Waverley Council

PO Box 9, Bondi Junction, NSW 1355 DX 12006 Bondi Junction.
Telephone: 9369 8000 Fax: 9387 1820 Website: www.waverley.nsw.gov.au

2 December 2013

A meeting of the **WAVERLEY DEVELOPMENT ASSESSMENT PANEL** will be held on Level 3, Waverley Council Chambers, Corner Bondi Road & Paul Street, Bondi Junction at:

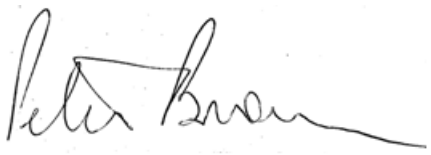
11.00AM, WEDNESDAY, 11 DECEMBER 2013

QUORUM: Three Panel members.

APOLOGIES: By email to WDAP@waverley.nsw.gov.au

OR

Late notice by telephone to the WDAP Co-ordinator on 9369 8273



Peter Brown
GENERAL MANAGER

AGENDA

WDAP-1312.A
Apologies

WDAP-1312.DI
Declarations of Interest

The Chair will call for any Declarations of Interest.

WDAP-1312.1 **PAGE 4**
Grafton Street, Bondi Junction – Creation of an additional lot and part road closure (DA-451/2013)

Report dated 26 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.2 **PAGE 13**
Waverley College, 137-139 Birrell Street, Waverley – Alterations and additions to Waverley College (DA-239/2013)

Report dated 26 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.3 **PAGE 68**
350 Bronte Road, Bronte – Ground floor extension, internal alterations and garage to heritage listed dwelling (DA-531/2012/A)

Report dated 26 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.4 **PAGE 91**
11 Busby Parade, Bronte – Additional storey and alterations to dwelling (DA-267/2013)

Report dated 26 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.5 **PAGE 136**
Bondi Park, Queen Elizabeth Drive, Bondi Beach – Shore Thing Music Concert New Years Eve 2013 (DA-198/2013)

Report dated 25 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.6 **PAGE 162**
64 Lamrock Avenue, Bondi Beach – Demolition of boarding house and construction of a dual occupancy (DA-332/2013)

Report dated 26 November 2013 from the Development and Building Unit.

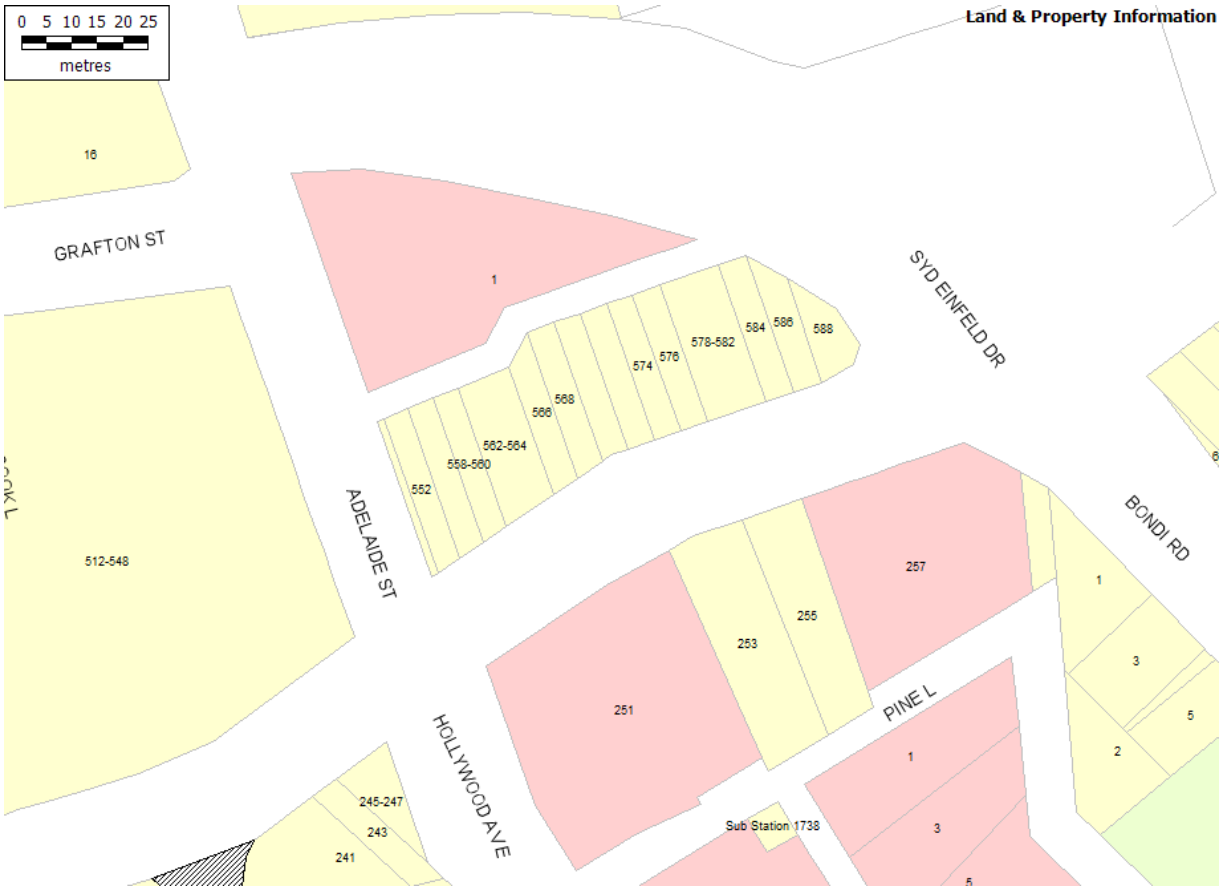
Recommendation: That the application be approved in accordance with the conditions contained in the report.

WDAP-1312.7 **PAGE 203**
33 Wallis Parade, North Bondi – Modification including new hardstand carspace and changes to the existing façade, new bin storage and timber path (DA-159/2011/B)

Report dated 26 November 2013 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

Application number	**DA-451/2013**
Site address	**Grafton Lane BONDI JUNCTION**
Proposal	**Creation of an additional lot and part road closure**
Date of lodgement	**22 October 2013**
Owner	**Waverley Council**
Applicant	**Waverley Council**
Submissions	**Nil**
Issues	**Pedestrian access and access for maintenance of public infrastructure**
Recommendation	**APPROVAL**



1.1 SITE AND SURROUNDING LOCALITY

The subject site comprises a portion of the eastern end of Grafton Lane, Bondi Junction, where it adjoins Syd Einfeld Drive. The lane provides access to a row of properties fronting Oxford Street. The laneway also currently provides for pedestrian access through to the eastern end of the Bondi Junction commercial centre via a pedestrian link adjacent to Syd Einfeld Drive.

The area generally comprises a mix of commercial, retail and residential uses. Buildings in the locality are diverse, ranging from low scale single storey commercial terraces through to large towers.

Figure 1: Subject site

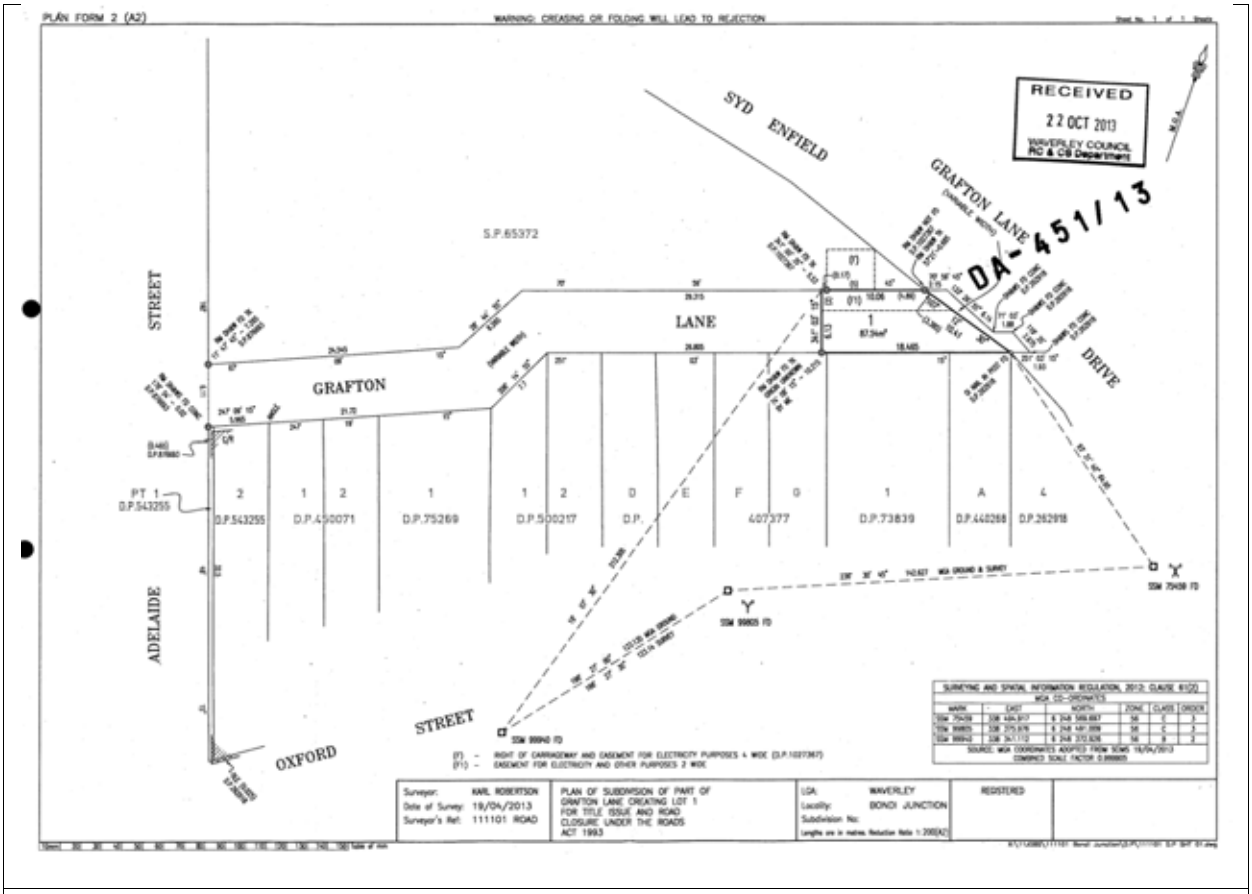


Figure 2: plan of portion of lane to be closed and lot to be created

1.2 PROPOSAL

The proposal is for the part closure of the eastern end of Grafton Lane (adjacent to Syd Einfeld Drive) and the creation of an additional lot.

The allotment would have a total site area of 87.54m².

1.3 RELEVANT HISTORY

Grafton Lane Land Sale

On 19 October 2010 Council resolved to proceed with the investigation of the sale of the rear portion of Grafton Lane adjacent to the subject development site. On 19 July 2011 Council resolved to progress the closure of a portion of Grafton Lane and proceed with the sale of this lane. Specifically, Council resolved that:-

"1. This report be treated as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2) of the Local Government Act 1993.

2. Council receives and notes the report from the General Manager on negotiations with the applicant involved in the proposed road closure of the eastern end of Grafton Lane at Syd Einfeld Drive.

3. *Council confirms its position on the offer to purchase 95 square meters of Grafton Lane should the road be closed.*

4. *Council progresses with the formal closure of Grafton Lane as detailed on the plan attached to the report."*

Associated Development Application

A Development Application for demolition of existing buildings on the adjacent site (comprising eight allotments 570-588 Oxford St) and construction of a 19 storey mixed use development with 138 residential apartments above ground floor retail space, utilising the subject site, is to be considered (recommended for approval) by the Joint Regional Planning Panel (JRPP) on 28 November 2013.

A photomontage of the building is shown in Figure 3 below.

Figure 3: Photomontage of the proposal viewed from the east

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is considered generally consist with the aims of WLEP 2012 as the purpose of this application is to facilitate redevelopment of the adjoining site in accordance with the land use / density vision for this locality.
Part 4 Principle development standards		
4.1 Minimum subdivision lot size	Yes	No minimum lot size applicable (subject site & locality not coloured on Lot Size Map). Consistent with objectives of clause, subject to recommended conditions of consent

Waverley Development Control Plan (DCP) 2012

There are no specific numeric controls under Council's DCP 2012 relevant to the application. All relevant issues are discussed below.

ISSUES

The intention of the road closure is for the creation of a lot to be amalgamated into the adjacent development site (under DA-501/2012). The recommended conditions of development consent for this site require various significant changes to the surrounding public domain, which also includes road widening to Oxford Street and the retention of pedestrian access over this lot from the Syd Einfeld Drive pedestrian path to the east to the remaining portions of Grafton Lane. It is considered important that the closure of this part of the lane does not detract from the adjoining pedestrian network

It is not envisaged that there would be any detrimental impact on access arrangements for adjacent sites or amenity impacts in the locality arising from the proposal (given the proposed redevelopment).

It is not considered necessary to impose a condition of consent requiring the retention of pedestrian access from the existing pedestrian path adjoining the Syd Einfield Drive to the unclosed portion of Grafton Lane, as that is a recommended condition of redevelopment of this and adjoining sites (under DA-501/2012). Nevertheless, it is considered reasonable to not allow for the creation of the Lot until a suitable development has been approved for the site. A condition in this regard is recommended.

Therefore the proposal is considered to be acceptable on merit.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was notified and site notice erected for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development.*

No submissions have been received.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

No referrals were required of the application, however it is noted that the proposal has been subject to previous notification by the Department of Primary Industries – Catchments & Lands in regards to the closure of the road under the Roads Act 1993.

Additionally, there is approval documentation on file from the Department of Trade & Investment – Crown Lands, for the proposed road closing. This approval is subject to the imposition of a condition of consent requiring the creation of an easement across the allotment in favour of Ausgrid, and that all Sydney Water and Ausgrid requirements are to be satisfied prior to registration of the plan.

This requirement has been included in a recommended condition of consent at the end of this report.

4. SUMMARY

The proposal, in conjunction with the adjacent proposed development would result in improvements to the public domain in the locality.

Therefore the proposal is considered to be acceptable on merit, subject to the imposition of a condition of consent requiring the retention of pedestrian access from the existing pedestrian path adjoining the Syd Einfield Drive to the unclosed portion of Grafton Lane.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	**Application Reviewed by:**
Fiona Stewart **Assessment Officer**	Philip Bull **Area Manager – South** **(Reviewed and agreed on behalf of the Development and Building Unit)**
Date: 26 November 2013	**Date: 26 November 2013**

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with Surveyor's Drawing "Plan of subdivision of part of Grafton Lane creating Lot 1 for title issue and road closure under the Roads Act 1993" sheet 1, drawn by Karl Robertson Surveyor, dated 19 April 2013 and received by Council on 22 October 2013.

Except where amended by the following conditions of consent:

2. SUBDIVISION

(a) A linen plan and six copies are to be submitted to Council or the Accredited Certifier in accordance with Section 109 C (d) of the Environmental Planning and Assessment Act, 1979;

(b) Prior to the registration of the linen plans a Subdivision Certificate must be obtained from Council or an Accredited Certifier in accordance with Section 109 C (d) of the Environmental Planning and Assessment Act, 1979; and

(c) Prior to the registration of the linen plans, all Sydney Water and Ausgrid requirements must be satisfied and an easement across the allotment created, for legal access in favour of Ausgrid.

3. TIMING OF CREATION OF LOT

A Subdivision Certificate for this Lot is not to be released until suitable development consent has been granted for the site.

4. PART CLOSURE OF GRAFTON LANE

The partial closure of Grafton Lane under this consent is to be carried out in accordance with the requirements of Council's Divisional Manager, Technical Services and the development consent for development of the site. Full engineering details of adjustments to the kerb and gutter and roadway to affect the closure are to be submitted to Council for the approval of the Divisional Manager, Technical Services prior to works commencing.

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION Sheet No. 1 of 1 Sheets

RECEIVED
22 OCT 2013
WAVERLEY COUNCIL
RC & CS Department

DA-451/13

M.G.A.

S.P.65372

SYD ENFIELD

GRAFTON LANE
(VARIABLE WIDTH)

STREET

GRAFTON

LANE

DRIVE

ADELAIDE

OXFORD

STREET

RM DH&MS FD TK 11° 47' 45" - 7.265 D.P.876693

RM DH&MS FD CONC 176° 54' - 0.02 D.P.876693

(0.465) D.P.876693

C/R

PT 1 D.P.543255

RM DH&W FD TK 341° 00' 35" - 5.53 D.P.1027367

RM DH&W NOT FD D.P.1027367 RM DH&W TK 57°21'-0.685

(F)

(0.17)

(5)

(2)

(F1) 10.06

(4.89)

1

87.54m²

6.13

341° 03' 15"

70° 59' 45" 2.15

133° 26' 55" 6.14

107° 12' 10.41

(3.365)

30°

18.465

251° 03' 15" 1.93

DH&MS FD CONC D.P.262918

71° 03' 1.88

118° 26' 55"

GI NAIL IN POST FD D.P.262918

RM DH&MS FD TK ORIGIN UNKNOWN 74° 09' 15" - 10.215 BY ME

93° 51' 40" 64.85

28° 44' 55" 8.265

70' 59' 29.315

24.545

67' 09' 15"

206° 14' 55" 7.7

247° 09' 15" 5.965

ANGLE 247° 21.72 19'

251° 03' 26.805

15"

6.11

160

49'

32.5

15"

PT 1 D.P.543255 | 2 D.P.543255 | 1 2 D.P.450071 | 1 D.P.75269 | 1 2 D.P.500217 | D D.P. | E F 407377 | G 1 D.P.73839 | A 4 D.P.262918

212.306

19° 07' 30"

196° 27' 00" 123.135 MGA GROUND

196° 27' 35" 123.14 SURVEY

236° 30' 45" 142.627 MGA GROUND & SURVEY

'X' SSM 75459 FD

'Y' SSM 99805 FD

SSM 99940 FD

TILE (0.025) D.P.262918

(F) – RIGHT OF CARRIAGEWAY AND EASEMENT FOR ELECTRICITY PURPOSES 4 WIDE (D.P.1027367)
(F1) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE

SURVEYING AND SPATIAL INFORMATION REGULATION, 2012: CLAUSE 61(2)
MGA CO-ORDINATES

MARK	EAST	NORTH	ZONE	CLASS	ORDER
SSM 75459	338 494.917	6 248 569.697	56	C	3
SSM 99805	338 375.976	6 248 491.009	56	C	3
SSM 99940	338 341.112	6 248 372.926	56	B	2

SOURCE: MGA COORDINATES ADOPTED FROM SCIMS 19/04/2013
COMBINED SCALE FACTOR 0.999905

Surveyor: KARL ROBERTSON Date of Survey: 19/04/2013 Surveyor's Ref: 111101 ROAD	PLAN OF SUBDIVISION OF PART OF GRAFTON LANE CREATING LOT 1 FOR TITLE ISSUE AND ROAD CLOSURE UNDER THE ROADS ACT 1993	LGA: WAVERLEY Locality: BONDI JUNCTION Subdivision No: Lengths are in metres. Reduction Ratio 1: 200(A2)	REGISTERED	

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

X:\11JOBS\111101 Bondi Junction\D.P\111101 D.P SHT 01.dwg

Application number	**DA-239/2013**
Site address	Waverley College, 137-139 Birrell Street, Waverley
Proposal	Significant alterations and additions to Waverley College
Date of lodgement	14 June 2013
Owner	Trustees of The Christian Brothers
Applicant	Waverley College
Submissions	Four (4)
Cost of works	$17,700,000
Issues	Heritage, height, and visual and acoustic privacy.
Recommendation	That the application be **APPROVED** subject to conditions.

Site Map

1.1 SITE AND SURROUNDING LOCALITY

A site inspection was carried out in August 2013.

The site has a postal address of 131 Birrell Street, Waverley and is known as Waverley College, with the site consisting of numerous lots.

The site is bound by Birrell Street to the north, Henrietta Street to the east, Salisbury Road to the south and Carrington Road to the west. The survey plan identifies a total area of 31,591m^2 by title. The site slopes from the northwest corner fronting Birrell Street towards the southeast corner at the intersection of Henrietta and Salisbury Street. The change in level across the site from the northwest to the southeast corner is approximately 20 metres.

The site is occupied by numerous buildings ranging from 1 to 6 storeys. The largest building is located in the northwest corner and is identified on the plans as main building. Other large buildings include Bede Keney building, Conlon Building, the Chapel Hall, Lacey gymnasium, pool building and performing arts centre. Located at the site's Carrington Road frontage are more modest sized buildings which include 12A Carrington Road and "The Grange".

The remainder the site comprises of recreational open space such as main quad and paved areas, sports facilities including a swimming pool, tennis courts, basketball court, cricket nets and grassed playing field and car parking. See figure 1 and photographs 1 – 6 for an illustration of Waverley College.

The site has vehicular access at all street frontages, however the main the vehicular access is provided at the site's Birrell Street frontage, which includes on street student drop off and collection areas. Pedestrian access to the college is also provided at the southwest corner of the site fronting Carrington Road.

The subject site is surrounded by a variety of land uses including low and medium density residential buildings, public open space (Waverley Park), Waverley Bowling Club and the War Memorial Hospital.

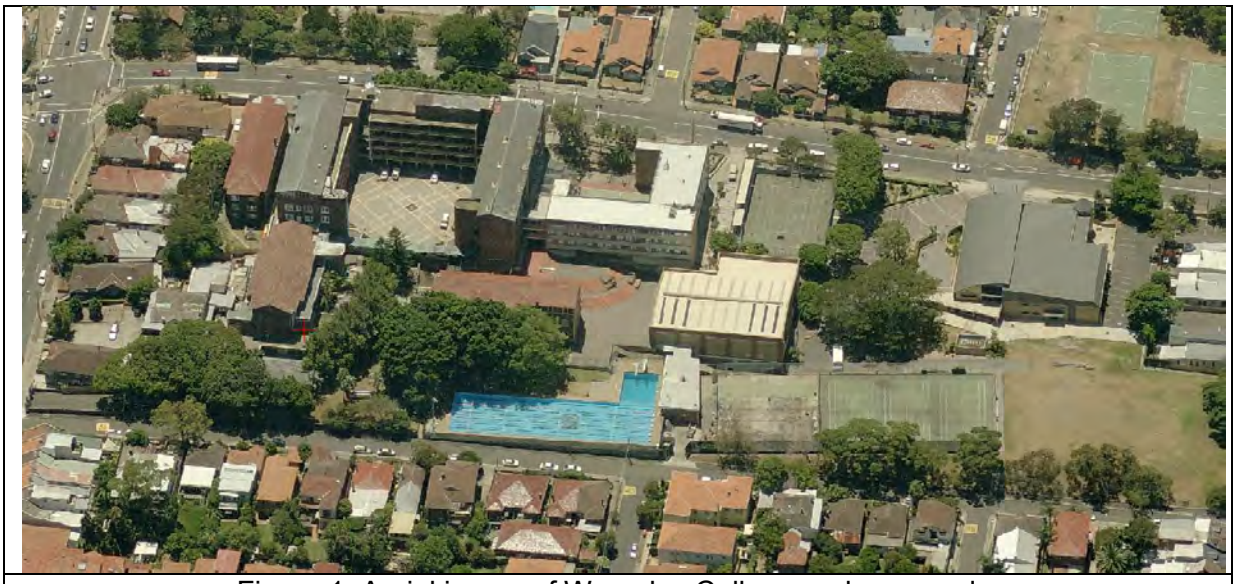


Figure 1: Aerial image of Waverley College and surrounds.

Photograph 1: Waverley College as viewed from Birrell Street.

Photograph 2: Waverley College as viewed from Birrell Street.

Photograph 3: Waverley College as viewed from Birrell Street.

Photograph 4: Waverley College as viewed from Carrington Road.

Photograph 5: The existing dwelling at 12A Carrington Road.

Photograph 6: Waverley College as viewed from Salisbury Street.

1.2 PROPOSAL

The application provides a comprehensive master plan for staged construction works to Waverley College, identifying upgrade building works, new buildings, improving pedestrian and disabled access across the site, and additional car parking. A summary of individual works is provided below.

Alterations and additions to existing buildings

Conlon building
Internal alterations and balcony additions to the south side of the Conlon Building, and a 3 storey addition attached to the north side of the building (see figure 2). The Conlon building is to be used as a library.

Figure 2: Montage of the proposed Conlon building alterations and additions.

Lacey gymnasium
Demolish the northern portion of the gymnasium and create new openings on the east, south and west facades. The Lacey gymnasium will incorporate the new Link building comprising of a gymnasium seating and pedestrian access.

Pool building
Alterations and additions to the pool building including a substantial increase to the first floor (level 2) comprising of change rooms, staff offices, meeting room and a class room. See figure 3 for a montage of the Lacey gymnasium and pool building.

Figure 3: Montage of the proposed pool building, Lacey gymnasium, Conlon building, link building, TAS building and existing buildings in the background.

Art building
Alterations and additions to levels 4 and 5 of the ART (main building) building. Levels 4 and 5 will be utilised for teaching in art and media. Additions to the ART building consists of new glazed niche windows to the eastern façade and other minor modifications.

New buildings

TAS building

The construction of the TAS building requires the demolition of the existing basketball courts located on the site's northern frontage to Birrell Street. The TAS building is 2 storeys with a roofed basketball court over. The TAS building will accommodate food technology, CAD/engineering rooms, design and technology, workshops, machine bays and design spaces. The north side of the TAS building fronting Birrell Street comprises of an outdoor area, stairs and disabled access ramp (see Figure 4).

The south side of the TAS building will be adjoined by the Lacey gymnasium which comprises of a walkway and gymnasium seating.

Figure 4: Montage of the proposed TAS building Carrington Road.

Link building

The new link building will connect the art department building, Conlon building, Bebe Kenny building, Lacey gymnasium and new TAS building (see Figure 5). The link building will provide an east-west internal pedestrian link though out the school and will also incorporate disabled access requirements.

Figure 5: Montage of the proposed link building and additions to the Conlon building.

Associated works

New car park, pedestrian walkway and landscaping – Carrington Road frontage
A new 18 vehicle car park, pedestrian walkway and landscaping is proposed for the south-west corner of the site.

The car park requires the widening of an existing vehicle crossing and demolition of the existing dwelling at 12A Carrington Road.

1.3 RELEVANT HISTORY

Nil.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for educational and residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

SEPP (Infrastructure) 2007

The proposal is subject to the provisions of SEPP (Infrastructure) 2007. The aim of this Policy is to facilitate the effective delivery of infrastructure across the State. Division 3 Educational Establishments is applicable to the proposed development and all matter must be considered prior to the consent authority determining a development application. The proposal has been considered against all relevant provisions of SEPP (Infrastructure) 2007 and is supported subject to conditions of consent.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of plan.
Part 2 Permitted or prohibited development		
Land Use Table – Zoning • SP2 Infrastructure • R3 Medium Density Residential	Yes	The survey plan for Waverley College identifies numerous individual lots zoned SP2 Infrastructure and R3 Medium Density Residential. The proposal (educational

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
		establishments) is permissible in the SP2 and R3 zones, and consistent with the zone objectives.
Part 4 Principle development standards		
4.3 Height of Buildings	**No**	A maximum height of 9.5m is permitted. A maximum building height of 14 metres is proposed. See issues section of this report for a discussion of non-compliant height.
4.4 Floor space ratio	Yes	A maximum FSR of 0.6:1 is permitted. A compliant FSR of 0.58:1 is proposed.
4.6 Exceptions to development standards	Yes	For a discussion of the height noncompliance see issues section of this report.
Part 5 Miscellaneous provisions		
5.9 Preservation of trees or vegetation	Yes	The objective of clause 5.9 is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation. The proposal seeks consent for the removal of trees and other vegetation. The proposal is considered acceptable with regards to clause 5.9, subject to conditions of consent. For a further discussion regarding the preservation of trees and vegetation see issues section of this report.
5.10 Heritage conservation	Yes	The objective of clause 5.10 is to preserve and enhance the heritage significance of items and conservation areas. The site comprises of heritage items including Victorian Mansion "The Grange" (I466), Federation building classroom "Conlon building" (I466) and a number of lots are identified as landscape heritage items. The proposal was referred to Council's Heritage Advisor who generally supports the proposal. The proposal has been assessed against the provisions of clause 5.10 and is supported subject to the imposition of conditions of consent. For further discussions of heritage conservation see the issues section of this report.
Part 6 Additional local provisions		

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
6.2 Earthworks	Yes	The objective of clause 6.2 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. The proposed earthworks will not have detrimental impacts on heritage items, surrounding land or neighbouring uses.
6.3 Flood planning	Yes	The clause seeks to ensure that development does not result in unreasonable adverse floor impact on development or surrounding sites. The proposal will not adversely affect flooding of other development or properties.
6.4 Terrestrial Biodiversity	Yes	The objective of this clause is to maintain terrestrial biodiversity by protecting ecological processes and protecting native flora and fauna. The proposal is considered acceptable with regards to the provisions of clause 6.4 terrestrial biodiversity of the WLEP 2012.

Waverley Development Control Plan (DCP) 2012

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined in the tables below:

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
1. Waste	Yes	The application is accompanied by a SWRMP and the proposal generally complies with all relevant objectives and controls relating to waste removal and management.
2. Energy and water conservation	Yes	The application addresses the energy and water conservation objectives and controls in Part B of the WDCP 2012.

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
3. Biodiversity	Yes	The objective of this clause is to maintain terrestrial biodiversity by protecting ecological processes and, native flora and fauna. The proposal is considered acceptable with regards to the provisions of clause 6.4 terrestrial biodiversity of the WLEP 2012.
4. Tree preservation	Yes	The tree preservation objectives and controls seek to preserve trees and other vegetation within Waverley. The proposal seeks consent for the removal of trees and other vegetation, and is considered acceptable subject to conditions of consent. For a further discussion regarding the preservation of trees and vegetation see issues section of this report.
5. Stormwater management	Yes	A standard condition of consent is recommended requiring the installation of on-site stormwater retention system for stormwater management, which satisfies the requirements of the WDCP 2012.
6. Accessibility and adaptability	Yes	The proposal substantially improves accessibility thought Waverley College that reinforce the accessibility objectives and controls in the WDCP 2012.
7. Transport	Yes	The site is located in parking zone B. The WDCP 2012 does not specify car parking, bicycle parking or motorcycle parking rates applicable to educational establishments. Off street parking is subject to consideration of urban design, streetscape and heritage conservation. The proposed car parking is considered reasonable with regards to clause 7 in Part B3 of the WDCP 2012. The proposed off street parking at the sites Carrington Road frontage has been considered by Council's Heritage Advisor and is supported subject to the imposition of conditions of consent. All recommended conditions are imposed and car parking is considered acceptable with regards to clause 7.4 urban design of Part B3 in the WDCP 2012.

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
8. Heritage	Yes	The proposal was referred to Council's Heritage Advisor who generally supports the proposal and the proposal has been assessed against the heritage objectives and controls in the WDCP 2012, subject to the imposition of conditions of consent. For further discussions of heritage conservation see the issues section of this report.

OTHER MATTERS AND ISSUES

Building height and exceptions to development standards (WLEP 2012)
The proposed new buildings have a maximum building height of 13.8 metres (Link building and Lacy gymnasium) and additions to the Conlon building have a maximum height 14 metres. The proposed new and alterations to the existing buildings substantially breach the maximum building height control of 9.5 metres.

The proposal is accompanied by a clause 4.6 Exception to this development standard and seeks to justify the height non-compliance for reasons which are paraphrased below:

- The proposed alterations and additions are integrated into the existing built form on the site;
- The height variations are compatible with the height, bulk and scale of existing buildings on the school site;
- The proposed development does not have any adverse amenity impacts on surrounding developments;
- The proposed development will not impact on the heritage significance of existing heritage items; and
- The proposed buildings will not detract from the streetscape presentation of the college.

While the non-compliance's with the maximum building heights are significant, the maximum building height are modest when compared to the much larger existing buildings on site. Furthermore the height non-compliances are isolated to the centre of the site, significantly reducing amenity impacts on adjoining and nearby residential allotments, and the public domain.

The definition of 'building height' in the LEP excludes masts / flagpoles and because of this the masts and sun shades attached on the new TAS building are not considered to be formally assessed under the height control.

Accordingly, requiring stringent compliance with the height development standard is unnecessary and the clause 4.6 exception this development standard is supported in this instance.

Heritage conservation and streetscape presentation
The site comprises of a number of heritage listings, including heritage buildings and heritage landscaping. The application was referred to Council Heritage Advisor who generally supports the proposal subject to incorporating a number of recommendations. The Heritage Advisor recommendations are related to the Conlon building alterations and

additions and works in proximity to 'The Grange' building. The Heritage Advisor recommendation are generally supported and imposed as conditions of consent that require additional information and amended plans, prior to the issue of a construction certificate.

The proposed TAS building is built to the Birrell Street boundary and requires the demolition of an existing sandstone front fence and removing existing soft landscaping (see photograph 6).

Photograph 7: Existing sandstone fencing and soft landscaping at the Birrell Street frontage to be removed.

As demonstrated in photograph 7, the existing sandstone front fence and soft landscaping contributes positively to the Waverley College streetscape presentation and will soften the appearance of the TAS building from Birrell Street. Accordingly, to reduce the visual bulk of the TAS building and masts / sun sails over the basketball court a condition of consent is imposed requiring the retention of the existing sandstone front fence and soft landscaping.

The proposed demolition of the existing dwelling at 12A Carrington Road to extend the existing car park and incorporate landscaping and front fencing has been considered by Council's Heritage Advisor, who generally supports the works, subject to additional information and amended plans. The requirement for additional information and amended plans are included as conditions of consent, and the demolition of the existing dwelling is considered reasonable given the dwelling is flanked by Waverley College on both sides. This building is now isolated and has now lost its role in the adjoining residential streetscape.

Subject to the proposal being amended to address conditions of consent regarding heritage conservation and streetscape presentation, the proposed is considered acceptable.

Visual and acoustic privacy

The proposals potential visual and acoustic privacy impacts on adjoining and nearby residential allotments are considered with respect to individual building works below.

TAS building – elevated basketball court and mechanical exhaust and ventilation to workshops

The application is accompanied by an environmental noise impact assessment which was undertaken by a qualified acoustic engineer. The report assessed the potential acoustic

privacy impacts of the elevated basketball court and mechanical exhaust and ventilation system to the workshops on residential uses on the north side of Birrell Street. The report concluded that subject to recommendations that the acoustic privacy impacts will not be unreasonable. In addition, the application was referred to Council's Health Services division for comments regarding noise emissions and operation of mechanical plant and a number of conditions of consent were recommended.

Accordingly, as the proposal is accompanied by an environmental noise impact assessment and all recommended noise emission conditions are included in Appendix A, no unreasonable acoustic impacts are expected from the proposed TAS building.

Lacey gymnasium and pool building
The proposed alterations and additions to the Lacey gymnasium and pool building, primarily internalise all activities and are substantially setback from the sites Salisbury Road frontage. Accordingly, no unreasonable visual or acoustic privacy impacts are expected from the alterations and additions to the Lacey gymnasium and pool building.

Conlon building verandah additions
The proposed Conlon building verandah additions are substantially setback from the sites Salisbury Street frontage and as the building will comprise of IT computer teaching rooms, library and study rooms. Accordingly, given the generous setback from surrounding residential properties and associated use of the building for teaching and as a library, no unreasonable visual or acoustic privacy impacts are expected.

Carrington Road car park
The southern extension to the existing car park at the sites Carrington Road frontage is unlikely to result in visual or acoustic privacy impacts as the car park is separated from residential uses to the south including the pedestrian access and Salisbury Road. The proposed car parking to the north side of the site is located in close proximity to an adjoining residential use, and to reduce visual and acoustic privacy impacts it is recommended that car park 16 be deleted and replaced with soft landscaping, in addition it is recommended that a condition of consent be included prohibiting the car parking to be used for commercial purposes. This requirement is included as a condition of consent.

The proposal has been considered with regards to visual and acoustic privacy impacts, and the application is unlikely to unreasonably impact on the amenity of surrounding residential uses.

Solar access
The application is accompanied by shadow diagrams which demonstrate that the proposal does not result in unreasonable solar access and overshadowing impacts on surrounding sites and residential uses. Accordingly, the solar access impacts are considered appropriate in the locality and supported in this instance.

Preservation of trees and vegetation
The proposal was internally referred to Council's Tree Management Officer to consider the removal of a number of significant trees from the site. The Tree Management Officer generally supported the removing a number of trees to accommodate the new building works. However, the officer does not support the removal of 4 Cinnamomum camphora trees located on the east side of the proposed TAS building and has recommended that the trees be pruned and retained during construction of the TAS building.

The existing 4 Cinnamomum camphora trees are well established positively contributing to the Birrell Streetscape and retaining the trees will obscure and soften the TAS buildings presentation to Birrell Street. It is also noted that Council's Heritage Advisor has raised

concerns regarding the number of trees to be removed and the visual bulk of buildings to Birrell Street as such retaining the existing trees will benefit the heritage landscape significance of the site. Accordingly, no approval is granted for the removal of the 4 Cinnamomum camphora trees and conditions of consent are imposed to retain and protect the trees during and after construction. All other recommended conditions of consent from Council's Tree Management Officer are detailed in Appendix A of this consent.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was advertised for 30 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development* four (4) submissions were received. The issues raised in the submissions are summarised and discussed below.

- 17 Salisbury Street;
- 21A Salisbuty Street;
- 21B Salisbury Street; and
- Charing Cross Precinct.

Issue: Acoustic privacy impacts from public use of swimming pool and upgrading the swimming pool building will increase the public use of the pool.
Response: The proposal does not seek consent to increase commercial use of the swimming pool. The proposed upgrading of the swimming pool facilities will not impact on the visual and acoustic privacy of surrounding residential uses.

Issue: Waverly College continually breaches the hours of operation condition for the swimming pool.
Response: The proposal is not seeking consent to alter conditions relating to use of the swimming pool. Accordingly, operation of the existing swimming pool is not relevant to this application.

Issue: Acoustic, traffic and parking impacts on surrounding residents during construction.
Response: See section 2.1 Other Matters and Issues – Visual and acoustic privacy and vehicular access and traffic, of this report.

Issue: Pedestrians and vehicles should not access the school or pool via the new Salisbury Street entry.
Response: The proposal seeks to

Issue: Visual and acoustic privacy impacts from the elevated basketball court over the new TAS building.

Response: See section 2.1 Other Matters and Issues – Visual and acoustic privacy, of this report.

Issue: Overshadowing from new buildings.
Response: See section 2.1 Other Matters and Issues – Overshadowing/Solar Access, of this report.

Issue: Construction equipment should not be left on Salisbury Street as it will reduce available parking and impact on traffic.
Response: Standard conditions of consent are included which requires all construction equipment to be stored on site.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

The proposal is in the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The proposal was internally referred to the following Council divisions for comments and conditions:

Heritage
The application was internally referred to Council's Heritage Advisor who provided the following comments:

Property Address
Waverley College Waverley

Site Description
The College grounds are enclosed by Carrington Road and Henrietta, Salisbury and Birrell Streets. Within the grounds, buildings of varied age style and height enclose linked courtyards. Sporting facilities include a pool and basketball/tennis courts.

Current Status
The site includes buildings listed in Waverley LEP 1996 Schedule 5 as items of heritage significance and is a prominent aspect of Waverley's highest topography.

Proposed Development
The application proposes alterations and additions to a number of buildings together with associate demolition and landscape/car parking works.

Comments
The existing Campus is subject to ongoing expansion and development. Recent works have highlighted the need for a master plan and improved disability access, both aspects of the current application.

Comments Relating to Campus Planning
- *The existing campus provides a relatively discrete exposure to the setting by virtue of varied scale variety and height of buildings to each street. The progressive acquisition and removal of residences and associated construction of new educational buildings and car parks is beginning to alter this balance particularly when associated with loss of screen planting.*

- *The proposed campus development plan provides a basis for assessing the visual and functional impact of growth in the immediate future.*

- *The central link building enables a 'pin wheel' set out of extended structures radiating from the central link. This appears a highly efficient response to the issues of disability access and sheltered movement between buildings. The link building is of limited bulk and alleviates the need for successive covered ways and vertical access points.*

- *Aspects of site access have not been discussed in the application, the provision of additional car parking to the south western corner of the Campus appearing to serve staff and be unrelated to other aspects of the campus e.g. attendance at sporting, academic or social events and the day to day management of student drop offs/pickups. Visually the drop off /pickup provisions for the current campus are reasonably discrete and limited to Birrell Street. Continuance of this as the only drop off location is encouraged in the interest of limiting impact upon Salisbury Street to the south.*

- *Pedestrian site access, particularly from Carrington Road, should be better addressed in the master plan. The historic gates at the south west corner of the site require close coordination with proposed adjacent hard and soft landscaping about the proposed car park.*

- *Landscape to the overall site appears the most effective method of integrating the increasingly large and disparate building forms and interstitial spaces with the surrounding settings and streetscapes. The current application limits landscape to fringe planter beds of indeterminate growth, pattern and height.*

Comments Relating to Heritage Issues
Alterations and additions to the Conlon Building have previously been discussed with the applicant. The proposed works are considered acceptable in principle subject to the following:

- *Details of the verandah to the southern elevation are to be closely modelled on the period and detailing of the existing building.*

- *Elements of internal fabric removed are to be recorded in a photographic archival recording of the overall building prior to commencement of works.*

- *Material finishes and colours of the additions to the northern elevation are to be clarified and are to be cohesive with those of the existing building.*

- *Demolition of the existing residence to the southwest corner of the site should only occur after completion of a photographic archival record of the overall building, including images of the building in relation to the existing setting and to The Grange.*

- *The removal of the existing residence and the construction of new landscaping and walls along the south western approach way and about the proposed new car park need to ensure enhancement of views to and from The Grange. The perception of this building has been degraded by later residential construction to the western boundary and construction of paved parking right up to the building frontage.*

- *The new stone walling along the south western approach path need to be detailed in a manner emphasising views to The Grange and in detail cohesive with the existing stone gatepost at Carrington Road.*

- *Whilst no works are proposed to The Grange in the overall plan, the need for sensitive conservation and better presentation of the important building is evident on site inspection. Better presentation and conservation of The Grange will serve to enhance the civic presence of the overall campus and community response to ongoing expansion plans.*

Recommendations
The above comments should be provided to the applicant as a response to overall planning. Additional detailed response to specific building works will follow on provision of more detailed elevation, and landscape drawings for new works.

The comments and recommendations from the Heritage Advisor have been included in conditions of consent which require additional information and amended plans prior to the issue of a Construction Certificate.

Vehicular access and parking
The comments provided by Technical Services generally support the application and all recommended conditions of consent are included in Appendix A of this report.

Fire safety
The comments provided by Council's Fire Safety Officer generally support the application and all recommended conditions of consent are included in Appendix A of this report.

Stormwater and on-site water detention
The comments provided by Technical Services generally support the application and all recommended conditions of consent are included in Appendix A of this report.

Health services
The comments provided by Health Services generally support the application and all recommended conditions of consent are included in Appendix A of this report.

Significant trees and vegetation
The comments provided by Council's Tree Management Officer generally support the application, subject to conditions. All recommended conditions of consent are included in Appendix A of this report.

4. SUMMARY

The proposal seeks approval for various works to the existing school, providing for staged construction works to Waverley College. The proposed building works include upgrading existing buildings, new buildings, improved pedestrian and disabled access and additional car parking at 137 Birrell Street, Waverley.

The proposed additions to existing and new buildings vary the maximum WLEP 2012 maximum height control of 9.5 metres by 4.5 metres and relying on a clause 4.6 exception to development standards. The bulk and scale of building additions and new buildings are appropriate as the height non-compliances are isolated to the centre of the site and acceptable given the scale of existing buildings on the site.

However, the proposed alterations and additions to heritage listed buildings require further detail and design resolution. Accordingly, conditions of consent are imposed requiring the

applicant to submit amended plans and additional details relating to finishes and materials for the alterations and additions the Conlon building and the new fencing and car parking in close proximity to The Grange building. It is also recommended that the new TAS building be setback from Birrell Street to provide a more sympathetic streetscape presentation and retain mature significant trees where possible. These requirements are also included as conditions of consent.

Subject to the proposal addressing and complying with all recommended conditions of consent, the application is generally supported with regards to all relevant planning controls and policies, and the application is recommended for approval.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	**Application Reviewed by:**
Andrew Connor **Assessment Planner**	Philip Bull **Area Manager – South** **(Reviewed and agreed on behalf of the Development and Building Unit)**
Date: 26 November 2013	**Date: 26 November 2013**

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Drawing Nos DA00(b), DA101(b), DA102(b), DA103(b), DA104(b), DA105(a), DA106(b), DA201(b), DA202(b), DA203(b), DA204(b), DA205(b), DA206(b), DA207(b), DA301(b), DA302(b), DA303(b), DA304(b), DA305(b), DA306(b), DA307(b), DA308(b), DA309(b), DA310(b), DA3011(b), DA3012(b), DA401(b), DA402(b), DA403(b), DA404(b), DA501(b), DA502(b), DA503(b), DA601b), DA602(b), DA603(b) and DA604(b), all Revision B, dated 16/0602013, prepared by Glendenning Szoboszlay Architects Pty. Limited and received by Council on 14 June 2013;

(b) Drawing No. 1134 DA701(a) Finishes Schedule, Issues A, dated 30/05/2013, prepared by Glendenning Group Architects Pty Limited, and received by Council 14 June 2013; and

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of the Waverley DCP 2012.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS – HERITAGE CONSERVATION CONLON BUILDING

In respect to the alterations and additions to the Conlon building the following amended plans and additional information is to be provided:

(a) Details of the verandah to the southern elevation are to be closely modelled on the period and detailing of the existing building.

(b) Elements of internal fabric removed are to be recorded in a photographic archival recording of the overall building prior to commencement of works.

(c) Material finishes and colours of the additions to the northern elevation are to be clarified and are to be cohesive with those of the existing building.

The additional information, amendments and photographic archival recording shall be submitted for the approval of Council Heritage Advisor prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

3. GENERAL MODIFICATIONS – HERITAGE CONSERVATION THE GRANGE

In respect to the proposed car park, new fencing and landscaping to the site's Carrington Road frontage the following amended plans and additional information is to be provided:

(a) Demolition of the existing residence to the southwest corner of the site should only occur after completion of a photographic archival record of the overall building, including images of the building in relation to the existing setting and to The Grange.

(b) The plans are to be submitted detailing the materials, finishes and dimensions of the new Carrington Road boundary wall. The plans must incorporate a cohesive

relationship between the car park, new and existing landscaping, The Grange building and existing stone gates and post at Carrington Road.

(c) The new stone walling along the south western approach path need to be detailed in a manner emphasising views to The Grange and in detail cohesive with the existing stone gatepost at Carrington Road.

The additional information, amendments and photographic archival recording shall be submitted for the approval of Council Heritage Advisor prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

4. GENERAL MODIFICATIONS – TAS BUILDING

The proposed TAS building shall be amended as follows:

(a) The TAS building is to be setback from the Birrell Street frontage to retain the existing sandstone fencing and soft landscaping within the front setback area.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

5. ELEVATED BASKETBALL COURT

No approval is granted for lighting to the elevated basketball court over the TAS building and its use is restricted to ancillary use associated with the school only (no commercial use).

6. USE OF CARRINGTON ROAD CAR PARK

The Carrington Road car park is not to be used as a drop-off / pick-up point and is to be used for teacher, ancillary staff and generally ancillary parking purposes associated with Waverley College only. In this regard the car park is not to be used for commercial purposes.

7. HERITAGE ARCHITECT

The applicant is to commission an experienced conservation architect to work with the consultant team throughout the design development, contract documentation and construction stages of the project, in particular in respect to works required by condition 2 and 3. The conservation architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The conservation architect is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

The applicant is to commission experienced trades persons (as appropriate) that are skilled in traditional building and engineering trades to carry out the proposed scope of works.

8. GENERAL MODIFICATIONS – CARRINGTON ROAD CAR PARK

The proposal shall be amended as follows:

(a) To protect the visual and acoustic privacy of the neighbouring residential property to the north of the car park, car space 16 is to be deleted and soft landscaping is to be provided along the north side of the car park.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

9. TRAFFIC AND PARKING MANAGEMENT

All works are to be undertaken in accordance with the submitted Traffic Management Statement, dated 30 May 2013, prepared by Thompson Stanbury Associates, and received by Council on 14 June 2013, subject to the following conditions:

1. Occupants of neighbouring properties shall be advised of the demolition, excavation and construction activities.
2. Vehicular and pedestrian access to neighbouring properties shall be maintained continuously.
3. The footpath outside the sites shall remain in a safe condition for the use of pedestrians at all times.
4. Removed or damaged street furniture - including parking signs, ticket machines or street trees - are to be replaced immediately.
5. All vehicles, plant and equipment shall be operated in accordance with the [NSW] *Road Rules 2008*.
6. The applicant shall ensure that all trucks that are needed to access the site are able to manoeuvre within the existing confines of all access and egress roads and within the site to perform forward-in and forward-out manoeuvres.
7. Truck egress from the Stage 1 site shall be via Salisbury Street, then either Campbell Street (under full traffic control) or Wiley Street, then Victoria Street, then Carrington Road, and then Darley Road. Under no circumstances shall any construction related vehicles (trucks or otherwise) to use Henrietta Street.
8. None of the sites, including the Stage 1 site, shall be accessed or egressed by any trucks from 8am to 9.30am and from 2.30pm to 4pm on School Days.
9. Trucks, on arriving at the sites, shall enter the sites immediately. Trucks not able to enter the sites immediately shall wait remote from the sites and enter the street only when the area is clear for access. The applicant shall co-ordinate truck movements with other nearby building activities.
10. No barricades or delineators – including bollards, witches hats, etc – are to be placed in the kerbside parking lane without the prior approval of Council.
11. Separate approval is required from the Waverley Traffic Committee, Waverley Council, NSW Police Force and Roads and Maritime Services of NSW before any roads are closed to through traffic.
12. Separate approval is required from the Waverley Traffic Committee and Waverley Council to change any on-street parking restrictions.

10. TRAFFIC CONTROL PLANS

Detailed Traffic Control Plans (TCPs) are to be prepared by a RMS-accredited person to the satisfaction of the Divisional Manager, Technical Services to safely control traffic and pedestrians accessing, egressing and passing the site(s) prior to the issue of a Construction Certificate and the undertaking of any demolition, excavation, remediation or construction on the site(s).

11. CAR PARK LAYOUT

The new car park and vehicular access at the sites Carrington Road frontage is to comply with the following requirements:

1. A new vehicle crossing is to be provided to access the proposed car park off Carrington Road. A separate application is required for the vehicle crossing, with all work to be carried out with the approval of and in accordance with the requirements of Council.
2. The finished level at the property boundary on both sides of the vehicle crossing on Carrington Road is to match the level of the existing concrete footpath.
3. The existing vehicle crossing at 12A Carrington Road is to be closed and all work associated with the closure is to be carried out with the approval of, and in accordance with, the requirements of Council
4. A grated drain is to be provided across the proposed driveway at the boundary on Carrington Road.
5. A speed hump is to be provided across the full width of the proposed driveway off Carrington Road, 5m from the boundary.
6. Car space no. 16 at the end of the aisle does not comply with the AS 2890:1 2004 that requires minimum 1m blind aisle extension. Amended plan for the access of the car space no. 16 shall be submitted to Council for approval of the Divisional Manager, Technical Services, prior to issue of the Construction Certificate.
7. Disability parking spaces are to be designed and installed/linemarked in accordance with AS 2890.6: 2009 – Off Street Parking for People with Disabilities. Revised plan shall be submitted to Council for approval of the Divisional Manager, Technical Services, prior to issue of the Construction Certificate.

12. ROADS AND MARITIME SERVICES

Separate approval is required from the Roads and Maritime Services of NSW to control/regulate traffic on Carrington Road. Approval from the RMS is to be received prior to issue of a Construction Certificate for any changes to vehicular access to Carrington Road.

13. NOISE - MECHANICAL PLANT

Noise associated with mechanical plant shall not give rise to any one or more of the following:

(a) Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.

(b) A sound pressure level at any affected oprperty that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use. The source noise level must be assessed as a LAeq, 15 minute.

(c) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.

(d) A Certificate is to be submitted at the completion of all work and prior to the issue of an Occupation Certificate, from a suitably qualified Acoustic Engineer. The Certificate is to certify all plant and equipment complies with the terms of approval in relation to noise.

14. NOISE EMISSIONS

The use of the premises shall not give rise to:

(a) Transmission of "Offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy;

(b) A sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard 1055.

15. AIR EMISSIONS

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997. No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

16. ACOUSTIC REPORT RECOMMENDATIONS

The "recommendations" as outlined in Section 7 of the acoustic report prepared by Day Design Pty Ltd dated 15 May 2013 shall be implemented.

A Certificate of Compliance prepared by a suitably qualified acoustic consultant is to be submitted to Council certifying that the recommendations made in the above report have been satisfied and Council's noise criteria has been met prior to the issue of an Occupation Certificate.

17. TREE REMOVAL AND PRUNING

Approval is given under this development consent for the following tree works to be undertaken to trees within the subject property:

- The proposed new car park at 12A – 14 Carrington Rd has 1 Conifer sp 1 unknown species (coffee tree?) and a Melaleuca sp. In the rear of 14 Carrington Rd are a row of around 20 Cupressocyparis leylandii, all can be removed under this development.

Demolition of existing structures & construction of new TAS building. Trees on the western side of the new building are.

- 4 small Grevillea sp, 2 Sysygium australe, 2 Ficus microcarpa can be removed under this development.

Demolition of existing structures & construction of new TAS building. Trees on the South side of the new building are.

- 3 unknown species (Pittosporum?) can be removed under this development.

Demolition of existing structures & construction of new TAS building. Trees on the Eastern side of the new building are.

- 1 Cinnamomum camphora planted next to the Phoenix canariensis (canary island date palm) in the centre of the court yard can be removed under this development.

Demolition of existing structures & construction of new TAS building. Trees on the Eastern side of the new building are, 4 Cinnamomum camphora tree, these tree will be impacted by the new building.

No approval is granted for the removal of 4 Cinnamomum camphora trees located on the east side of the TAS building

- Pruning within 1.5m of the scaffold from the new building is allowed. Any pruning greater than 150mm are to be assessed by a qualified arborist before any pruning is undertaken and in accordance with other relevant conditions of consent.

18. TREE PROTECTION MEASURES PRIOR TO CONSTRUCTION

Trees to be retained and protected shall be clearly shown on any construction plans.

Tree protection measures are to be installed prior to any work (including demolition) Evidence by means of an arborist report and/or photographic evidence showing site context are to be submitted and approved by Waverley Council's Tree Management Officer prior to the commencement of any work including demolition.

19. NOISE MANAGEMENT PLAN - DEMOLITION, EXCAVATION AND CONSTRUCTION

A site specific noise management plan must be submitted to the Council for approval and comment prior to the issue of a construction certificate and complied with during any building works. The plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include but not be limited to the following:-

(a) Confirmation of the level of community consultation that has, is and will be undertaken with Building Managers/occupiers/residents of noise sensitive properties likely to be affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.

(b) Confirmation of noise methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with Council's noise criteria.

(c) What course of action will be undertaken following receipt of a complaint concerning site noise emissions?

(d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring property to a minimum.

(e) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into

account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

20. NOISE FROM BUILDING WORKS - RESTRICTED ACTIVITIES

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:
1. Times identified by the community when they are less sensitive to noise
2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

21. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

(1) Where the total development cost is less than $500,000:
"Waverley Council Cost Summary Report"; or,

(2) Where the total development cost is $500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from: www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than $100,000.

(c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note
- A development valued at $100,000 or less will be exempt from the levy.
- A development valued at $100,001 - $200,000 will attract a levy of 0.5%.
- A development valued at $200,001 or more will attract a levy of 1% based on the full cost of the development.

22. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of $85,000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

23. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing $25,000 or more.

24. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
(b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
(c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

25. ESSENTIAL SERVICES - EXISTING BUILDING

Details of the currently implemented and proposed essential fire safety measures shall be submitted to Council, with the Construction Certificate, in the form of a Fire Safety Schedule. This Schedule shall be prepared by a person competent to do so and shall specify the minimum standard of performance for each essential fire safety measure included in the Schedule.

At the completion of the installation, a Final Fire Safety Certificate shall be attached to the Occupation Certificate, certifying that each essential fire safety measure specified within the current Fire Safety Schedule:

(a) has been assessed by a properly qualified person; and
(b) found to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the Certificate is issued.

26. CERTIFICATION OF MECHANICAL EXHAUST

The mechanical exhaust ventilation system is to comply with the approved plans and specifications in addition to Australian Standards AS 1668 parts 1 and 2, 2002. A Certificate of Test together with a copy of the final test figures is to be submitted by a competent person and approved by the Principle Certifying Authority prior to the issue of the Occupation Certificate.

27. HOARDING REQUIRED

If required a standard hoarding is to be designed and constructed in accordance with the requirements of the Work Cover Authority being erected on the street alignments of the property, prior to the commencement of building operations, and such hoardings to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council must be obtained prior to the erection of the hoarding.

28. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

29. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

30. CONSTRUCTION VEHICLE AND PEDESTRIAN PLAN OF MANAGEMENT

A "Construction Vehicle and Pedestrian Plan of Management" (CVPPM) is to be approved by Council prior to the issue of a Construction Certificate and the undertaking of any demolition, excavation, remediation or construction on the site.

The CVPPM shall provide details of the following:

(a) The proposed route to be taken by demolition/construction vehicles in the Waverley Council area when accessing and exiting the site.
(b) The type and size of demolition/construction vehicles. Trucks with dog trailers and semi trailers may not be approved for use if it is considered with the information submitted that such vehicles cannot adequately and safely gain access to and from the site or where access into or out of the site may not be not possible without the need to remove

an unsatisfactory number of vehicles parked on the roadway adjacent to or opposite the site.

(c) The location of truck holding areas remote from the site should Council not give approval for demolition/construction vehicles to stand on the roadway in the vicinity of the site.
(d) Traffic control measures to be put in place when trucks, manoeuvring in the vicinity of the site, will interfere with the free flow of traffic.
(e) The location and materials of construction of temporary driveways providing access into and out of the site.
(f) The location and length of any proposed Works/Construction Zones. Note: such zones require the approval of the Waverley Traffic Committee and Council prior to installation.
(g) The hours of operation of demolition/construction vehicles.
(h) The number of and where it is proposed to park light vehicles associated with staff/employees/contractors working on the site.
(i) How it is proposed to cater for the safe passage of pedestrians past the site. The details shall include:
    - the route required to be taken by pedestrians including signage and any other control measures that will need to be put in place to direct and keep pedestrians on the required route;
    - any obstructions such as street furniture, trees and bollards etc., that may interfere with the safe passage of pedestrians;
    - the type(s) of material on which pedestrians will be required to walk;
    - the width of the pathway on the route;
    - the location and type of proposed hoardings;
    - the location of existing street lighting.

31. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2010 - Part G4 prior to the issue of a Construction Certificate.

32. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

33. ENGINEERING DETAILS - CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer, certifying the adequacy of the existing building structure to carry the extra load of the proposed additions is to be provided to Council or the Accredited Certifier prior to the issue of a Construction Certificate.

34. FENCE NOT TO ENCROACH BEYOND BOUNDARIES

No portion of the proposed fence, including the footings, is to encroach beyond the boundaries of the subject property. Alternatively, documentary evidence that the owner of the adjoining property has no objection to the construction of the party fence wall on the common boundary between these properties is to be submitted to Council prior to the issue of a Construction Certificate.

35. MATERIALS AND FINISHES FOR HERITAGE BUILDINGS

Samples of external materials and finishes shall be submitted to Council for approval. In this regard, materials and finishes are to be restricted to the range of heritage colours sympathetic to the historical character of the area with the applicant to confer with Council prior to the preparation of the samples.

36. ARCHIVAL RECORDING OF HERITAGE BUILDINGS

An archival record shall be prepared of the existing heritage listed buildings for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any significant building fabric or furnishings from the site and must be submitted to Council prior to the commencement of any demolition work and the issue of a Construction Certificate. The record shall comprise photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s), photographed where appropriate, using a camera/lens capable of 'perspective correction', comprising:

(a) adjacent buildings, building elevations, and important interior and exterior architectural spaces and features of the building/site;
(b) a summary report of the photographic documentation; and
(c) photographic catalogue sheets, which are referenced to a site plan and floor plan, no larger than A3 paper size, and indicating the location and direction of all photos (black & white prints and slides) taken.

37. USE OF RENEWABLE TIMBERS

Council requires, wherever possible, the use of renewable timbers and/or plantation timbers such as Radiata Pine or Oregon as an alternative to the use of non-renewable rainforest timber products in buildings so as to help protect the existing areas of rainforest. In this regard, a schedule of proposed timber products to be used in the building is to be submitted for approval by the Principle Certifying Authority prior to the issue of the Construction Certificate. Where the applicant is to use timbers not recommended in Council's Policy, reasons are to be given why the alternative timbers recommended cannot be used.

38. ENERGY AUSTRALIA

The applicant to confer with Energy Australia to obtain that authority's needs for the provision and location of a kiosk type distribution centre on the subject land, and if deemed necessary, the applicant to make available land to that Authority for the siting of such kiosk/sub-station. Documentary evidence of compliance is to be provided to the satisfaction of the Principle Certifying Authority prior to the issue of the Construction Certificate.

39. TREE PLAN

All trees to be retained on the site are to be protected by AS 4970 – 2009 Protection of trees on development sites and by the conditions below.

All trees, shrubs or vegetation on the subject or neighbouring sites identified for retention and within 7.5m of the building work are to be provided with tree protection measures as described below.

All trees, shrubs or vegetation on the subject site are to be provided with a tree guard and a notice on each guard indicating "This tree is the subject of a Tree Preservation Order by Waverley Council." This notice is to be in place prior to commencement of any building or demolition work. Only trees with the approval of Council for removal may be removed from the site.

- **Trees to be retained and protected**

Protection fencing is to be installed prior to any work commencing on the site.

Species	Location	Action
4 x Cinnamomum camphora	Eastern side of the new TAS building	Retain and protect as per the conditions below. *TPZ of a minimum of 4.0 metres from the middle of the trunk and as bounded by the boundary fence shall be installed as per the conditions below. Trunk protection as per AS 4970 – 2009, Section 4.5.3 is to be installed. Padding to be used shall be non absorbing or free draining to prevent moisture build up around the part being protected.

***TPZ-** Tree Protection Zone

TPZ – A 1.8m chain link wire fence or the like shall be erected around the above trees to be retained to protect them from damage during construction. Fencing is not to be removed until all building work has been completed. Fencing to be installed to the dimensions outlined in the table above. All tree protection fencing shall comply with AS 4970 – 2009 Protection of trees on development sites.

The maintenance of this TPZ shall be maintained as per AS4970 – 2009, Section 4.6.

Established boundary fences or site boundary fences are to remain in place at all times to physically protect any existing trees or vegetation on neighbouring sites. If fences are to be removed and replaced this process shall be undertaken in the most minimal time possible.

If tree roots are exposed during this process and they are to be exposed for any more than 24 hours then a protective absorbent covering is to run the length of the exposed boundary. This covering is to be kept moist to prevent the drying out of roots.

Any backfilling material required due to excavation shall meet the requirements of AS 4419-2003 Soils for landscaping and garden use. Any backfilling material shall also be conducive to promoting root development and growth.

Soil levels are not to be changed around any trees on the subject or neighbouring properties.

No mechanical excavation shall be undertaken within the tree canopy spread (within the dripline) or within 2.0m from the middle of the trunk (whichever is greater) of any tree, shrub or vegetation that is protected under Waverley Council's Tree Preservation Order.

Post holes for the installation of the deck are to be dug by hand. If tree roots greater than 50mm are encountered then post shall be relocated away from that root. Any roots smaller that 50mm are to be pruned as per specifications below.

The proposed deck shall be supported on screw piles. There are no posts to be located within 1.0 metres from the middle of the trunk of the tree to be retained. If tree roots greater than 30mm are encountered then post shall be relocated a minimum of 100mm away from that root. Any roots smaller that 30mm are to be pruned as per specifications below.

The deck shall be installed so that there is a 200 mm clearance between the edge of the deck and the outer edge of the trunk. The decking surface shall be installed with a minimum 3mm gap to allow water infiltration and transference of organic matter to occur.

Any drainage relating to surface water on the deck shall be attached to the underside of the deck. Any proposed subsurface drainage shall be installed no closer than 1.5 metres from the middle of the trunk of the tree to be retained.

If any tree roots are exposed during any approved works then roots smaller than 30mm are to be pruned as per the specifications below. Any roots greater than 30mm are to be assessed by a qualified arborist before any pruning is undertaken.

If tree roots are required to be removed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist (with a minimum of the Horticulture Certificate or Tree Surgery Certificate).

It is the arborist's responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process then Waverley Council's Tree Management Officer is to be contacted to make final determination.

If any trees or vegetation on the subject property require pruning and are covered by Waverley Council's Tree Preservation Order an Application to Prune or Remove Trees on Private Property is must be presented to Council for processing.

If any trees on neighbouring properties require pruning and are covered by Waverley Council's Tree Preservation Order then permission must be gained from the owner of the tree(s) and an Application to Prune or Remove Trees on Private Property is then to be presented to Council for processing.

There are to be no underground services installed within 2.0 metres from the middle of the trunk of any trees to be planted, or 1.0 metres from the edge of any proposed garden bed.

40. TREE PROTECTION

Precautions shall be taken when working near trees to ensure their retention, including the following:

(a) Do not store harmful or bulk materials or spoil under or near trees;
(b) Prevent damage to bark and root system;
(c) Do not use mechanical methods to excavate within root zones;
(d) Do not add or remove topsoil from under the drip line;
(e) Do not compact ground under the drip line;
(f) Do not mix or dispose of liquids within the drip line of the tree; and
(g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

41. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

(a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or

(b) the name and permit number of the owner/builder who intends to do the work; and

(c) any change to these arrangements for doing of the work.

42. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

43. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

44. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

(a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;
(b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and
(c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

45. TOILET FACILITIES

Toilet facilities being provided on the work site in accordance with the requirements of Sydney Water.

46. NO USE OF ORGANOCHLORIN PESTICIDES

The use of organochlorin pesticides as termite barriers in new development is prohibited pursuant to Council Policy. Only physical barriers are to be used for termite control. The

building shall comply with Australian Standard 3660: Protection of building from subterranean termites - prevention, detection and treatment of infestation.

47. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

(a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
(b) confirm that no asbestos products are present on the subject land; or
(c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);
(d) describe the method of demolition;
(e) describe the precautions to be employed to minimise any dust nuisance; and
(f) describe the disposal methods for hazardous materials.

48. SITE HEALTH & SAFETY PLAN

A Site Health & Safety Plan is to be prepared prior to the commencement of remediation works by a person competent to do such Plan. All works are to be carried out in accordance with this Plan. This Plan shall include:

(a) hazard identification and control
(b) site security
(c) personal protective equipment
(d) work zones and decontamination procedures
(e) contingency plans and incident reporting environmental monitoring

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the Principal Certifying Authority immediately.

49. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

50. OPERATION OF WORKSHOPS ARE TO COMPLY WITH ALL APPLICABLE WORKCOVER NSW REQUIREMENTS

The operation of all workshops are must complying with applicable occupational health and safety requirements of WorkCover NSW.

51. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

52. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

53. SEDIMENT REMOVAL FROM VEHICLE WHEELS

A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed in accordance with the approved Soil and Water Management Plan for the site prior to the commencement of any site works or activities.

54. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

55. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

(a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;
(b) Sundays and public holidays; and
(c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

56. USE OF HEAVY EARTH MOVEMENT EQUIPMENT

Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

57. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

58. FIRE SAFETY

A building in respect of which there is a change of building use must comply with the Category 1 Fire Safety Provisions applicable to the proposed use.

59. FIRE SAFETY UPGRADE WORKS

In addition to all new works fully comply with the Building Code of Australia, pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000, fire safety

upgrading works are to be undertaken to existing buildings in accordance with all recommendations identified in the Fire Safety Upgrade Strategy Report prepared by Matthew Kemp of BCA Logic Pty Ltd, dated 23 September 2013 and with report no. 104197-FIRE-r4 and the following additional fire safety upgrading works;

a) The number of exits and the distances to exits must comply with Part D1 of the Building Code of Australia.

b) Prior to the issue of an Occupation Certificate by Council or an accredited certifier, all fire safety upgrading works are to be completed and certified in accordance with recommendations contained within the Fire Safety Upgrade Strategy Report prepared by Matthew Kemp of BCA Logic Pty Ltd, dated 23 September 2013 and with report no. 104197-FIRE-r4 and the additional fire safety upgrading works required by conditions of development consent. Furthermore, upon completion of all fire safety upgrading works, a Final Fire Safety Certificate must be submitted to Council, certifying that each essential fire safety measure specified within the current Fire Safety Schedule:-

   i. has been assessed by a properly qualified person; and
   ii. has been found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the Certificate is issued.

60. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (COMMERCIAL CLASS 5, 6, 7, 8 AND 9)

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certification.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 5, 6, 7, 8 or 9 building:

(a) at the commencement of the building work;
(b) prior to covering any stormwater drainage connections; and
(c) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

(a) sediment control measures prior to the commencement of building work;
(b) foundation material prior to undertaking building work;
(c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
(d) steel reinforcement, prior to pouring concrete;
(e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;

(f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and
(g) swimming pool fencing prior to filling pool.

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

61. CERTIFICATE OF SURVEY - LEVELS

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

62. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the actual situation of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

63. MECHANICAL VENTILATION SYSTEMS

(a) The premises are to be ventilated in accordance with the requirements of the Building Code of Australia & relevant Australia Standards.

(b) Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668 - 1991 (Parts 1 and 2). Prior to installation, the design is to be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the Occupation Certificate, the work shall be certified by a person competent to do so. The certification shall include:

(i) inspection, testing and commissioning details;
(ii) date of inspection, testing and commissioning details;
(iii) the name and address of the individual who carried out the test; and
(iv) a statement that the service has been designed, installed and is capable of operating to the above standard.

64. ENCROACH BEYOND THE BOUNDARIES

No portion of the proposed works including the footings and roof eaves, to encroach beyond the boundaries of the subject property.

65. WATER PROOFING

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

66. HOT TAP WATER SCALDING

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

67. SMOKE ALARM SYSTEM

A smoke alarm system is to be installed within the building in accordance with the requirements of the Building Code of Australia.

68. CARE TO BE TAKEN DURING CONSTRUCTION

The proposed works are to be carried out in a manner that minimises demolition, alterations, and new penetrations/fixings to the significant fabric of the existing buildings, which are listed as a Heritage Items.

69. TREE PRESERVATION

A tree preservation order exists in Waverley. Before any site can be developed, an application must be made in writing to Council prior to removal of tree/trees. Should permission be granted, the applicant will receive a permit to proceed.

70. STREET TREES

No existing street trees shall be removed without Council approval. A 1.8m high chain link wire fence or the like shall be erected around the existing street trees to protect them from damage during construction. Where approval is granted for the removal of a street tree the applicant is to pay for its replacement with a super advanced tree of a species nominated by Council.

71. TREE PROTECTION

Precautions shall be taken when working near trees to ensure their retention, including the following:

(a) Do not store harmful or bulk materials or spoil under or near trees;
(b) Prevent damage to bark and root system;
(c) Do not use mechanical methods to excavate within root zones;
(d) Do not add or remove topsoil from under the drip line;
(e) Do not compact ground under the drip line;
(f) Do not mix or dispose of liquids within the drip line of the tree; and
(g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

72. WORK OUTSIDE PROPERTY BOUNDARY

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

73. NEW BRICKWORK TO FENCE

The new brickwork to the altered fence is selected or treated to provide a uniform external finish to the completed fence.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

74. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue an Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

75. KITCHEN EXHAUST SYSTEM

A kitchen exhaust system is to be installed to effectively prevent or minimise air pollution including the emission of odours, vapours and oils in contravention of the Protection of Environment Operations Act 1997.

76. WASTE STORAGE

The following requirements apply to waste management:

(a) A waste management plan must be submitted to Council to include all waste removal arrangements such as the Contractor, recyclables and all other waste (collection and disposal), prior to the occupation of the premises.
(b) Provide a separate waste storage area suitably covered, bunded and drained to the sewer. The waste storage receptacles must be maintained in good order and repair at all times.
(c) Provide a suitable storage area affectively bunded for chemicals, pesticides and cleaning products.
(d) Provide a separate storage area for used and unused cooking oils suitably covered, bunded and drained to the sewer.
(e) Provide dry basket arresters to the floor wastes in the food preparation and waste storage areas.
(f) Confer with Sydney Water regarding whether a Trade Waste Agreement is required. A copy of the agreement shall be forwarded to Council if one is entered into with Sydney Water.

77. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

78. NOISE COMPLAINTS

If, during on-going use of the premises, substantiated complaints of breaches of noise emission conditions and/or the Protection of the Environment Operations Act, 1997 occur, an acoustic report assessing the impact of the operation will be required to be carried out by a suitably qualified acoustic consultant. The report is to be submitted to the satisfaction of Council's Health Compliance Unit within 60 days of written request. The investigation shall include, but not be limited to:

(a) The identification of sensitive noise receivers potentially impacted by the proposal;

(b) The quantification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified and accordance with relevant Australian Standards and NSW Environment Protection Authority (EPA) requirements);

(c) The formation of a suitable assessment criteria having regard to the guidelines contained in the NSW EPA Industrial Noise Policy;

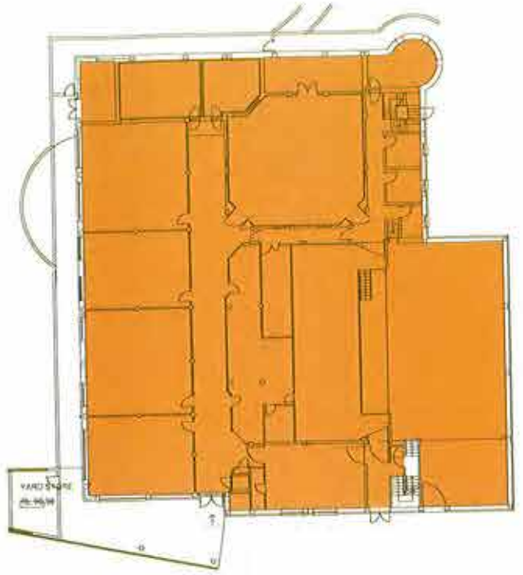
(d) The identification of operational noise producing facets of the use and the subsequent predictions of resultant noise at the identified sensitive receiver locations from the operation of the use. Where appropriate the predication procedures must be justified and include an evaluation of prevailing atmospheric conditions that may promote noise propagation;

(e) A statement indicating that the operation of the premises complies with the relevant criteria together with details of acoustic control measures that will be incorporated into the development/use, will not create adverse noise impacts to surrounding development.

Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 546sqm
- Bede Kenny building total floor area - 1991sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1941sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17389sqm



PAC L2 floor area - 1210sqm

NOTE: - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. - ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, FINISHES & FIXTURES SCHEDULES CONTAINED IN THE APPENDIX OF THE PROJECT SPECIFICATION & ALL PROJECT CONSULTANT DOCUMENTATION.

SCHEDULE OF FINISHES & ABBREVIATIONS

A-	Awning Window	HC -	Hose Cock
AC -	Air Conditioning Unit	HD -	Hand dryer
AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Partition	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Drain	LVR -	Louvre
APPX -	Approximate	LMR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
BAL -	Balustrade	MDF -	Medium Density Fibreboard
BDY -	Boundary	MH -	Man Hole
BH -	Bulkhead	MJ -	Movement Joint
BLK -	Block Work	MR -	Metal Roof
BSN -	Basin	MIR -	Mirror
BT -	Bench Top	MS -	Mild Steel
BWK -	Brick Work	NOM -	Nominal
BWU -	Boiling Water Unit	NTS -	Not To Scale
C -	Casement Window	OF -	OverFlow
CAB -	Cabinet	OFC -	Off Formwork Concrete
CB -	Common Brick	OHC -	Over Head Cabinet
CF -	Concrete Floor	OPW -	Operable Wall
CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Painted Plaster Board
CLD -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check Off Sink	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
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DP -	Down Pipe	SB -	Steel Beam
DPC -	Damp Proof Course	SC -	Steel Column
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DT -	Door Thresholds	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
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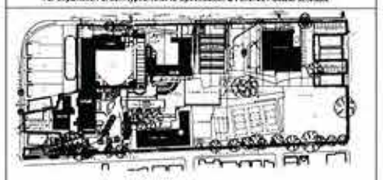
GL -	Ground Level	US -	Underside
GLZ -	Glazing	VB -	Vibe Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
GMS -	Galvanised Mild Steel	W -	Window
GR -	Grab Rail	WAL -	Wall Lining
GRN -	Granolithic Screed	WC -	Water Closet
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
H -	Joinery Door Pull	WT -	Window Type

Note : Numbers eg. 1, 2, etc following an abbreviation denote a particular type of item. For explanation of item types, refer to Specification & Finishes / Cabus schedule.



DA-239/13

P&ES DEPT
11 NOV 2013
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ISSUE	DESCRIPTION	DATE
a	DA Issue	05.11.13

PRELIMINARY CONSTRUCTION ISSUE

Glendenning Szoboszlay Architects Pty. Limited
2/605 Pacific Highway, Mt.Colah, NSW - 2079
Tel - (02) 9482 7033 Fax - (02) 9482 7201 email ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
Floor Area Calculations - Sheet 01 of 09

No.
1134 DA07.1(a)

Date
6/11/2013

SHEET SIZE: A1

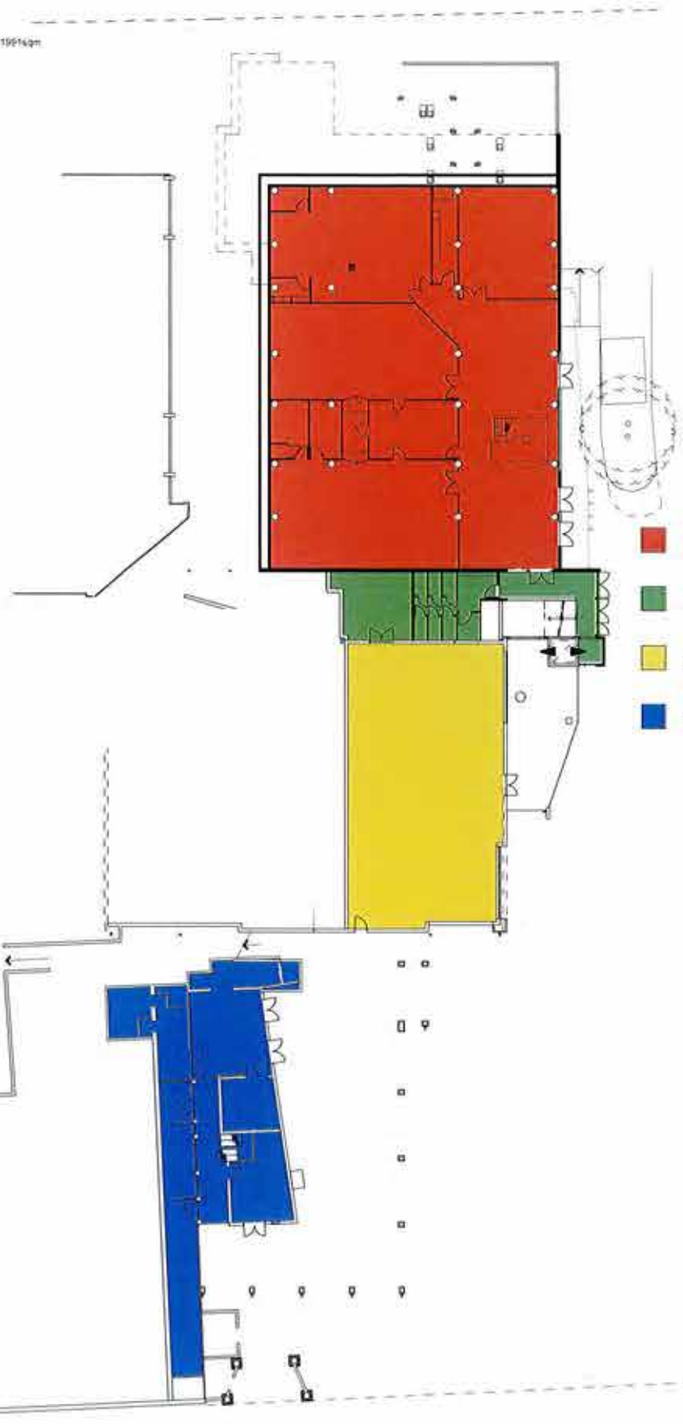
Checked by: MG / LS
Drawn by: MJS

I:\Waverley TAS & Art Building 01 ArchiCad - Pc's\s DA Files\1134\Waverley Conlon & Master revised DA.pln, Print Date 6.11.2013, Print Time 12:06 AM

Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1991sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1941sqm
- TAS total floor area - 1722sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17389sqm

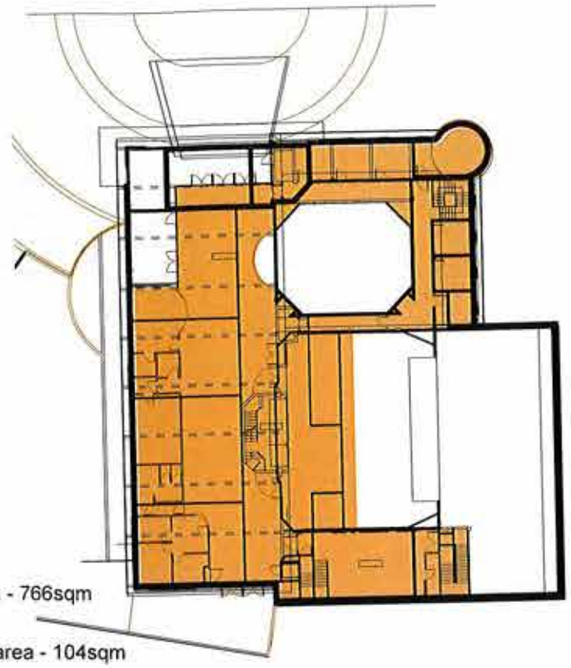


TAS L2 floor area - 766sqm

link ground floor area - 104sqm

gym ground floor area - 300sqm

pool ground floor area - 263sqm



PAC L2 floor area - 731sqm

1 PAC Upper Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

NOTE - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, FINISHES & FIXTURES SCHEDULES AND WITH THE REVISION OF THE PROJECT SPECIFICATION & ALL PROJECT CONSULTANT DOCUMENTATION.

SCHEDULE OF FINISHES & ABBREVIATIONS

A -	Awning Window	HC -	Hose Cock
AC -	Air Conditioning Unit	HD -	Hand dryer
AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Partition	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Drain	LVR -	Louvre
APPX -	Approximate	LMR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
BAL -	Balustrade	MDF -	Medium Density Fibreboard
BOY -	Boundary	MH -	Man Hole
BH -	Bulkhead	MJ -	Movement Joint
BLK -	Block Work	MR -	Metal Roof
BSN -	Basin	MSN -	Mirror
BT -	Bench Top	MS -	Mild Steel
BWK -	Brick Work	NOM -	Nominal
BWU -	Bolling Water Unit	NTS -	Not To Scale
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CB -	Common Brick	OHC -	Over Head Cabinet
CF -	Concrete Floor	OPW -	Operable Wall
CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Painted Plaster Board
CLD -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWO -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
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DPC -	Damp Proof Course	SC -	Steel Column
DS -	Decal Strip	SE -	Smoke Exhaust
DT -	Door Threshold	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
EG -	Edge	SHR -	Shower
EW -	Existing Window	SJ -	Silicone Joints
EX -	Existing	SK -	Sink
F -	Fixed Glazing	SKD -	Skirting Ducted
FB -	Face Brickwork	SKT -	Skirting
FEN -	Fence	SPEC -	Specification
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FLR -	Floor	T -	Tanking
FM -	Floor Mat & Frame	TAC -	Tactile Indicator
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		TF -	Timber Floor
FPE -	Fire Protection Equipment	TIM -	Timber
FRIG -	Refrigerator	TP -	Tape
FS -	FlyScreens	TPH -	Toilet Paper Holder
FW -	Floor Waste	TS -	Toilet Suite
G -	Metal Gutter	TYP -	Typical
GAL -	Galvanised	UR -	Urinal
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GLZ -	Glazing	VB -	Villa Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
GMS -	Galvanised Mild Steel	W -	Window
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GRN -	Granolithic Screed	WC -	Water Closet
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
H -	Jockey Door Pull	WT -	Window Type

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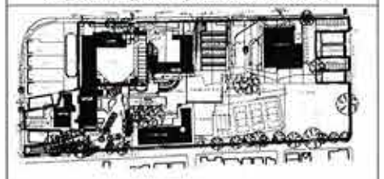

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Glendenning Szoboszlay Architects Pty. Limited
2/695 Pacific Highway, Mt Colah NSW - 2079
Tel - (02) 9482 7033 Fax - (02) 9482 7201 email ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
Floor Area Calculations -Sheet 02 of 09

No.
1134 DA107.2(a)

Date
6/11/2013

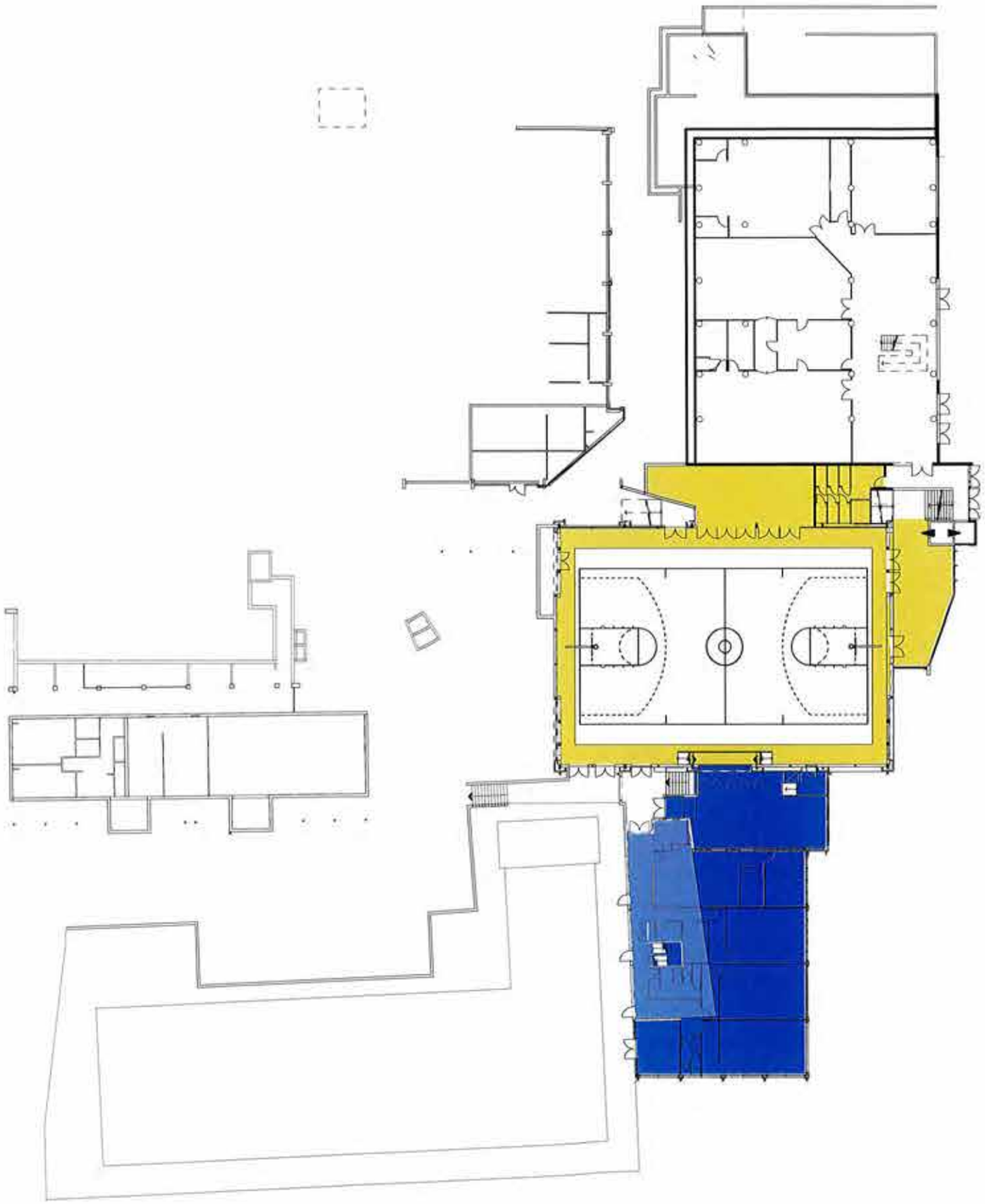
SHEET SIZE A1

Checked by MG / LS
Drawn by MJS

Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 813sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1991sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1841sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17389sqm



1 Lacey Gym Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

NOTE: - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. - ALL DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION, FINISHES & ANY OTHER CONSULTANTS DOCUMENTATION. - ANY DISCREPANCIES, & ALL PROJECT CONSULTANTS DOCUMENTATION.

SCHEDULE OF FINISHES & ABBREVIATIONS

A -	Awning Window	HC -	Hose Cock
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ALP -	Aluminium Panelson	HWU -	Hot Water Unit
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AGL -	Agricultural Drain	LVR -	Louvre
APPX -	Approximate	LMR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
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CFC -	Compressed Fibre Cement	PA -	Paint Finish
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CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
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CTF -	Ceramic Tile Floor	RT -	Roof Tiles
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FPE -	Fire Protection Equipment	TIM -	Timber
FRIG -	Refrigerator	TP -	Tapa
FS -	Fly Screens	TPH -	Toilet Paper Holder
FW -	Floor Waste	TS -	Toilet Suite
G -	Metal Gutter	TYP -	Typical
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GL -	Ground Level	US -	Underside
GLZ -	Glazing	VB -	Villa Board
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GMS -	Galvanised Mild Steel	W -	Window
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GRN -	Grandolithic Screed	WC -	Water Closet
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
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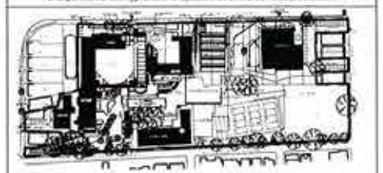

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Glendenning Szoboszlay Architects Pty. Limited
2/605 Pacific Highway, Mt.Colah, NSW - 2079.
Tel - (02) 9482 7033 Fax - (02) 9482 7201 email: ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
Floor Area Calculations Sheet 03 of 09

No.
1134 DA107.3(a)

Date
6/11/2013

SHEET SIZE: A1

Checked by: MG / LS
Drawn by: MJS

Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1991sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1641sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1256sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17388sqm

TAS L2 floor area - 957sqm

link L2 floor area - 136sqm

Grange ground floor area - 328sqm

conlon ground floor area - 448sqm

1 Lacey Upper Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

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DA-239/13

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Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing: **Floor Area Calculations - Sheet 04 of 09** No. 1134 DA107.4(a)

Date: 6/11/2013 SHEET SIZE A1 Checked by MG / LS Drawn by MJS

I:\Waverley TAS & Art Building 01 Arch\Cad - PLN's\DA Files 1134\Waverley Conlon & Master revised DA.pln, Print Date 6/11/2013, Print Time 10:08 AM

Floor Area Calculations

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- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

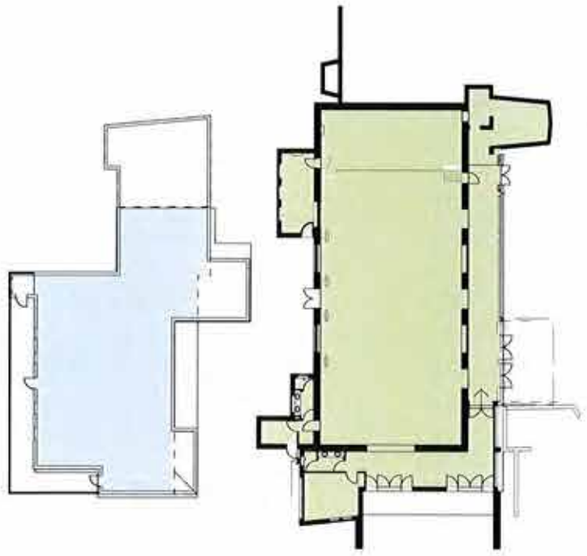
Total - 17389sqm

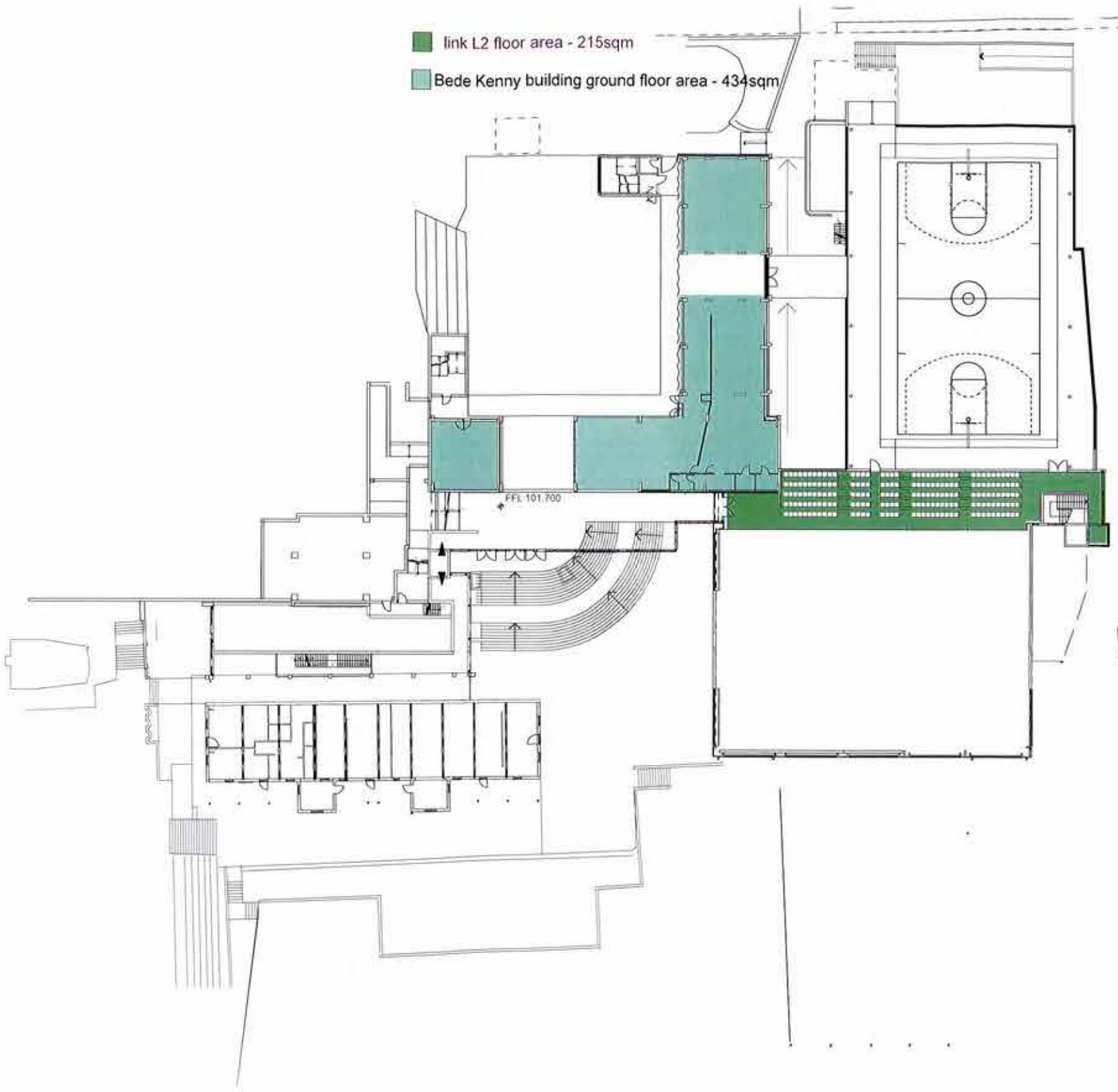
link L2 floor area - 215sqm

Bede Kenny building ground floor area - 434sqm

library floor area - 544sqm

Grange L1 floor area - 242sqm





1 Kenny Cafeteria Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

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BLK -	Block Work	MR -	Metal Roof
BSN -	Basin	MIR -	Mirror
BT -	Bench Top	MS -	Mild Steel
BWK -	Brick Work	NOM -	Nominal
BWU -	Boiling Water Unit	NTS -	Not To Scale
C -	Casement Window	OF -	Overflow
CAB -	Cabinet	OFC -	Off Formwork Concrete
CB -	Common Brick	OHC -	Over Head Cabinet
CF -	Concrete Floor	OPW -	Operable Wall
CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Particle Plaster Board
CLD -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWO -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
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DPC -	Damp Proof Course	SC -	Steel Column
DS -	Detail Strip	SE -	Smoke Exhaust
DT -	Door Thresholds	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
EQ -	Equal	SHR -	Shower
EW -	Existing Window	SJ -	Silicone Joints
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G -	Metal Gutter	TYP -	Typical
GAL -	Galvanised	UR -	Urinal
GL -	Ground Level	US -	Underside
GLZ -	Glazing	VB -	Villa Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
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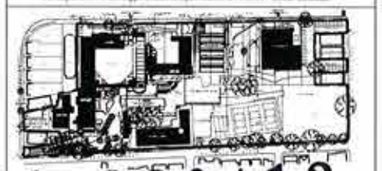
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
H -	Joinery Door Pull	WT -	Window Type

Note: Numbers eg. 1, 2, etc following an abbreviation denote a particular type of item. For explanation of item types, refer to Specification & Finishes / Colour schedule



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Glendenning Szoboszlay Architects Pty. Limited
2/605 Pacific Highway, Mt.Colah, NSW - 2079
Tel - (02) 9482 7033 Fax - (02) 9482 7201 email: ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing: **Floor Area Calculations Sheet 05 of 09** No: 1134 DA107.5(a)

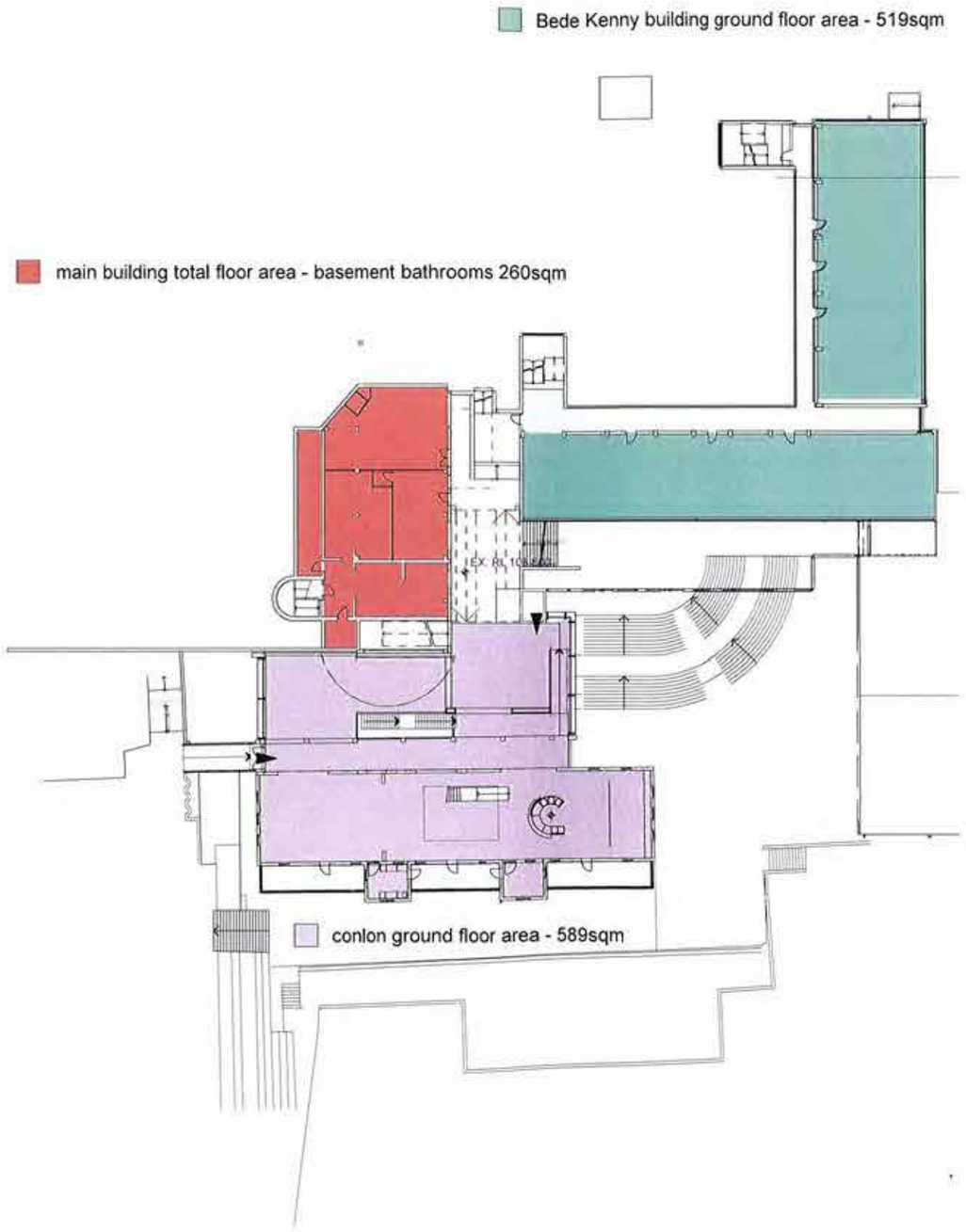
Date: 6/11/2013 SHEET SIZE: A1 Checked by: MG / LS Drawn by: MJS

I:\Waverley_TAS & Art Building 01 ArchiCad - PLN's DA Files \1134 Waverley-Conlon & Master revised DA.pln, Print Date 6/11/2013, Print Time 10:06 AM

Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1391sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1941sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17389sqm



1 Kenny First Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

NOTE - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATIONS, FINISHES & FEATURES SCHEDULES AND ANY/ALL THE PARTS OF THE PROJECT SPECIFICATION & ALL PROJECT CONSULTANT DOCUMENTATION

SCHEDULE OF FINISHES & ABBREVIATIONS

A -	Awning Window	HC -	Hose Cock
AC -	Air Conditioning Unit	HD -	Hand dryer
AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Partition	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Drain	LVR -	Louvre
APPX -	Approximate	LWR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
BAL -	Balustrade	MDF -	Medium Density Fibreboard
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CH -	Ceiling Height	PAV -	Paving
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CLG -	Ceiling	PLY -	Plywood
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COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Coach On Site	RH -	Range Hood
DP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWO -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
DP -	Down Pipe	SB -	Steel Beam
DPC -	Damp Proof Course	SC -	Steel Column
DS -	Decal Strip	SE -	Smoke Exhaust
DT -	Door Thresholds	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
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EW -	Existing Window	SJ -	Silicone Joints
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FB -	Face Brickwork	SKT -	Skirting
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FH -	Fire Hydrant	SS -	Stainless Steel
FHR -	Fire Hose Reel	SSC -	Sun Screen
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FM -	Floor Mat & Frame	TAC -	Tactile Indicator
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FPE -	Fire Protection Equipment	TIM -	Timber
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FS -	Flyscreens	TPH -	Toilet Paper Holder
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GAL -	Galvanised	UR -	Urinal
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GLZ -	Glazing	VB -	Villa Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
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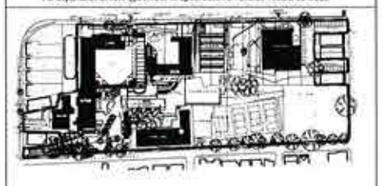
H -	Joinery Door Pull	WT -	Window Type

Note : Numbers eg. 1, 2, etc following an abbreviation denote a particular type of item. For explanation of item types, refer to Specification & Finishes / Colour schedule



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Tel - (02) 9482 7033 Fax - (02) 9482 7201 email: ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing: **Floor Area Calculations - Sheet 06 of 09**
No.: 1134 DA107.6(a)

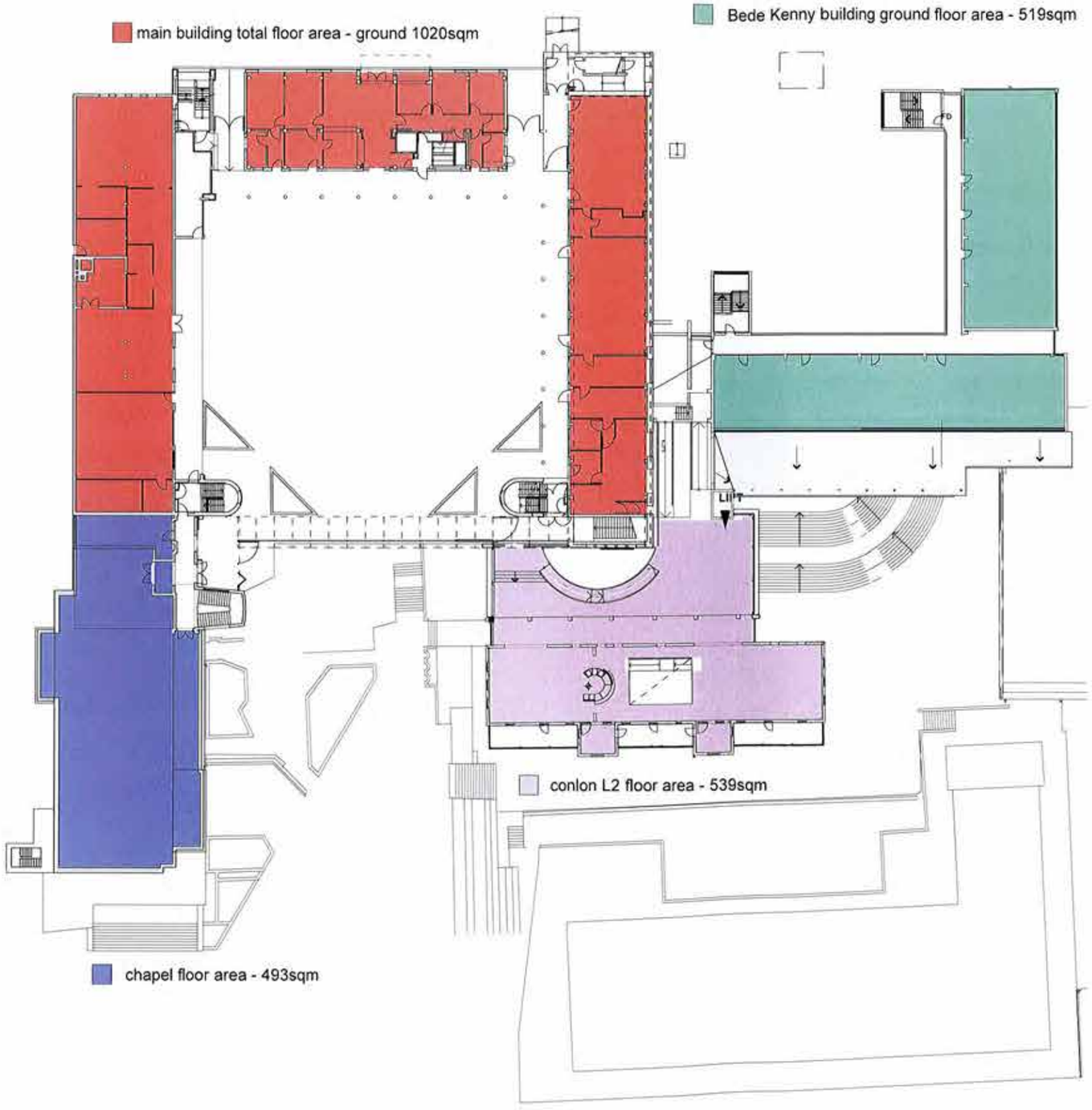
Date: 6/11/2013 SHEET SIZE: A1
Checked by: MG / LS
Drawn by: MJS

H:\Waverley TAS & Art Building\01 Arch Cad - Pt.1\1a DA Files\1134-Waverley Garden & Master revised DA.pln, Print Date 6/11/2013, Print Time 10:06 AM

Floor Area Calculations

- Main building total floor area - 5656sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1961sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1841sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17388sqm



1 Main Quad Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

NOTE - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, FINISHES & FEATURES SCHEDULES, CONSENDING THE EXTENT OF THE PROJECT SPECIFICATION & ALL PROJECT CONSULTANT DOCUMENTATION.

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A -	Awning Window	HC -	Hose Cock
AC -	Air Conditioning Unit	HD -	Hand dryer
AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Partition	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Drain	LVR -	Louvre
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BAL -	Balustrade	MDF -	Medium Density Fibreboard
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CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Painted Plaster Board
CLD -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
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CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWO -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
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DPC -	Damp Proof Course	SC -	Steel Column
DS -	Decal Strip	SE -	Smoke Exhaust
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FRG -	Refrigerator	TP -	Tape
FS -	FlyScreens	TPH -	Toilet Paper Holder
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G -	Metal Gutter	TYP -	Typical
GAL -	Galvanised	UR -	Urinal
GL -	Ground Level	US -	Undercloak
GLZ -	Glazing	VB -	Villa Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
GMS -	Galvanised Mild Steel	W -	Window
GR -	Grab Rail	WAL -	Wall Lining
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GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
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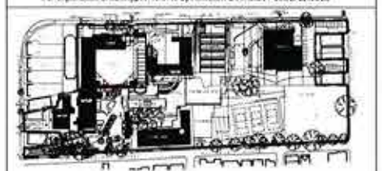

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Glendenning Szoboszlay Architects Pty. Limited
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Tel - (02) 9482 7033 Fax - (02) 9482 7201 email ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
Floor Area Calculations - Sheet 07 of 09

No. 1134 DA107 7(a)

Date 6/11/2013 SHEET SIZE. A1

Checked by MG / LS
Drawn by MJS

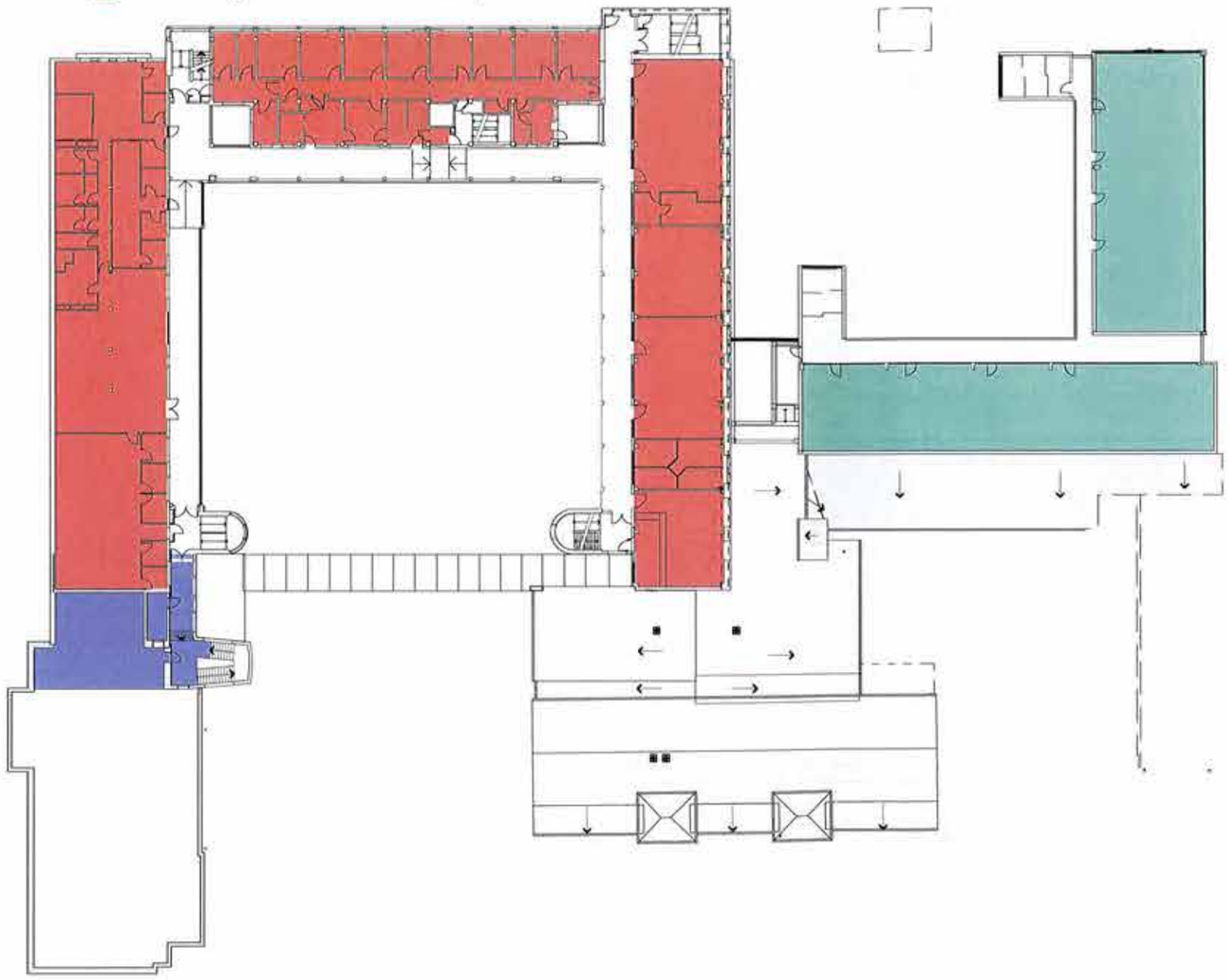
Floor Area Calculations

- Main building total floor area - 5956sqm
- Grange total floor area - 570sqm
- Chapel total floor area- 613sqm
- Library total floor area - 544sqm
- Bede Kenny building total floor area - 1991sqm
- Conlon total floor area - 1576sqm
- PAC total floor area - 1641sqm
- TAS total floor area - 1723sqm
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

Total - 17389sqm

main building total floor area - L1 1120sqm

Bede Kenny building ground floor area - 519sqm



chapel floor area choir loft - 120sqm

1 First Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

I:\Waverley TAS & Art Building 01 ArchiCad - PLN's\DA Files\1134-Waverley-Conlon & Master revised DA.pln, Print Date 6/11/2013, Print Time 10:09 AM

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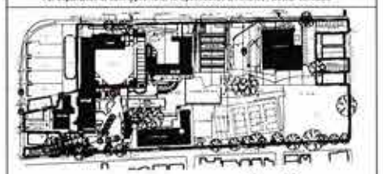

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Job
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ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing: **Floor Area Calculations - Sheet 08 of 09** No. 1134 DA107.8(a)

Date: 6/11/2013 SHEET SIZE: A1 Checked by MG / LS Drawn by MJB

Floor Area Calculations

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- PAC total floor area - 1941sqm
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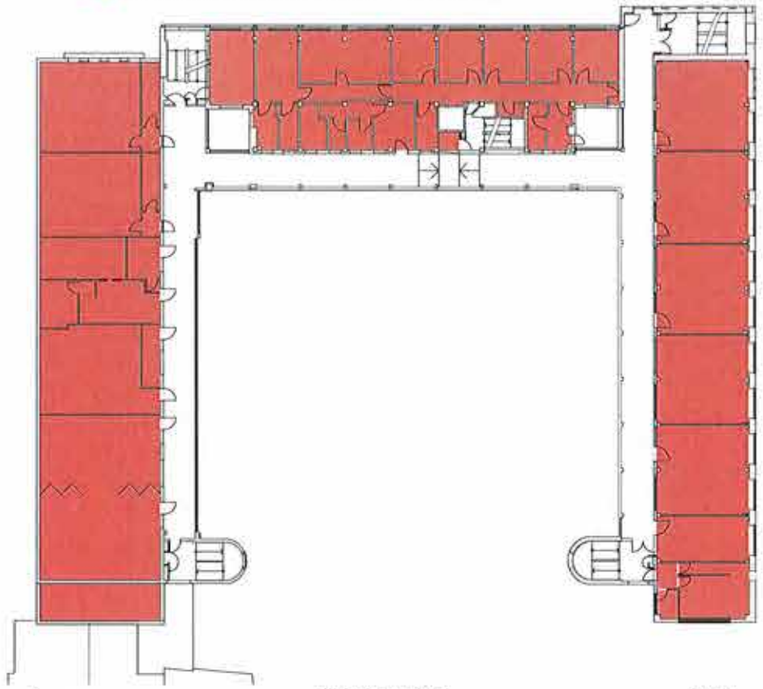
- Gym Total floor area - 1255sqm
- Link total floor area - 455sqm
- Pool total floor area - 765sqm

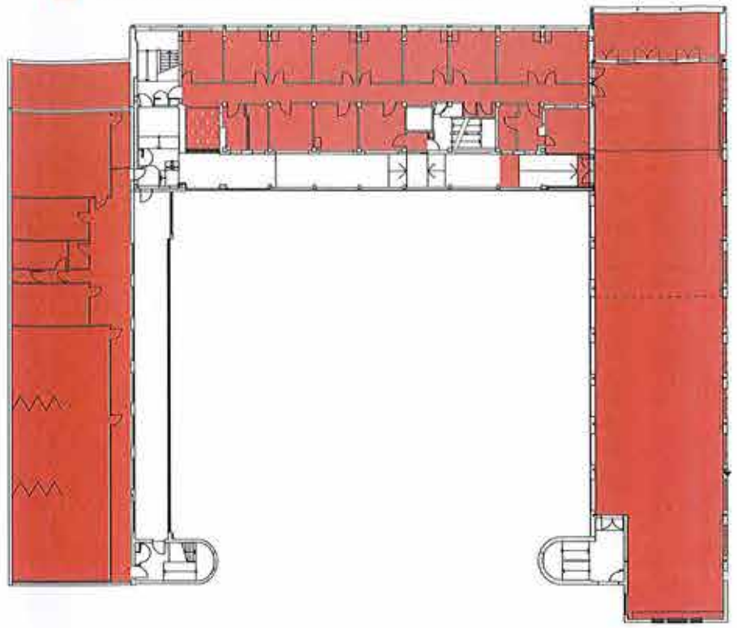
Total - 17386sqm

main building total floor area - L2 1128sqm



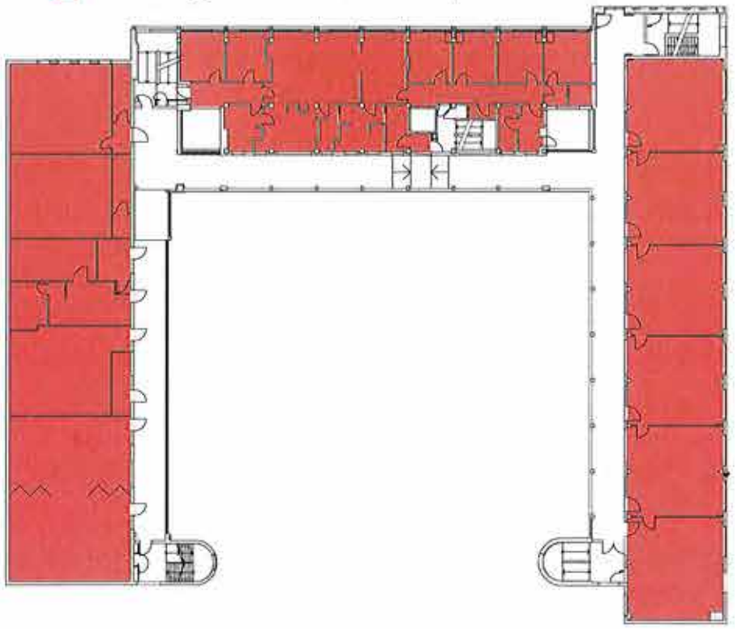
1 Second Lvl Plan 1:250

main building total floor area - L4 1318sqm

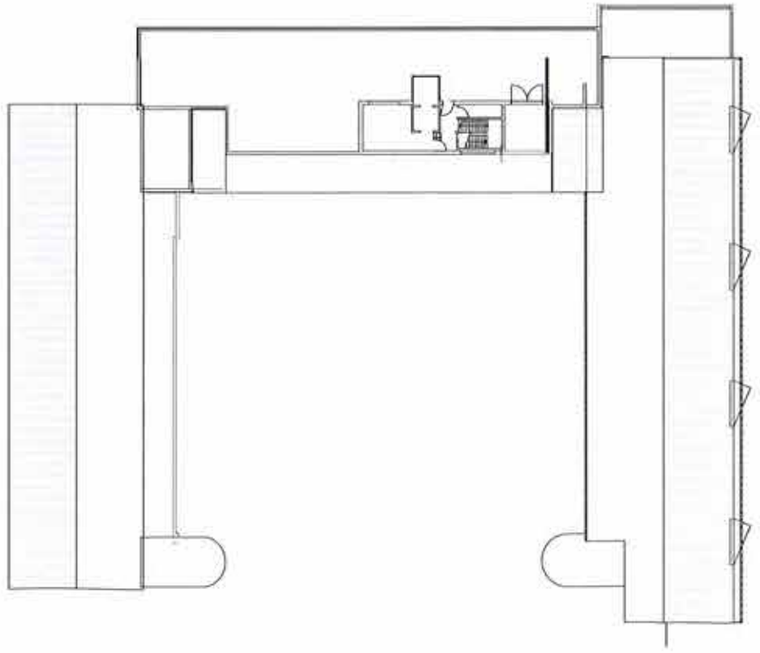


4 Fourth Lvl Plan 1:250

main building total floor area - L3 1110sqm



3 Third Lvl Plan 1:250



2 Main Roof Top Lvl Plan 1:250

PRELIMINARY CONSTRUCTION ISSUE

NOTE - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, FINISHES & FIXTURES SCHEDULES, CONTAINED IN THE APPENDIX OF THE PROJECT SPECIFICATION & ALL PROJECT CONSULTANT DOCUMENTATION.

SCHEDULE OF FINISHES & ABBREVIATIONS

A -	Awning Window	HC -	Hose Cock
AC -	Air Conditioning Unit	HD -	Hand dryer
AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Partition	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Drain	LVR -	Louvre
APPX -	Approximate	LMR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
BAL -	Balustrade	MDF -	Medium Density Fibreboard
BDY -	Boundary	MH -	Man Hole
BH -	Bulkhead	MJ -	Movement Joint
BLK -	Block Work	MR -	Metal Roof
BSN -	Basin	MIR -	Mirror
BT -	Bench Top	MS -	Mild Steel
BWK -	Brick Work	NOM -	Nominal
BWU -	Boiling Water Unit	NTS -	Not To Scale
C -	Casement Window	OF -	Overflow
CAB -	Cabinet	OFC -	Off Formwork Concrete
CB -	Common Brick	OHC -	Over Head Cabinet
CF -	Concrete Floor	OPW -	Operable Wall
CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Particle Plaster Board
CLD -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWD -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
DP -	Down Pipe	SB -	Steel Beam
DPC -	Damp Proof Course	SC -	Steel Column
DS -	Decal Strip	SE -	Smoke Exhaust
DT -	Door Thresholds	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
EQ -	Equal	SHR -	Shower
EW -	Existing Window	SJ -	Sikonia Joints
EX -	Existing	SK -	Sink
F -	Fixed Glazing	SKD -	Skirting Ducted
FB -	Face Brickwork	SKT -	Skirting
FEN -	Fence	SPEC -	Specification
FH -	Fire Hydrant	SS -	Stainless Steel
FHR -	Fire Hose Reel	SSC -	Sun Screen
FLR -	Floor	T -	Terking
FM -	Floor Mat & Frame	TAC -	Tactile Indicator
FP -	Fire Protection of Structure & Services	TE -	Toilet Exhaust
		TF -	Timber Floor
FPE -	Fire Protection Equipment	TIM -	Timber
FRID -	Refrigerator	TP -	Taps
FS -	FlyScreens	TPH -	Toilet Paper Holder
FW -	Floor Waste	TS -	Toilet Suite
G -	Metal Gutter	TYP -	Typical
GAL -	Galvanised	UR -	Urinal
GL -	Ground Level	US -	Underside
GLZ -	Glazing	VB -	V/Be Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
GMS -	Galvanised Mild Steel	W -	Window
GR -	Grab Rail	WAL -	Wall Lining
GRN -	Granolithic Screed	WC -	Water Closet
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
H -	Joinery Door Pull	WT -	Window Type

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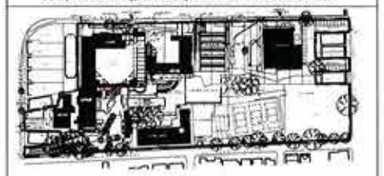


DA-239/13

P&ES DEPT
11 NOV 2013
RECEIVED

ISSUE	DESCRIPTION	DATE
a	DA Issue	05.11.13

Glendenning Szoboszlay Architects Pty. Limited
2/605 Pacific Highway Mt Colah, NSW - 2079.
Tel - (02) 9482 7033 Fax - (02) 9482 7201 email ggarch@ozemail.com.au

Job
WAVERLEY COLLEGE ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

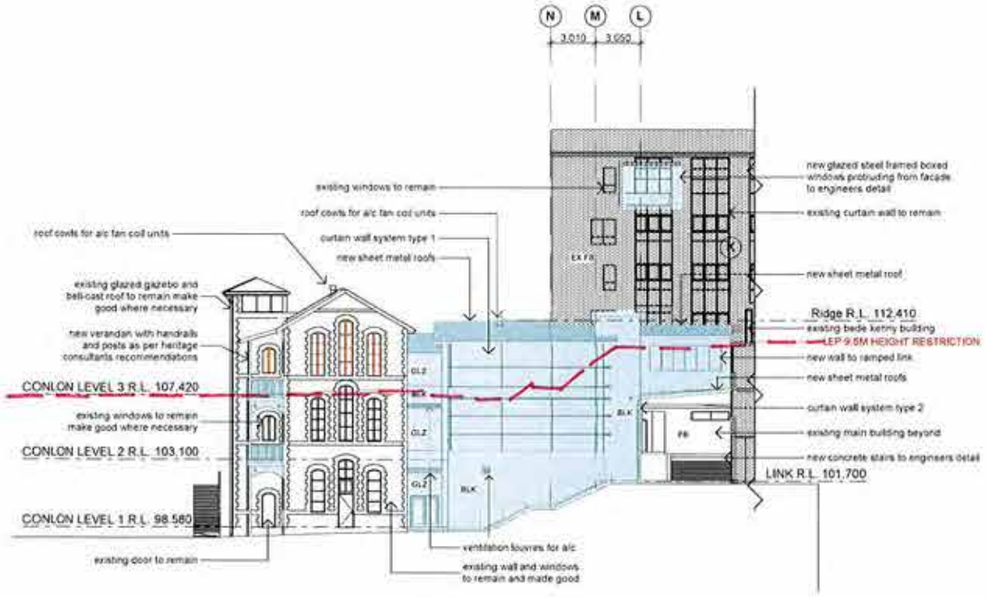
Drawing
Floor Area Calculations - Sheet 09 of 09

No.
1134 DA107.9(a)

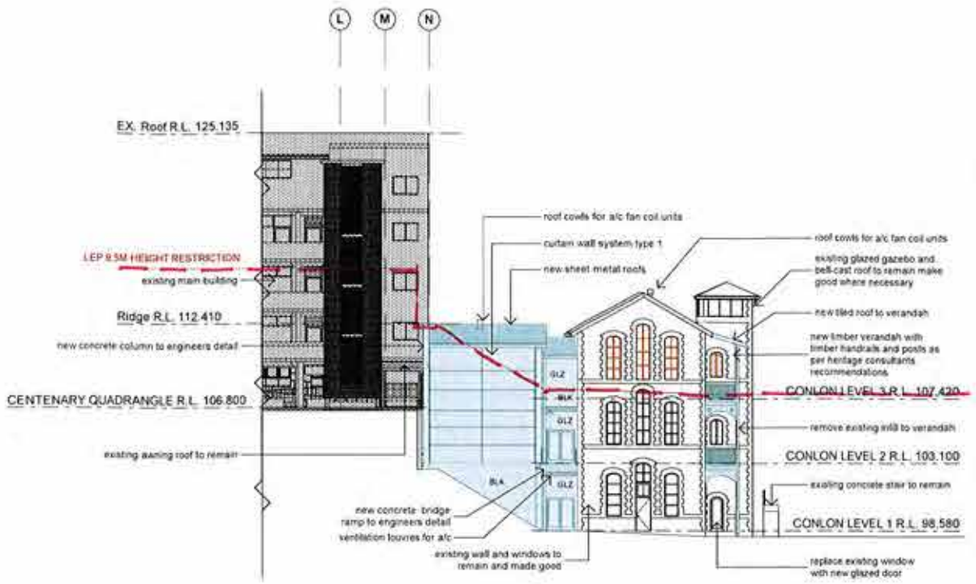
Date
6/11/2013

SHEET SIZE A1

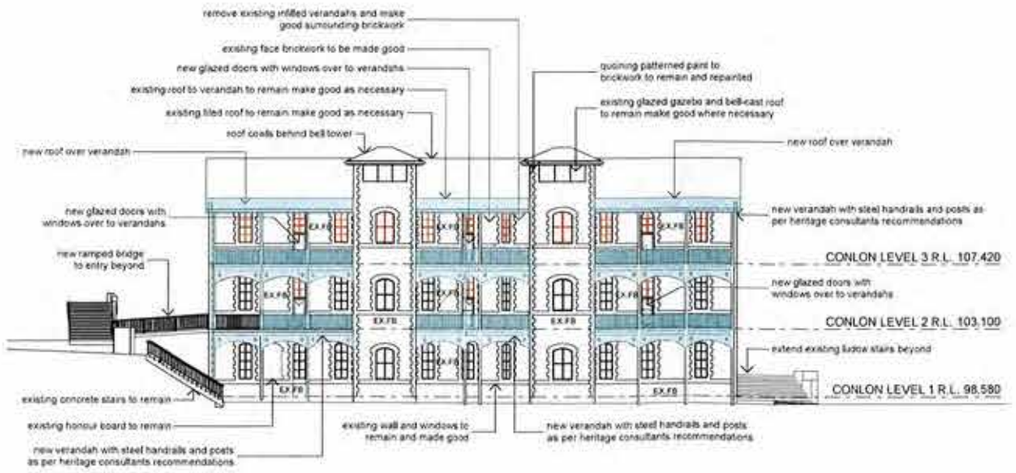
Checked by MG / LS
Drawn by MJS



1 **CONLON East Elevation** 1:200



3 **CONLON West Elevation** 1:200



2 **CONLON South Elevation** 1:200

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SCHEDULE OF FINISHES & ABBREVIATIONS

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AL -	Aluminium	HR -	Handrail
ALP -	Aluminium Parkiston	HWU -	Hot Water Unit
ALT -	Aluminium Trim	LAM -	Laminate Joinery
AGL -	Agricultural Draft	LVR -	Louvre
APPX -	Approximately	LMR -	Lift Motor Room
BOL -	Bollard	MC -	Metal Cladding
BAL -	Balustrade	MDF -	Medium Density Fibreboard
BDY -	Boundary	MH -	Man Hole
BH -	Bulkhead	MJ -	Movement Joint
BLK -	Block Work	MR -	Metal Roof
BSN -	Basin	MW -	Mirror
BT -	Bench Top	MS -	Mild Steel
BWK -	Brick Work	NOM -	Nominal
BWU -	Boiling Water Unit	NTS -	Not To Scale
C -	Casement Window	OF -	Overflow
CFB -	Cabinet	OFC -	Off Formwork Concrete
CB -	Common Brick	OHC -	Over Head Cabinet
CF -	Concrete Floor	OPW -	Operable Wall
CFC -	Compressed Fibre Cement	PA -	Paint Finish
CH -	Ceiling Height	PAV -	Paving
CL -	Centre Line	PB -	Painted Plaster Board
CLG -	Cladding	PLD -	Panel Lift Door
CLG -	Ceiling	PLY -	Plywood
CMR -	Cement Render	PTD -	Paper Towel Dispenser
COL -	Column	PTN -	Partition
CONC -	Concrete	RA -	Return Air
COS -	Check On Site	RH -	Range Hood
CP -	Cubicle Partition	RL -	Relative Level
CPT -	Carpet	RS -	Roller Shutter
CPD -	Cupboard	RSE -	Roof Safety Equipment
CTF -	Ceramic Tile Floor	RT -	Roof Tiles
CTW -	Ceramic Tile Wall	RWH -	Rainwater Head
CURT -	Curtain	RWD -	Rainwater Outlet
DIM -	Dimension	S -	Sliding Window
DP -	Down Pipe	SB -	Steel Beam
DPC -	Damp Proof Course	SC -	Steel Column
DS -	Decal Strip	SE -	Smoke Exhaust
DT -	Door Thresholds	SF -	Sports Floor
ED -	Existing Door	SFL -	Structural Floor Level
EF -	Exhaust Fan	SGN -	Signage
EQ -	Equal	SHR -	Shower
EW -	Existing Window	SJ -	Silicone Joints
EX. -	Existing	SK -	Sink
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FB -	Face Brickwork	SKT -	Skirting
FEN -	Fence	SPEC -	Specification
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FPE -	Fire Protection Equipment	TIM -	Timber
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FS -	Fly Screens	TPH -	Toilet Paper Holder
FW -	Floor Waste	TS -	Toilet Suite
G -	Metal Gutter	TYP -	Typical
GAL -	Galvanised	UR -	Urinal
GL -	Ground Level	US -	Undersids
GLZ -	Glazing	VB -	Villa Board
GM -	Glass Masonry Units	VNS -	Vinyl Sheet
GMS -	Galvanised Mild Steel	W -	Window
GR -	Grate Rail	WAL -	Wall Lining
GRN -	Granolithic Screed	WC -	Water Closet
GWB -	Garden Wall Blocks	WPM -	Waterproof Membrane
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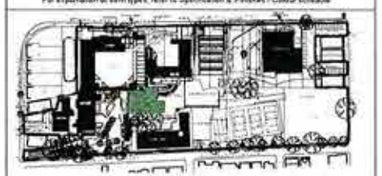

DA-239/13

P&ES DEPT
11 NOV 2013
RECEIVED

ISSUE	DESCRIPTION	DATE
b	height restriction and rl shown	05.11.13
b	DA Issue	31.05.13
a	Preliminary Issue	17.01.13

0 1 3 5
Scale: In Meters
1:200@A1, 1:400@A3

Glendenning Szoboszlay Architects Pty. Limited
2/605 Pacific Highway Mt Colah NSW - 2079
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Job
WAVERLEY COLLEGE
ALTERATION AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
CONLON Elevations

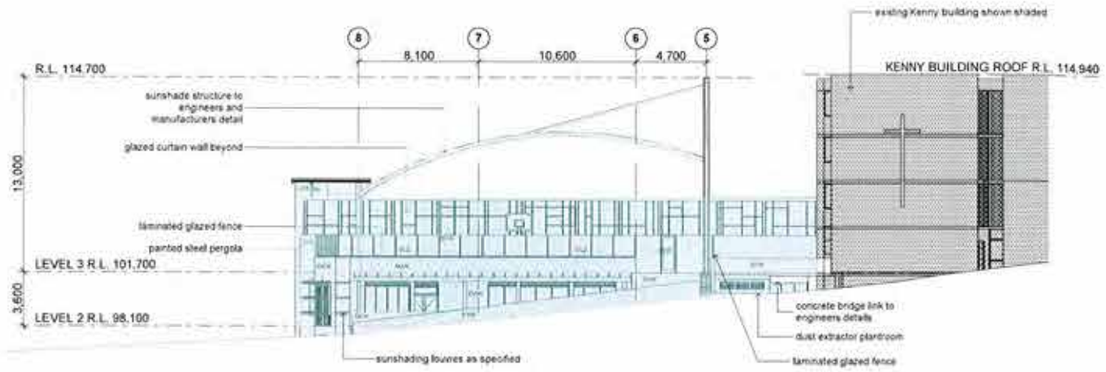
No.
1134 DA501(b)

Date
6/11/2013

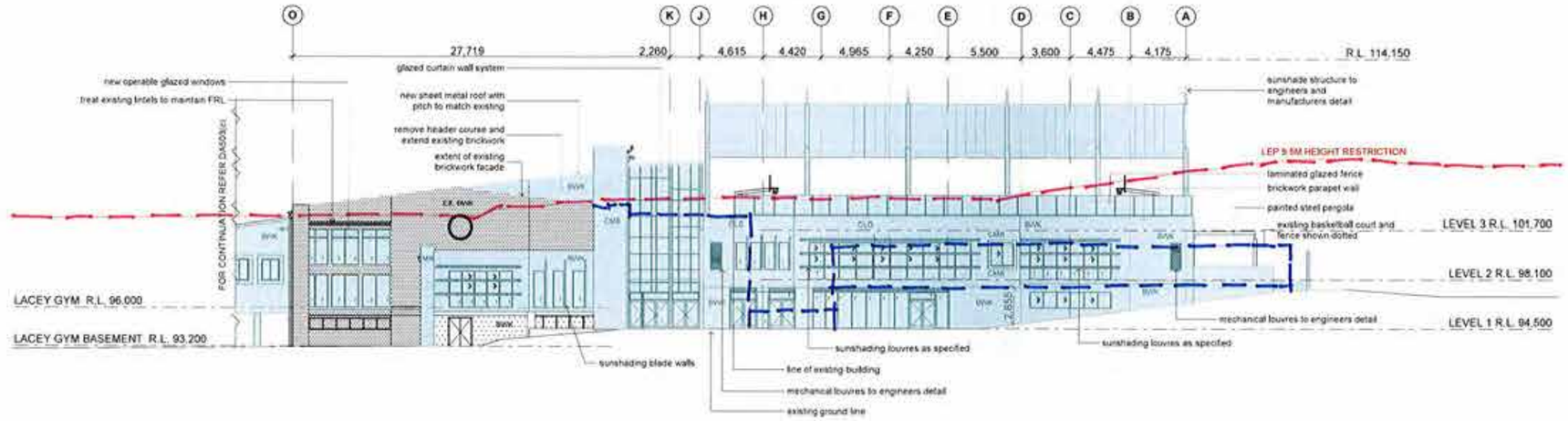
SHEET SIZE A1

Checked by MG / LS
Drawn by MJS

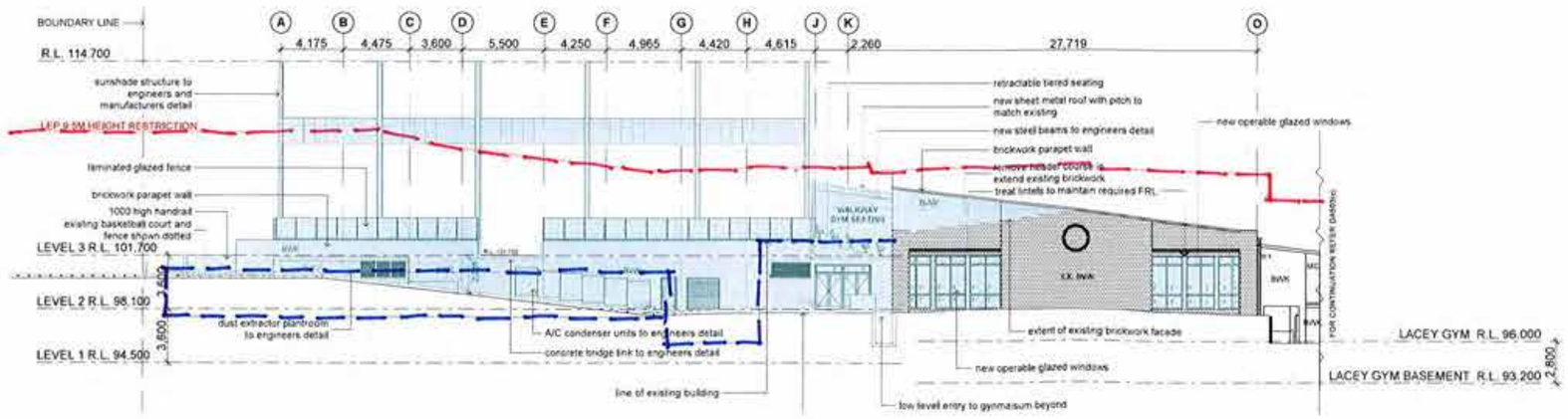
PRELIMINARY CONSTRUCTION ISSUE



1 TAS North Elevation 1:200



2 TAS East Elevation 1:200



3 TAS West Elevation 1:200

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A -	Awning Window	HC -	Hose Cock
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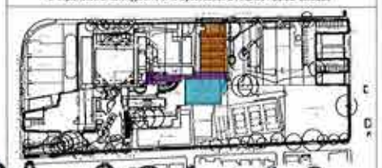

DA-239/13

Legend:

- Ex. structure - No Work
- Demolition Works
- Proposed Works
- Ex. structure retained
- Ex. structure demolished
- Proposed Block Wall
- Proposed Brick Wall
- Proposed Partition Wall

P&ES DEPT
11 NOV 2013
RECEIVED

ISSUE	DESCRIPTION	DATE
c	existing buildings shown	05.11.13
b	DA issue	31.05.13
a	Preliminary Issue	17.01.13

Scale: In Meters
1:100@A1 1:200@A3

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Job
WAVERLEY COLLEGE
ALTERATIONS AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

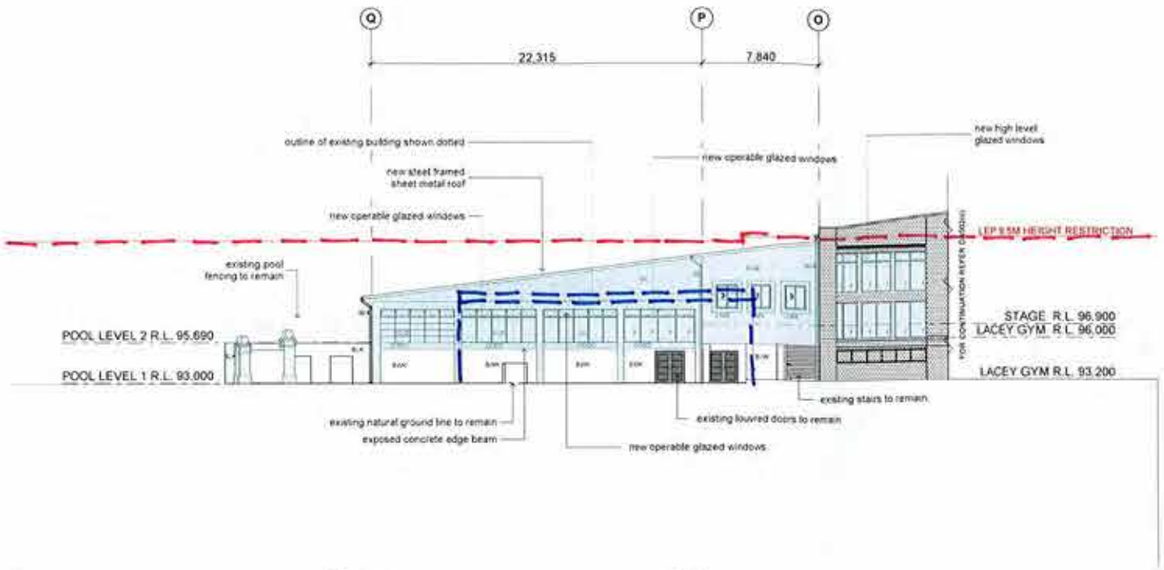
Client
WAVERLEY COLLEGE

Drawing
TAS BUILDING & LACEY Elevations

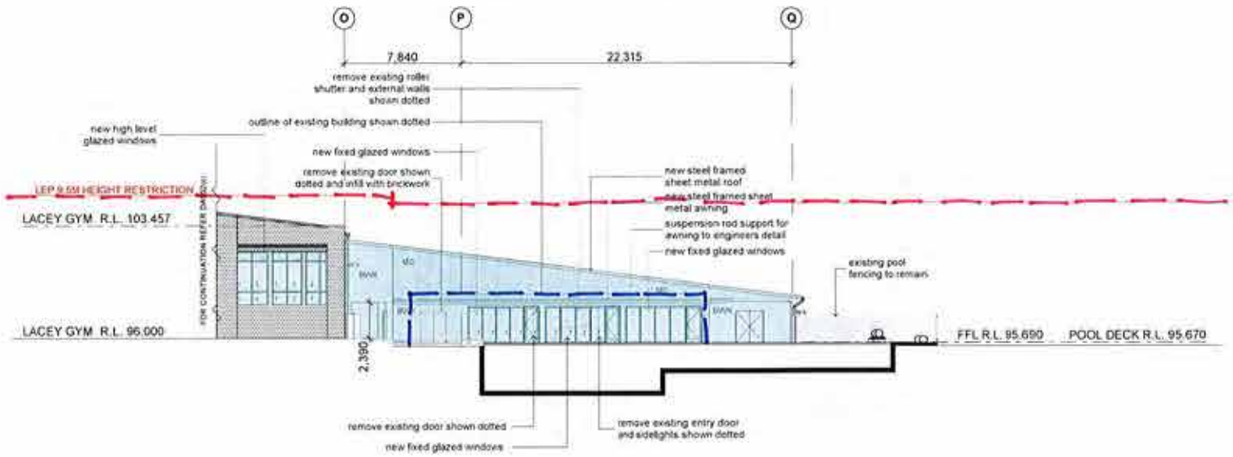
No. 1134 DA502(c)

Date 6/11/2013 SHEET SIZE A1

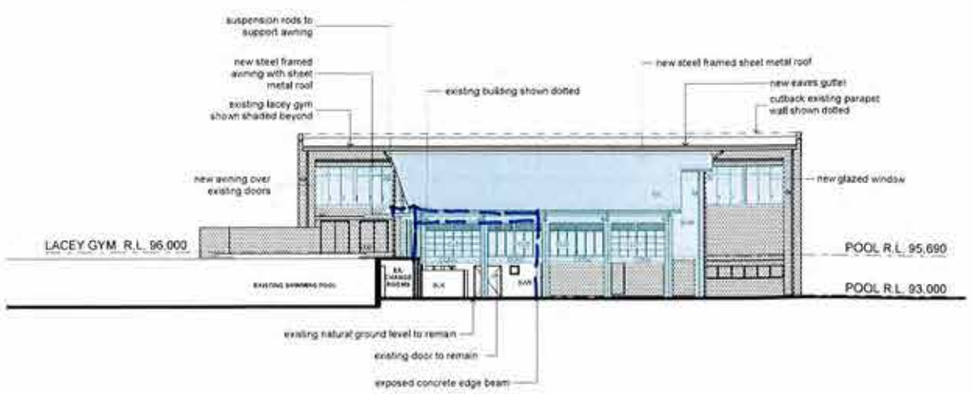
Checked by MG / LS
Drawn by MJS



1 Elevation 1:200



2 Elevation 1:200



3 Elevation 1:200

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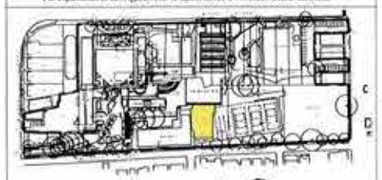

DA-230/13

Legend:
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- Proposed Works
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ISSUE	DESCRIPTION	DATE
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Scale in Meters
1:100@A1, 1:200@A3

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Job
WAVERLEY COLLEGE ALTERATIONS AND ADDITIONS
131 Birrell Street
WAVERLEY 2024

Client
WAVERLEY COLLEGE

Drawing
POOL BUILDING Elevations

No.
1134 DA503(c)

Date
6/11/2013

SHEET SIZE: A1

Checked by MG / LS
Drawn by MJS

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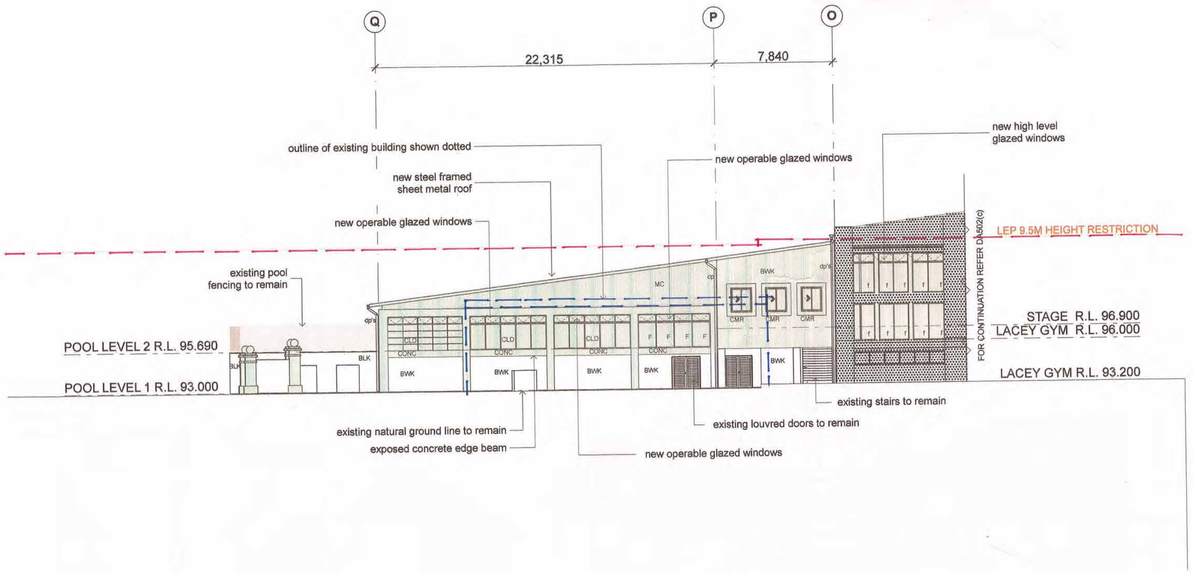

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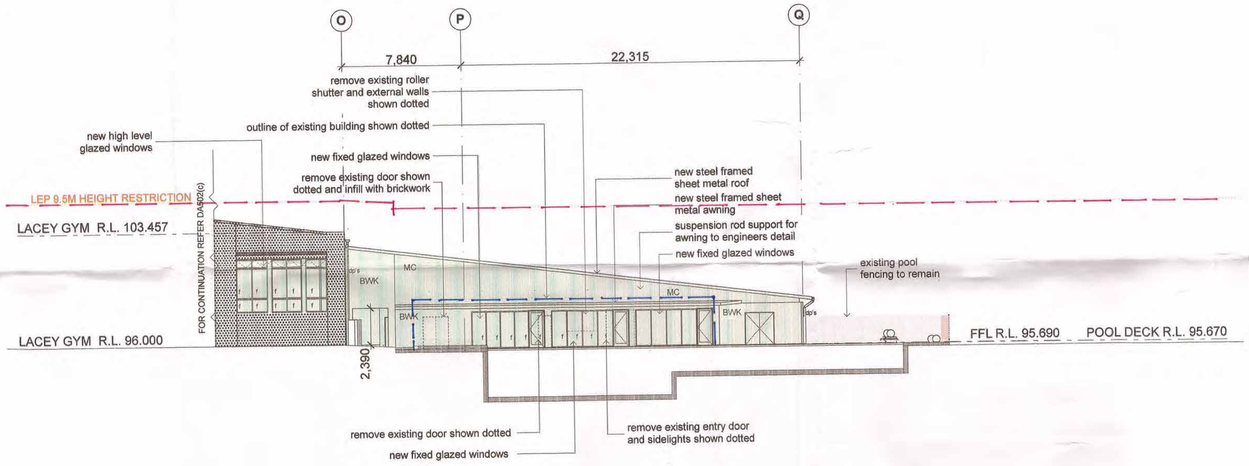
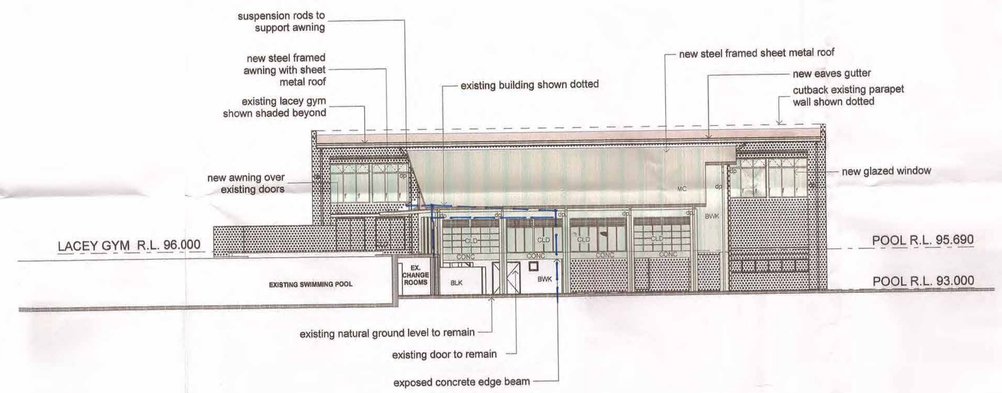


2 Elevation 1:200



3 Elevation 1:200

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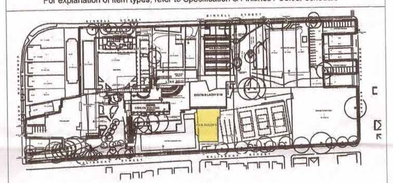

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Client
WAVERLEY COLLEGE

Drawing:
POOL BUILDING Elevations

No. 1134 DA503(c)

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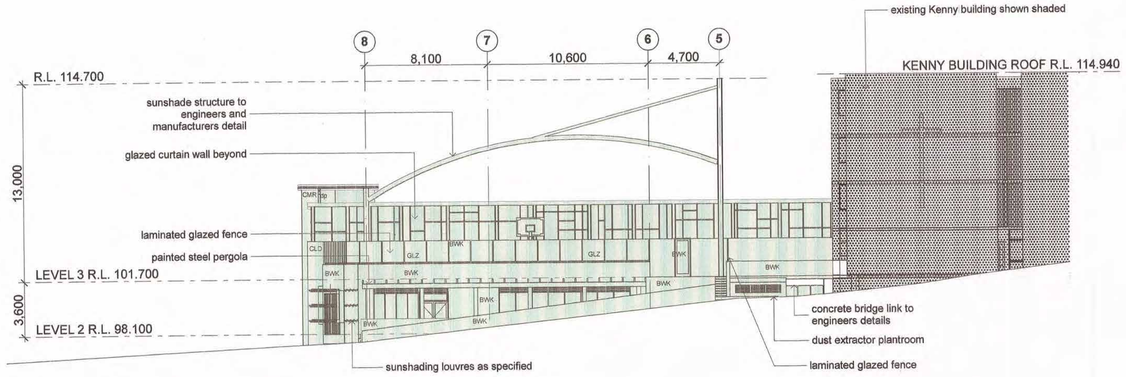

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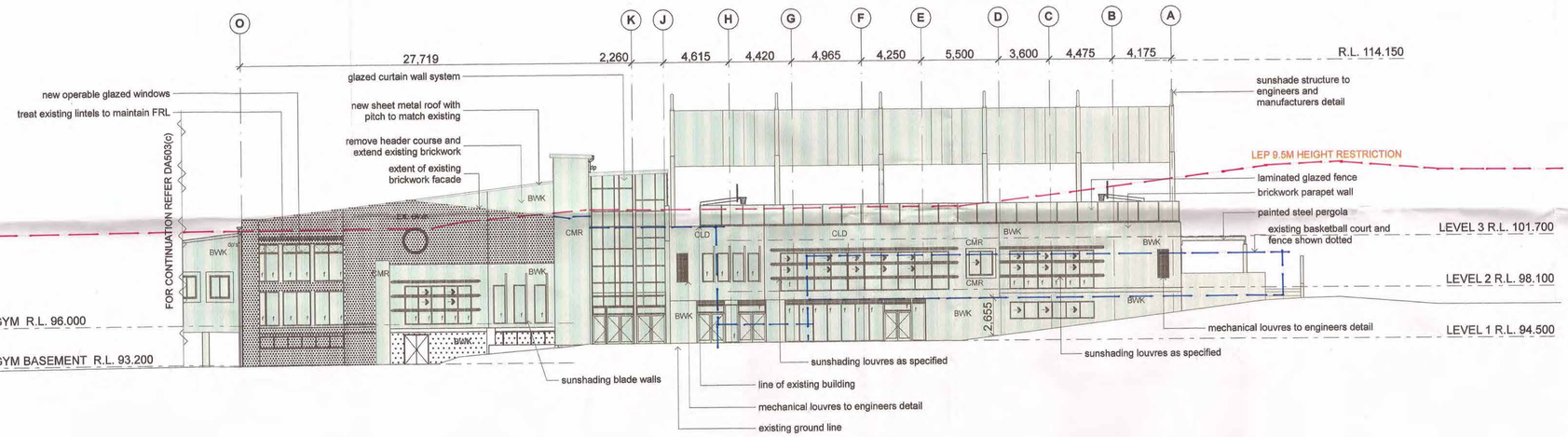
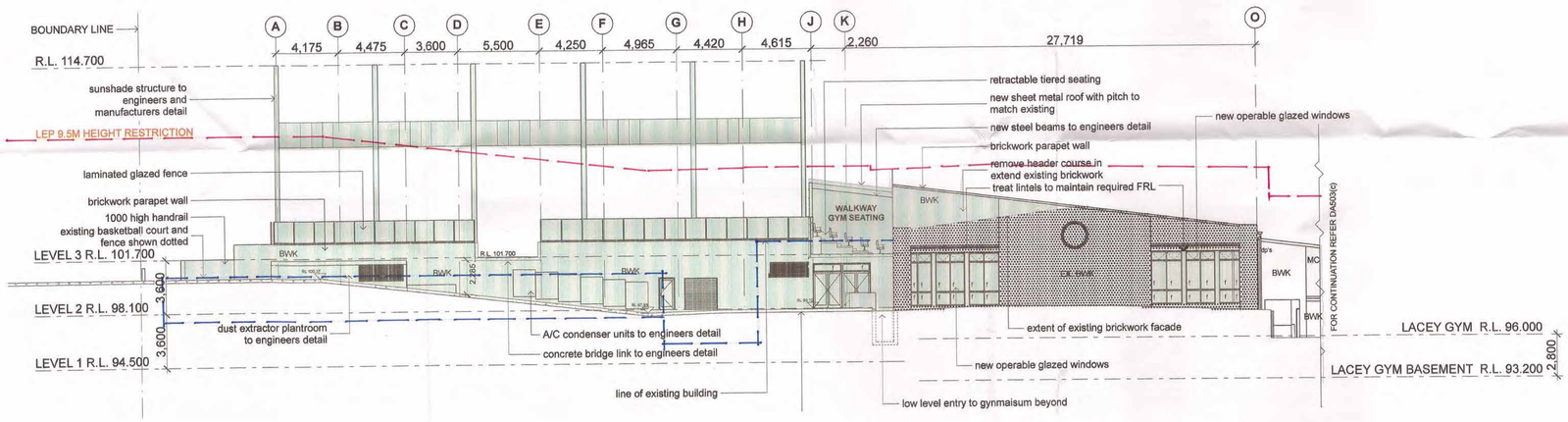


2 TAS East Elevation 1:200



3 TAS West Elevation 1:200

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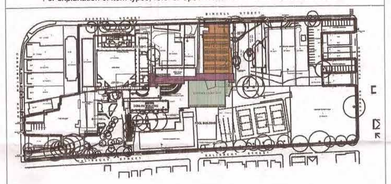

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WAVERLEY COLLEGE

Drawing:
TAS BUILDING & LACEY Elevations

No. 1134 DA502(c)

Date: 6/11/2013 SHEET SIZE: A1

Checked by: MG / LS
Drawn by : MJS

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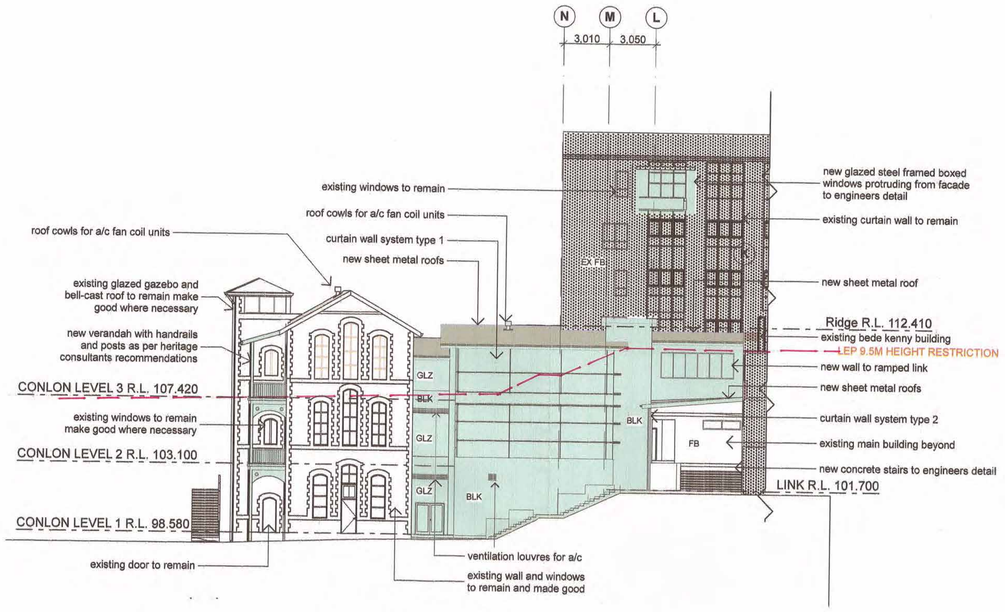
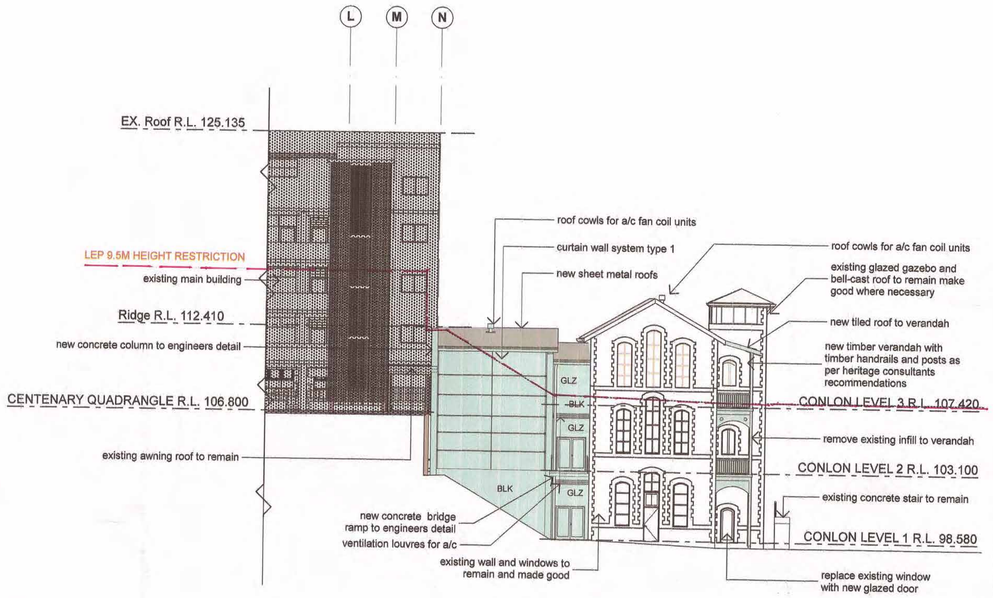


1 **CONLON East Elevation** 1:200



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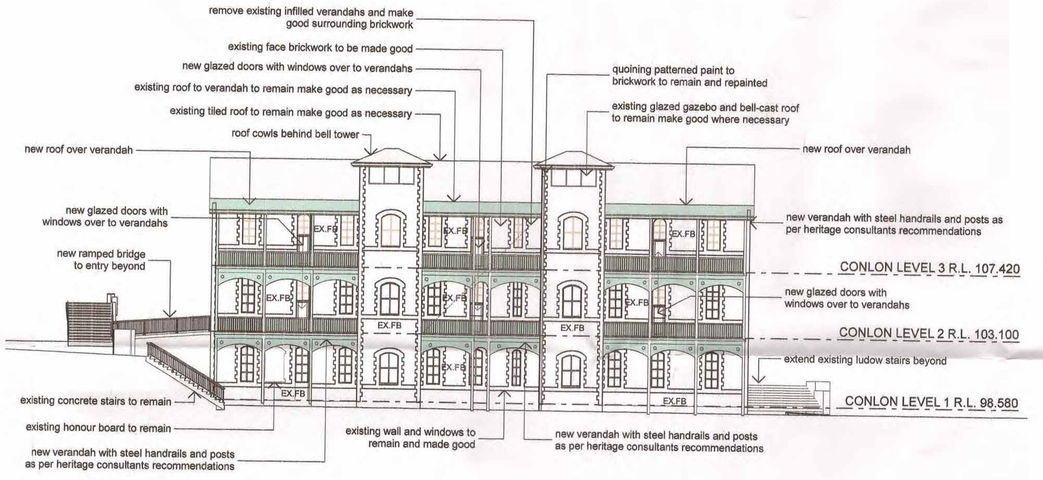

2 **CONLON South Elevation** 1:200

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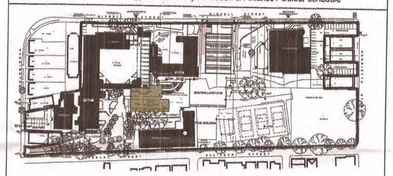

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Drawing:
CONLON Elevations

No.
1134 DA501(c)

Date:
6/11/2013

SHEET SIZE: A1

Checked by: MG / LS
Drawn by : MJS

PRELIMINARY CONSTRUCTION ISSUE

Application number	**DA-531/2012/A**
Site address	350 Bronte Road, Waverley
Proposal	Modifications to heritage listed dwelling including ground floor alterations and additions and repositioning garage to Prospect Street.
Approved development description	Alterations and additions to heritage listed dwelling.
Date of lodgement	12 August 2013
Owner	Mr L Monaco
Applicant	Mr L Monaco
Submissions	Four (4)
Issues	Heritage, vehicular access and parking, and privacy.
Recommendation	That the application be **APPROVED** subject to conditions.

Site Map

1.1 SITE AND SURROUNDING LOCALITY

A site visit was carried out in October and 25 November 2013.

The site is identified as Lot 13 in DP 136332, known as 350 Bronte Road, Bronte. The site is an irregular shape with a north rear boundary to 1 High Street, east side boundary to Prospect Street, southern frontage to Bronte Road and west side boundary to 348 Bronte Road. The site has an approximate area of 582m^2 and is generally flat.

The site is occupied by a single storey detached dwelling with vehicular access from Prospect Street and a double garage located in the rear of the site.

The subject site is surrounded by semi-detached dwellings, detached dwelling, with some residential flat buildings in the locality. Located further east of the site is the commercial precinct known as Charing Cross.

Photograph 1: Subject site as viewed from Prospect Street.

Photograph 2: The proposed location of the double garage as viewed from Prospect Street.

1.2 DETAILS OF APPROVED DEVELOPMENT

DA-531/2012 – Approved 25 March 2013.
Alterations and additions to a heritage listed dwelling, including the reconstruction of a double garage located at the rear of the site.

1.3 PROPOSAL

The application has been lodged as a Section 96(1A) application and provides for the following modifications to the approved development:-

- Modifications to the roof form reorientating the gable towards the rear of the site;
- Modifications to the internal layout of the dwelling;
- Modifications including new and modified windows;
- Modifications to rear decking including raising the approved elevation of the deck, pergola over the decking and a new secondary access with side boundary fencing to the Prospect Street frontage;
- Construction new rear and side fencing where the existing double garage is located;
- Relocate the double garage to the sites Prospect Street frontage, incorporating an accessible terrace over the double garage garden planter boxes, balustrades, perimeter landscaping and pergola over; and
- New entry path in the front setback to Bronte Road and delete the approved entry path to Prospect Street.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C and 96 of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 96 CONSIDERATIONS

Section 96 (1A) applications

The application has been compared to the essential nature of the development as originally approved and it is considered to be *substantially the same development*. The application has been notified and submissions considered as discussed further in the report.

2.2 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are implemented.

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of plan.
Part 2 Permitted or prohibited development		
Land Use Table	Yes	The site is zoned R2 Low Density Residential. The proposal is consistent with zone objectives and permissible with Council consent.
Part 4 Principle development standards		
4.3 Height of Buildings	Yes	A maximum height of 8.5m is permitted. A maximum height of 6.6m is proposed.
4.4 Floor space ratio	Yes	A maximum FSR of 0.5:1 is permitted.

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
		A FSR of 0.34:1 is proposed.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	Yes	The subject site is identified as a heritage item in schedule 5 of the WLEP 2012. The subject site comprises a Victoria style residence which is heritage listed, accordingly Council must consider the proposal in respect to clause 5.10 Heritage conservation of the LEP. The modifications to the dwelling and relocation of the garage have been referred to Council's Heritage and Urban Planning Advisor who indicated that the proposal is generally acceptable against the provisions of clause 5.10 Heritage Conservation. See The recommendations have been included as conditions of consent and the proposed modifications are considered acceptable and supported with respect to clause 5.10 Heritage conservation of the WLEP 2012.

Waverley Development Control Plan (DCP) 2012

The following assessment relates only to the parts of Waverley DCP 2012 affected by the proposed modification.

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
1. Waste	Yes	The application is accompanied by a SWRMP and the proposal generally complies with all relevant objectives and controls relating to waste removal and management.
2. Energy and water conservation	Yes	The application is accompanied by a BASIX certificate. Accordingly, the application is consistent with all relevant energy and water conservation targets, including those specified in the WDCP 2012.
5. Stormwater management	Yes	A standard condition of consent is recommended requiring the installation of on-site stormwater retention system for stormwater management, which satisfies the requirements of the WDCP 2012.

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
7. Transport	Yes	The proposal generally complies with the relevant objectives and controls relating transport and on-site car parking.
8. Heritage	Yes	The proposal reinforces the heritage significance of the site within the Queens Park Urban Conservation Area. The proposal is acceptable with regards to heritage conservation objectives and controls.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.2 Building Height	Yes	The maximum pitched roof height control for dwellings is 8.5m. The maximum wall height for dwellings with a pitched roof is 7.0m. The proposed dwelling has a maximum pitched roof height 8.5m. The proposed dwelling has a maximum wall of 7m.
1.3 Density, Size and Bulk (FSR)	Yes	A maximum FSR of 0.5:1 is permitted. A FSR of 0.34:1 is proposed.
1.4 Setbacks	Yes Yes **No**	The side setback control for single storey detached dwellings is 900mm. The modified dwelling incorporates 1000mm east and west side setback. The modified dwelling incorporates the predominate front and rear building line of the locality. The modification to relocate the double garage to the site's Prospect Street frontage has a non-compliant nil side setbacks to Prospect Street. See issues section of this report for discussion of the double garage setbacks.
1.5 Streetscape & visual impact	Yes	See issues section of this report for a discussion of streetscape and visual impacts.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.6 Fences	Yes **No**	Side and rear fences are generally not to exceed 1.8 metres. The proposed new side fencing to Prospect Street is a maximum of 1.8 metres. The proposed new rear and side fencing to replace the relocated garage has a maximum height of 2m. See issues section for a discussion of fence heights.
1.7 Visual and acoustic privacy	Yes	See issues section of this report.
1.8 Solar access	Yes	The modified proposed provides a modest maximum building height of 6.5m and the orientation and location of the site at the corner of Prospect Street and Bronte Road will substantially reduce any solar access or overshadowing impacts. Accordingly any solar access impacts are considered reasonable and supported with regards to clause 1.8 Solar access of the WDCP 2012.
1.10 Vehicular access and parking	**No** Yes	A maximum of 1 car space is allowed. Garages are to have internal dimensions of 5.5m x 2.5m. Garaging should be located behind the front building line and at the rear of the site. 2 car spaces are approved under DA 531/2012. The car space complies with the dimension requirements. The garage is located at the sites secondary street frontage and located at the rear of the site. See issues section of this report.
1.11 Landscaping and open space	Yes on merit	A minimum of 40% of the site area is to be open space. A minimum of 15% of the site area is to be landscaped area. >40% of site area is open space. >15% of the site is landscaped area.

ISSUES

Setbacks – Double garage (WDCP 2012)
Clauses 1.4 Part C1 in the WDCP 2012 detail objectives and setback controls for detached dwellings. The modification to relocate the double garage to the site's east side boundary to

Prospect Street and provides a nil setback which fails to comply with the minimum side setback control of 900mm. Despite the numerical non-compliance the nil side setback is supported as the garage will not unreasonably impact on the amenity of surrounding residential properties, does not detract from the streetscape presentation of the site and is consistent with the location of surrounding garages in Prospect Street. Accordingly the non-compliant side setback is supported with regard to the objectives and controls in clause 1.4 of Part C1 in the WDCP 2012.

Streetscape and visual impacts (WDCP 2012)
The modifications to the dwelling and relocation of the double garage are generally considered visually compatible within Prospect Street, reinforcing the streetscape objectives and controls in the DCP. However, to further improve the streetscape presentation of the modified proposal the following general modification condition is recommended:

- The terrace over the garage is to incorporate stepped back perimeter planting beds and the balustrade is to be relocated behind the perimeter planting at the Prospect Street frontage.

Subject to satisfying the above detailed modification the proposal is reasonable with regards to clause 1.5 streetscape and visual impact in Part C1 of the WDCP 2012.

Fencing – Side and rear (WDCP 2012)
Clause 1.6 fencing of Part C1 in the WDCP 2012, details all objective and controls for fencing. The numeric control for side and rear fences is a maximum height of 1.8 metres and the proposed rear and side fence height of 2 metres exceeds the numeric controls.

Although the side and rear fence exceeds the maximum height control, the fencing is considered reasonable as the non-compliance is minor (200mm) and the additional fence height will not result in unreasonable amenity impacts on surrounding residential properties as the site is located south of 1 High Street and as there is an existing garage built to the site's west side boundary. Accordingly, the non-compliant rear and side fence height is reasonable on merit and supported with regards to the objectives and controls in clause 1.6 of Part C1 in the WDCP 2012.

Visual and acoustic privacy (WDCP 2012)
Clause 1.7 Visual and acoustic privacy of Part C1 in the WDCP 2012, details all objectives and controls relevant to windows, openings, elevated external decks and mechanical equipment associated with residential dwellings.

The new and modified windows to the dwelling are all of a domestic scale and at ground floor level. Accordingly, no unreasonable visual or acoustic privacy impacts are expected, the new and modified windows are supported with regards to clause 1.7 of Part C1 in the WDCP 2012.

The elevated timber deck (terrace) at the rear of the dwelling will not unreasonably impact on visual or acoustic privacy of surrounding resident properties as the deck is orientated towards Prospect Street and setback from adjoining properties. The modified timber decking at the rear of the dwelling is supported with regards to visual and acoustic privacy impacts.

The private open space replacing the relocated garage is elevated approximately 600mm above existing natural ground level and the new side and rear fencing proposes a height of 2 metres. The new rear garden area has a finished level of RL 87.71 and the fence has a height of RL 89.540. The fence height is approximately 1.8 m form the new garden and adequate in respect to privacy concerns.

The proposed garage terrace comprises centrally located planter boxes for use as a vegetable garden (kitchen garden) and incorporates extensive perimeter planting to prevent visual and acoustic privacy impacts on surrounding residential allotments. While the terrace will be used as a vegetable garden and not as private open space, the terrace is likely to result in visual and acoustic privacy impacts to surrounding residential properties in particular the private open space of properties on High Street. To protect the visual and acoustic privacy of surrounding properties the following modifications to the terrace are required as general modification conditions:

- The roof top garden / terrace is to be reduced in size to include the southernmost bay / planter bed area only and associated access. The remaining northern portion of the roof is not approved as an accessible garden / terrace and is to be converted to non-trafficable roof;
- The pergola over the terrace to the garage is to be reduced to extend over the trafficable portions of the garage roof only;
- The stairs and landing to the west side of the terrace over the garage are to be deleted; and
- A 1.8 metre high privacy screen constructed from light weight timber battens is to be constructed on the north and west sides of the trafficable portion of the terrace over the garage.

Subject to the terrace incorporating the above detailed modifications, the garage terrace will have reasonable visual and acoustic privacy impacts on surrounding residential properties.

The modifications to the dwelling, relocation of the double garage and associated works are considered reasonable and are supported with regards to clause 1.7 visual and acoustic privacy of Part C1 of the WDCP 2012.

Existing sewer pipe
The relocation of the double garage will impact on an existing sewer pipe. A condition of consent is included which requires the applicant to get written approval from Sydney Water prior to the issue of a Construction Certificate.

2.3 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.4 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.5 SECTION 79C(1)(D) – ANY SUBMISSIONS

The modification application was notified for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development* and four (4) submissions were received. The issues raised in the submissions are summarised and discussed below.

- 1 High Street;
- 3 High Street;
- 7 High Street; and
- 9 High Street.

Issue: Visual and acoustic privacy impacts from terrace of relocated garage
Response: See section 2.2 Issues – Visual and acoustic privacy, of this report.

Issue: Visual privacy impacts from increasing the height of the new rear garden.
Response: See section 2.2 Issues – elevated rear garden, of this report.

Issue: Demolition of existing garage may contain asbestos or other hazardous material.
Response: All standard conditions of consent are imposed regarding the safe and proper removal of asbestos or other hazardous materials from the site.

Issue: Excessive garage size.
Response: See section 2.2 Issues – Vehicular access and parking, of this report.

Issue: Impact on existing sewer vent.
Response: A condition of consent is included requiring the applicant to liaise with the relevant authority regarding works to or relocating the existing sewer vent.

Issue: Noise impacts from timber decking off the rear of the dwelling.
Response: No visual or acoustic privacy impacts are expected from the timber decking off the rear of the dwelling as the decking fronts Prospect Street and is generously setback from surrounding residential properties.

Issue: Request that if Council approves the terrace over the garage a requirement be made that the applicant must provide more permanent screening rather than relying on landscaping for privacy.
Response: See section 2.2 Issues – Visual and acoustic privacy, of this report.

2.6 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The proposal was internally referred to Council's Heritage Advisor, who indicated that the modifications are generally supported with regards to the heritage significance of the dwelling and impact on the Bronte Road and Prospect Street streetscape. The full comments from Councils Heritage Architect are detailed below:

> ***Site Description***
> *A single storey Late Victorian residence occupies the site.*
>
> ***Current Status***
> *The existing building is listed as an item of heritage significance in Waverley LEP 1996 – Schedule 5. The building is adjacent to a residence also listed as of heritage significance. The existing residence retains cohesiveness with the adjacent residence in terms of style, history and streetscape contribution. The residence at 350 Bronte Road has an existing iron picket palisade fence to Bronte Road and timber picket fencing to Prospect Street.*
>
> ***Proposed Development***
> *The application proposes amendments to recently approved alterations and additions to the rear areas of the residence. Amendments include realignment of the new east facing gable end to the north, location of the double garage to the side Prospect Street boundary [] and provision of a rooftop garden above the garage linked to the approved terrace to the rear of the residence. Alterations to the original residence include the previously approved and the inclusion of a dressing room off the front south western bedroom.*
>
> ***Comments***
> *Original fabric removed is of limited extent, with replacement fabric cohesive and or closely matched to existing detail and finish. Changes to the front garden and new landscaping to the rear, serve to rationalise site entry. The works retain evidence of the previous entry from Bronte Road. Planting to the front yard is considered a substantial improvement on the existing degraded and poorly altered landscaping.*
>
> *The proposed works generally retain the cohesion of new and existing fabric provided in the previous approval. The increased height and raised deck over the Prospect Street facing garage raises issues of bulk and scale which should be addressed in detailing. On the garage roof, stepping of perimeter planter beds and setback of the balustrade behind peripheral planting would assist in lessening the impact of the deck.*
>
> ***Recommendations***
> *It is recommended that the new garage roof include stepped back perimeter planter beds and relocation of the balustrade behind the perimeter planting.*

The application was internally referred to Council's Technical Services Division, who considered the application satisfactory subject to conditions. The recommended conditions are attached to this report.

4. SUMMARY

The modifications to the dwelling, relocation of the double garage and associated works are generally compliant with the WLEP 2012 and WDCP 2010. Subject to the proposal being amended in accordance with the general modification conditions, the application is considered reasonable and supported. The application is referred to the panel given the objections to the terrace over the garage.

The application is recommended for approval.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A and B:

Report Prepared by:	**Application Reviewed by:**
Andrew Connor **Assessment Planner**	Philip Bull **Area Manager – South** **(Reviewed and agreed on behalf of the Development and Building Unit)**
Date: 26 November 2013	**Date: 26 November 2013**

APPENDIX A – CONDITIONS OF CONSENT

A. Amended Condition

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Drawing No. DA01, Issue No. 1, prepared by David Haertsch Architect, dated July 21, 2013, and received by Council on 12 August 2013;

(b) BASIX Certificate; and

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2010.

Except where amended by the following conditions of consent.

B. New Condition

41. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) The terrace over the garage is to incorporate stepped back perimeter planting beds and the balustrade is to be relocated behind the perimeter planting at the Prospect Street frontage;

(b) The roof top garden / terrace is to be reduced in size to include the southernmost bay / planter bed area only and associated access. The remaining northern portion of the roof top garden / terrace is not approved as accessible garden / terrace and is to be converted to a non-trafficable roof;

(c) The pergola over the terrace to the garage is to be reduced to extend over the trafficable portions of the garage roof only;

(d) The stairs and landing to the west side of the terrace over the garage are to be deleted; and

(e) A 1.8 metre high privacy screen (above the finished floor level of the garage roof terrace) is to be provided to the north and west side (up to the stair) of the trafficable portion of the terrace over the garage. The privacy screen is to prevent direct overlooking to neighbouring rear yards and the rear of dwellings on High Street.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

42. IMPACT ON EXISTING SEWER VENT AND PIPE

Prior to the issues of a Construction Certificate written consent is to be obtained from Sydney Water confirming any works to the existing sewer vent pipe.

APPENDIX B – FULL SET OF CONDITIONS

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Drawing No. DA01, Issue No. 1, prepared by David Haertsch Architect, dated July 21, 2013, and received by Council on 12 August 2013;

(b) BASIX Certificate; and

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2010.

Except where amended by the following conditions of consent.

2. NEW DEVELOPMENT APPLICATION REQUIRED

This consent is for alterations and additions to the existing building only and should during the course of certification or construction a significant amount of the remaining fabric of the building be removed, a new development application will be required and need to comply with the relevant planning controls including BASIX.

3. USE OF DWELLING

The premises are to be used only as a single unit dwelling house.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

4. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

(1) Where the total development cost is less than $500,000:
"Waverley Council Cost Summary Report"; or,

(2) Where the total development cost is $500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from: www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than $100,000.

(c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at $100,000 or less will be exempt from the levy.
- A development valued at $100,001 - $200,000 will attract a levy of 0.5%.
- A development valued at $200,001 or more will attract a levy of 1% based on the full cost of the development.

5. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of $5,000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

6. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing $25,000 or more.

7. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
(b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
(c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

8. HERITAGE DEED OF AGREEMENT

(a) The owner(s) of the premises shall enter into and execute a Deed of Agreement with Council to ensure that the 'approved heritage works' to the Victorian style residence located at 350 Bronte Road, Bronte are completed before or concurrently with any other approved work on the site. The Deed of Agreement shall ensure that:
(b) A Strata or Subdivision Plan for the site and/or the Occupancy Certificate is not released prior to the completion of the '*approved heritage works*';
(c) Future owner(s) of the site will be bound by the terms of the Deed of Agreement; and
(d) The owner(s) of the land must prepare and execute the Deed of Agreement prior to the issue of a Construction Certificate for any part of the development. The cost of the preparation and registration of all legal and associated expenses is to be met by the owner(s) or applicant.

9. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

10. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

11. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2010 - Part G4 prior to the issue of a Construction Certificate.

12. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

13. ENGINEERING DETAILS - CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer, certifying the adequacy of the existing building structure to carry the extra load of the proposed additions is to be provided to Council or the Accredited Certifier prior to the issue of a Construction Certificate.

14. MATERIALS AND FINISHES FOR HERITAGE BUILDINGS

Samples of external materials and finishes shall be submitted to Council for approval. In this regard, materials and finishes are to be restricted to the range of heritage colours sympathetic to the historical character of the area with the applicant to confer with Council prior to the preparation of the samples.

15. BASIX

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and cannot be modified under Section 96 of the *Environmental Planning and Assessment Act 1979.*

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

16. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

(a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or
(b) the name and permit number of the owner/builder who intends to do the work; and
(c) any change to these arrangements for doing of the work.

17. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal

Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

18. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

19. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

(a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;

(b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and

(c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

20. NO USE OF ORGANOCHLORIN PESTICIDES

The use of organochlorin pesticides as termite barriers in new development is prohibited pursuant to Council Policy. Only physical barriers are to be used for termite control. The building shall comply with Australian Standard 3660: Protection of building from subterranean termites - prevention, detection and treatment of infestation.

21. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

(a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
(b) confirm that no asbestos products are present on the subject land; or
(c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);
(d) describe the method of demolition;
(e) describe the precautions to be employed to minimise any dust nuisance; and

(f) describe the disposal methods for hazardous materials.

22. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

23. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

24. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

25. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

26. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

27. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

(a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;

(b) Sundays and public holidays; and

(c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

28. NOISE FROM BUILDING WORKS - RESTRICTED ACTIVITIES

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:
1. Times identified by the community when they are less sensitive to noise
2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

29. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

30. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (DWELLING HOUSES CLASS 1 AND 10

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 1 and 10 building:
(a) at the commencement of building work;
(b) after excavation for, and prior to the placement of, any footings;
(c) prior to pouring any in-situ reinforced concrete building element;
(d) prior to covering of the framework for any floor, roof or other building element;
(e) prior to covering any waterproofing in any wet areas;
(f) prior to covering any stormwater drainage connections; and
(g) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

(a) sediment control measures prior to the commencement of building work;
(b) foundation material prior to undertaking building work;
(c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
(d) steel reinforcement, prior to pouring concrete;
(e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;
(f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and
(g) swimming pool fencing prior to filling the pool.

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

31. IN-SINK WASTE DISPOSAL SYSTEMS

The installation of in-sink waste disposal systems is prohibited.

32. ENCROACH BEYOND THE BOUNDARIES

No portion of the proposed building including the footings and roof eaves, to encroach beyond the boundaries of the subject property.

33. WATER PROOFING

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

34. HOT TAP WATER SCALDING

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

35. SMOKE ALARM SYSTEM

A smoke alarm system is to be installed within the building in accordance with the requirements of the Building Code of Australia.

36. EXISTING VEHICLE CROSSING IS TO BE MODIFIED

The existing vehicle crossing is to be modified to provide access to the double garage. A separate application is required for the modified vehicle crossing, with all work to be carried out with the approval of and in accordance with the requirements of Council.

37. VEHICULAR ACCESS - FINISHED LEVEL

The finished level at the property boundary on **both** sides of the vehicle crossing is to match the level of the existing concrete footpath.

38. WORK OUTSIDE PROPERTY BOUNDARY

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

39. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

40. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

41. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) The terrace over the garage is to incorporate stepped back perimeter planting beds and the balustrade is to be relocated behind the perimeter planting at the Prospect Street frontage;

(b) The roof top garden / terrace is to be reduced in size to include the southernmost bay / planter bed area only and associated access. The remaining northern portion of the roof top garden / terrace is not approved as accessible garden / terrace and is to be converted to a non-trafficable roof;

(c) The pergola over the terrace to the garage is to be reduced to extend over the trafficable portions of the garage roof only;

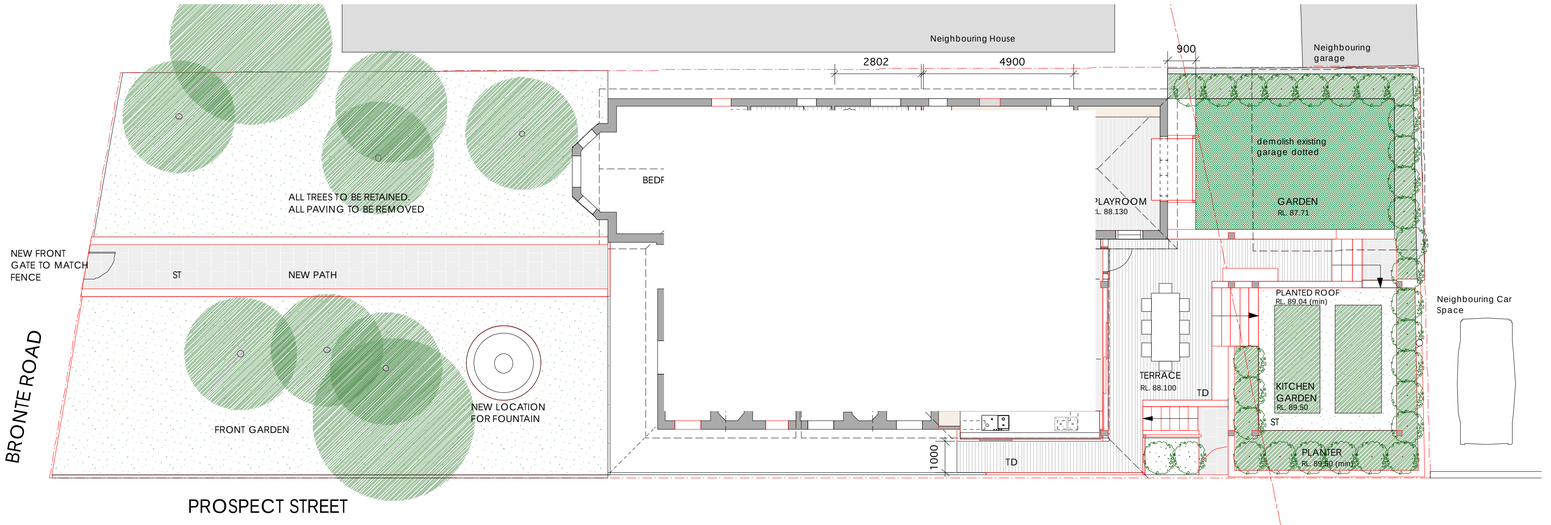
(d) The stairs and landing to the west side of the terrace over the garage are to be deleted; and

(e) A 1.8 metre high privacy screen (above the finished floor level of the garage roof terrace) is to be provided to the north and west side (up to the stair) of the trafficable portion of the terrace over the garage. The privacy screen is to prevent direct overlooking to neighbouring rear yards and the rear of dwellings on High Street.

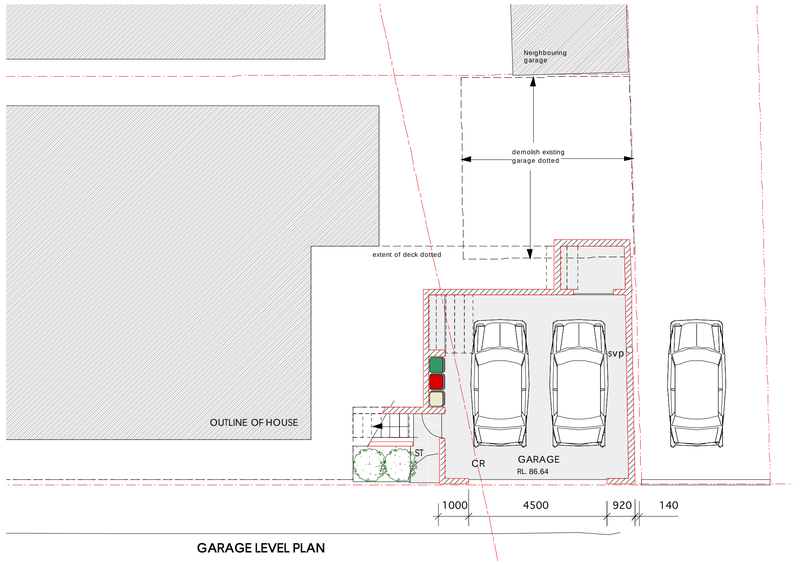
The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

42. IMPACT ON EXISTING SEWER VENT PIPE

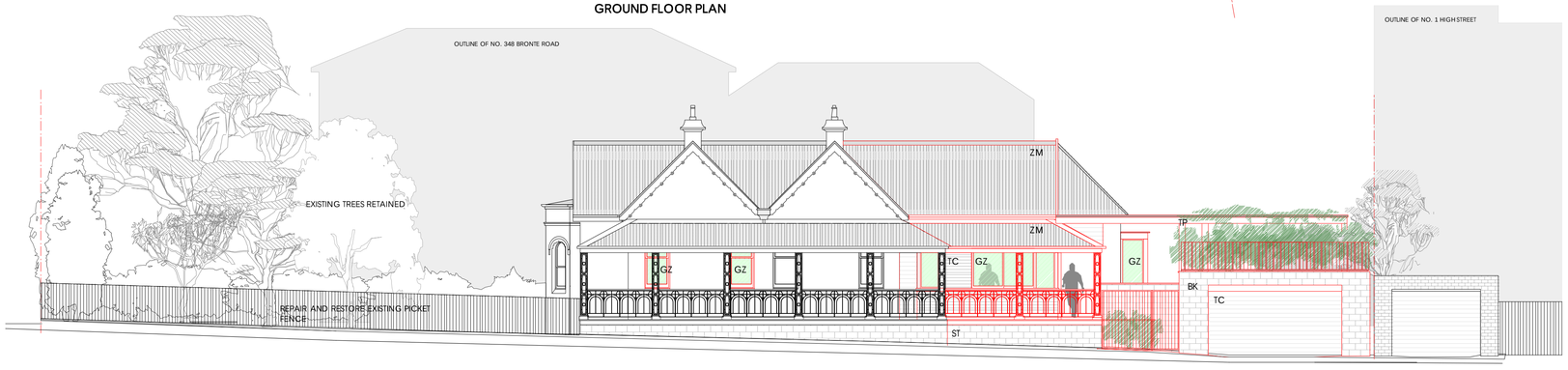
Prior to the issues of a Construction Certificate written consent is to be obtained from Sydney Water confirming any works to the existing sewer vent pipe.



GROUND FLOOR PLAN



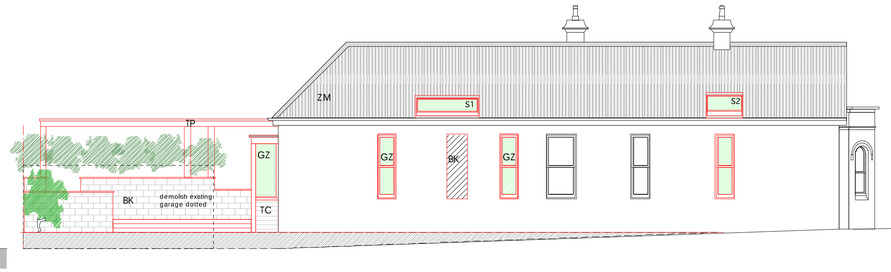
GARAGE LEVEL PLAN



EASTERN (PROSPECT STREET) ELEVATION

NORTHERN ELEVATION

SOUTHERN (BRONTE ROAD) ELEVATION



WESTERN ELEVATION

BASIX COMMITMENTS

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
external wall: other/undecided	R1.70 (including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Hot water

The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005) or Za.

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

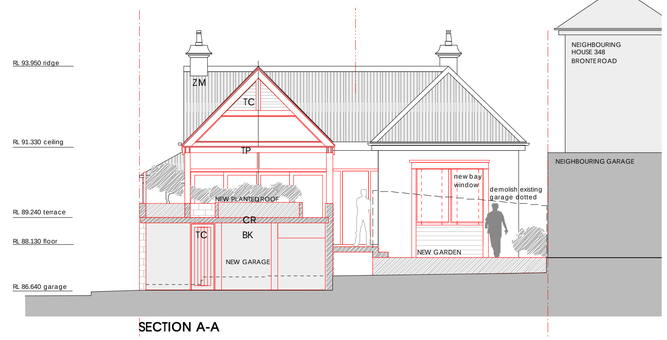
The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.3	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	1.3	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	1.3	no shading	timber, low-E internal/argon fill/clear external, (or

REAR FENCE ELEVATION



SECTION A-A

Comply with relevant Authorities requirements
Comply with the Building Code of Australia
Comply with all relevant Australian Standards

LEGEND

BK	Rendered Masonry
CR	Concrete
GZ	New timber framed windows and doors
ST	Sandstone
TC	Timber Cladding
TD	Timber Decking
TP	Timber-framed Pergola /Vergola
ZM	Customorb Colorbond Zincalume Steel Roofing

ISSUE AND AMENDMENTS

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- Dimensions in millimetres.
- Confirm all dimensions on site prior to commencing work.
- Use figured dimensions only.
- Do not scale.
- If discrepency exists notify architect.
- If in doubt ask.

DRAWN:

CHECKED:

PROPOSED ALTERATIONS

350 BRONTE ROAD WAVERLEY

for REBECCA MASSEY and LEON MONACO

DWG NO	ISSUE NO	TITLE	SCALE	DATE
DA01	1	SKETCH PLANS	1 : 100	JULY 31, 2013

DAVID HAERTSCH ARCHITECT
Level 5 68-72 Wentworth Ave Surry Hills Tel: 9211 6275 Fax: 9281 3171

Application number	**DA-267/2013**
Site address	11 Busby Parade, Bronte
Proposal	Additional storey and alterations to existing dwelling
Date of lodgement	27 June 2013
Owner	Danielle & David Whittle
Applicant	Mark Swain
Submissions	Four (4) submissions
Issues	Height, deck, streetscape and privacy
Recommendation	That the application be **APPROVED (DEFERRED COMMENCEMENT)** subject to conditions

Site Map

SITE AND SURROUNDING LOCALITY

The subject site is rectangular in shape and falls from the front to the rear, to approximately 10m, being Clifton Lane. The site contains an approximate area of 418m^2.

The site is occupied by a part one (1) and part two (2) storey detached dwelling house with tile roof. At the rear of the dwelling is a swimming pool area and a double garage with access directly off Clifton Lane. The subject site is adjoined by a detached sandstone two storey dwelling with tile pitched roof on the eastern side at no. 13 Busby Parade.

The locality is occupied by an eclectic mix of dwellings and semi detached dwellings across the street. A heritage item is located in close proximity to the east at no. 15-17 Busby Parade, which is a part 2 and part 3 late 19th century residence. Dwellings in this location enjoy ocean view to the east (side) and headland view to the south (rear).

The subject site is not a heritage item, however is within the Busby Parade Heritage Conservation Area in the Waverley LEP 2012.

Figure 1: Subject site as viewed from Busby Parade

Figure 2: View of the rear of subject property

1.1 PROPOSAL

The proposal provides for alterations and additions to the existing part one and part two storey dwelling, including a new additional upper level. The alterations and additions are to remove internal walls and reconfiguration of floor plan layout, new windows, extension of existing ground and below ground deck areas, landscaping works, new side blade walls and an increase of the boundary fence height.

The proposed new additional first floor level is to accommodate 2 bedrooms both with en-suites, study area, void space and balconies at the front and rear of the building.

The alterations and additions seek to rework the existing building's facade in order to provide a more contemporary design character (referencing 1950s / 60s design aesthetics with the use of a concrete cinder block screen element to the street).

RELEVANT HISTORY

DA 176/ 2004 – Approval granted for alterations and additions to existing dwelling on 17/09/2004. A section 96 modification (DA 176/ 2004/A) was also approved on 10 January, 2005 for amendments to deck and south eastern window.

DA 632/ 2010 – A Council's no action letter dated 24 November, 2010 was provided to the applicant for illegal building works carried out at the premises subject to building certification.

PD 5/ 2013 – A preliminary review of similar scheme / design as lodged with this application has been undertaken and the comments regarding the proposal were provided to the

applicant in Council's letter dated 9 April, 2013. Issues were raised regarding height, setbacks, elevated rear balconies, heritage conservation area, privacy and view impacts.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are implemented.

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of plan.
Part 2 Permitted or prohibited development		
Land Use Table	Yes	The site is zoned R2 Low Density Residential. The proposal is consistent with zone objectives and permissible with Council consent.
Part 4 Principle development standards		
4.3 Height of Buildings	**No**	A maximum height of 8.5m is permitted and a maximum height of 6.5m (front) to 9.2m (rear) is proposed. This height non-compliance issue is discussed in detail below in the "issues" section of this report.
4.4 Floor space ratio and 4.4A Exceptions to floor space ratio (site=418m²)	Yes	A maximum FSR of 0.645:1 is permitted (GFA 269.60m²) under Clause 4.4A of the LEP

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
		An FSR of 0.60:1 is proposed (GFA 250.80m²), which comply with the maximum permitted.
4.6 Exceptions to development standards	**No**	The proposal breaches the maximum height control. This height non-compliance issue is discussed in detail below in the "issues" section of this report.
5.10 Heritage Conservation	Yes	The subject site is within Busby Parade Heritage Conservation Area and a heritage impact study has been submitted by the applicant for assessment.

Waverley Development Control Plan (DCP) 2012

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
1. Waste	Yes	The application is accompanied by a SWRMP and the proposal generally complies with all relevant objectives and controls relating to waste removal and management.
2. Energy and water conservation	Yes	The application is accompanied by a BASIX certificate. Accordingly, the application is consistent with all relevant energy and water conservation targets, including those specified in the WDCP 2012.
5. Stormwater management	Yes	A standard condition of consent is recommended requiring the installation of on-site stormwater retention system for stormwater management, which satisfies the requirements of the WDCP 2012. See also the referral section of this report for further discussions of on-site detention systems.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.2 Building Height	**No**	The maximum pitched roof height control of 8.5m applies to the dwelling in Waverley LEP. Also a maximum wall height of 7.5m is applicable in WDCP. The proposal has a maximum height of 9.2m which provides a 700mm variation to the LEP height control.
1.3 Density / Size / Bulk	Yes	The proposal FSR 0.60:1 comply with the maximum FSR 0.645:1 control for the site under the WDCP.
1.4 Setbacks	**No**	The DCP requires setback of 1500mm for 3 storey buildings. The proposed 934mm at the eastern side does not comply with this requirement. The proposal retains the established front and rear building line.
1.5 Streetscape & visual impact	**Yes**	The proposal is visually challenging within the streetscape given the block screen proposed. This issue is discussed further in the "Heritage" and "Referral" section of the report. A suitable contemporary building is acceptable in this streetscape subject to the deferred commencement matters recommended.
1.6 Fences	**No**	The proposal for 2.6m to 4.0m high side fence does not comply with the maximum height 1.8m fence control.
1.7 Visual and acoustic privacy	**No**	See "issues" section of this report for a discussion on decks / balconies and windows.
1.8 Solar access	Yes	The shadow diagrams indicate that surrounding residential buildings and open space will receive the minimum solar access requirements specified in the WDCP 2012. Accordingly, solar impact is considered reasonable and the proposal is supported in this instance.
1.10 Vehicular access and parking	Yes	A maximum of 2 car spaces are allowed. Car spaces are to have dimensions of 5.5m x 2.5m. An existing double garage is located at the rear of site and is to be retained.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.11 Landscaping and open space	Yes	A minimum of 40% of the site area is to be open space (proposed 55%). A minimum of 15% of the site area is to be landscaped area (proposed >15%). Note: The area of deleted lower deck is to be landscaped to provide additional deep soil landscaping to the rear yard (to be attached as a condition)

ISSUES

Heritage – WLEP 2012

The subject site is contained within the Busby Parade Heritage Conservation Area and is occupied by a free standing single storey bungalow residence. The existing building is not considered to be of individual significance to the conservation area, however immediately adjacent to the east are sandstone heritage items residences at nos. 15 & 17 Busby Parade. The extensive alterations and additions seek to rework the existing building's façade in order to provide a more contemporary design character with the use of a concrete cinder block screen element to the street.

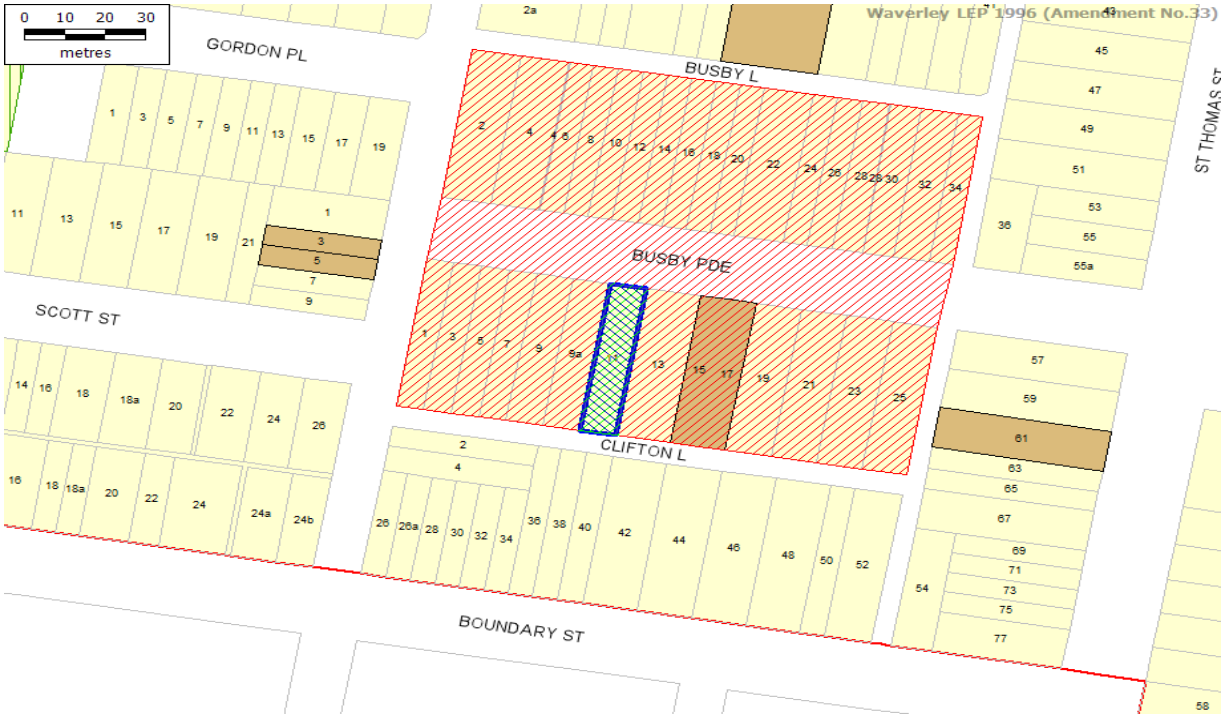


Image : Map of the Busby Parade heritage conservation area

The Busby Parade Conservation Area is not considered to have a consistent architectural character and is in part defined mostly by the sandstone buildings in this street. A high quality contemporary facade would be acceptable in this context.

The massing and form of this reworked elevation is acceptable.

The use of a cinder block screen in the facade is evocative of 1950s/60s architecture and referenced in some structures in this locality and not out-of-place. Nevertheless, to be acceptable such an approach needs to be done well and better reference the masonry character of adjoining sandstone buildings. To achieve this objective deferred commencement consent is recommended requiring some design changes to the facade and satisfactory design details.

Height – WLEP 2012 and WDCP 2012
The proposed dwelling provides a maximum building height of 9.2m which is 700mm in excess of the 8.5m maximum height control under the LEP and DCP.

The application is accompanied by a clause 4.6 Exception to a development standard as required under the provisions of the WLEP 2012. The clause 4.6 exception to development standard seeks to justify the height non-compliance for the following reasons:

- The majority of the building is maintained below the stipulated height limit and the variation to the height control is minor only 700mm (located at the rear north-east corner of the dwelling);
- The height and scale of the development relates to the topography and street character;
- The proposed development reasonably preserve the environmental amenity of neighbouring properties;
- A compliant development, given the minor nature of the departure would serve no significant additional benefit; and,
- The proposed alterations and additions to the dwelling is compatible with the height, bulk and scale of the existing character of the locality.

The height variation is minor 700mm and is only for a small portion of the dwelling situated towards the rear of the site. In addition the height of the dwelling is characteristic of surrounding new and existing detached dwellings and does not result in unreasonable impacts on surrounding residential allotments. Accordingly, requiring stringent compliance with the height development standard is considered unnecessary and the minor height non-compliance is supported.

The application has been assessed having regard to the relevant provisions of the LEP, in particular clause 4.6 and is acceptable for the reasons discussed.

Setbacks
The proposal fails to comply with the minimum 1.5m side setback provisions of the DCP for a three storey dwelling. The proposed new additional upper level sits generally within the footprint of the existing ground floor with an increased setback for part of the rear western side from 0.9m to 1.7m. The proposed side boundary setbacks are considered to be consistent with the existing dwelling on the site and the surrounding dwellings in the locality. The reduced side setback would not impact unreasonably upon surrounding properties and will not detract from the streetscape or obstruct view corridors.

Accordingly the proposal is considered acceptable and the variation to side setback for the new additional level is supported.

Fences
Clause 1.6 of the Waverley DCP details the objectives and controls regarding the design and height limit of fences. The proposal for an increase of 2.6m to 4.0m high side fences to adjoining properties does not comply with the maximum 1.8m height fence control.

However, it is to be noted that part of the existing side fences are generally higher than Council's height control at the rear due to the slope / fall of the subject site.

Concerns are raised that the proposed height increase to the western side fence would impact on the solar access and ocean views currently enjoyed by the adjoining property at no. 9A Busby Parade to the west (side). A site visit was conducted by Council officer at the adjoining property at no. 9A Busby Parade, to ascertain the impact of the development upon solar access and view loss. The image below demonstrates the ocean view loss should the side fence height be increase from the lower ground floor of adjoining dwelling visited.

Image : Ocean view to be impacted from living room of the adjoining property at no. 9A Busby Parade

Clause 1.9 View of Part C1 in the Waverley DCP 2012, outlines the objectives and controls relating the assessment of views and view loss. A view loss inspection revealed that the objector's property has side ocean views obtained across the eastern side boundary of the subject site. It is to be noted that the objector's property also enjoy headland view to the south (rear), which will not be impacted by the proposal.

The side views achieved from the adjoining property to the ocean are significant views from sitting and standing positions from family / living areas of the adjoining dwelling. Considering the solar and view impact of the neighbouring site from the increase in height to the side fence, it is recommended that a condition is to be attached that the proposed height increase to the existing side fence on the western boundary is not approved and is to be deleted, as it would impact on the solar access and ocean view currently enjoyed by adjoining property.

Visual and acoustic privacy
Clause 1.7 - Visual and acoustic privacy of Part C1 in the WDCP 2012, details all objectives and controls relevant to windows, opening and elevated external decks to residential dwellings.

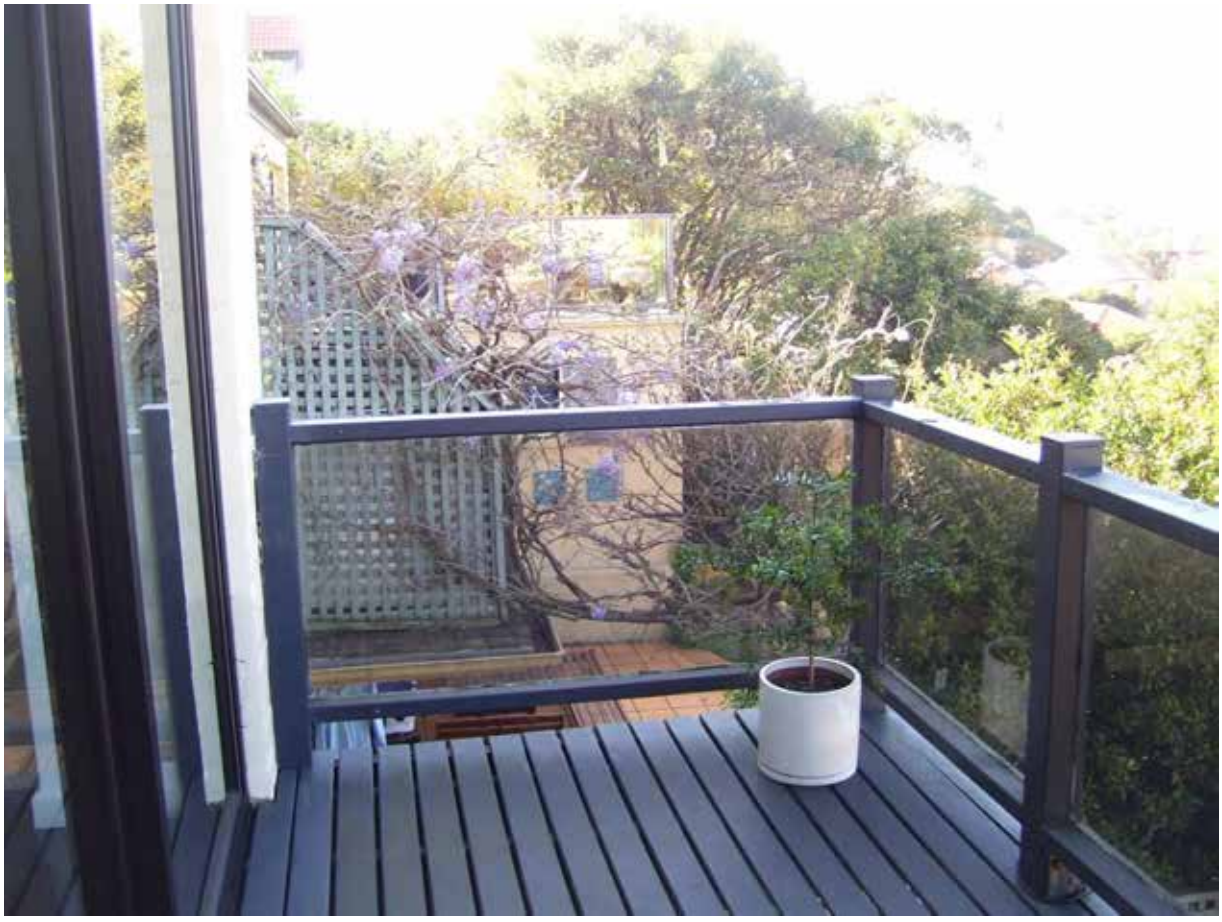


Image : View of existing deck on site and decks at the rear of adjoining properties at nos. 13 & 15 Busby Parade

The application proposed extensions to existing decks at the rear on ground floor level (elevated) and lower ground floor level.

The ground floor level extension is to provide for a larger rear deck to the existing living and dining areas and will have minimal impacts upon surrounding properties given the location of existing deck and similar recent larger deck approval on the adjoining property at no 13 Busby Parade. The existing ground floor deck currently overlooked the rear private open spaces and swimming pools of the surrounding properties and has extensive headland and ocean views to the south. It is to be noted that adjoining dwellings at nos. 15 & 17 Busby Parade have existing large balconies at the rear on the same elevated ground level in order to maximise the views available (this is a characteristic of the locality). In addition, the immediate adjoining property to the east at no. 13 Busby Parade has recently an approval on 16 May 2013 (DA 137/2013) for extension to the middle terrace to a depth of 4.5m and an area of 20 square metres to the rear of the dwelling. The proposed extension to the rear ground floor (elevated) deck on the subject site will be similar and consistent in size to the adjoining recently approved deck, as well as, the surrounding decks and therefore is supported subject to a condition for provision of privacy screens.

The proposed lower ground deck extension is considered to have an appropriate appearance respective to the existing dwelling and the current rear elevation, subject to

some reduction in depth and area. Accordingly, a condition is to be imposed for reduction in depth of the lower ground deck to not project beyond the proposed rear deck alignment of the above at ground floor (maximum depth of 4m), in order to protect the neighbouring views and privacy. The reduced area can also be used to provide for some deep soil plantings to the rear yard.

The proposed first floor rear deck is accessible from a bedroom only and is considered acceptable. Should the application be approved a condition is to be attached requiring a 1.8m high privacy screens to the full depth of the eastern and western rear deck in order to minimise any overlooking to the adjoining properties.

The proposed window opening to the side western elevation (facing south) is for a bathroom only, which is domestic in scale and unlikely to impact on the visual and acoustic privacy of surrounding residential allotments.

The proposed window openings to the side facing east elevation adjacent to the stair at ground and first floor are large and considered excessive. In this regard accordingly, a deferred commencement matter is recommended seeking a suitable reduction to the extent of these windows to address neighbour privacy and reasonableness (windows this large will likely create disputes if and when the neighbour decides do work).

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was notified for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development.*

Four (4) submissions were received, three (3) of which from adjoining properties and one (1) from Bronte Beach Precinct. The issues raised in the submissions are summarised and discussed below.

Property	Location	Summary of Objections
9A Busby Parade	**West**	• **Height** • **Fence** • **Privacy** • **Setbacks** • **Streetscape**
13 Busby Parade	**East**	• **Height** • **Overshadowing** • **Privacy**
38 Boundary Street	**South**	• **Height** • **Bulk**

Property	Location	Summary of Objections
		• **Setbacks** • **Overshadowing** • **Privacy** • **Lack of information**
Bronte Beach Precinct	**-**	• **Height** • **Streetscape** • **Decks / privacy** • **Landscape area**

Issue: *Height, FSR / bulk, fence, setback, privacy and streetscape*
Response: These issues have been discussed in detail previously in this report.

Issue: *Lack of information*
Response: There is adequate information submitted with the application in order to finalise the assessment of the proposed development and complete this report.

Issue: *Landscape area*
Response: The applicant has proposed to terrace the rear landscape areas (deck up to a 10m depth) up to the pool and to elevate this terrace / deck area to the same finish floor level of the lower ground floor of the building (thereby approximately 1.2m higher above the natural ground level). This large deck area is not considered acceptable and will be limited via a consent condition to be reduced to a maximum depth of 4m, thereby in line with the deck above at ground floor, in order to allow for greater landscape planting improvements and to better address Council's privacy requirements under WDCP 2012. In addition, the area of deleted deck is to be landscaped to provide additional deep soil landscaping to the rear yard.

Issue: *Overshadowing*
Response: The shadow impacts are acceptable given the generally compliant nature of the buildings external envelope.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

Technical Services

Council's Technical Services Division indicated that the drawings do not comply with the Waverley DCP 2012 and the Waverley Council's Water Management and Technical Guidelines.

A condition of consent is to be included requiring the submission of amended stormwater plans showing on site detention system and details in accordance with Waverley DCP and Waverley Water Management and Technical Guidelines.

Heritage Architect & Urban Planning Advisor

Council's Heritage officer advised the following comments regarding the proposed works:-

Site description
The site located to the southern side of the street and is occupied by free standing bungalow appearing to be a substantially altered Inter War residence of two levels comprising principle ground floor and lower ground floor set into the rear slope. Immediately adjacent are three sandstone residences the nearest having extensive additions and the next being a semi detached pair in mirror reversed plan form.

Current status
The building is not listed in Waverley LEP 1996 Schedule 5 as an item of heritage significance but is located within the Busby Parade Heritage Conservation Area to which it provides limited contribution mainly in bulk, scale and form.

Proposed development
The application proposes extensive alteration and addition providing lower ground, ground and first floor accommodation. The building has parapeted roofs concealing low pitch metal pan roofs. The street elevation is substantially screened by a concrete [Besser] block screen wall at first floor and vertical timber slats at ground floor.

Comments
At Pre DA Stage it was recommended that substantial increase in modelling of the new works be provided to reduce the bulk and scale of the building within the setting. Whilst amendments have produced some improvement, the building remains uncohesive with the setting and Conservation Area. Issues continuing to cause concern include:

- *The absence of materials relating to the setting characterised by sandstone walls fencing and natural outcrops.*
- *The impact of the first floor besser block screen which emphasises the scale and lack of setback to the first floor - an aspect raised in the Pre DA and still considered unsympathetic to the setting.*
- *The unrelieved side elevations appear to incorporate limited solar protection.*
- *The lack of detailed landscaping or articulation serving to reduce the visual impact of the rear decks and glazed balustrades.*

Recommendations
To maintain cohesion of the proposed works with the setting, Conservation Area and streetscape it is recommended that:

- *The design incorporate sandstone finishes to the street frontage.*
- *The first floor concrete block screen be deleted, reduced or staggered by reduction in the extent of void to the upper floor.*
- *The selection and design of landscape planting be improved to reduce the visual impact of the front and rear elevations.*
- *The extent of glazing to the eastern side elevation be reduced or screened."*

Comment

It is considered that the building is generally well designed; however greater details on external materials are required

The above Heritage Officer's comments are generally reflected in the recommended conditions of consent except for deletion of the block screen. This matter was further discussed with the Heritage Officer and its retention was acceptable in a suitably refined design. Also, its deletion via a condition of consent involved uncertainty and this issue was not considered sufficient grounds for refusal of the application, given the mixed nature of the street and the ability for the design to be suitably refined and improved.

4. SUMMARY

The proposal provides for a first floor addition, ground and lower ground floor deck extensions to an existing dwelling, which is located within the Busby Parade Heritage Conservation Area. The existing dwelling is not considered to be of individual significance to the Conservation Area and the principle of a contemporary street facade and an altered dwelling to the bulk and scale proposed is considered acceptable. Nevertheless, greater detail and design resolution of the street facade is required and deferred commencement consent in this respect is recommended given the heritage status of the locality.

The ground floor level extension is to provide for a larger rear deck to existing living and dining areas that will have minimal impacts upon surrounding properties given the location of existing deck and similar recent larger deck approval on the adjoining property at no 13 Busby Parade. The proposed lower ground deck extension is considered to be extensively large and accordingly, a condition is to be imposed for reduction in depth and area that deck to not project beyond the proposed rear deck alignment proposed at the above ground floor (maximum depth of 4m), in order to protect the neighbouring privacy. The first floor rear deck is accessible from a bedroom only and is considered acceptable subject to privacy screen (addressed via condition of consent). The extensive windows to the east side elevation also need to be reduced considerably to address neighbour privacy concerns.

The first floor addition is to provide additional bedrooms which will exceed the maximum height permitted by the LEP, however it is to be noted that the majority of the building is maintained below the stipulated height limit and the variation to the height is minor (to the rear south –west corner only).

Submissions from three adjoining properties and the Bronte Beach Precinct were received relating to height, deck, streetscape, privacy and etc.

5. DETERMINATION – DELEGATED AUTHORITY

That the Development Application is **APPROVED (DEFERRED COMMENCEMENT)** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	**Application Reviewed by:**
Idaly Yap **Senior Assessment Officer**	Philip Bull **Area Manager – South** **(Reviewed and agreed on behalf of the Development and Building Unit by Arif Faruqi and Philip Bull)**
Date: 11 November 2013	**Date: 26 November 2013**

APPENDIX A – DEFERRED COMMENCEMENT / CONDITIONS OF CONSENT

That deferred commencement consent is granted, subject to satisfaction of the following matters:-

- Facade details of the front facade and its side returns and front fencing (at a minimum scale of 1:50) are to be provided detailing materials, finishes and junctions between differing materials to the satisfaction of Council's Heritage Architect.

- In regard to the above, the timber slat element to the ground floor facade is to be deleted and is to be up-graded to a higher quality masonry or sandstone finish, and external stone finishes used within the front facade are to be block work reflecting the finish and design of adjoining sandstone buildings (not a clad wall).

- The extent of the proposed glazing to the eastern side elevation windows adjacent to the new stair at the ground and first floor is not approved and is to be reduced by a minimum of 50% to provide highlight windows with a minimum sill height of 1.5m above the floor / stair level or vertically proportioned slot windows offset to neighbour windows, in order to minimise overlooking to the adjoining properties. The location of proposed and adjoining windows is to be confirmed via survey.

On satisfaction of the above matters the following conditions of consent are to apply.

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Drawing nos. 1.01 to 1.05 and 2.01 to 2.07, prepared by Geoform Design Architects, dated March 13, and received by Council on 27 June 2013**;**

(b) BASIX Certificate; and

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2010.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) The proposed rear elevated basement / lower ground floor deck is to be reduced in depth and area so as to not project beyond the proposed new deck rear alignment at ground floor (above) with a maximum depth of 4.0m, in order to allow for greater landscape planting improvements and to better address Council's privacy

requirements under WDCP 2012. The area of deleted deck is to be landscaped to provide additional deep soil landscaping to the rear yard.

(b) The proposed height increase to the existing side fence on the western boundary is not approved and is to be deleted, as it would impact on the solar access and ocean view currently enjoyed by adjoining property at no. 9A Busby Parade and to better address Council's fence requirements under WDCP 2012.

(c) A 1.8m high lattice privacy screen (or the like) is to be provided to the full depth of the eastern and western rear deck / balcony at the ground and first floor level, in order to maintain the privacy of the adjoining properties.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

3. USE OF DWELLING

The premises are to be used only as a single unit dwelling house.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

4. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

(1) Where the total development cost is less than $500,000:
"Waverley Council Cost Summary Report"; or,

(2) Where the total development cost is $500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from: www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than $100,000.

(c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at $100,000 or less will be exempt from the levy.
- A development valued at $100,001 - $200,000 will attract a levy of 0.5%.
- A development valued at $200,001 or more will attract a levy of 1% based on the full cost of the development.

5. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of $7,000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.
This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

6. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing $25,000 or more.

7. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
(b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
(c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

8. HOARDING REQUIRED

If required a standard hoarding designed and constructed in accordance with the requirements of the Work Cover Authority is to being erected on the street alignments of the property, prior to the commencement of building operations, and such hoardings to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

9. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

10. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

11. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2012 prior to the issue of a Construction Certificate.

NOTE: The drawings by Geo form design architects, job number 1200 dated February 2013 have been checked and are considered **not** satisfactory with the storm water details. The drawings do not comply with the Waverley Development Control Plan and the Water Management Technical Guidelines.

12. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

13. ENGINEERING DETAILS - CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer, certifying the adequacy of the existing building structure to carry the extra load of the proposed additions is to be provided to Council or the Accredited Certifier prior to the issue of a Construction Certificate.

14. FENCE NOT TO ENCROACH BEYOND BOUNDARIES

No portion of the proposed fence, including the footings, is to encroach beyond the boundaries of the subject property. Alternatively, documentary evidence that the owner of the adjoining property has no objection to the construction of the party fence wall on the common boundary between these properties is to be submitted to Council prior to the issue of a Construction Certificate.

15. ROOFWATER GUTTERING

All new or replacement roof guttering is to comply with the requirements of the Building Code of Australia and Australian Standard AS 3500 *Plumbing & Drainage Standards* to ensure that collected roof water does not flow back into the building.

16. BASIX

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and cannot be modified under Section 96 of the *Environmental Planning and Assessment Act 1979.*

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

17. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

(a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or

(b) the name and permit number of the owner/builder who intends to do the work; and

(c) any change to these arrangements for doing of the work.

18. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

19. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

20. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

21. EXCAVATION BELOW FOOTINGS

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

(a) preserve and protect the building from damage; and

(b) if necessary, must underpin and support the building in an approved manner; and

(c) must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

22. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

(a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;

(b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and

(c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

23. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

(a) outline the identification of any hazardous materials, including surfaces coated with lead paint;

(b) confirm that no asbestos products are present on the subject land; or

(c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);

(d) describe the method of demolition;

(e) describe the precautions to be employed to minimise any dust nuisance; and

(f) describe the disposal methods for hazardous materials.

24. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

25. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

26. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

27. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

28. TEMPORARY DIVERSION OF ROOF WATERS

Stormwater from roof areas shall be linked via a temporary downpipe to Council's stormwater system immediately after completion of the roof area. Inspection of the building frame will not occur until this is completed.

29. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

30. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

(a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;

(b) Sundays and public holidays; and

(c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

31. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

32. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (DWELLING HOUSES CLASS 1 AND 10

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 1 and 10 building:
(a) at the commencement of building work;
(b) after excavation for, and prior to the placement of, any footings;
(c) prior to pouring any in-situ reinforced concrete building element;
(d) prior to covering of the framework for any floor, roof or other building element;
(e) prior to covering any waterproofing in any wet areas;
(f) prior to covering any stormwater drainage connections; and
(g) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

(a) sediment control measures prior to the commencement of building work;
(b) foundation material prior to undertaking building work;
(c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
(d) steel reinforcement, prior to pouring concrete;
(e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns; and
(f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls).

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

33. CERTIFICATE OF SURVEY - LEVELS

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

34. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the actual situation of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

35. IN-SINK WASTE DISPOSAL SYSTEMS

The installation of in-sink waste disposal systems is prohibited.

36. ENCROACH BEYOND THE BOUNDARIES

No portion of the approved building works including the footings and roof eaves, to encroach beyond the boundaries of the subject property.

37. WATER PROOFING

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

38. HOT TAP WATER SCALDING

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

39. SMOKE ALARM SYSTEM

A smoke alarm system is to be installed within the building in accordance with the requirements of the Building Code of Australia.

40. SERVICE PIPES

All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes shall be concealed within the building. Plumbing other than stormwater downpipes shall not be attached to the external surfaces of the building.

41. EXTERNAL SANDSTONE

The external sandstone shall be constructed using appropriate trades skilled in traditional block work construction.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

42. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

43. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

L.G.A. WAVERLEY

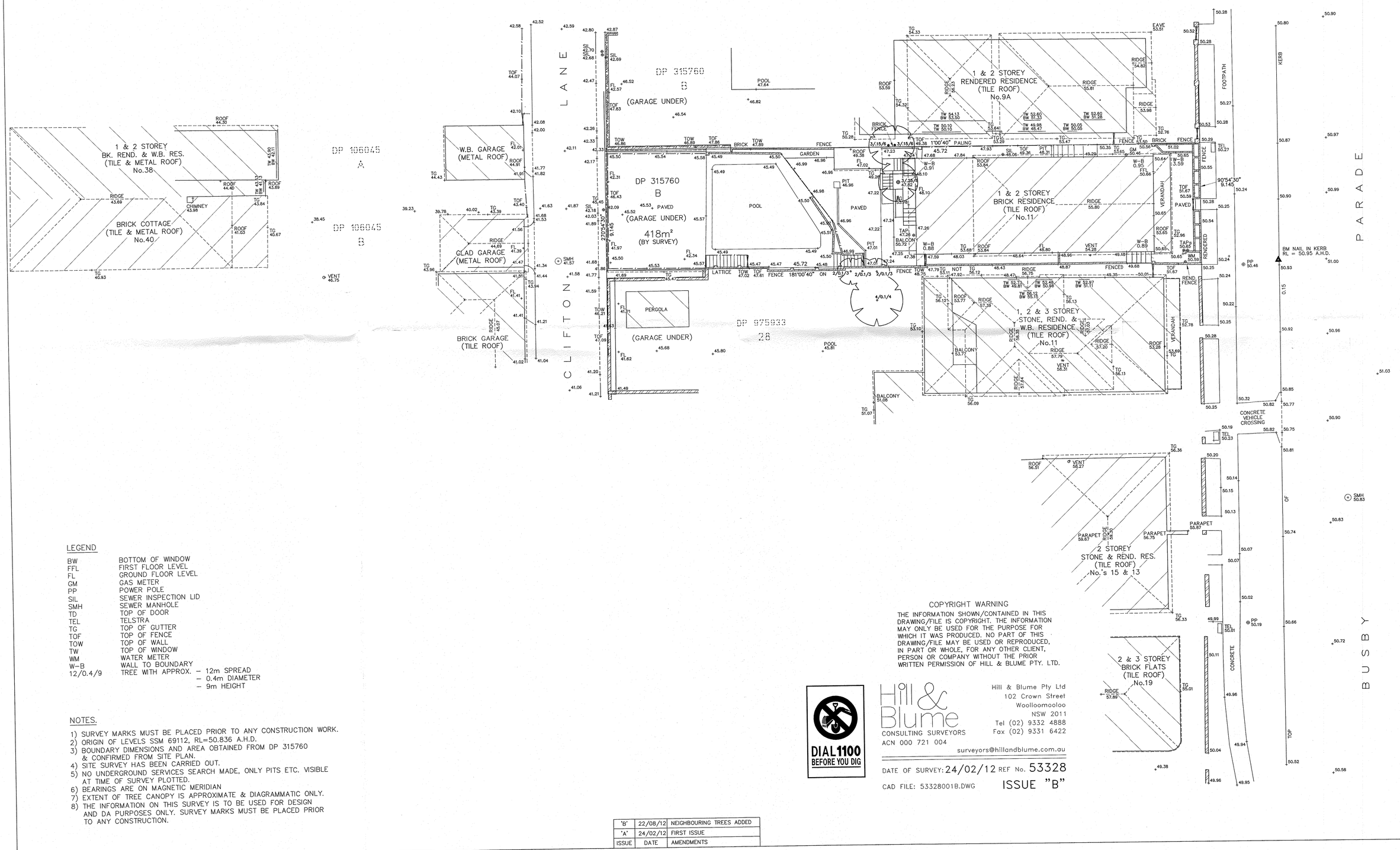
SITE SURVEY

SHOWING SELECTED LEVELS AND DETAIL OVER
LOT C IN DP 315760 BEING No.11 BUSBY PARADE, BRONTE

DATUM : A.H.D.

0 1 2 3 4 5 10

PLOT SCALE 1 : 100 ON A0 SHEET



LEGEND

BW	BOTTOM OF WINDOW
FFL	FIRST FLOOR LEVEL
FL	GROUND FLOOR LEVEL
GM	GAS METER
PP	POWER POLE
SIL	SEWER INSPECTION LID
SMH	SEWER MANHOLE
TD	TOP OF DOOR
TEL	TELSTRA
TG	TOP OF GUTTER
TOF	TOP OF FENCE
TOW	TOP OF WALL
TW	TOP OF WINDOW
WM	WATER METER
W-B	WALL TO BOUNDARY
12/0.4/9	TREE WITH APPROX. – 12m SPREAD – 0.4m DIAMETER – 9m HEIGHT

NOTES.

1) SURVEY MARKS MUST BE PLACED PRIOR TO ANY CONSTRUCTION WORK.
2) ORIGIN OF LEVELS SSM 69112, RL=50.836 A.H.D.
3) BOUNDARY DIMENSIONS AND AREA OBTAINED FROM DP 315760 & CONFIRMED FROM SITE PLAN.
4) SITE SURVEY HAS BEEN CARRIED OUT.
5) NO UNDERGROUND SERVICES SEARCH MADE, ONLY PITS ETC. VISIBLE AT TIME OF SURVEY PLOTTED.
6) BEARINGS ARE ON MAGNETIC MERIDIAN
7) EXTENT OF TREE CANOPY IS APPROXIMATE & DIAGRAMMATIC ONLY.
8) THE INFORMATION ON THIS SURVEY IS TO BE USED FOR DESIGN AND DA PURPOSES ONLY. SURVEY MARKS MUST BE PLACED PRIOR TO ANY CONSTRUCTION.

ISSUE	DATE	AMENDMENTS
'B'	22/08/12	NEIGHBOURING TREES ADDED
'A'	24/02/12	FIRST ISSUE

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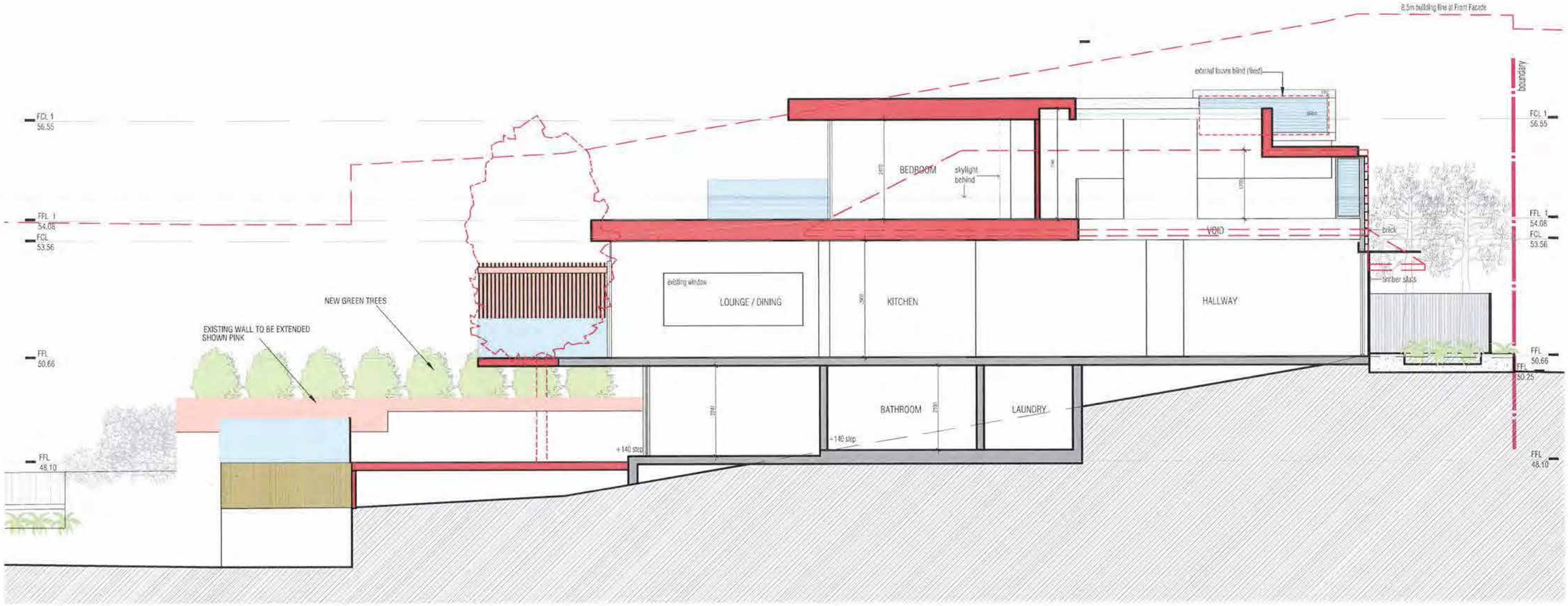
Hill & Blume
CONSULTING SURVEYORS
ACN 000 721 004

Hill & Blume Pty Ltd
102 Crown Street
Woolloomooloo
NSW 2011
Tel (02) 9332 4888
Fax (02) 9331 6422
surveyors@hillandblume.com.au

DATE OF SURVEY: 24/02/12 REF No. 53328

CAD FILE: 53328001B.DWG ISSUE "B"



BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
- Generic single clear glazing in aluminium frames or equiv. for all new windows & glazed doors (Uw 7.63, SHGCw 0.75)
- External louvres to study east, stair east above first floor level and highlight windows of bed 2
- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

ADDITIONS & ALTERATIONS— Whittle House 11 Busby rd, Bronte NSW

geoformdesignarchitects ©

suite 145-H 780 bourke street moore park nsw 2016

T : : 9699 4499 F : : 9699 4599
E : : architecture@geoform.com.au
W : : www.geoform.com.au

issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **section a**

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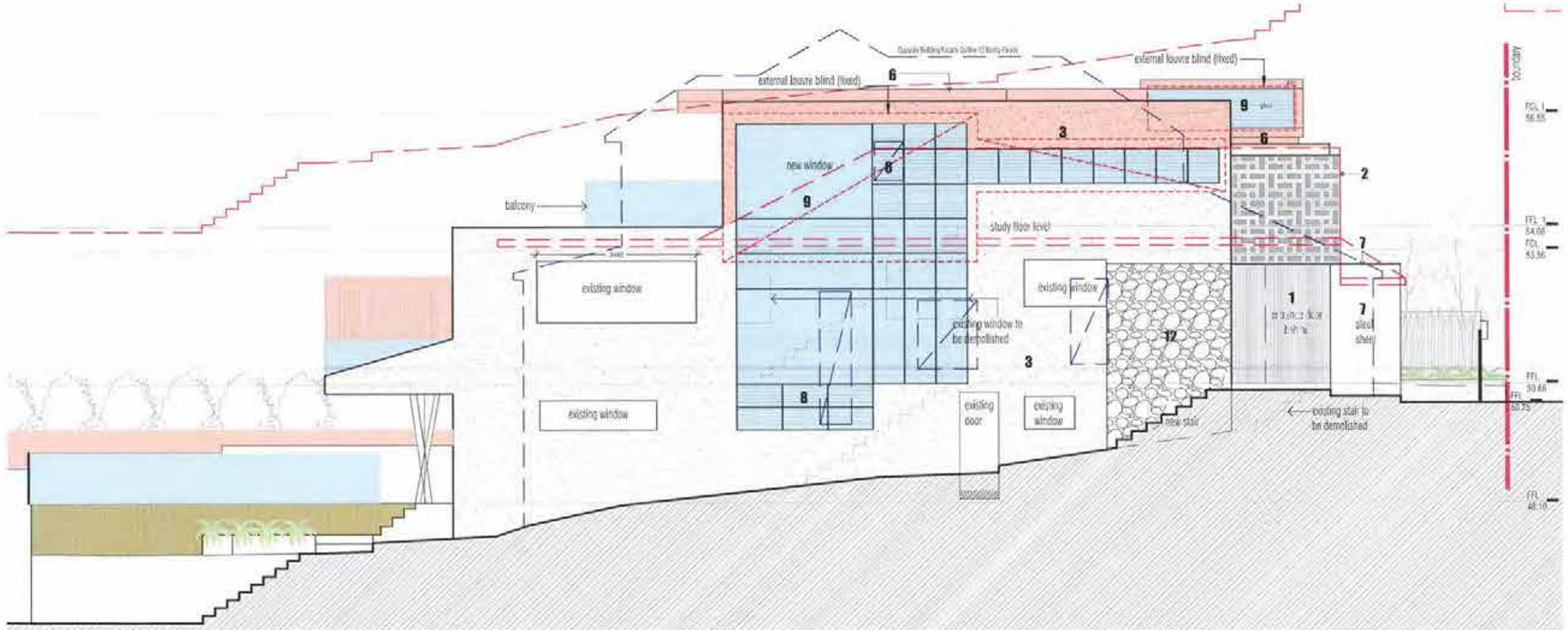
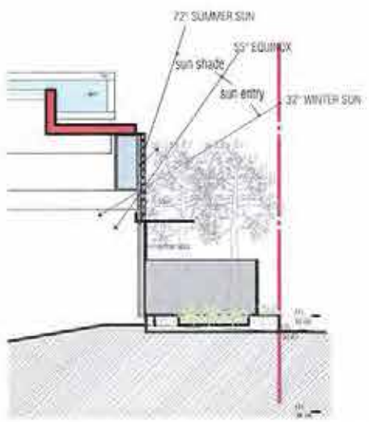
drawing number : : 2.05

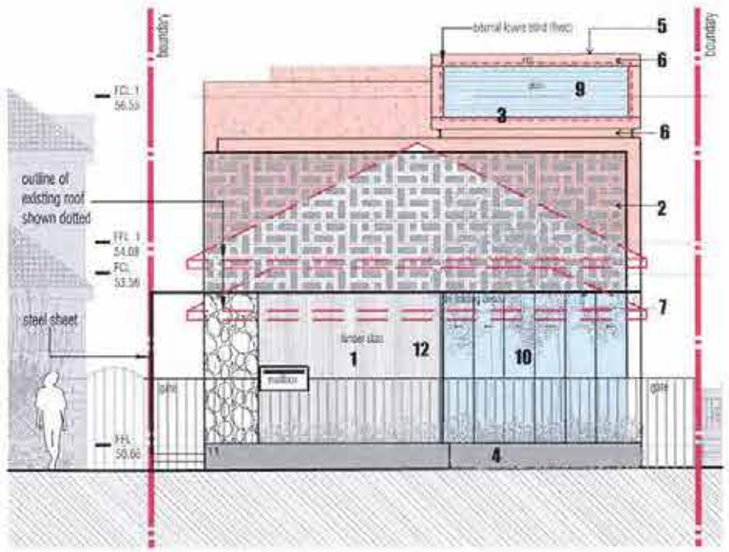
issue : : b



east elevation



section



north elevation

external wall finish schedule

number	specification
1	Timber Slats Colour: Finish:
2	Masonry Block Screen custom-made charcoal stained - Besser blocks pattern as shown.
3	Render over masonry wall Paint finish: white- TBC
4	concrete plinth natural finish Finish: TBC
5	Steel Roof
6	Steel Fascia
7	10-12mm Steel sheet
8	Louvered window
9	Fixed Glass
10	Glass bi-folding doors
11	Glass sliding doors
12	Sand Stone finish
13	Timber Screen

BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
- Generic single clear glazing in aluminium frames or equiv. for all new windows & glazed doors (Uw 7.63, SHGCw 0.75)
- External louvres to study east, stair east above first floor level and highlight windows of bed 2
- Skylights to be glazed with low-e glass or equiv (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

ADDITIONS & ALTERATIONS– Whittle House 11 Busby rd,Bronte NSW

title :: **external wall finishes**

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suite 145-H 780 bourke street moore park nsw 2016

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issue	date	amendment
a	15.02.13	pre DA
b	21.03.13	DA

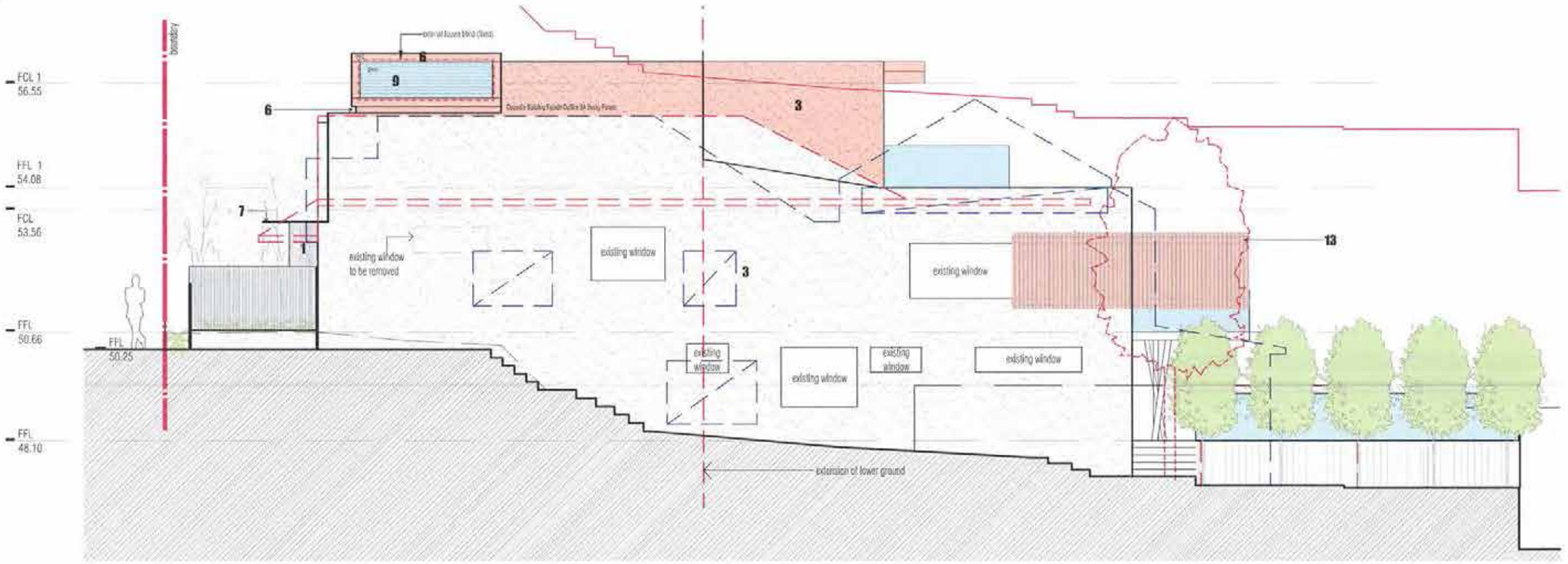
0 1 2 3 4 5 10m

job # :: 1200
scale :: 1:50 @ A3
date :: march 2013

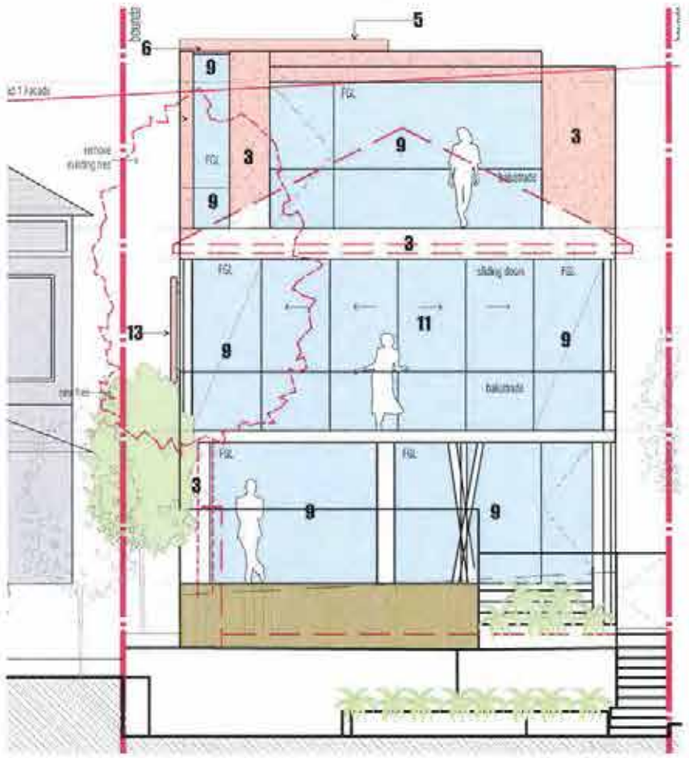
drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. if in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number :: 2.06

issue :: b



west elevation



south elevation

external wall finish schedule

number	specification
1	Timber Slats Colour: Finish:
2	Masonry Block Screen custom-made charcoal stained- Besser blocks pattern as shown.
3	Render over masonry wall Paint finish: white- TBC
4	concrete plinth natural finish Finish: TBC
5	Steel Roof
6	Steel Fascia
7	10-12mm Steel sheet
8	Louvered window
9	Fixed Glass
10	Glass bi-folding doors
11	Glass sliding doors
12	Sand Stone finish
13	Timber Screen

BASIX COMMITMENT

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- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
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- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

House 11 Busby rd.Bronte NSW

ADDITIONS & ALTERATIONS— Whittle

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # :: 1200
scale :: 1:50 @ A3
date :: march 2013

title :: **external wall finishes**

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drawing number :: 2.07

issue :: b

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issue	date	amendment
a	14.02.13	pre DA
b	31.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **perspective 1**

drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 3.01 issue : : b

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **perspective 2**

drawing is copyright. do not scale drawing. work to figured dimensions only, verify all dimensions on site. report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 3.02

issue : : b

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issue	date	amendment
a	14.05.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **perspective 3**

drawing is copyright. do not scale drawing, work to figured dimensions only, verify all dimensions on site. report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. if in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 3.03

issue : : b

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **perspective 4**

drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 3.04

issue : : b

june 22nd at 9am

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issue	date	amendment
a	21.06.13	DA

0 1 2 3 4 5 10m

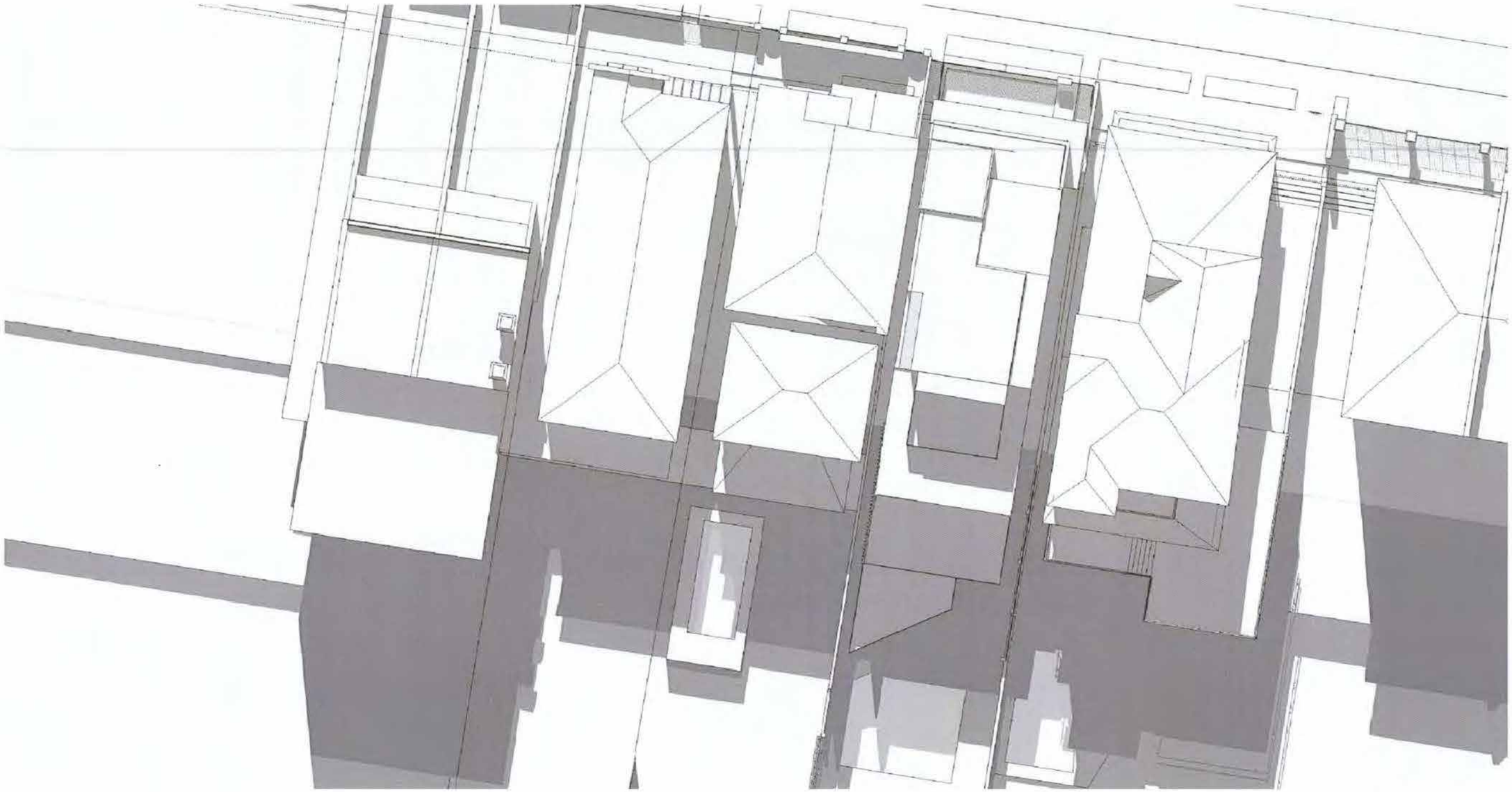
job # : : 1200
scale : : n/a @ A3
date : : february 2013

title : : **shadow diagram**

drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 4.01

issue : : a



june 22nd at 12pm

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issue	date	amendment
a	21.06.13	DA

0 1 2 3 4 5 10m

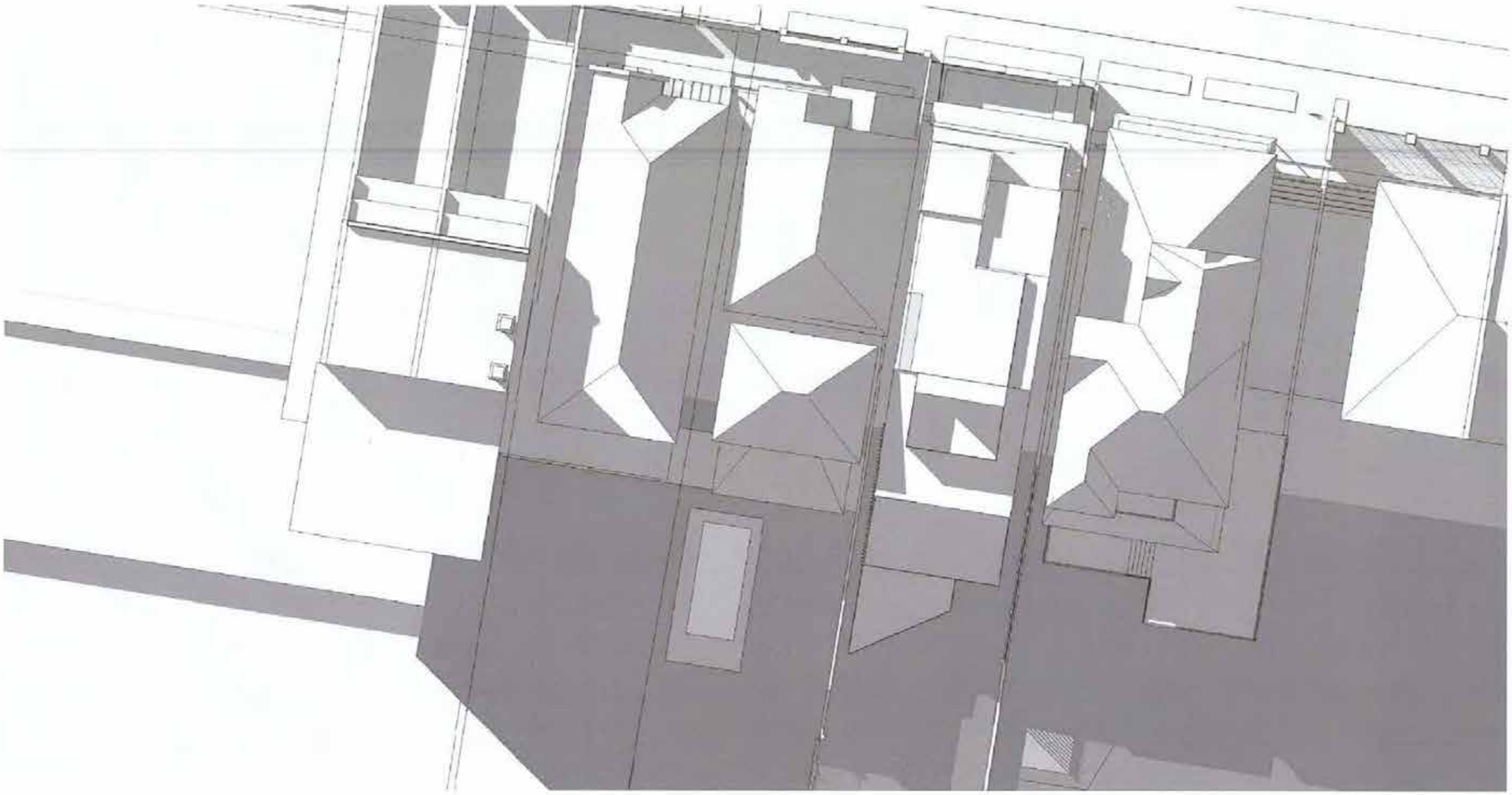
job # : : 1200
scale : : n/a @ A3
date : : february 2013

title : : **shadow diagram**

drawing is copyright. do not scale drawing. work to figured dimensions only. verify all dimensions on site. report to geoform any omission. discrepancy or anything that might lead to a result other than the intent of the drawing. if in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

drawing number : : 4.02

issue : : a



june 22nd at 3pm

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W : : www.geoform.com.au

issue	date	amendment
a	21.06.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : n/a @ A3
date : : february 2013

title : : **shadow diagram**

drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA and relevant Australian Standards

drawing number : : 4.03

issue : : a

ADDITIONS & ALTERATIONS - WHITTLE HOUSE 11 BUSBY RD, BRONTE NSW

PARADE

BUSBY

CLIFTON

LANE

2 STOREY
STONE & REND. RES.
(TILE ROOF)
No.'s 15 & 13

WINTER SUNRISE

SUMMER SUNRISE

PLEASANT BREEZE - COOL IN SUMMER - WARM IN WINTER

to st thomas street

1, 2 & 3 STOREY
STONE, REND. &
W.B. RESIDENCE
(TILE ROOF)
No.11

EXISTING TREES

EXISTING DISTRICT + OCEAN
VIEWS

boundary

MAIN ENTRY

fall of
land

EXISTING GARAGE UNDER

EXISTING DISTRICT + OCEAN
VIEWS

PROPOSED TREES

1 & 2 STOREY
RENDERED RESIDENCE
(TILE ROOF)
No.9A

to marroo street

WINTER SUNSET

SUMMER SUNSET

COLD WINDS IN WINTER - HOT WINDS IN SUMMER

DUSTY WESTERLY WINDS

DUSTY WINDS - HOT IN SUMMER - COLD IN WINTER

N

BRICK GARAGE
(TILE ROOF)

CLAD GARAGE
(METAL ROOF)

W.B. GARAGE
(METAL ROOF)

PREDOMINANTLY STRONG WINDS

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1 : 100 @ A3
date : : february 2013

title : : **site analysis plan**

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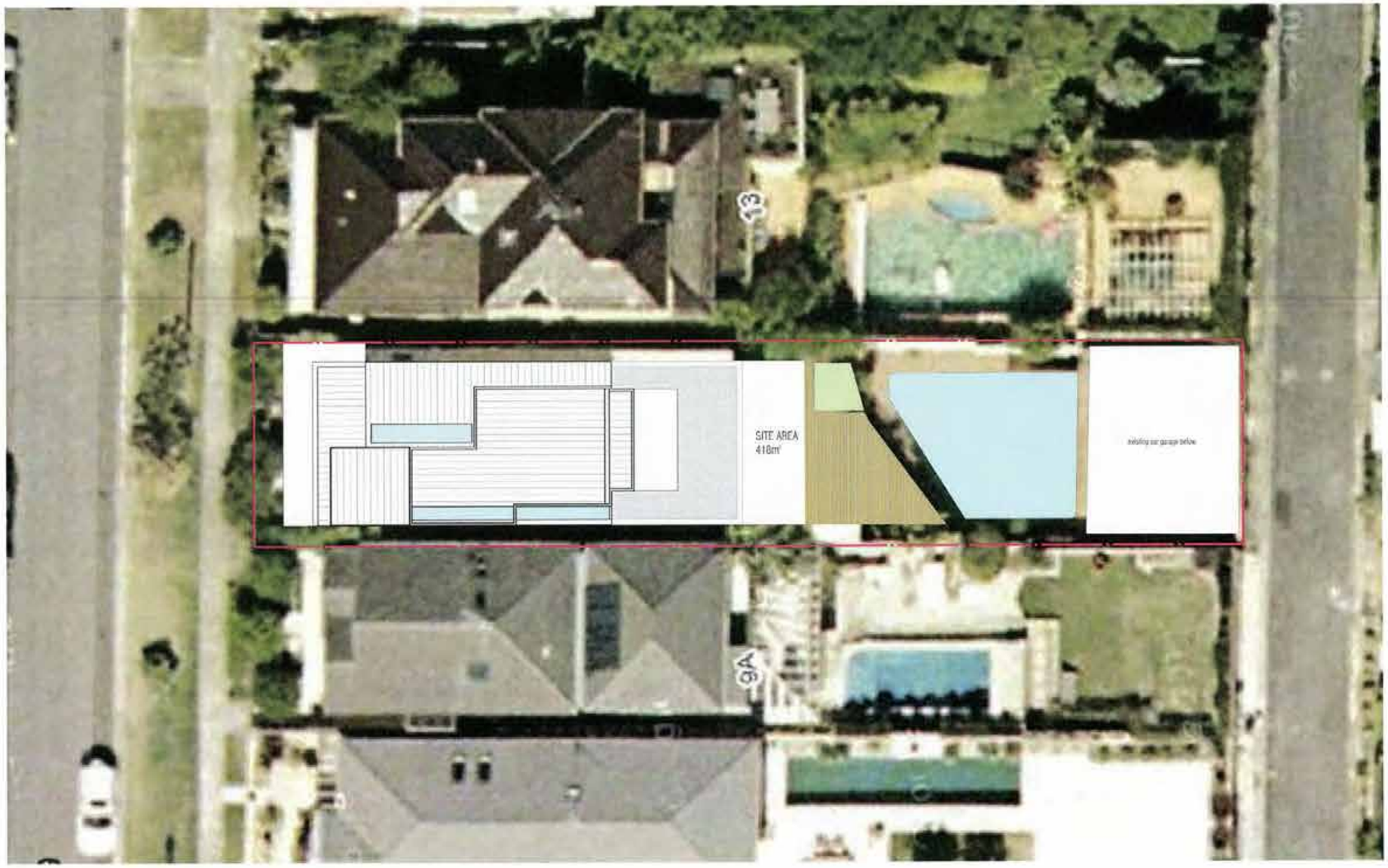
drawing number : : 6.01

issue : : b



ADDITIONS & ALTERATIONS—Whittle House 11 Busby rd,Bronte NSW

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

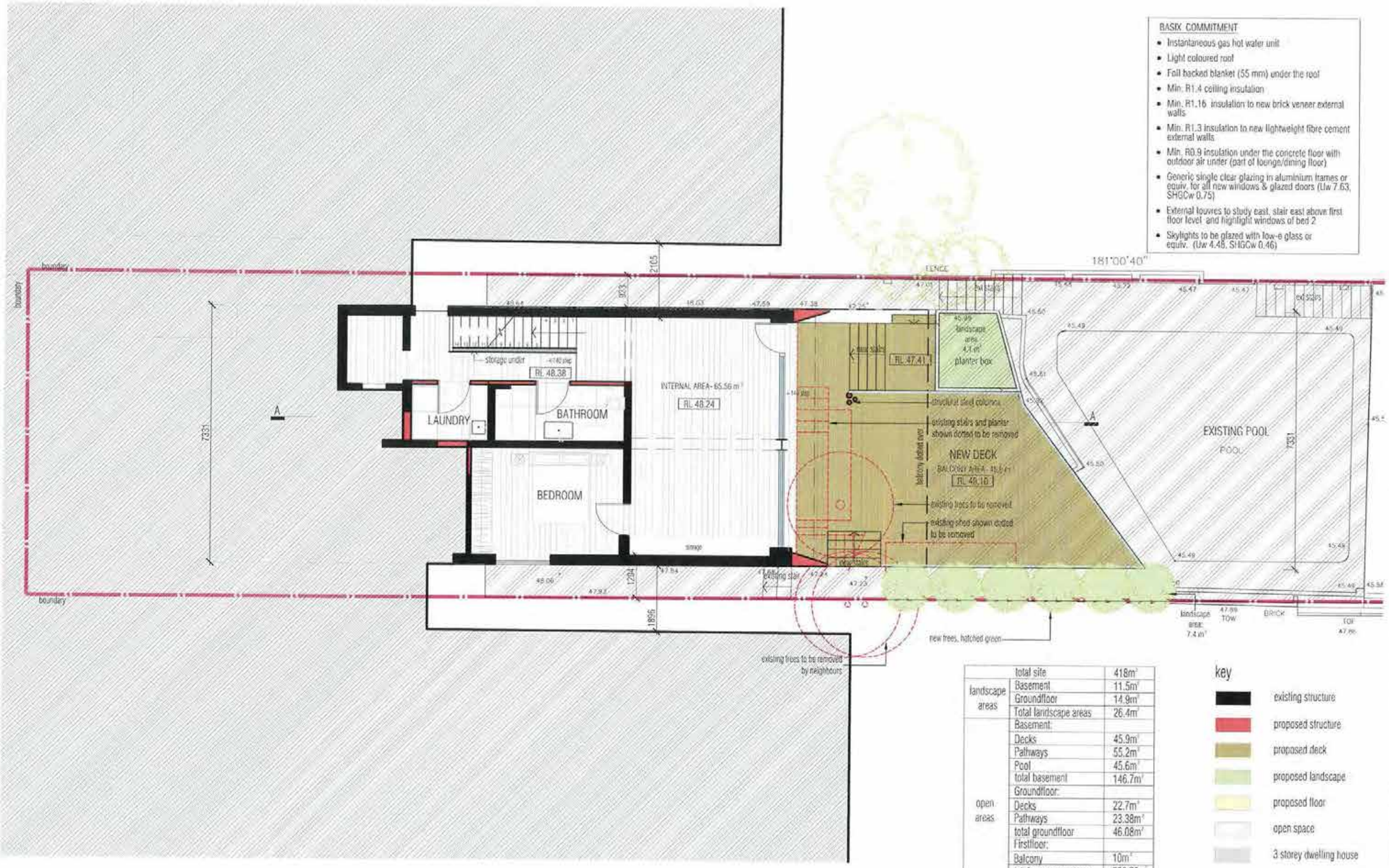
job # : : 1200
scale : : 1: 200 @ A3
date : : february 2013

drawing is copyright, do not scale drawing, work to figured dimensions only, verify all dimensions on site, report to geoform any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. if in doubt, ask. All work to comply with the BCA and relevant Australian Standards.

title : : **site plan**

drawing number : : 1.01

issue : : b



BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
- Generic single clear glazing in aluminium frames or equiv. for all new windows & glazed doors (Uw 7.63, SHGCw 0.75)
- External louvres to study east, stair east above first floor level and highlight windows of bed 2
- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

	total site	418m²
landscape areas	Basement	11.5m²
	Groundfloor	14.9m²
	Total landscape areas	26.4m²
open areas	Basement:	
	Decks	45.9m²
	Pathways	55.2m²
	Pool	45.6m²
	total basement	146.7m²
	Groundfloor:	
	Decks	22.7m²
	Pathways	23.38m²
	total groundfloor	46.08m²
	Firstfloor:	
	Balcony	10m²
	total open space area	202.78m²
	total open space area (including landscape)	229.18m²

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- proposed floor
- open space
- 3 storey dwelling house
- 2 storey dwelling house

ADDITIONS & ALTERATIONS– Whittle House 11 Busby rd,Bronte NSW

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issue	date	amendment
a	14.02.13	pre DA
b	27.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **basement floor plan**

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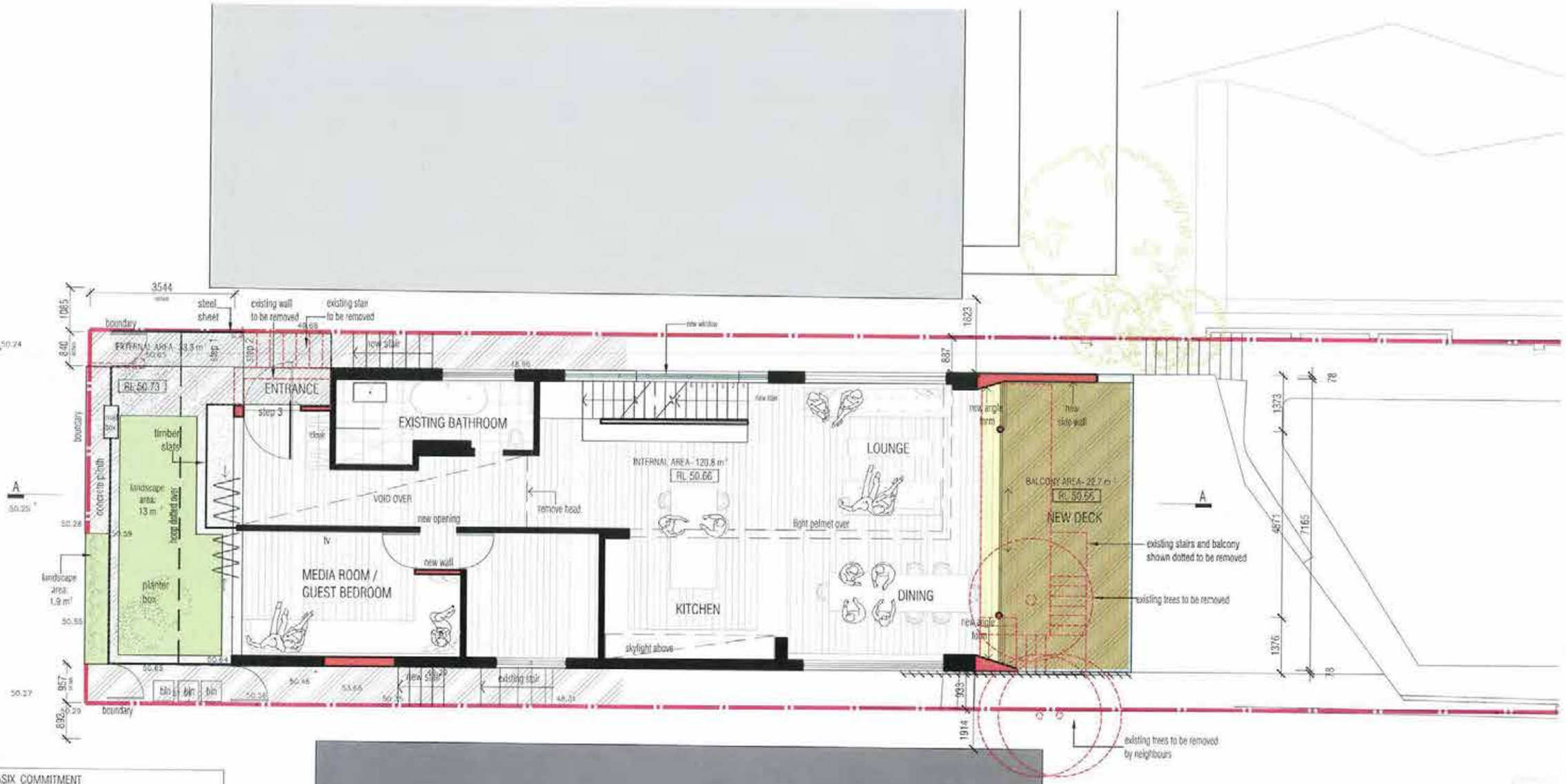
drawing number : : 1.02 | issue : : b



BASIX COMMITMENT

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- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 Insulation to new brick veneer external walls
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front building line-open space area	
total area	26.04m²
landscape area	14.9m² (57%)
open space area	26.04m² (100%)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- proposed floor
- open space
- 3 storey dwelling house
- 2 storey dwelling house

ADDITIONS & ALTERATIONS—Whittle House 11 Busby rd,Bronte NSW

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # :: 1209
scale :: 1: 100 @ A3
date :: february 2013

site :: **ground floor plan**

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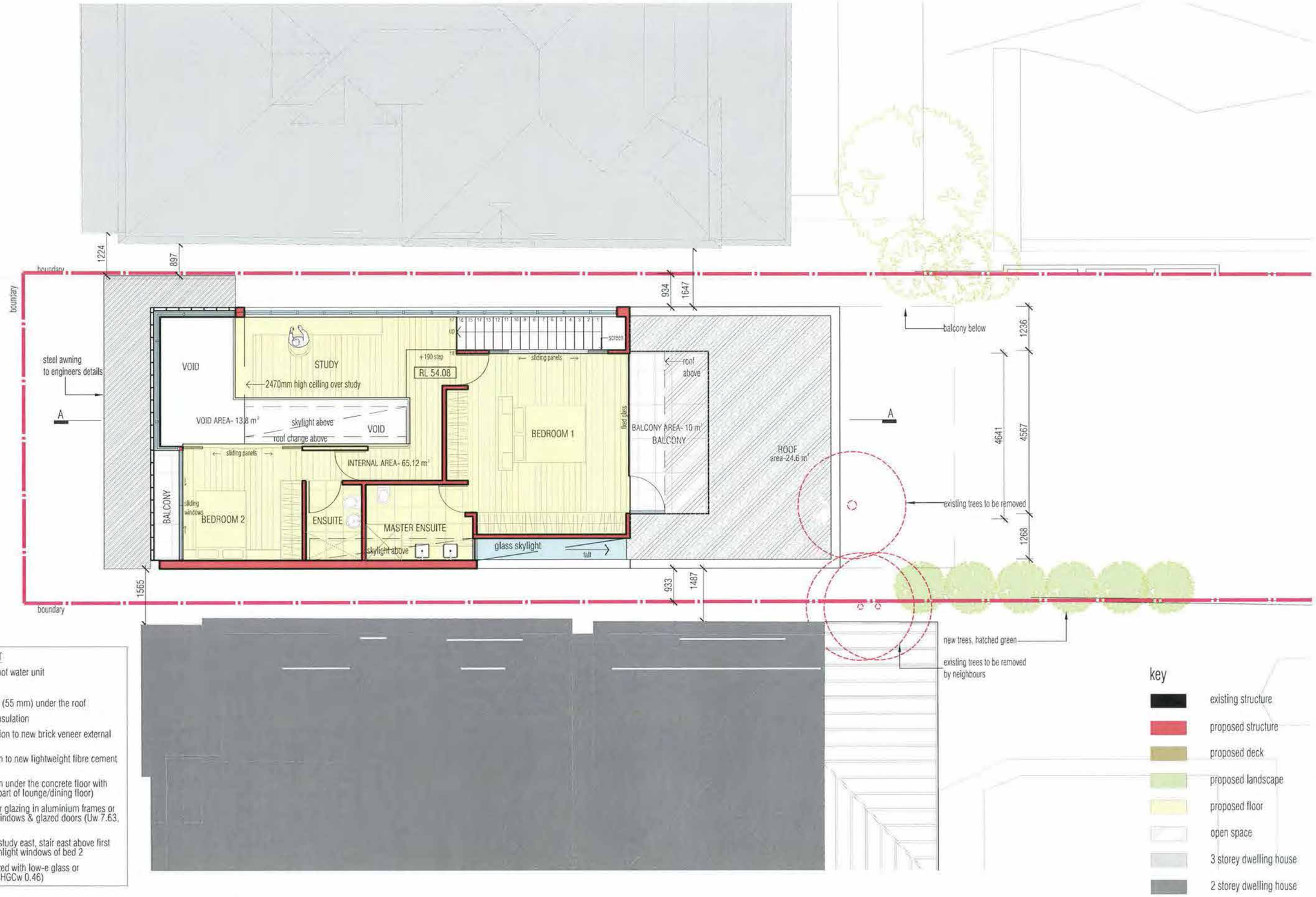
drawing number :: 1.03

issue :: b



BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
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- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

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issue	date	amendment
a	14.02.13	pre DA
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0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **first floor plan**

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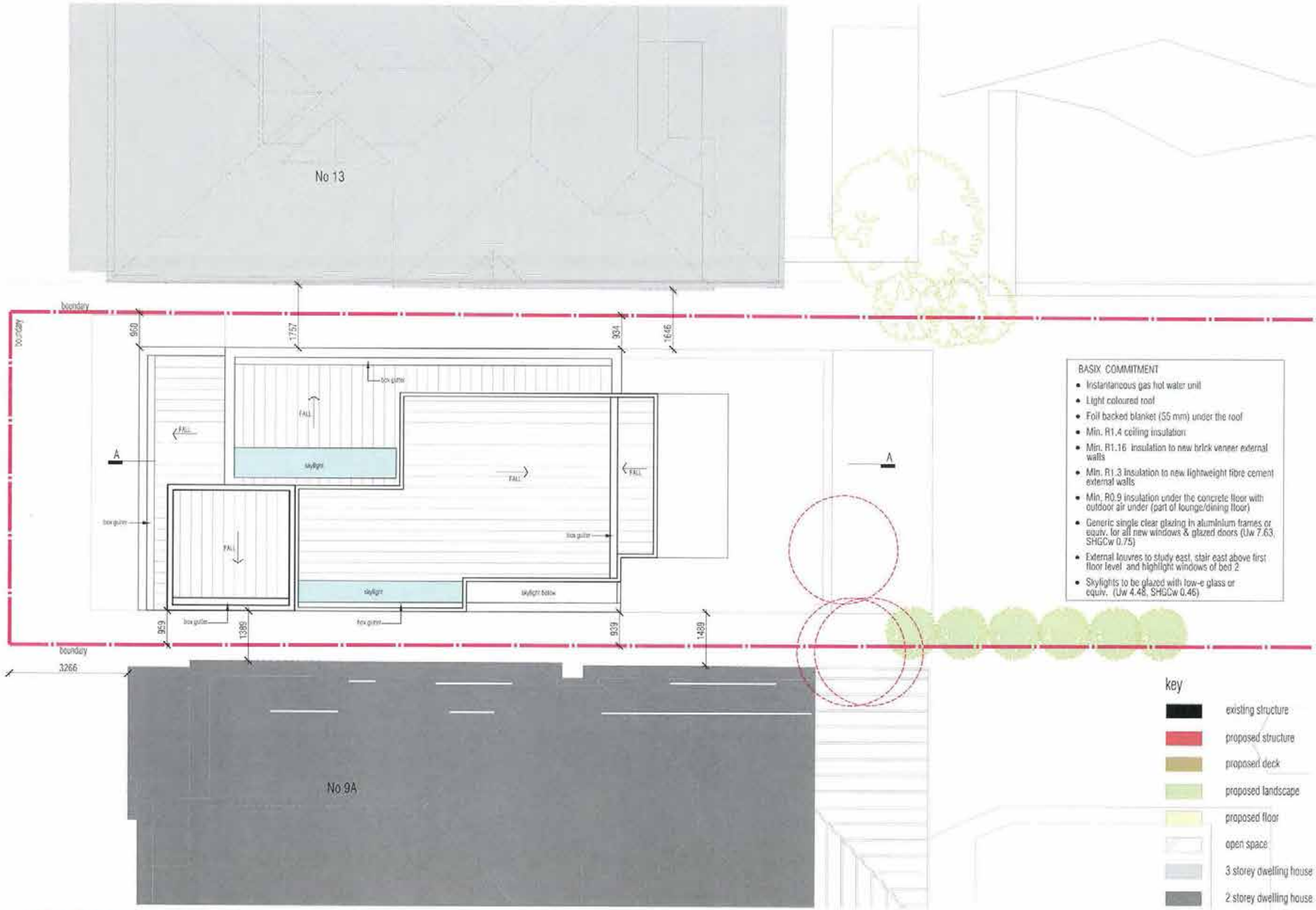
drawing number : : 1.04

issue : : b



BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
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- Min. R1.16 insulation to new brick veneer external walls
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key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- proposed floor
- open space
- 3 storey dwelling house
- 2 storey dwelling house

ADDITIONS & ALTERATIONS—Whittle House 11 Busby rd,Bronte NSW

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issue	date	amendment
a	14.02.13	pre DA
b	31.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1:100 @ A3
date : : february 2013

title : : **roof plan**

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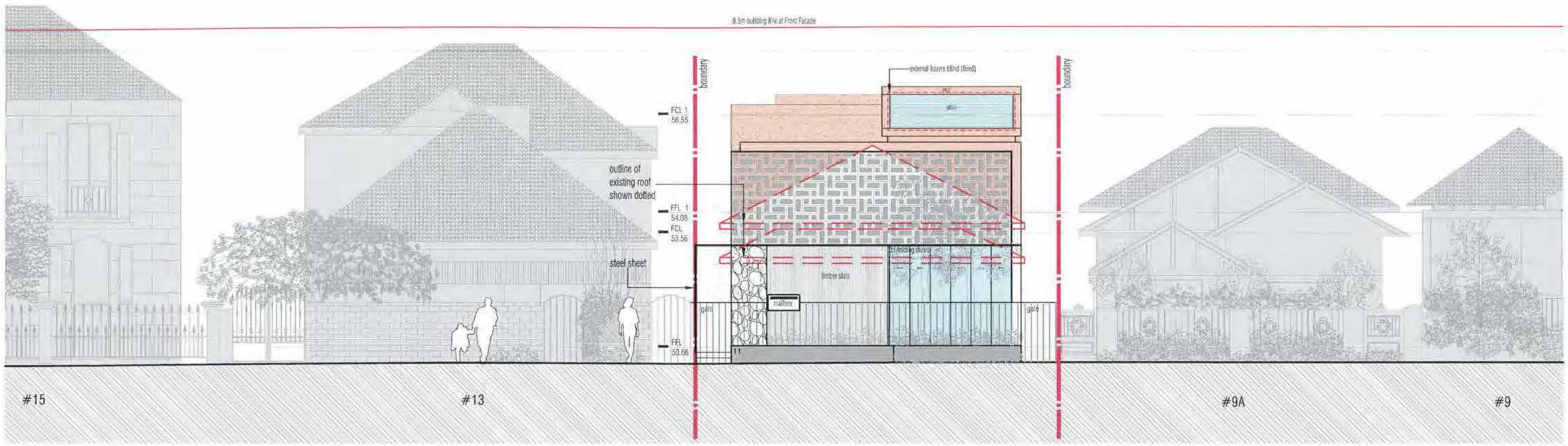
drawing number : : 1.05 | issue : : b



BASIX COMMITMENT

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- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

title : : **north elevation**

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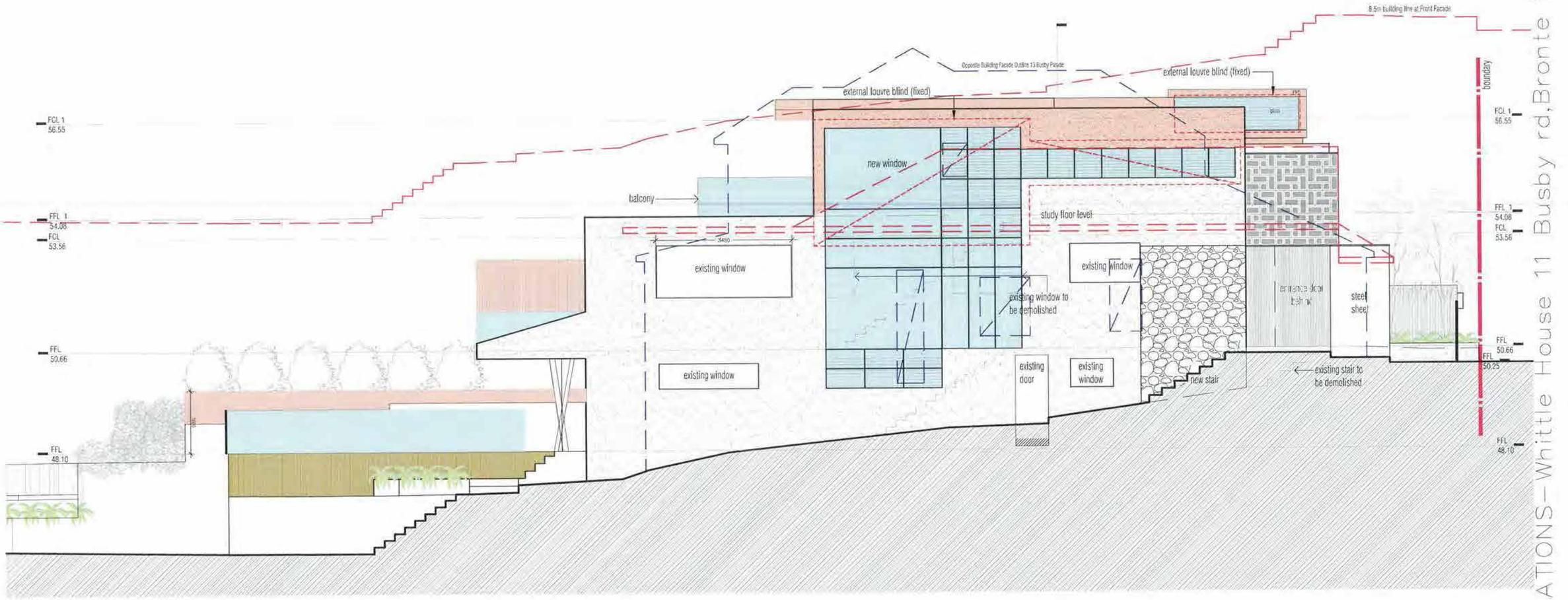
drawing number : : 2.01

issue : : b



BASIX COMMITMENT

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key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

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issue	date	amendment
a	14.02.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # :: 1200
scale :: 1:100 @ A3
date :: february 2013

title :: **east elevation**

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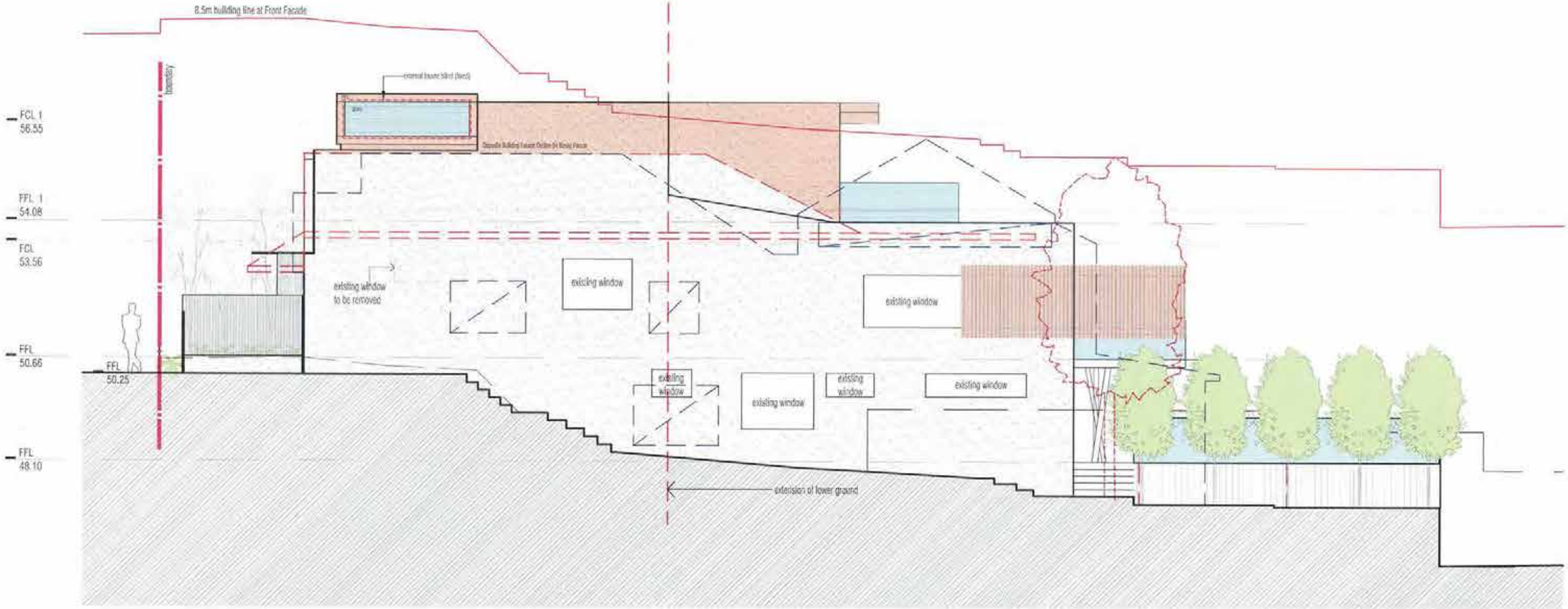
drawing number :: 2.02 | issue :: b



BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
- Generic single clear glazing in aluminium frames or equiv. for all new windows & glazed doors (Uw 7.63, SHGCw 0.75)
- External louvres to study east, stair east above first floor level and highlight windows of bed 2
- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

ADDITIONS & ALTERATIONS—Whittle House 11 Busby rd,Bronte NSW

geoformdesignarchitects ©

suite 145-H 780 bourke street moore park nsw 2016

T :: 9699 4499 F :: 9699 4599
E :: architecture@geoform.com.au
W :: www.geoform.com.au

issue	date	amendment
a	14.09.12	pre DA
b	21.09.12	DA

0 1 2 3 4 5 10m

job # :: 1200
scale :: 1: 100 @ A3
date :: february 2013

title :: **west elevation**

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drawing number :: 2.03 | issue :: b

BASIX COMMITMENT

- Instantaneous gas hot water unit
- Light coloured roof
- Foil backed blanket (55 mm) under the roof
- Min. R1.4 ceiling insulation
- Min. R1.16 insulation to new brick veneer external walls
- Min. R1.3 insulation to new lightweight fibre cement external walls
- Min. R0.9 insulation under the concrete floor with outdoor air under (part of lounge/dining floor)
- Generic single clear glazing in aluminium frames or equiv. for all new windows & glazed doors (Uw 7.63, SHGCw 0.75)
- External louvres to study east, stair east above first floor level and highlight windows of bed 2
- Skylights to be glazed with low-e glass or equiv. (Uw 4.48, SHGCw 0.46)

key

- existing structure
- proposed structure
- proposed deck
- proposed landscape
- opposite building facade outline
- external louvre blind (fixed)

ADDITIONS & ALTERATIONS—Whittle House 11 Busby rd, Bronte NSW

geoformdesignarchitects ©

suite 145-H 780 bourke street moore park nsw 2016

T : : 9699 4499 F : : 9699 4599
E : : architecture@geoform.com.au
W : : www.geoform.com.au

issue	date	amendment
a	14.05.13	pre DA
b	21.05.13	DA

0 1 2 3 4 5 10m

job # : : 1200
scale : : 1: 100 @ A3
date : : february 2013

titles : : **south elevation**

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drawing number : : 2.04

issue : : b

Application number	**198/2013**
Site address	**Bondi Beach, Southern Park**
Proposal	**New Years eve event for 5 years including the construction of temporary structures**
Date of lodgement	**16 May 2013**
Owner	**Crown Land – Bondi Beach Reserve Trust** **(Care and control – Waverley Council)**
Applicant	**Mixed Media (Australia) Pty. Ltd.**
Submissions	**1 submission received**
Cost of works	**$150,000**
Issues	**Patron capacity, timeframe of consent, Noise, Safety, Hours of operation**
Recommendation	**That the application be APPROVED**

Site Map

1.1 SITE AND SURROUNDING LOCALITY

A site visit was carried out on 23 October 2013.

The site is located on the southern side of Bondi Beach Park and is known as 'the Bondi Beach Southern Park'. The site is located within the Bondi Beach Park and is a prominent area when viewed from the park, beach and Campbell Parade.

The site is listed as a State significant heritage item and is within the beach front scenic protection area under the LEP.

Figure 1: Subject site

Figure 2: Main arena area of site

1.2 PROPOSAL

The proposal is for a music event, known as 'Shorething', to be held on New Years Eve within the Bondi Beach, Southern Park. The proposal seeks consent to hold the event for 3 consecutive New Years Eve's plus a 2 year additional option, that is 2013/2014 to 2017/2018 (ie. 5 years overall).

The event consists of:

- Administration of the site and event
- Setting up and dismantling the infrastructure on days prior to and after the event
- Musical entertainment on a single temporary stage
- Provision of facilities including food stalls, bars, temporary toilet facilities
- Management of the site and the event
- Signage
- Temporary fencing
- Security
- Integrated ticket and bus transport system.

A maximum patron threshold of 15,000 patrons (increase from 13,500 at last years event) is proposed.

In effect, the event involves:

A maximum patron capacity of 15,000 and to occur on New Years Eve from 8.00pm to 2.00am. In addition to entertainment, the event also provides a small fireworks display at midnight, food vendors, merchandise sales, licensed bars for patrons. The event will provide satisfactory facilities, including ones for disabled persons.

A temporary artist stage is to be erected adjacent to the promenade wall, facing that portion of the Park, south of the Pavilion. That area of the Park is designated 'main dance area'.

The applicant, Mixed Industry Pty Ltd (Mi5 Media and Events), is an experienced festival organiser who has implemented the Bondi Summer program for Waverley Council in collaboration with local police command for the past decade and has produced a New Years Eve event at Bondi for the past 13 years.

The event 'assembly' preparation will commence with deliveries from 5.00pm, 28 December up to 31 December each year. The event 'removal' will commence immediately after the event up to 6.00pm, 3 January each year.

1.3 RELEVANT HISTORY

This area has been utilised in previous years for temporary music festivals, including this event, in past years at New Years Eve.

Previous development consents relevant include:

- DA 395/2009 approved 22 October 2009 for three single music concerts for New Years Eve at Bondi Beach and Southern Park for 2009, 2010 and 2011. The proposal included construction of temporary structures within the park and beach area with patron capacity of 15,000 and occurs on New Years Eve from 8.30pm to 3.00am.

- DA 326/2012 approved 25 October 2012 for a single music concert for New Years Eve at Bondi Beach and Southern Park for 2012. The proposal included construction of temporary structures within the park and beach area with patron capacity of 13,500 and occurs on New Years Eve from 8.00pm to 2.00am.

- In relation to the subject application, lodged with Council on 16 May 2013, comments received from the Waverley Police raised concern for patron capacity and crowd congestion, particularly given the capacity of last year's event was 13,500 in lieu of 15,000 (as proposed currently and had occurred prior to last years' event). Therefore, despite any ratified licensing agreement with Council, the development proposed requires assessment which includes having regard to both internal and external stakeholders.

  Accordingly the application was deferred 7 August 2013 to address the following concerns:

  - Patron capacity: Police concerns are that during previous years when the capacity was reached considerable instances of crowd crush was experienced in the concentrated areas of Queen Elizabeth Drive and the lower parklands. This resulted in acts of violence. Police and security had difficulty accessing areas of the crowd and areas closest to the stage were heavily congested.

    Therefore, further consideration is required for the 'useable concert viewing space' (ie. the core areas for patrons to gather and view the entertainment). That is, when the entertainment is occurring, due to restricted view-lines of the stage, the majority of persons will crowd into a much smaller viewing area which raises concern for crowd crushing and congestion of persons during this time. As such, supplementary information as to how the 'usable concert viewing space' is to be treated to limit adverse crowd congestion and provide a safe capacity for 15,000 persons is required. Details should also be provided as to what is the anticipated breakdown of patron numbers relevant to the available area within the useable viewing space including the promenade area, Queen Elizabeth Drive, the grassed area and the VIP area?

  - A breakdown of all years the event has been in operation is requested.

  - Consideration be given to the installation of People Counting Turnstiles (PCT) at each patron entry to the event that counts patrons entering the event site to ensure an accurate number of patrons is measureable throughout the night for the purpose of safe management of the event. If this system is not desired, then clarification of the event ticketing system is required that provides a level of independence to accurately assess patrons numbers for the event.

  - Timeframe clarification of event as there are discrepancies in the documentation submitted as to how many years are sought for the proposed event.

  Since the application was deferred, ongoing discussions between the applicant, Police Officers and Council Officers have occurred in an attempt to address the issues outlined above. The application is assessed having regard to these amendments and the revised plan submitted to Council on 13 November 2013.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP 71 – Coastal Protection

The location of the proposal is affected by SEPP 71 – Coastal Protection. The proposed activities are temporary and various measures have been introduced over a number of years to ensure the protection of the locality and minimise any adverse impacts. Accordingly, the proposal is generally in accordance with the relevant provisions of this SEPP and is supported.

SEPP (Temporary Structures) 2007

The event operations comprise of installing temporary structures for the event that include a stage, tiered scaffolding for viewing within the Beach Bar area and marquees/tents (food, medical tent, ticket sales etc). The applicant relies on the provisions contained in the SEPP for compliance. However, the site is located within the Bondi Beach parklands that are listed as a State significant heritage item which results in the SEPP unable to be applied as its provisions/criteria cannot be strictly met.

However, having regard to the proposal that can meet all other provisions stipulated in the SEPP, the heritage significance is not considered to be adversely affected by the proposal. Accordingly, it is considered reasonable in this instance to allow a heritage exemption to the proposal, whereby the works are supported, subject to complying with all other aspects of the SEPP. A condition to this effect is recommended.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the Aims of the plan.
Part 2 Permitted or prohibited development		
Land Use Table RE1 (Public Recreation) Zoning	Yes	The proposal is considered to be consistent with the relevant objectives of the zone and the temporary use does not impact on the availability or use of Bondi Park or Pavilion.
2.8 Temporary use of land	Yes	The proposal is unlikely to compromise the future development of the land, or have a detrimental economic, social, amenity or environmental effects on the

		land. The temporary use of the land is sought for 7days overall (with bump in/bump out timing) per year, consider to satisfy this clause.
Part 5 Miscellaneous provisions		
5.5 Development Within the Coastal zone	Yes	The proposal is for temporary use of the land and is unlikely to adversely impact on the surrounding locality or coastal foreshore.
5.9 Preservation of trees or vegetation	Yes	Existing trees and vegetation are to be maintained and protected.
5.10 Heritage conservation	Yes	The Bondi Pavilion building and Bondi Park are both listed as heritage items and the site is situated within a heritage conservation area. The proposed use is considered unlikely to adversely impact on the heritage significance of the building, Park or conservation area.

ISSUES

Patron Capacity

The proposal seeks an overall patron capacity of 15,000 persons for the event. The proposed event has taken place over the last thirteen (13) years at Bondi Beach. During that time Council has not previously refused development consent sought. From investigation it appears for a substantial number of years the patron capacity has been limited to 15,000 persons. In 2012/2013 Council imposed a patron capacity of 13,500. Police submissions cite that this reduction was to treat an intensification of alcohol related harms and congestion of patrons in proximity to the main stage. Police considered the reduction in numbers a permanent strategy. The applicant reports that the reduction was to accommodate political and community outcomes and was transient in nature only.

Irrespective, it is prudent based upon the Police submissions that consideration be given as to whether 15,000 persons can be safely accommodated. Upon reviewing past documentation it is unclear as to what methodology was utilised to establish the proposed capacity of 15,000 persons. From research it appears that planning policies and associated guidelines are limited in addressing patron capacity concerns within the concert space with relevant fire codes and BCA provisions being the closest legislative influence on patron capacity.

In consideration two distinct areas were identified. That is, the *event site* and that of the *usable viewing space* (where patrons can reasonably view the entertainment). The *event site* incorporates the majority of the Bondi Beach parklands, beach front, and Pavilion infrastructure, Park Drive, Queen Elizabeth Drive and the Promenade. The event site provides more than sufficient area for 15,000 patrons with the area often vastly more populated on a busy summer weekend.

Police concerns are tailored to the 'usable viewing space' and assert that it can be expected that as all entertainment is conducted upon a main stage (situated on the Beach facing the main parkland area), the vast majority of the proposed 15,000 patrons could be situated within proximity of the stage in the *usable viewing space*.

In this regard the usable viewing space has been further assessed as four distinct areas being the main parkland area, the Bondi Beach Bar area (VIP area constructed on Park Drive furthest from the stage), the Queen Elizabeth Drive area (an area bordered between the parklands and fencing of the promenade and the Promenade area (positioned closest to the stage – utilised as a 'mosh pit').

Upon visiting the site in the company of Police it has been determined that landscaping work on the main parkland area has significantly increased the usable viewing space. This area is generally not further fenced and patrons can move about the general area with minimal congestion concerns. It appears the landscaping, conducted post Police submissions, has treated this area adequately in respect to patron activity.

Police assert that the Promenade Area is presently controlled via security measures which can restrict attendance to this area when required. In addition the Bondi Beach Bar area (VIP area) is contained within a fenced structure and patron attendance is only permitted through the purchasing of a premium ticket. Again attendance can be controlled.

The remaining area of concern is the Queen Elizabeth Drive Area. This space has not been previously restricted and is situated on the same level as the main public entrance. It has been recognised by the applicant that additional infrastructure for this area enabling patron capacities to be limited to this area would treat concerns.

Additionally the applicant has proposed to amend entry procedures to the event facilitating the ingress of patrons through various alternate pathways. This essentially will provide an equitable distribution of patrons into the event and associated areas whilst controlling the flow of patrons into the Queen Elizabeth Drive area.

The recommendation of this application subsequently includes further general patronage limits for the following areas; The Bondi Beach Bar, Queen Elizabeth Drive, and Promenade. Whilst it is recognised that provisions of the BCA is not applicable in respect to this matter (as the event is outdoors), its guidance has been utilised to establish appropriate minimum areas per person consistent with 'nightclub' activity (ie 2 persons per 1sq.m area). As such, the actual 'usable viewing area' of these three areas has been calculated for reasonable patron capacities. Recommended conditions of consent require these areas to have necessary infrastructure to control patron numbers as required, with the following patron capacity:

i) The ***Beach Bar Area*** shall be generally limited to a patron capacity of 1,600 persons.

ii) The ***Queen Elizabeth Drive Area*** will be generally limited to a patron capacity of 2,500 persons.

iii) The ***Promenade Area*** will be generally limited to a patron capacity of 1,800 persons.

The fourth area, being the main area (parklands) is a general area that does not necessitate a patron capacity as minimal congestion occurs there. It will also be the area that accounts for the difference in overall capacity for the event upon the three alternate zones being limited.

With these additional treatments enacted to ensure the equitable distribution of patrons it is considered that the proposed capacity of 15,000 persons is acceptable.

Transport

As with last year, an integrated ticket and bus transport system will be implemented. Additionally, special event buses will operate to transport ticketholders from the event from the Bondi Junction Bus/Rail interchange. The Local Traffic Committee will also review the Traffic Management Plan each year and impose restrictions of the event management that will be reiterated via a condition of consent, relating to road closures and transport measures surrounding the event.

Accessible Facilities
The proposal provides for access for disabled persons, including:

- Disabled car parking is provided in a convenient location, within the northern gate entry;
- Accessible sanitary facilities;
- Special viewing platform in a suitable location.

As such, the proposal is considered to adequately address the need for accessible facilities and provisions of the DDA.

Cost of works
The estimated cost of development is indicated in the application as being $150,000. This figure is considered to resemble the cost of holding a single event, rather than encapsulating the estimated costs of the five years of events the consent proposes. As such, the DA fees have been under-calculated as a result (noting that the estimated cost of last year's similar application was $200,000). Therefore, it is recommended that a condition be imposed requiring additional fees to be paid based on the three years the event is supported for (ie estimated costs of $600,000).

Time frame & Owners consent
The proposal seeks the New Years Eve event for three years (being 2013/14, 2014/15 and 2015/16) and an option for an additional two years following (being 2016/17 and 2017/18). As Bondi Beach and the adjacent Parklands are Crown Land (Bondi Beach Reserve Trust) under the care and control of Waverley Council, owner's consent from the Department of Trade and Investments (Crown Lands) is required for the subject proposal. In this regard, consent has been granted, however the documentation supplied allows for a term of 3 years, in lieu of the requested 5 years.

Therefore, consent shall only be granted for a maximum of three years, and discussions with the applicant on this matter have indicated they are accepting to the three year term.

Notwithstanding this, the Police object to consent being granted for more than a single event, given the 'high risk' nature of such event. Whilst Police appreciate that leasing contracts of some length provide a degree of comfort, development consent should be considered on a yearly basis to afford opportunity for stakeholders to provide submissions for consideration that can be incorporated into conditions of consent for future events.

Having regard to these concerns, it is recommended that consent be granted for the three year period, subject to the following:

- Initial year (2013/14) be approved as proposed.
- The second (2014/15) and third (2015/16) years be subject to a trial basis, that have the ability to be reviewed if necessary.
- As the land is under the control of Council, a condition be imposed allowing for early termination of the consent should adverse impacts or concerns arise.
- Prior to the events for 2014/15 and 2015/16, a written request shall be submitted to the Director, Planning and Environmental Services a minimum of 6months prior to each event seeking the continuation of the trial period. The confirmation of the continuation of the event for that year shall be confirmed in writing and be subject to

notification to the Commander, Waverley LAC for Police consideration and include any additional measures/conditions mitigating any impacts that have arisen associated with the previous year's event. Failure to obtain written consent from the Director, Planning and Environmental Services will cause cessation of the trial period.

The above recommendations are considered to assist to address the concerns of the Police while enabling the applicant the assurance of the event occurring over three years, subject to their co-operation with stakeholders.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was advertised and a site notice erected for 30 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development.*

One submission was received. The issues raised in the submissions are summarised and discussed below.

Issue: Conflict of interest
Response: It is understood that Council has agreed to a contractual arrangement known as the Bondi Events Agreement (BEA) with the operator (MI5 Events and Activates) for the purposes of this type of event. The DBU/Assessment staff took no part in any negotiations or assessment of tenders for the BEA and did not place any weight on this contractual arrangement. This application has been assessed having regard to relevant statutory planning provisions only.

Additionally, the application is being referred to the Development Assessment Panel (DAP) to ensure experts in the field make their own independent assessment of the proposal.

Issue: Questions raised relating to other Council Policies surrounding events
Response: Concern was raised that Council's Events Policy was not available for viewing on the Council website, nor mentioned in the applicants documentation submitted. Regardless, the assessment of the application is based on the documentation submitted having regard to the relevant statutory planning provisions only. Consideration of Council's Events Policy is therefore not a consideration in the subject proposal.

Issue: Public access in not maintained, contrary to provisions of SEPP 71
Response: The event is a temporary disturbance to a section of the parklands for a week each year. Access to the remaining areas of the park and beach are maintained during this time, considered acceptable.

Issue: Noise impact

Response: As has been the case over recent years, the proposal incorporates an 'Acoustic Management Strategy' that details the measures employed to reduce the noise and disturbance for the event. These aspects have been peer reviewed by Council's Environmental Health Officers who consider the proposal acceptable subject to the imposition of conditions. Additionally, community consultation in the form of notification letters to nearby residents occurs leading up to the event, as well as a Noise Hotline being set up to log and deal with complaints by event organiser.

Issue: Council has responsibilities under the NSW Work Health and Safety, not adequately addressed in submitted documentation / duty of care to community;
Response: The summer program including the New Years Eve events for the Bondi Beach area are subject to various rigorous guidelines and controls. There are various management plans involved with the event co-ordination of this event to ensure they do not cause undue disturbance or danger to the community. As such, standard conditions including ensuring compliance with Work Health and Safety aspects are contained in the recommended conditions.

Issue: Conflict of allowing liquor to be served and consumed at premises when purpose of event is to raise revenue to combat the risk of alcohol related anti-social behaviour and assault / alcohol being sold/supplied in an 'alcohol free zone'
Response: Council's Summer program including the New Years Eve events for the Bondi Beach area are subject to various on-going rigorous guidelines and controls. Council has worked over the years to provide safe New Year Eve events from the family friendly Dudley Page Reserve option, to the controlled 'Shorething' event at Bondi Beach.

The provision of these events is a safer method to manage these public areas in a controlled environment at a peak time of year. In the instance of the 'Shorething' event, the sale and supply of alcohol occurs in a controlled environment, where there are various measures to manage the risk associated with such event, including limited patron capacity, limited hours of the event to occur, event management controls and the presence of numerous security and Police officers.

This area is within an 'Alcohol Free Zone' (AFZ) which prohibits the consumption of alcohol at any time on both roadways and paths located within this area. The AFZ is subject to controls under the Local Government Act 1993. Police and Council Rangers can utilise powers under the Local Government Act 1993, when dealing with AFZ's. Certain areas within the zone however, are defined as 'Exempt Premises'. "Exempt premises include any premises or part of premises, including outdoor areas, on which the sale of liquor is authorised by a licence issued in accordance with the Liquor Act 2007". In this regard, the event for 'Shorething' is an exemption to the AFZ, as it is subject to a liquor license being issued for the event.

Issue: Profound impact on residential, commercial and visitor amenity for a week at busiest time of the year.
Response: The proposed activities are temporary and various measures have been introduced over a number of years to ensure the protection of the locality and minimise any adverse impacts. As outlined above, the event activities are in a section of parklands for a week each year, whereby remaining areas of the park and beach are maintained during this time.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The application was referred to Council's Environmental Health, Bondi Beaches Place Manager who raised no objection subject to the imposition of standard conditions.

Council's Fire Safety Officer required special conditions relating to access, work cover requirements and evacuation measures.

Technical Services and Council's Traffic Committee reviewed the proposal and Traffic Management Plan and raised no objection subject to conditions being imposed.

On-going discussions have occurred with Waverley Police on the subject proposal (full comments available on file). Initial concerns raised related to (relevant extracts below):

- *"Police maintain their concerns regarding patronage capacity of 15,000 persons. During previous years where this capacity was reached considerable instances of crowd crush was experienced in the concentrated areas of Queen Elizabeth Drive and the lower parklands. This resulted in acts of violence. Police and security had difficulty accessing areas of the crowd and areas closest to the stage were heavily congested.*

- *The entire site area is estimated to be around 10,000m2. The 'usable viewing space' (that is the actual areas in which persons gather to view the entertainment on stage), upon estimates, is significantly smaller being around 3000m2.*

- *Essentially all featured entertainment is on the one main stage. It is the experience of the event that the vast majority of persons are in the vicinity of the 'usable viewing space' around midnight. Naturally the large numbers of persons converging on the viewing precinct creates the adverse congestion experienced.*

- *It should be noted that Mi5 (event organisers) have worked cooperatively with Police over many years. During that time numerous treatment options have been identified and introduced to mitigate harms. Each year new infrastructure or methodology is introduced to resolve concerns that may have arisen and this on the most part has ensured relatively low levels of crime, anti-social behaviour and injury.*

Accordingly, the application was deferred to provide the applicant the opportunity to address these concerns. Upon additional information being lodged, which included patron capacity indications from the applicant on 'usable viewing space', the following additional comments were received (extract only as full comments available on file):

- *"It remains the Police contention that the reduction sought from capacity of 15,000 to 13,500 was a direct result of an escalation in associated harms both within and outside the event space. During debriefing sessions the Commander of Police highlighted such concerns and as a result during the year 2012/2013 event organisers agreed to reduce overall capacity amongst other treatment options.*

- *Police concede that since the original correspondence in July, it appears that vegetation positioned on the Bondi Parklands within the 'core viewing area', that had previously obstructed line-of-sight view of the stage has been replaced with small bushes no greater than around knee height. This will have some effect on expanding the available viewing space on the parklands area west of Queen Elizabeth Drive.*

- *In respect to the area estimations these were originally conducted on plans provided for by the applicant. There appears to be some discrepancy in the actual size of the concert space and Police would encourage your office to undertake its own independent examination. As cited in previous correspondence, Police concerns are fundamentally based upon the 'usable viewing space'. With the landscape work conducted on the parklands the 'usable viewing space' on Queen Elizabeth drive and the lower promenade remain the primary risks. Whilst some controlling can take place on the lower promenade if security deployment and control is successful, presently there is no restriction on patron capacity in Queen Elizabeth Drive. This area would be considered a premium viewing space and from experience only ceases to become populated when movement becomes difficult.*

- *Police remain of the view that the 'usable viewing space' in the (1) lower promenade (2) Queen Elizabeth Drive (3) parklands and (4) VIP area should be individually assessed to identify a safe and manageable patron density. Police had considered with the reduction to 13,500 that proactive steps had been undertaken by the event organisers to address actual harms. With the current disclosure that the viability of the event is based on patronage of 15,000 it seems necessary for the local consent authority to determine the suitability of such crowd numbers.*

- *Police further submit that a development consent approval exceeding one (1) year is inappropriate for such a 'high risk' event. Whilst Police appreciate that leasing contracts of some length provide a degree of comfort, development consent should be considered on a yearly basis to afford opportunity for stakeholders to provide submissions for consideration. If Council is of the mind that a development consent for a longer period is warranted, Police would request that Council identify some mechanism that would offer a 'release valve' should the event or associated activities become not in the public interest. Perhaps such a mechanism could be introduced through leasing agreements or plans of management. It is the Police concern that over five (5) years much change can take place within the local community and as such a high level of flexibility should be integrated into the operations of the event. Whilst it is acknowledged that this may not provide the applicant with a strong degree of business certainty from an administrative point of view it does appear that the applicant has enjoyed operating the event over many years despite the seemingly 'temporary nature'".*

Having regard to the above, as well as meetings held between applicant representatives, Council Officers and Police Officers, it is recommended that consent be granted for three years, whereby the second and third years are subject to a trial period to enable opportunity for additional measures that may arise to be adequately addressed. While the Police are only in favour of a single year development consent, it is considered there are alternate measures that can be imposed to allow the issues of the Police to be addressed, while giving the applicant comfort of a three year consent (subject to their co-operation with relevant conditions). Additionally, a total capacity of 15,000 persons is supported, subject to limits on patron numbers for each of these areas occurring.

4. SUMMARY

The proposed music concert for New Year's Eve function has been a regular event which has been undertaken successfully by the same operator for the past number of years. The proposed event operates under a contractual agreement known as the Bondi Events Agreement (BEA), which has been entered into between the Council and the operator (MI5 Media and Events) for the purpose of this type of events. The members of the Development and Building Unit did not take part in any negotiations or assessment of tenders for the BEA

and did not place any weight on this contractual arrangement. The application has been assessed having regard to relevant statutory planning provisions only.

The proposal is permissible with consent and the applicant has addressed issues relating to traffic management, acoustic management, the provision of food and beverages, the provision of toilet facilities, security and safety provisions and complaint procedures.

The application was reviewed by Waverley Traffic Committee and the local police and their comments have been taken into consideration and conditions imposed as part of this consent. A detailed Traffic Management Strategy has been provided and endorsed by the Divisional Manager Technical Services. Council's Divisional Manager Bondi and Beaches has reviewed the proposal and raises no objections or issues.

It is considered that the proposal will not unreasonably impact on the amenity of surrounding properties or adversely impact on the heritage significance of Bondi Park. One submission was received and the issues raised have been addressed in the report above.

Having regard to the above the application is recommended for approval subject to the conditions given in the report.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	**Reviewed and agreed on behalf of the Development and Building Unit**
Angela Rossi **Senior Assessment Planner**	Arif Faruqi **Area Manager – North**
Date: 22 November 2013	**Date: 25 November, 2013**

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Drawing Nos:
- i. Event entry Plan;
- ii. Event entry Detail;
- iii. Bondi Park area;
- iv. Bondi Pavillion and Park – site evac
- v. Bondi Pavillion and Beach (2 plans);
- vi. Bondi Beach & Surrounds – Litter Collection NYE & NYD

Dated 16-4-13, and received by Council on 16 May 2013; and as amended by:
- vii. Crowd Management Zones;
- viii. QED Crowd Management Zone;
- ix. Promenade Crowd Management Zone;
- x. Bondi Park Crowd Management Zone;
- xi. Beach Bar Crowd Management Zone;

Dated 6-11-13, and received by Council on 6 November 2013;
All prepared by 'Mi5 – Media + Events'.

(b) The Site Waste and Recycling Management Plan (SWRMP) as detailed in the submitted document "Development Application and Statement of Environmental Effects – Shorething Music Concert New Years Eve 2013/14 – 2015/16, Bondi Beach Southern Park" prepared by 'Balanced Systems Planning Consultants' dated April 2013 and received by Council on 16 May 2013;

(c) Noise Management Plan Report prepared by 'Benbow Environmental', report ref no 137014_REP_NMP_Rev1 dated 23 August 2013 and received by Council on 27 August 2013, in association with the Noise Procedures and Complaint measures as detailed in the submitted document "Development Application and Statement of Environmental Effects – Shorething Music Concert New Years Eve 2013/14 – 2015/16, Bondi Beach Southern Park" prepared by 'Balanced Systems Planning Consultants' dated April 2013 and received by Council on 16 May 2013;

(d) Relevant provisions of the Bondi Beach Events Agreement including provisions relating to:
- The (agreed) Management Strategy;
- Safety of patrons during the event;
- Sound and noise management;
- Installation and removal of equipment;
- Traffic management and parking;
- Bump in / bump out timing of event structures and building work.

Except where amended by the following conditions of consent.

2. HOURS OF OPERATION WITH ADDITIONAL TWO YEAR TRIAL FOR EXTENDED USE

(a) Hours of Operation

The hours of operation of the actual event (excluding bump in/bump out time) being restricted to:

i) New Years Eve 2013, being between 8.00pm on 31 December 2013 to 2.00am on 1 January 2014.

The event 'assembly' preparation may commence with deliveries from 5.00pm, 28 December up to 31 December 2013. The event 'removal' may commence immediately after the event up to 6.00pm, 3 January 2014.

(b) Trial Period

Irrespective of sub clause (a), the event may operate for a further two (2) year trial period from 3 January 2014 to 3 January 2016. In this regard, the hours of operation of the actual event (excluding bump in/bump out time) being restricted as follows:

i) New Years Eve 2014, being between 8.00pm on 31 December 2014 to 2.00am on 1 January 2015.

The event 'assembly' preparation may commence with deliveries from 5.00pm, 28 December up to 31 December 2014. The event 'removal' may commence immediately after the event up to 6.00pm, 3 January 2015.

ii) New Years Eve 2015, being between 8.00pm on 31 December 2015 to 2.00am on 1 January 2016.

The event 'assembly' preparation may commence with deliveries from 5.00pm, 28 December up to 31 December 2015. The event 'removal' may commence immediately after the event up to 6.00pm, 3 January 2016.

The trial period starts from 3 January 2014 and ceases on 3 January 2016. A further development application may be lodged for Council's consideration for the continuation of the event/use for additional New Years Eve events.

Council's consideration of this further application will take into account the:

i. compliance of the premises in terms of security and its general management;
ii. number and nature of substantiated complaints regarding the operation of the premises;
iii. compliance with conditions of consent; and
iv. any other matters considered relevant to the environmental evaluation of the premises.

(c) Review and continuation of trial period

The event operations for New Years Eve 2014/15 and 2015/16 being on a trial period basis from 3 January 2014 to 3 January 2016 are subject to the following:

i) The event operations or other aspects of the consent may be reviewed at any time during the trial period.

ii) Prior to the events for 2014/15 and 2015/16, a written request shall be submitted to the Director of Planning and Environmental Services, Waverley Council a minimum of six (6) months prior to each event seeking the continuation of the trial

period. The confirmation of the continuation of the event for that year shall be confirmed in writing and be subject to notification to the Commander, Eastern Suburbs LAC for Police consideration. The satisfaction of the Director of Planning and Environmental Services, Waverley Council shall be confirmed in writing and may include any additional measures/conditions mitigating any impacts that have arisen associated with the previous year's event.

iii) Consideration of the review will include but not necessarily be limited to the performance of the operator in relation to compliance with development consent conditions, permits, licenses and the Plan of Management, any substantiated complaints received by Council or the NSW Police Force, any views expressed during public consultation, any comments from the operator of the premises and any comments received from the NSW Police Force.

iv) Failure to obtain written consent from the Director, Planning and Environmental Services will cause cessation of the trial period.

(d) Early Termination

Notwithstanding any other provision of this approval to the contrary, this approval will lapse upon the happening of any of the following events;

(i) Failure to obtain written consent from the Director, Planning and Environmental Services.

(ii) the failure to rectify a breach of any term or condition of this approval (excluding an obligation to pay money) within 14 days after receiving notice from Council to do so;

(c) the assignment, subletting or otherwise departing with possession or control of the area the subject of this approval or the business to which it relates to a third party.

3. COMPLIANCE WITH SEPP (TEMPORARY STRUCTURES) 2007

All temporary structures forming part of the event (including stage, tiered scaffolding for viewing located in the Beach Bar, medical tents, food stalls and all other tents or marquees) shall comply with the provisions of the State Environmental Planning Policy (Temporary Structures) 2007 (or the like as/if amended) and the Building Code of Australia. In this regard, a heritage exemption to the site being a State significant heritage item is granted in this instance.

4. MAXIMUM PATRON CAPACITY

(a) The approved patron capacity for the event is limited to:

Total of 15,000 patrons

(b) For the purposes of ensuring the equitable distribution of patrons within the usable viewing space of the event area, the following (4) four distinct areas have been identified and shown on plans. They are the Beach Bar Area (VIP area), Bondi Park area (main arena), Queen Elizabeth Drive Area and Promenade Area (mosh pit). Additional patron capacity restrictions are applicable as follows:

i) The ***Beach Bar Area*** shall be generally limited to a patron capacity of

1,600 persons.

ii) The ***Queen Elizabeth Drive Area*** will be generally limited to a patron capacity of 2,500 persons.

iii) The ***Promenade Area*** will be generally limited to a patron capacity of 1,800 persons.

(c) Management are responsible for ensuring the patronage limits as specified above are adhered to.

(d) Management are responsible for ensuring that the necessary infrastructure and security measures are in place to ensure the specified patron capacities are complied with.

5. BONDI PAVILLION CAPACITY

The patron capacity for the Bondi Pavillion shall be limited to the maximum number of persons for that premises permitted under their independent and separate development consent. In this regard the capacity stipulated in that separate consent shall be adhered to at all times.

6. LIQUOR SERVICE

a) No liquor may be sold, supplied or consumed on the premises except with the approval and authorisation from the relevant Liquor Authority.

b) The sale and/or supply of liquor must cease at 1.30am on 1 January for each event.

c) No patron shall be permitted to take glasses or open containers of liquor off the premises.

d) The type of liquor licence held for the event shall be of such nature that application must be made on an annual basis to the liquor authorities enabling Council and or Police to provide relevant submissions.

e) Exemption to the requirement of sub clause d) can be granted by the Commander, Eastern Suburbs LAC, upon written request. Such request shall be made at least 28 days prior to the event. In the case that exemption is granted management shall adhere to the requirements of any Local Licensing Agreement (or other similar document) to address the control of alcohol and associated harms.

7. TICKET SALES

(a) That entry to the event is by way of pre-sold ticket only or ticket purchased in the *'ticket sales area'* at the main entrance.

(b) A minimum of 5 days and maximum of 14 days prior to each annual event, details of the progressive ticket sales shall be forwarded to the Director of Planning and Environmental Services, Waverley Council and the NSW Police (Eastern Suburbs LAC) indicating a progress update of the number of tickets sold to the upcoming event up to that point in time.

(c) The *'ticket sales area'* at the main entrance is to be located in a secure area which is independent of the main public entrance for ticket holders and will only operate if capacity ticket sales are not reached.

(d) Access to the *'ticket sales area'* is to cease at 11:00pm on the 31st of December, and only those persons already queued in the area may progress to purchase tickets. All ticket sales must cease by 11:30pm. No further tickets may be sold to the function after this time.

8. EVENT ENTRY / EXIT

(a) Entry and egress to the function is to be through two (2) access points only with all other entry and egress points to be only used in the case of an emergency. These access points will be referred to as the *'main public entrance'* and the *'VIP entry'.*

(b) *The 'main public entrance'* includes access points at the southern end of Bondi Beach on Queen Elizabeth Drive and the promenade. The promenade will not be utilised as an egress point at the cessation of trade without the express permission of the Commander of Police *(Eastern Suburbs LAC)* or their delegate.

(c) Staff principally involved in cleaning duties shall be engaged for the event. Dedicated response teams are to be tasked and deployed to patrol actively in the Campbell Parade precinct including the thresholds of nearby intersecting streets known as; Notts Avenue, Sir Thomas Mitchell Road, Lamrock Avenue, Hall Street, Roscoe Street, Curlewis Street, Wairoa Avenue and Ramsgate Avenue. These patrols will focus strongly on eliminating glass refuse in the area. The licensee will ensure that communication links are established so that such personnel can respond promptly to areas of risk identified by the Commander of Police.

9. FENCING

(a) The 'function' area is to be secured by perimeter cyclone style fencing, a minimum of 1.8 metres in height. Fencing will be placed at an adequate distance from any erected structure within the 'special event' area.

(b) 'At risk' positions along the fence line structure will be supported by double fencing including a 'sterile zone' to ensure 'fence jumping' is discouraged and minimised.

(c) The perimeter fencing will be constructed in such manner that no person can gain access to the 'special event' area by manoeuvring between the ground and the bottom part of the fencing structure.

(d) The 'function' perimeter fence line will be suitably illuminated in darkened areas, especially on northern area of the site. This will ensure security can easily identify persons that may be gathering in an attempt to gain unlawful access.

(e) All bar areas will have appropriate fencing structures in place to ensure orderly queuing of patrons. Bar areas are not permitted to trade until such time as an inspection has been carried out by the Commander of Police or his delegate and authority has been given (either verbally or in writing).

10. LIASON WITH KEY STAKEHOLDERS

The event management / holders are encouraged to liase with the various key stakeholders (ie. NSW Police, Transit Authority, Waverley Council) leading up to each annual event to ensure a safe and responsible event occurs.

11. SIGNAGE TO BE DISPLAYED

(a) Signage (in lettering not less than 50mm in height on a contrasting background) is to be erected in a prominent position at the *'main public entrance' (Queen Elizabeth Drive & Promenade)* and *'VIP entry'*. The signage shall state:

Approved hours of event operation:
8.00pm on 31 December to 2.00am on 1 January

Approved patron capacity
Total: 15,000 patrons
(Beach Bar Area: 1,600 patrons
Queen Elizabeth Drive Area: 2,500 patrons
Promenade Area: 1,800 patrons)

(b) All notices pertaining to conditions of entry, standards of behaviour, patron capacity for subject areas and trading hours (including bar closure times) are to be posted at the 'main public entrance' (Queen Elizabeth Drive & Promenade) and 'VIP entry'.

(c) Signage (in lettering not less than 50mm in height on a contrasting background) is to be erected at each bar outlet and is to be displayed in such a manner and in such a place that it would be reasonable to expect that a person standing at the bar would reasonably be expected to be alerted to its contents. The signage shall state:

Bar closes 1:30am

(d) Signage specified in sub clauses above are to be erected prior to the commencement of operations.

12. COPIES OF CONSENTS, PERMITS, LICENSES, AUTHORISATIONS AND MANAGEMENT PLANS

A full copy of all current development consents (including approved plans) for the operation of the premises, permits, licenses, authorisations, any Registers required and any required Plan of Managements must be kept on the premises and made available for inspection immediately upon request by Council Officers, Police Officers.

13. SECURITY

(a) An adequate number of licensed uniformed security guards shall be engaged for the duration of the function. The guards are to regularly patrol the licensed premises and nearby area to assist in ensuring compliance with the provisions of the Liquor Act 2007, as well as to assist the licensee in ensuring that there is no undue disturbance to the quiet and good order of the neighbourhood.

(b) At the conclusion of the event all security personnel engaged or assigned are to remain until the last patron has left the vicinity. A substantial portion of security personnel is to be tasked to monitor movement of leaving patrons through the beachfront parklands, at public transport collection points along Campbell Parade and in the vicinity of the Bondi Pavilion (or as directed by the Commander of Police or their delegate).

(c) The licensee is to liaise with the Commander of Police or his delegate prior to dismissing security staff from duty to ensure that all matters of social order pertaining to patrons from the function have been resolved.

14. FIREWORKS / PYROTECHNICS DISPLAY

Any fireworks or pyrotechnics display shall be carried out in accordance with the relevant guidelines and controls. In particular compliance with the Operation Conditions Fireworks controls released by Work Cover NSW, the NSW Explosives Act, Australian Explosives Code and 'Australian Standards (AS) 2187: Explosives – storage, transport and use' shall be adhered to at all times.

15. MEDICAL FACILITIES

An appropriate number of medically recognised trained staff (qualifications to be synonymous with Paramedic level) is to be engaged for the duration of the function. An appropriately equipped medical room is to be located within the function area.

16. EVENT OPERATIONS

(a) The licensee/event management shall comply with any reasonable direction(s) of the Commander of Police or his/her delegate at the time, concerning the manner of operation or the conduct of the function as may be issued to the licensee either verbally or in writing by such Officer from time to time. Directions may relate to, but are not restricted to, intoxication and the responsible service of liquor, standards to be observed on the premises for the purpose of preventing the misuse or abuse of liquor, the level of noise emanating from the licensed premises, the steps that need to be taken to prevent patrons from disturbing the neighbourhood, and the hours during which liquor may be sold or supplied under the authority of the licence on any particular day.

(b) That if for any reason the function is not being operated in the public interest, the Officer in charge of Police at the time, may direct that the function is to cease.

17. PATRON BEHAVIOUR

The Management shall ensure that the behaviour of patrons entering and leaving the event does not detrimentally affect the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by patrons of the premises and shall ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council.

18. TRAFFIC MANAGEMENT

Prior to each annual event, a Traffic Management Plan (TMP), including detailed Traffic Control Plans, is to be submitted to Council for the approval by the Council, Waverley Traffic Committee, NSW Police Force and Roads and Maritime Services of NSW (RMS), in accordance with the *Bondi Christmas Day and New Year's Eve Events Licence Agreement*. Any conditions placed on the TMP by the Council, and/or NSW Police Force and/or RMS must be adhered to.

19. NOISE – CONCERTS AND SPECIAL EVENTS

(a) The temporary event must **not** result in the transmission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997 at the nearest affected receiver.

(b) A suitable Noise Management Plan be submitted to Council (minimum 14days prior to event) for approval prior to each annual event detailing sitting and direction of speakers, predicted or prevailing weather conditions (particularly wind), type of music, location of nearby residences, position of stage and the size and power output of speakers.

(c) Provision of community consultation – involving appropriate advertising of event operations and noise/community hotline.

(d) Sound Engineers **must** be fully instructed of the requirements and their responsibilities prior to the event.

20. NOISE/COMMUNITY HOTLINE

The management of the event:

(a) Shall arrange a responsible person authorised by the event holder/management for contact prior to and during the event regarding noise issues and a community hotline for complaints shall be set up and this hotline register the number of complaints for statistical purposes.

The dedicated Noise Hotline shall be established from 23 December to 3 January each year to manage, log and respond to all calls, complaints and issues associated with the event.

(a) Shall record in a Register full details of any disturbance complaint/s made by a person to management or staff in respect to the manner in which the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording will include time, date, nature of the complaint/s and any complainant details if provided.

(b) Shall respond to any disturbance complaint/s in a timely and effective manner. All actions undertaken by management / staff to resolve such complaint/s shall be recorded in the Register.

21. NOISE LIMITERS

(a) All amplification equipment used at the event **must** be controlled by a root mean square (RMS) noise limiter, calibrated by an acoustic engineer. The equipment must be tamper proof and only operable by the management of their nominee.

(b) All on stage and front of house sound equipment must be connected in such a manner to the one system so that the noise levels produced can be effectively controlled by the noise limiter referred to above and the house mixers/sound engineer.

22. WASTE

The event management / holder shall comply at all times with the waste management specifications of the submitted Statement of Environmental Effects, part 3.3.7 (incorrectly labelled in document as part 3.4.7) prepared by 'Balanced Systems Planning Consultants' in April 2013.

23. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of $10,000 must be provided as security for the payment of the cost of making good any damage that may be caused to any Council property as a consequence of this building work.

This deposit or guarantee must be established prior to any works being carried out on the site. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

24. ADDITIONAL DA FEE REQUIRED

Council considers the estimated cost of the proposed works to be $200,000 for each year the event is held, in lieu of $150,0000 as indicated on the development application form. In this regard, based on the recommendation of support for three years, an additional development application fee of $1193 is to be paid, prior to any building works occurring.

SCHEDULE B – COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

25. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

26. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW, including construction and operation of all scaffolding, staging, rides and temporary structures and any fireworks/pyrotechnics display.

27. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

28. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

29. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

30. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

31. NOISE MANAGEMENT AND COMPLAINTS PROCEDURES

(a) Prior to the event (minimum 14days), the applicant or acoustic engineer must provide to Council the manner in which they intend to minimise noise impacts on residential premises or sensitive receivers, their complaints management program relating to noise, their monitoring locations and methodology, and noise level limits.

(b) Within 3 months after each New Years Eve event the applicant, through its acoustic consultant, must provide a written report detailing the times and locations where noise measurements were taken, details of the equipment and methods used to take the measurements, a statement of any times the noise level limits were exceeded and why, including the levels and duration of any exceedance and any other relevant information. Further if there were any exceedances, the preventative action intended for future events.

(c) The noise complaints procedure must be in place during the construction and removal of the temporary stage and included in the information pamphlet to be sent to local residents.

32. TOILET FACILITIES

Toilet facilities are to be provided in accordance with table F2.3 of the Building Code of Australia and based on maximum patron capacity of 15,000. In this regard, the following requirements apply:

(a) A minimum of 115 unisex WC pans fitted with handwashing basins.

(b) A minimum of 75 individual urinal stalls (based on a trough width of 600mm) located within multi-function units.

(c) Disabled toilets provided at a rate of 1 per 100 WC pans/urinals.

33. TEMPORARY FOOD AND BEVERAGE OUTLETS

The following requirements apply to premises that commercially provide food and beverages:

(a) The premises must comply with the Food Act, 2003 and the Food Standards Code,

(b) Food and beverage outlets will require hot and cold running water for hand washing, and separate toilets for food (beverage) handlers with hand washing facilities.

(c) Applications for temporary food premises required and full details of facilities to be submitted. Details of waste disposal from the food and beverage outlets eg. drip trays from draught beer, wash hand basins, washing up sinks.

34. WASTE STORAGE

The following requirements apply to waste management:

(a) A waste management plan must be submitted to Council to include all waste removal arrangements such as the Contractor, recyclables and all other waste (collection and disposal), prior to each event.

35. EXITS/PATHS OF TRAVEL

The number and dimensions of exits and paths of travel to exits are to comply with Section D of the Building Code of Australia.

36. CLEAR ACCESS

Exits are to be kept clear at all times to provide clear access to exits and provide a safe passage for occupants to open space. This shall include vehicles parked outside the event or any other barrier is not to obstruct the free passage of occupants in an emergency situation.

All exit doors and gates must swing in the direction of egress; be readily openable without a key from the side that faces a person seeking egress and by a single hand pushing action on a panic bar located 900mm to 1100mm from the ground or floor level; be unlocked for the duration of the event; be clearly signposted as an exit and be illuminated and visible to all patrons attending the event.

37. FIRE EXTINGUISHERS

Portable fire extinguishers must be provided to all food stalls and bars and stages with the type and location complying with the requirements of AS 2441.

38. EMERGENCY EVACUATION MANAGEMENT PLAN

a) An emergency evacuation management plan complying with AS 3745 must be prepared, maintained and implemented for the subject events.

b) The emergency evacuation plan must specify the following:
   i. the location of all exits, and fire protection and safety equipment, for any part of the building used as a place of public entertainment,
   ii. the number of any fire safety officers that are to be present during performances,
   iii. how the audience are to be evacuated from the building in the event of a fire or other emergency.

c) Any fire safety officers appointed to be present during performances must have appropriate training in evacuating persons from the building in the event of a fire or other emergency.

d) The emergency evacuation plan is to include periodic practical training and instruction in fire protection and fire extinguishment, training in the evacuation of the site in the event of fire/emergency and the identification and reduction of fire hazards.

e) The emergency evacuation management plan complying with AS 3745 is to be prepared by a suitably qualified building or fire safety consultant and a copy of the plan is to be submitted to Council's Planning & Environmental Services Division for its records.

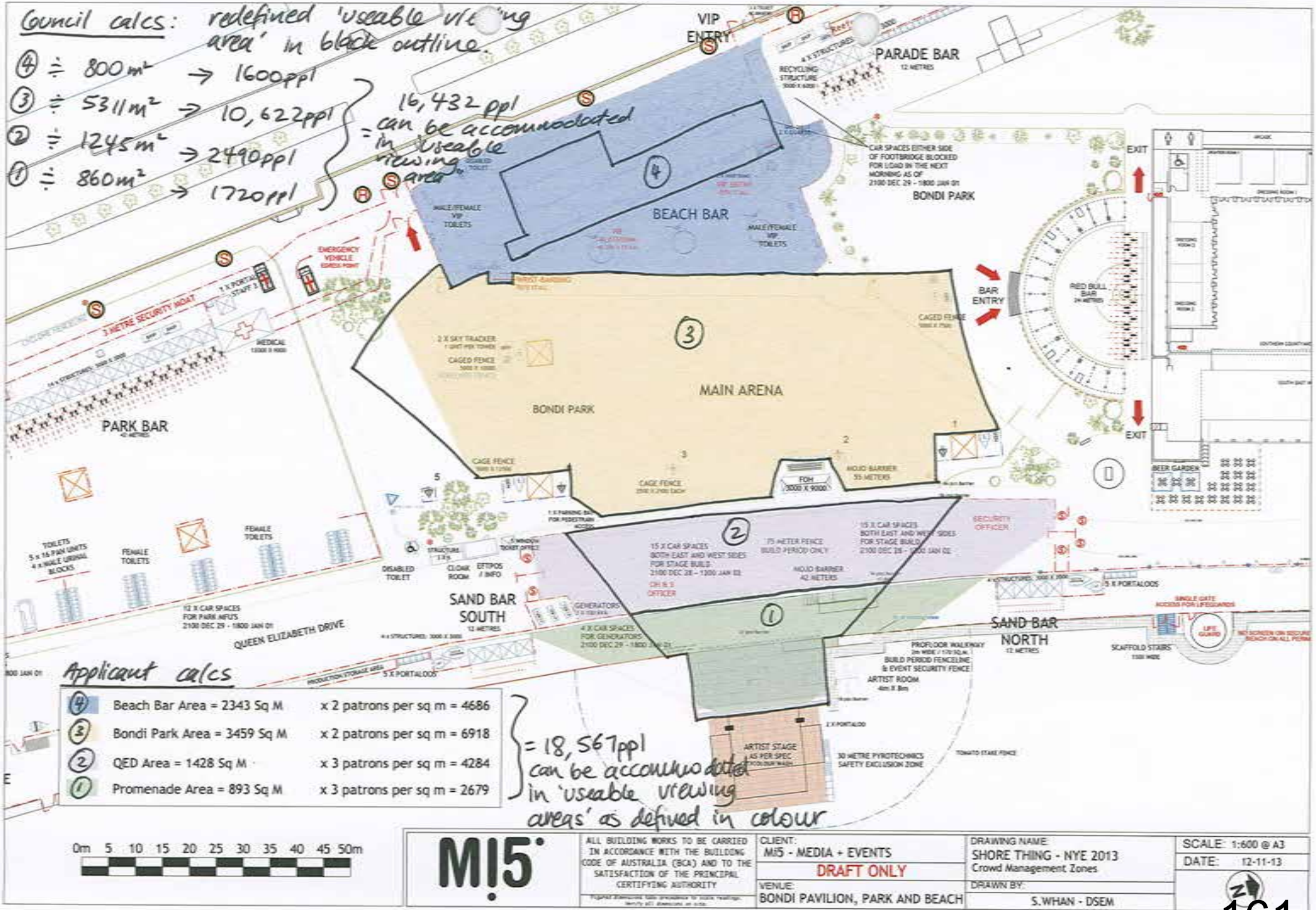
39. NSW FIRE BRIGADES

Compliance with the requirements of the Commissioner NSW Fire and Rescue.

40. STRUCTURES

All scaffolding, staging, and temporary structures are to be constructed under the direct supervision and instruction of a qualified and practising Structural Engineer and certified as Structurally adequate for the intended purposes in accordance with the Building Code of Australia and relevant Australian Standards prior to occupation operation or use.

END OF CONDITIONS


Council calcs: redefined 'useable viewing area' in black outline.
④ ÷ 800m² → 1600ppl
③ ÷ 5311m² → 10,622ppl
② ÷ 1245m² → 2490ppl
① ÷ 860m² → 1720ppl
= 16,432 ppl can be accommodated in useable viewing area
VIP ENTRY
PARADE BAR
12 METRES
BEACH BAR
MALE/FEMALE VIP TOILETS
CAR SPACES EITHER SIDE OF FOOTBRIDGE BLOCKED FOR LOAD IN THE NEXT MORNING AS OF 2100 DEC 29 - 1800 JAN 01
BONDI PARK
EXIT
BAR ENTRY
RED BULL BAR
24 METRES
MAIN ARENA
BONDI PARK
CAGED FENCE
2 X SKY TRACKER
CAGED FENCE
PARK BAR
42 METRES
3 METRE SECURITY MOAT
EMERGENCY VEHICLE EGRESS POINT
MEDICAL
CAGE FENCE
FOH 3000 X 9000
MOJO BARRIER 55 METRES
BEER GARDEN
TOILETS 5 x 16 PAN UNITS 4 x MALE URINAL BLOCKS
FEMALE TOILETS
FEMALE TOILETS
12 X CAR SPACES FOR PARK MFU'S 2100 DEC 29 - 1800 JAN 01
QUEEN ELIZABETH DRIVE
DISABLED TOILET
CLOAK ROOM
ETTIPOS / INFO
SAND BAR SOUTH
12 METRES
15 X CAR SPACES BOTH EAST AND WEST SIDES FOR STAGE BUILD 2100 DEC 28 - 1200 JAN 02
75 METER FENCE BUILD PERIOD ONLY
MOJO BARRIER 42 METERS
15 X CAR SPACES BOTH EAST AND WEST SIDES FOR STAGE BUILD 2100 DEC 28 - 1200 JAN 02
SECURITY OFFICER
5 X PORTALOOS
SINGLE GATE ACCESS FOR LIFEGUARDS
LIFE GUARD
SAND BAR NORTH
12 METRES
4 X CAR SPACES FOR GENERATORS 2100 DEC 29 - 1800 JAN 01
GENERATORS
PRODUCTION STORAGE AREA
5 X PORTALOOS
SCAFFOLD STAIRS
PROFLOOR WALKWAY
BUILD PERIOD FENCELINE & EVENT SECURITY FENCE
ARTIST ROOM
ARTIST STAGE AS PER SPEC
30 METRE PYROTECHNICS SAFETY EXCLUSION ZONE
Applicant calcs
④ Beach Bar Area = 2343 Sq M x 2 patrons per sq m = 4686
③ Bondi Park Area = 3459 Sq M x 2 patrons per sq m = 6918
② QED Area = 1428 Sq M x 3 patrons per sq m = 4284
① Promenade Area = 893 Sq M x 3 patrons per sq m = 2679
= 18,567ppl can be accommodated in 'useable viewing areas' as defined in colour
0m 5 10 15 20 25 30 35 40 45 50m
M!5
ALL BUILDING WORKS TO BE CARRIED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY
CLIENT: Mi5 - MEDIA + EVENTS
DRAFT ONLY
VENUE: BONDI PAVILION, PARK AND BEACH
DRAWING NAME: SHORE THING - NYE 2013 Crowd Management Zones
DRAWN BY: S.WHAN - DSEM
SCALE: 1:600 @ A3
DATE: 12-11-13

Application number	**DA-332/2013**
Site address	**64 Lamrock Avenue, Bondi Beach**
Proposal	**Demolition of a boarding house and construction of a dual occupancy plus strata subdivision**
Date of lodgement	**7 August 2013**
Owner	**MGM 266 Pty Ltd**
Applicant	**Edifice Design Pty Ltd**
Submissions	**Four (4) submissions**
Cost of works	**$825 000**
Issues	• **Site Area**
Recommendation	**Approval subject to conditons**

Site Map

1.1 SITE AND SURROUNDING LOCALITY

A site visit was carried out on 15 October 2013.

The site is identified as Lot 211 in DP 5953, known as 64 Lamrock Avenue, Bondi Beach. The site is rectangular in shape with northern and southern boundaries measuring 36.51m, and eastern and western boundaries measuring 12.19m. The site has an area of 445.1m^2 and is generally flat.

The site is occupied by a single storey dwelling with no vehicular access that was previously approved as a boarding house however is currently being used illegally as a backpackers. Information indicates that the illegal backpacker use has been operating for a considerable period, approximately 8 years.

The subject site is adjoined by a detached heritage listed dwelling to the north and a pair of semi-detached dwellings to the south with a residential flat building at the rear. The locality is characterised by a variety of residential developments including semi-detached and attached dwellings and residential flat buildings.

Figure 1: Subject site frontage

Figure 2: Site viewed from the rear

Figure 3: Outbuilding within the rear yard

1.2 PROPOSAL

The proposal seeks consent for the demolition of the existing building and construction of a new two-storey attached dual occupancy development. Each dwelling will be comprised of a single garage and living areas at ground floor level and three bedrooms and two bathrooms at the first floor level. Attic storage is provided within the roof space of each dwelling. Each dwelling will also be provided with a pool along each rear boundary of the site.

The application also includes the strata subdivision of the two dwellings.

1.3 RELEVANT HISTORY

DA-422/2003 for the change of use of an existing boarding house to a dwelling house was refused on 5 May 2004 for the following reasons:

1. *It is considered that the loss of these units of low rental accommodation is a significant reduction in the availability of this type of accommodation in the Waverley area.*

2. *There is insufficient comparable accommodation in the locality.*

3. *The loss of affordable accommodation has a detrimental social impact on the Waverley community.*

4. *The cumulative impact of the loss of boarding house stock in Waverley has significantly reduced opportunities for persons of lower income to live in our community – this cumulative impact is recognised from the comments of DIPNR.*

5. *The existing building is structurally sound and complies broadly with fire regulations.*

DA-788/2005 for alterations and additions to a boarding house including an additional storey was refused on 27 February 2007 for the following reasons:

1. *The proposed development is 40% over FSR.*

2. *The proposed intensification of use is so great as to be against the public amenity.*

3. *The proposal does not satisfy Clause 3 (7d and f) – Specific aims of the Waverley Local Environment Plan 1996, having regard to section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979.*

4. *The proposed development is considered contrary to Council's Development Control Plan No. 12 – Guidelines for Boarding Houses, Backpacker Accommodation and Bed and Breakfast Establishments, in respect to the following provisions of the DCP:*

   (a). *Part 2.2.1 – Density Provisions. In particular the proposal is considered an overdevelopment of the site given the non-compliance with the floor space ratio controls.*
   (b). *Part 2.2.3 – Setbacks. In particular the proposal is considered an overdevelopment of the site given the non-compliance with the setback controls.*

5. *The proposed development is considered an overdevelopment of the site and will result in unreasonable amenity impacts upon adjoining properties.*

6. *The proposed development is considered to result in unreasonable visual and acoustic privacy impacts upon adjoining properties.*

7. *The proposed development contains no on-site manager, and the lack of a management plan is not considered appropriate.*

8. *The proposal is not in the public interest.*

9. *The proposed development will result in unreasonable overshadowing of adjoining properties.*

10. *The proposed development and the lack of on-site parking will result in unreasonable impact on parking in the area and does not meet the provisions of DCP No. 12 in this regard.*

11. *The amenity of the proposed premises for occupants is lacking in terms of cross-ventilation and acoustic qualities.*

12. *The proposed premises lack adequate bathroom facilities.*

13. *The open stairway at the rear will unreasonably impact on the adjoining properties.*

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are implemented.

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of the LEP.
Part 2 Permitted or prohibited development		
2.6 Subdivision – consent requirements	N/A	The proposal includes only strata subdivision of the proposed development. Torrens Title subdivision has not been sought as part of this proposal.
Land Use Table R2 – Low Density Residential Zoning	Yes	The proposal is permissible within the zoning and is consistent with zone objectives.
Part 4 Principle development standards		
4.1 Minimum subdivision lot size	N/A	The proposal includes only strata subdivision of the proposed development. Torrens Title subdivision has not been sought as part of this proposal.
4.3 Height of Buildings	Yes	The maximum height of the proposed development is 8.5m which complies with the 8.5m height control of the LEP.
4.4 Floor space ratio and 4.4A Exceptions to floor space ratio	Yes	The proposal has a floor space ratio (FSR) of 0.61:1 which complies with the maximum control of the LEP being 0.62:1.
Part 5 Miscellaneous provisions		
5.9 Preservation of trees or vegetation	Yes	The application was referred to Council's Tree Preservation Officer. The proposal includes the removal of seven (7) trees on the site which conditions will require are replaced.
5.10 Heritage conservation	Yes	The subject site is not heritage listed nor located within a conservation area. However the site adjoins a heritage item at No. 66 Lamrock Avenue. The proposed development will respects the front setback and height of the adjoining building and will not dominate the streetscape. The proposed development will not harm the significance of the adjoining heritage listed building and is considered acceptable.
Part 6 Additional local provisions		
6.2 Earthworks	Yes	Only minor earthworks are proposed to

		create a level building platform on the site. The proposal will not have unreasonable impacts upon environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Waverley Development Control Plan (DCP) 2012

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
1. Waste	Yes	Each dwelling will be provided with a bin storage area accessed via the garage with direct level access to the street for collection.
2. Energy and water conservation	Yes	A BASIX certificate was provided with the application. The proposal incorporates appropriate passive energy design. The proposal is consistent with the objectives of this part of the DCP.
4. Tree preservation	Yes	The application was referred to Council's Tree Preservation Officer. The proposal includes the removal of seven (7) trees on the site which conditions will require are replaced.
5. Stormwater management	Yes	A condition regarding stormwater disposal is included within the Recommendation.
8. Heritage	Yes	The subject site is not heritage listed nor located within a conservation area. However the site adjoins a heritage item at No. 66 Lamrock Avenue. The proposed development will respects the front setback and height of the adjoining building and will not dominate the streetscape. The proposed development will not harm the significance of the adjoining heritage listed building and is considered acceptable.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.2 Building Height • Max wall height = 7m • Max height = 8.5m	Yes	The maximum height of the proposed development complies with the DCP and LEP maximum of 8.5m. The proposal will also comply with the wall height control with a maximum of 7 metres (to attic roof). The proposal is consistent with the controls and objectives in this part of the DCP.
1.4 Density, Size and Bulk (FSR) • Max FSR = 0.62:1 • Attached dual occ – minimum lot size of 450sqm	Yes No	The proposal has an FSR of 0.61:1 which complies with the maximum control of the DCP and LEP being 0.62:1. The site has an area of 445.1sqm which is 4.9sqm less than the minimum site area for an attached dual occupancy. Refer to "Issues" below for discussion.
1.5 Setbacks • Side = 900mm • Front and rear – predominant building line	Yes	The side boundary setbacks of 900mm comply with the DCP. Rear building line complies with the predominant rear building line by being the average rear setback of both adjoining properties at ground. At first floor level the rear setback is between the first floor additions to properties on either side which also complies with the DCP control. The front setback aligns with adjoining properties on either side and is considered acceptable.

1.6 Streetscape and Visual Impact	Yes	The proposal presents to the street as a two storey attached dual occupancy with pitched roof over. The front elevation of the building will be appropriately articulated through the provision of recessed balconies, a roof gable and a variety of colours and materials. The proposed development has been designed to resemble a single dwelling with a single roof over both dwellings and the garages being located on the outer edges of the front façade rather than in the centre where they would dominate the streetscape appearance of the development. The design of the dual occupancy incorporates traditional elements such as a front gable and pitched roof however the materials and finishes give a contemporary appearance to the building. As the building incorporates traditional elements from surrounding properties it is considered that it will not detrimentally affect the streetscape. It is noted that the adjoining heritage listed building to the north has very contemporary additions to the rear which are visible from the street. Accordingly the proposal incorporates elements from the traditional buildings and contemporary additions and will not be out of character with the street.
1.6 Fences • Front – max 12000mm high with solid portion max 600mm high; • Side and rear – 1800mm high	Yes	The proposal includes a front fence with a maximum height of 1200mm. The solid lower portion of the fence will have a height of 380mm with the remaining upper portion being horizontal bars (open appearance). The front fence is considered appropriate within the streetscape and is supported. Side and rear fences will be 1800mm high which is consistent with the controls.

1.7 Visual and acoustic privacy	Yes	Views from ground level windows will be inhibited by standard fencing. The upper floor windows are to rooms of low use (ie. not living areas) with no unreasonable privacy impacts. The only bedroom window on the side elevation (noting that a bedroom is also low use) has a sill height of 1200mm. Windows on the front overlook the street and those at the rear are a sufficient distance from the adjoining rear property to ensure that privacy impacts are not unreasonable (approximately 16m). The proposal contains elevated balconies at the front and rear. The front balconies overlook the street where privacy levels are low. The rear balconies are small and are accessed via bedrooms which are rooms of low use. Due to this privacy impacts are considered not unreasonable. There is the potential for overlooking of the adjoining side properties from the rear balconies and as such a condition will require privacy screening of the side boundaries of these balconies. Noise from the use of a residential property (including use of a swimming pool associated with a dwelling) within a residential zone is not unrealistic or unreasonable. Normal use of a residential property will generate residential noise (i.e. neighbours will be able to hear other neighbours in a residential area) which is considered acceptable.

1.8 Solar access	Yes	Shadow diagrams were provided with the proposal which indicate that although, the proposal will result in overshadowing of the adjoining southern site, the additional shadow cast by the development will not be unreasonable. Overshadowing of the adjoining site is not unexpected given that the property is almost due south of the subject site. Any two-storey development would result in overshadowing of the adjoining southern site so therefore the test becomes whether the development is a reasonable expectation for the site. The proposal complies with all of the controls of the LEP and DCP. A two-storey development within the controls is not unreasonable and accordingly the overshadowing impacts of the development are considered acceptable.
1.9 Views	Yes	There will be no significant views impacted by the proposal.
1.10 Vehicular access and parking • Max of 1 space for 3 or less bedrooms • Min dimensions of 5.5m x 2.5m	Yes	Each dwelling will provide one garage space with dimensions of 5.5m x 3m. Each garage will be integrated into the design of the dwelling behind the building line in accordance with Council's preferred arrangement for car parking.
1.11 Landscaping and open space • 40% Open Space • 15% Landscaped Area • Front – 50% Open Space (OS) • Front – 50% of OS to be Landscaped Area	Yes	The proposal provides 58% open space on the site with 27% landscaped area. Each dwelling will have in excess of 50sqm private open space to meet user needs. Within the front setback the proposal will provide 100% open space. The landscaped area will equate to 73% of the required amount of open space (50% of the front setback). The proposal provides adequate open space and landscaping for each dwelling to comply with the objectives of the landscaping controls.

ISSUES

Site Area

DCP 2012 requires that an attached dual occupancy development have a minimum site area of 450sqm whereas the subject site has an area of 445.1sqm which is 4.9sqm less than the minimum.

The deficit of 4.9sqm is considered minor and does not impact upon the ability of the proposed development to comply with all other controls of the DCP. Each dwelling will be provided with sufficient site area for adequate open space and landscaped area, setbacks, height, floor space and parking whilst not resulting in unreasonable impacts upon surrounding properties. The reduced site area is considered acceptable in this instance.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was notified for 14 days and a Site Notice erected in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development.*

Four (4) submissions were received. The issues raised in the submissions are summarised and discussed below.

Issues:

- ***Loss of sunlight and overshadowing.***
- ***Non-compliant with minimum site area for dual occupancy.***
- ***Bulk and scale.***
- ***Overdevelopment.***
- ***Loss of privacy.***

Response: This issue has been discussed previously in this report.

Issue: Side setback – current house is set further away – this will result in loss of sunlight and privacy.

Response: The proposal complies with the side setback controls of the DCP. The side setbacks will not have unreasonable amenity impacts upon surrounding properties and are considered acceptable.

Issue: Decreased parking on street due to there being two driveways. Pollution – noise and fumes from garage and driveway being close to front door of neighbouring property.

Response: The kerb and gutter crossings will be 3 metres wide (total of 6m) and will retain a space with a length of 5.8 metres between them. Calculations of aerial imagery indicate that the proposal will result in the loss of 1 on-street space. There are currently 4 parking spaces between the corner with Forest Knoll and the driveway crossing at the property to the north. The proposal will result in the loss of 1 space with 3 spaces remaining. This is in accordance with the provisions of the DCP and allows 1 on-street space to be lost at the gain of 2 off-streets spaces. This is considered acceptable.

Issue: Inadequate drawings and lack of information.

Response: The information provided is appropriate under the Environmental Planning and Assessment Act and is adequate for assessment.

Issue: Design – existing building maintains the character of the area which is more desirable than a contemporary structure.

Response: The surrounding area is a mixture of semi-detached and single dwellings with higher density residential flat buildings. It is true that the surrounding dwellings have a traditional character however the site is not heritage listed nor is the area a conservation area. The design of the dual occupancy incorporates traditional elements such as a front gable and pitched roof however the materials and finishes give a contemporary appearance to the building. As the building incorporates traditional elements from surrounding properties it is considered that it will not detrimentally affect the streetscape. It is noted that the adjoining heritage listed building to the north has very contemporary additions to the rear which are visible from the street. Accordingly the proposal incorporates elements from the traditional buildings and contemporary additions and will not be out of character with the street.

Issue: Drainage – rising water table and a red algal discharge in Forest Knoll is an existing problem in the area – pools will exacerbate this. No investigations or details regarding construction and its impacts have been provided.

Response: A condition is included within the Recommendation requiring the submission of stormwater system details by a suitable qualified professional be submitted prior to the issue of a Construction Certificate.

Issue: Construction – no information has been provided regarding impacts during construction or construction details (eg slab, foundations etc).

Response: Construction details are not required at the development application stage. This information must be provided prior to a Construction Certificate and during the construction process. Conditions to this effect are included within the Recommendation.

Issue: Dual occupancy not in keeping with area – should be a single dwelling.

Response: Dual occupancies are permissible within the zoning. The proposal is not out of character with surrounding properties given that the locality is comprised of semi-detached dwelling (i.e. two attached dwellings being the same as the subject development), single dwellings and residential flat buildings.

Issue: Swimming pools – Noise impacts upon surrounding properties.

Response: Noise from the use of a residential property (including use of a swimming pool associated with a dwelling) within a residential zone is not unrealistic or unreasonable. Normal use of a residential property will generate residential noise (i.e. neighbours will be able to hear other neighbours in a residential area) which is considered acceptable.

Issue: Trees on neighbouring properties must be protected during construction.

Response: Conditions to this effect are included within the Recommendation.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The application was referred to the departments within Council listed following. Summaries of responses received are provided below (copies of full referrals available on file):

- ***Manager Transport and Development:*** Conditions were provided which are included in the "Recommendation".
- ***Technical Services – Stormwater:*** Further technical details are required in regards to stormwater disposal/storage. A condition to this effect is included within the "Recommendation".
- ***Tree Preservation Officer:*** The application includes the removal of seven (7) trees from the site which is acceptable provided that they are replaced by other trees. A condition to this effect and conditions regarding the protection of neighbouring trees is included within the "Recommendation".
- ***Land Information Officer:*** A condition has been provided regarding street numbering which is included within the "Recommendation".
- ***Social Planner:*** The demolition of the boarding house does not require a monetary contribution as the rental yield is below the Department's threshold. No conditions are required.

4. SUMMARY

The subject proposal is for an attached dual occupancy comprising three bedrooms and a single car garage for each dwelling. Both the dwellings will also be provided with a swimming pool within the rear yard area.

The application was notified and submissions from four surrounding properties were received raising issues regarding drainage, overdevelopment, overshadowing, privacy, parking and density.

The proposal will comply with all controls of both the LEP and DCP with the exception of minimum site area for an attached dual occupancy where the site area is deficient by 4.9sqm. Each dwelling will be provided with sufficient site area for adequate open space and landscaped area, setbacks, height, floor space and parking whilst not resulting in unreasonable impacts upon surrounding properties. The departure in minimum site area is very small and considered acceptable in this instance.

The proposed development generally complies with the bulk and scale, and envelope controls for the site and whilst is is acknowledged that there will be some impact on the adjoining properties, the impact is considered to be within acceptable limits and as such the proposal is recommended for approval subject to the conditions given in the report.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	Reviewed and agreed on behalf of the Development and Building Unit
Kylie Lucas **Senior Statutory Planner**	Arif Faruqi **Area Manager – North**
Date: 26 November, 2013	**Date: 26 November, 2013**

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

(a) Architectural Plan Nos DA01-DA08 (inclusive), Revision C, tables and documentation prepared by Edifice Design, dated 30/07/2013, and received by Council on date 7 August 2013,

(b) Landscape Plan No. L/01 and documentation prepared by A Total Concept Landscape Architects, dated 22/07/13, and received by Council on 7 August 2013;

(c) BASIX Certificate;

(d) Schedule of external finishes and colours (Job 13239) received by Council on 7 August 2013; and

(e) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part B1, Waverley DCP 2012.

Except where amended by the following conditions of consent.

2. STRATA SUBDIVISION

The development must be in accordance with:

(a) Subdivision Plan titled “Strata Plan (Draft Only)”, drawn by Edifice Design dated 6 August 2013 and received by Council on 7 August 2013; and,

(b) A linen plan and six copies are to be submitted to Council or Accredited Certifier (for the strata subdivision under this consent) in accordance with Section 109 C (d) of the Environmental Planning and Assessment Act, 1979;

(c) Prior to the registration of the linen plans a Sub-division Certificate must be obtained from Council or an Accredited Certifier in accordance with Section 109 C (d) of the Environmental Planning and Assessment Act, 1979; and

(d) Before the release of the linen plan for subdivision, a compliance certificate under Section 73 of the Sydney Water Act, 1994, Part 6 Division 9 must be obtained from Sydney Water and submitted to Council or the Accredited Certifier. Sydney Water may require the construction of works and/or the payment of developer charges.

3. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) The rear balconies shall be fitted with privacy screens to a height of 1800mm high on the side boundaries to protect the privacy of adjoining properties.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

4. ATTIC ROOMS

The attic for each dwelling shall be used only for the purposes of storage and shall not be used as habitable space.

5. SWIMMING POOLS

The following requirements apply to the use and operation of the approved pool:

(a) The pool water being treated by an approved water treatment and filtration unit.

(b) The pool is to be fitted with a cover that shall be fitted when the pool is not in use to minimise evaporation and conserve water.

(c) To prevent noise nuisance to surrounding properties, the pool filtration motor and pump unit is to be housed within a ventilated soundproof enclosure.

6. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Excavation, proposed or undertaken in the certification or construction of the development, that results in additional habitable or non-habitable floor space (including storage) shall require the submission of a new development application or Section 96 application to modify the approved development. During consideration of this application construction work on site shall cease without prior agreement of Council. Failure to comply with this condition may lead to Council prosecuting or taking a compliance action against the development for breach of its consent.

7. USE OF DWELLINGS

Each dwelling is to be used only as a single unit dwelling house.

8. NOISE FROM BUILDING WORKS - RESTRICTED ACTIVITIES

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:
1. Times identified by the community when they are less sensitive to noise
2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

9. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

(1) Where the total development cost is less than $500,000:
"Waverley Council Cost Summary Report"; or,

(2) Where the total development cost is $500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from: www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than $100,000.

(c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at $100,000 or less will be exempt from the levy.
- A development valued at $100,001 - $200,000 will attract a levy of 0.5%.
- A development valued at $200,001 or more will attract a levy of 1% based on the full cost of the development.

10. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of $10 000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

11. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing $25,000 or more.

12. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and

(b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and

(c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

13. HOARDING

If required, hoarding designed and constructed in accordance with the requirements of the Work Cover Authority is to be erected on the street alignments of the property, prior to the commencement of building operations, and such hoardings are to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council must be obtained prior to the erection of the hoarding.

14. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

15. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

16. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines.

Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2012.

The following On-Site Detention details shall be provided:

1. Details of pumps including duty and standby,
2. Details of Discharge Control pit (DCP),
3. Details of stormwater collection and disposal system from rear lawn and pebble path area.

Refer to Waverley Council Water Management Technical Guidelines for further information. The above information is required to be submitted to Council's Technical Services Department for approval prior to the issue of a Construction Certificate.

17. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

18. BASIX

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and cannot be modified under Section 96 of the *Environmental Planning and Assessment Act 1979.*

19. USE OF RENEWABLE TIMBERS

Council requires, wherever possible, the use of renewable timbers and/or plantation timbers such as Radiata Pine or Oregon as an alternative to the use of non-renewable rainforest timber products in buildings so as to help protect the existing areas of rainforest. In this regard, a schedule of proposed timber products to be used in the building is to be submitted for approval by the Principle Certifying Authority prior to the issue of the Construction Certificate. Where the applicant is to use timbers not recommended in Council's Policy, reasons are to be given why the alternative timbers recommended cannot be used.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

20. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

(a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or

(b) the name and permit number of the owner/builder who intends to do the work; and

(c) any change to these arrangements for doing of the work.

21. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

22. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

23. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

24. EXCAVATION BELOW FOOTINGS

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

(a) preserve and protect the building from damage; and

(b) if necessary, must underpin and support the building in an approved manner; and

(c) must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

25. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

(a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent

any substance from, or in connection with, the work falling into the public place, is also to be erected;

(b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and

(c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

26. TOILET FACILITIES

Toilet facilities being provided on the work site in accordance with the requirements of Sydney Water.

27. NO USE OF ORGANOCHLORIN PESTICIDES

The use of organochlorin pesticides as termite barriers in new development is prohibited pursuant to Council Policy. Only physical barriers are to be used for termite control. The building shall comply with Australian Standard 3660: Protection of building from subterranean termites - prevention, detection and treatment of infestation.

28. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

(a) outline the identification of any hazardous materials, including surfaces coated with lead paint;

(b) confirm that no asbestos products are present on the subject land; or

(c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);

(d) describe the method of demolition;

(e) describe the precautions to be employed to minimise any dust nuisance; and

(f) describe the disposal methods for hazardous materials.

29. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

30. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water

Management Plan must be kept on site at all times and made available to Council officers on request.

31. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

32. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

33. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

34. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

(a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;

(b) Sundays and public holidays; and

(c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

35. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

36. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (DWELLING HOUSES CLASS 1 AND 10

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 1 and 10 building:
(a) at the commencement of building work;
(b) after excavation for, and prior to the placement of, any footings;
(c) prior to pouring any in-situ reinforced concrete building element;
(d) prior to covering of the framework for any floor, roof or other building element;
(e) prior to covering any waterproofing in any wet areas;
(f) prior to covering any stormwater drainage connections; and
(g) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

(a) sediment control measures prior to the commencement of building work;
(b) foundation material prior to undertaking building work;
(c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
(d) steel reinforcement, prior to pouring concrete;
(e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;
(f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and
(g) swimming pool fencing prior to filling the pool.

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

37. CERTIFICATE OF SURVEY - LEVELS

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

38. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the actual situation of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

39. ENCROACH BEYOND THE BOUNDARIES

No portion of the proposed works including the footings and roof eaves, to encroach beyond the boundaries of the subject property.

40. WATER PROOFING

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

41. HOT TAP WATER SCALDING

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

42. SMOKE ALARM SYSTEM

A smoke alarm system is to be installed within the building in accordance with the requirements of the Building Code of Australia.

43. TREE PROTECTION AND REMOVAL

Precautions shall be taken when working near trees to ensure their retention, including trees on neighbouring properties, complying with the following:

(a) Do not store harmful or bulk materials or spoil under or near trees;
(b) Prevent damage to bark and root system;
(c) Do not use mechanical methods to excavate within root zones;
(d) Do not add or remove topsoil from under the drip line;
(e) Do not compact ground under the drip line;
(f) Do not mix or dispose of liquids within the drip line of the tree; and
(g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

Trees to be removed:

Species	Location	Action
Ceratopetalum gummiferum	Front yard as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Callistemon sp	Front yard as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Cinnamomum camphora	North/western boundary as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Archontophoenix cunninghamiana	Front yard as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Mangifera indica	Rear yard as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Musa sp (Banana plants)	Rear yard as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace
Prinus sp	North/east boundary as shown on the Site Proposed Landscape Plan, prepared by ATC a total concept, dated 22/7/13.	Remove and replace

If tree roots to those trees being retained on the site and trees on adjoining properties are exposed during the construction process and they are to be exposed for any more than 24 hours then a protective absorbent covering is to run the length of the exposed boundary. This covering is to be kept moist to prevent the drying out of roots.

Any backfilling material required due to excavation shall meet the requirements of AS 4419-2003 Soils for landscaping and garden use.

Soil levels are not to be changed around any trees on the subject or neighbouring properties.

No mechanical excavation shall be undertaken within the tree canopy spread (within the dripline) or within 2.0m from the middle of the trunk (whichever is greater) of any tree, shrub or vegetation that is protected under Waverley Council's Tree Preservation Order apart from that trees which have been given permission to be removed.

If any tree roots are exposed during any approved works then roots are to be pruned as per the specifications below. Any roots greater than 30mm are to be assessed by a qualified arborist before any pruning is undertaken.

If tree roots are required to be removed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist (with a minimum of the Horticulture Certificate or Tree Surgery Certificate).

It is the Arborist's responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process then Waverley Council's Tree Management Officer is to be contacted to make final determination.

If any trees or vegetation on the subject property require pruning and are covered by Waverley Council's Tree Preservation Order an Application to Prune or Remove Trees on Private Property is must be presented to Council for processing.

44. NEW VEHICLE CROSSING

New vehicle crossings are to be provided to access the proposed garages. A separate application is required for the vehicle crossings with all work to be carried out with the approval of and in accordance with the requirements of Council.

45. LONG SECTION OF DRIVEWAY

Long sections along the both edges of the driveways shall be submitted for approval to the satisfaction of Divisional Manager, Technical Services, prior to issue of the Construction Certificate. The long sections are to be drawn at a scale of 1:25 and shall include Reduced Levels (RLs) of the road centreline, kerb, road reserve, and pavement within the property and garage floor. The RLs shall include the existing levels and the design levels.

46. CONSTRUCTION OF SWIMMING POOLS

The following applies to the construction of swimming pools:

(a) Reinforcement is to be inspected by an Accredited Officer or other suitably qualified person prior to the pouring of concrete;

(b) The electrical wiring system for any proposed underwater artificial lighting installation to the pool being installed in accordance with the requirements of Australian Standard 3000, Part 1 - Wiring Rules;

(c) The finished level of the proposed pool is not to exceed a maximum height of Reduced Level (RL) 22.28;

(d) To minimise the likelihood of accidental drowning, the swimming pool is to be provided with a child resistant safety fence, designed and constructed in accordance with the requirements of Australian Standard 1926-1993 "Fencing for Private Swimming Pools". This fencing is to be erected and inspected by the Principal Certifying Authority prior to the pool being filled with water; and

(e) A final inspection of the completed pool is to be carried out by the Principal Certifying Authority prior to the pool being filled with water.

47. POOL DRAINAGE

Waste waters from the proposed pool being discharged into Sydney Water's sewerage system and in this regard, approved plans **MUST** be submitted to Sydney Water at least fourteen (14) days prior to commencement of building operations.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

48. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

49. SYDNEY WATER

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. **Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website** www.sydneywater.com.au\customer\urban\index or **telephone 13 20 92**.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the subdivision plan/occupation of the development.

50. POOL SIGN

An approved sign outlining details of resuscitation techniques for adults, children and infants must be placed in a prominent position, close to the pool prior to filling the pool with water. Signs are available from Council's Planning & Environmental Services Department.

51. INSPECTION OF POOL

A final inspection of the completed pool is to be carried out by the Principal Certifying Authority prior to the pool being filled with water.

52. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard*

53. ALLOCATION OF STREET NUMBER

Strata Subdivision with no common property access areas (ie entry/driveway etc):

The redevelopment of the property has lead to the following allocation of street numbers:

- No. 64 for the common property building;
- Nos. 64A and 64B for the units within the building correlating with Nos. 2-1 on the floor plans for the building.

The street number for the property shall be a minimum of 75mm high and shall be positioned 600mm-1500mm above ground level on the site boundary that fronts the street. The street number is to be positioned on the site prior to the issue of the Occupation Certificate

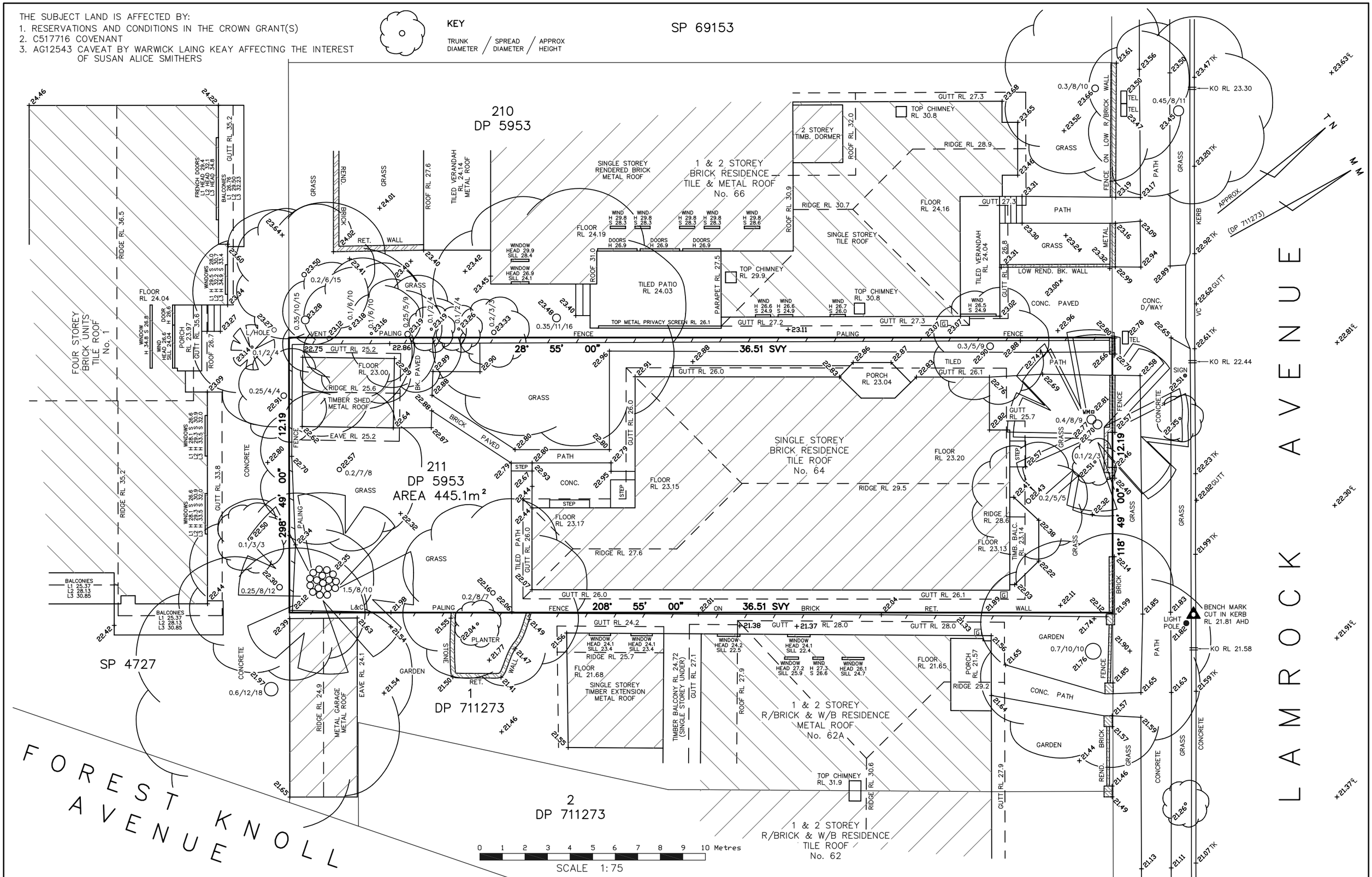
Any variation to the above street numbering requires a new application to be lodged with Council.

THE SUBJECT LAND IS AFFECTED BY:
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. C517716 COVENANT
3. AG12543 CAVEAT BY WARWICK LAING KEAY AFFECTING THE INTEREST OF SUSAN ALICE SMITHERS

KEY

TRUNK DIAMETER / SPREAD DIAMETER / APPROX HEIGHT

SP 69153



NOTES:-
- Bearings and distances are by Title and/or Deed only. No boundary investigation has been carried out.
- Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey
- Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth. be confirmed by further survey.
- The bearings on these plan boundaries are from Land Title Office plans. They are on Magnetic Meridian. If True North is required a further survey would be necessary.

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WARRANTY

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SYMBOLS & ABBREVIATIONS:

D	DOOR	PP	POWER POLE
DH&W	DRILL HOLE & WING	SMH	SEWER MANHOLE
—E—	ELECTRICITY LINE	SV	SEWER VENT
FL	FLOOR LEVEL	TEL	TELECOM PIT
G	GAS METER	TK	TOP OF KERB
HYD	HYDRANT	WM	WATER METER
VC	VEHICLE CROSSING	W	WINDOW
PC	PRAM CROSSING	D	DOOR
		KO	KERB OUTLET

SURVEY NOTES

DATUM :	AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS:	PM 53277 RL 19.978 AHD
SURVEYORS:	GK & RD
SURVEY DATE :	30/05/2013
LOCAL GOVT AREA:	WAVERLEY
AutoCAD 2002:	20130157.DWG
PLOTFILE:	(A1 - 1:75) 20130157

CAUTION

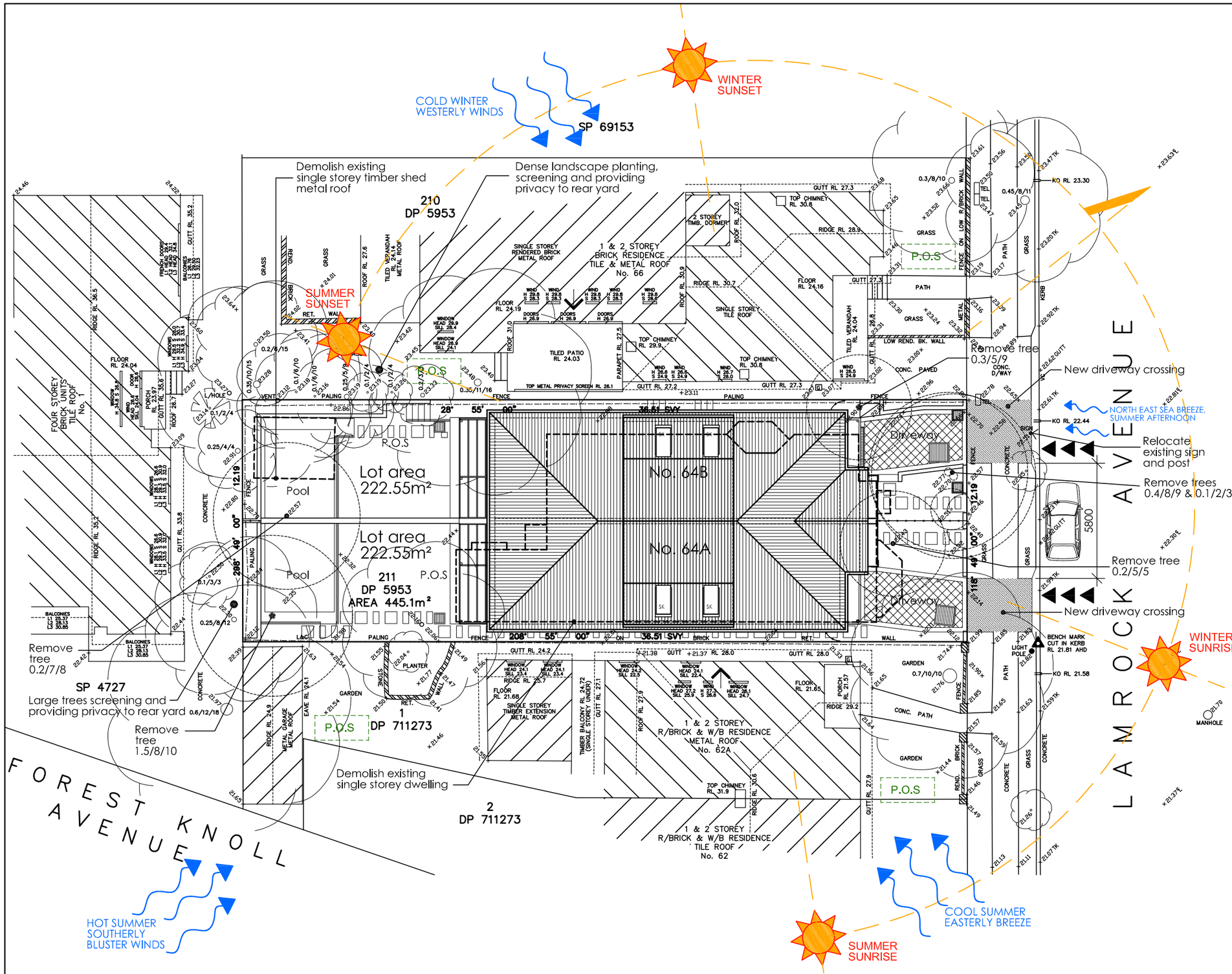
THIS SURVEY HAS BEEN CARRIED OUT FOR THE PRODUCTION OF PLANS AT A REDUCTION RATIO OF 1 : 75. ENLARGEMENT BEYOND THIS IS NEITHER INTENDED NOR SUPPORTED

BALLENDEN SURVEYORS
C1/102-106 BOYCE RD,
MAROUBRA JUNCTION, N.S.W. 2035
PHONE (02) 9344 5506 FAX (02) 9344 5506
E-mail: ballenden@ozemail.com.au

No. 64 LAMROCK AVENUE, BONDI BEACH DETAIL SURVEY

CLIENT: Mina Matis

DRAWN: DS	SCALE : 1:75(A1) 1:150(A3)		LOT 211 IN DP 5953
CHKD: -	REF: 30157	ISSUED: 07/06/13	SHEET 1 OF 1



Development Data

Site area: 445.1m²

LEP 2012 Requirements

ZONED: R2 Low Density Residential
Dual Occupancy permitted with consent

Dual Occupancy: (Min. Lot size = 450m²)
Subdivision: Minimum Lot size = 325m²
F.S.R: 0.5:1 (LEP 2012 FSR Map)
0.61:1 (LEP written instrument, Clause 4.4A, Exception to floor space ratio for area of 100 to 500m²)

DCP Requirements

Front setback: Consistent with adjoining front setback (The establish front setback in the vicinity is approximately 5.5metre.
Side setback: 900mm *(included balconies)* .
Rear setback: Average setback of both adjoining properties on either side *(included upper storey)* approximately 13.45metre.
Building height: Maximum 8.5metre
Open space: 40% of site area = 178.34m²
89.17m² per dwelling.
P.O.S: 25m² per dwelling.
Landscape area: 15% of site area = 66.88m²
33.44m² per dwelling.

Proposal

Dual Occupancy Development

Gross floor area: Ground floor = 60.16m²
First floor = 75.99m²
Total = 136.15m² per dwelling
2 dwelling = 272.3m²
F.S.R: 0.61:1 (272.3m²)
Building height: 8.3metre approximately
P.O.S 82.13m² *per dwelling*
Landscape: 28.52m² (Rear) + 11.61m² (Front)
Total = 40.13m² *per dwelling*.

LEGEND:
P.O.S Private open space
Wind direction
Neighbour window facing the site
Sunrise and sunset
Vehicle site access

Amendments:

Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
ARCHITECTS | commercial | industrial | residential edifice.com.au
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

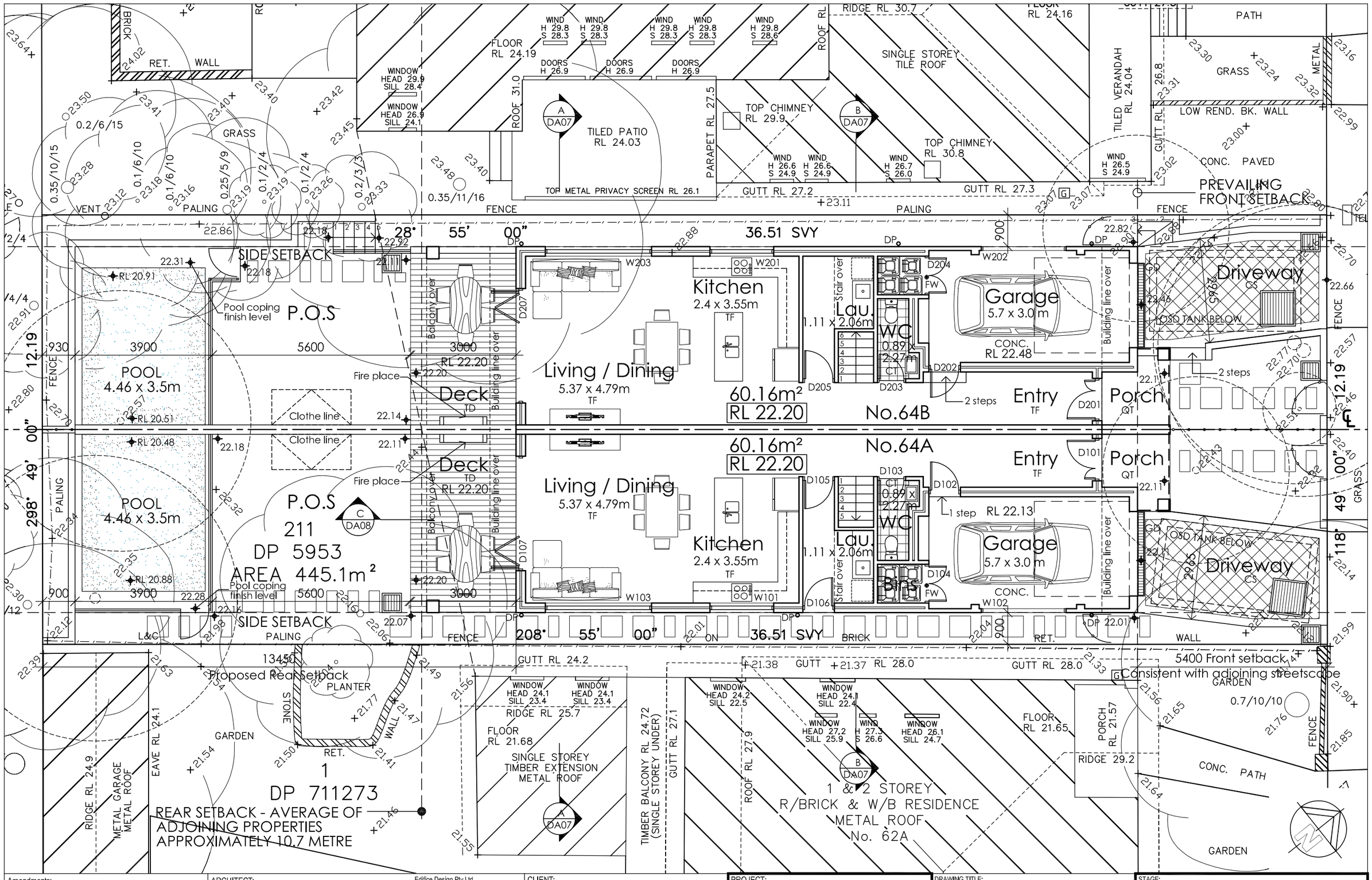
CLIENT: Mrs Mina Matis
Mob:

PROJECT: Dual Occupancy
64 Lamrock Avenue, Bondi Beach N.S.W,

DRAWING TITLE: SITE / ROOF AND SITE ANALYSIS PLAN

DRAWN:

STAGE: DEVELOPMENT APPLICATION
SCALE: 1:200@A3
JOB No: 13237
DATE: 30/07/13
DWG No: DA01
Revision: C



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Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au

Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
SITE / GROUND FLOOR PLAN

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

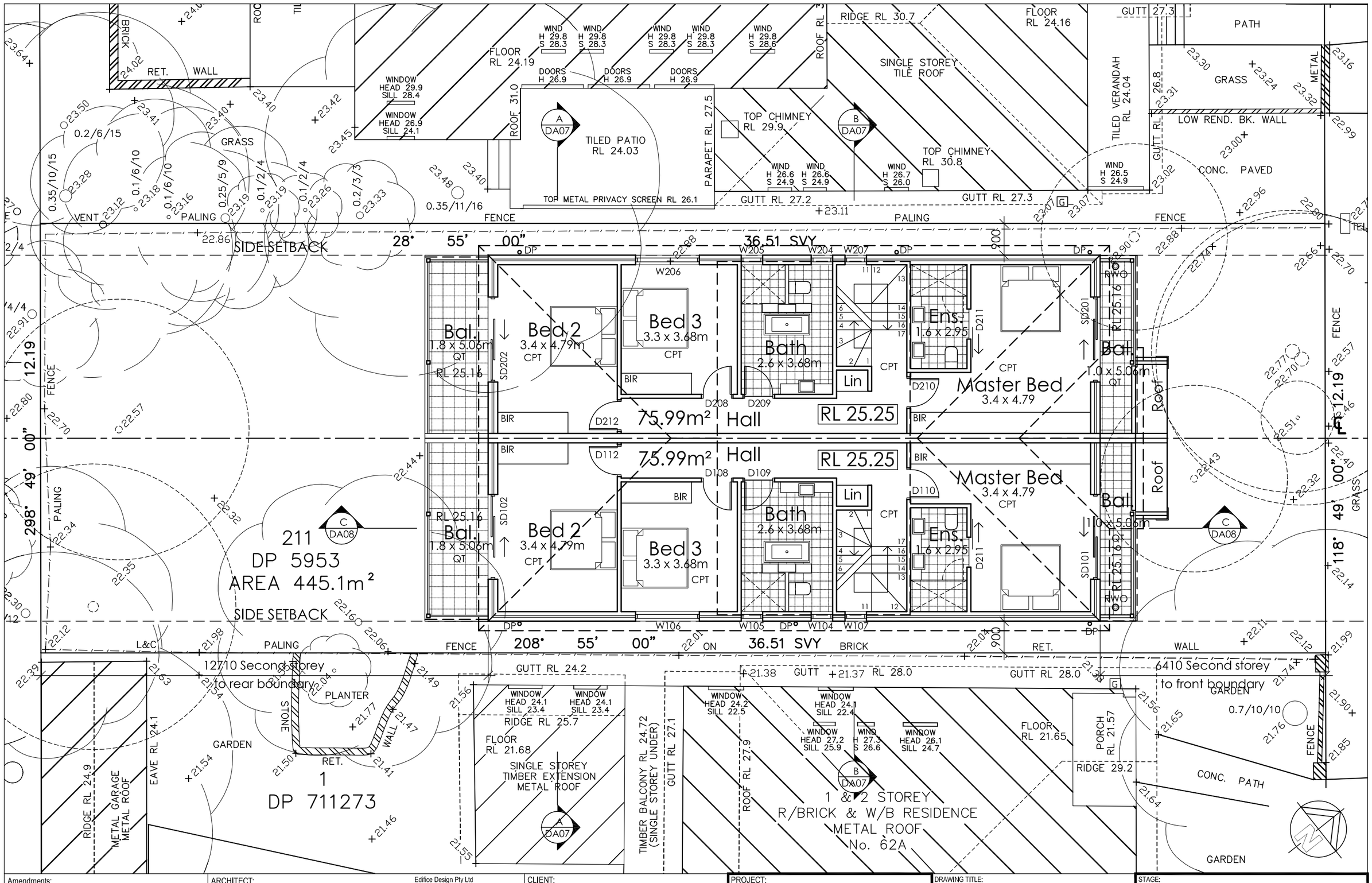
SCALE: 1:100@A3

JOB No: 13237

DATE: 30/07/13

DWG No: DA02

Revision: C



Amendments:		
Revision	Date	Description
A	14/06/13	Issue to Town planner
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Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au

Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
FIRST FLOOR LEVEL FLOOR PLAN

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

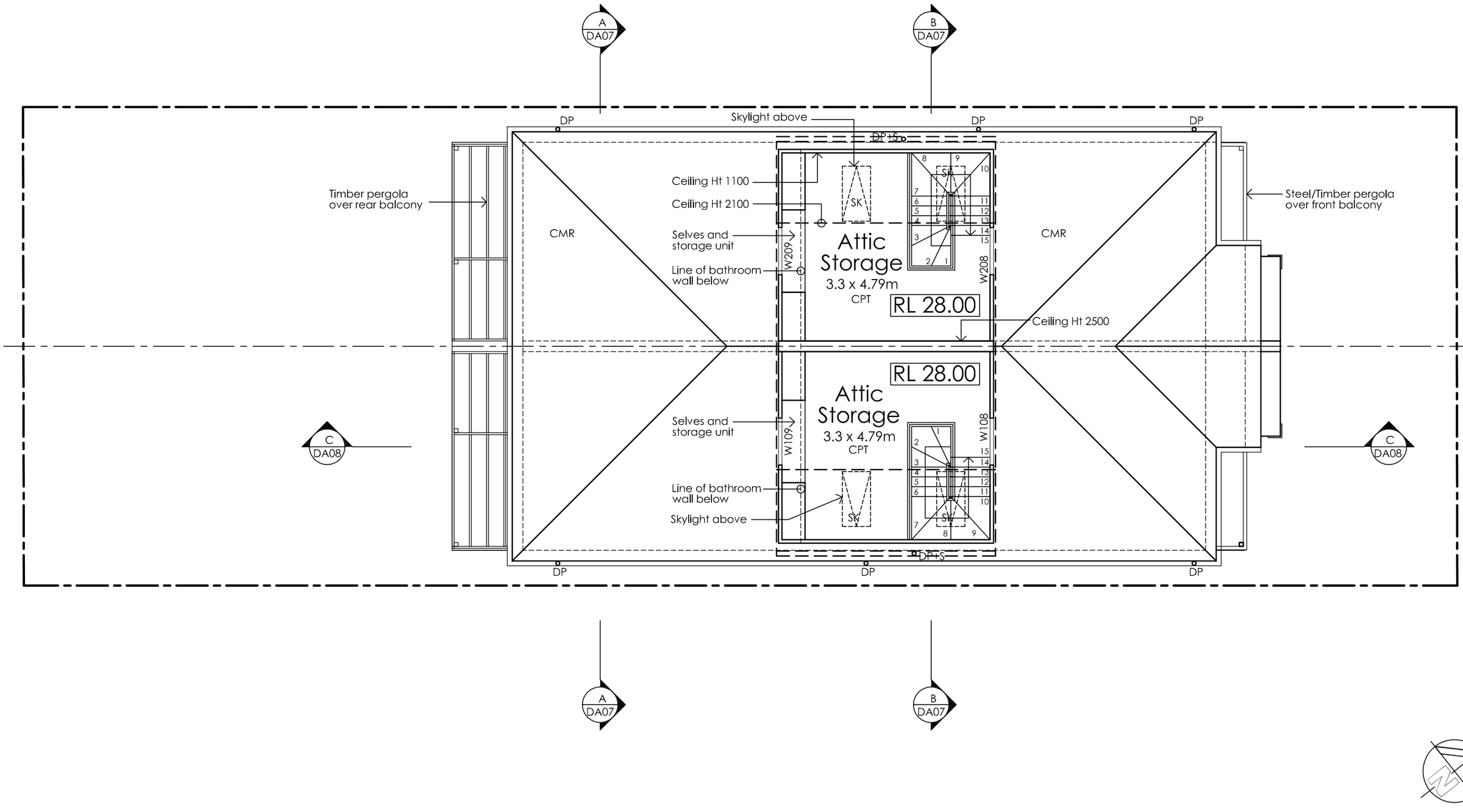
SCALE: 1:100@A3

JOB No: 13237

DATE: 30/07/13

DWG No: DA03

Revision: C



Amendments:		
Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

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Michael Grimshaw, Director & Nominated Architect, Reg #5192
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
ATTIC ROOF SPACE
FLOOR PLAN

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

SCALE: 1:100@A3

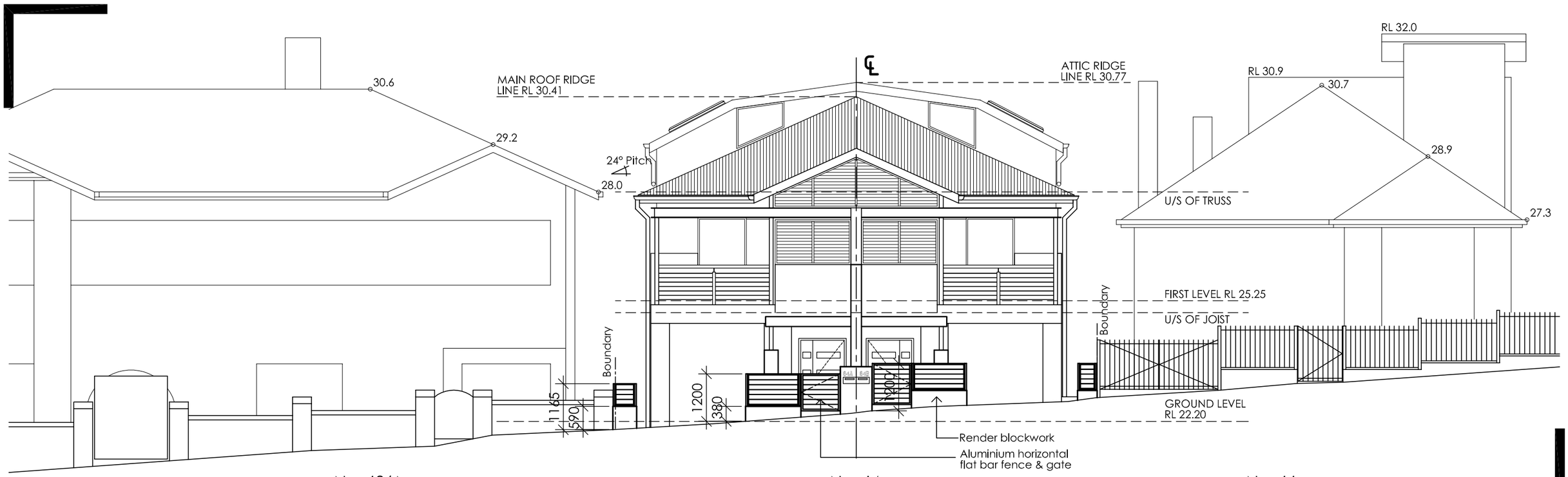
JOB No: 13237

DATE: 30/07/13

DWG No: DA04

Revision: C

Proposed Dual Occupancy development
At 64 Lamrock Avenue, Bondi Beach



LAMROCK AVENUE - STREET ELEVATION (NORTH)

Basix commitments:			
Water options	Thermal comfort options	Thermal comfort options (continue)	Energy options
Landscape vegetation: * Dwelling A: 49m² with 12m² low water use species, * Dwelling B: 44m² with 12m² low water use species.	Roof: * Metal deck + R1.0 blanket to underside of roof with roof-space below, * Metal deck + R2.5 insulation to Attic, * Dark colour.	Glazing: * NFRC: Uw=7.32, SHGC=0.77 to all glazing, except Attic *(eg aluminium-framed single-glazed clear glass)* * NFRC: Uw=5.32, SHGC=0.47 to Attic glazing *(eg single-glazed 'Low-e glass)* * NFRC: Uw=5.32, SHGC=0.47 to skylights (eg single-glazed 'Low-e glass)	Cooling: * Air conditioner, single-phase, 3.0-3.5 EER, * 'Day/night zoned' between Bed & Living areas.
Rainwater tanks: * 1800 litres each, * Collecting from roof area = 60m² each, * Water to be used in: landscape vegetation pool.	Ceilings: * Minimum R2.5 insulation with roof-space above, * Minium R2.5 insulation to Attic walls adjacent to roof spaces, * Not rated with down-lights. Any down-lights proposed will have approved non-ventilated covers or shields to enable the installation of insulation with no gaps.	Floors: * Ground floors: Concrete; timber & tiles, * First floors: Timber with carpet & tiles.	Heating: * Air-conditioning, single-phase, 3.0-3.5 EER, * 'Day/night zoned' between Bed & Living areas.
Pool/spa: * 25 kilolitres each, with pool cover,	External walls: * Cavity brick + R1.0 insulation, * Brick veneer + R1.5 insulation, * Fibro + R1.5 insulation, * Dark colour.		Water Heating: * Gas instantaneous, 5.5 star.
Toilets, Showerheads, Taps: * Showrheads '3star' (4.5-6.0L/min), Toilets '4 star', Kitchen Taps '5star', Bathroom Taps '5star'.			Energy efficient Lighting: * Compact fluorescent or LED to: All rooms except 'Living/Kitchen'.
			Cooking: * Gas cook-top, electric oven.
			Ventilation: * Bathroom + laundry + Kitchen: exhaust ducted, manual switch 'on/off'.
			Refrigerator space: * Well ventilated.
			Clothes drying lines: * Outdoor lines installed.
			Swimming pool: * No pool heating; timers to pumps.
			Alternative energy supply: * N/A

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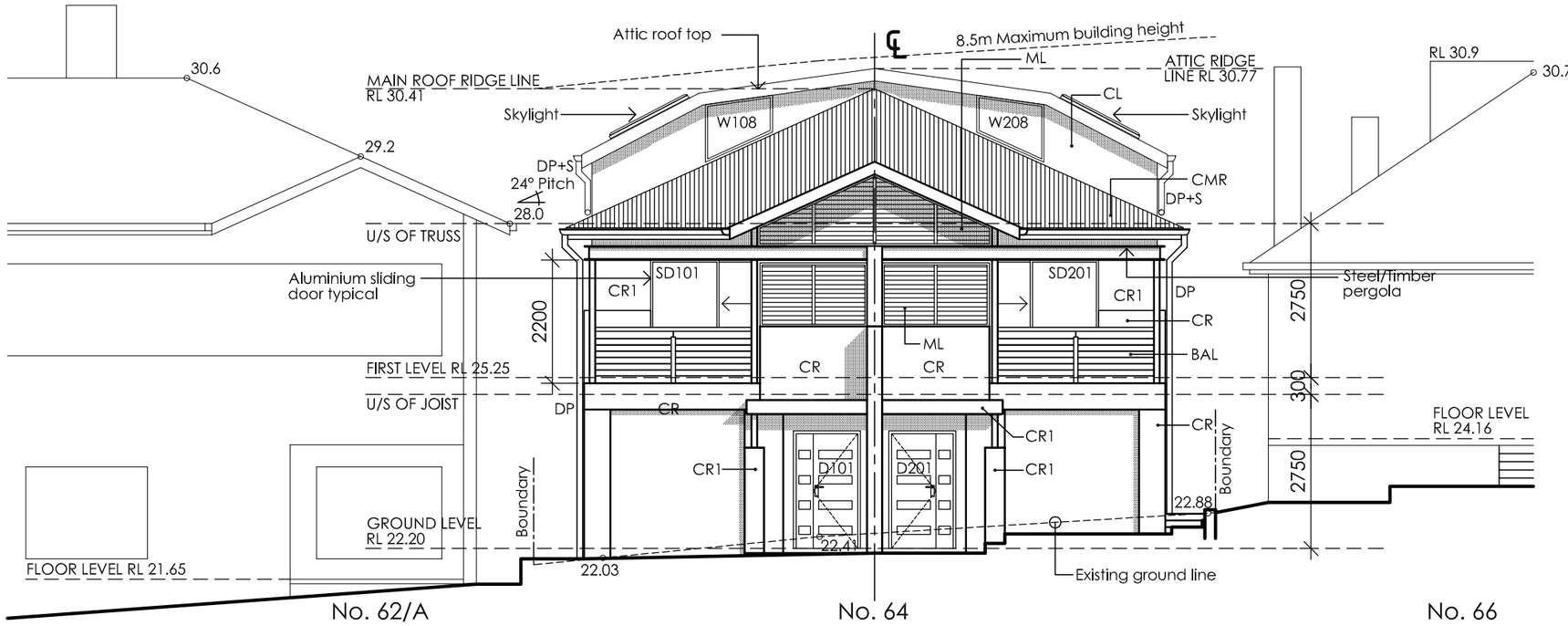
Michael Grimshaw, Director & Nominated Architect, Reg #5192

DEVELOPMENT APPLICATION

Job: 13239

Date: 30th July 2013

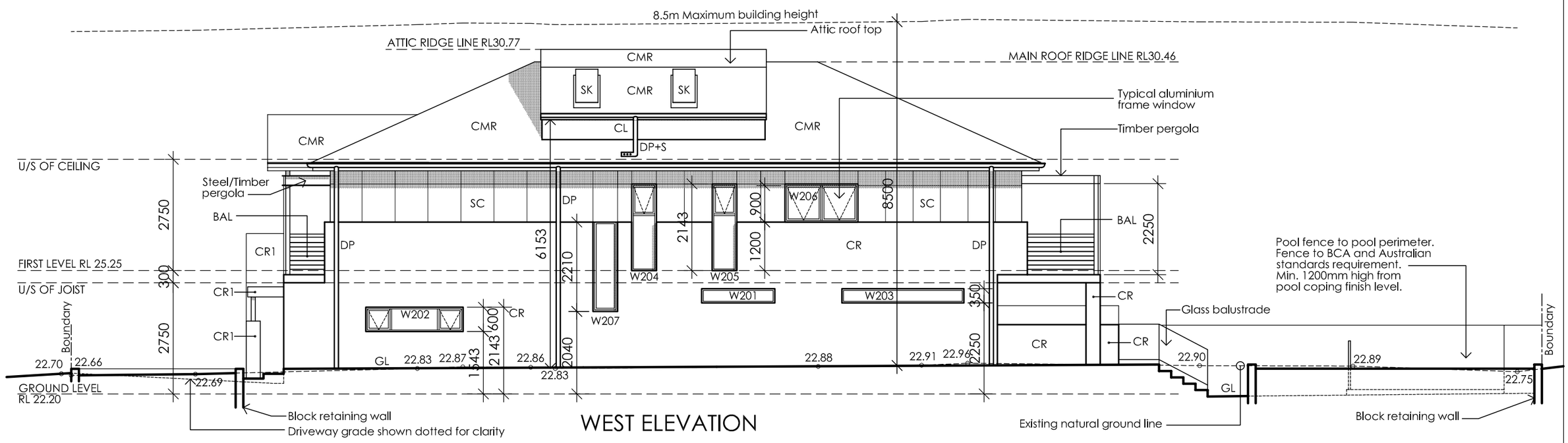
Edifice Design Pty Ltd ABN 39 088 636 275
92 Robey Street, Maroubra, N.S.W, 2035
Tel/Fax: (02) 9315 5833 Mob: 0412 227 024
Email: michael@edifice.com.au Web site: www.edifice.com.au



FRONT ELEVATION (NORTH)

LEGEND:

BAL	Balustrade
CL	Panel cladding
CMR	Metal roof sheeting
CR	Cement render - type 1
CR1	Cement render - type 2
D106	Door type & number
DP	Downpipe
DP+S	Downpipe & spreader
FW	Floor waste
GL	Ground line
ML	Metal louvre
RL	Reduce level
RWO	Rainwater outlet
SC	Scyon 'Matrix' cladding
SD101	Sliding door & number
SK	Skylight
W108	Window type & number



WEST ELEVATION

Amendments:		
Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au
ARCHITECTS | commercial | industrial | residential edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT: Mrs Mina Matis

Mob:

PROJECT: Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE: ELEVATIONS

DRAWN:

STAGE: DEVELOPMENT APPLICATION

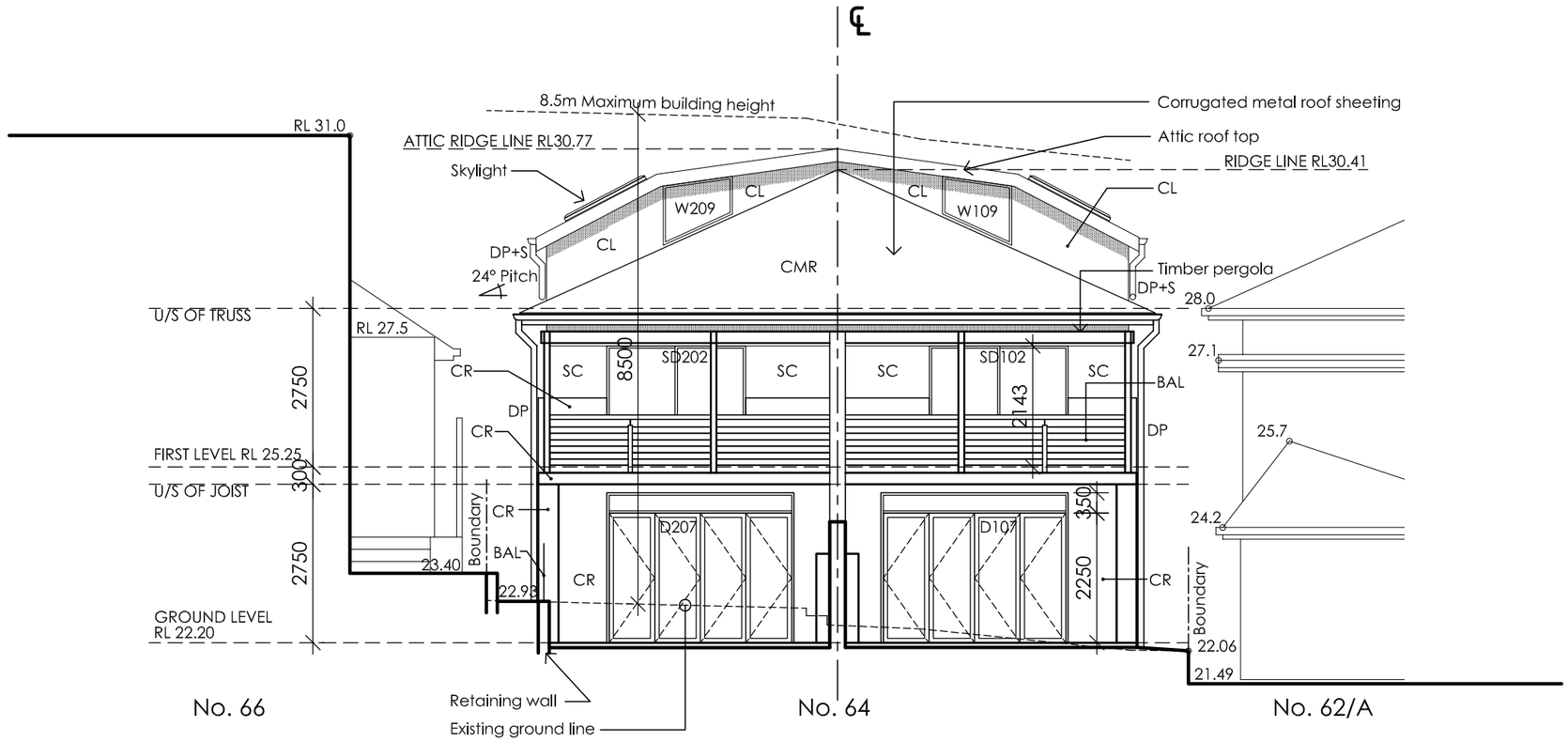
SCALE: 1:100@A3

JOB No: 13237

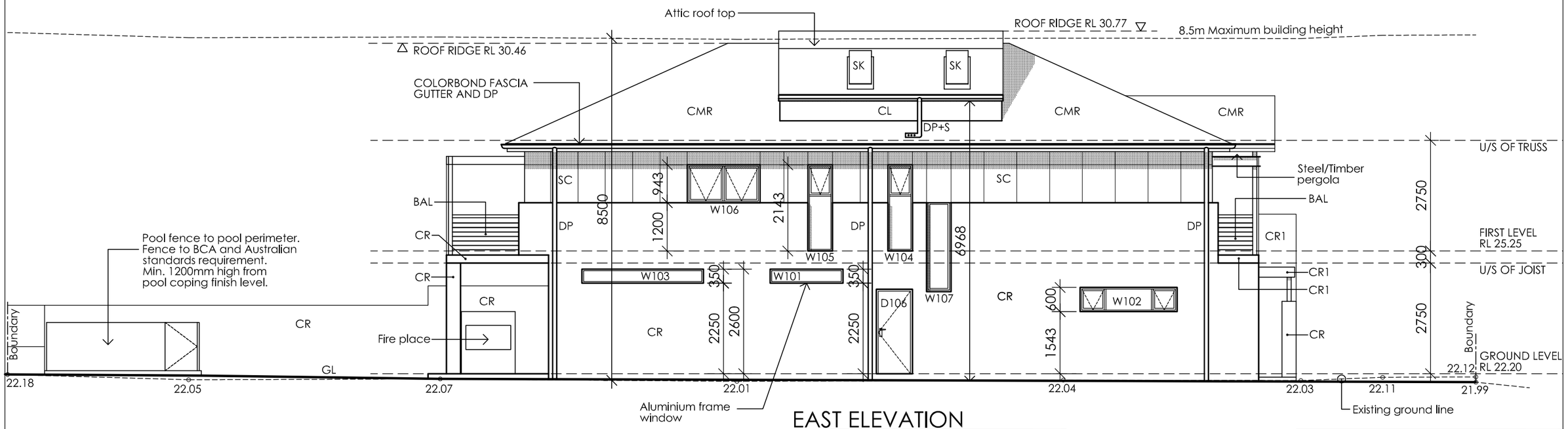
DATE: 30/07/13

DWG No: DA05

Revision: C



SOUTH ELEVATION



EAST ELEVATION

Amendments:

Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
ARCHITECTS | commercial | industrial | residential edifice.com.au
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
ELEVATIONS

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

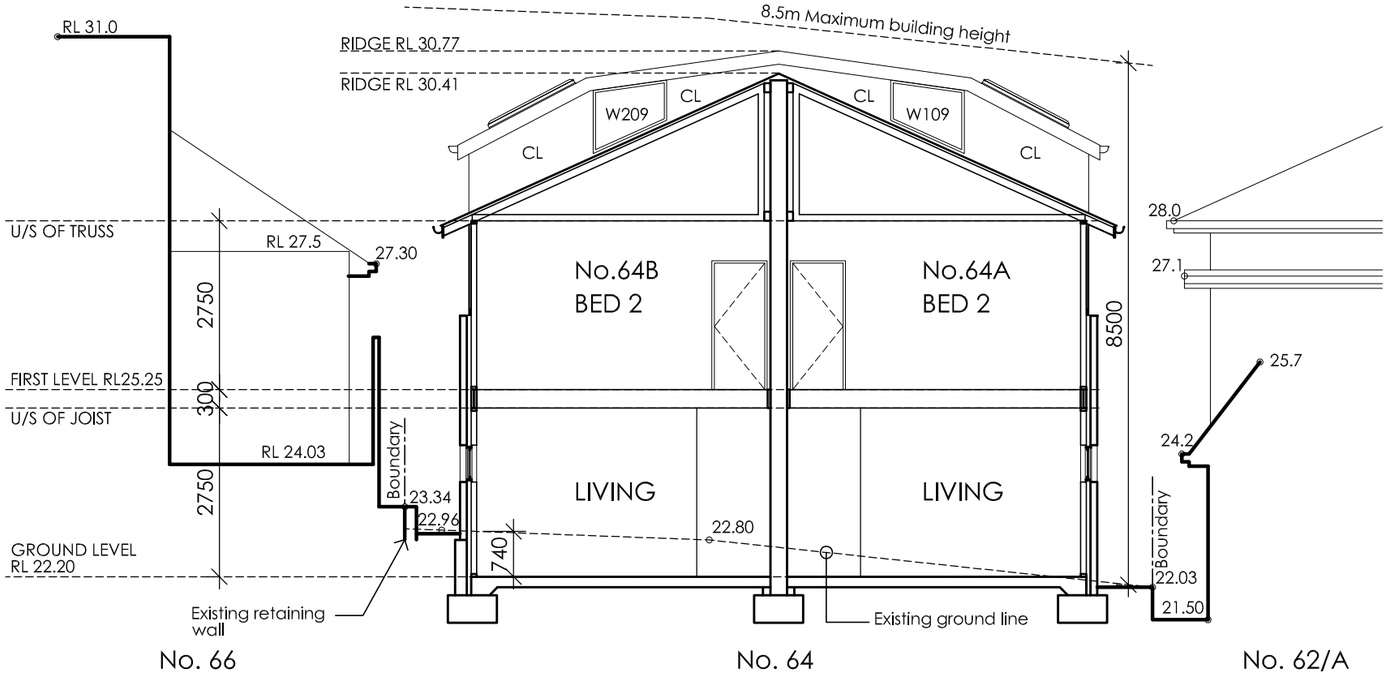
SCALE: 1:100@A3

JOB No: 13237

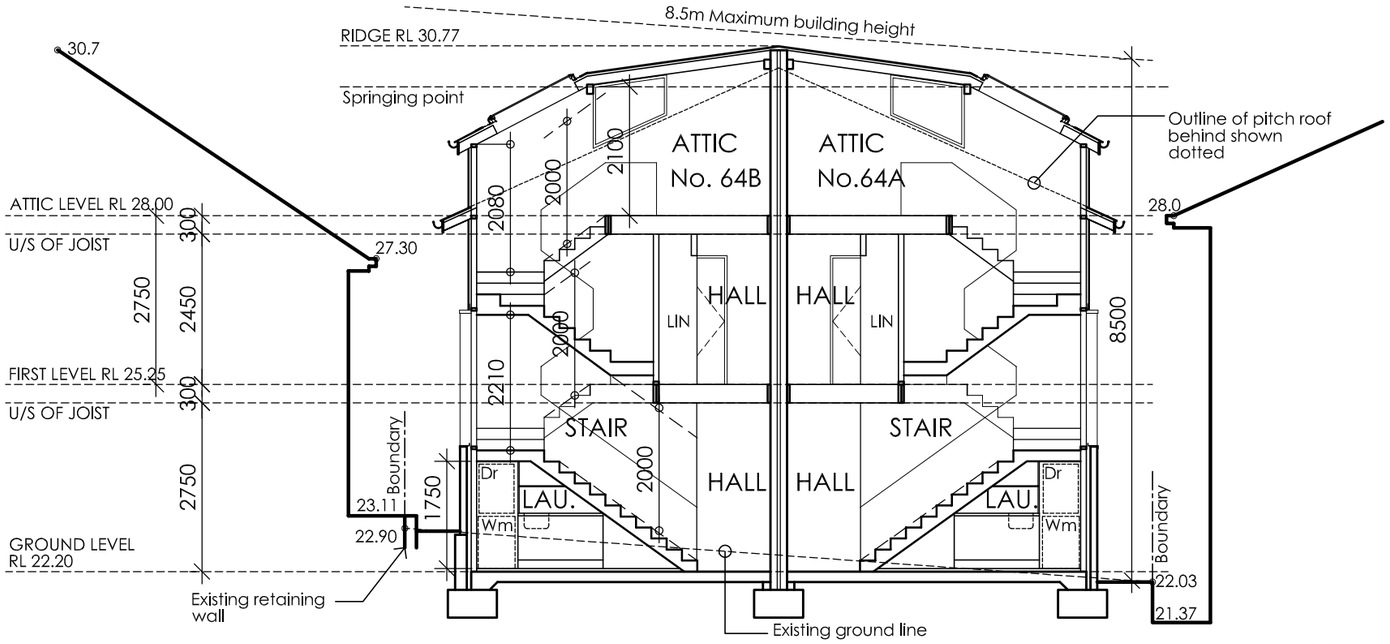
DATE: 30/07/13

DWG No: DA06

Revision: C



SECTION A - A



SECTION B - B

Amendments:		
Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au
ARCHITECTS | commercial | industrial | residential edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT: Mrs Mina Matis

Mob:

PROJECT: Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE: SECTIONS

DRAWN:

STAGE: DEVELOPMENT APPLICATION

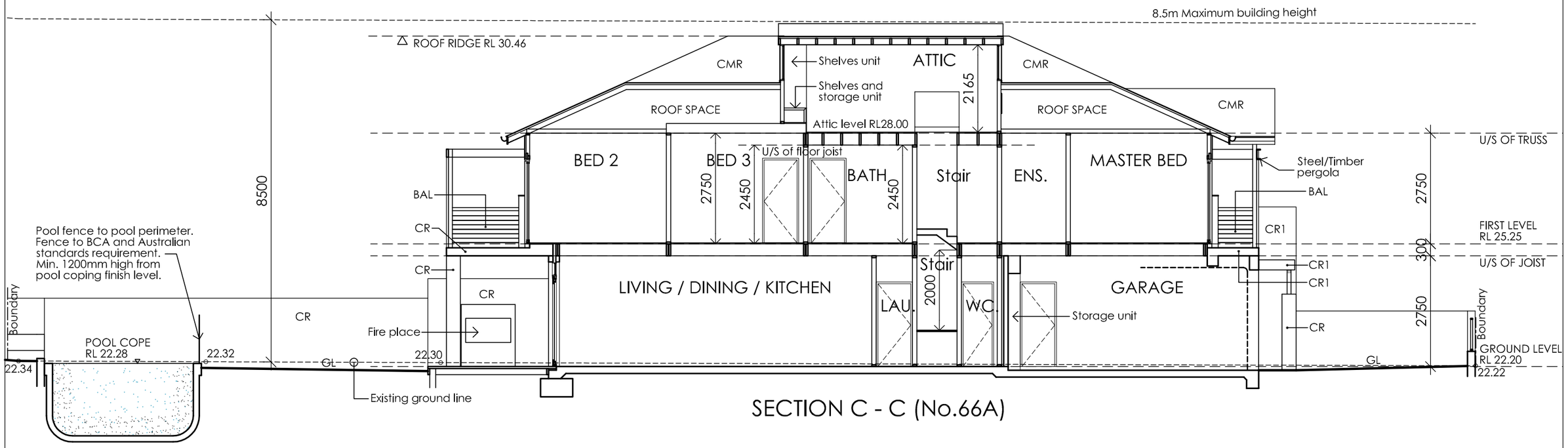
SCALE: 1:100@A3

JOB No: 13237

DATE: 30/07/13

DWG No: DA07

Revision: C



SECTION C - C (No.66A)

Amendments:		
Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
ARCHITECTS | commercial | industrial | residential edifice.com.au
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
Email: michael@edifice.com.au
Web site: www.edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
SECTIONS

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

SCALE: 1:100@A3

JOB No: 13237

DATE: 30/07/13

DWG No: DA08

Revision: C

PLANT IMAGES

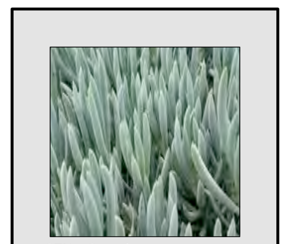
PSF - *Pennisetum setaceum 'Rubrum'* / Purple Fountain Grass

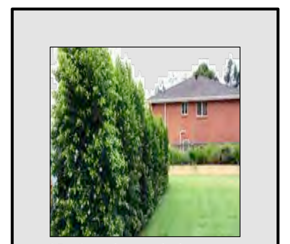
LE - *Liriope* 'Varetarta' / Varigated Lily Turf

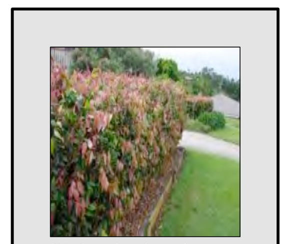
DSF - *Dichondra 'Silver Falls'* / Silver Falls

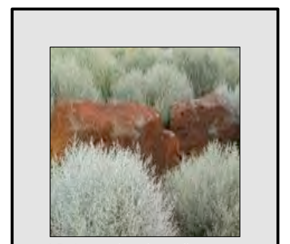
OJM - *Ophiopogon japonicum* / Dwarf Mondo

PR - *Phormium 'Merlot'* / NZ Flax

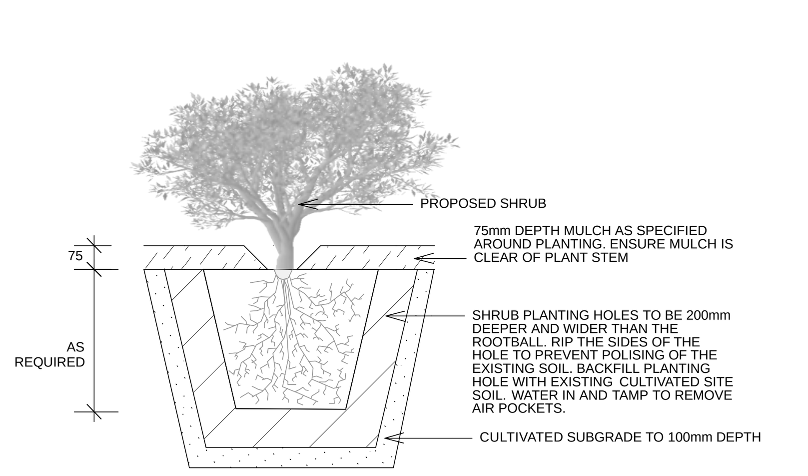

SEN - *Senecio serpens* / Blue Chalk Sticks


SP - Syzygium paniculatum / Bush Cherry

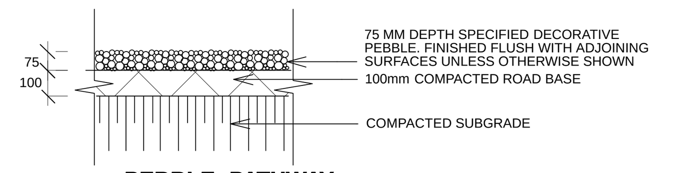

SH - Syzygium Cascade / Lillypilly


LB - Leucophyta brownii / Cushion Bush

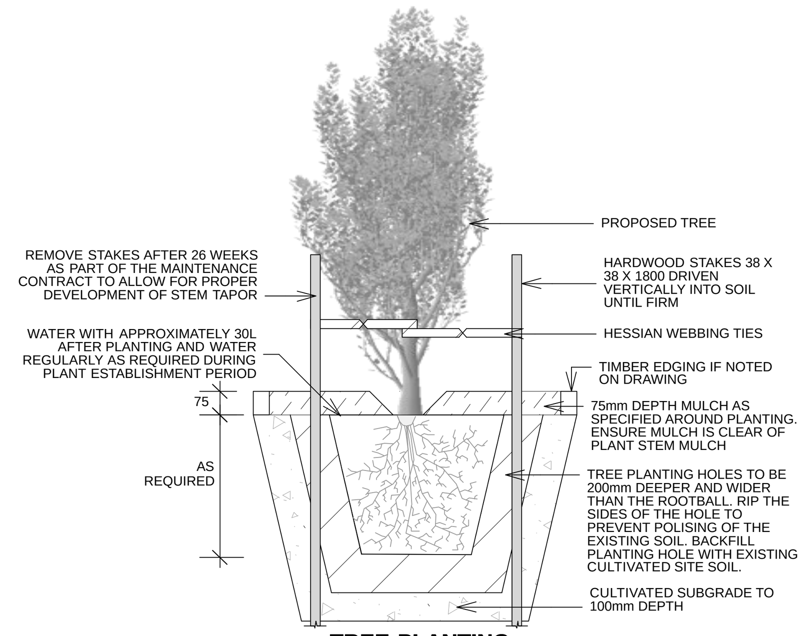
BA- Bambusa textilis Gracillis / Slender Weavers



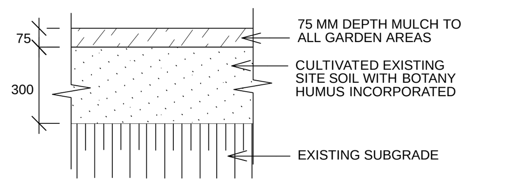
PLANTING DETAIL
SCALE 1:20



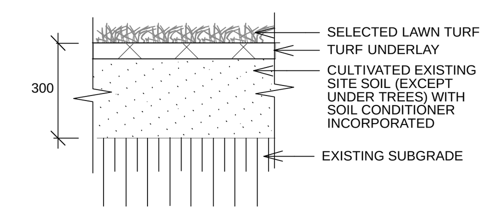
PEBBLE PATHWAY
SCALE 1:10



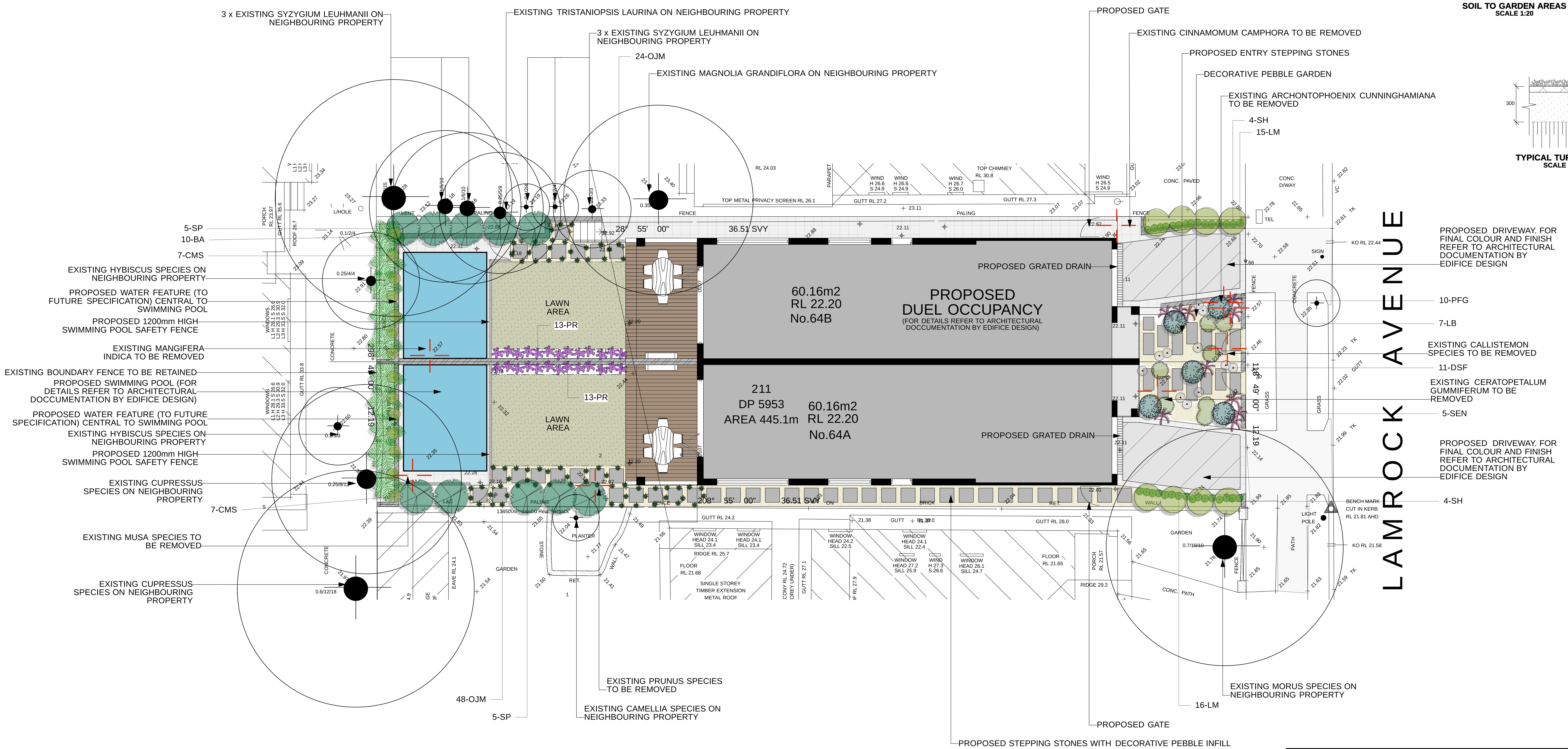
TREE PLANTING & STAKING DETAIL
SCALE 1:20



SOIL TO GARDEN AREAS
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. This pool is not designed for diving of jumping purposes.
4. If in doubt contact Landscape Architect.
5. All boundaries shall be surveyed prior to commencement of construction works.
6. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
7. Swimming pool dimensions are nominal only. Final pool size will be determined on site with surveyed setout.
8. All existing fences and openings to Residence retained to act as pool fencing shall be modified as needed to comply with all authorities requirements.
9. This plan has been prepared for Development Application purposes only.

LEGEND

- FFL.RL. 34.522 — PROPOSED LEVEL
- 33.87 — EXISTING LEVEL
- PEBBLED ACCESS PATH
- PROPOSED DRIVEWAY
- PROPOSED PAVED AREA
- LAWN AREA
- PROPOSED TIMBER DECK
- PROPOSED RETAINING WALL BY OWNER
- LAWN EDGE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
BA	Bambusa textilis Gracillis	Slender Weavers	10	45lt	1500	6000
CMS	Convolvulus mauritanicus	Ground Glory	14	5lt	500	300
DSF	Dichondra 'Silver Falls'	Silver Falls	11	5lt	400	400
LB	Leucophyta brownii	Cushion Bush	7	5LT	750	300
LM	Liriope muscari 'Variegata'	Variegated Lillyturf	31	2.5lt	300	300
OJM	Ophiopogon japonicum 'Minima'	Dwarf Mondo Grass	72	tube	250	100
PFG	Pennisetum rubrum	Purple Fountain Grass	10	5lt	750	750
PR	Phormium 'Merlot'	Minature Red Flax	26	5lt	500	750
SEN	Senecio serpens	Blue Chalk Sticks	5	5LT	1000	300
SH	Syzygium 'Cascade'	Lillypilly	8	45lt	1200	2500
SP	Syzygium paniculatum	Brush Cherry	10	15lt	1500	10000

DATE	REVISION	
DRAWING: **PROPOSED LANDSCAPE PLAN**		
ADDRESS: **64 LAMROCK AVE, BONDI BEACH**		PROJECT #: Edifice
CLIENT: **MRS MINA MATIS**	DATE #: **22/07/13**	DWG #: L/01
	SCALE @ A1: **1:100**	
	DRAWN: **JS**	
	CHKD: **SW**	REVISION

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fx: (02) 9957 5922 Mob: 0407 245 201
atc a total concept landscape architects & swimming pool designers

EXTERNAL MATERIALS & FINISHES

Soffit

WARM WHITE

SOFFIT LINING PAINT

Roof & fascia

GREY COLOUR

ROOF & FASCIA COLOUR

CL + SC + ML

LIGHT GREY COLOUR

WALL FINISH & LOUVRE COLOUR

CR1+DP+BAL

DARK GREY COLOUR

WALL, GUTTER, FENCING AND BALUSTRADE COLOUR

CR

BEIGE COLOUR

WALL FINISH

Window frame

SLIVER

WINDOW & SLIDING DOOR FRAME

Steel beam

DARK OCEAN COLOUR

STEEL COLOUR

ARCHITECT:

edifice design

Job: 13239

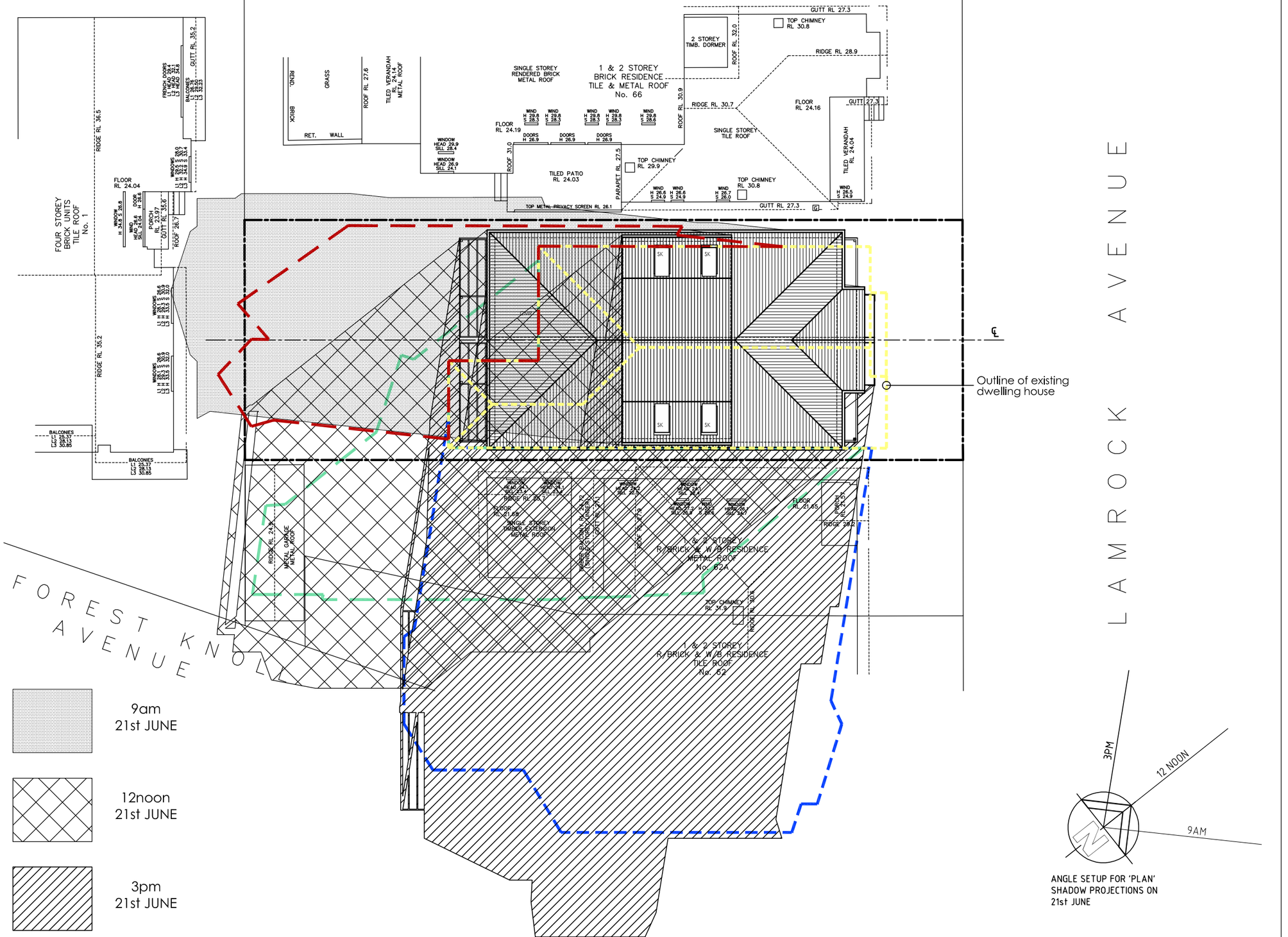
Date: 6th August 2013

ARCHITECTS | commercial | industrial | residential edifice.com.au

Michael Grimshaw, Director & Nominated Architect, Reg #5192

Edifice Design Pty Ltd ABN 39 088 636 275
92 Robey Street, Maroubra, N.S.W, 2035

Tel/Fax: (02) 9315 5833 Mob: 0412 227 024
Email: mike@edifice.com.au Web site: www.edifice.com.au



Amendments:

Revision	Date	Description
A	14/06/13	Issue to Town planner
B	20/06/13	Preliminary issue
C	30/07/13	Issue for Development application

ARCHITECT:
edifice design
Edifice Design Pty Ltd
ABN 39 088 636 275
92 Robey Street, Maroubra N.S.W 2035
Tel/Fax: (02) 9315 5833
Mob: 0412 227 024
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Web site: www.edifice.com.au
ARCHITECTS | commercial | industrial | residential edifice.com.au
Michael Grimshaw, Director & Nominated Architect, Reg #5192

CLIENT:
Mrs Mina Matis

Mob:

PROJECT:
Dual Occupancy
64 Lamrock Avenue, Bondi Beach
N.S.W,

DRAWING TITLE:
SHADOW DIAGRAMS

DRAWN:

STAGE:
DEVELOPMENT APPLICATION

SCALE: 1:100@A3

JOB No: 13237

DATE: 30/07/13

DWG No: DA09

Revision: C

Application number	DA-159/2011/B
Site address	33 Wallis Parade, North Bondi
Proposal	Modification to front facade and hardstand
Approved development description	Alterations and additions to dwelling including rear first floor addition
Date of lodgement	3 September 2013
Owner	S and A Breslin
Applicant	A Breslin
Submissions	No submissions
Issues	None
Recommendation	Approval subject to conditions

Site Map

1.1 SITE AND SURROUNDING LOCALITY

A site visit was carried out on 21 November 2013. .

The subject site is located on the northern side of Wallis Parade, North Bondi towards the end of the street near the Wairoa Avenue intersection. The site is rectangular in shape, relatively narrow, has a site area of 223.8m², and a frontage to Wallis Parade of approximately 6m.

Existing on site is a single storey semi-detached dwelling house, with the attached semi to the west (No.35 Wallis Pde) being the other dwelling in the pair which already has an existing hardstand parking space within the front setback. The pair of semis are flanked by four storey residential flat buildings on either side.

Figure 1: Subject site frontage

Figure 2: Pair of Semis No. 35 and 33 Wallis Parade, North Bondi

1.1 DETAILS OF APPROVED DEVELOPMENT AND BACKGROUND

Development Application (DA- 59/2011) – Alterations and additions to dwelling including rear first floor addition and hardstand car space - Approved on 6 June 2011, subject to deletion of the car space. See condition 2 below.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) *The hardstand car parking space and all associated works to the front setback, including the partial demolition of the front verandah, are not approved and shall be deleted.*

The reason for this condition is that the parking provision would not be consistent with Council controls or the predominant pattern of parking within the street.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

Section 82a Review (DA-159/2011/1) - Review of determination to allow parking provision within front setback - Refused on 27 September 2011

Section 96 Modification (DA-159/2011/A) - Modification of first floor addition to dwelling - Approved on 13 October 2011

1.2 PROPOSAL

The application has been lodged as a Section 96 (2) application and provides for the following modifications to the approved development -

- Modification to front facade to accommodate hard stand car space
- New bin storage area, letter box and timber path.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C and 96 of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 96 CONSIDERATIONS

Section 96 (2) applications - the modification(s) if approved is substantially the same development as the original consent. Council has consulted any relevant Minister or Authority and notified the application and considered submissions as discussed further in the report.

2.2 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	**Compliance**	**Comment**
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal does not contravene the aims of the plan.
Part 2 Permitted or prohibited development		
Land Use Table R3 Medium Density zoning	Yes	The development is permissible within the zone.
Part 4 Principle development standards		
N/A		
Part 5 Miscellaneous provisions		
N/A		
Part 6 Additional local provisions		
N/A		

Waverley Development Control Plan (DCP) 2012

The following assessment relates only to the parts of Waverley DCP 2012 affected by the proposed modification.

Waverley DCP 2012 – Part B General design provisions		
Development Control	**Compliance**	**Comment**
7. Transport	Yes	The application proposes 1 hard stand car parking space, permitted in Zone B. The urban design aspects of the proposal are discussed in the Issues section below.

Waverley DCP 2012 – Part C Residential development – Dwelling House and Dual Occupancy Development		
Development Control	**Compliance**	**Comment**
1.3 Streetscape & visual impact	Yes	The proposal has an acceptable streetscape impact, as it will formalise and improve the existing appearance of the property.
1.10 Vehicular access and parking	Yes	The proposal meets the minimum dimensions of 5.5m x 4m due to the alteration of the front of the dwelling. This matter is discussed below.
1.11 Landscaping and open space	No	The proposal fails to provide sufficient soft landscaping at the front of the site in accordance with the DCP.

ISSUES

The original application was submitted in 2011 and was assessed under DCP 2010. Since then, DCP 2012 was adopted.

The parking controls in Part C1 have been modified providing more flexible controls for off street parking. The most significant include allowing modifications to dwellings for off street parking where it is sympathetically integrated into the design of the dwelling and the introduction of a hierarchy for the most favoured car parking arrangement to the least favoured parking arrangement.

Specifically, Clause 1.10 (i) of Part C1 now states that no part of the street façade of a building is to be altered or demolished primarily to accommodate car accommodation unless it is sympathetically integrated into the design of the dwelling.

Wallis Parade has a number of dwellings with off street parking within the front building line. The hard stand would also match the attached semi in the pair (No.35 Wallis Pde), which already has an existing hardstand parking area to the front setback approved in 1999. That parking space however is only 4.3m in length and would not comply with current controls. The proposed demolition of the portion of the existing front enclosed verandah is required to meet this standard of 5.5m.

The applicant has justified the proposal noting that the proposal actually restores the original form of the dwelling, including the verandah (removing the unsympathetic filled in sunroom) and original front window with no change to the roof.

The application was previously refused as the demolition of the front portion of the dwelling would impact upon the existing consistent presentation of the dwelling and its' attached pair (No.35 Wallis Pde) to the streetscape of Wallis Parade. However, a modern first floor addition has been approved at No.33 Wallis Parade, in contradiction to the traditional first floor addition of the adjoining semi at No.35. The symmetry between the pair has effectively been removed. In addition it is agreed that the proposal will be more sympathetic to the presentation of the dwelling with the approved modern additions.

The bin storage area is proposed over the side boundary of the property and infers that the storage area will be built for the adjoining property. Works to the adjoining property are not considered to be substantially the same in terms of this DA. For the neighbour at No.35 to pursue such works, as separate DA will be required to be lodged. The adjoining owner has granted consent to works over the boundary, however this would require the creation of an easement for access. Given that there is adequate space for the bin storage area within the property without compromising the width of the car space, it is recommended that the bin storage area be constructed wholly within the property boundary. This can be addressed via condition.

In terms of soft landscaping, the proposal doesn't provide soft landscaping for 50% of front of the site as required in the DCP. The applicant has justified the landscaping noting that the existing concrete paving at the front of the site will be replaced with hardwood timber sleepers laid on new turf to provide a semi permeable ground treatment to improve stormwater absorption and be in keeping with the beach character of the area.

In this case, the width of the hardstand is too small for 2 car parking space, therefore there is scope for a wider planter (at least 1m) to be provided on the eastern side of the car space to provide more landscaping. This is considered to be a suitable enhancement to be more in keeping with the DCP control. This matter can be addressed via condition of consent.

2.3 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.4 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.5 SECTION 79C(1)(D) – ANY SUBMISSIONS

The modification application was notified for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development.* During this time, no submissions were received.

2.6 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The application was referred to Council's technical services department who provided conditions regarding the driveway crossing and stormwater pit.

4. SUMMARY

The proposal in essence, seeks a review to Council's previous decision to delete the car space from the proposal under Condition 2(a) in the original application and in the request for a review under S82 of the EPA Act 19679.

The original application was assessed under Waverley DCP 2010, and modifications have been made to the car parking controls under the current DCP 2012.

The modifications to the parking controls in the Part C1 provide for more variation in accommodating onsite parking. The most significant include allowing modifications to dwellings for onsite car parking where it is sympathetically integrated into the design of the dwelling and the introduction of a hierarchy for the most favoured car parking arrangement to the least favoured parking arrangement.

In the circumstances of this case, where onsite parking already exists for adjoining semi and that the symmetry of the pair of semi detached dwellings have been compromised due to contemporary additions, the proposed new hard stand is considered acceptable.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:	**Reviewed and agreed on behalf of the Development and Building Unit**
Beth Matlawski Senior Assessment Officer	Arif Faruqi **Area Manager – North**
Date: 24 November, 2013	**Date: 26 November, 2013**

A. AMENDED / DELETED CONDITIONS

1. APPROVED DEVELOPMENT (AMENDED DA-159/2011/B)

The development must be in accordance with:

(a) Architectural Plan No's. A1075/DD00, A1075/DD01, A1075/DD02, A1075/DD03, A1057/DD04, A1075/DD05, A1075/DD07, A1075/DD08 (all Issue A), A1057/DD06 (Issue D) and A1057/DD09 (Issue C) tables and documentation prepared by Farnan Findlay Architects Pty Ltd, dated 24 August 2011 and received by Council on 6 September 2011;

Except where amended by the following plans submitted as part of DA-159/2011/B

(i) Architectural Plan No's. A1075/CC05 (Issue B dated 26.11.13) and A1075/CC06, A1075/CC07, A1075/CC08, A1075/CC09, all Issue B2, dated 18.11.13 prepared by Farnan Findlay Architects Pty Ltd, and received by Council on 22 November 2013;

(b) BASIX Certificate; and,

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2006;

Except where amended by the following conditions of consent:

2. GENERAL MODIFICATIONS (AMENDED DA-159/2011/B)

The proposal shall be amended as follows:

(a) Deleted as part of DA-159/2011/B

(b) The bin storage structure is to be relocated to be wholly within the property boundary. No works are approved to No. 35 Wallis Parade. Should this be sought a separate development application is to be lodged for assessment.

(c) The planter on the eastern boundary adjoining the letterbox is to be increased in width to a minimum of 1m to increase the soft landscaping at the front of the site and improve the presentation to the street.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

B. NEW CONDITIONS

32. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed **hardstand**. A separate application is required for the crossing with all work to be carried out with the approval of and in accordance with the requirements of Council.

33. VEHICULAR ACCESS

Prior to the issue of the Construction Certificate, detailed and accurate engineering drawings, prepared by a suitably qualified and experienced professional, shall be submitted to Council for the approval of the Divisional Manager, Technical Services. The drawings shall:

1. Include dimensions of the proposed driveway and gutter crossing to cater for satisfactory access of the B85 design vehicle as described in Australian Standard AS 2890.1: 2004 Off Street Car Parking.

2. Show the location and proximity of the proposed driveway and gutter crossing to the existing Council stormwater gully pit and the Ausgrid street light post.

3. Provide clearances of the new driveway to the street light post complying with Ausgrid requirements.

4. Show the swept wheel path of the B85 design vehicle when entering the hardstand from both directions on Wallis Parade including wheel clearances to the stormwater gully pit and street light post.

34. VEHICULAR ACCESS - FINISHED LEVEL

The finished level at the property boundary on **both** sides of the vehicle crossing is to be **50mm above** the existing concrete footpath.

35. HARDSTAND CAR PARKING AREA IS TO BE GRADED

The hardstand car parking area is to be graded and drained and all surface waters are to be collected and conveyed to the street gutter via underground pipes. A grate drain is to be provided across the front alignment of the hardstand car space.

FULL SET OF AMENDED CONDITIONS

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT (AMENDED DA-159/2011/B)

The development must be in accordance with:

(a) Architectural Plan No's. A1075/DD00, A1075/DD01, A1075/DD02, A1075/DD03, A1057/DD04, A1075/DD05, A1075/DD07, A1075/DD08 (all Issue A), A1057/DD06 (Issue D) and A1057/DD09 (Issue C) tables and documentation prepared by Farnan Findlay Architects Pty Ltd, dated 24 August 2011 and received by Council on 6 September 2011;

Except where amended by the following plans submitted as part of DA-159/2011/B

(i) Architectural Plan No's. A1075/CC05 (Issue B dated 26.11.13) and A1075/CC06, A1075/CC07, A1075/CC08, A1075/CC09, all Issue B2, dated 18.11.13 prepared by Farnan Findlay Architects Pty Ltd, and received by Council on 22 November 2013;

(b) BASIX Certificate; and,

(c) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2006;

Except where amended by the following conditions of consent:

2. GENERAL MODIFICATIONS (AMENDED DA-159/2011/B)

The proposal shall be amended as follows:

(a) Deleted as part of DA-159/2011/B

(b) The bin storage structure is to be relocated to be wholly within the property boundary. No works are approved to No. 35 Wallis Parade. Should this be sought a separate development application is to be lodged for assessment.

(c) The planter on the eastern boundary adjoining the letterbox is to be increased in width to a minimum of 1m to increase the soft landscaping at the front of the site and improve the presentation to the street.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

3. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and the *"Waverley Council Development Contributions Plan 2006"* in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to Council:

1. Where the total development cost is less than $500,000: **"Waverley Council Cost Summary Report"; or,**

2. Where the total development cost is $500,000 or more: **"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".**

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre, Spring Street Bondi Junction or downloaded from: www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than $100,000.

Advisory Note

- A development valued at $100,000 or less will be exempt from the levy.
- A development valued at $100,001 - $200,000 will attract a levy of 0.5%.
- A development valued at $200,001 or more will attract a levy of 1% based on the full cost of the development.

4. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of **$4,000.00** must be provided as security for the payment of the cost of making good any damage that may be caused to any Council property as a consequence of this building work.

This deposit or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property will be refunded after satisfactory completion of the building work.

5. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing $25,000 or more.

6. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and

(b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81A(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and

(c) Council is given at least two days Notice in writing of the intention to commence the building works.

7. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist Part 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Council's DCP 19 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP (Part 1 and 2) at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction.

8. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2006 (Amendment No. 4) - Part G4, prior to the issue of a Construction Certificate.

9. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

10. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

(a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or

(b) the name and permit number of the owner/builder who intends to do the work; and
(c) any change to these arrangements for doing of the work.

11. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work.
It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

12. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

13. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

14. EXCAVATION BELOW FOOTINGS

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

(a) preserve and protect the building from damage; and

(b) if necessary, must underpin and support the building in an approved manner; and

(c) must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

15. STRUCTURAL STABILITY OF ADJOINING SEMI-DETECHED DWELLING'S ROOF

Adequate measures are to be undertaken to ensure structural stability and water proofing of the existing roof over the adjoining semi-detached dwelling having particular regard to the following:

(a) adequate measures are undertaken to secure the existing rafters and ridge to the brickwork of the party wall; and

(b) adequate measures are undertaken to ensure that the roof where it abuts the extended party wall is water proofed.

16. EXISTING PARTY WALL IS TO BE EXTENDED

The existing party wall is to be extended to the underside of the roof in accordance with the requirements of the Building Code of Australia. The plans are to be notated accordingly prior to the issue of the Construction Certificate to the satisfaction of the Principal Certifying Authority.

17. DILAPIDATION REPORT - ATTACHED HOUSING

The dilapidation report prepared by a practising Structural Engineer shall be submitted to the Principal Certifying Authority, Council and the owners of the adjoining attached property (No.35 Wallis Pde) prior to the commencement of demolition, bulk excavation or building works, detailing the current condition and the status of all buildings (both internal and external), including ancillary structures located upon the adjoining properties.

18. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

(a) outline the identification of any hazardous materials, including surfaces coated with lead paint;

(b) confirm that no asbestos products are present on the subject land; or

(c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);

(d) describe the method of demolition;

(e) describe the precautions to be employed to minimise any dust nuisance; and

(f) describe the disposal methods for hazardous materials.

19. DEMOLITION & SITE PREPARATION

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements NSW WorkCover Authority and the DECC, and with the provisions of:

(a) New South Wales Occupational Health and Safety Act, 2000;
(b) The Occupational Health and Safety (Hazardous Substances) Regulation 2001;
(c) The Occupational Health and Safety (Asbestos Removal Work) Regulation 2001;
(d) Protection of the Environment Operations Act 1997 (NSW) and

(e) DECC's Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

20. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the DECC's Managing Urban Stormwater: Construction Activities. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

21. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

22. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

23. TEMPORARY DIVERSION OF ROOF WATERS

Stormwater from roof areas shall be linked via a temporary downpipe to Council's stormwater system immediately after completion of the roof area. Inspection of the building frame will not occur until this is completed.

24. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

25. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

(a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;

(b) Sundays and public holidays; and

(c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

26. CONSTRUCTION NOISE - PERIODS GREATER THAN 4 WEEKS

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.

27. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

28. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (DWELLING HOUSES CLASS 1 AND 10

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections in the case of a Class 1 and 10 building are:

(a) at the commencement of building work;
(b) after excavation for, and prior to the placement of, any footings;
(c) prior to pouring any in-situ reinforced concrete building element;
(d) prior to covering of the framework for any floor, roof or other building element;
(e) prior to covering any waterproofing in any wet areas;
(f) prior to covering any stormwater drainage connections; and
(g) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

(a) sediment control measures prior to the commencement of building work;
(b) foundation material prior to undertaking building work;
(c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
(d) steel reinforcement, prior to pouring concrete;
(e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns; and
(f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls).

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

29. ENCROACH BEYOND THE BOUNDARIES

No portion of the proposed **dwelling alterations/additions** including the footings and roof eaves, to encroach beyond the boundaries of the subject property.

30. SMOKE ALARM SYSTEM

A smoke alarm system is to be installed within the building in accordance with the requirements of the Building Code of Australia.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

31. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

E. NEW CONDITIONS (Added in DA 159/2011/B)

32. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed **hardstand**. A separate application is required for the crossing with all work to be carried out with the approval of and in accordance with the requirements of Council.

33. VEHICULAR ACCESS

Prior to the issue of the Construction Certificate, detailed and accurate engineering drawings, prepared by a suitably qualified and experienced professional, shall be submitted to Council for the approval of the Divisional Manager, Technical Services. The drawings shall:

(i) Include dimensions of the proposed driveway and gutter crossing to cater for satisfactory access of the B85 design vehicle as described in Australian Standard AS 2890.1: 2004 Off Street Car Parking.

(ii). Show the location and proximity of the proposed driveway and gutter crossing to the existing Council stormwater gully pit and the Ausgrid street light post.

(iii). Provide clearances of the new driveway to the street light post complying with Ausgrid requirements.

(iv). Show the swept wheel path of the B85 design vehicle when entering the hardstand from both directions on Wallis Parade including wheel clearances to the stormwater gully pit and street light post.

34. VEHICULAR ACCESS - FINISHED LEVEL

The finished level at the property boundary on **both** sides of the vehicle crossing is to be **50mm above** the existing concrete footpath.

35. HARDSTAND CAR PARKING AREA IS TO BE GRADED

The hardstand car parking area is to be graded and drained and all surface waters are to be collected and conveyed to the street gutter via underground pipes. A grate drain is to be provided across the front alignment of the hardstand car space.

Advice to Applicant

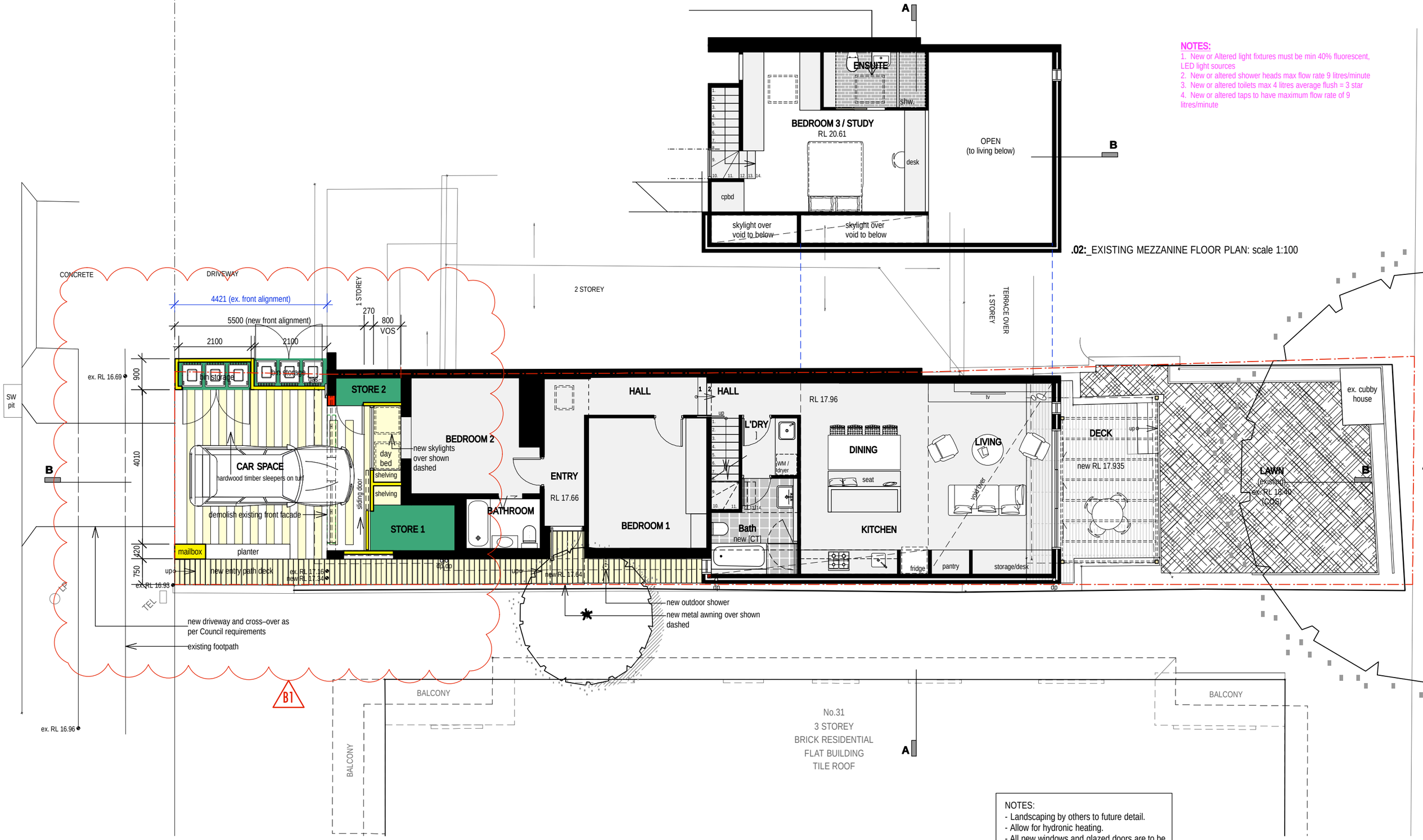
Your Construction Certificate will not be issued until all the conditions of consent are satisfied.

Sydney Water Requirements

You are required to submit your plans to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

Dial Before You Dig

Information regarding the location of underground services may be obtained from "Dial Before You Dig" services by either phoning 1100 during business hours or go to www.1100.com.au.



.02:_EXISTING MEZZANINE FLOOR PLAN: scale 1:100

.01:_PROPOSED GROUND FLOOR PLAN: scale 1:100

NOTES:

1. New or Altered light fixtures must be min 40% fluorescent, LED light sources
2. New or altered shower heads max flow rate 9 litres/minute
3. New or altered toilets max 4 litres average flush = 3 star
4. New or altered taps to have maximum flow rate of 9 litres/minute

NOTES:
- Landscaping by others to future detail.
- Allow for hydronic heating.
- All new windows and glazed doors are to be timber framed with low-e glazing.

ISSUE	REV	REVISION DESCRIPTION	DATE
A		For Construction Certificate - Not for Construction	27.01.12
B		S96 Application	26.06.13
B	1	Bin Storage amended	29.08.13
B	2	Greyed area removed	18.11.13

CLIENT

Andrea and Stuart Breslin
33 Wallis Parade
NORTH BONDI NSW 2026

PROJECT DESIGN CONSULTANT

FARNAN FINDLAY ARCHITECTS PTY LTD
65/61Marlborough Street Surry Hills NSW 2010
T (612) 9310 2516 F (612) 9310 2517
E studio@farnanfindlay.com.au
FARNAN FINDLAY ARCHITECTS PTY LTD ACN 108 453 505
PRINCIPALS Joel Farnan B.Arch (Hons) Michelle Findlay B.Arch (Hons)
Nominated Architect Joel Farnan #7236

DRAWN		CHECKED		APPROVED		CLIENT APPROVED	
BY	DATE	BY	DATE	BY	DATE	BY	DATE
FG	FEB 2011	JF	AUG 2011				

SCALE BAR 0 1 2 3 4 5m

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. COPYWRIGHT IS VESTED IN FARNAN FINDLAY.

PROJECT
Breslin House,
33 Wallis Parade, North Bondi

DRAWING
Proposed Floor Plans

SHEET	SCALE	DRAWING NO.	ISSUE
A3	1:100	A1075/CC06	B2

NOTES:
1. Roof lights within 900mm of boundary are to be non-combustible and clompliant with BCA 3.7.1.10

CONCRETE
DRIVEWAY
1 STOREY
2 STOREY
No.35
1 & 2 STOREY
SEMI-DETACHED
RENDERED HOUSE
TILE ROOF
TERRACE OVER
1 STOREY
No. 35 roof falls to No. 33's roof
new section of tiled roof to match existing, shown hatched
Min 900mm
timber deck below pergola
new bin enclosures below for Nos. 33 + 35
SW pit
LAWN
FOOTPATH
LAWN
B
new driveway and carpark, below
ex. tiled roof
ex. gutter
ex. metal roof
Note 1.
S 04 new
remove ex hip and fall to match
ex. tiled roof
S 05 new
new metal roof
S 02 new
Note 1.
S 03 new
Note 1.
Note 1.
W 06 new
new metal roof
new integrated gutter
battens
fall
new clear roof with battens under - max spacing 50mm
LAWN
(below, existing)
B
mailbox
planter
ex. gutter
dp
dp
ex. gutter
Note 1.
S 01 new
new integrated gutter
dp
dp
connect to ex. SW
LP
TEL
CONCRETE
new mailbox
new entry path deck
B
new metal awning below
existing rear building line
new clear roof sheeting over timber framed pergola
BALCONY
BALCONY
BALCONY
No.31
3 STOREY
BRICK RESIDENTIAL
FLAT BUILDING
TILE ROOF
A
A

.01:_PROPOSED ROOF/SITE PLAN: scale 1:100

ISSUE	REV	REVISION DESCRIPTION	DATE
A		For Construction Certificate - Not for Construction	27.01.12
B		S96 Application	26.11.13

CLIENT
Andrea and Stuart Breslin
33 Wallis Parade
NORTH BONDI NSW 2026

PROJECT DESIGN CONSULTANT
FARNAN FINDLAY ARCHITECTS PTY LTD
65/61Marlborough Street Surry Hills NSW 2010
T (612) 9310 2516 F (612) 9310 2517
E studio@farnanfindlay.com.au
FARNAN FINDLAY ARCHITECTS PTY LTD ACN 108 453 505
PRINCIPALS Joel Farnan B.Arch (Hons) Michelle Findlay B.Arch (Hons)
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BY	DATE	BY	DATE	BY	DATE	BY	DATE
FG	FEB 2011	JF	AUG 2011				

SCALE BAR 0 1 2 3 4 5m

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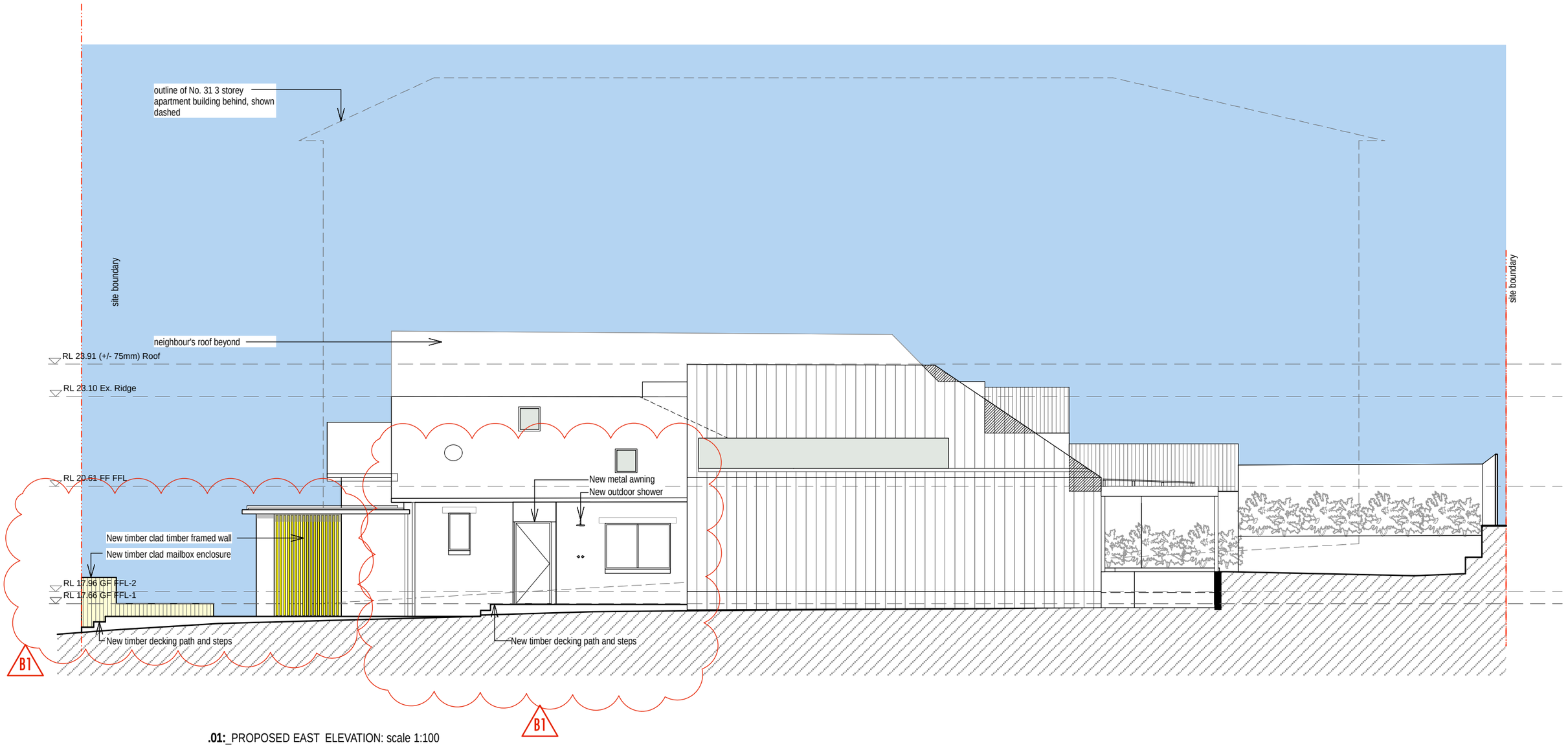
PROJECT
Breslin House,
33 Wallis Parade, North Bondi

DRAWING
Proposed Roof/Site Plan

SHEET	SCALE	DRAWING NO.	ISSUE
A3	1:100	A1075/CC05	B



.01:_PROPOSED EAST ELEVATION: scale 1:100

ISSUE	REV	REVISION DESCRIPTION	DATE
A		For Construction Certificate - Not for Construction	27.01.12
B		S96 Application	26.06.13
B	1	Bin Storage amended	29.08.13
B	2	Greyed area removed	18.11.13

CLIENT

Andrea and Stuart Breslin
33 Wallis Parade
NORTH BONDI NSW 2026

PROJECT DESIGN CONSULTANT

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65/61Marlborough Street Surry Hills NSW 2010
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E studio@farnanfindlay.com.au
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DRAWN		CHECKED		APPROVED		CLIENT APPROVED	
BY	DATE	BY	DATE	BY	DATE	BY	DATE
FG	FEB 2011	JF	AUG 2011				

SCALE BAR 0 1 2 3 4 5m

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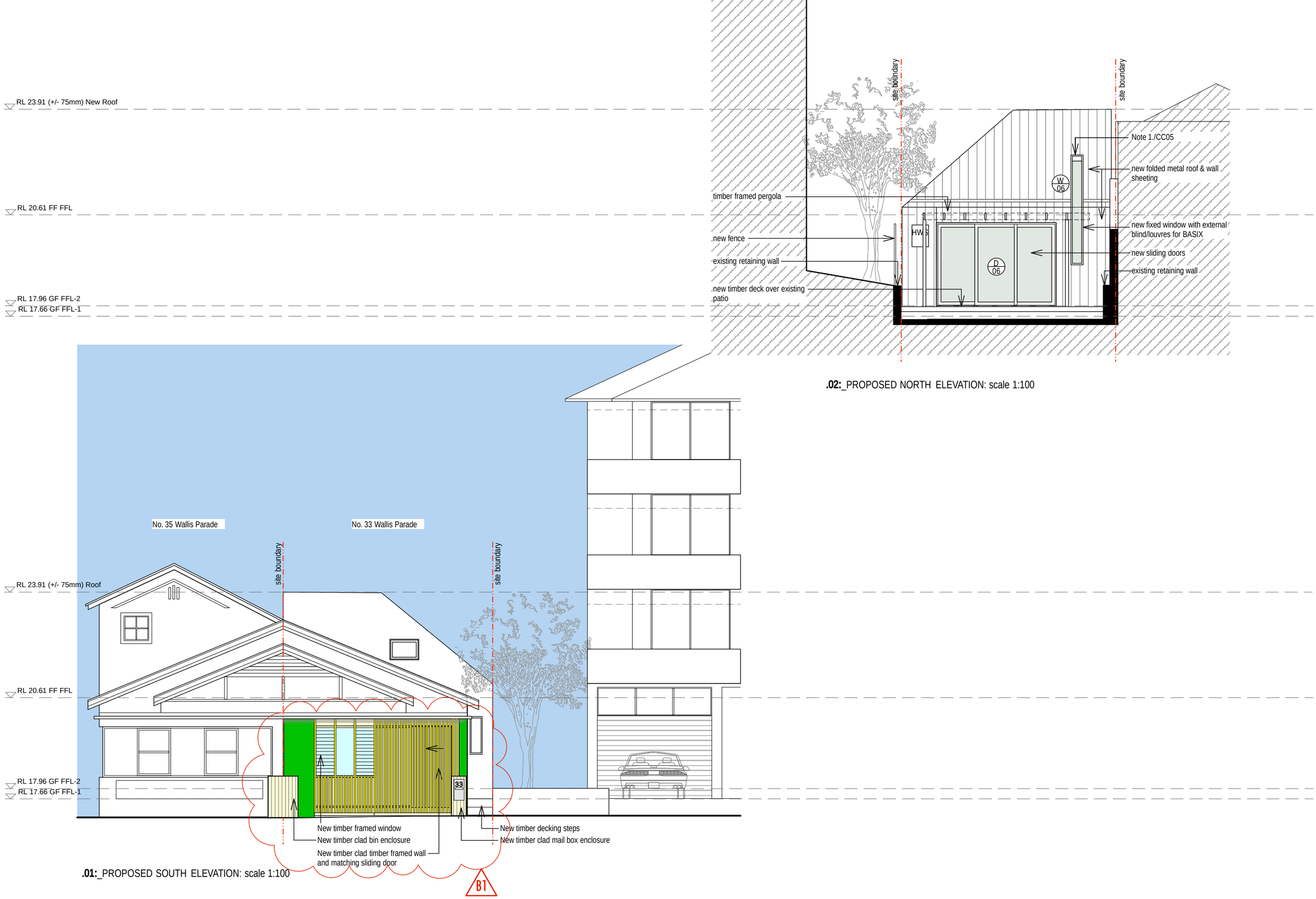
PROJECT
Breslin House,
33 Wallis Parade, North Bondi

DRAWING
Proposed East Elevation

SHEET	SCALE	DRAWING NO.	ISSUE
A3	1:100	A1075/CC08	B2



.02:_PROPOSED NORTH ELEVATION: scale 1:100

.01:_PROPOSED SOUTH ELEVATION: scale 1:100

ISSUE	REV	REVISION DESCRIPTION	DATE
A		For Construction Certificate - Not for Construction	27.01.12
B		S96 Application	26.06.13
B	1	Bin Storage amended	29.08.13
B	2	Greyed area removed	18.11.13

CLIENT

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DRAWN	CHECKED	APPROVED	CLIENT APPROVED
BY FG DATE FEB 2011	BY JF DATE AUG 2011	BY DATE	BY DATE

SCALE BAR 0 1 2 3 4 5m

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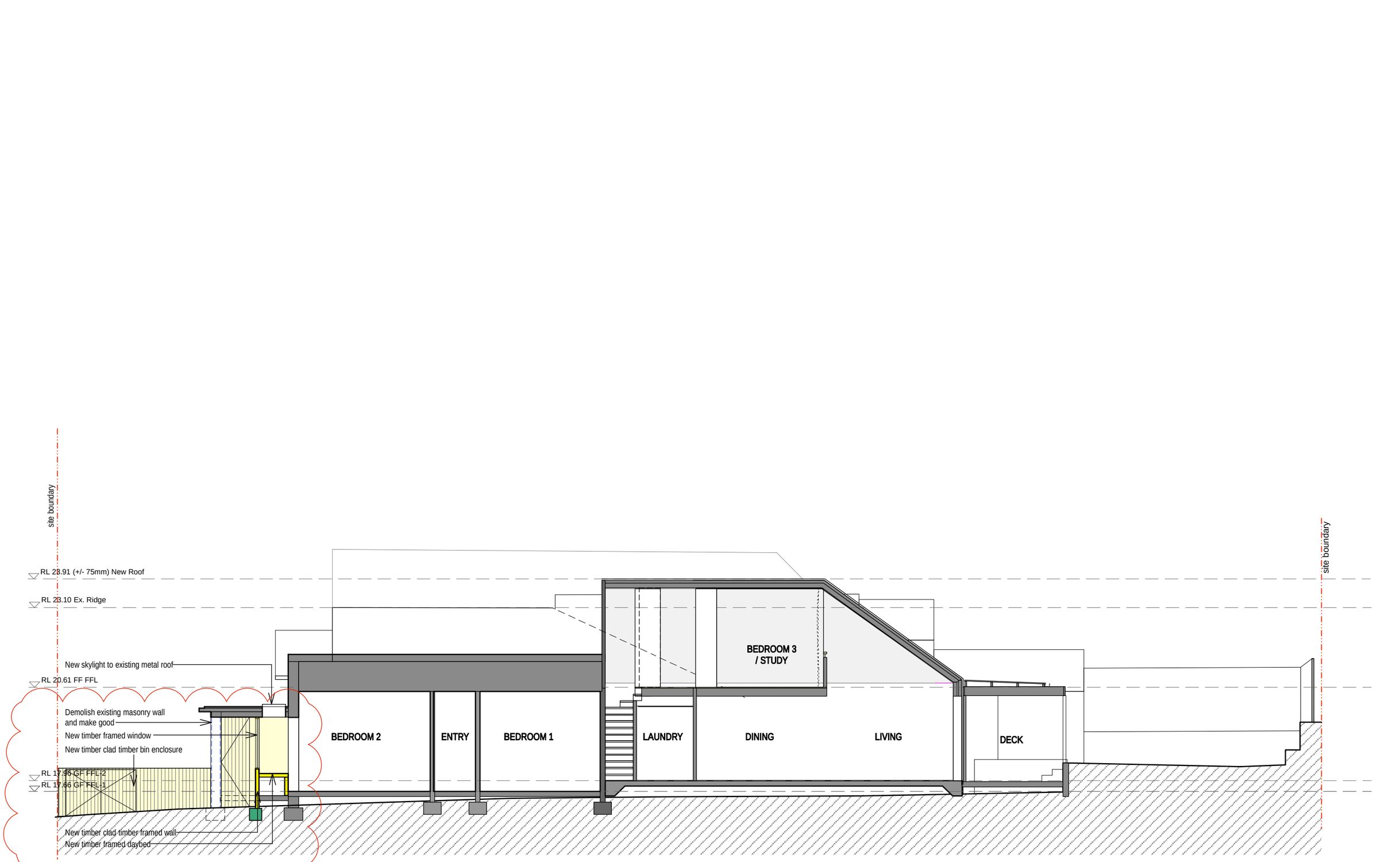
PROJECT: Breslin House, 33 Wallis Parade, North Bondi

DRAWING: Proposed North & South Elevations

SHEET	SCALE	DRAWING NO.	ISSUE
A3	1:100	A1075/CC07	B2



.02:_SECTION BB: scale 1:100

ISSUE	REV	REVISION DESCRIPTION	DATE
A		For Construction Certificate - Not for Construction	27.01.12
B		S96 Application	26.06.13
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B	2	Greyed area removed	18.11.13

CLIENT

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33 Wallis Parade
NORTH BONDI NSW 2026

PROJECT DESIGN CONSULTANT

FARNAN FINDLAY ARCHITECTS PTY LTD
65/61Marlborough Street Surry Hills NSW 2010
T (612) 9310 2516 F (612) 9310 2517
E studio@farnanfindlay.com.au
FARNAN FINDLAY ARCHITECTS PTY LTD ACN 108 453 505
PRINCIPALS Joel Farnan B.Arch (Hons) Michelle Findlay B.Arch (Hons)
Nominated Architect Joel Farnan #7236

DRAWN		CHECKED		APPROVED		CLIENT APPROVED	
BY	DATE	BY	DATE	BY	DATE	BY	DATE
FG	FEB 2011	JF	AUG 2011				

SCALE BAR 0 1 2 3 4 5m

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. COPYWRIGHT IS VESTED IN FARNAN FINDLAY.

PROJECT
Breslin House,
33 Wallis Parade, North Bondi

DRAWING
Proposed Sections

SHEET	SCALE	DRAWING NO.	ISSUE
A3	1:100	A1075/CC09	B2