

IDAP REPORT

Property:	79 Underwood Road HOMEBUSH LOT A DP 371191 DA2022.70
Proposal:	Demolition of existing structures and construction of a two storey dwelling house and secondary dwelling.
Applicant:	CHAMPION HOMES SALES PTY LIMITED
Owner:	Hai Vo / H Dao
Date of lodgement:	12 April 2022
Notification period:	20 April 2022 to 10 May 2022
Submissions received:	Two
Assessment officer:	P Santos
Estimated cost of works:	\$812,162.00
Zoning:	R3-Medium Density Residential - SLEP 2012
Heritage:	No
Flood affected:	No
RECOMMENDATION OF OFFICER:	APPROVAL



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

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for the demolition of existing structures and construction of a two storey dwelling house and secondary dwelling.

Site and Locality

The subject site is legally described as Lot: A DP: 371191 and commonly known as 79 Underwood Road, Homebush. It is located off the western side of Underwood Road, with Short Street being the nearest cross-section/intersection. The site backs onto M4 Motorway.

The site is rectangular in shape and narrow with a frontage of 9.2m, average depth of 64.62m, and has a total area of 588.1m².

Strathfield Local Environmental Plan

The site is zoned R3-Medium 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 20 April 2022 to 10 May 2022, where two submissions were received raising the following concerns:

- Intended use of the building
- Traffic
- Overshadowing
- Visual privacy

Conclusion

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2022/70 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 two storey dwelling house and secondary dwelling.

More specifically, the proposal includes:

Primary Dwelling

- Ground floor
 - At-grade double-stacked garage
 - Office
 - Multi-purpose room
 - Living area
 - Two laundry rooms
 - Two powder rooms
 - Open-plan living, dining and kitchen with attached WIP
 - Attached alfresco
- First Floor
 - Seven bedrooms, including two with ensuite.
 - Two common bathrooms
 - Study hall
 - Sitting area

Secondary Dwelling

- Two bedrooms
- Laundry area
- Bathroom
- Family/meals room
- Kitchen

External Works

- Ancillary landscaping

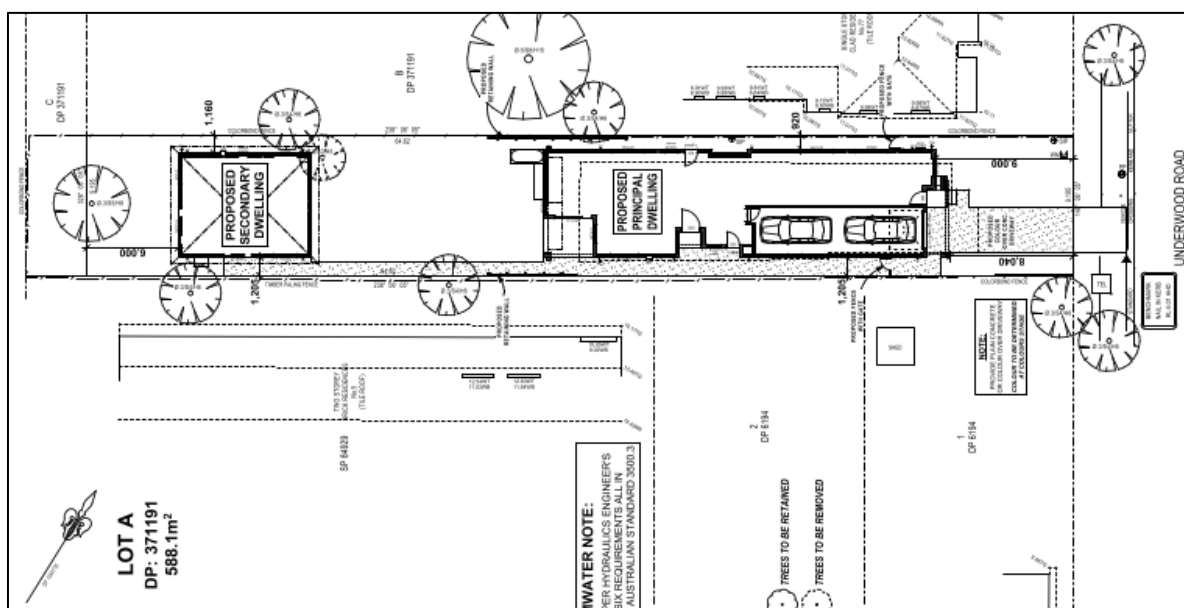


Figure 1. Extract of the site plan.

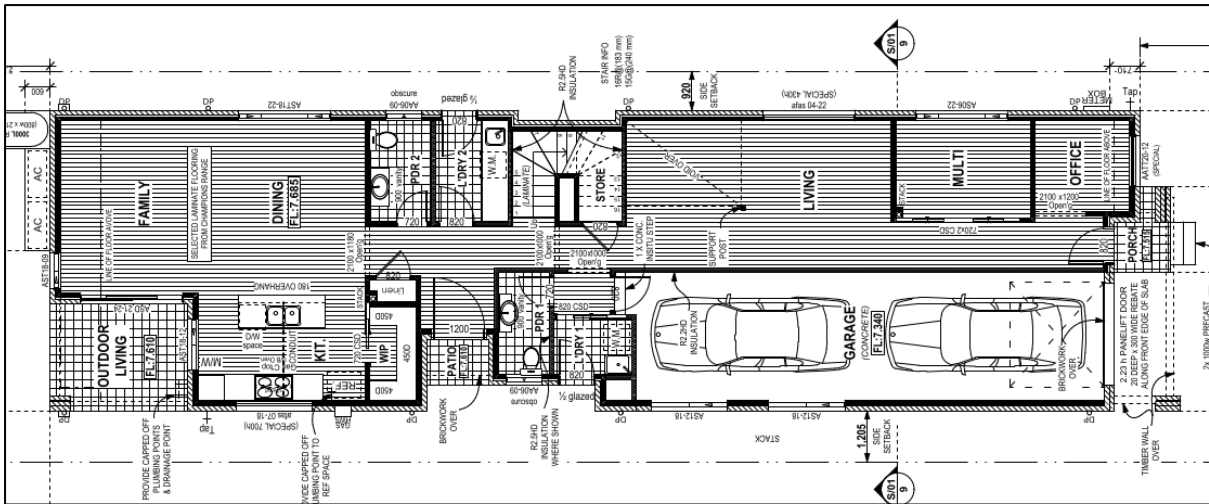


Figure 2. Extract of the proposed primary dwelling ground floor plan.

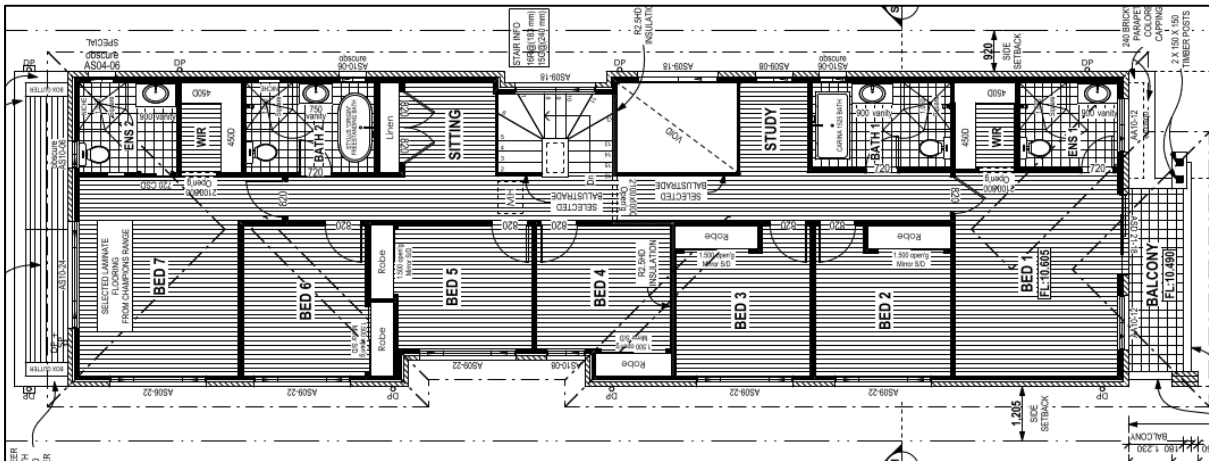


Figure 3. Extract of the proposed primary dwelling first floor plan.

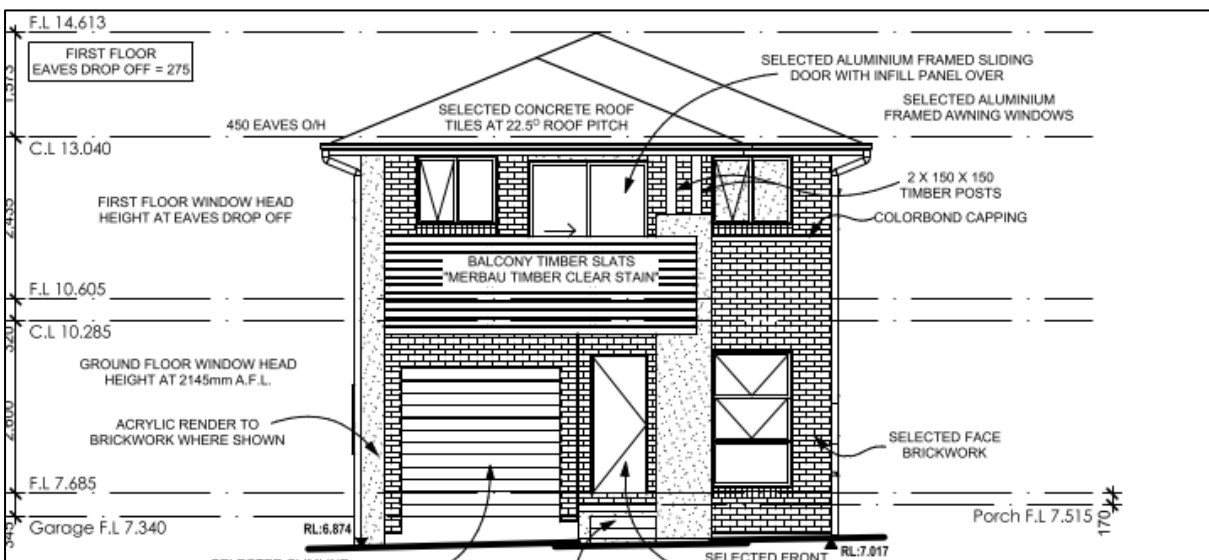


Figure 4. North-eastern elevation of the primary dwelling.

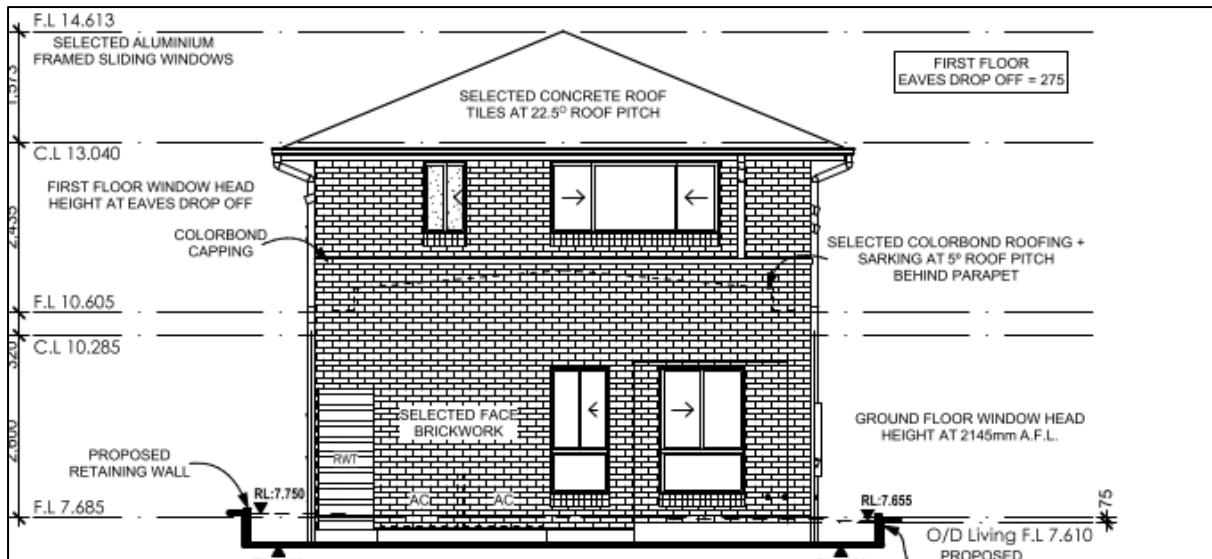


Figure 5. South-eastern elevation of the primary dwelling.

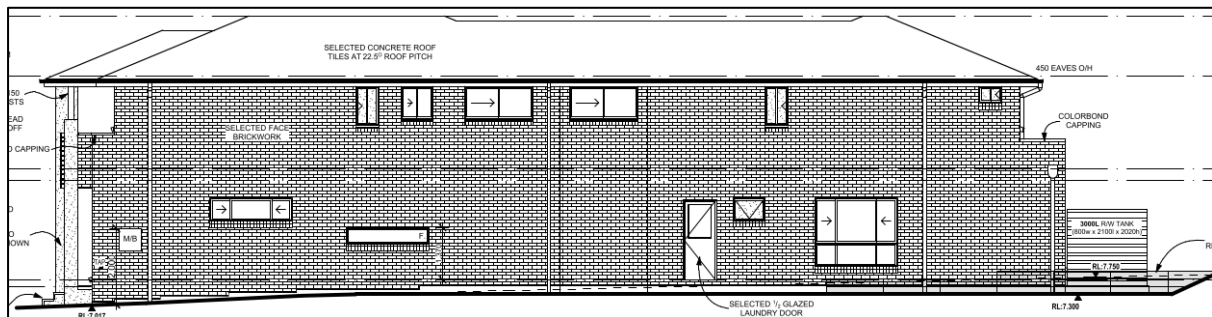


Figure 6. North-western elevation of the primary dwelling.

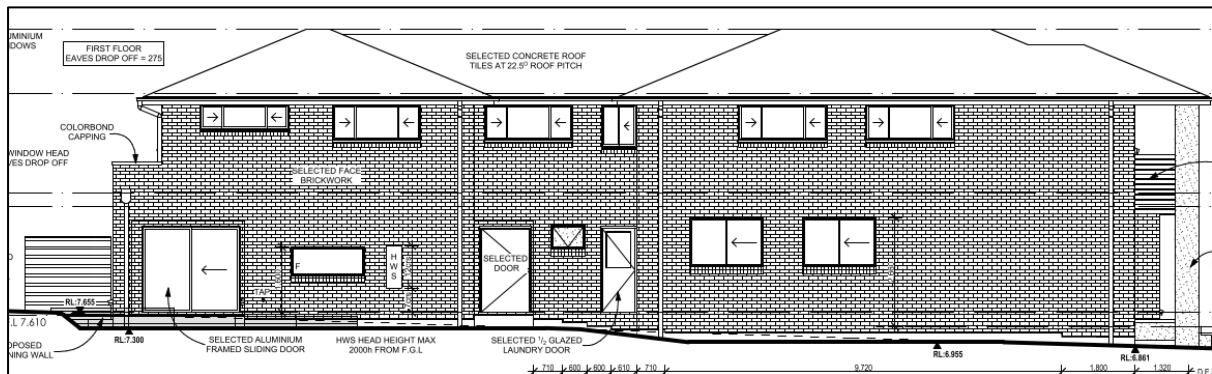


Figure 7. South-eastern elevation of the primary dwelling.

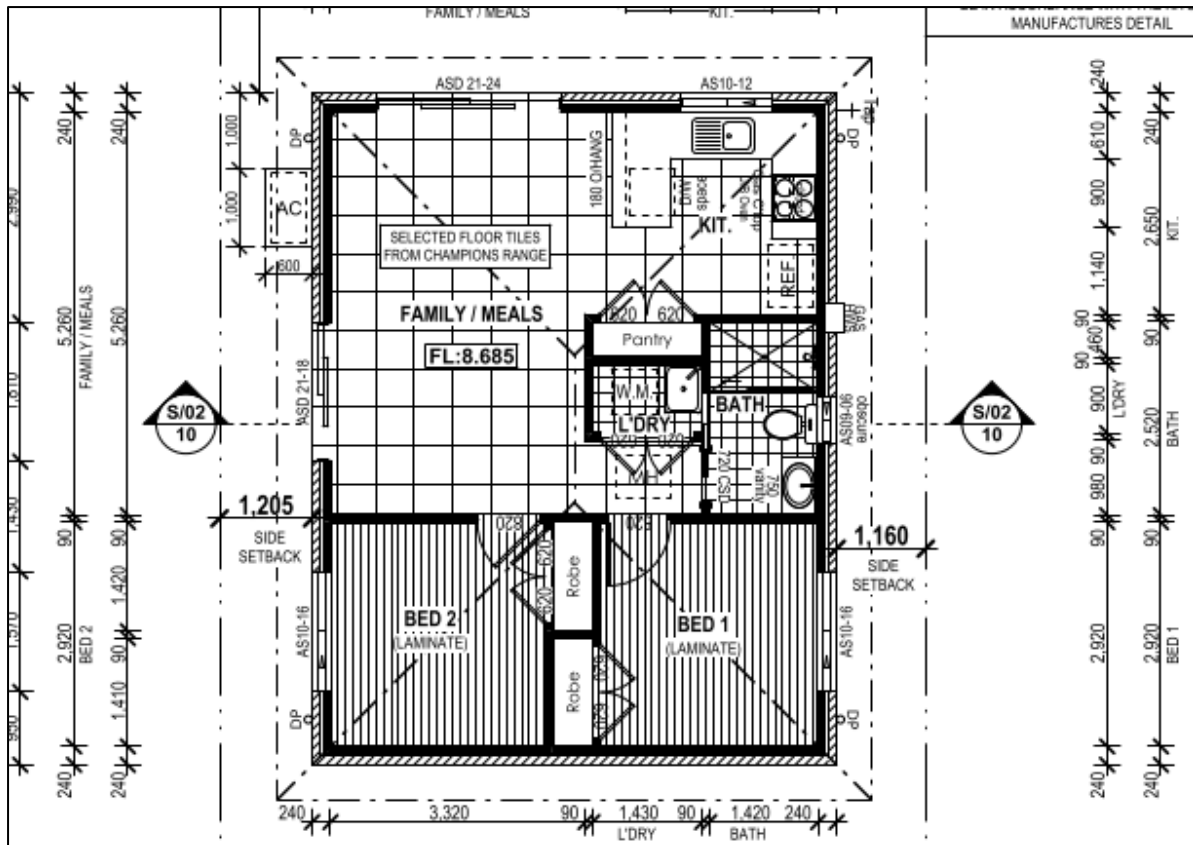


Figure 8. Extract of the secondary dwelling floor plan.

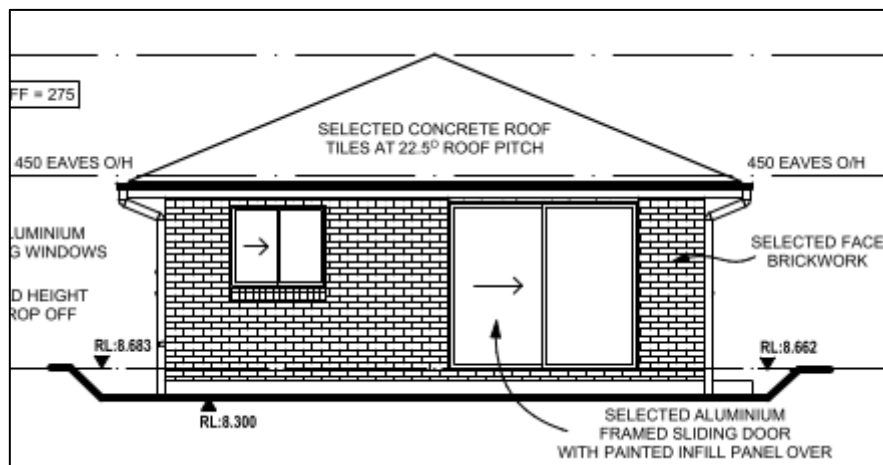


Figure 9. South-western elevation of the secondary dwelling.

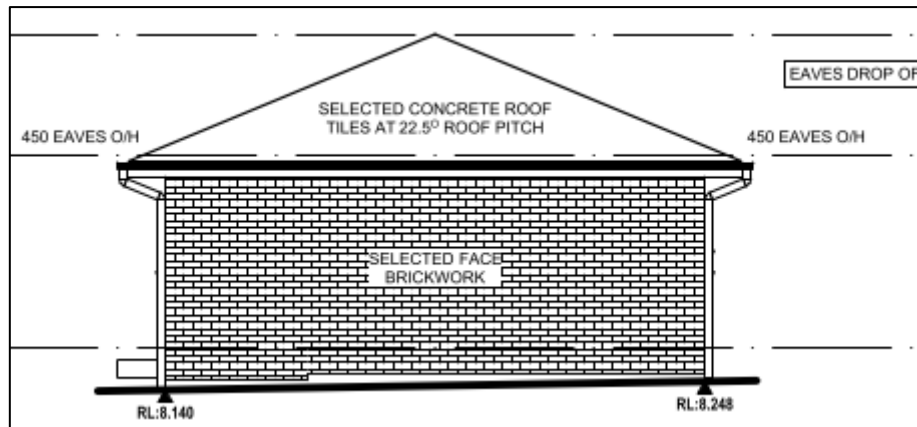


Figure 10. North-eastern elevation of the secondary dwelling.

The Site and Locality

The subject site is legally described as Lot: A DP: 371191 and commonly known as 79 Underwood Road, Homebush. It is located off the western side of Underwood Road, with Short Street being the nearest cross-section/intersection. The site backs onto M4 Motorway.

The site is rectangular in shape and narrow with a frontage of 9.2m, average depth of 64.62m, and has a total area of 588.1m².

The site slopes from the rear to the front (towards the street) with a cross-fall of 2.5m.

The site is currently occupied by a single-storey cottage-style house. The property has not been identified as an item with local heritage significance. Nonetheless, the adjacent property to the south-east contains a heritage item with local significance. This adjoining lot has primary frontage to Short Street and does not face the same road as the subject site.

The heritage item's north-eastern elevation is visible from Underwood Road. The item has a pitched terracotta style roof and horizontal timber cladding on its external walls.

The current streetscape is characterised by single to double-storey dwelling houses and multi-dwelling housing with pitched roofing. Two residential flat buildings are located further to north at the intersection with Pomeroy Street.

The locality is characterised by varied type of developments from dwelling houses to residential flat buildings, place of public worship and industrial lands even further to the north from the site, reflective of the varied zoning along the street – ranging from R3 Medium Density Residential, B2 Local Centre, SP2 Infrastructure, to IN1 General Industrial and IN2 Light Industrial.



Figure 11. Closer aerial imagery of the subject site.



Figure 12. Front façade of the existing dwelling on the subject site.



Figure 13. Subject site (to the right) and the secondary street fencing of the adjoining property containing a heritage item (left of the image).



Figure 14. Adjoining dwellings to the north of the site (left-most dwelling in the image).



Figure 15. Dwelling houses across the road from the subject site.

Background

12 April 2022	The subject development application was lodged.
25 April 2022	The application was publicly notified until 10 May 2022 where two submissions were received.
30 May 2022	Council's Planner carried out a site visit.
17 July 2022	The application was internally referred to Council's Tree Management Officer for comments.
19 July 2022	An additional information request letter was issued to the applicant via the NSW Planning Portal, raising the following concerns: <ul style="list-style-type: none"> • Likely impacts of the development • Address the submissions • Building design articulation on side elevations • Satisfactory landscaping • Adequate sunlight for 3 Short Street and 5-7 Short Street • Additional parking space
3 August 2022	Applicant requested an extension of the due date to submit the additional information until 18 August 2022.
17 August 2022	Additional information was provided to Council via the NSW Planning Portal.

Referrals – Internal and External

Stormwater Management

The application was referred to Council's Development Engineer who offered no objection to the proposal subject to the imposition of relevant conditions of consent.

Tree Management

The application was referred to Council's Tree Management Coordinator who offered no objection to the removal of two trees on the site subject to the imposition of relevant 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 (HOUSING) 2021

The proposal includes a secondary dwelling which is permissible with consent under this SEPP (s52). The site and the proposed development satisfy the relevant provisions of this SEPP.

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 proposal was referred to Council's Tree Management Officer who outlined specific conditions to be imposed with any development consent in order to ensure the protection of these trees.

No objection was raised to the removal of a number of trees on the site subject to replacement planting. Relevant consent conditions will be imposed.

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.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 2 – Infrastructure

Section 2.120 of this chapter of the SEPP requires Council to take into consideration any guidelines issued by the Secretary if a development for the purpose of a residential accommodation is on land that is in or adjacent to a road corridor that is either a freeway, tollway, transitway or a road with a daily traffic volume of more than 20,000 vehicles.

While technically not adjacent to the M4 motorway due to a small parcel of land that is owned by Council behind the site, the site's rear boundary is about 5m away from the M4 motorway road corridor. As such, the short distance from the site to the motorway warrants a consideration of any guidelines issued by the Secretary when constructing the dwelling.

An Acoustic Report was provided by the applicant. The report has considered the motorway and its proximity to the site. As such, the conditions have included the acoustic report to be complied with during construction of the dwelling.

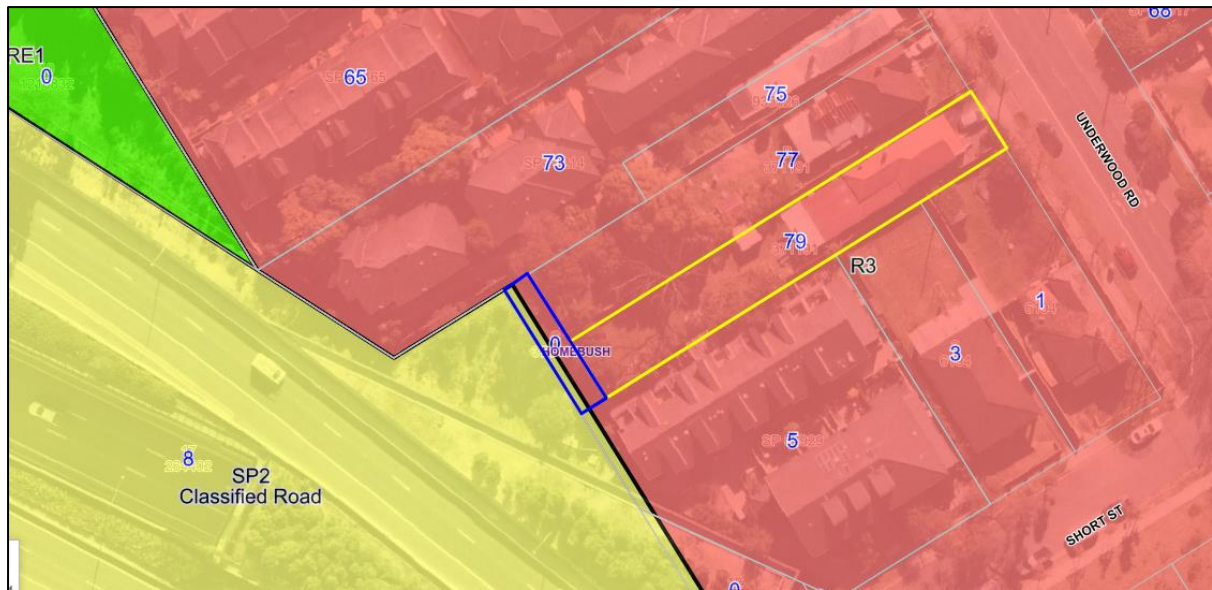


Figure 16. Zoning imagery showing the boundaries of the subject site (in yellow outline), Council-owned parcel of land behind the site (blue outline) and the M4 motorway (highlighted in yellow annotated with SP2 Classified Road zoning).

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 R3-Medium Density Residential and the proposal, both the primary dwelling and the secondary dwelling are permissible forms 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	7.4m	Yes
4.4 Floor Space Ratio	0.65:1 (382.3m ²)	0.52:1 (306.2m ²)	Yes

Table 1. Relevant development standard.

The proposal satisfies the relevant principal development standards of the LEP.

Part 5 – Miscellaneous Provisions

Miscellaneous Permissible Uses

Clause 5.4(9) has a total floor area that satisfies the provision of this clause.

Heritage Conservation

The subject site is not listed as a heritage item or located within a heritage conservation area. The site adjoins a heritage item and as such, Council has considered any impact or effect of the proposed development on to the heritage significance of the item. No heritage impact assessment was submitted by the applicant and no document was requested by Council.

Despite the above, it is considered that the proposal will not have any adverse impact on to the significance of the heritage item for its weatherboard cottage and garden identified as item # I38 located at 1 Short Street East. The cottage faces Short Street. While the northern elevation is visible from the secondary street, the dwelling house proposed in this application will have materiality and design that is consistent with the design of the heritage item – pitched tiled roof and brick-face external walls with a component of horizontal timber slats on the façade. As such, it is considered that the proposal satisfies the objectives of Clause 5.10.

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.

Earthworks

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

Essential Services

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

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

(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: Height to underside of eaves: Number of Storeys/Levels:	3.0m 7.2m 2	2.6m 5.88m 2	Yes Yes Yes
Setbacks: Front: Side (north): Side (south): Combined Side Setback: Rear:	9m 1.2m (min) 1.2m (min) 1.8m (20%) 6m	8m 0.9m 1.2m 2.1m 30m	No No Yes Yes Yes
Landscaping			
Landscaping/Deepsoil Provisions:	38.5% (226.42m ²)	39% (227.3m ²)	Yes
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	Inadequate sunlight to a neighbouring property	No
Vehicle Access and Parking			
Driveway width at Boundary: Vehicular Crossing: Driveway setback – side: No. of Parking Spaces:	3m 1 0.5m 2	3m 1 1.6m 2	Yes Yes Yes Yes
Ancillary Development			
SECONDARY DWELLING Floor Area: Private open Space: Side Setback: Rear Setback:	60m ² 12m ² (min.3m) 1.5m 3.0m	52.5m ² >12m ² 1.16m 6m	Yes Yes No Yes

Table 2. Relevant development controls.

Front Setback

The proposed development involves a dwelling house that has a front setback of 8m. This is 1m shorter than what is normally required by the DCP. Nevertheless, the DCP also allows a lesser setback if the existing house, proposed to be demolished in this application, has a setback that is less than 9m. Furthermore, the adjoining dwelling house to the north of the site facing the same road, according to the survey plan, has a 6.5m front setback, also less than 9m.

The proposed front setback is acceptable and will not have an impact to the existing streetscape.

Side Setback – Primary Dwelling

The proposed primary dwelling has a non-compliant side setback of 0.9m. Council's DCP requires a combined side setback of 20% (1.8m) with at least 1.2m on each side. However, due to the narrowness of the block, a lesser side setback can be permitted. It is acknowledged that a 0.9m is adequate for a side access and a satisfactory separation between the dwelling and the property boundary.

The proposed non-compliant northern side setback of 0.9m is acceptable and will not have any adverse amenity impact to the streetscape or neighbouring property.

Solar Access – Primary Dwelling

Due to the orientation of the block, the submitted shadow diagrams show that the proposed development will impede sunlight to pass through to about two units of the mutli-dwelling housing development at 5 Short Street, located to the south of the site.

It is evident in Figures 17 to 19 below that approximately two units in the townhouse development at 5 Short Street will not have adequate sunlight between 9am and 3pm on winter solstice. It appears that the POS of these units will be overshadowed by the proposed development.

Despite this, it is acknowledged that the overshadowing is mainly due to the subject site's lot orientation. Further, it is also acknowledged that the development is not excessive in built-form that it, in any way, contributed to the overshadowing. The ceiling heights on both levels are at an adequate height at 2.6m and 2.4m, the roof pitch is not extreme or unnecessary and the development has lesser side setback to the north than the south, rendering an attempt to provide as much sunlight to the southern neighbours as possible.

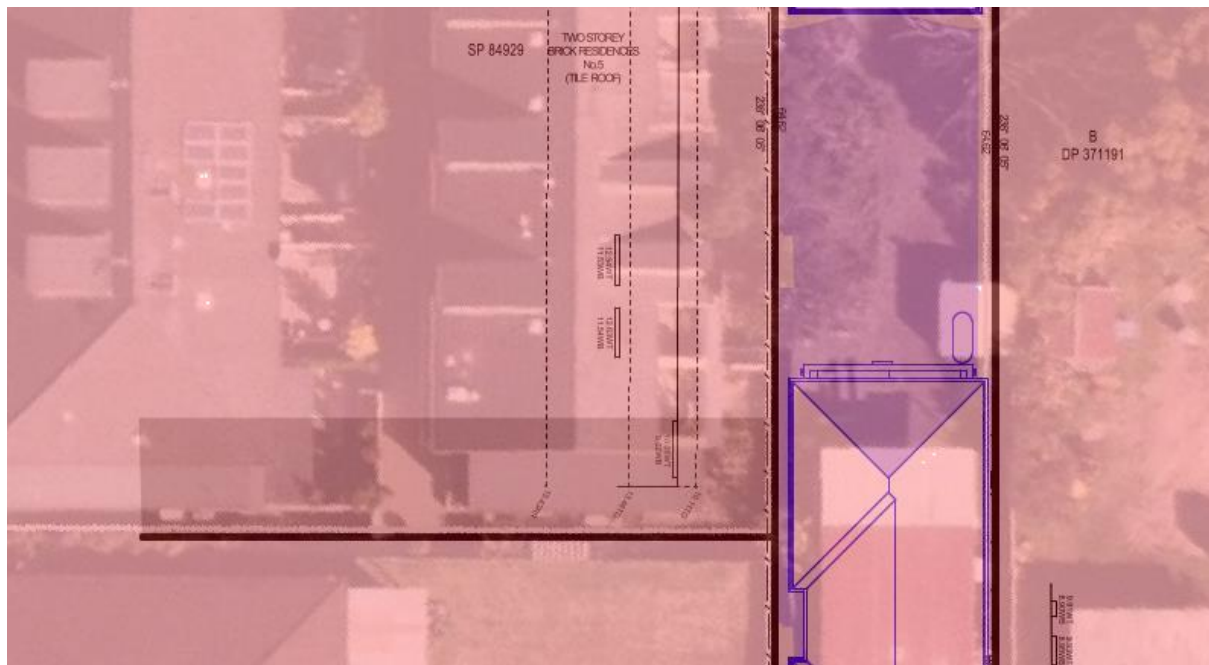


Figure 17. Shadow diagram at 9am on winter solstice overlaid with the aerial imagery of the subject site and the neighbouring property at 5 Short Street.



Figure 18. Shadow diagram at 12nn on winter solstice overlaid with aerial imagery of the subject site and the neighbouring property at 5 Short Street.

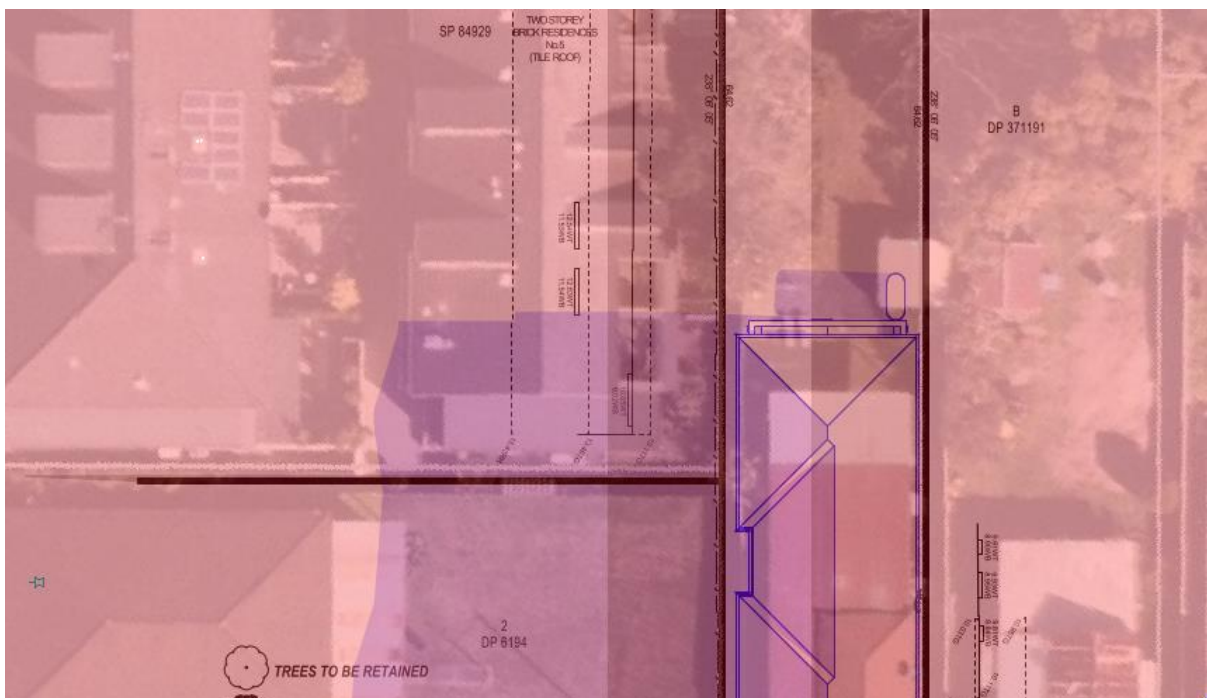


Figure 19. Shadow diagram at 3pm on winter solstice overlaid with the aerial imagery of the subject site and the neighbouring property at 5 Short Street.

Side Setback – Secondary Dwelling

In the similar vein as the side setback non-compliance of the primary dwelling, the proposed side setbacks for the secondary dwelling are 1.16 and 1.2m, both less than what the DCP requires of 1.5m. However, due to the site's narrowness, the proposed side setbacks of 1.2m and 1.16m are acceptable and are considered to not have an impact to the amenity of neighbouring properties.

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.

PART P – Heritage (SCDCP 2005)

Development in the Vicinity of Heritage Items

The proposed development does not have a bulk that would dominate the heritage item and will not obstruct the view to it. The scale is acceptable and would not present and undesirable impact to the heritage item.

The materials and colours of the proposal would not detract from the significance of the heritage item.

It is considered that the proposal satisfies the provisions of this part of the DCP and will not have adverse impact on to the neighbouring heritage item.

(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.

A concern was raised to the applicant with the layout and internal design of the dwelling house being comparable to that of a dormitory or a boarding house. Initially, the proposal was for an eight-bedroom dwelling house with only a single parking garage. After Council Planner's preliminary assessment, a request for additional information was made and the concern was relayed to the applicant, who responded with an amended design shown in Figures 2 and 3.

The applicant reduced the number of bedrooms proposed to 7 and provided a double-stacked car parking garage. Despite the modified design, there is still a concern about the intended use of the building. The proposal would have the following features that are not common in dwelling houses in the Strathfield LGA.

- Two laundry rooms;
- Two powder rooms on the ground floor; and
- Two common bathrooms on the first floor, apart from the two ensuites.

To resolve the concerns raised above, a condition of consent will be imposed to ensure that the dwelling house will not be used for the purpose of a co-living housing (commonly known as a boarding house) and that the second laundry will be required to be deleted.

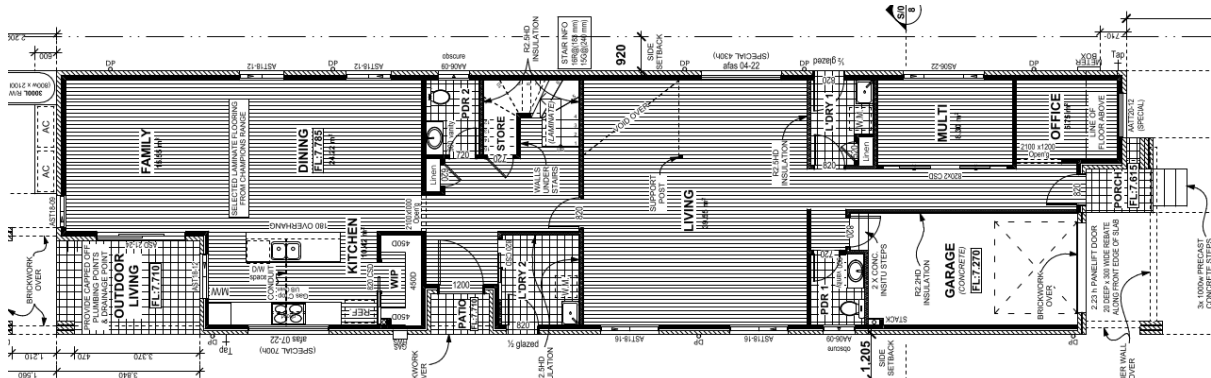


Figure 20. Extract of the initial/original ground floor layout.

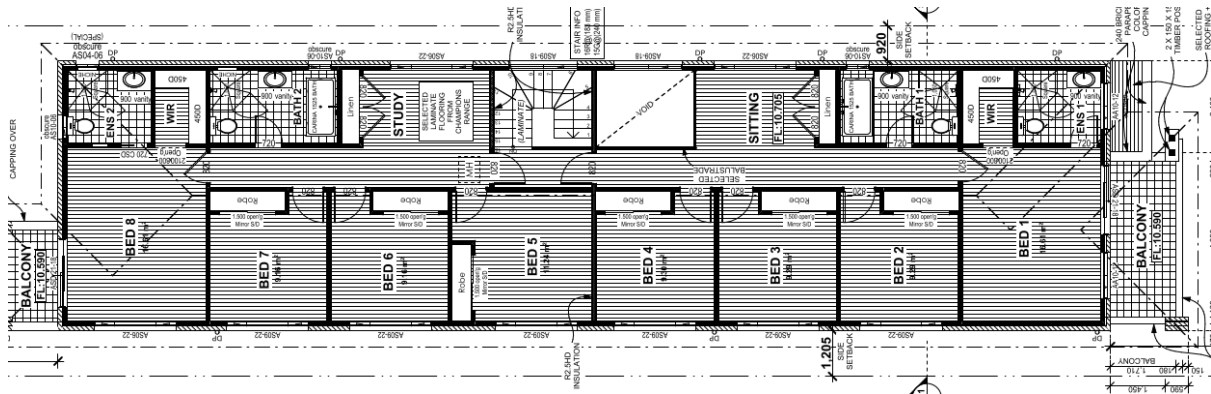


Figure 21. Extract of the initial/original first floor layout.

(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. Two submissions were received raising the following concerns:

1. Use as a Boarding House

As discussed previously, there are some concerns still present in the design of the development. However, these concerns can be resolved with imposition of several conditions including that the dwelling house cannot be used as any other use such as a boarding house apart from a dwelling house.

2. Traffic due to the Number of Bedrooms

A concern was raised that the parking spaces would not be adequate for the number of bedrooms. This objection was submitted with council with a view by the objector that the dwelling house would be used like a boarding house.

Unfortunately, Council's controls cannot request/require for more parking spaces beyond two, if the development is for the purpose of a dwelling house.

3. Privacy

A visual privacy concern was raised coming from the occupant of 3 Short Street, Homebush.

The rooms on the first floor of the dwelling house situated along the southern elevation are all bedrooms. Bedrooms are considered low-activity rooms and do not pose visual privacy concerns. As such, it is considered that this concern/matter is resolved.

A study room is situated on the northern side of the first floor which has a window along the northern elevation of the dwelling. Nevertheless, no visual privacy is envisaged to transpire as the northern neighbour is a single-storey dwelling and that the subject window will not directly look into another window.

4. Overshadowing

A concern was raised regarding potential overshadowing by the occupants of 3 Short Street. Council's analysis of the submitted shadow diagrams demonstrate that there will be no overshadowing concerns that will arise due to the proposed development. The property 3 Short Street will have adequate sunlight to its POS and the habitable rooms in the dwelling house.

(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 \$812,162.00 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	\$8,121.62
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Conclusion

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

Following detailed assessment it is considered that Development Application No. 2022/70 should be approved subject to conditions of consent.



Signed:

**P Santos
Senior Planner**

Date: 29 August 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 applicable to this development and have been levied accordingly.

Report and recommendations have been peer reviewed by;

Signed:

**J Gillies
Senior Planner**

Date: 29 August 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
Proposed Demolition Plan	Sheet 1 of 12	09/08/22	E	Champion Homes
Proposed Site Plan	Sheet 2 of 12	09/08/22	E	Champion Homes
Landscaped Area Calculation Plan	Sheet 4 of 12	09/08/22	E	Champion Homes
Proposed Site-Works Plan	Sheet 5 of 12	09/08/22	E	Champion Homes
Ground Floor Plan	Sheet 6 of 12	09/08/22	E	Champion Homes
First Floor Plan	Sheet 7 of 12	09/08/22	E	Champion Homes
Elevations / Driveway Profile	Sheet 8 of 12	09/08/22	E	Champion Homes
Section	Sheet 9 of 12	09/08/22	E	Champion Homes
Floor Plan / Elevations / Section (Secondary Dwelling)	Sheet 10 of 12	09/08/22	E	Champion Homes
Colour Schedule (Principal Dwelling)	-	-	-	Champion Homes
Colour Schedule (Secondary Dwelling)	-	-	-	Champion Homes

Landscape Plan	-	15/08/22	A	DiScape Landscape Architecture
Acoustic Report – Traffic Noise	2022-037	14/02/22	-	Acoustic Noise & Vibration Solutions P/L
Hydraulic Details	2022037	15/02/22	-	ANAcivil Pty Ltd
Waste Management Plan	-	-	-	DPlan Urban Planning Consultants

(2) Use of the Development

The approved development is not to be used as any other use without prior consent and must only be used for the purpose of a dwelling house, except for exempted developments when permitted by an environmental planning instrument. For completeness, the development is not to be used for the purpose of co-living housing or boarding house, as defined by the standard instrument.

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 TM

The approved plans must be submitted to a Sydney Water Tap inTM 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 inTM agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

(6) 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. 1276982M_02 must be implemented on the plans lodged with the application for the Construction Certificate.

(7) 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.

(8) 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.

(9) 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.

(10) **Driveway Surface Waters**

For driveways on private property sloping to the street and greater than 10 metres in length, drainage control devices such as humps or grated surface inlet pits shall be installed at the front boundary in order to control excess stormwater flowing across Council's footpath.

(11) **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.

(12) **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.

(13) **Tree Protection and Retention**

The following trees shall be retained and protected:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
1	Prunus species	5-7 Short Street Homebush	3.5 metres

Details of the trees to be retained must be included on the Construction Certificate plans.

General Tree Protection Measures

- All trees to be retained shall be protected and maintained during demolition, excavation and construction of the site.
- The tree protection measures must be undertaken in accordance *AS4970 -2009 Protection of trees on development sites*.
- 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).
- 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.
- 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.

Excavation works near tree to be retained

- (g) 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.
- (h) 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.
- (i) 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.

(14) Tree Removal & Replacement

Tree removal

Permission is granted for the removal of the following trees:

Tree No.	Tree species	Number of trees	Location
2	Eucalyptus (Dead Tree)	1	79 Underwood Road (Rear Yard)
3	Ligustrum lucidum	1	79 Underwood Road (Rear Yard-back boundary)

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 [one (1) tree 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.

(15) **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/	\$ 2,842,60
Security Damage Deposit	\$ 12,200.00
Administration Fee for Damage Deposit	\$ 130.00
DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$ 8,121.62

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 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.

(16) 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: \$ 12,200.00.
- (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.

(17) Site Management Plan

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.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

(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) 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).

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

(20) 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.

(21) 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.

(22) 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](#).

(23) 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

(24) 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.

(25) 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

(26) 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.

(27) 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) Pipe invert levels and surface levels to Australian Height Datum;
- (c) 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.

(28) 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.

(29) 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.

(30) 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.

(31) Acoustic Compliance

Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the Principal Certifier certifying that the construction has incorporated the recommendations in the DA Acoustic Report titled Acoustic Report – Traffic Noise, prepared by Acoustic Noise & Vibration Solutions P/L and dated 14 February 2022.

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 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.

(35) 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.

(36) 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.

(37) 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.

(38) 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

(39) Clause 75 – BASIX Commitments

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

(40) 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.

(41) 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.

(42) 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. Site Safety Fencing

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

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

7. Noise

Council will generally enforce noise related conditions in accordance with the *Noise Guide for Local Government* (<http://www.environment.nsw.gov.au/noise/nglg.htm>) and the *Industrial Noise Guidelines* (<http://www.environment.nsw.gov.au/noise/industrial.htm>) publish by the Department of Environment and Conservation. Other state government authorities also regulate the [Protection of the Environment Operations Act 1997](#).

Useful links relating to Noise:

- (a) Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
- (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
- (c) New South Wales Government Legislation home page for access to all NSW legislation, including the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Noise Control Regulation 2000* (www.legislation.nsw.gov.au).
- (d) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).
- (e) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).
- (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).

8. Acoustical Engineer Contacts & Reference Material

Further information including lists of Acoustic Engineers can be obtained from:

- (a) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au)
- (b) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au)
- (c) NSW Industrial Noise Policy – Office of Environment & Heritage (www.environment.nsw.gov.au)

9. 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.