dwelling.

(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,

The requirements of Australian Standard AS2601–1991: *The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does not involve the demolition of a building.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development is unique in that it aims to repurpose the existing two storey interwar dwelling for modern living and uses sustainable building options to add space. The addition is unlikely to be an intrusive element when viewed from the public domain due to the large setback (19m) from the street, behind the building line (4m) and is of a scale and character that is in keeping with the interwar dwelling. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

(c) the suitability of the site for the development,

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments as well as the unique context of the site being adjoining to and in the vicinity of heritage items.

(d) any submissions made in accordance with this Act or the regulations,

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. One submission was received raising the following concerns:

1. *The proposal will diminish views from windows along the western façade of the dwelling at 13 Merley Road.*

Comment: There will be partial impacts to views of Inveresk Park from different windows on the western facade and the patio of 13 Merley Road when looking across the property at 11 Merely Rd.

2. *The proposed extension will have a stark and detrimental impact on the view corridor towards 13 Merley Road and its heritage curtilage. Especially considering the unique setting of the item and curvature of the Merley Road.*

Comment: The proposed extension is located adjacent to the existing dwelling and sits behind the front building line of both the subject site and 13 Merley Road. When viewed on both the submitted survey plan and floor plans, it can be seen that there is very limited impact to the views of 13 Merley Road given the position of the addition and the distance from the street frontage.

3. *The proposed extension results in the two sites ‘turning in on each other’ and will block views from the patio at No. 13 to the south east/Inveresk Park.*

Comment: The current dwellings at 11 and 13 Merley Road, as well as the proposed addition, are predominantly oriented to the street frontage. Diagrams submitted based off the survey (see Image 20), show that most windows will not be affected.

4. *3D images do not accurately portray the orientation of each site and positions of living spaces.*

Comment: The applicant has stated that the 3D images have been accurately prepared from detailed survey information. Due to Covid restrictions the site was unable to be visited and therefore this was relied on.

5. *Overshadowing of No. 13 has not been adequately considered, especially in regard to the positioning of windows along the western façade of 13 Merley.*

Comment: Additional information provided shows elevation shadow diagrams submitted as part of this response (see image 22). These demonstrate no additional overshadowing of windows along the western façade of 13 Merley Road during winter solstice. The pod will sit below the existing building height within the existing shadow.

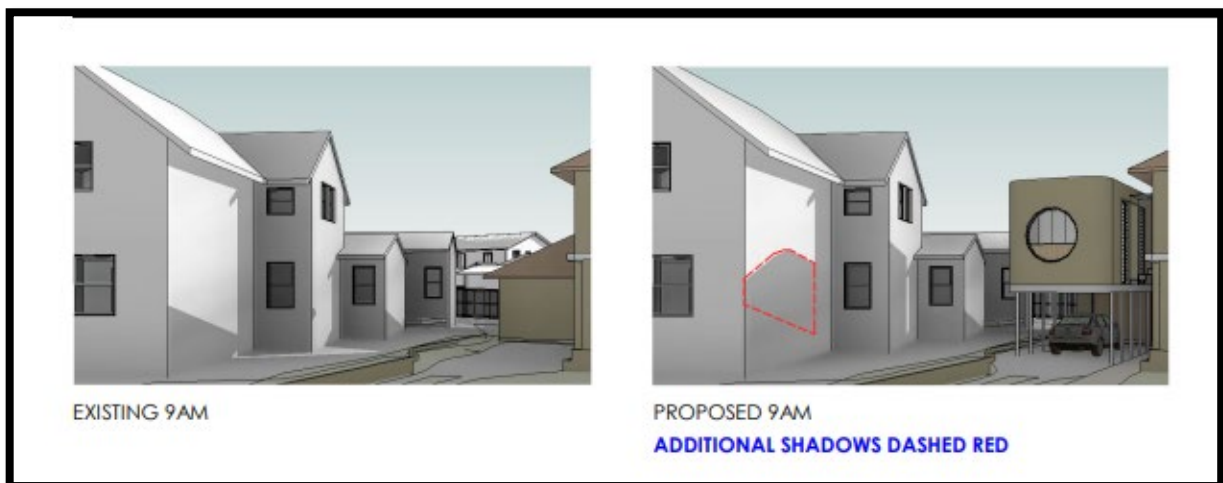


Image 22: Part of the shadow diagrams requested as further information.

6. *The extension should be moved to the rear of the site.*

Currently, the pod sits within the existing shadow below the building height on the western side of the dwelling. The architect explored an option to move the pod to the rear. During, verbal discussions, the architect reiterated that moving the pod to the rear would create new shadows which would impact north facing private open space and windows at adjoining properties. Locating the pod in the middle of the yard would divide the rear private open space. The pod in the existing shadows of the house limited any further overshadowing. The objector however, was of the opinion that the morning light would be greatly affected, however, accepted that the response of the architect.

7. *Flat roof dwellings were a common feature of the interwar era, however not in the context specific to this site.*

Pitched roof forms in this area have been supported and encouraged by Council. In Strathfield the Functionalist style which began in the 1930's and included the semicircular wings and rounded corners have generally been topped with a pitch roof rather than the roof being concealed behind

a flat roof parapet. 11 Merley Street however, has all the elements of the functionalist house with its distinct rounded balcony and bay without the parapet. For this house the retention of the pitched roof which is a distinct Strathfield character has been retained with the flat roof pod being subservient but still in keeping with the era.

8. *The proposal disregards the rhythm of setbacks established by the site and the adjoining properties.*

The proposed development adopts substantially compliant setbacks. Notwithstanding compliance, the street exhibits a variety of 'rhythms' as several dwellings within the streetscape maintain a ridgeline parallel to the street, extending a two-storey height with a maximum pitched ridge to the side setback, including 13 Merley Road's interface with the subject site. The intent of the design is to provide a complementary, recessive feature that provides relief and distinguished separation between the original dwellings.

Mediation

The objector and the applicant were contacted separately by phone to discuss the proposal. The main concern of the objector was to the views to the heritage item and potential loss of views from the windows and overshadowing. The objector suggested that a better place for the pod was to the rear of the site. In response, the applicant stated that this option of moving the pod to the rear had been explored. This option would potentially caused greater overshadowing of rear private open space of neighbouring properties and/or cut the sites usable private open space in half.

The applicant stated that the option to put the pod within the existing shadows allowed for the least amount of impact to adjoining properties.

The objector considered the applicants response and whilst still not convinced was accepting of the reasons for the location of the pod.

The objector did not want the carport to be enclosed as it still allowed for the views to the heritage items to be somewhat retained and the views from the item on the ground floor level also to be retained.

(e) *the public interest.*

The proposed development is of a scale and character that does not conflict with the public interest.

Local Infrastructure Contributions

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).

STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN

Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan as follows:

Based on the Cost of Works of \$1,602,984.00 and in accordance with Council's s7.12 Indirect Contributions Plan, a contribution of 1% of the cost of works is applicable. In this regard, the contribution is as follows;

Local Amenity Improvement Levy	\$16,029.84
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Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*, the provisions of the SLEP 2012 and SCDCP 2005.

Following detailed assessment it is considered that Development Application No. 2021/163 should be approved subject to conditions.

Signed: EB
EBLACK
Specialist Planner - Heritage

Date: 27/09/2021

- ☒ I confirm that I have determined the abovementioned development application with the delegations assigned to my position;
- ☒ I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are not applicable to this development;

Report and recommendations have been peer reviewed and concurred with.



Signed:
Miguel Rivera
Senior Planning Officer

Date: 28 September 2021

The following conditions of consent are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.

DEVELOPMENT DETAILS

(1) Approved Plans & Documentation

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Existing Site Plan and site analysis plan	DA001	23/06/2021	B	CplusC Architectural Workshop
Proposed Site Plan	DA 002	23/06/2021	B	CplusC Architectural Workshop
Existing Ground Floor Plan	DA003	18/08/21	C	CplusC Architectural Workshop
Proposed Ground Floor Plan	DA 004	18/08/21	C	CplusC Architectural Workshop
Existing First Floor Plan	DA 005	23/06/21	B	CplusC Architectural Workshop
Proposed First Floor Plan	DA 006	23/06/21	B	CplusC Architectural Workshop
Proposed Roof Plan	DA 007	23/06/2021	B	CplusC Architectural Workshop
Elevation- South	DA 008	23/06/2021	B	CplusC Architectural Workshop
Elevation – West	DA 009	23/06/2021	B	CplusC Architectural

				Workshop
Elevation Plan	DA 010	23/06/2021	B	CplusC Architectural Workshop
Elevation - East	DA 011	23/06/2021	B	CplusC Architectural Workshop
Section A	DA 012	23/06/2021	B	CplusC Architectural Workshop
Section B	DA 013	23/06/2021	B	CplusC Architectural Workshop
Area Calculations	DA018	23/06/2021	B	CplusC Architectural Workshop
External Finishes and Materials	DA 019	18/08/21	C	CplusC Architectural Workshop
Landscape Plan	DA021	23/06/2021	B	CplusC Architectural Workshop
13 Merley Rd East Elevation Shadow Study	DA022	18/08/2021	C	CplusC Architectural Workshop
Arboricultural Impact Assessment Report	210817_11 Merley Rd_AIA	17/8/2021		Jack Williams, Urban Arbor Pty Ltd,
Pipe Layout and Details	DR-001	28/06/2021	AAB	Stellen
Basix Certificate	A420344	23/6/2021		Damian O'Toole Town Planning P/L
Heritage Impact Statement	J4998	June 2021		Weir Phillips Heritage and Planning
Statement of Environmental Effects	Project No. 145a	24/6/21		Lighthouse Planning Pty Ltd Nicholas Dowman Director

Showing Selected Levels and Detail and Boundary Identification Survey of Lot 16 IN DP 19348 being 11 Merely Road, Strathfield	62532001A	12/10/2020		Hill and Blume
Waste Management Plan		22/06/21		Peter Hoang

SEPRARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

(2) Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.
- (b) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (c) Establishing a "works zone";
- (d) Placing or storing materials or equipment;
- (e) Placing or storing waste containers or skip bins;
- (f) Stormwater & ancillary to public infrastructure on private land
- (g) Erecting a structure or carrying out work

These separate activity approvals (a)-(g) must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

- (h) Pumping water from the site into the public road;
- (i) Constructing a vehicular crossing or footpath;
- (j) Digging up or disturbing the surface of a public road (e.g. Opening the road for the

purpose of connections to utility providers);

(k) Stormwater & ancillary works in the road reserve; and

(l) Pumping concrete from a public road;

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the activities commencing.

The relevant Application Forms for these activities can be downloaded from Council's website www.strathfield.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

(3) Required Design Changes

The following changes are required to be made and shown on the Construction Certificate plans:

Landscape Plan	<p>Landscape plan to be updated to include:</p> <p>a) the removal of the Jacaranda Tree as amended (red cloud) on the DA 003 – Existing Ground Floor Plan - Dated 18/08/2021</p> <p>b) a minimum of 50% of the new plantings to comprise of local indigenous plant species.</p> <p>c) Removal of climbable plants/trees within 900mm of the swimming pool fence.</p>
Swimming pool setback	The swimming pool fence must be located at least 1m from the pool edge.
Swimming pool	Ensure that a 900-millimetre non-climbable zone surrounds the swimming pool fence in accordance with the Swimming pool regulations. This includes removal of plants, BBQs and other climbable structures within this zone.
Redesign pool fence near raised patio	The patio directly adjoining the pool fence will not meet regulations. The pool fence will need to be complaint, as such the fence will need to be redesigned and/or increased in height to ensure compliance.
Brick Cladding	Ensure that all plans are updated with the brick cladding to match the colour of the existing building.

(4) Fees to be Paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.strathfield.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://longservice.force.com/bci/s/levy-calculator	\$ 5,610.00
Security Damage Deposit	\$ 15,000.00
Tree Bond (25m - 13 Merely Rd – Significant tree front setback- R)	\$ 50,750.00
Tree Bond (22m -11 Merely Rd – Significant tree front setback- C)	\$ 40,600.00
Tree Bond (20m - 18 Coventry Rd)	\$30,450.00
Tree Bond (Street Tree – Council verge)	\$3,050.00
Administration Fee for Damage Deposit	\$ 130.00
Administration Fee for Tree Deposit	\$130.00
DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$16,029.84

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

The Section 7.11 contribution (s94) is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Development Contributions Plan.

Timing of Payment

The contribution must be paid and receipted by Council, prior to the release of the Construction Certificate.

Further Information

A copy of the *current Development Contributions Plans* may be inspected at Council's Customer Service Centre at 65 Homebush Road, Strathfield or on Council's website www.strathfield.nsw.gov.au.

(5) Damage Deposit – Minor Works

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage security deposit for the cost of making good any damage caused to any Council property as a result of the development: \$ 15,000.00.
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: \$130.00.
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise the amount will be either forfeited or partly refunded according to the amount of damage.

(6) Tree Bond

A tree bond of \$124,850.00 (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to existing trees to be retained on Council's road reserve, neighbouring sites and the subject site, during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the

course of this development.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and Charges.

A request for refund of the Tree Bond must be made in writing.

Tree Bonds may be forfeited if a tree is dead, made dangerous or has been terminally damaged, or will be held until tree/s have fully recovered from the construction damage or were replacement/planted trees have become fully established and are over 6 metres in height.

(7) Site Management Plan

Minor Development

A Site Management Plan detailing all weather access control points, sedimentation controls, waste management plans, fencing, builder's site sheds office, amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

(8) BASIX Commitments

The approved BASIX Certificate shall be submitted to the Accredited Certifier with the application for a Construction Certificate.

All measures and commitments as detailed in the BASIX Certificate No. CC8014 must be implemented on the plans lodged with the application for the Construction Certificate.

(9) Reuse of Significant Building Elements

The reuse and recycling of significant elements such as bricks and windows is required. The recycling is to occur, preferably on site and/or to suitable professional recycling yards specialising in the recycling of historic building materials. Removal and storage of these materials is to be carefully carried out by the workers and a specific stockpile area is to be designated and protected. A detailed plan for execution of the above requirements is to be submitted to and approved by Council's Heritage Advisor, prior to issue of a Construction Certificate.

(10) Detailed Stormwater Drainage Design

The submitted stormwater plan has been assessed as a concept plan only. A detailed drainage design supported by a catchment area plan and drainage calculations (including a Hydraulic Grade Line Analysis) in accordance with Council's Stormwater Management Code must be submitted with the Construction Certificate application.

(11) Compliance with Swimming Pool Act 1992

The alterations and additions to the dwelling house and/or the construction of the new dwelling house subject of this consent must not generate any non-compliances with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and the Building Code of Australia. Details of compliance to be illustrated on the plans lodged with the application for the Construction Certificate.

(12) Off Street Parking – Compliance with AS2890

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities), AS 2890.6 (parking for people with disabilities) and AS 2890.2 (for commercial vehicle facilities).

(13) Compliance with Submitted Arborist Report

The recommendations outlined in the Arborist's Report titled Arboricultural Impact Assessment Report Site location: 11 Merley Road Strathfield NSW prepared by Jack Williams Urban Arbor Pty Ltd dated 16 August 2021 must be implemented throughout the relevant stages of construction. Details of tree protection measures to be implemented must be detailed and lodged with the Construction Certificate application for approval and shall be in accordance with Section 4 - *Australian Standard AS 4970-2009: Protection of trees on development sites*.

The tree/s to be protected are listed in the table below.

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
2	Corymbia citriodora	Front setback	8.2m
3	Corymbia citriodora	Located in adjoining site (18 Coventry)	9.0m
4	Eucalyptus spp	Located in adjoining site (13 Merely)	12m

(14) Tree Protection and Retention

The following trees shall be retained and protected:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
	Street Tree	Front of property on the Council Verge	
2	Corymbia citriodora	Front setback	8.2m
3	Corymbia citriodora	Located in adjoining site (18 Coventry)	9.0m
4	Eucalyptus spp	Located in adjoining site	12m

		(13 Merely)	
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Details of the trees to be retained must be included on the Construction Certificate plans.

General Tree Protection Measures

- (a) All trees to be retained shall be protected and maintained during demolition, excavation and construction of the site.
- (b) The tree protection measures must be in accordance AS4970 -2009 Protection of trees on development sites.
- (c) Details of the tree protection measures to be implemented must be provided with the application for a Construction Certificate by a suitably qualified Arborist (AQF Level 5 or above in Arboriculture).
- (d) The Arborist must be present on-site during the stages of construction when works are being undertaken that could impact on the tree canopy or root zone within the tree protection zone to implement the tree protection measures as required.
- (e) Unless otherwise specified in AS 4970-2009, a protective fence consisting of 1.8 metres high, fully supported chainmesh fence shall be erected around the base of the tree. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed in the table above. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.
- (f) No services shall be installed within the TPZ of the tree unless approved by Council. This fence shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone' attached to the fence and must also include the name and contact details of the Project Arborist.

Specific Street Tree Protection Measures

- (g) A sound protection barrier anchored firmly into the ground 1.8m in height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath.

Excavation works near tree to be retained

- (h) Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not adversely be affected.
- (i) Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.
- (j) Tree Protection Zone around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.

Details satisfying this condition shall be shown on the Construction Certificate plans.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)

(15) Demolition & Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a

written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015)

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au.

(16) Demolition Notification Requirements

The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, 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 (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

(17) Demolition Work Involving Asbestos Removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

(18) Disposal of Surplus Salvaged Materials

Salvaged traditional building materials surplus to the requirements of this project including windows, bricks, structural timber, staircases, and joinery are to be sold to an established dealer in second hand heritage building materials. Documentation of the salvage methodology must be submitted for the approval of Council prior to the commencement of demolition.

DURING CONSTRUCTION

(19) Site Sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

(20) Hours of Construction for Demolition and Building Work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

Note: A penalty infringement notice may be issued for any offence.

(21) Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

(22) Tree Removal on Private Land

The trees identified as 'to be removed/pruned' on the approved plans or by conditions of this consent shall be removed in accordance with AS4373 -2007 and the *Amenity Tree Industry Code of Practice* (SafeWork NSW, August 1998).

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

(23) BASIX Compliance Certificate

A Compliance Certificate must be provided to the PCA regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.

(24) Swimming Pools – Resuscitation Notice

An air resuscitation warning notice complying with the [Swimming Pools Act 1992](#) must be affixed in a prominent position adjacent to the pool.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

(25) Requirement for a Construction Certificate

The erection of a building must not commence until a Construction Certificate has been issued.

(26) Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) appointed a PCA for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the PCA of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

(27) Notification of Critical Stage Inspections

No later than two days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

(28) Notice of Commencement

The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

(29) Occupation Certificate

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

PRESCRIBED CONDITIONS

(30) Clause 97A – BASIX Commitments

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

(31) Clause 98 – Building Code of Australia & Home Building Act 1989

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

(32) Clause 98A – Erection of Signs

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

(33) Clause 98B – Home Building Act 1989

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

ADVISORY NOTES

1. Review of Determination

Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney East Planning Panel or the Land & Environment Court.

2. Appeal Rights

Division 8.3 (Reviews and appeals) Part 8 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

3. Lapsing of Consent

This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

4. Access to NSW Legislations (Acts, Regulations and Planning Instruments)

NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

5. Long Service Levy

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

6. Site Safety Fencing

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

7. Register your Swimming Pool

All swimming pools in NSW are required to be registered. Fines apply for pools that are not registered. To register please visit: www.swimmingpoolregister.nsw.gov.au