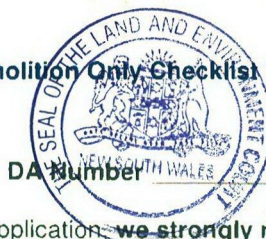


Development Application Form

Document Number: 18/126197 / TRIM F18/596

[Must be lodged in conjunction with a DA Checklist or Demolition Only Checklist Form]



In order to ensure a speedy and efficient assessment of your application, **we strongly recommend that you consult with a Council Officer before lodging this application to determine your proposals specific requirements.** The Development Advisory Officers at Council's Customer Service Centre can advise you on relevant planning and building controls and provide preliminary advice on your proposal. These staff are available in person by calling into either of the Rockdale or Eastgardens Centres or by phone on 1300 581 299.

Use this form to apply for development consent to (please tick whichever applies):

<input checked="" type="checkbox"/> Erect, alter or demolish a building	<input type="checkbox"/> Land subdivision	<input type="checkbox"/> Strata subdivide a building
<input type="checkbox"/> Change of use of land or a building	<input type="checkbox"/> Display an advertising sign	<input type="checkbox"/> Demolition (only)
<input type="checkbox"/> Carry out earthworks or similar	<input type="checkbox"/> Other (please specify):	

Exempt or Complying Development

Some minor proposals may fall within Exempt or Complying Development guidelines and will not require a development application or construction certificate. Please ask our Development Advisory Officers for further advice.

How to lodge this application

This application, once complete, can be lodged at either of Council's Rockdale or Eastgardens Customer Service Centres on any business day from 8.30am up to 4pm and 9am to 12.30pm on Saturdays (except public holidays). Note that it is recommended that you come into the Centre at least one hour prior to close of lodgement, to provide adequate time to check through your submission.

Your application can also be submitted via post (do not send cash as payment when submitting via post). Please ensure that all the necessary information as identified in the Development Application Checklist is submitted. Note that if your application is incomplete, it will not be accepted and will be returned to you with your payment, with an outline of additional information that is required.

What you need for Lodgement

<input checked="" type="checkbox"/> Application form	<input checked="" type="checkbox"/> DA checklist
<input type="checkbox"/> Party Wall Consent (if proposal includes works to a Party Wall)	
<input checked="" type="checkbox"/> Disclosure of Political Donations (if applicable)	
<input checked="" type="checkbox"/> A CD/USB of the plans and supporting documents in accordance with Council's naming criteria [Note that the CD/USB is kept for Council record purposes].	

Fees & Payment Methods

Application fees are calculated on a scale based on the contract value for demolition (if required), costs associated with constructing the building and cost associated with fitting out the building for its use and includes GST. Please note Council's fee is GST exempt. Information on these fees is on Council's web site or from our Customer Service Centre staff. Pay by cash, cheque, Mastercard, Visa or EFTPOS. Over the phone payments are NOT accepted. Please make cheques payable to Bayside Council.

Privacy Statement:

The personal information provided on this form (including your name and other details) will be handled in accordance with the *Privacy and Personal Information Protection Act 1998* and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website.

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 60 620 765 413 Branch 004

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 60 620 765 413 Branch 002
Fax 25 308 Rockdale

Phone 1300 581 299
T (02) 9562 1666 F 9562 1777
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 430

Τηλεφωνικές Υπηρεσίες Διερμηνέων

خدمة الترجمة الهاتفية

電話傳呼

電話傳呼

Служба за преведување по телефон

Please only complete **either** Section A – Private, or Section B – Company

Section A - Applicant Details - Private					
Ms/Mr/Mrs/ <u>Other</u> (please circle)		Family Name		Given Name(s)	
Unit No.		Street No.		Street	
Suburb				Postcode	
Mailing Address (if different)					
Daytime Telephone No. (Home/Work)				Mobile No.	
Email Address					

OR

Section B - Applicant Details - Company			
Company Name (if applicable)			
St Mary's & St Minn's Leptie Orthodox Church			
Mailing Address			
463 PO Box, RAMSGATE NSW 2217			
Contact Person			
TAMER MIKHAIL			
Daytime Telephone No. (Home/Work)		Mobile No.	
0412 725 582			
Email Address			
tamer@Logosgroup.com.au			

Site Details (note that location and title description are required to correctly identify the land)					
Unit/shop/ suite		Street No	337-377	Street	FOREST Rd.
Suburb	BEXLEY			Postcode	2207
Site Area	8388m ²	Lot No/s	11	Section	
Deposited Plan/s	857393	Strata Plan/s		Other	

Type of application			
<input checked="" type="checkbox"/>	Local Development	<input type="checkbox"/>	State Significant Development [deemed to have State significance due to size, economic value or potential impacts, identified in the State and Regional Development SEPP.]
<input type="checkbox"/>	Integrated Development [development that requires development consent and one or more approvals from a NSW State Government Agency.]	<input type="checkbox"/>	Designated Development [developments that are high-impact developments or are located in or near an environmentally sensitive area.]

Pre lodgement consultation			
Have you had a formal pre-DA meeting with Council?			
<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
Date of meeting		27/05/2018	
Reference No.	PPA 2018/15	Name of Officer	PATRICK NASH

Description of proposed development or use (including demolition):

If you do not apply for demolition on this application and you need to demolish structures on the site, a separate Development Application will need to be submitted and approved prior to removal of any structures from the property.

Demolition of existing light weight structures for the construction of new, two level Childcare Centre with Basement carpark.
(to be located on South eastern part of the site)

Estimated cost of the development

State the full contract price for labour and materials. The fee is based on the estimated cost of demolition building fit-out work. Please note understatement can delay your application.

Estimated cost (only for erection of buildings/additions, demolition and carrying out of work)


\$ 3.1 mil. *

Owners Consent

As owner of the land to which this application applies, I request consent to carry out the development described in this modification. I also authorise:

- Council representatives to enter the site for the purpose of site inspections.
- Council to make copies of all documents for the purpose of determining the application or to provide copies to people who may be affected by the proposal.

- If more than one owner, every owner must sign.
- If you are signing on the owner's behalf as their legal representative, please state your legal authority (eg Power of Attorney, Executor, Trustee) and attach evidence of this authority.
- If the property is within a strata plan, the consent of the Owners Corporation is required under seal.
- If the owner is a Company, a Director and the Secretary must sign.

Full Name	Full Name	Full Name
Bishop Daniel		
Address	Address	Address
91 GEORGE ST		
PARAMATTA NSW 2150		
Phone No.	Phone No.	Phone No.
(02) 9635 3988		
If signing on behalf of a Company, please indicate your position within the Company		
Position	Position	Position
TRUSTEE		
Company Name	Company Name	Company Name
COPTIC ORTHODOX CHURCH (NSW PROPERTY TRUST)		
Signature	Signature	Signature
		
Date	Date	Date
27/06/2019		

Which consent is sought?	
<input checked="" type="checkbox"/>	Immediate commencement – use to commence immediately or works to commence after Construction Certificate is issued.
<input type="checkbox"/>	Staged consent – proposed works to be carried out in distinct stages.
<input type="checkbox"/>	Deferred commencement – consent can be granted subject to submission of additional information/reports, etc

Owners/Applicants Declaration of Relationship to Council:			
For Council to ensure the integrity of the Development Application process, please advise if you are a Council employee, Councillor and/or their immediate relative(s) or contractor of Council.			
<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
If yes, please state the relationship			

Political Donations and Gifts			
If you or anyone with a financial interest in this application has made a reportable political donation or gift in the last two (2) years, a Disclosure Statement must be submitted with this application. For further information, please refer to Council's website.			
If yes, have you attached a statement:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
			Yes

Is this application for Integrated Development?

Applications for Integrated Development will be referred to the relevant approval body and they must include:

- sufficient information for the approval body to make an assessment of the application;
- an additional copy of the application and accompanying plans/documentation on a USB or CD for each approval body; and
- a cheque for each referral body – these cheques are to be made payable to the referral body NOT Council.

<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If yes, please select from the below
<input type="checkbox"/>	An EPA licence activity			
<input type="checkbox"/>	Destruction or damage to an Aboriginal relic			
<input type="checkbox"/>	Dredging or reclamation of any waters			
<input type="checkbox"/>	Extraction or harvesting of raw water from streams			
<input type="checkbox"/>	Earthworks within 40 metres of foreshore or a watercourse			
<input type="checkbox"/>	Earthworks, hoardings or structures within a public road			
<input type="checkbox"/>	Erect a structure, carry out works etc on a public road under the <i>Roads Act 1993</i>			
<input type="checkbox"/>	Extraction or use of groundwater			
<input type="checkbox"/>	Item or place under an interim or Permanent Conservation Order			
<input type="checkbox"/>	Aquaculture Permit			
<input type="checkbox"/>	Permit for dredging / reclamation			
<input type="checkbox"/>	Permit for harm to marine vegetation			
<input type="checkbox"/>	Permit to obstruct fish passage			

Does this application require concurrence from another authority?

Applications for concurrence will be referred to the relevant authority. It is necessary to provide the following.

- sufficient information for the concurrence authority to make an assessment of the application;
- an additional copy of the application and accompanying plans/documentation on a USB or CD for each concurrence authority; and
- a cheque for the referral body (if required by that authority) – these cheques are to be made payable to the referral body NOT Council.

<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If yes, please select from the below
<input type="checkbox"/>	RailCorp (SEPP Infrastructure)			
<input checked="" type="checkbox"/>	Roads and Maritime Services (SEPP Infrastructure)			
<input type="checkbox"/>	Housing NSW (SEPP Affordable Rental Housing)			
<input type="checkbox"/>	Sydney Airport Corporation (SACL)			
<input type="checkbox"/>	Other – Please specify			

Do you also want approval under s68 of the Local Government Act?

The application must be accompanied by such matters as would be required under s81 of the Local Government Act 1993 if approval is to be sought under the Act.

<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If yes, please select from the below
<input type="checkbox"/>	Amusement devices			
<input type="checkbox"/>	Place of public entertainment			
<input type="checkbox"/>	Placing waste/waste storage container in a public place			
<input type="checkbox"/>	Public carpark, caravan park or camping ground			
<input type="checkbox"/>	Swing or hoist goods over a public road			
<input type="checkbox"/>	Temporary structure			
<input type="checkbox"/>	Water supply, sewerage, stormwater drainage work			
<input type="checkbox"/>	Other – give details			

Applicant's Declaration

- I declare that all the information given is true and correct.
- I understand that if incomplete, the application may be returned to me, delayed, rejected or more information may be requested within 21 days of lodgement.
- The personal information required on this form may be available for public access under various legislation.

Applicant's Signature		Date	21 / 06 / 2019
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Development Application Lodgement Checklist

PART 2

Property Details

DA Number

Unit/shop/suite	Street No & Street	Suburb	Postcode
	337-377 FOREST RD	BEXLEY	2207

In addition to the Development Application form you must complete the relevant Sections of this checklist as noted below:

- Demolition – complete Sections 1 & 2
- Single & Two-storey Dwellings / Alterations and Additions – complete Sections 1, 2, 4 & 5
- Dual Occupancy – complete Sections 1 to 5
- Villas, Townhouses / Alterations and Additions – complete Sections 1 to 5
- Residential Flat Buildings & Mixed Use Development – complete Sections 1 to 6
- Commercial & Industrial Development / Alterations and Additions – complete Sections 1 to 4 & 6
- Subdivision – complete Sections 1 & 7
- First Use or Change of Use (for retail and commercial uses only) – complete Sections 8
- First Use / Change of Use Residential – complete sections 1 to 4
- Business Identification signage – complete Sections 1 & 9
- If the application is an Integrated Development or requires concurrence – also complete Section 10
- Additional Requirements for Bayside East – complete Sections 11 to 16

Section 1

Development Application Lodgement Checklist		Yes	N/A	Office Use
1	Has the consent of all owners been provided? Has this section been correctly completed?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
2	Have you completed the Declaration of Relationship to Council? ▪ Have you answered 'Yes' to the question?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
3	Political Donations and Gifts If you or anyone with a financial interest in this application have made a reportable political donation or gift in the last two (2) years, you are required to attach a Disclosure Statement to this application. For further information refer to Council's website.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 2

4	Is the estimate \$500,000 or over? If yes, is a 'Value of Assessment' by a Quantity Surveyor attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Privacy Statement

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Eastgardens Customer Service Centre

152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004
DX 4108 Maroubra Junction

Rockdale Customer Service Centre

444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443 Branch 003
DX 25308 Rockdale

T 1300 581 299

F 02 9562 1777

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

Postal address: PO Box 21
Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνείας

خدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преводавање по телефону

Form Reference 17/98760 @October 2017

Development Application Lodgement Checklist		Yes	N/A	Office Use
5	Is the estimate \$1 million or over? If yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Has a photomontage been supplied?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	▪ Has a Gross Floor Area (GFA) Validation Report prepared by a qualified Surveyor been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Is the estimate \$3 million or over? If yes, has 3D Perspective of the proposal and neighbouring buildings at a scale of at least 1:200 been submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans				
1	All Plans must be submitted showing the new work coloured on a CD/USB in accordance with Council's Electronic Lodgement Guidelines for Building and Development Applications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plans must include a Title Block, scale (1:100 or 1: 200), North point and Architects Name and Qualifications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	A Site Analysis Plan is required for all Applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Site Plan must show:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Street name and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Site dimensions, area and any Reduced Levels (RLs) related to Australian Height Datum (AHD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Boundary setbacks to existing and proposed buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All structures on site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Location of proposed pool, including location of pool fencing, filters and pumps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	▪ Location of adjacent building/properties including windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Any trees on the property, on Council land adjacent to the property (ie nature strips) or within 5 metres of the proposed development on any adjoining property. Plans must identify trees being retained/removed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Floor Plans must show:			
	▪ Figured dimensions of proposed work and any existing buildings to be retained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Layout of proposed development including property boundaries, setbacks from boundaries and adjoining buildings on each floor plan drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Internal walls/partitions & room names for use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Location of stairs and Reduced Levels (RLs) related to Australian Height Datum (AHD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Calculations of all existing and proposed floor areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Section line and location on plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ A floor plan of the Principal Dwelling is required where the proposal is for a Secondary Dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elevations and Sections must show:			
	▪ Existing ground levels, floor levels, ceiling levels and roof/ridge levels as RL's to AHD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Property boundaries, setbacks from boundaries and adjacent buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Proposed pools showing section indicating depths, pool fencing heights and location of filters and pumps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	▪ External finishes, colours and materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development Application Lodgement Checklist		Yes	N/A	Office Use
	▪ For buildings 2 or more storeys, the maximum ridge height and natural ground level using as RL's to AHD and adjacent buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	For all proposals that have a first floor addition or propose two or more storeys, a Streetscape Analysis/Street Elevation must be provided. The Elevation must include a detailed assessment of the proposed building in regards to neighbouring buildings including setbacks and RL's to AHD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	For all proposals of two or more storeys, Shadow Diagrams based on 'true north', detailing shadows at 9 am, 12 noon and 3 pm at the shortest day (22 June) and the intermediate situation equinox (22 March or 22 September) must be provided. Elevational Shadow Diagrams of the Northern elevation of any Southern adjoining residential development must be provided, demonstrating the resultant shadow impacts of the proposed development at 9 am, 12 noon and 3 pm at the shortest day (22 June) and the intermediate situation equinox (22 March or 22 September). A statement of compliance within the SEE shall identify rooms impacted and evidence of how the development has mitigated resultant overshadowing.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
9	A current Survey Plan must show all RL's related to AHD for all applications. The Survey Plan must show all easements and any utilities within and located forward of the site frontage/s, including location of adjoining houses/dwellings, window locations, and the maximum RL/ridge height of adjoining buildings.	<input checked="" type="checkbox"/>		<input type="checkbox"/>
10	A Soil & Water Management Plan must be provided for all demolition, new buildings & significant earthworks, inground pools and any work over \$25,000.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	For all proposals including demolition, a plan showing any proposed demolition works must be provided. Addition requirements for Bayside East: ▪ A Demolition Traffic Management Plan is required for all sites with an area in excess of 1,000m ² ; and ▪ A "Hazardous Materials Survey" prepared by a qualified environmental consultant is required for all sites with an area in excess of 1,000m ² , or for other sites which are known to contain hazardous materials.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Documentation				
1	Statement of Environmental Effect (SEE)			
	An SEE is required for all Applications, which includes a description of the proposal and a statement of compliance or variance with the relevant EPI's; Regulations; Council LEP and/or DCP including reasons for any variance. Should the proposal seeks to vary a development standard contained within the relevant Council LEP, a written Clause 4.6 submission shall be provided.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
2	Heritage Impact Statement (HIS)			
	Is the property an identified heritage item or located within a Heritage Conservation Area as listed in the State register or Schedule 5 of the relevant Council LEP? If yes, and the works are other than minor works, a HIS prepared by a suitably qualified heritage consultant must be submitted, in accordance with the relevant LEP.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
	Is the property in the vicinity of a heritage item or Heritage Conservation Area? If yes, the SEE shall address the effect of the proposed development upon the significance of the heritage item/area in accordance with the relevant Clauses of the respective LEP's.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

3	Waste Management Plan/Construction Management Plan			
	A construction and/or ongoing Waste Management Plan is required for all new works involving construction, excavation, demolition, above and inground swimming pools and any work over \$20,000, in accordance with the relevant Council DCP and/or Technical Specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Additional requirements for Bayside East: A Construction Management Plan (including Construction Traffic Management) shall be submitted for larger Applications, including all Applications with a value in excess of \$3M	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Documentation				
4	Geotechnical Report			
	A Geotechnical Report is required if the proposed development: <ul style="list-style-type: none"> Includes excavation or basement levels and the property is located in the Groundwater Protection Zone 3, the Report must address the Groundwater Management Handbook by Sydney Coastal Councils Group. <ul style="list-style-type: none"> To what RL is excavation proposed? _____ To what RL is groundwater identified? _____ Note: If excavation RL is below identified groundwater RL in Geotechnical Report, the DA is Integrated Development (Refer to Section 10 for additional Integrated Development requirements); or <ul style="list-style-type: none"> Includes structures in a property identified with a potential unstable cliff face or when excavation is proposed within 900mm of a site boundary to demonstrate minimal impacts to adjoining properties, structures and/or public domain; or Includes excavation within 25m of a rail corridor or adjacent to a classified busy road (If the proposal includes excavation, the Report shall address the Interim Guidelines for Development Near Rail Corridors and Busy Roads issued by the Department of Planning) (Refer to Section 10 for additional Concurrence requirements). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Acid Sulfate Soils			
	Is the property within an Acid Sulfate Soils Class 1 or 2? If yes, what is the Class? _____ If the proposal include excavation, a preliminary assessment of the proposal prepared in accordance with the Acid Sulfate Soils Manual OR an Acid Sulfate Soils Management Plan shall be submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Note: An ASS report may be required for Class 3 or 4 where significant excavation works are proposed e.g. basement garage; swimming pool; etc. or for Class 5 where the site falls within 500m of an adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land. <ul style="list-style-type: none"> To what depth RL is excavation proposed? _____ To what depth RL was soil sampling undertaken? _____ 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contamination			
	Is the property identified as being contaminated; potentially contaminated or has a previous use with potentially contaminated activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If yes, a Stage 1 – Preliminary Site Investigation Report is to be submitted in support of the application, prepared by a suitably qualified contaminated land consultant in accordance with the NSW EPA's <i>Guidelines for Consultants Reporting on Contaminated Sites</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Does the PSI recommend a Remediation Action Plan (RAP) or further investigation and has this been undertaken?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Note: Council may request additional information which will result in delays to the application.			
7	Wind Tunnel Testing Report			
	Is the building 5 or more storeys in height (over 15m)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If yes, a Wind Tunnel Testing Report shall be provided with wind amelioration measures incorporated into architectural plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sydney Airports			
	Is the site subject to Sydney Airports Height Restriction and the proposed building height is in proximity to or above this height?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> Sydney Airport OLS height? _____ Sydney Airport Height? _____ To what height is the proposed building height in RLs? _____ 			
	If yes, the application requires referral to Sydney Airports (SACL) and will result in delays.			

9	Driveway Ramp Profile			
	<p>A driveway ramp profile @ 1:25 scale and including RL's to AHD is required in the following circumstances:</p> <ul style="list-style-type: none"> ▪ If there is less than 2m distance between the front edge of the carport/garage and road pavement; or ▪ If there is more than 500mm difference between the floor level of the carport/garage and road pavement 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Traffic and Parking Impact Assessment Report			
	<p>Applicable to development on State Road, Mixed Use, RFB, Commercial and Childcare Centres, all new subdivisions creating 10 or more additional lots (not Strata), and some Change of Use Applications.</p> <p>The report shall be prepared by a suitably qualified traffic engineer and include, but is not limited to, the following information:</p> <ul style="list-style-type: none"> ▪ Existing operational conditions of the road network in the immediate vicinity of the development; ▪ Projected trip generation and trip destination for the proposed development; ▪ Results of traffic counts and intersection performance analysis (existing and projected counts) of the surrounding road network in the immediate vicinity of the development in peak hours; ▪ Recommendations of road infrastructure and road safety improvements (if required); ▪ Provision of off-street parking in accordance with relevant Council DCP requirements; ▪ Details of the largest vehicles accessing the site (including removalist vans); ▪ Number of employees and frequency of deliveries; ▪ Design of vehicle access, parking and loading/unloading areas, including provision of swept path diagrams (to scale 1:100); ▪ Cumulative impact of existing and proposed (approved) development adjoining and nearby; and ▪ Consideration of relevant State Policies, including <i>SEPP (Infrastructure) 2007</i>. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Access Report			
	<p>Applicable to RFB; Mixed Use Development; Boarding Houses; and the like.</p> <p>The report shall be prepared by a suitably qualified Access Consultant demonstrating compliance with SEPP 65 (where applicable), relevant Council DCP & relevant standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plan of Management (PoM)			
	<p>A PoM shall be submitted if your proposal seeks consideration of the following:</p> <ul style="list-style-type: none"> ▪ A child care centre; ▪ A boarding house development; ▪ Entertainment venues; or ▪ A non-residential development such as a hotel/pub relying on operational measures to address impacts. <p>The PoM must:</p> <ul style="list-style-type: none"> ▪ Identify the operational features of the premises, including capacity details; name and contact details of Manager; staffing levels and roles and frequency and types of events/functions; ▪ Clarify and discuss how the proponent will manage the premises, including noise mitigation measures; responsible service of alcohol; security and safety measures; and ▪ Identify methods of rubbish disposal generated by functions, anti-loitering measures and a copy of <u>Community Impact Statement</u> (if required). <p>Note: Referral to NSW Police may be required.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13	Acoustic Report			
	An Acoustic Report shall be prepared by a suitably qualified acoustic consultant who is a member of either the Association of Australasian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) in the following circumstances:			
	<ul style="list-style-type: none"> Is the property in an ANEF contour of 20 or greater area? If yes, what is the contour? _____ If the development results in an increase in the number of dwellings or people affected by aircraft noise, such as a child care centre, the Acoustic Report shall address AS 2021-2000, Acoustics - Aircraft noise intrusion - Building siting and construction and the provisions of the relevant Council LEP and/or DCP 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> For attached/multi dwelling developments, such as dual occupancy or residential flat buildings, an Acoustic Report that satisfies the relevant Council DCP requirements for Insulation and Impact Isolation between floors/walls shall be provided 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> If the proposal is for a Childcare Centre; an Entertainment Venue or some noise generating uses in close proximity to residential development, an Acoustic Report which addresses the potential noise impacts on neighbours, shall be provided in accordance with the relevant DCP 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Note: Child care centres in ANEF areas greater than 25 ANEF are prohibited in Bayside East.			
	<ul style="list-style-type: none"> If the property adjacent to or within 25m of a rail corridor or adjacent to a classified busy road and the proposal is for a residential use, an Acoustic Report satisfying State Environmental Planning Policy (Infrastructure) 2007 shall be provided 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 3

Landscape		Yes	N/A	Office Use
1	Is a Landscape Plan and Landscape Documentation DA Checklist (Bayside West only) required to be submitted in accordance with the relevant DCP and/or Technical Specifications? If yes, the Plan must be prepared by a qualified Landscape Designer or Landscape Architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 4

Stormwater and Flood Management		Yes	N/A	Office Use
1	A Stormwater Drainage Plan (Stormwater Concept Plan), including details of on site detention/retention of stormwater, shall be provided in accordance with the relevant Australian Standard, primarily AS/NZS 3500.3, relevant Council Technical Specifications/Guidelines and DCP controls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional requirements for Bayside West				
2	The Stormwater Concept Plan Certification and Checklist must be provided for all developments, unless otherwise advised by Council Engineer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Does the subject property fall to the rear, to a neighbouring property or Council park/bushland? If yes, the 'Drainage of Low Level Property Checklist' is required If you have not been able to answer 'Yes' to any of the questions on the back of the Checklist, you need to complete Council's 'Private Drainage Easement Review' (PDE) form and pay the appropriate fees prior to lodging a DA. Note: PDE application is only required for Dual Occupancy developments and above.	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
4	Is the property subject to the risk of flooding, minimum floor levels and/or affected by overland flows? If yes, has a copy of Council's 'Flood Advice' letter been included and if specified, provided: <ul style="list-style-type: none"> Overland flow flood study (inclusive of report and modelling) and Flood Evacuation/Management Plan 	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
5	Is the property affected by PMF flood? If yes, and the development seeks consent for Childcare Centres/Aged Care Facilities/Educational Establishments/Hospitals/Emergency Services Facilities, the application must include a copy of Council's 'Flood Advice' letter and if specified: <ul style="list-style-type: none"> Overland flow study (overland flow affected properties) and Flood Evacuation/Management Plan 	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

Stormwater and Flood Management		Yes	N/A	Office Use
6	Where the property is not subject to the risk of flooding, minimum floor levels and/or affected by overland flows and the proposal includes a low level driveway/ramp, the application must be accompanied by a Gutter flow analysis. The analysis is required to: <ul style="list-style-type: none"> Estimate the flow of water in the street kerb and gutter; and Recommend the required crest level in the driveway to protect the low level driveway from inundation. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	If On-Site Retention (Absorption) System is proposed, provide: <ul style="list-style-type: none"> Soil absorption test report including depth of groundwater table, or Absorption Rate Notice from Council (Only applicable upto single dwelling development) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 5

Energy & Water Efficiency Report or BASIX Checklist		Yes	N/A	Office Use
A BASIX Certificate is required for the following forms of development.				
1	BASIX Certificate - Single Dwellings including Secondary Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	BASIX Certificate - Dual Occupancies and Multi Unit Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	BASIX Certificate - Alterations and Additions (over \$50,000)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	BASIX Certificate – Swimming Pools (required if capacity greater than 40,000 litres)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	BASIX Certificate or Report – Boarding Houses (dependent on the form of development) Has a Section J Report been submitted for boarding house development with a floor area >300sqm?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6	Is the BASIX Certificate current/valid (issued no more than 3 months prior to DA lodgement)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Are the BASIX measures/provisions clearly identified on the plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Has an Energy & Water Efficiency Report been submitted for a retail, commercial or industrial development with a construction cost over \$1 million?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 6

Design Review Panel – all new commercial; industrial; multi-unit housing; residential flat buildings (subject to SEPP 65) developments of 3 or more storeys		Yes	N/A	Office Use
1	Has the application been considered by Council's Design Review Panel (DRP)? <ul style="list-style-type: none"> If yes and the DRP supported the proposal, the SEE shall address the issues raised by the DRP. A design verification statement and a statement of compliance with the nine (9) design quality principles (with justification to any variations) shall be submitted. If no, or the DRP did not support the proposal, you will need to refer to the lodgement requirements in accordance with Council's DRP Application Form (Items 1 to 13 inclusive). Additional fees and charges apply and will likely result in delays to the assessment of the application. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Section 7

Torrens and Strata Title Subdivision		Yes	N/A	Office Use
1	A draft Subdivision Plan shall be submitted including: <ul style="list-style-type: none"> Proposed line of subdivision, consolidation or boundary adjustment Total site area for each proposed lot Numbering of each lot (700 & 701 if dual occupancy) 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2	The SEE shall include a statement of compliance or variance with Council's LEP & DCP including reasons for any variance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	If the proposal involves the strata subdivision of an existing RFB, the SEE shall address SEPP – Affordable Rental Housing. Please obtain advice from a Council planner prior to lodgement of the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Torrens and Strata Title Subdivision		Yes	N/A	Office Use
4	Subdivision of existing lots which require the provision of infrastructure ie roads, drainage, earthworks etc are to include a copy of the proposed infrastructure (concept plans).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Requirements for Bayside East				
5	Bayside East – If the subdivision results in an intensification of the use of the land, a Hazardous Risk Assessment and/or Transport Risk Assessment must be submitted in accordance with the 2001 Botany/Randwick Industrial Area Land Use Study as prescribed within the relevant DCP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 8

First Use or Change of Use – Retail and Commercial Premises Only		Yes	N/A	Office Use
1	The Site Plan must identify: <ul style="list-style-type: none"> Title Block of the Plans; Scale & North point; Street name & number Entire site and dimensions All structures and existing tenancies on the site All parking on site including loading dock facilities Signage locations, dimensions, illumination 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The Floor Plan must identify: <ul style="list-style-type: none"> Scale and dimensions; Room and seating layout (food premises) and intended use of each part Location of stairs; bathroom facilities & hand basins Details for the proposed mechanical exhaust ventilation system including exhaust stack (in accordance with AS 1668) & location of grease trap (food premises) Location of any proposed entertainment areas Location of all Essential/Category 1 Fire Safety Measures e.g. exit signs, emergency lights, fire hose reels, smoke/heat alarms or detectors, portable fire extinguishers and the like (entertainment venues) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Elevations & Sections must include: <ul style="list-style-type: none"> Mechanical ventilation details in accordance with AS/NZS 1668.2-2012 and location of grease trap (food shop proposals) Signage locations, dimensions, illumination 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	The following additional information is to be included in the SEE: <ul style="list-style-type: none"> Impact onto the amenity of the neighbouring properties - such as privacy, noise, smells/odours Hours of operation; number of staff – full time and part time Plant & Machinery (including ventilation, exhaust systems, etc.) to be installed Type, size & quantity of goods being stored, made or transported Access requirements (for people with a disability) Waste Disposal Plan (required for commercial & food premises) Parking numbers, loading and unloading facilities, details and frequency of vehicle movements and deliveries in accordance with the relevant AS/NZS and/or DCP <p>If the proposal includes signage, the SEE shall address:</p> <ul style="list-style-type: none"> State Environmental Planning Policy No. 64 – Advertising and Signage All relevant Council LEP and/or DCP standards and a statement of compliance or variance 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Requirements for Bayside East				
5	If your use includes the baking, smoking and roasting of food products an Odour Report is required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	An Energy Efficiency Report addressing requirements of the Botany Bay DCP 2013 - 3H Sustainable Design is required for for all proposals with a value over \$250,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 9

Signage		Yes	N/A	Office Use
1	The Site Plan must identify: <ul style="list-style-type: none"> Title Block of the Plans; scale & North point; site dimensions Street name & number Boundary setbacks with all structures on the site and adjoining property detail Position of sign/s or structure on which the sign will be displayed The Elevation Plans must identify: <ul style="list-style-type: none"> Title Block of the Plans with all sign dimensions All content including wording, logos, graphics etc Construction materials & colours for the sign/s & any structure on which the sign will be displayed Height above ground level if the sign is free standing Any lighting to be provided, including any self illuminating signage 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The SEE must address: <ul style="list-style-type: none"> State Environmental Planning Policy No. 64 – Advertising and Signage All relevant Council LEP and/or DCP standards and a statement of compliance or variance 	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

Section 10

Integrated Development or Development requiring Concurrence - additional requirements		Yes	N/A	Office Use
1	Has an additional USB or CD incorporating plans and documentation been provided for each referral body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Have you provided a cheque for \$320 to each referral body? Relevant Referral Body eg RMS, Fisheries, RailCorp etc <i>Note - Cheques are to be made payable to the referral body NOT Council.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL DOCUMENTATION REQUIREMENTS FOR BAYSIDE EAST

Section 11

All Flood and/or Overland Flow Affected Sites		Yes	N/A	Office Use
1	Are Council / Sydney Water stormwater drainage lines / easements located within / adjacent to the site, is the site located at the low-point of the street, or does the site currently experience flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	If yes, has a flood study / overland flow impact assessment been prepared? (Note: Please obtain a Section 10.7(2) and (5) Certificate for additional flooding information, or contact Council's Development Engineer for assistance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 12

Sea Level Risk Management Plan – For All Low Density Residential Development including Swimming Pools		Yes	N/A	Office Use
1	Is any part of the site below 4m to Australian Height Datum (AHD)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	If yes, has a Sea Level Risk Management Plan been prepared? (Note: Please contact Council's Development Engineer for assistance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 13

Hazardous Risk Assessment		Yes	N/A	Office Use
1	Is the proposal located in the "Consultation Region" and/or adjacent to the "Dangerous Goods Route" referenced in the 2001 Botany / Randwick Industrial Area Land Use Study mentioned in the Botany Bay DCP 2013 - 6 Employment Zones?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Hazardous Risk Assessment		Yes	N/A	Office Use
2	If yes, does the proposal involve Residential Intensification or Sensitive Use Intensification, or will works result in increased traffic volumes or access points onto the Dangerous Goods Route?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	If yes, has a Hazardous Risk Assessment and/or Transport Risk Assessment been provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 14

Residential Flat Buildings, Multi Unit Housing & Mixed Use Developments		Yes	N/A	Office Use
1	GFA / FSR calculations / plans required for the current BBLEP 2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed alterations to existing Residential Flat Buildings are to be accompanied by: <ul style="list-style-type: none"> A fire safety measures schedule listing all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works. Assessment against the Affordable Housing Assessment SEPP (including Rental Survey, Existing Floor Plans etc), if required by Part 3 of the SEPP. Assessment against Council's Controls – including Botany Bay DCP 2013 - 4C Residential Flat Buildings 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Section 15

Childcare Centres		Yes	N/A	Office Use
1	A Landscape Plan (prepared by a qualified landscape architect) is to be provided listing the proposed species, size of species and number of species to be provided, existing significant trees to be retained, details of all boundary and courtyard fencing and walls, any proposed exterior lighting and details of ongoing management and maintenance of the landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	A Photomontage is to include the adjoining development on either side of the development, in a streetscape perspective, where a new building is proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	When the proposal increase site coverage of more than 50m2, or where the natural fall of the land is not to the street frontage, a Stormwater Concept Plan is required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Where the proposed Child Care Centre is to be located in an existing building, a <u>Hazardous Materials</u> report undertaken by a suitably qualified environmental consultant should be submitted containing a lead and asbestos assessment of all buildings materials, carpets and painted areas including the roof void	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Statement of Environmental Effects has addressed the provisions of SEPP – Educational Establishments & Child Care Facilities 2017, in addition to Parts 2, 3 & 4 of the Child Care Planning Guideline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A copy of the National Quality Framework Assessment Checklist is to be completed by the design architect and submitted to Council with any development application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Where a site is on or close to a major road or industrial area / development, an Air Quality Assessment Report is required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 16

Commercial / Industrial Developments – New & Alterations or Additions to Existing		Yes	N/A	Office Use
1	Plans shall include all proposed services (e.g. telecommunications, electricity, sewer, etc.) to show that they will not be located inside the deep soil planting zone(s). The Plans shall locate any proposed 'fire hydrant booster valve' and 'substations' location(s) to show they are screened from view and not within proposed landscaped area (e.g. incorporated into building).	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
2	An Energy Efficiency Report is required in compliance with Council's Energy Efficiency DCP for all proposals with a value over \$250,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Bayside Council

Serving Our Community

ABN 80 690 785 443
Eastgardens: 152 Bunnerong Rd, Eastgardens
Rockdale: 444-446 Princes Hwy, Rockdale
Phone: 1300 581 299

Drawer ID: ROCK5
Receipt No. 4250013
Receipt Date: 16-JUL-2019

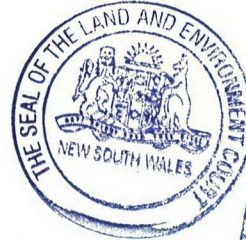
St Mary & St Mina Cathedral, Coptic Orthodox Church
PO BOX 463
RAMSGATE NSW 2217

Payment for	Amount
AP 1/255/2019///10	9,821.04

339-377 Forest Road, BEXLEY

Est Cost of work for Development	4,367.80
Plan First Fee	2,549.24
Plan First Administration Fee	5.00
Footpath Inspection Fee	320.00
Tree inspection application fee	217.00
Neighbour Notification - Form	1,117.00
Newspaper Advertising Fee	1,105.00
Integrated Development	140.00
Cheque Tendered	-190.00
Cheque Tendered	-9,631.04
*** TAX INVOICE ***	
Amount	9,821.04
Change	

Receipt Issued: 16-JUL-2019
*indicates a taxable supply



Disclosure Statement of Political Donations and Gifts



Bayside Council
Serving Our Community

A disclosure statement of a reportable political donation or gift must accompany a development application, any strategic planning matter such as Environmental Planning Instruments, Development Control Plans and Development Contribution Plans or any relevant planning submission in relation to a Development Application or Strategic planning matter if the reportable donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to the relevant consent or approval authority within 7 days after the donation or gift is made.

Details of person who made a donation or gift

Name of person making donation or gift	
Residential address or Registered/official office	
ABN if not an individual	

Details of development application / strategic planning matter

Name/address of development application or planning matter	
Date application lodged	
Consent or approval authority	

Person's Interest in application (Please select from below)

Applicant	<input type="checkbox"/>
Person with a financial interest (explain)	<input type="checkbox"/>
Person making submission in opposition	<input type="checkbox"/>
Person making submission in support	<input type="checkbox"/>

Disclosure Statement of Political Donations and Gifts (Cont'd)

Details of person benefiting from donation/gift

Name of the person to benefit from the donation	Date donation made	Amount of the donation ¹
Name of the person to whom gift is made	Date gift made	Amount or value of the gift ¹

Note 1: A reportable political donation is a donation of:

- \$1,000 or more made to or for the benefit of the party, elected member, group or candidate; or
- \$1,000 or more made by a major political donor to or for the benefit of a party, elected member, group or candidate, or made to the major political donor; or
- Less than \$1,000 if the aggregated total of the donations made by the entity or person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) is \$1,000 or more.

(Signature of person who made a donation or gift)

Date

Privacy Statement

The personal information provided on this form (including your name and other details) will be handled in accordance with the *Privacy and Personal Information Protection Act 1998* and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website

Eastgardens Customer Service Centre
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004
DX 4108 Maroubra Junction

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443 Branch 003
DX 25308 Rockdale

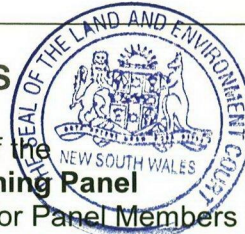
T 1300 581 299
F 02 9562 1777
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au
Postal address: PO Box 21
Rockdale NSW 2216



Telephone Interpreter Services • 131 450 Τηλεφωνικές Υπηρεσίες Διαμεγέλειας خدمة الترجمة الهاتفية 電話傳譯服務 Служба за преводање по телефон

MINUTES

of a meeting of the
Bayside Local Planning Panel
held at Rockdale Town Hall for Panel Members
and by audio-visual link for members of the public
on **Tuesday 11 August 2020 at 6:05 pm.**



Present

Marcia Doheny, Chairperson
Jan Murrell, Independent Expert Member
Ross Bonthorne, Independent Expert Member
Patrick Ryan, Community Representative

Also Present

Luis Melim, Manager Development Services
Fausto Sut, Manager Governance & Risk
Ben Latta, Coordinator Development Assessment
Patrick Nash, Senior Development Assessment Planner
Eric Alessi, Development Assessment Planner
Alex Buijs, Development Assessment Planner
Lauren Thomas, Governance Officer
Taif George, IT Technical Support Officer

The Chairperson opened the meeting in the Rockdale Town Hall at 6:05 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past, present and emerging, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

There were no apologies received.

3 Disclosures of Interest

Marcia Doheny declared a less-than-significant non-pecuniary interest in Item 6.5 in that, about 3 years ago, she worked on a development with the architect for that item. She confirmed that this did not create a conflict of interest and that she would remain in the meeting for consideration of the item.

4 Minutes of Previous Meetings

4.1 Minutes of the Bayside Local Planning Panel Meeting - 14 July 2020

Decision

The Bayside Local Planning Panel notes that the Minutes of the Bayside Local Planning Panel meeting held on 14 July 2020 have been confirmed as a true record of proceedings by the Chairperson of that meeting.

5 Reports – Planning Proposals

Nil

6 Reports – Development Applications

6.1 DA-2020/44 - 178 Frederick Street, Rockdale

Panel members have undertaken individual inspections of the site.

The following person spoke at the meeting:

- Mrs Marie Hogan, affected neighbour, spoke in favour of the officer's recommendation of refusal.

Determination

- 1 The Bayside Local Planning Panel, exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979 does not support the variation to the floor space ratio prescribed by 4.4 Floor Space Ratio of the Rockdale Local Environmental Plan 2011, as it is not satisfied that the applicant's request has adequately addressed the matters required to be demonstrated by cl 4.6 of that Plan, and the proposed development would not be in the public interest because it is not consistent with the objectives of that particular standard and the objectives for development within the zone.
- 2 The Development Application No. DA-2020/44 for the proposed change of use of the existing garage to a secondary dwelling at 178 Frederick Street, Rockdale is REFUSED pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979 for the following reasons:
 - a) Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed change of use of the existing garage into a secondary dwelling will result in a floor space ratio of 0.57:1 exceeding the allowable by 14%.
 - b) Pursuant to Section 4.15(1)(b) and Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, insufficient information regarding the

storm water system has been provided by the applicant to allow a proper and thorough assessment of the impacts of the proposed development and the suitability of the site for the development.

- c) Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development is unsatisfactory in terms of its standard of design, siting and location and would be likely to adversely impact upon the existing and future amenity of the neighbouring property owners and locality.
- d) Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning & Assessment Act, 1979, the proposed development fails to comply with the set back controls of Rockdale Development Control Plan 2011.
- e) Having regard to the previous reasons noted above, pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal would result in an undesirable precedent and approval of the development application is not in the public interest.

- 4 That the submitters be advised of the Bayside Local Planning Panel's determination.

Name	For	Against
Marcia Doheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel Determination

- The Panel adopts the above reasons.
- The Panel considers the application is an overdevelopment of the site and the conversion of the garage is inappropriate in the streetscape and will have flow on amenity impacts.

6.2 DA-2019/327 - 108 King Street, Mascot

Panel members have undertaken individual inspections of the site.

The following person spoke at the meeting:

- Huss Chalich, applicant, spoke in favour of the officer's recommendation and responded to the Panel's questions.

Determination

- 1 The Bayside Planning Panel exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979 approves a variation to the floor space ratio prescribed by cl 4.4 of the Botany Bay Local Environmental Plan 2013, as it is satisfied that the applicant's request has adequately addressed the matters required to be demonstrated by c l4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and the objectives for development within the zone.
- 2 That Development Application DA-2019/327 for the demolition of existing structures, Torrens Title subdivision into two (2) lots and construction of two (2) x 2 storey semi-detached dwellings at 108 King Street, Mascot is APPROVED pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report with an additional condition as follows:

Condition 1(a): Prior to the issue of a construction certificate, a roof plan to be submitted for the approval of Council's Manager of Planning which provides the same articulation to the roof that appeared in the plans that were considered by the previous Panel.

- 3 That the submitter be advised of the Bayside Planning Panel decision.

Name	For	Against
Marcia Doheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reasons for Panel Determination

- The reasons of the previous Panel for deferring the development application have all been adequately addressed.
- The proposed development will be an efficient use of the site and will provide additional housing.
- Except for an exceedance of the applicable floor space ratio control, which has been varied under clause 4.6 of the Botany bay Local Environment Plan 2013, the proposed development complies with the applicable controls and will not create unacceptable impacts on neighbouring properties.
- The Panel notes there is a landscape condition imposed to provide for canopy trees and this will enhance the development and provide a community benefit.

6.3 DA-2020/185 - 22 Dickin Avenue, Sandringham

Panel members have undertaken individual inspections of the site.

The following people spoke at the meeting:

- Mr Tommy Zhou, applicant, spoke against the officer's recommendation of refusal and responded to the Panel's questions.
- Mrs Biren He, applicant, made a written submission and spoke against the officer's recommendation of refusal.
- Mr Tony Patrulovski, applicant representative, spoke against the officer's recommendation of refusal and responded to the Panel's questions.

Determination

- A The Bayside Local Planning Panel, exercising the functions of the Council as the consent authority **REFUSES** development application DA-2020/185 for the change of use from approved cabana to secondary dwelling at 22 Dickin Avenue, Sandringham; pursuant to s4.16(1)(b) of the Environmental Planning and Assessment Act 1979 for the following reasons:
1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development exceeds the Floor Space Ratio (FSR) development standard contained in Clause 4.4 of the Rockdale Local Environmental Plan 2011.
 2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application was not accompanied by a Clause 4.6 exception to vary the FSR development standard in Clause 4.4 of the Rockdale Local Environmental Plan 2011. As such, the consent authority has no statutory power to consent to the application
 3. Pursuant to Section 4.15(1)(b) and Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, insufficient information has been provided by the applicant to allow a proper and thorough assessment of the impacts of the proposed development and the suitability of the site for the development.
 4. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not satisfy the objectives of the R2 zone as contained in Part 2 of the zone under Rockdale Local Environmental Plan 2011, including: To provide for the housing needs of the community within a low density residential environment.
 5. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not meet the objectives of Part 4.4.5 of the Rockdale Development Control Plan 2011.
 6. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, and in consideration of the impacts and

submissions made, the proposed development is not considered to be in the public interest and may set an undesirable precedent.

B That the submitter be notified of the Bayside Local Planning Panel's decision.

Name	For	Against
Marcia Doheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel Determination

- The Panel adopts the above reasons.
- The Panel considers the secondary dwelling as proposed represents an over development of the site.

By way of comment, however, the Panel is of the view that a studio with a reduced FSR could be accommodated on the site subject to a fresh application to be assessed on its merits. A studio would result in a smaller exceedance of the floor space ratio and, depending on that exceedance, may be acceptable to Council.

6.4 S82-2020/2 - Unit 1 119-121 Stephen Road, Botany

Panel members have undertaken individual inspections of the site.

The following person spoke at the meeting:

- Mr Sait Buzgan, applicant, spoke against the officer's recommendation of refusal and responded to the Panel's questions.

Determination

The Bayside Local Planning Panel, exercising the functions of the Council as the consent authority, pursuant to Division 8.2 relating to development application S8.2-2020/2 for a review of determination, confirms the previous decision for **REFUSAL** of the development application DA-2019/361, pursuant to Section 8.4 of the Environmental Planning and Assessment Act 1979, with the following modified reasons:

- 1 Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not meet the objectives of the Botany Bay Development Control Plan 2013 including:
 - (i) Part 3A – Parking and Access

(ii) Part 4G – Stormwater Management (Flooding)

- 2 Pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979, the proposed development is not consistent with the provisions of the Environmental Planning & Assessment Regulation 2000, as the application fails to provide documentation showing building layout, partitioning, rooms sizes and intended use of each part of the building required under Schedule 1 as required by clause 50(c) of the Regulation.
- 3 Having regard to the previous reasons noted above pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, approval of the development application is not in the public interest.

Name	For	Against
Marcia Doheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel Determination

- The Panel adopts the above reasons.
- The application does not warrant approval as it represents an over development of the site that creates a number of conflicts that cannot be resolved.

By way of comment, the panel considers a smaller mezzanine would reduce the non compliance with the parking controls and, depending on the size, may be acceptable to Council.

6.5 DA-2019/255 - 339-377 Forest Road, Bexley

Panel members have undertaken individual inspections of the site.

The following people spoke at the meeting:

- Mr Doug Doyle, affected neighbour, spoke against the officer's recommendation.
- Mr Tamer Mikhail, applicant and board member of St Mary and St Mina Coptic Orthodox Church, spoke in favour of the officer's recommendation and responded to the Panel's questions.
- Mr Peter Couvaras, architect, spoke in favour of the officer's recommendation and responded to the Panel's questions.

- Mr Carl Elassal, applicant, church board member and childcare operator, spoke in favour of the officer's recommendation and responded to the Panel's questions.
- Mrs Lyndall Wynne, planning consultant, spoke in favour of the officer's recommendation and responded to the Panel's questions.

Determination

The Panel notes the Officer's report and recommendation, however, is not persuaded that approval of the application is warranted given the inherent conflicts, in particular safety, created by the introduction of a stand alone child care centre of the size proposed. The panel does not accept the method of drop off and pick up for the centre either: through the school grounds, or basement, as conditioned is acceptable.

1. That the Bayside Local Planning Panel, exercising the functions of Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979 REFUSES the requested variation to the building height prescribed by clause 4.3 Height of Buildings of the Rockdale Local Environmental Plan 2011, as it is not satisfied that the applicant's request has adequately addressed the matters required to be demonstrated by clause 4.6 of that Plan, in that the request has not provided adequate environmental planning grounds to justify the requested variation and, as such, it would not be in the public interest to approve the requested variation.
2. That Development Application DA-2019/255 for demolition of existing structures and construction of a part two (2) and part (3) storey child care centre with basement car parking and roof top outdoor play area at 339-377 Forest Road, Bexley is REFUSED pursuant to s4.16(1)(b) of the Environmental Planning and Assessment Act 1979 for the following reasons:
 1. Pursuant to s4.15 (1)(a) of the Environmental Planning & Assessment Act, 1979, the proposed development exceeds the height control in clause 4.3 of Rockdale Local Environment Plan 2011 and the submitted request does not provide adequate environmental planning grounds to support the approval of the requested variation.
 2. Pursuant to s4.15(1)(b) the proposed development is an overdevelopment of an already intensely used site that is likely to have adverse impacts on the surrounding locality including parking and traffic impacts.
 3. Pursuant to s4.15(1)(c) of the Environmental Planning & Assessment Act, 1979, a school and a church are already located on the site, both uses that attract significant traffic and the need for substantial amounts of parking. The site is not suitable for a further intensely used development, being a child care centre accommodating 80 children, that will further exacerbate the traffic and parking impacts and introduce safety concerns.
 4. Pursuant to s4.15(1)(c) of the Environmental Planning & Assessment Act, 1979, the site is not suitable for the proposed design and operation within the site of the traffic and parking for the childcare centre which is likely to result in conflicts between pedestrians and users of the various buildings on the site as well as potential safety risks for children.

5. Pursuant to s4.15(1)(c) of the Environmental Planning & Assessment Act, 1979, insufficient information was submitted with the application about how the site, as a whole and the surrounding road network, would function with the addition of a large child care centre.
 6. Pursuant to s4.15(1)(e) of the Environmental Planning & Assessment Act, 1979, because of the potential adverse impacts on users of the site and on people living within the locality and lack of information about how the site as a whole and the local roads would function with the addition of the child care centre, the proposed development would not be in the public interest.
3. That the submitters be notified of the Panel's decision.

Name	For	Against
Marcia Doheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel Determination

- The Panel adopts the above reasons.
- The Panel is not satisfied the the proposal for an 80-place centre on the subject site is worthy of approval. It became evident that this large child care centre is not designed as a facility to cater for families connected to the existing School or Church. Such a facility would be significantly smaller and possibly capable of being accommodated on the site without the inherent conflicts of the proposed 80 place centre. The Panel is also concerned there is no overall master plan for the site.

The Chairperson closed the meeting at 8:01 pm.

Certified as true and correct.

Marcia Doheny
Chairperson