

Our reference: SUB22/121018

The Resident(s)

NORTH PARRAMATTA NSW 2151

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



20 July 2022

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 26 Rose Crescent and the adjacent property at 69-73 Bourke Street, North Parramatta.

What we are proposing

We are proposing to replace the existing aged properties with a new two-storey senior's housing development that better suit the needs of residents. This will include:

- 14 seniors homes in total — 6 x one-bedroom units and 8 x two-bedroom units
- 11 on-site car parking spaces
- landscaping and fencing across the site

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in March 2022. The key themes raised included design features and access to parking from Rose Crescent. In response to this feedback I can confirm the design will incorporate:

- modern low maintenance building materials to create good visual amenity consistent with the character of the existing streetscape and across the broader locality
- an enhanced street aesthetic to both frontages on Rose Crescent and Bourke Street by using native plant materials that reflect the local character.

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- Improve the appearance of the ageing housing to better match the character of the local area and provide adequate housing for elderly residents.

What we'd like to hear from you

We would like your feedback on the proposed design for seniors housing at Rose and Bourke Street North Parramatta.

Department of Planning and Environment

To help, we have attached a set of plans for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- An artist's impression of the proposed property to give you an idea of what it will look like.
- Site and landscape plan
- Building elevations
- Shadow diagrams
- Proposed materials and colour finishes.

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing communityengagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 15 August 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Drop-in Session

To provide the local community with more information about this development, LAHC we will be holding a community drop-in session.

- **Location:** Burnside Gardens Community Hall, 3 Blackwood Place Oatlands
- **Date:** Tuesday 2 August 2022
- **Time:** Any time between 5.00pm and 7.00pm

The drop-in session will allow local residents to meet the project team and to learn more about LAHC and the proposed redevelopment at 26 Rose Crescent and 69-73 Bourke Street. You will also be able to view our other proposed developments at 1-5 Brown Street and 57-61 Bourke Street, North Parramatta.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL below or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live. At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities. Scan the QR code or visit our website to find out more. <https://www.dpie.nsw.gov.au/land-and-housing-corporation>

Department of Planning and Environment

Brett Newman
Chief Executive Officer
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Our ref: SUB22/121018

20 July 2022

NOTICE OF PROPOSED RESIDENTIAL HOUSING

Attention: Duty Planner

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite Council's written comments on the development proposal:

Property: 26 Rose Crescent and 69-73 Bourke Street North Parramatta
Lots 2, 3 & 4 in DP 215342

Proposal: Demolition of three (3) existing residential unit buildings and associated structures, removal of 18 trees and Construction of a fourteen (14) unit seniors living development comprising of eight (8) two bedroom and six (6) one bedroom self-contained units, with associated landscaping and fencing, surface parking for eleven (11) cars, and consolidation of three (3) lots into a single one

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Architectural Statement
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Frances Beasley Planner, LAHC at frances.beasley@facns.nsw.gov.au by **15 August 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing communityengagement@facns.nsw.gov.au or calling 1800 738 718.

Yours sincerely

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

Your Reference: SUB22/140977
Our Reference: NCA/16/2022
Contact: Maya Sarwary
Telephone: 9806 5578

22 August 2022

Dear Frances

SUB22/140977– Senior's Housing Development – 26 Rose Crescent and 69-73 Bourke Street North Parramatta

City of Parramatta Submission

I refer to the proposal for demolition of three (3) existing residential unit buildings and associated structures, removal of 18 trees and construction of a fourteen (14) unit seniors living development comprising eight (8) two bedroom and six (6) one bedroom self-contained units with associated landscaping and fencing, surface parking for eleven (11) cars and consolidation of three (3) lots into a single lot at 26 Rose Crescent and 69-73 Bourke Street North Parramatta.

Council officers have reviewed the documentation as submitted by the NSW Land and Housing Corporation with respect to this application and wish to make the following comments.

URBAN DESIGN

Built Form, Separation and Privacy/Overlooking

The buildings have a good breakup of massing and articulated facades to reduce the impact of development.

Setbacks

- The front setback is to be in line with prevailing existing street setbacks. A plan showing context with dimensions should have been submitted.
- The location of facilities in the front setback is to be minimised to maximise opportunities for tree planting and screening. Bin enclosure's locations should be relooked at as they are currently located in the front setback and in front of proposed houses. Walls, fences, and other structures in the front setback are to be minimised. Booster valves are to be very carefully designed and located so they are not visually obtrusive and do not obstruct opportunity for planting large trees.
- Rear setback is to be min. 15% of site length. Required setback is 6.6 m but provided is only 2.98m. This is not supported by City Design.
- Side setbacks are to satisfy Parramatta DCP 211 of building separation where the adjoining building is not a residential flat building. The East and West setbacks are

considered inadequate as habitable rooms are facing the neighbouring dwellings; the separation should consider the ADG.

The building separation should be appropriate and open to sky, incorporating a well-landscaped accessway with moments to sit and pause to improve useability and promote interaction between future residents. The separation between dwellings 3/4 and 5/6 is considered not adequate as its only 6m and should be reconsidered. The Parramatta DCP 2011 recommends a building separation of at least 12m where habitable rooms face habitable rooms and 9m where habitable rooms face non-habitable rooms or blank walls for multi dwelling housing to which this development is comparable.

Building Height & FSR

The permissible FSR under the SEPP Housing is 0.5:1 and the proposed development appears to comply with.

For GFA yield calculations assume:

Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies)

Gross dwelling per hectare should be indicated and calculated

Population density should be indicated, calculated by multiplying a rate of persons per dwelling.

The senior housing SEPP 2021 allows 9.5m max height excluding servicing equipment on the roof of a building. For servicing equipment

- (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and
- (ii) is limited to an area of no more than 20% of the surface area of the roof, and
- (iii) does not result in the building having a height of more than 11.5m

The proposed housing is compliant with both above controls

Solar Access and cross ventilation

- Diagrams showing solar access and cross ventilation should be developed to show compliance with the quality and amenity of the dwellings. ADG and SEPP Housing should be used as a guide.

Existing Trees in Internal Landscape

Retention of as many existing trees as possible is supported and the proposed development should not impinge on TPZ requirements for significant existing trees that are to be retained. This should be reflected in the drawings with tree protection measures in line with AS standards and the arborist's drawing. The proposed housing 7/8 & 9/10 are imposing on the TPZ of tree T1 as per the Arborist's report. The driveway location should be re-examined to minimise impact on the tree.

Deep Soil and Internal landscape

- The DCP requires for a development application made by a social housing provider—at least 35m² of landscaped area per dwelling otherwise at least 30% of the site area is landscaped. The development is compliant.

- Another requirement of the DCP is a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site. Currently the deep soil does not meet the above requirements as in most of the places that deep soil has been calculated the minimum dimensions of 3m does not exist.
- In accordance with council's aspiration to facilitate development in a way that provides for mature tree vegetation and natural shade in the LGA, the applicant is required to provide trees at a rate of 1/80m² of landscape area (additional to any existing trees to be retained). The trees must be species capable of reaching a mature height of more than 13m (min dimension 4x4m). The trees are to be planted more than 3m away from any proposed built structure.
- The current landscape plans show a large proportion of small trees which will not facilitate above aspiration to plant trees capable of reaching more than 13m height. The landscape plan should be modified to reflect larger tree species.

Communal Open Space

- The development does not provide a Communal Open Space which would greatly improve the overall scheme and its liveability.
- Communal Open Space should be at least 25% of the site area to provide good amenity for the residents (ADG has been used as a guide). The development does not achieve this recommendation. Ensure communal open space is contiguous with deep soil where possible. Use of landscaping to ensure privacy of dwellings from the communal open space is encouraged and should be reflected in the landscape plan.
- The Communal Open space should offer gathering areas to provide opportunity for social interaction amongst residents and provide a variety of informal recreation and outdoor opportunities for residents, connection to the natural environment and valuable 'breathing space' for the senior housing blocks.
- The site planning should be reconsidered with the parking located into a basement below the block to the south of the site. This would create a communal open space area, associated to deep soil zone and sun access.

Private Open Space

- The senior housing should follow the below private open space requirements for a dwelling located on the ground floor of a multi-storey building
 - (i) at least 15m² of private open space per dwelling, and
 - (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,
- The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2 of the Housing SEPP 2021
 - (i) for a dwelling in a multi-storey building not located on the ground floor a balcony accessible from a living area with minimum dimensions of 2m
 - (ii) and an area of at least 10m², or
 - (iii) for each dwelling containing 1 bedroom—an area of at least 6m²,

Public Domain

- Public footpath: in accordance with the PPDG 2017. A minimum 1.5m new footpath is to be constructed partly along the boundary to replace the existing footpath is to accompany the removal of existing redundant driveways and construction of new kerb and footpath sections in place is to be carried out in accordance with Councils standard construction drawings (Details available on request. Refer to Attached list for reference).
- Plant five new Street trees at 8-10m centres along the length of the frontage on Bourke Street and three new street trees along the frontage on Rose Crescent in the verge to match the existing dominant large tree species along the street. Refer to the PPDG 2017 for recommendations of trees under overhead lines.
- Driveways: maximum preferred width 6m.
- Details of the public domain are to be included in the landscape plan and alignment plans and details are to be submitted to council.

UNIVERSAL ACCESS COMMENTS

- 1) A comprehensive Access Report by Accessibility Solutions (D08625404) has been provided identifying several issues that will be required to be addressed at the - construction certificate (CC) stage of the project. These additional comments are not limited to or replace those mentioned within the access report and does not relinquish the applicant from its obligation to provide a fully compliant detailed universally accessible design.
- 2) Low level thresholds should be provided at all doors accessing outdoor areas.
- 3) The Abutment of differing surfaces shall have a smooth transition. *Design transition shall be 0 mm. Construction tolerances shall be as follows:*
 - (a) 0 ± 3 mm vertical.
 - (b) 0 ± 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. **AS1428.1.7.2.**
- 4) Equipment and furniture within the outdoor common and recreation areas will require accessible and inclusive features suitable for a person with a mobility and other impairments.

Note: AS1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests.

Summary

1. Ensure compliance with the Accessibility Solutions Access Report.
2. Ensure low level thresholds are provided at the doors accessing the outdoor areas.
3. The abutments of varying surfaces are to provide level transitions.
4. Ensure equipment and furniture provide accessible and inclusive features.

CHARACTER OF THE AREA

Building Typology

- The subject area is characterised by low density single dwellings with backyards with few if any structures. The length of the development along the eastern and southern sides of the lot, the number of dwellings proposed, and the surface parking are the key features of the development that results in a building typology that is not sympathetic to the surrounding character.
- The proposed development will appear as four dwellings (with an additional 2 entry foyers) on the streetscape rather than the prevailing single dwelling character. Further design development is required to ensure that the development is complimentary to the existing character of the streetscape.

Density

- The subdivision controls and height controls in the street are the determinant of what low density environment means in this context. Multi-unit dwellings are prohibited in the R2 zone as such the maximum yield that could be achieved on the site would be a 2 dwellings being a dual occupancy development.
- The development proposes 14 dwellings which is not compatible with the local planning controls for the area.

Car Parking Area

The provision of a hard stand carparking area in the middle of the site is uncharacteristic of the low density R2 area. The car parking area also results in potential adverse acoustic impacts to adjoining properties and results in minimal deep soil areas at the rear of the site which is a predominant character of the R2 zone.

ENGINEERING/STORMWATER

Flooding Recommendations

1. Council's systems have indicated a large stormwater pipe within close proximity to the site. As such the site may be affected by unquantified overland flow. In his regard, the applicant is required to engage a suitably qualified civil engineer to conduct a flood study which is to include water surface levels and velocities resulting from the 100 year storm event for the pre and post development scenarios and the provision of an overland flow path through the property. Calculations shall be carried in a manner consistent with Council's Local Floodplain Risk Management Policy and Australian Rainfall and Runoff. The overland footpath shall comply with the requirements in Council's Stormwater Drainage policy and City of Parramatta Council DCP and Councils Stormwater Disposal Guidelines. Upon completing the flood study the applicants engineer shall provide the following to council:
 - (a) Outline the 100 year and 20 year ARI flood extents on the stormwater plans.
 - (b) Provide a full copy of the flood report for assessment (including input and results tables).

- (c) Detailed survey of the easement and pipe system. The survey shall include the pipe location relative to the easement, invert of the pipe, and pipe diameter. Any existing pits that are proposed to be utilised shall also be included on the survey.=
- (d) Flood Risk Assessment

A Flood Risk assessment should be undertaken by a qualified flood/hydraulic engineer (qualified as CPEng) with a minimum of three years of experience in flood modelling and flood risk assessment. The Flood Risk Management report must demonstrate that the development and its occupants will not be put at significant risk by flooding and that the development will not interrupt the free passage of floodwaters, nor cause an increased risk of harm to people (including future residents) and adjoining properties. The report shall demonstrate that the proposed development is compliant with the flood controls of the relevant Development Control Plans (DCPs). The Flood Risk Management report must be prepared in accordance with the following documents:

- i. Floodplain Development Manual, 2005
- ii. Council Local Floodplain Risk Management Policy (available on Council website)
- iii. Council Adopted Flood Risk Management plans (available on Council website)
- iv. Australian Rainfall & Runoff Guidelines (available on Council website)
- v. Australian Institute for Disaster Resilience (AIDR)- Managing the Floodplain Handbooks (available on Council website)

The following points must be considered:

- i. Details of the relevant flood controls such as minimum required Flood Planning Levels (FPLs) for habitable floors, non-habitable floors, carpark and driveway to be included in a tabular format.
- ii. Site Survey plan must be used to estimate the flood depth and extent over the subject site using the obtained flood information from Council. A flood map extent to be included.
- iii. The hazard assessment should be in accordance with the hazard curves presented in "Australian Disaster Resilience Guideline 7-3 Flood Hazard" using obtained flood information from Council and site Survey plan (See note 2).
- iv. Generally, escape and evacuation routes should be rising away from floodwaters to allow all people to access safe areas outside the floodplain. However, where flood conditions do not allow safe horizontal evacuation, vertical evacuation (shelter in place) to an area above the PMF may be considered. Permission for vertical evacuation would be subject to additional investigations such as the rate of flood rise, flooding extent and isolation duration, and hydraulic hazard (for the full range of storm events) for people sheltering in the building. If the site flood risk management plan is trying to overcome an underlying flood risk that would otherwise be considered too high, the proposal will not be generally supported. The flood risk management plan shall include details of the proposed evacuation plan including horizontal and vertical evacuation, safe access routes, emergency services access to the site during the flood

event, staff training and drills, warning system details and required maintenance. If Shelter In Place (SIP) is proposed, the Shelter In Place should be above the PMF and the building must be Full electronic models shall be submitted to council for assessment.

Note: The applicants engineer shall carry out a thorough inspection of the site and surrounding area to determine the likely location of the overland flow path if existing

Water Sensitive Urban Design (WSUD) Recommendations

2. The applicant has not incorporated WSUD elements in the stormwater management plan as per the Water Management controls listed in section 3 of Councils DCP. A MUSIC model demonstrating compliance with the Water Management controls shall be submitted. In this regard, the proposed stormwater plans shall incorporate WSUD and Stormwater Harvesting measures within the plans and submit a MUSIC model and layout to be included in the plan demonstrating compliance with the minimum requirements and targets listed in the DCP.
3. If the applicant proposes to incorporate stormwater filters into the On Site Detention system, the applicant shall demonstrate compliance with Council's technical design guideline (attached).

Stormwater Recommendations

4. Bypass area is incorrect and actually larger than 15% (max allowable bypass area when designing to 3rd Edition of the UPRCT handbook). The stormwater management plan did not take into account the western portion of the site between the end of the hatched 'bypass area' and the real bypass area is 410 m². Revised plans shall reduce the bypass area below 15%.
5. The grated drain between units 3/4 and 5/6 surcharges before the Top Water Level is reached in the OSD tank. Revised plans shall redesign stormwater inlet pits so they do not surcharge before OSD tank reaches capacity.

Retaining Walls & Earthworks Recommendations

6. The following information shall be supplied:
 - a. A separate cut and fill plan with heatmap shading.
 - b. All retaining walls that form part of this development shall be shown across all plans.
 - c. All retaining wall details including top of wall, bottom of wall, wall type, cross-section for all wall types.
 - d. The retaining walls shall be designed to ensure that natural flows from adjoining properties are not impeded or diverted.
 - e. Cut/fill volumes provided
7. Earthworks and retaining wall works affect Council's Drainage easement.

Council thanks you for the opportunity to provide comment on this application and would also welcome the opportunity to comment on further stages associated with the detailed design development of the site.

If you require any further information regarding this matter, please do not hesitate to contact me.

Kind Regards

Maya Sarwary

Acting Team Leader – Development Advice | Development and Traffic Services

☎ (02) 9806 5578

City of Parramatta

126 Church Street, Parramatta NSW 2150

PO Box 32, Parramatta, NSW 2124

✉ msarwary@cityofparramatta.nsw.gov.au



From: [Martin Warda](#)
To: [Frances Beasley](#)
Cc: [Maya Sarwary](#); [Carolyn Howell](#); [Pat Petrulla](#)
Subject: RE: NCA/16/2022 - LAHC Seniors Housing Development - 26 Rose Crescent & 69-73 Bourke Street, North Parramatta - BGWYX
Date: Tuesday, 2 May 2023 9:29:04 AM
Attachments: [image001.png](#)
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This Message Is From an External Sender

This message came from outside your organization.

Hi Frances,

Thanks for sending that through, See below for some minor amendments in **green**.

Regards

Martin Warda

Development Engineer

Technical Specialists | Development Services

Phone: 02 9806 5215

Email: mwarda@cityofparramatta.nsw.gov.au

City of Parramatta

126 Church Street, Parramatta NSW 2150

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



From: Frances Beasley <Frances.Beasley@facs.nsw.gov.au>

Sent: Monday, 1 May 2023 4:39 PM

To: Martin Warda <mwarda@cityofparramatta.nsw.gov.au>

Cc: Maya Sarwary <MSarwary@cityofparramatta.nsw.gov.au>; Carolyn Howell <Carolyn.Howell@facs.nsw.gov.au>; Pat Petrulla <Pat.Petrulla@facs.nsw.gov.au>

Subject: RE: NCA/16/2022 - LAHC Seniors Housing Development - 26 Rose Crescent & 69-73 Bourke Street, North Parramatta - BGWYX

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Martin,

Thanks for taking my call earlier today.

Can you please confirm that the below accurately captures what we discussed today in relation to councils recommended conditions.

Amend the following conditions

- **Design to withstand flooding**

*The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the **Probable Maximum Flood (PMF)** ~~1 in 100 year level plus 500mm freeboard~~ from the easement.*

- **On Site Detention**

*(i) "Stormwater Management Plan", Drawing No ~~SW00-SW03, Issue B, dated 06/06/2022,~~
~~prepared by Arise Consulting Engineers C1, C2 & C3, C1-C10~~ **Issue D, dated 08/03/2023,**
prepared by ACOR consultants (CC) Pty Ltd*

Comments provided on the following conditions

- **Flood warning system for medium density**

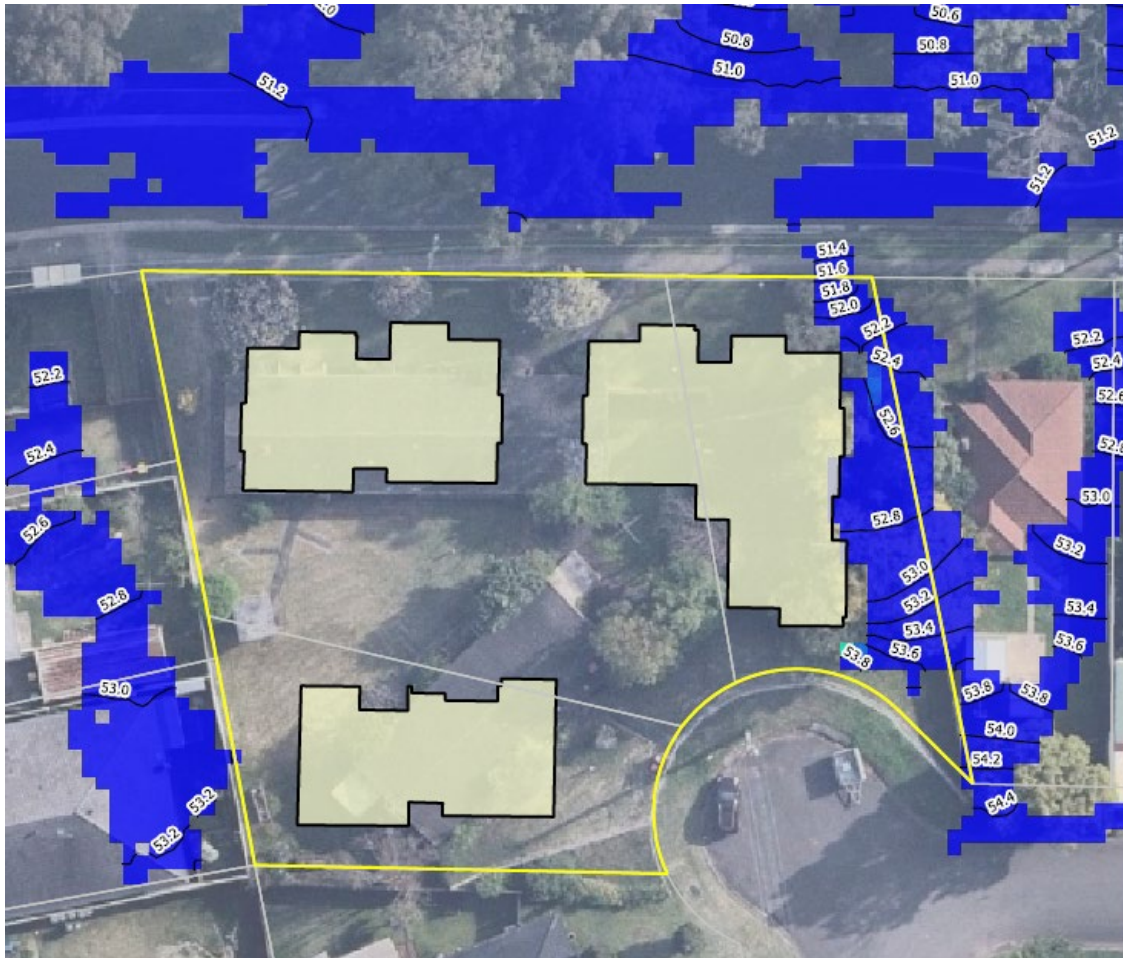
It was noted that the site is not impacted by the 1% AEP and therefore the warning alarm system would trigger during PMF events only. Council has recommended this condition to assist with risk mitigation for the proposed use.

- **Construction of a heavy duty vehicular crossing**

Council have recommended this condition as the site is likely to be accessed by heavy vehicles required to service the OSD and stormwater system, and possibly other service vehicles such as removal trucks. This condition only applies to the construction of the driveway crossing between the road reserve and boundary (i.e. council land). *It may be worthwhile considering this for other pavements within the site.*

- **Non-standard conditions – Prior to the issue of a Construction Cert.**

All floor levels are to be raised to a minimum RL of 53 AHD as per the flood investigation report. This impacts the two northern buildings only, which will need to be raised by 5mm to an RL of 53. It is recommended that floor levels are raised in line with the flood depths in the flood report. As the flood level varies along the easement, it may not be pragmatic to set a blanket RL for floor levels for the entire site.



- **Effective evacuation report**

Most likely, a simple report may suffice as the site is only impacted by the PMF which is limited mainly (see above) to the easement corridor along the east boundary. Council have recommended this condition to ensure appropriate risk mitigation.

Kind regards,

Frances Beasley

Planner

Portfolio Services, NSW Land and Housing Corporation

Department of Planning and Environment

M 0436 623 507 **E** frances.beasley@facs.nsw.gov.au

dpie.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

Working days Monday to Thursday



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Maya Sarwary <MSarwary@cityofparramatta.nsw.gov.au>

Sent: Thursday, 27 April 2023 10:16 AM

To: Frances Beasley <Frances.Beasley@facss.nsw.gov.au>

Cc: Martin Warda <mwarda@cityofparramatta.nsw.gov.au>

Subject: RE: NCA/16/2022 - LAHC Seniors Housing Development - 26 Rose Crescent & 69-73 Bourke Street, North Parramatta - BGWYX

Dear Frances

Please see below the comments from Council's engineer in relation to NCA/16/2022:-

Applicant has demonstrated that after filtering the rain on grid data, a majority of the flooding in their original model was in fact mostly stormwater ponding on site that could be managed with their stormwater plan. In the PMF scenario, there still remains some small overland flow in the easement when the water tops the sag pit at Rose Crescent and travels to Bourke Street. As the model has used a 100% blockage factor the model assumes the 450mm dia pipe in the easement is taking no water, the flow path would be reduced. Most of the site is flood free, whereas Council's Easement would be classified as low risk. Conditions of consent have been provided to separate and protect the development in the PMF from the flowpath in the easement.

The applicant has also provided revised stormwater plans removing the drowned orifice. Calculations have been assessed against 3rd edition. Special conditions have been provided to ensure the system meets Council's requirements.

CONCLUSION

The following conditions are recommended on any consent for the proposal:-

Prior to the issue of a Construction Certificate

Stormwater Disposal (Previously EB01)

All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: *To ensure satisfactory stormwater disposal.*

Retaining walls(Previously EB01)

If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated, then written approval from the affected neighbour shall be obtained and submitted to the certifying authority prior commencement of the works.

Structural details, certified by a practicing structural engineer, shall accompany the application for a Construction Certificate for assessment and approval by the certifying authority.

Reason: *To minimise impact on adjoining properties.*

Sydney Water Quick check. (Previously EB03)

A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

Dial Before you Dig Service (Previously EB04)

Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

Reason: To ensure Council's assets are not damaged.

Design to withstand flooding (Previously EB10)

The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard from the easement.

Reason: To ensure the structure can withstand flooding impacts.

Flood warning system for medium density (Previously EB11)

The building must include a flood warning alarm system activated by a float valve. Details must be provided to the satisfaction of the Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure the flood warning system is installed.

#On Site Detention (Previously EB12)

Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.

(a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book 3rd Edition, the relevant Australian Standards and the National Construction Code.

(i) "Stormwater Management Plan", Drawing No SW00-SW03, Issue B, dated 06/06/2022, prepared by Arise Consulting Engineers.

(b) A Site Storage Requirement of 470 m³/ha and a Permissible Site Discharge of 80 L/s/ha (when using 3rd edition of UPRCT's handbook)

(c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. If any grates are sealed, suitably designed ventilation shall be provided.

(d) The orifice shall be centred over the centre of the outlet.

(e) The orifice shall be adjusted for the flowrate from the SFC to ensure the PSD for the site has not been exceeded. The SFC outlet (underdrain) shall drain directly to the overflow pit.

(f) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

Reason: To minimise the quantity of storm water run-off from the site,

<p>surcharge from the existing drainage system and to manage downstream flooding.</p>
<p>#Water treatment for stormwater (Previously EB13) SPEL Filters SF.29-EMC water quality treatment devices must be installed to manage surface runoff water to Bourke Street to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p>Reason: To ensure appropriate water quality treatment measures are in place.</p>
<p>Underground electricity supply for townhouses & above.(Previously EB14) Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for a Construction Certificate.</p> <p>Reason: To enable future upgrading of electricity services.</p>
<p>Shoring for adjoining Council property. (Previously EB15) Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practicing structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practicing structural engineer must be complied with.</p> <p>Reason: To ensure the protection of existing public infrastructure and adjoining properties.</p>
<p>Construction of a heavy duty vehicular crossing A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p>A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.</p> <p>Reason: To ensure appropriate vehicular access is provided.</p>
<p>#Disabled parking (Previously EB19) Accessible car-parking spaces must be provided as part of the total car-parking requirements. These spaces and access to these spaces must comply with AS2890.6 - 'Parking facilities' - 'Off-street parking for people with disabilities and AS1428.1 - 'Design for access and mobility' - General requirements for access - New building work' 2001 and 2009 and AS1428.4 - 'Design for access and mobility' - 'Tactile ground surface indicators for orientation of people with vision impairment' - 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009.</p> <p>Details are to accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p>Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation.</p>
<p>Impact on Existing Utility Installations (Previously EB21) Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p>Reason: To ensure no unauthorised work to public utility installations and to</p>

<p><i>minimise costs to Council.</i></p>
<p><i>Support for Council Roads, footpaths, drainage reserves (Previously EB23)</i> Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.</p> <p><i>Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.</i></p> <p>Reason: To protect Council's infrastructure.</p>
<p><i>Construction adjacent to a drainage easement (Previously EB24)</i> Foundations adjacent to a drainage easement are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". The engineering details are to form part of the Construction Certificate documentation.</p> <p>Reason: To ensure Council's assets are not damaged.</p>
<p><i>#Foundations adjacent to existing drainage pipes (Previously EB26)</i> Foundations adjacent to the existing 450 mm diameter drainage pipe, within the 2 m wide drainage easement, must be constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". Details must accompany an application for a Construction Certificate.</p> <p>Reason: To ensure structural stability of the stormwater pipe.</p>
<p><i>Driveway Grades (Previously EB27)</i> The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for a Construction Certificate.</p> <p>Reason: To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.</p>
<p><i>Non-standard conditions – Prior the issue of a Construction Cert.</i> Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that no floor levels are below the PMF flood level and that appropriate flood mitigation controls are implemented to ensure that no flooding in the easement affects the development. The Certifying Authority shall also ensure that the flood mitigation controls implemented to not increase flooding on adjoining properties or increased flooding afflux.</p> <p>Reason: To ensure the development can withstand flood impacts.</p>

Prior to Work Commencing

<p><i>Construction and Traffic Management Plan (Previously EC01)</i> Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:</p> <p>(a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:</p> <p>(i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage</p>

roadways,

- (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- (iii) The locations of proposed Work Zones in the egress frontage roadways,
- (iv) Location of any proposed crane standing areas,
- (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
- (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
- (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.

(b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

(c) Traffic Control Plan(s) for the site:

- (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
- (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

Reason: To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

Road Opening Permits - DA's involving drainage wrk (Previously EC02)

The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and

fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

Dilapidation survey & report for private properties (Previously EC03)

Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with an electronic copy forwarded to Council at council@cityofparramatta.nsw.gov.au) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

In the event that access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principle Certifying Authority.

Note: This documentation is for record keeping purposes only, and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: Management of records.

Erosion and Sediment Control measures (Previously EC06)

Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

Site Maintenance (Previously EC07)

Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

Shoring and adequacy of adjoining property (Previously EC08)

264. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

Note: If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

Reason: As prescribed under the Environmental Planning and Assessment Regulation 2000.

Special Permits (Previously EC09)

Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

(a) On-street mobile plant:

E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

(b) Storage of building materials and building waste containers (skips) on Council's property.

(c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

Driveway Crossing Application (Previously EB10)

All works associated with the construction and/or extension of a driveway crossover/layback within Council owned land requires an application to be lodged and approved by Council.

All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

Note 2: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

During Work

<p>#Stormwater must be connected to the kerb & gutter(Previously ED02) Stormwater must be connected to Council's stormwater infrastructure within the property frontage of Bourke Street. Reason: To ensure satisfactory storm water disposal.</p>
<p>#Driveway trench at boundary (Previously ED04) A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the site at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet. Reason: Stormwater control.</p>
<p>Erosion & sediment control measures (Previously ED05) Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site. Reason: To ensure no adverse impacts on neighbouring properties.</p>
<p>Damage to public infrastructure (Previously ED06) Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent. Reason: To protect public safety.</p>
<p>Car parking & driveways (Previously ED10) Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to an Occupation Certificate being issued. Reason: To ensure appropriate car parking.</p>

Prior to the issue of an Occupation Certificate/Subdivision Certificate/Use Commencing

Construction of a concrete footpath (Previously EE01)
#Widen Drainage Easement (Previously EE02)
<p>Work-as-Executed Plan(Previously EE03)</p> <ol style="list-style-type: none"> Works-As-Executed stormwater plans are to address the following: <ol style="list-style-type: none"> A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system. The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink. The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc. The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table OSD Works-As-Executed dimensions form (refer to UPRCT Handbook). Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The

certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.

(g) *Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer*

(h) *Photographs of hydraulically significant components of the stormwater system shall be provided to Council.*

The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.

Reason: *To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.*

OSD Posi/tive Covenant/Restriction (Previously EE05)

Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.
Reason: *To ensure maintenance of on-site detention facilities.*

Section 73 Certificate (Previously EE06)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Reason: *To ensure the requirements of Sydney Water have been complied with.*

Street Numbering (Previously EE07)

An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

Note: *Notification of all relevant authorities of the approved street numbers must be carried out by Council.*

Reason: *To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.*

<p><i>Request for a Subdivision Certificate (Previously EE09)</i></p> <p><i>A separate application must be made for a subdivision certificate. The application is to be accompanied by a final Occupation Certificate.</i></p> <p>Reason: <i>To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).</i></p>
<p><i>Effective evacuation report (Previously EE10)</i></p> <p><i>An evacuation report and procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc.). The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.</i></p> <p>Reason: <i>To make property owners/residents aware of the procedure in the case of flood.</i></p>
<p><i>Lot consolidation (Previously EE14)</i></p> <p><i>All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.</i></p> <p>Reason: <i>To comply with the Conveyancing Act 1919.</i></p>
<p><i>Driveway Crossover (Previously EE15)</i></p> <p><i>Prior to the issue of any Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.</i></p> <p><i>All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).</i></p> <p><i>The application for a driveway crossing requires the completion of the relevant application form and be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council's standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council's Civil Assets Team for approval prior to commencement of the driveway crossing works. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.</i></p> <p><i>Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.</i></p> <p><i>Note 2: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.</i></p> <p>Reason: <i>Pedestrian and Vehicle safety.</i></p>
<p><i>Reinstatement of laybacks etc (Previously EE18)</i></p> <p><i>All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.</i></p> <p>Reason: <i>To provide satisfactory drainage.</i></p>

Regards

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