

IDAP REPORT

Property:	28 South Street Strathfield LOT 73 DP 8778 DA2022.06
Proposal:	Demolition of existing structures and construction of single-storey dwelling with a basement level, swimming pool and landscaping.
Applicant:	S Yako
Owner:	S C Ykmour
Date of lodgement:	24 January 2022
Notification period:	1 February 2022 – 16 February 2022
Submissions received:	Nil
Assessment officer:	L Gibson
Estimated cost of works:	\$1,989,900.00
Zoning:	R2-Low Density Residential - SLEP 2012
Heritage:	No
Flood affected:	No
Is a Clause 4.6 Variation Proposed:	No
RECOMMENDATION OF OFFICER:	APPROVAL



Figure 1: View of subject site outlined in yellow and surrounding context.

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for the demolition of existing structures and construction of single-storey dwelling with a basement level, swimming pool and landscaping.

Site and Locality

The site is identified as 28 South Street Strathfield and has a legal description of Lot: 73 DP: 8778. The site is a regular-shaped parcel of land and is located on the eastern side of South Street and north of the intersection of South Street with Ada Avenue.

The site has a width of 20.115m, a depth of 63.875m and an overall site area of 1,283.6m². The subject site has been cleared and is vacant. The vehicular crossing is located toward the southern boundary of the site.

The locality surrounding the subject site is typified by low density development predominantly comprised of two-storey dwellings. Dwellings throughout the street are of grand proportions constructed in palatial style comprising pitched tiled roof forms, brick, sandstone and rendered facades and decorative finishes.

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 1 February 2022 to 16 February 2022. No submissions were received during this time.

Issues

- Overshadowing;
- Void Spaces; and
- Basement Size.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979*, Development Application 2022/006 is recommended for approval subject to suitable conditions of consent.

REPORT IN FULL

Proposal

Council has received an application for the demolition of existing structures and construction of single-storey dwelling with a basement level, swimming pool and landscaping. More specifically, the proposal includes;

Demolition

- Existing front boundary fence.

Basement level:

- Construction of a new basement level to comprise:
 - Four (4) car parking spaces and turning space;
 - Plant and Data room;
 - Mud room;
 - Bathroom;
 - Cinema;
 - Gym; and
 - Storage area.

Ground floor level:

- 5 bedrooms, each with ensuite;
- Master bedroom with WIR and ensuite;
- Prayer room;
- Living room;
- Home Office;
- Open plan living, dining and kitchen;
- Walk-in-pantry;
- Laundry; and
- Alfresco area comprised of seating and teppanyaki kitchen.

External works:

- Front boundary fence;
- Cabana; and
- Associated landscaping and stormwater works.

Figures 2 to 6 below are a series of excerpts from the submitted DA package:



Figure 2: Proposed Front Elevation Plan



Figure 3: Proposed Southern Side Elevation Plan

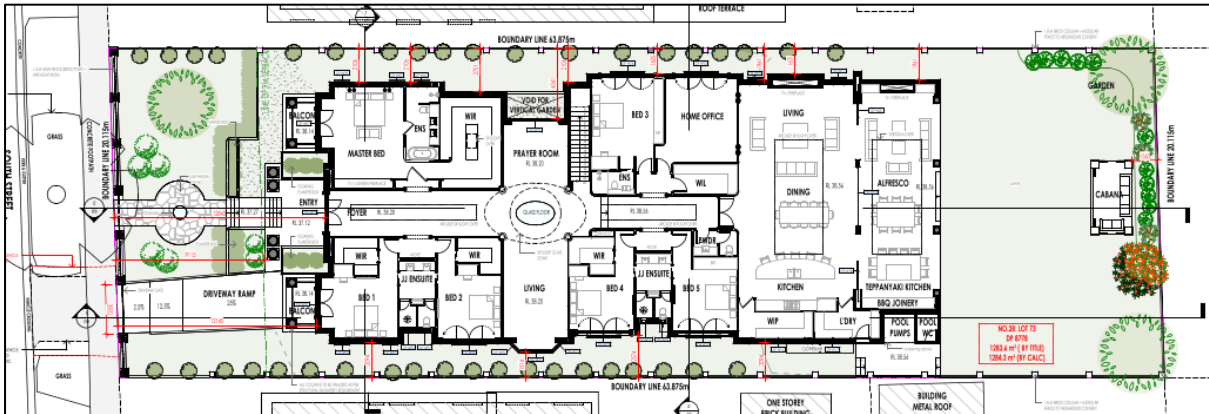


Figure 4: Proposed Ground Floor Plan

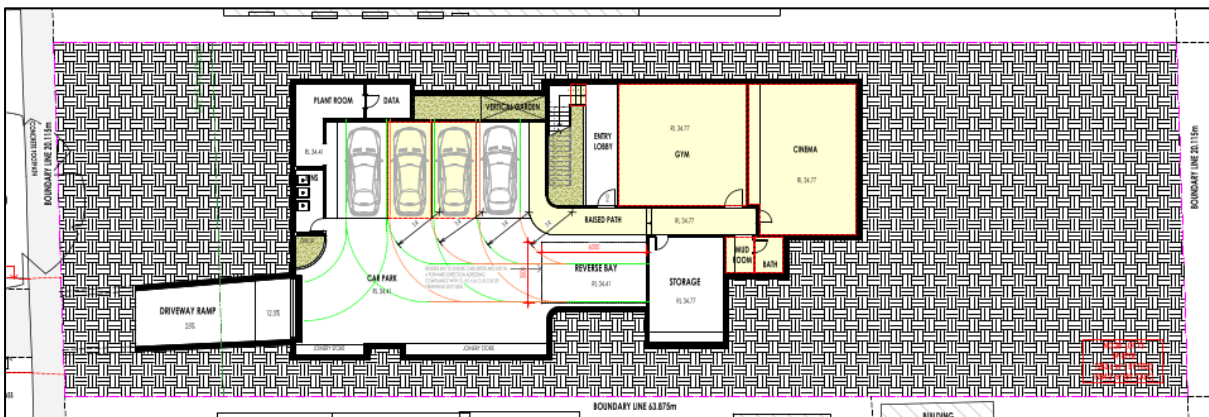


Figure 5: Proposed Basement Plan

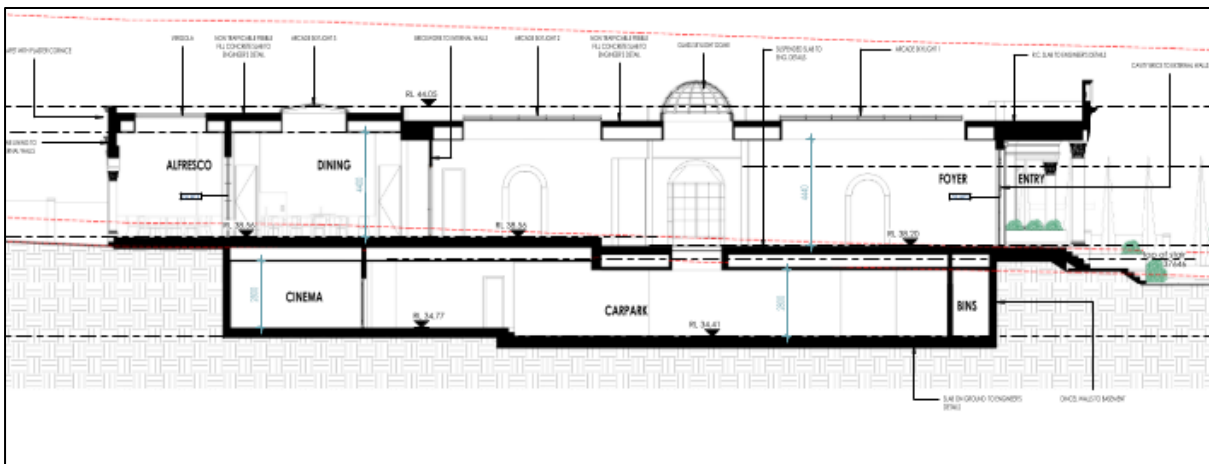


Figure 6: Proposed Section Plan

The Site and Locality

The site is identified as 28 South Street Strathfield and has a legal description of Lot: 73 DP: 8778. The site is a regular shaped parcel of land and is located on the eastern side of South Street and north of the intersection of South Street with Ada Avenue (refer to Figure 1 for reference).

The site has a width of 20.115m, a depth of 63.875m and an overall site area of 1,284.6m². The subject site has been cleared and is vacant. The vehicular crossing is located toward the southern boundary of the site (refer below to Figures 7-8 for reference).



Figure 7: subject site showing demolition works have been undertaken.



Figure 8: subject site showing demolition works have been undertaken.

The locality surrounding the subject site is typified by low density residential housing predominantly comprised of two-storey development. Dwellings are of grand proportions and vary in architectural styles. Located diagonally across from the site is a heritage listed Georgian Revival house and gardens listed as item 1196 under Schedule 5 of the SLEP 2012 (refer to Figures 9-12 below for reference).



Figure 9: Western adjoining dwelling at 26 South Street.



Figure 10: Subject site showing demolition works and 30 South Street (right)



Figure 11: Existing dwellings opposite the site at 25 and 23 South Street, Strathfield (left to right)



Figure 12: Existing dwelling at 23 South Street (left) and 21 South Street - Georgian Revival Heritage Listed dwelling currently undergoing reconstruction works (right)

Background

24 January 2022	The subject application was lodged with Council.
1 February 2022 – 16 February 2022	The subject application was placed on notification for a period of 14 days. No submissions were received during this time.
4 February 2022	A site inspection was conducted by Council's Assessing Officer.
9 February 2022	A deferral letter was sent to the Applicant raising concern for: <ul style="list-style-type: none"> 1. Exceedance beyond permitted gross floor space requirements 2. Landscaping; 3. Natural Ground Level; and 4. Basement ceiling heights.
23 February 2022	Amended plans were submitted to Council to address the previously raised matters in the deferral letter.

Referrals – Internal

Stormwater

The application was referred to Council's Development Engineer for comment. The following comments were made:

"From engineering perspective, concept plan is feasible".

No further concerns were raised subject to standard conditions of consent.

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,*

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 – Vegetation in non-rural areas

The intent of this Chapter within the SEPP is related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development as modified does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP.

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

Chapter 10 – Sydney harbour Catchment

All stormwater from the proposed development as modified can be treated in accordance with Council's Stormwater Management Code and would satisfy the relevant planning principles of Chapter 10 - Sydney Harbour Catchment.

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 (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of land

Chapter 4 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 Chapter 4 of the SEPP are considered to be satisfied.

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	7.84m	Yes
4.4 Floor Space Ratio	0.5:1 (642.4m ²)	0.496:1 (638.2m ²) <i>Basement:</i> 152.1m ² <i>Ground Floor:</i> 486.1m ²	Yes

Part 5 – Miscellaneous Provisions

Heritage Conservation

The subject site is not listed as a heritage item or located within a heritage conservation area. The site does not adjoin nor is in close proximity to a heritage item and as such, the provisions of this clause are not applicable.

Flood Planning

The proposed site has not been identified within the flood planning levels and as such, the provisions of this Clause are not applicable to the subject development.

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 seeks construction of a basement which has been designed within the confines of the ground floor building footprint. Notwithstanding this, the proposed 3.36m floor to ceiling height of the basement results in excessive excavation on the site (refer back to Figure 6 above). Excavation should be minimised where possible to reduce soil disturbance and any undue impact on neighbouring properties.

So to minimise unnecessary impact on adjoining properties, a condition of consent is recommend to ensure the maximum basement floor to ceiling height for the carpark and storage area exceeds no more than 2.4m from the floor. All other areas (cinema, gym, mud room, bathroom, raised path and entry lobby may have a floor to ceiling height of 2.8m. These floor to ceiling heights are inclusive of the cavity required for mechanical services.

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.

(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			
Heights: Floor to ceiling heights:	3.0m	3.3m – 6.88m	No – refer to discussion below.
Height to underside of eaves:	7.2m	6.8m	Yes
Parapet height:	0.8m	2.4m	No – refer to discussion below.
Basement height above NGL:	1.0m	1.0m	Yes
Number of Storeys/Levels:	2	1	Yes
Setbacks: Front:	9m	9m	Yes
Side:	1.2m (min)	1.5m	Yes
Side:	1.2m (min)	1.514m	Yes
Combined Side Setback:	4m (20%)	4.2m to the front, 4.07m in the centre and 3.6m to the rear.	No – refer to discussion below.
Rear:	6m	13.14m	Yes

Landscaping			
Landscaping/Deep soil Provisions:	45% (557.90m ²)	45.56% (585.3m ²)	Yes
Fencing			
Height (overall/piers): Solid Component: Secondary Frontage:	1.5m (maximum) 0.7m 1.8m	No RLs provided in the plans.	No –refer to discussion below
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	The site is east west oriented. Overshadowing is unavoidable.	No – refer to discussion below.
Vehicle Access and Parking			
Driveway width at Boundary: Vehicular Crossing: Driveway setback – side: No. of Parking Spaces:	3m 1 0.5m 2	3m 1 2.7m 4 parking spaces proposed.	Yes Yes Yes Yes
Basement: Basement protrusion: Basement ramp/driveway Internal height:	1.0m 3.5m 2.2m	1.0m 3.34m 2.67m	Yes Yes Yes
Ancillary Development			
OUTBUILDINGS Height:	3.5m	Cabana proposed however no RLS are provided.	No – refer to discussion below.
Side/Rear setback:	0.5m	1.5m	Yes
RETAINING WALLS Maximum height:	1.2m	Retaining walls proposed within front setback comprised of planters to a height of 1.09m	Yes

Building Envelope

The proposed dwelling is of a palatial Italianate style with rendered masonry exterior walls, decorative parapet and French dormer windows with grand columns across the façade. The portico extends to the ceiling of the dwelling appearing as two (2) storey. This is contrary to Section 2.2.5 of Part A of the SCDP 2005 which requires two (2) storey porticos to be vertically articulated or broken to reduce their height. Existing dwellings in the streetscape are of grand proportions attributed by the large allotment sizes along the street. The columns enable a symmetrical façade and achieve an acceptable level of articulation without requiring vertical articulation to be provided. The proposed development is of a bulk, height and scale that is suitable for development envisaged for the site and is commensurate with existing development in the street. Overall, the development is considered acceptable and will contribute to the presentation of the streetscape.

Floor to Ceiling Heights / Void Spaces

The proposal results in a floor to ceiling height of 6.88m as a result of the large void in the foyer. The remaining floor to ceiling heights range from 4.4m to 5.2m. Whilst by definition the dwelling is a single storey structure, the expanse of its floor to ceiling heights results in the dwelling presenting as two (2) storey from the street. The proposal presents an overall building height of 7.84m which is below the maximum 9.5m building height permitted for the site and demonstrates that the building height sought for the development is appropriate.

Further, the submitted streetscape analysis (refer back to Figure 2) demonstrates that the proposal is compatible with the prevailing height, bulk and scale of adjoining development at 26 and 30 South Street as well as surrounding existing development in the streetscape which are also of grand palatial proportions.

Accordingly, the departure is considered acceptable in this instance.

Parapet Height

The proposal seeks a decorative Italianate parapet element to the façade extending to a height of 2.48m above the finished ceiling level. Whilst Part A of the SCDCP 2005 permits a maximum parapet height of 800mm above the finished ceiling height, this element is considered acceptable given that it is in keeping with the style of the dwelling and will sit well below the maximum permitted 9.5m building height for the site.

Having consideration for the above, the proposed departure is considered acceptable in this instance.

Setbacks

The proposal results in a departure from the minimum 4m (20%) combined setbacks required for the site contrary to Council's controls. A non-compliant 3.6m combined setback is confined to the rear portion of the site comprising the living room to the north and the walk-in-pantry and laundry to the south. All other areas of the building (front and central portions) achieve a compliant combined setback ranging from 4.07m – 4.2m. The intent of these controls is to achieve a built form that is well-articulated and maintains appropriate view corridors between dwellings. The non-compliance being contained to the rear of the site (located 37.66m from the front property boundary) will not be readily visible from the street.

Accordingly, the development will continue to achieve the objectives of the controls by maintaining appropriate building separation and thus view corridors between dwellings. The departure is therefore considered minor and acceptable in this instance.

Landscaping and Open Space

The plans have been amended during the assessment process so to achieve a compliant landscape scheme that is suitable to the scale of the development. The submitted landscape plan demonstrates a mixture of plant species proposed through the site including further embellishment with several canopy trees to the front and rear setback of the site. The proposed development satisfies the relevant objectives and controls of the SCDCP 2005.

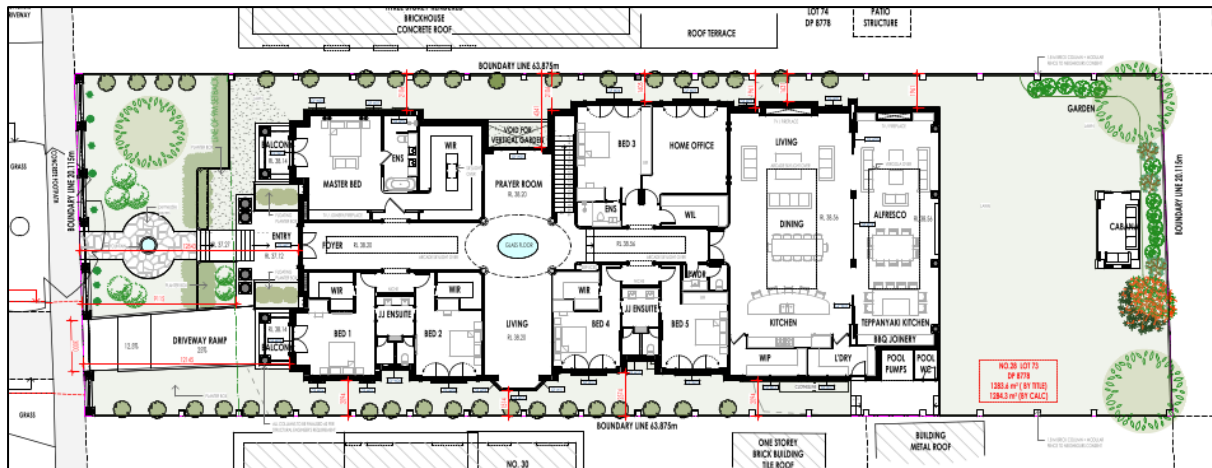


Figure 13: Submitted Landscape Plan

Fencing

The proposal seeks a front boundary fence comprised of solid rendered masonry piers with metal batten infill. Whilst the fencing appears appropriate with regard to its design, the submitted documentation lacks sufficient detail to confirm the true height of the structure above Natural Ground Level. Accordingly, a condition of consent is recommended to ensure that the front fence is constructed to a maximum height of 1.5m (inclusive of decorative topper urn elements above the piers).

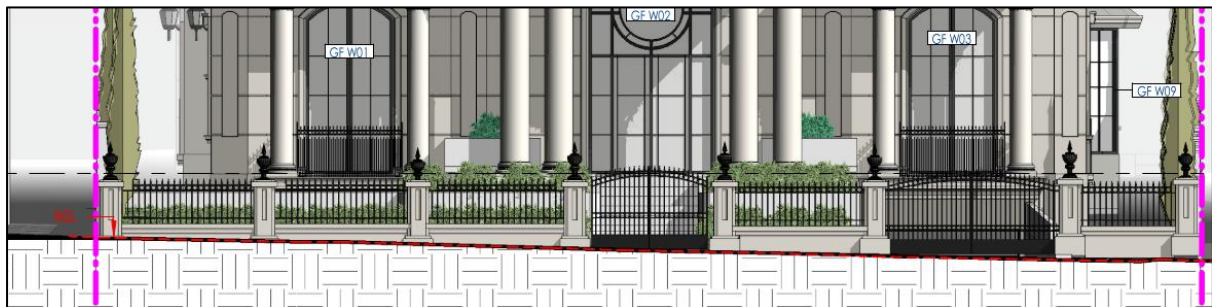


Figure 14: Excerpt from submitted Streetscape Analysis Plan

Solar Access

The site is provided with an east-west orientation resulting in an unavoidable degree of overshadowing to the southern adjoining heritage building. The application was accompanied by a comparative shadow analysis of the existing overshadowing (dwelling previously on site prior to demolition) and proposed overshadowing as a result of the proposed development (refer to Figures 15-17 below for reference). The diagrams demonstrate that the proposal will result in overshadowing to the southern adjoining property at 30 South Street similarly to that of the dwelling that previously existed on the subject site. A total of 3 windows to the north face of 30 South Street will continue to receive minimal solar access through the day as a result of the proposal. Notwithstanding, the windows and openings to the dwelling's eastern and western face will continue to receive unimpeded solar access through the day.

It is further noted that these diagrams are indicative of the worst case scenario being the winter solstice. The dwelling will receive improved solar access at all other times of the year.

Accordingly, the proposal is considered acceptable in this regard.

SHADOW DIAGRAM AT 9 AM
ON 22ND JUNE MID-WINTER SOLSTICE



Figure 15: Comparative Shadow analysis plan – 9am



Figure 16: Comparative Shadow analysis plan – 12pm

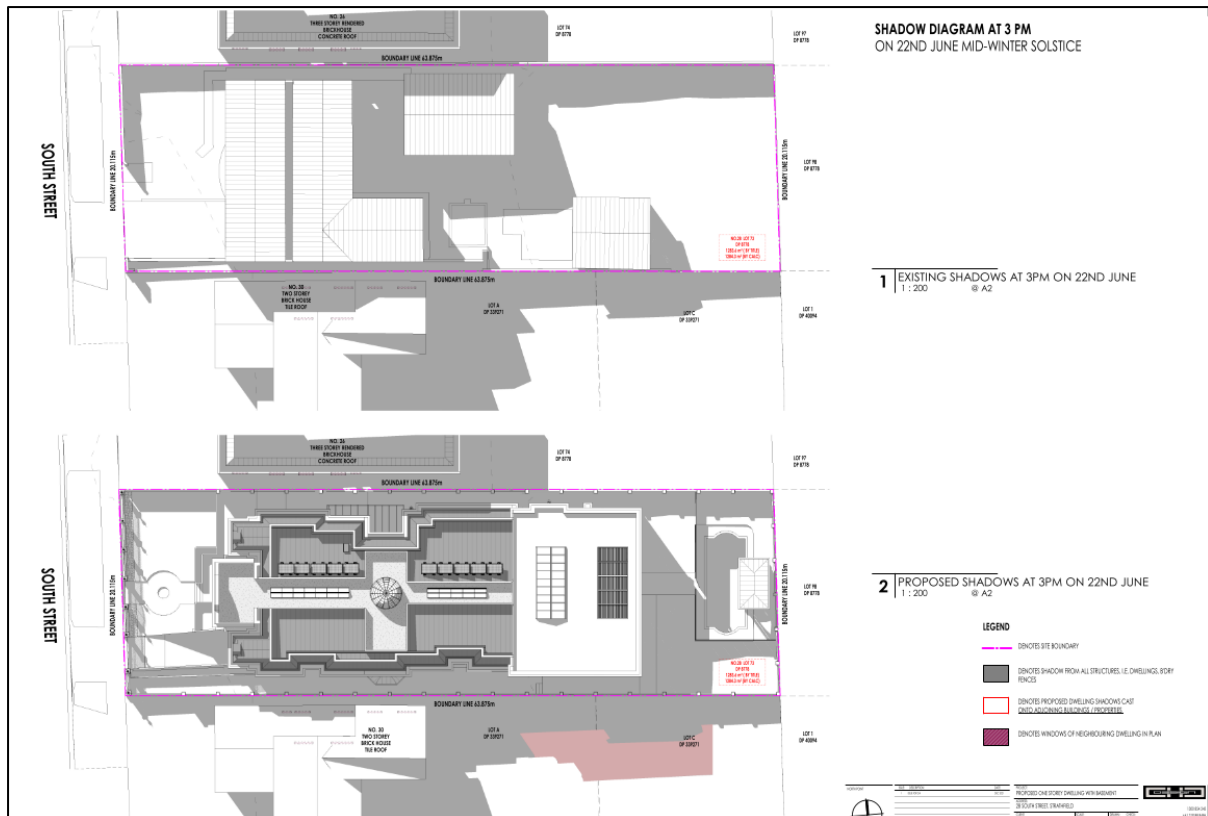


Figure 17: Comparative Shadow analysis plan – 3pm

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. Windows are offset from adjoining dwellings where required, they are screened, obscured or off low active use rooms so as not to negatively impact on adjoining properties.

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. The basement has been kept to less than 1m above natural ground level.

As previously discussed, the proposed 3.36m floor to ceiling height of the basement results in excessive excavation on the site. Excavation should be minimised where possible to minimise soil disturbance. Accordingly, a condition of consent is recommend to ensure the maximum basement floor to ceiling height for the carpark and storage area exceeds no more than 2.4m from the floor. All other areas (cinema, gym, mud room, bathroom, raised path and entry lobby may have a floor to ceiling height of 2.8m. These floor to ceiling heights are inclusive of the cavity for mechanical services.

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 provided providing safety and perception of safety in the street.

ANCILLARY STRUCTURES

Cabana

The proposal involves construction of a cabana structure in the rear yard of the site. Whilst in principle the structure appears acceptable, the proposal lacks sufficient detail regarding the structure's true height above natural ground level. Accordingly, a condition of consent is recommended to ensure that the cabana is constructed to a height of no more than 3.5m above NGL.

Swimming Pools, Spas & Associated Enclosures

The proposal seeks to include a pool pump along the southern side elevation of the dwelling. During the assessment process, the swimming pool structure was deleted in order to achieve a compliant landscape scheme. Given that the proposal no longer includes a swimming pool, a condition of consent is recommended requiring the pool pump room to be deleted from the plans.

PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield CDCP 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.

(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 involve the demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

(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 of a scale and character that is in keeping with other developments being constructed in the locality. 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.

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

In accordance with the provisions of Council's 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. No submissions were received during this time.

(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 \$1,989,900.00 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	\$19,899,000
--------------------------------	--------------

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. 2022/06 should be approved subject to conditions.



Signed:

**L Gibson
Senior Planner**

Date: 6 April 2022

- ☒ 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:

**Gary Choice
Planner**

Date: 7 April 2022

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
Basement Plan	Drawing 04	Feb 2022	Issue 2	CHD Design
Upper Ground Floor Plan	Drawing 05	Feb 2022	Issue 2	CHD Design
West and East Elevation Plan	Drawing 07	Feb 2022	Issue 2	CHD Design
North and South Elevation Plan	Drawing 08	Feb 2022	Issue 2	CHD Design
Section Plans	Drawing 09	Feb 2022	Issue 2	CHD Design
Section Plans	Drawing 10	Feb 2022	Issue 2	CHD Design
Driveway Detail and Section Plans	Drawing 11	Feb 2022	Issue 2	CHD Design
Schedule of Colours and Finishes	Drawing 12	Feb 2022	Issue 2	CHD Design
Concept Landscape Plans	Drawing 14	Dec 2021	Issue 2	CHD Design
Landscape Planting Schedule	Drawing 15	Dec 2021	Issue 1	CHD Design
Detailed Stormwater Design	Sheets 1-7	15 December 2021	Rev 01	CSEG Civil Stormwater Engineers Group

Document	Reference No.	Date	Revision	Prepared by
BASIX Certificate	Cert No.1269169S	Issued 21 December 2021	-	-
Geotechnical Report and Acid Sulfate Soil Assessment		22 September 2021		Morrow
Waste Management Plan		20 December 2021		CHD Design
Erosion and Sediment Control Plan	Drawing 25	20 December 2021	Issue 1	CHD Design

2. Building Height

The height of the cabana structure measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 41.89 AHD to the roof ridge of the building. Details demonstrating this shall be prepared and submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

SEPRARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

3. 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.

4. Vehicular Crossing - Minor Development

Constructing a vehicular crossing and/or footpath requires a separate approval under Section 138 of the [Roads Act 1993](#) prior to the commencement of those works.

To apply for approval, complete the *Works Permit Application Form* which can be downloaded from Strathfield Council's Website at www.strathfield.nsw.gov.au. Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Civic & Urban Services Section in Council's adopted *Fees and Charges* for the administrative and inspection charges associated with *Works Permit* applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out in accordance with Council's specifications applicable at the time, prior to the issue of an Occupation Certificate.

REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

5. Sydney Water – Tap in™

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

6. 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	\$ 6,964.00
Security Damage Deposit	\$ 15,000.00
Tree Bond	\$ 10,150.00
Administration Fee for Damage Deposit	\$130.00
Administration Fee for Tree Bond	\$130.00

DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$ 19,899.00

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

A Section 7.12 contribution (s94A) has been levied on the subject development pursuant to the Strathfield Indirect Development Contributions Plan.

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.

7. Required Design Changes

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

Amendments made in red on approved plans	All changes made in red on the approved plans shall be updated and shown on the Construction Certificate plans.
Fence Height	The front boundary fence height must not exceed 1.5m above the Natural Ground inclusive of decorative urn elements above the piers.
Deletion of pool pump area.	The pool pump area along the southern side boundary must be deleted.

Basement Floor to Ceiling Heights	The cinema, gym, mud room, bathroom, raised path and entry lobby within the basement is to be redesigned to a maximum floor to ceiling height of 2.8m inclusive of the cavity for mechanical services. All other areas are to be constructed with a maximum floor to ceiling height of 2.4m (inclusive of mechanical services cavity).
-----------------------------------	--

8. Damage Deposit – Major 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 security damage 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 dilapidation report 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 review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

9. Tree Bond

A tree bond of \$10,150.00 (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, 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.

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.

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.

10. 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.

11. 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. 1269169S must be implemented on the plans lodged with the application for the Construction Certificate.

12. Stormwater System

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system in accordance with Council stormwater management code and AS/NZS 3500.3: 2015 (as amended), prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

13. Pump-Out System Design for Stormwater Disposal

The design of the pump-out system for storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:

- (a) The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the rate of inflow for the one-hour duration storm. The holding tank shall be capable of holding four hour's runoff from a one-hour duration storm of the 1 in 100 year storm;
- (b) The pump system shall be regularly maintained and serviced, every six (6) months; and
- (c) Any drainage disposal to the street gutter from a pump system must have a stilling sump provided at the property line, connected to the street gutter by a suitable gravity line.

Details and certification of compliance from a professional engineer specialising in civil engineering shall be provided for approval with the Construction Certificate application.

14. Stormwater Drainage Plan Details

Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineering specialising in hydraulic engineering shall be submitted with the Construction Certificate application.

These plans shall be prepared in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Management Code.

15. Landscape Plan

A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted prior to the issue of the Construction Certificate. The plan must include:

- (a) Location of existing and proposed structures, services and existing trees;
- (b) Details of earthworks including mounding and retaining walls and planter boxes;
- (c) Location of proposed plants and a plant schedule showing the plant symbol, botanical name/ common name; quantity; pot size/; and mature height x width.
- (d) Details of planting procedure and maintenance;
- (e) Landscape specification;
- (f) Details of drainage and watering systems;
- (g) Details of garden edging and turf; and
- (h) Any required fencing, retaining walls and other structures not shown on other approved architectural and engineering plans.

16. Landscape Plans

All landscape works shall be carried out in accordance with the approved landscape plans. The landscaping shall be maintained in accordance with the approved plans in perpetuity.

17. Tree Removal/Pruning Prohibited

This consent does not approve the removal or pruning (branches or roots) of any trees on the subject property, Council's public footway, public reserves or on neighbouring properties.

18. Tree Protection and Retention

The following trees shall be retained and protected:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
1	<i>Lophostemon Confertus</i>	Council Street Tree	6m

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 undertaken 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.

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

19. 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.

20. Dial Before You Dig

The applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from “Dial Before You Dig” shall be forwarded to Council’s Engineers for their records.

21. Registered Surveyors Report - During Development Work

A report must be submitted to the PCA at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Pool Formwork - Before concreting of pool shell, detailing the location of the pool relative to the adjacent boundaries and its height relative to the datum shown on the approved plans.
- (f) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.
- (g) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the PCA is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

DURING CONSTRUCTION

22. 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.

23. Ground Levels and Retaining Walls

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

24. 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.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

25. BASIX Certificate

All energy efficiency measures as detailed in the approved BASIX Certificate in the plans approved with the Development Consent, must be implemented before issue of any Occupation Certificate.

26. Completion of Landscape Works

The approved landscape works have identified that the side setback area between the dwelling and boundary be nominated as landscaped area to ensure compliance with the minimum landscape area requirements. In this regard, this area shall be maintained as landscaped area and can only be used for growing plants, grasses and trees and cannot include any building, structure or hard paving (including rainwater tanks, air-conditioning units of ground mounted hot water systems).

27. Minor Development

Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface.

28. Restriction to User and Positive Covenant for On-Site Detention Facility

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention, pump-out, charged lines, water sensitive urban design, surface flow path, finished pavement and ground levels etc.).

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88E and or 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

29. Maintenance Schedule – On-site Stormwater Management

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

30. Stormwater Certification of the Constructed Drainage Works (Minor)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

31. Stormwater Drainage Works – Works As Executed

Prior to the issue of the Occupation Certificate, stormwater drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) The structural adequacy of the On-Site Detention system (OSD);
- (c) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- (d) Pipe invert levels and surface levels to Australian Height Datum;
- (e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

Council's Engineering Services section must advise in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

OPERATIONAL CONDITIONS (ON-GOING)

32. Greywater System

In order to conserve and re-use water, Council encourages all developments for new dwellings to incorporate a greywater reuse system. The system can incorporate a *greywater diversion device* or a *domestic greywater treatment system*. Any system installed is to ensure that it complies with the Plumbing Code of Australia, maintained at all times and does not result in any adverse amenity impacts on the subject premises and surrounding properties.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

33. Requirement for a Construction Certificate

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

34. 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.

35. 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.

36. 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.

37. Critical Stage Inspections

The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 61 of the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021 - NSW Legislation](#).

38. Notice to be Given Prior to Critical Stage Inspections

The principal contractor for a building site, or the owner-builder, must notify the PCA at least 48 hours before each required inspection needs to be carried out.

39. 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

40. Clause 75 – BASIX Commitments

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

41. Clause 69 – 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.

42. Clause 70 – 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.

43. Clause 71 – 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. Disability Discrimination Act

This application has been assessed in accordance with the [Environmental Planning and Assessment Act 1979](#). No guarantee is given that the proposal complies with the [Disability Discrimination Act 1992](#). The applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The [Disability Discrimination Act 1992](#) covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which refers to AS1428.1-Design for Access and Mobility.

7. Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993

To apply for approval under Section 138 of the [Roads Act 1993](#):

- (a) Complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at www.strathfield.nsw.gov.au.
- (b) In the Application Form, quote the Development Consent No. (eg. Year/DA 2022/006) and reference this condition number (e.g. Condition 23)
- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

8. 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).