

IDAP REPORT

Property:	41 Bareena Street, Strathfield
Proposal:	Demolition of the existing dwelling and the construction of a two-storey dwelling house with swimming pool and outbuilding.
Applicant:	H A Design Group P/L
Owner:	Raed Said
Date of lodgement:	17 April 2020
Notification period:	22 April 2020 to 15 May 2020
Submissions received:	One
Assessment officer:	P Santos
Estimated cost of works:	\$1,698,500.00
Zoning:	R2-Low Density Residential - SLEP 2012
Flood affected:	Yes
RECOMMENDATION OF OFFICER:	APPROVAL



Figure 1. Aerial imagery of the subject site and immediate locality (source: Nearmap)

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for the demolition of the existing dwelling and the construction of a two-storey dwelling house, a swimming pool and an outbuilding.

Site and Locality

The site is identified as 41 Bareena Street, Strathfield and has a legal description of Lot 115 DP 14613. The site is a regular shaped parcel of land and is located on the western side of Bareena Street.

The site has a width of 15.24m, a depth of 41.15m and an overall site area of 627m².

The locality surrounding the subject site contains a mixture of low density residential development.

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.

Development Control Plan

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

Notification

The application was notified in accordance with Council's Community Participation Plan from 22 April 2020 to 15 May 2020, where one submission was received raising the following concerns;

- Cabana usage;
- Visual privacy; and
- Noise – pool equipment.

Issues

The proposed development is generally compliant with the relevant development standards and controls. A concern regarding the existing street tree and its proximity to the proposed driveway was raised and has been discussed in detail in the report.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2020/71 is recommended for approval subject to suitable conditions of consent.

REPORT IN FULL

Proposal

Council has received an application for the demolition of the existing residence and the construction of a two-storey dwelling house with swimming pool and outbuilding. More specifically, the proposal includes;

Ground floor level:

- Double garage;
- Sitting area;
- Open plan kitchen, dining and living areas;
- Study room;
- Bathroom;
- WC;
- Butler's pantry; and
- Laundry room.

First floor level:

- Master bedroom with WIR, ensuite and attached rear balcony;
- One bedroom with robe and ensuite;
- Two bedrooms with robe; and
- Bathroom.

External works:

- New driveway;
- Attached alfresco;
- In-ground swimming pool;
- Cabana;
- Removal of two trees;
- Ancillary landscaping; and
- Front fence.

The Site and Locality

The subject site is legally described as Lot 115 DP 14613 and commonly known as 41 Bareena Street, Strathfield. It is located off the western side of Bareena Street between Ada Avenue and Yarrowee Road.

The site is rectangular in shape and has a width of 15.24m and a depth of 41.15m. The land gradually slopes to the rear with a fall of 3.5%.

The property is currently occupied by a single-storey dwelling house and an outbuilding, both of brick and terracotta roof tile finish. Existing vehicular access is provided to the site via an existing driveway from Bareena Street to an existing carport located behind the house.



Figure 2. Closer aerial imagery of the site (source: Nearmap)

The current streetscape is characterised by single to two-storey dwelling houses. Most of which have a traditional brick or rendered façade with hipped terracotta roof tiles. However, dwelling houses with modern design and flat roof appearance from the street, are slowly increasing in number.



Figure 3. Dwelling houses across the road from the site (source: Nearmap Street View)



Figure 4. Subject site (partially to the left) and the northern neighbouring house (right)



Figure 5. Subject site (partially to the right) and the southern neighbouring house (left)



Figure 6. 45 Bareena Street (north) and 47 Bareena Street (south) (source: Nearmap Street View)



Figure 7. 56 Bareena Street (source: Nearmap Street View)

The surrounding area is predominantly characterised by low density residential development. The Australian Catholic University is located around 600m north of the site and Freshwater Park is about 100m west of the site.

The site is located to be within a flood affected area.

Background

17 April 2020	The subject development application was lodged.
30 April 2020	A 'stop the clock' additional information request letter was issued about insufficient DA fees.
19 May 2020	Development Assessment Planner carried out a site visit.
22 May 2020	<p>Additional information request letter was issued raising the following concerns:</p> <ul style="list-style-type: none">• Tree removal,• Intended use of the dwelling house,• Landscaped area,• Private open space,• Stormwater drainage and landscaping,• Swimming pool,• Relative levels,• BASIX commitments, and• Submission.
18 June 2020	Amended plans and documents were provided to Council.

Referrals – Internal and External

Stormwater

The application was referred to Council's Development Engineer who offered no objection, subject to conditions of consent.

Tree

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

"Firstly the driveway design is not supported and the existing driveway footprint and setback from the street is to be provided."

"The applicant does not appear to have submitted a detailed landscape plan providing replacement canopy tree planting, or even an arborist report from an AQF level 5 Arborist detailing the tree impacts and tree protection issues."

The Landscape Plan has been amended and an Arborist Report has been provided to Council as a result of the request for additional information from Council. The application was referred again to Council's Tree Management Coordinator, who provided the following further comments.

"The Arborist report only details impacts on the footpath tree."

“There is no information provided about the trees on the site or the impact on the rear/side neighbours trees.”

“This information needs to be provided in an amended arborist report prior to the issue of the development consent.”

“With regard to the new driveway setback from the street tree, this driveway crossing and layback needs a further 1000mm setback from the street tree.”

See the assessment undertaken under Part O Tree Management section of this report.

Section 4.15 Assessment – EP&A Act 1979

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

(1) Matters for consideration – general

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

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

Strathfield Local Environmental Plan

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

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

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

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	9.5m	7.8m	Yes
4.4 Floor Space Ratio	0.60:1 (376.3m ²)	0.59:1 (372.3m ²)	Yes

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, the proposed development is considered acceptable in this regard.

Earthworks

The proposal does not include any significant excavation or basement works. As such, the provisions of Clause 6.2 of the SLEP 2012 are considered satisfied.

Flood Planning

The subject site has been identified as being at or below the flood planning level. The application had been reviewed by Council's Engineer who has advised that subject to suitable conditions, the development is considered acceptable. The proposed development is considered satisfactory.

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.

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

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

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

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

A review of Council's records for the site give 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 SEPP55 are considered to be satisfied.

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

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

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

See the assessment undertaken under Part O Tree Management section of this report. The aims and objectives outlined within the SEPP are considered to be satisfied. The proposal is acceptable, subject to conditions of consent.

- (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			
Floor Space Ratio:	0.60:1 (376.3m ²)	0.59:1 (372.3m ²)	Yes
Heights:			
Floor to ceiling heights:	3.0m	3m	Yes
Height to underside of eaves:	7.2m	7.2m	Yes
Parapet height:	0.8m	0.8m	Yes
Overall height for flat roof dwelling:	7.8m	7.8m	Yes
Number of Storeys/Levels:	2	2	Yes
Setbacks:			
Front:	9m	9.4m	Yes
Side:	1.2m (min)	1.5m (north)	Yes
Side:	1.2m (min)	1.55m (south)	Yes
Combined Side Setback:	3m (20%)	3.05m	Yes
Rear:	6m	8.1m	Yes
Landscaping			
Landscaping/Deepsoil Provisions:	41.5% (260m ²)	41.% (260m ²)	Yes
Private Open Space Area:	10m ²	>10m ²	Yes
Minimum dimension:	3m	>3m	Yes
Fencing			
Height (overall/piers):	1.5m (maximum)	1.5m	Yes
Solid Component:	0.7m	0.7m	Yes
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	Yes	
Vehicle Access and Parking			
Driveway width at Boundary:	3m	3m	Yes
Vehicular Crossing:	1	1	Yes
Driveway setback – side:	0.5m	2m	Yes
No. of Parking Spaces:	2	2	Yes
Ancillary Development			
OUTBUILDINGS			
Area:	40m ²	17m ²	Yes
Height:	3.5m	3.5m	Yes
Side/Rear setback:	0.5m	0.5m	Yes

SWIMMING POOL			
Side/Rear Setback	1.0m	1.5m	Yes

Building Envelope

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

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

While the locality is predominantly characterised by hipped terracotta roof tiled dwellings, the proposal is consistent with the existing contemporary style development in the streetscape, which is transitioning to a more contemporary built form and character. As such, the proposal is considered acceptable.

Landscaping and Open Space

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. The development is considered that it will enhance the existing streetscape, adequate areas for deep soil planting have been provided and can accommodate large canopy trees and where possible trees have been retained and protected.

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

The submitted shadow diagrams show that the north east corner of the first floor of the southern neighbour will be overshadowed by the proposed development. Despite this, it has been assessed and considered in the review of the application that some habitable areas of the neighbouring dwelling house will have sufficient sunlight, such as the living and dining rooms on the ground floor, between 9am to 3pm on winter solstice, as required in Council's development controls. Note that no submissions were received from the adjoining neighbour in relation with the proposed development.

Taking into consideration the above, the proposed development is supported, subject to the conditions of consent.

Privacy

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. Windows are off low active use rooms and the balcony at the rear is screened to prevent overlooking.

The proposed first floor rear balcony has the dimensions of 1.2m x 2.7m. This does not satisfy the minimum dimensions permitted under the SCDCP 2005 of 1m x 2m. However, despite the non-compliance, the exceedance is considered acceptable, subject to sufficient setback and provision of elements to reduce overlooking. As proposed, a privacy screen is located on the eastern elevation and the balcony is adequately setback from the rear. No visual privacy concern is envisaged to arise or be caused by the subject balcony. As a result, in this regard, the proposal is acceptable.

Vehicular access, Parking and Basements

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

Cut and fill

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

Note that the submitted flood risk assessment prepared by C.K. Engineering Services, dated April 2020, provided the floor levels in the front family room is at RL 24.3m AHD and the rear living and dining area is at RL 24m AHD. Council's Development Engineer has imposed a condition to observe and comply with the flood report.

Water and Soil Management

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

Access, Safety and Security

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

ANCILLARY STRUCTURES

Outbuildings

The proposed development satisfies the relevant objectives and controls the SCDCP 2005 complying with the height, setbacks and floor space controls.

Swimming Pools, Spas & Associated Enclosures

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. The pool has been adequately setback from all adjoining boundaries, allowing for screen planting if required. The pool pump equipment has been located in a sound proof enclosure and the pool coping has been designed to suit the existing ground level of the site. 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.

PART O – Tree Management (SCDCP 2005)

The application was referred to Council's Tree Management Officer, who required the driveway to be setback 1m more from the street tree and an amended Arborist Report to be provided.

Council's SCDCP 2005 indicates the following:

"Clause 8.2.1(1)(c) of Part A – Existing driveways must be used unless the applicant can demonstrate that – relocation would not impact on street trees,..."

"Clause 8.2.1(2) of Part A – the width of driveways at the property boundary is to be 3m"

"Clause 8.2.1(3) of Part A – the edge of driveway crossings, including apron and layback shall be located a minimum of, ..., 2m clear of the trunk of any trees within the road reserve."

"Clause 4.2(c) of Part O – Street trees represent one of the larger asset classes managed by Council..., where a new vehicular crossing including layback is to be installed closer than 4m from a street tree, additional tree protection and/or alternative construction methods may be required by Council. These methods may include undertaking exploratory root investigations and retaining large roots within a specified sub-base material, or constructing a raised pavement level. These additional tree protection and/or alternative construction methods should be addressed within the submitted Arboricultural Impact Assessment Report and Tree Protection Plan."

"Council will not give Consent for a new vehicular crossing including a layback to be installed closer than 2m from a street tree."

The provided Arborist Report details:

"This Arborist notes that the tree (referring to the street tree) is by all accounts is a good example, given its nurtured, modified, form."

"The species is hardy and seemingly tolerant when its growing environment is disturbed, and furthermore the arborist citing good vigour and good vitality, which, in turn, means the tree is able to tolerate the loss of several roots, albeit outside the SRZ, and ward off long-term effects."

“...an increased setback of the VFC (vehicular footway crossing) alignment from the tree to measure min. 2.54m from the COT (centre of tree) is warranted.”

“The Arborist accepts that although this incursion is still greater than the permissible 10% as per the Australian Standards, the works for a crossover are less ground intrusive than bulk excavation works.”

Taking into consideration the independent assessment above and Council’s development controls, the proposed development is supported with a view of retaining the street tree and protecting the relevant trees that the proposed development may impact by the imposition of conditions.

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

The requirements of the 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 and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

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

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments.

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

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

1. Cabana

The objector indicated their interest for the cabana “not to be used directly or indirectly for entertaining purposes”. The submission further notes that “there is no need or requirement for a further separate potential entertainment area”.

Firstly, the ancillary structure satisfies the relevant development controls, in particular the setback and height requirements. Secondly, there is no potential visual privacy concern that may arise in relation to the use of the cabana as the structure is at-grade and will have no opening towards the adjacent boundaries. Lastly, directing or requiring the occupants of a property on how to entertain on their property is not a matter of consideration that Council looks into when doing development application assessment.

Any noise that may result from the usage of the cabana will be a civil matter between the neighbours.

2. Visual Privacy

A concern was raised regarding the western windows on the first floor of the proposed dwelling house. Although the dwelling house is adequately setback from the rear boundary, this was brought to the attention of the applicant, who addressed the concern by providing some screening to the rear elevation windows. Nevertheless, the windows are to a bedroom which is considered to be of low activity use. As such, no visual privacy concerns are envisaged in this regard.

3. Noise – Pool Equipment

A concern was raised regarding potential noise that may originate from the pool pump. The submission states that “Council is duty bound to specify that this pump is to be calibrated so as not to operate between 10pm to 6am”.

A condition of consent has been imposed to calibrate the pool pump to operate within a particular time range.

(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:

Local Amenity Improvement Levy	\$16,985.00
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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. 2020/71 should be .

Signed: 

Date: 04/08/2020

P Santos
Development Assessment 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 and concurred with.



Signed: **Louise Gibson**
Senior Planner

Date: 10 August 2020

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	Sheet 1	04/06/2020	D	HA Design
Ground Floor	Sheet 3	04/06/2020	D	HA Design
First Floor	Sheet 4	04/06/2020	D	HA Design
Roof Plan	Sheet 5	04/06/2020	D	HA Design
Elevations – East / North	Sheet 6	04/06/2020	D	HA Design
Elevations – West / South	Sheet 7	04/06/2020	D	HA Design
Elevations – Cabana	Sheet 8	04/06/2020	D	HA Design
Sections	Sheet 9	04/06/2020	D	HA Design
Soil & Water Management	Sheet 10	04/06/2020	D	HA Design
Shadow Diagram June 9am	Sheet 11	04/06/2020	D	HA Design

Shadow Diagram June 12pm	Sheet 12	04/06/2020	D	HA Design
Shadow Diagram June 3pm	Sheet 13	04/06/2020	D	HA Design
Schedule of Colour/Finishes	Sheet 23	04/06/2020	D	HA Design
Landscape Plan	Sheet 24	04/06/2020	D	HA Design
Calculations Sheet	Sheet 25	04/06/2020	D	HA Design
Front Fence	Sheet 26	04/06/2020	D	HA Design
Stormwater Drainage Notes	01198-1	08/06/2020	C	SY Harb Engineering
Stormwater Drainage Plan	01198-2	08/06/2020	C	SY Harb Engineering
Stormwater Drainage Details	01198-3	08/06/2020	C	SY Harb Engineering
Stormwater Drainage Details	01198-3	08/06/2020	C	SY Harb Engineering
Arboricultural Impact Assessment	AIA-HAD 06/20	18/06/2020	-	NSW Trees Arboricultural Consultants
BASIX Certificate	1092917S	08/04/2020	-	Elam Architectural Drafting
Waste Management Plan	19074_20040 7_wmp.docx	07/04/2020	-	HA Design

SEPRARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

2. 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.

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) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

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

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

4. 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

5. 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/	\$ 5,944.75
Security Damage Deposit	\$ 15,000.00
Tree Bond	\$ 3,000.00
Administration Fee for Damage Deposit	\$ 254.00

DEVELOPMENT CONTRIBUTIONS

Strathfield Section 94A Indirect Development Contributions **\$ 16,985.00**
Plan 2017

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.

6. 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 width
within the road
reserve

The vehicular access driveway width within the road reserve adjacent to the existing street tree must be reduced in width, 2.54m setback from the centre of the trunk, in accordance with the recommendation in the Arborist Report prepared by NSW Trees Arboricultural Consultants, dated 18 June 2020.

7. 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: **\$127.00.**
- (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.

8. Tree Bond

A tree bond of \$3,000.00 (calculated in accordance with Council's adopted Fees and Charges) and non-refundable administration fee of \$127.00, 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.

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.

9. 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.

10. 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. 1092917S

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

11. Erosion & Sediment 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.

12. Stormwater System

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

13. 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.

14. Compliance with Flood Study

The development shall be designed to conform to the recommendations and conclusions of the submitted flood study prepared by C.K. Engineering Services ref no. 201030 dated April 2020.

This shall include, but not be limited to, any recommendations for the following:

- (a) Minimum floor levels
- (b) Fencing
- (c) Site regrading
- (d) Overland flow path construction
- (e) Protection of the basement from inundation of surface waters

Evidence from professional engineer that specialises in hydraulic engineering that all design requirements have been adhered to shall be submitted with the Construction Certificate application.

15. 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.

16. 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).

17. Landscape Plans

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

18. Compliance with Submitted Arborist Report

The recommendations outlined in the Arborist's Report titled Arboricultural Impact Assessment prepared by NSW Trees Arboricultural Consultants dated 18 June 2020 must be implemented throughout the relevant stages of construction. Details of tree protection measures to be implemented must be detailed and lodged with the Construction Certificate application for approval and shall be in accordance with Section 4 - *Australian Standard AS 4970-2009: Protection of trees on development sites*.

19. Tree Protection and Retention

General Tree Protection Measures

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

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

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.

20. Tree Removal & Replacement

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 two 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.

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

21. 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.

22. Demolition & Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

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

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

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

23. 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.

24. 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](#).

DURING CONSTRUCTION

25. Site Sign – Soil & Erosion Control Measures

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

26. 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.

27. Obstruction of Road or Footpath

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

Notices may be issued for any offences and severe penalties apply.

28. Tree Removal on Private Land

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

29. Excavation Works Near Tree to be Retained

Excavation around the tree/s to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not be adversely affected.

Where the Tree Protection Zone 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.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

30. 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.

31. 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.

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

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

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

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

33. 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.

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. Stormwater Drainage Works – Works As Executed

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

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

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

OPERATIONAL CONDITIONS (ON-GOING)

36. Maintenance of Landscaping

All trees and plants forming part of the landscaping must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilizing, pest and disease control, replacement of dead or dying plants and any other operations required to maintain healthy trees, plants and turfed areas.

37. 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.

38. 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.

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 PCA

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

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

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

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

41. Notice of Commencement

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

42. 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.

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. 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.

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).

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