IDAP REPORT

Property:	3 Brooklyn Street STRATHFIELD SOUTH Lot: A DP: 362523 DA2022.110
Proposal:	Demolition of existing structures and construction of dwelling with a basement level, front fence, swimming pool and associated landscaping works.
Applicant:	M Lim
Owner:	Maxims Building Co Pty Ltd
Date of lodgement:	3 June 2022
Notification period:	8 June 2022 to 22 June 2022
Submissions received:	Nil
Assessment officer:	P Santos
Estimated cost of works:	$1,081,060.00
Zoning:	R2-Low Density Residential - SLEP 2012
Heritage:	N/A
Flood affected:	No
RECOMMENDATION OF OFFICER:	**APPROVAL**

Figure 1. Aerial imagery of the subject site (outlined in yellow) and the immediate locality.

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for the demolition of existing structures and construction of a dwelling with a basement level, front fence, swimming pool and associated landscaping works.

Site and Locality

The subject site is legally described as Lot A DP 362523 and commonly known as 3 Brooklyn Street, Strathfield South. It is located off the western side of Brooklyn Street with Liverpool Road being the nearest cross section.

The site is rectangular in shape and has a frontage width of 11.94m, a depth of 30.785m and has a total area of 554.5m^2.

The site is currently occupied by a single-storey dwelling house. Vehicular access is provided to the site via an existing driveway off Brooklyn Street to what appears as vehicle parking spaces within the side of the existing dwelling.

The current streetscape is characterised by single to double-storey dwellings including the townhouse development across the street from the site. The developments along the street have pitched roofing.

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 8 June 2022 to 22 June 2022, where no submissions were received.

Issues

- Landscaping,
- Solar Access (southern neighbour), and
- Parapet height (roof structure rear of the dwelling).

Conclusion

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2022/110 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 a dwelling with a basement level, front fence, swimming pool and associated landscaping works.

More specifically, the proposal includes:

Ancillary Works

- Demolition of existing structures
- Removal of 2x trees
- Brick-rendered front fence with infill timber slats
- Ancillary landscaping

Basement Level

- Two-vehicle parking area
- Vehicle turntable
- Two store rooms with a total area of 18m^2

Ground Floor

- Office room
- Laundry room
- Common bathroom
- Kitchen area with attached pantry
- Store room
- Open plan living and dining
- Attached alfresco with attached swimming pool

First Floor

- Five bedrooms, including the master bedroom with ensuite
- Two common bathrooms
- Store room
- Study room

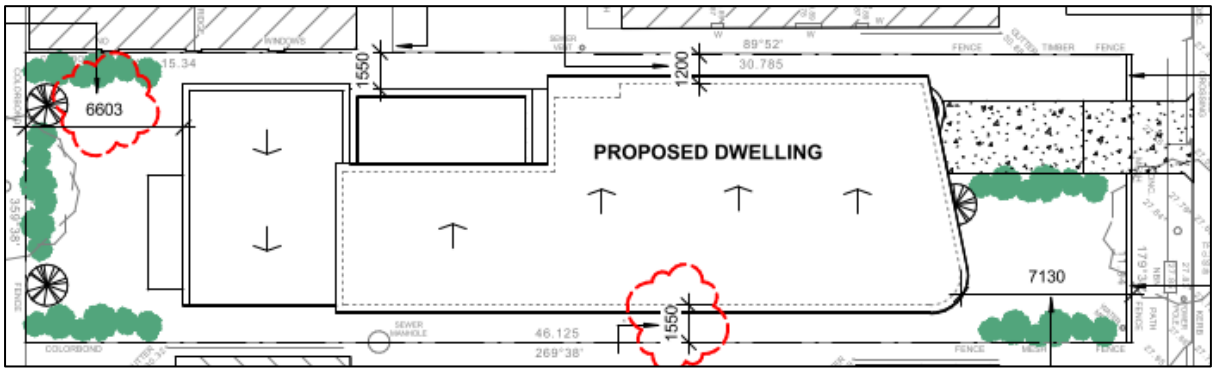

Figure 2. Extract of the site plan.

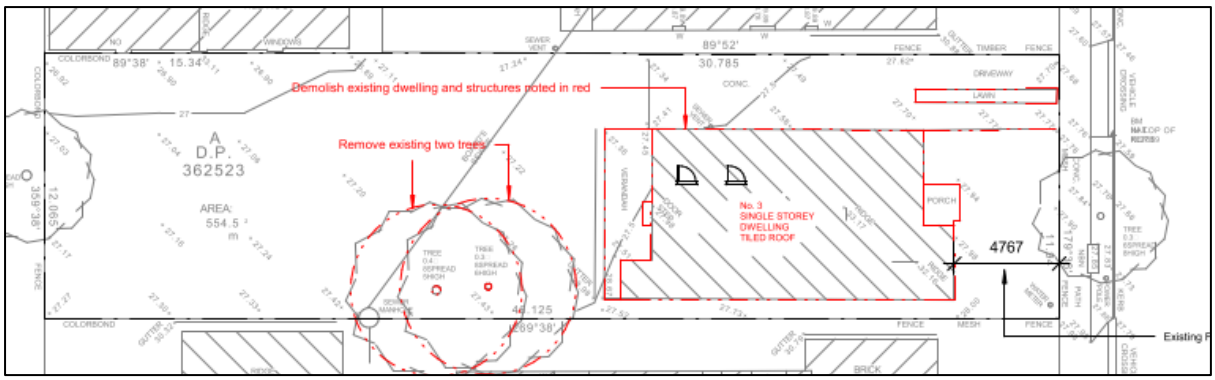

Figure 3. Extract of the demolition plan.

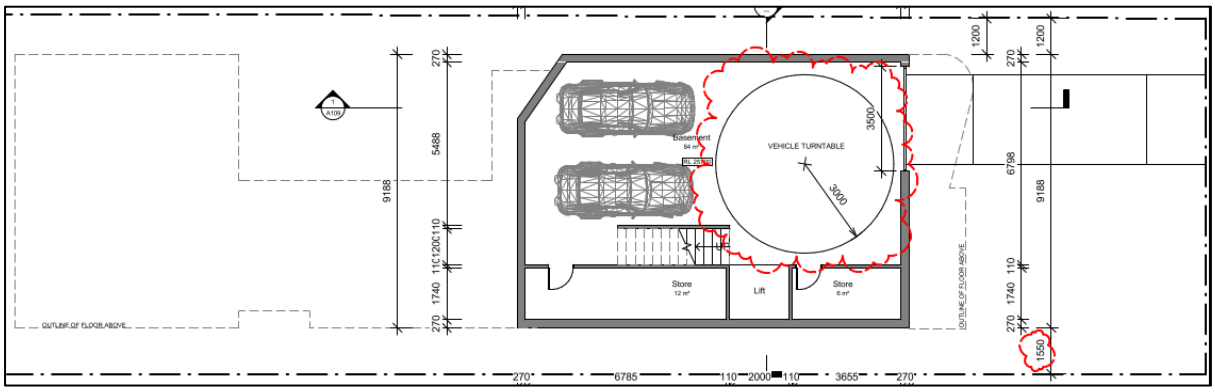

Figure 4. Extract of the basement plan.

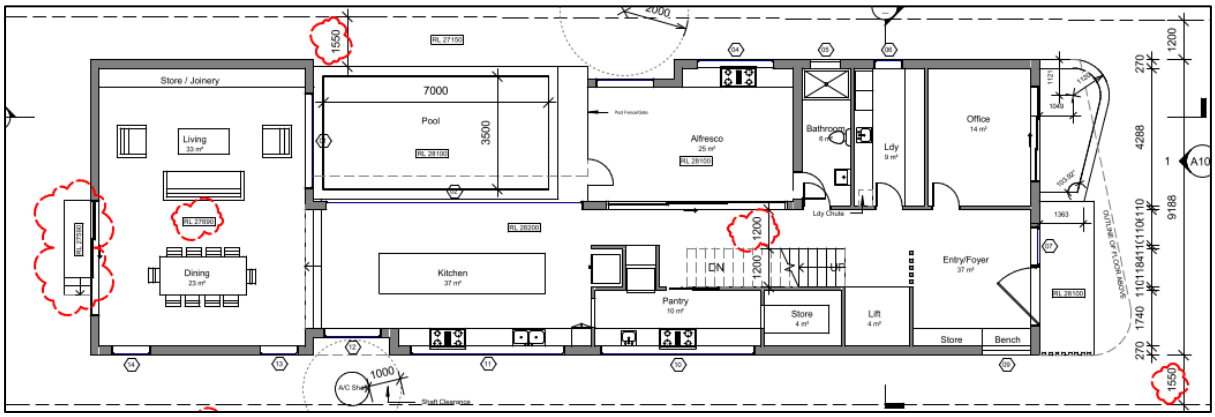

Figure 5. Extract of the ground floor plan.

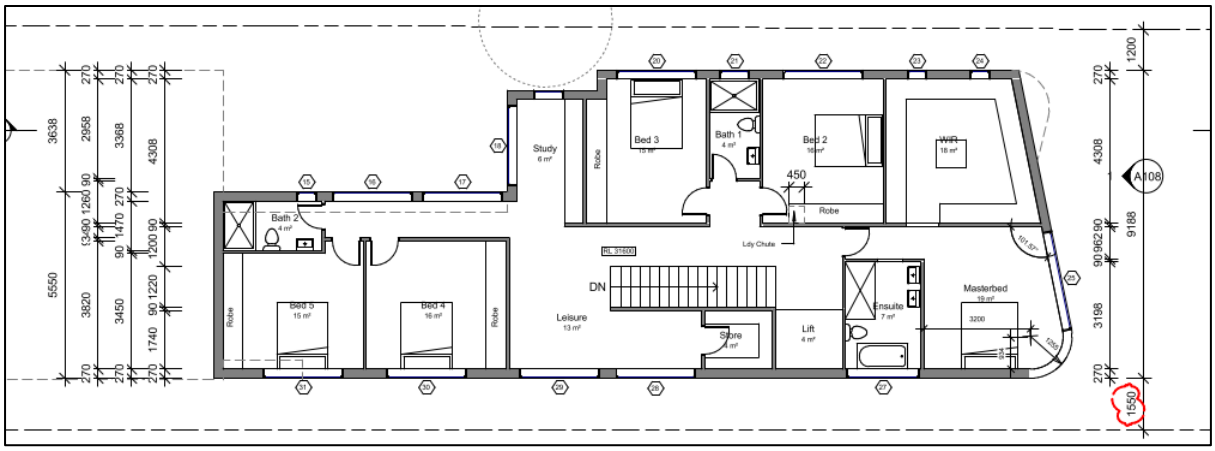

Figure 6. Extract of the first floor plan.

The Site and Locality

The subject site is legally described as Lot A DP 362523 and commonly known as 3 Brooklyn Street, Strathfield South. It is located off the western side of Brooklyn Street with Liverpool Road being the nearest cross section.

The site is rectangular in shape and has a frontage width of 11.94m, a depth of 30.785m and has a total area of 554.5m^2.

The topography of the land gradually falls to the north-west from the south-east by 1m.

The site is currently occupied by a single-storey dwelling house. Vehicular access is provided to the site via an existing driveway off Brooklyn Street to what appears as vehicle parking spaces within the side of the existing dwelling.

The current streetscape is characterised by single to double-storey dwellings including the townhouse development across the street from the site. The developments along the street have pitched roofing.

The surrounding area is characterised by low density residential developments to the south from the site and mostly medium density residential to the north for the properties along Liverpool Road – a classified road.

Figure 7. A closer aerial imagery of the subject site (outlined in yellow) and the immediate locality.

Figure 8. Front of the subject site, including the street tree in front of the site (foreground).

Figure 9. Front elevation of the existing dwelling on the subject site,

Figure 10. Side access of the subject site.

Figure 11. Rear yard of the subject site with the RFBs shown in the background at neighbouring properties.

Background

3 June 2022	The subject development application was lodged.
8 June 2022	The application was put on public notification until 22 June 2022, where Council received no submission.
5 July 2022	Council's Planner carried out site visit.
7 July 2022	An additional information request letter was issued to the applicant via the NSW Planning Portal, that raises the following concerns: • Excessive FSR and that contravention of the standard will not be supported; • Basement parking spaces and vehicle manoeuvring; • Inadequate landscaping; • RLs and heights; • Solar access of southern neighbour; and • Swimming pool and coping levels.
21 July 2022	The information was provided to Council via the NSW Planning Portal.

Referrals – Internal and External

Tree Management

The application was referred to Council's Tree Management Coordinator who provided the following comment:

> *"…location of new driveway crossover be moved another 0.5m away from street tree towards northern boundary."*

To satisfy the above comment, a condition is imposed to increase the setback of the proposed driveway and crossover by an additional 0.5m.

Stormwater Management

The application was referred to Council's Development Engineer, who offered no objection to the proposed development subject to the 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 (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	8m	Yes
4.4C Exceptions to FSR (Zone R2)	0.625:1 (346.56m^2)	0.624:1 (345.83m^2)	Yes

Clause 4.6 Variations and FSR

The initial design of the proposal included an excessive FSR and that a Clause 4.6 variation statement was submitted as part of the development application package. The design was requested to be reduced in size in the additional information request letter to satisfy the principal development standard, which the applicant complied. As such, there is no need for a Clause 4.6 variation statement to be considered as part of the assessment as the final design satisfies Clause 4.4C of the LEP.

Part 5 – Miscellaneous Provisions

No provisions in this part of the LEP is relevant to the proposed development.

Part 6 – Additional Local Provisions

Acid Sulfate Soils

The subject site is identified as having Class 5 Acid Sulfate Soils and located within 500m of a Class 1, 2 3 or 4 soils. However, no excavation up to 5m below the NGL forms part of the proposal. Therefore, development consent under the provisions of this section is not required.

Earthworks

The proposal involves significant excavation works for the provision of a basement, driveway ramps and ancillary works. The depth and size of the excavation have been kept to minimum requirements to comply with Council's requirements. The proposed works are unlikely to disrupt or effect existing drainage patterns or soil stability in the locality or effect the future use or development of the land. It is unlikely to effect the existing and likely amenity of adjoining properties and there is no potential for adverse impacts on any waterways, drinking water catchment or environmentally sensitive areas. The proposed excavation works are considered to satisfactorily address the objectives of this clause.

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	4.5m	No
Parapet height:	0.8m	1.6m	No
Overall height for flat roof dwelling:	7.8m	7.06m	Yes
Basement height above NGL:	1.0m	0.7m	Yes
Number of Storeys/Levels:	2	2	2
Setbacks:			

Front: Side (northern): Side (southern): Combined Side Setback: Rear:	9m 1.2m (min) 1.2m (min) 2.4m (20%) 6m	7.13m 1.2m 1.5m 2.7m 6.6m	No Yes Yes Yes Yes
Landscaping			
Landscaping/Deepsoil Provisions:	38.5% (213.5m^2)	36.7% (203.5m^2)	No
Fencing			
Height (overall/piers): Solid Component:	1.5m (maximum) 0.7m	1.5m 0.7m	Yes Yes
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	Adequate sunlight to southern neighbour Adequate sunlight to the subject development	Yes
Vehicle Access and Parking			
Driveway width at Boundary: Vehicular Crossing: Driveway setback – side: No. of Parking Spaces:	3m 1 0.5m 2	3m 1 1.8m 2	Yes Yes Yes Yes
Basement: Basement protrusion: Basement ramp/driveway Internal height:	 Less than 1.0m 3.5m 2.2m	 0.7m 3m 2.4m	 Yes Yes Yes
Ancillary Development			
SWIMMING POOL Side/Rear Setback	 1.0m	 1m	 Yes

Floor to Ceiling

The proposal involves a living area at the rear that does not satisfy the floor to ceiling height control of the DCP. For clarification, Council requires no more than 3m ceiling height and the proposed development involves 3.5m ceiling height. That would mean that the parapet height of this part of the dwelling exceeds significantly what is allowed in the DCP. As such, as agreed with applicant, a condition of consent is imposed to reduce the parapet height of this area to no more than 0.8m.

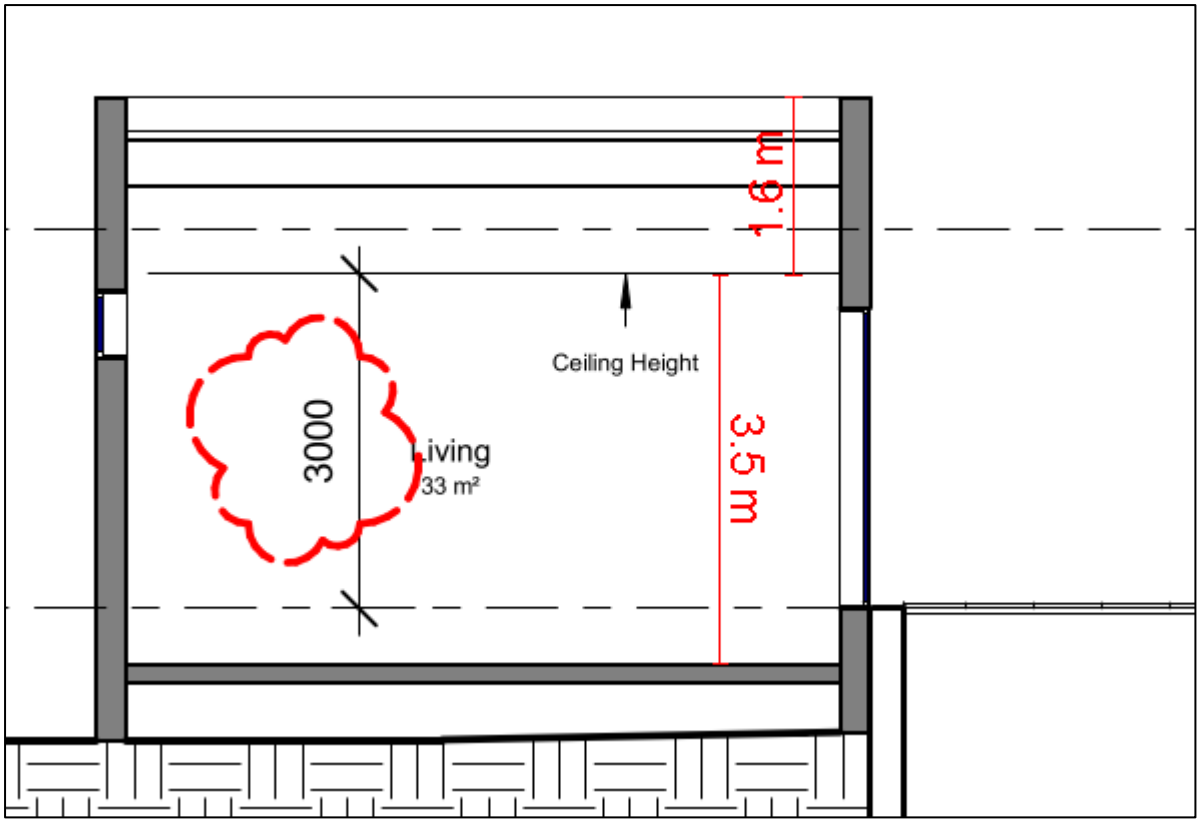

Figure 12. Extract of Section 3 showing the marked-up correct measurements of the ceiling height (3.5m) and the parapet height (1.6m).

Front Setback

The proposal involves a front setback of 7.13m, which is less than the allowed 9m in the DCP. Nevertheless, the DCP also includes concession for certain circumstances such as when other developments along the street have a lesser setback, the lesser setback can be considered by Council.

In this case, the proposed front setback of 7.13m is greater than the established front setbacks of the two immediately adjoining dwellings having the same street frontage – 5.56m and 5.55m. As such, the proposed front setback is accepted.

Landscaping and Open Space

The proposed development involves insufficient landscaping with the proposed 203.5m^2 or 36.7% of the site being landscaped. The SCDCP 2005 requires at least 38.5% or 213.5m^2. This means the proposal involves a 10m^2 shortfall of landscaping, which presents 5.7% variation.

The plans show proposed landscaping of 218.9m^2 or 39.5%, which would have satisfied the DCP. However, this was calculated incorrectly with the pavers (pedestrian access) in front of the dwelling included in the calculation.

Despite the non-compliance, the proposed landscaping is considered acceptable taking into consideration the negligible non-compliance of 10m^2, narrowness of the lot, size and its orientation, rendering it difficult to achieve compliance with the landscaping control.

While the dwelling could have easily gone up to two-storey to satisfy the landscaping controls of Council, the development's design had taken into consideration the solar access of the southern neighbour. Hence the house was elongated and a single-storey component to the rear is proposed to allow sun to pass through to the southern neighbour's rear yard, providing this adjoining property ample sunlight during the winter solstice.

Fencing

The proposed front and side fencing satisfies the relevant objectives and controls within SCDCP 2005. It is considered to be sympathetic to the existing and desired character of the locality and is compatible to the height and style of adjoining fences.

Solar Access

Given the orientation of the site, it is considered that it is difficult to achieve adequate sunlight for the southern neighbour. However, the design of the development has taken into consideration the orientation of the land which results in adequate sunlight for 5 Brooklyn Street.

The elevation shadow diagrams submitted to Council demonstrates that at least 50% of the rear windows and POS will receive sufficient sunlight during the winter solstice. As such, the proposal is considered to satisfy the objectives of the development control.

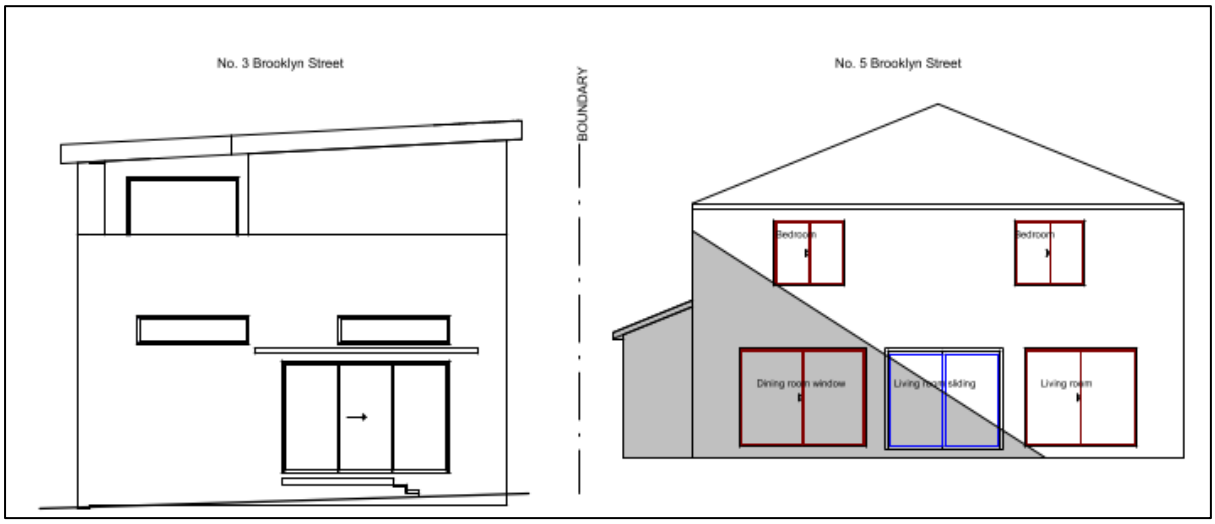

Figure 13. Extract of the rear elevations shadow diagram showing the two neighbouring properties (subject site on the left) at 12 noon, 21 June.

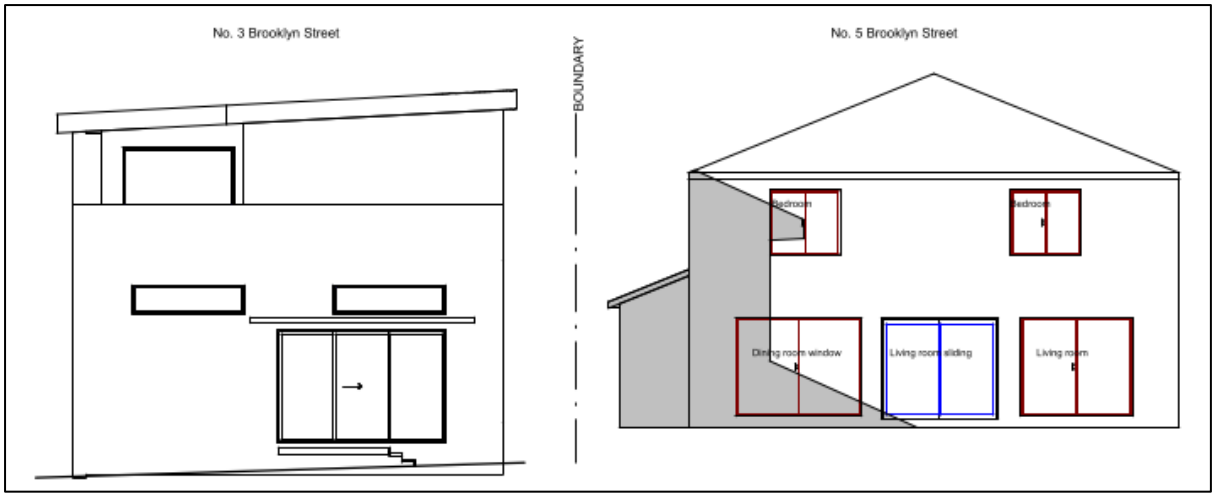

Figure 14. Extract of the rear elevations shadow diagram showing the two neighbouring properties (subject site on the left) at 3pm, 21 June.

Privacy

The proposed development involves the primary POS including the swimming pool to the northern side of the dwelling as the rear yard of the site is overlooked by multiple RFBs. This way, privacy is achieved for the occupants of the subject site.

Figure 15. Rear yard of the subject site showing the RFBs from adjoining rear properties in the background.

Further to the above, to alleviate visual privacy to neighbouring properties, the window on the first floor adjacent to the study will be conditioned to have obscured finish and the northern end of the pool coping will be conditioned to have privacy screen installed.

Subject to compliance with the conditions of consent, 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.

ANCILLARY STRUCTURES

Swimming Pools, Spas & Associated Enclosures

The proposed development satisfies the relevant objectives and controls with SCDCP 2005. The pool has been adequately setback from all adjoining boundaries, allowing for screen planting if required. The pool pump equipment will be conditioned to be located in a sound proof enclosure. Pool coping has been designed to an adequate level and privacy mitigation measures are imposed as a condition of consent to remove any potential overlooking. The swimming pool fence/enclosure will comply with the swimming pools act and relevant standards.

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 involves 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 that is in keeping with other developments being constructed in the locality. Further, while the proposed design is more modern as compared to the existing built-form along the street, it is acceptable as it reflects the increasing recent uptake of modern-designed houses in the LGA. It is noted that the site and the immediate locality are not within a heritage conservation. 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 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. No submissions were received during this period.

(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 $1,081,060.00 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	$10,810.60

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. 2022/110 should be approved subject to the conditions of consent.

Signed: **Date: 26 July 2022**

P Santos
Senior Planner

☒ 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 applicable to this development and have been levied accordingly.

Report and recommendations have been peer reviewed by:

Signed: **Date: 26 July 20-22**

J Brown
Planner

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
Site Plan	A101	11/07/2022	B	KHH Design
Existing/Demo Plan	A102	11/07/2022	B	KHH Design
Basement Level	A103	11/07/2022	B	KHH Design
Ground Floor	A104	11/07/2022	B	KHH Design
First Floor	A105	11/07/2022	B	KHH Design
North Elevation	A106	11/07/2022	B	KHH Design

South Elevations	A107	11/07/2022	B	KHH Design
East & West Elevations	A108	11/07/2022	B	KHH Design
Section	A109	11/07/2022	B	KHH Design
Landscape Plan	A111	11/07/2022	B	KHH Design
Basement Drainage Plan	H1	21/05/2022	-	Samir Bayeh Consulting Civil Engineer
Ground Floor Drainage Plan	H2	27/05/2022	-	Samir Bayeh Consulting Civil Engineer
Calculation Impervious Area	H3	19/05/2022	-	Samir Bayeh Consulting Civil Engineer

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.

REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

3. **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

4. **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. 1305563S_02 must be implemented on the plans lodged with the application for the Construction Certificate.

5. **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

(a) Compliance with the approved Erosion & Sediment Control Plan

(b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)

(c) All clean water run-off is diverted around cleared or exposed areas

(d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways

(e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works

(f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway

(g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar

(h) Compliance with Managing Urban Stormwater – Soils and Construction (Blue Book) produced by Landcom 2004.

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

6. **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.

7. **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.

8. **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.

9. **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.

10. **Tree Bond**

A tree bond of $10,150.00 and administration fee of $130.00 (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.

11. **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.

12. **Tree Protection and Retention**

The following trees shall be retained and protected:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
1	Tristaniopsis laurina	3 Brooklyn Street	4.4 metres
2	Cupressus sp (Conifer)	4 Mooney Street (located along back boundary)	4.8 metres
3	Syzygium sp (Lilly Pilly)	1 Brooklyn Street (located on common side boundary to 3 Brooklyn)	2.0 metres
4	Syzygium sp (Lilly Pilly)	1 Brooklyn Street (located on common side boundary to 3 Brooklyn)	2.0 metres
5	Syzygium sp (Lilly Pilly)	1 Brooklyn Street (located on common side boundary to 3 Brooklyn)	2.0 metres
6	Syzygium sp (Lilly Pilly)	1 Brooklyn Street (located on common side boundary to 3 Brooklyn)	2.0 metres
7	Syzygium sp (Lilly Pilly)	1 Brooklyn Street (located on common side boundary to 3 Brooklyn)	2.0 metres

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 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.

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.

13. **Tree Removal & Replacement**

Tree removal
Permission is granted for the removal of the following trees:

Tree No.	Tree species	Number of trees	Location
8	Mangifera indica	1	3 Brooklyn Street
9	Callistomen viminalis	1	3 Brooklyn Street

General Tree Removal Requirements

All tree removal shall be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees and Amenity Tree Industry Code of Practice (Safework NSW, August 1998).

Tree Replacement

All trees permitted to be removed by this consent shall be replaced [2 trees for each tree removed] by species selected from Council's Recommended Tree List and must have a minimum mature height of 10 metres.

Replacement trees shall be a minimum 50 litre container size. Trees are to conform to the NATSPEC guide and Guide for assessing the quality of and purchasing of landscape trees by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.

All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

14. **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://portal.longservice.nsw.gov.au/bci/levy/	$2,703.00
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	$10,810.60

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.

A Section 7.12 contribution has been levied on the subject development pursuant to the Strathfield Section 94A 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.

15. **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.
Driveway & Crossover	The driveway and vehicle crossover is to be redesigned so that the vehicular crossover on Council verge is setback further by 0.5m from the setback shown in the approved plans, away from the street tree.
Parapet Height Above Living and Dining Area	The parapet height of the roofing above the living and dining area is to be reduced to no more than 0.8m high from the ceiling level. The ceiling is taken to be the ceiling demonstrated on the approved Section.

Window 18	Window 18, adjacent to the first floor study, is to have an obscured finish.
Privacy Screen	The northern end of the trafficable pool coping is to have a fixed privacy screen to be installed.
Basement Store Rooms Ceiling Height	The storage rooms in the basement are to have a ceiling height that is no more than 2.1m high.

16. **Schedule of External Finishes**

A schedule detailing all external materials, colours and finishes including windows, doors and roofing materials shall be submitted to the certifying authority for approval.

All external materials, colours and finishes including windows and doors and roofing materials must be of high quality and compatible with those of the surrounding streetscape and locality. All external materials and colours shall be of low glare and reflectivity.

17. **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.

18. **Low Reflectivity Roof**

Roofing materials must be low glare and reflectivity. Details of finished external materials including colours and texture must be provided to the Certifying Authority.

19. **Swimming Pools – Use and Maintenance**

The following apply to the construction, use and maintenance of swimming pools and spas:

(a) no ground level may be raised or filled except where shown specifically on the approved plans;

(b) all pool/spa waste water is to be discharged to the sewer according to the requirements of Sydney Water;

(c) the swimming pool must not be used for commercial or professional purposes;

(d) drain paved areas to the landscaped areas or a suitable lawful drainage system; and

(e) arrange any external pool/spa lighting to minimise glare nuisance to adjoining owners.

20. **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).

21. **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.

22. **Pre-Construction Dilapidation Report – Private Land**

A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

(a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the Principal Certifier.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

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

23. **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 Principal Certifier 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.

24. **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.

25. **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.

26. **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.

DURING CONSTRUCTION

27. **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.

28. **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.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

29. **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.

30. **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.

31. **BASIX Compliance Certificate**

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

32. **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.

33. **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.

34. **Vehicular Crossing - Minor Development**

The vehicular crossing and/or footpath works shall be constructed by a private contractor at the expense of the applicant, in accordance with the Works Permit Approval issued by Council's Civic & Urban Services and in accordance with Council's Driveway Specifications.

Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Driveway Specifications.

The work must be completed before the issue of an Occupation Certificate.

35. **Post Construction Dilapidation Report – Private Land**

At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the following adjoining premises:

(a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.

The report is to be prepared at the expense of the applicant and submitted to the Principal Certifier prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damaged has occurred to the adjoining premises, the Principal Certifier, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the Principal Certifier prior to the issue of any Occupation Certificate.

OPERATIONAL CONDITIONS (ON-GOING)

36. **Swimming Pools – Resuscitation Notice**

An expired air resuscitation warning notice complying with the Swimming Pools Act 1992 must be affixed in a prominent position adjacent to the pool.

37. **Private Swimming Pools & Spas – Pump Noise**

The swimming pool/spa pump and associated equipment must be located so that the noise emitted does not exceed 5dB(A) above the background level. If this cannot be achieved, a ventilated and sound-proofed enclosure must enclose the pump to achieve the required noise levels.

Swimming pool is to be installed with a timer that limits the recirculation and filtration systems operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

(a) before 8 am or after 8 pm on any Sunday or public holiday, or

(b) before 7 am or after 8 pm on any other day.

38. **Entering & Exiting of Vehicles**

All vehicles shall enter and exit the premises in a forward direction.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

39. **Requirement for a Construction Certificate**

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

40. **Appointment of a Principal Certifier**

Building and/or demolition works must not commence until the applicant has:

(a) appointed a Principal Certifier 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 Principal Certifier 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.

41. **Notification of Critical Stage Inspections**

No later than two days before the building work commences, the Principal Certifier 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.

42. **Notice of Commencement**

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

43. **Critical Stage Inspections**

The last critical stage inspection must be undertaken by the Principal Certifier. 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.

44. **Notice to be Given Prior to Critical Stage Inspections**

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

45. **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

46. **Clause 75 – BASIX Commitments**

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

47. **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.

48. **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 Principal Certifier and the Principal Contractor.

49. **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

i. **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.

ii. **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.

iii. **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.

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

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

v. **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.

vi. **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).

vii. **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

viii. **Residential Waste**

Council's residential waste collection service comprises one (1) x 120 litre (L) general waste bin, one (1) x 240L recycling bin and one (1) x 240L garden vegetation bin per dwelling for single dwellings, semi-detached and dual occupancy developments. Waste containers should be stored in a suitable place to avoid vandalism, nuisance (odour, vermin) and adverse visual impacts on residents and the streetscape. Waste storage areas should be located to minimise the distance of travel to the collection point, be easily accessible and be of sufficient size to accommodate the necessary waste storage bins in accordance with Appendix C, Section H Waste Minimisation and Management, Strathfield Consolidated Development Control Plan 2005.