

**THIRD ROUND SUPPLEMENTARY REPORT - JOINT REGIONAL PLANNING
PANEL
(Sydney East Region)**

JRPP No	2014SYE013
DA Number	DA13/278
Local Government Area	City of Botany Bay
Proposed Development	<p>The amended development proposes the construction of mixed use building (known as Buildings A and C) comprising the following:</p> <ul style="list-style-type: none"> • 8 ground floor commercial units each of at least 100m²; and, • 45 residential units over Building A (3-5 storeys) and Building C (6 storeys) <p>Mix of residential component:</p> <ul style="list-style-type: none"> • 2 x studios; • 14 x 1-bedroom units; and • 29 x 2-bedroom units.
Street Address	42-44 Pemberton Street, Botany
Applicant/Owner	Krikis Tayler Architects
Number of Submissions	5 – individual submissions from neighbouring/surrounding residents during the initial notification of the application.
Report by	Heather Warton, Director City Planning and Development
Date	20 October 2014

1. BACKGROUND

Development Application No.13/278 was received by Council on 24 December 2013.

On 22 September 2014, the JRPP provided a decision on the application as follows:

... the majority of the Panel would be willing to approve a proposal which was amended such that the height of Block A was reduced to the required 10m (three storeys) height limit, so that, as it adjoins the northern boundary, it satisfies the desired future character objective of the standard. Block C should also be reduced in height by two storeys from RL 25.80 (to lift overrun, RL 25.00 to parapet) to approximately RL 18.90; to a point approximating the position of the lift core, approximately 30m southwards. The remainder of Block C may remain at the height proposed, as it relates to the New Street, where it will provide a focus to that new corner.

2. CONSIDERATION

Amended Drawings

The application submitted revised architectural plans to Council on 1 October 2014.

The drawings are generally in accordance with the Panel's recommendation. The amended plans have been identified in the schedule of consent conditions attached to this report. It is noted that the applicant has not recalculated the FSR, which is referred to in Condition 2(a).

Building A has been reduced to three storeys as a maximum, but this does not produce a building of height of 10 metres. The basement is already as approved, and the floor to floor levels above the basement (as seen in the section, Drawing A23 05) are 3.5 metres (level 1); 3 metres levels 2 and 3 metres level 3 plus lift overrun. The overall height will be 11.9 metres. It is noted that the building is already raised above ground level, which is a consequence of the need for a freeboard due to flooding.

The 30 m point referred to in the requirement has resulted in a part four storey part to the building.

Works and Contributions

The applicant has stated in written documentation that accompanied the amended architectural plans (see Attachment A) that with the loss of yield, they will seek to offset the road widening to Pemberton Street and half road reconstruction from section 94 contributions and that the "...offer in relation to Pemberton street is now withdrawn".

However, there appears to have been no formal offer to enter into a Planning Agreement with Council with this DA (other than reference to an 'offer' in the applicant's clause 4.6 submission).

The requirements for the road widening and link were conditions of consent in the original recommendation to the Panel, and remain as Condition 49 in the Schedule of Conditions, as follows:

Condition 49 Prior to the release of any Occupation Certificate, the following works shall be completed to Council's satisfaction at the applicant's expense:

- (a) Dedicate at no cost to the Council that part of land required for road widening along the site's Pemberton Street frontage; and*
- (b) The construction of new vertical kerb and gutter and associated footpath and landscaping paving along the entire frontage of the site to Pemberton Street; and*
- (c) The asphalt sheeting of half road width including reconstruction of any damaged road pavement along the entire frontage of the site to Pemberton Street; and*
- (d) The overhead power cables to this development site frontages have been undergrounded; and*
- (e) The construction of underground piped drainage system where required including any other necessary engineering works where required to make the construction effective; and*
- (f) The intersection of Botany Road and Pemberton Street shall be signalised with traffic lights in compliance with the requirements of the Roads and Maritime Service (RMS).*

3. RECOMMENDATION

It is recommended that the Joint Regional Planning Panel (JRPP) as the consent authority approve the application subject to schedule of conditions of consent as attached.

SCHEDULE OF CONSENT CONDITIONS

GENERAL CONDITIONS

1. The development is to be carried in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent. **Reference documentation is also listed below**

Drawing No.	Author	Date Received by Council
Mixed Use Development Stage 2 – Title Sheet & Location Plan, Project 3312, A01, Issue 02	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Basement Plan, Project 3312, A03, Issue 04	Krikis Tayler Architects Pty Ltd	21 March 2014
Mixed Use Development Stage 2 – Level 1 Plan, Project 3312, A04, Issue 06	Krikis Tayler Architects Pty Ltd	21 March 2014
Mixed Use Development Stage 2 – Level 2 Plan, Project 3312, A05, Issue 04	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Level 3 Plan, Project 3312, A06, Issue 05	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Level 4 Plan, Project 3312, A07, Issue 06	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2 – Level 5 Plan, Project 3312, A08, Issue 08	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2 – Level 6 Plan, Project 3312, A09, Issue 08	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2 – Roof Plan, Project 3312, A11, Issue 06	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2, Elevations 1, Project 3312-2, A20, Issue 08	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2, Elevations 2, Project 3312-2, A21, Issue 08	Krikis Tayler Architects Pty Ltd	1 October 2014
Mixed Use Development Stage 2 – Section, Project 3312, A23,	Krikis Tayler Architects Pty Ltd	1 October 2014

Drawing No.	Author	Date Received by Council
Issue 05		
Stormwater Drawings – Cover Sheet, Legend & Drawing Schedule – Job No. 120361, Dwg D00 – Rev. E	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Erosion & Sediment Control Details – Job No. 120361, Dwg D01 – Rev. A	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Stormwater Drainage Catchment Plan – Job No. 120361 – Dwg D02 – Rev. B	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Basement Stormwater Drainage Plan and Details (for Stage 2) – Job No. 120361 – Dwg D03 – Rev. F	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 1 Stormwater Drainage Plan for Stage 2 – Job No. 120361, Dwg D04, Rev. G	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 2 Stormwater Drainage Plan for Stage 2 – Job No. 120361, Dwg D05, Rev. I	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Stormwater Drainage Details for Stage 2 – Job No. 120361, Dwg D06 – Rev. E	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 3 Stormwater Drainage Plan for Stage 2 – Job No. 120361, Dwg D09 – Rev. E	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 4 Stormwater Drainage Plan for Stage 2 – Job No. 120361, Dwg D10 – Rev. E	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 5 Stormwater Drainage Plan for Stage 2 – Job No. 120361 – Dwg D11 – Rev. E	Australian Consulting Engineers	17 March 2014
Stormwater Drawings – Level 6 Stormwater Drainage Plan for Stage 2 – Job No. 120361, Dwg	Australian Consulting Engineers	17 March 2014

Drawing No.	Author	Date Received by Council
D12 – Rev. E		
Mixed Use Development Stage 2 – Communal Open Space, Level 1 Plan – Project No.3312, Dwg No.A25-2, Issue 01	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Communal Open Space, Level 2 Plan – Project No.3312, Dwg No.A26-2, Issue 02	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Site Coverage, Project No.3312, Dwg No.A27-2, Issue 02	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Deep Soil Area, Level 1, Project No.3312 – Dwg No.A28-2, Issue 01	Krikis Tayler Architects Pty Ltd	24 December 2013

Documentation	Author	Date Received by Council
Noise Impact Assessment – 20120523/1806A/RO/ BW – 18 June 2012	Acoustic Logic	24 December 2013
Additional Noise Logging Impact Assessment Report	Acoustic Logic	9 May 2014
Waste Management Plan – Mixed Development Stage 2, Buildings A and C, December 2013	Elephants Foot Recycling Solutions	24 December 2013
Internal Traffic Assessment – Ref: 12-115-3 – December 2013	Thompson Stanbury Associates	24 December 2013
Stage 2 DA Landscape Report	iScape Landscape Architecture	24 December 2013
Pedestrian Wind Environment Statement –WA058-06F01(rev2)-WS Report – 18 December 2013	Windtech	24 December 2013
Access Report – 19 March 2014	Accessibility Solutions P/L	21 March 2014
Building Code of Australia Assessment Report – Stage 2	Barry Johnson and Associates P/L	10 March 2014
BASIX Certificate No.	Planning and Infrastructure –	24 December 2013

Documentation	Author	Date Received by Council
518843M – 5 December 2013	NSW Government	

Reference Documentation	Author	Date Received by Council
Statement of Environmental Effects – 20 December 2013	LJB Planning Pty Ltd	24 December 2013
Clause 4.6 Exception to the Building Height and Floor Space Ratio Standards – 18 August 2014	LJB Planning Pty Ltd	19 August 2014
Built Form Urban Design Statement – March 2014	ae design partnership	21 March 2014
Design Verification Statement – 20 December 2013	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Photomontage, Project 3312, A40, Issue 01	Krikis Tayler Architects Pty Ltd	24 December 2013
Mixed Use Development Stage 2 – Blocks A and C - Material Board, Project 3312, A50, Issue 01	Krikis Tayler Architects Pty Ltd	24 December 2013

No construction works shall be undertaken prior to the issue of the Construction Certificate.

2.

- (a) The proposed development, including residential flat buildings D, E and F, shall have a maximum floor space ratio of 1.54:1 (20,276m²) over the entire site, and
- (b) shall comply with the following maximum height requirements:
 - (i) Building 'A' (3 storeys) with a parapet height of RL16.00 and a height of RL16.70 to the lift overrun; and
 - (ii) Building 'C' (6 storeys) with a parapet height of RL24.80 and a height of RL25.80 to the lift overrun.

3. This development consent is to be read in conjunction with consent under DA2012 (206) approved for Buildings D, E and F at 42-44 Pemberton Street, Botany (known as Parkgrove 2).

4. The applicant must, prior to the issue of any Construction Certificate, pay the following fees:-

- (a) Development Control \$11,200.00

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|-----|-----------------------------------|--------------|
| (b) | Inspection and Plans checking fee | \$1,000.00 |
| (c) | Waste Levy | \$4,000.00 |
| (d) | Builder's Damage Deposit | \$357,000.00 |
| (e) | Bank Guarantee Handling Fee | \$250.00 |
- 5.
- (a) All building work must be carried out in accordance with the provisions of the Building Code of Australia;
 - (b) All plumbing stacks, vent pipes, stormwater downpipes including balcony drainage and the like shall be kept within the building and suitably concealed from view; and,
6. This Consent relates to land in Lot 100 in DP 875508, as such, building works must not encroach on to adjoining lands or other public places apart from any approvals granted for the road widening to Pemberton Street which is to be submitted as a separate civil road works application.
7. Pursuant to clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in the relevant BASIX Certificate No.518834M, dated 5 December 2013, for the development are fulfilled and updated to reflect the amendments to the proposal.
- Note:** "relevant BASIX Certificate" means:
- A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- If a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate.
- BASIX Certificate has the meaning given to that term in the Environmental Planning and Assessment Regulation 2000.
8. The consent given does not imply that works can commence until such time that:-
- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:-
 - (i) the consent authority; or,
 - (ii) an accredited certifier; and,
 - (b) the person having the benefit of the development consent:-
 - (i) has appointed a Principal Certifying Authority; and,
 - (ii) has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and,
 - (iii) the person having the benefit of the development consent has given at least 2 days notice to the Council of the persons intention to commence the erection of the building.

9. All costs associated with these development conditions shall be borne by the applicant. If, when actioning these conditions, Council's solicitor is required to act on behalf of Council, then Council's solicitor's fees and charges shall also be borne by the applicant.

CONDITIONS IMPOSED BY AN EXTERNAL AUTHORITY

10. The following conditions are imposed by the Sydney Airport Corporation Limited (SACL) and must be complied with:
- (a) The property development at 42 - 44 Pemberton street, Botany lies within an area defined in schedules of the Civil Aviation (Buildings Control) Regulations which limit the height of structures to 50 feet (15.24 metres) above existing ground height (AEGH) without prior approval of the Civil Aviation Safety Authority.
 - (b) CASA has no objection to the proposed development to a maximum building height of 25.8m above AHD. Any proposal to exceed this maximum height requirement will require a new application to be submitted to CASA.

Note 1: Should the height of any temporary structure and/or equipment be greater than 50feet (15.24m) above existing ground height (AEGH), a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No.161.

Note 2: Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations.

SACL advises that approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct.

Information required by SACL prior to any approval is to include:

- the location of any temporary structure or equipment, ie. construction cranes, planned to be used during construction relative to Mapping Grid of Australia 1994 (MGA94);
- the swing circle of any temporary structure/equipment used during construction;
- the maximum height, relative to Australian Height Datum (AHD), of any temporary structure or equipment ie. construction cranes, intended to be used in the erection of the proposed structure/activity;
- the period of the proposed operation (ie. construction cranes) and desired operating hours for any temporary structures.

Any application for approval containing the above information, should be submitted to this Corporation at least 35 days prior to commencement of works in accordance with the Airports (Protection of Airspace) Regulations Statutory Rules 1996 No. 293, which now apply to this Airport.

For further information on Height Restrictions please contact Mr Peter Bleasdale on (02) 9667-9246.

Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed "controlled activity" and is punishable by a fine of up to 50 penalty units.

The height of the prescribed airspace at the site is 51.0 metres above Australian Height Datum (AHD). In accordance with Regulation 9 of the Airports (Protection of Airspace) Regulations Statutory Rules 1996 No. 293, "a thing to be used in erecting the building, structure or thing would, during the erection of the building, structure or thing, intrude into PANS OPS airspace for the Airport, cannot be approved".

Note 3:

Bird and Obstacle Hazard Management

The area in which the proposed development is located is in the vicinity of Sydney (KS) Airport.

To minimise the potential for bird habitation and roosting, the Proponent must ensure that non-bird attracting plant species are used in any landscaping design.

Any landscaping design must minimise the attractiveness for foraging birds, ie: site is kept clean regularly, refuse bins are covered, and detention ponds are netted.

All trees to be planted shall not be capable of intruding into the Obstacle Limitation Surface when mature.

11. The following conditions are imposed by the Roads and Maritime Services (RMS) and must be complied with:
 - (a) The swept path of the longest vehicle (including garbage trucks) entering and existing the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement:
 - (b) The number of car parking and bicycle spaces should be provided to Council's satisfaction:
 - (c) The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking dimensions) should be in accordance with AS2890.1-2004, AS2890.2-2002 for heavy vehicle usage, and AS2890.6:2009 for people with a disability:
 - (d) A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate: and,
 - (e) All work/regulatory signposting associated with the proposed development are to be at no cost to RMS.
12. The development is to comply with the conditions provided by Sydney Water dated 31 January 2013. The conditions are outlined as follows:
 - (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess

if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development; and,

- (b) The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).
13. The applicant should have regard to the following matters provided by NSW Police - Botany Bay Local Area Command, dated 11 February 2014:
- (a) As the proposed development may be exposed to Break Enter and Steals, Stealing, Steal from persons, Malicious Damage and Steal from Motor Vehicle offences, a closed circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System (CCTV) AS4806.2006 needs to be implemented to receive, hold or process data for the identification of people involved in anti-social or criminal behaviour. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation.
 - (b) This system shall consist of surveillance cameras strategically located in and around the development to provide maximum surveillance coverage of the area, particularly in areas which are difficult to supervise. Cameras should be strategically mounted outside the development buildings and within the car parking areas to monitor activity within these areas. One or more cameras should be positioned at the entry and exit points to monitor these areas (underground car park, foyer entrance).
 - (c) Digital technology shall be used to receive, store and process data. Recording equipment should be secured away from public access areas to restrict tampering with the equipment and data. This equipment needs to be checked and maintained on a regular basis.
 - (d) Lighting (lux) levels for this development must be commensurate with a medium crime risk identified in this evaluation. The emphasis should be on installing low glare/high uniformity lighting levels in line with AS:1158.
 - (e) Lighting sources shall be compatible with requirements of any surveillance system installed within the development. (Poor positioning choices in relation to light can cause glare on the surveillance screens).
 - (f) The luminaries (light covers) shall be designed to reduce opportunities for malicious damage. Lighting within the development needs to be checked and maintained on a regular basis.
 - (g) A limited amount of internal lighting should be left on at night to enable patrolling police, security guards and passing people to monitor activities within the development.
 - (h) Improved lighting needs to extend from the development towards adjacent streets. Consideration must be given to pedestrians walking from the development to surrounding streets for the purpose of catching public

transport etc. Areas adjoining pathways should be illuminated to avoid opportunities for concealment and entrapment.

Notes:

- (i) It is crucial that the aforementioned cameras are installed as soon as power is available to the site.
- (ii) By angling fire egress inlet walls 45 degrees or more, opportunities for entrapment, loitering and vandalism can be reduced.
- (iii) Any proposed seating area, playground or grass area should be positioned somewhere which can be viewed easily by the community. Consider whether the area will be used enough to warrant its development. Areas which are isolated, unused and maintained poorly become a breeding ground for anti-social behaviour.
- (iv) Care should be taken when using glazing in entry foyers. At night, the vision of departing occupants can be affected by reflections on the interior of the glass (can't see outside). Mirroring can be reduced by using appropriate external lighting.
- (v) The configuration of car parking spaces can impact the risk to car thieves. Grid rows increase natural surveillance. Avoid dark spots, corners and isolated car spaces.
- (vi) Public laundries, garbage disposal areas and other communal spaces should not be located in a buildings 'leftover space.' Poor supervision of communal facilities can greatly increase the risk of predatory crime, theft and vandalism. Areas that are unused or sporadically used after hours and unsupervised should not be accessible to the public.
- (vii) Uneven building alignments, insert doorways and hidden entrances should be avoided. They can facilitate predatory crimes, thefts, malicious damage and other offences.
- (viii) Bicycle parking areas should be located within view of capable guardians. The provision of covered lockable racks to secure bicycles increases the effort required to commit crime.
- (ix) Clear street numbers signs should be displayed and appropriately positioned at the front of the business to comply with Local government Act, 1993, Section 124(8). Failure to comply with any such order is an offence under Section 628 of the act. Offences committed under Section 628 of the Act attract a maximum penalty of 50 penalty units (currently \$5500) for an individual and 100 penalty units (\$11000) for the corporation. The numbers should be in contrasting colours to the building materials and be larger than 120mm.
- (x) Warning signs should be strategically posted around the buildings to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
 - 1. Warning, trespasser will be prosecuted.
 - 2. Warning, these premises are under electronic surveillance.

- (xi) Directional signage should be posted at decision making points (eg. Entry/egress points) to provide guidance to the uses of the development. This can also assist in access control and reduce excuse making opportunities by intruders.
- (xii) A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within **24 hours**.
- (xiii) An Emergency control and evacuation plan which complies with the Australian Standard, Emergency Control Organisation and Procedures for Buildings, Structures and Workplace, AS:3745:2002, should be prepared and maintained by your development to assist management and staff in the event of an emergency.

Doors and windows should be fitted with locks that comply with the Australian Standard — Mechanical Locksets for doors and windows in buildings, AS:4145:1993, to restrict unauthorised access.
- (xiv) Any sliding doors **MUST** be fitted with lockable bolts in the bottom and top of the door frame.
- (xv) The main access to the underground car park should have restricted access with a security pass. The opening/closing mechanism should be protected from vandalism and tampering. All exit doors from the car park should have striker plates installed to minimise chance of tampering.
- (xvi) The main entry/egress doors to the development should have an electronically operated lock which require security swipe pass for entry. The lifts operating in the building should have the same security swipe pass technology. When an occupant buzzes in a visitor the lift should recognise the floor the occupant resides and only allow the visitor access to that floor in the lift.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

14. To facilitate safe access to and from the proposed development the following external engineering works shall be constructed at no cost to Council as part of a subsequent civil works application for road widening to Pemberton Street.
 - (a) The construction of new vertical kerb and gutter and associated footpath paving to Council's satisfaction along the entire frontage of the site to Pemberton Street, as widened.
 - (b) The asphalt sheeting of half road width including reconstruction of any damaged road pavement along the entire frontage of the site to Pemberton Street, as widened.
 - (c) The construction of underground piped drainage system where required including any other necessary engineering works where required to make the construction effective.

Detailed engineering plans prepared by a chartered Civil Engineer including certification indicating compliance with these requirements are to be submitted to Council for approval.

15. Prior to the issue of the Construction Certificate a detailed public domain plan is required to be submitted and approved by Council. The revised plan shall incorporate the following:
 - (a) Pedestrian pathways and paving in accordance with Council's Draft Public Domain Manual and any other specification.
 - (b) Street trees in accordance with Council's Street Tree Masterplan. Tree pits and tree guards in accordance with the Draft Public Domain Manual.
 - (c) Street furniture in accordance with the Draft Public Domain Manual and Council specification and requirement.
 - (d) The design must consider and incorporate the location of any above ground electrical pillars to be erected by the Energy Provider associated with the undergrounding of power around the site.
 - (e) The public domain and Council footpath area shall be upgraded with new paving, street furniture, street light poles and street tree planting, to be installed by the applicant at the applicant's expense. All improvements shall be in accordance with final approved public domain plan and Council Landscaping and Engineering specifications and requirements, and shall be constructed and complete prior to the issue of an Occupation Certificate.
 - (f) Detailed civil plans shall be provided for the public domain work on the footpath frontages of the site and is to align with the public domain landscape plan with respect to pavement types and construction, street trees, lighting and street furniture.
16. Prior to issue of Construction Certificate, the applicant shall contact "Dial Before You Dig" to obtain a utility service diagram for, and adjacent to the property. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Principal Certifying Authority. Any adjustments or damage to public utilities/services as a consequence of the development and associated construction works shall be restored or repaired at the applicant's expense. Written consent from the relevant public utilities owners are to be submitted to council and all their requirements are to be fully complied with.
17. Prior to issue of Construction Certificate, to ensure that utility authorities and Council are advised of any effects to their infrastructure by the development, the applicant shall: -
 - (a) carry out a survey of all utility and Council services within the site including relevant information from utility authorities and excavation if necessary to determine the position and level of services;

- (b) negotiate with the utility authorities (eg Energy Australia, Sydney Water and Telecommunications Carriers) and Council in connection with: -
 - (i) the additional load on the system; and
 - (ii) the relocation and/or adjustment of the services affected by the construction.

Any costs in the relocation, adjustment, and provision of land or support of services as requested by the service authorities and Council are to be the responsibility of the developer.

18. Prior to issue of any Construction Certificate, the construction plans shall be revised to address the following: -
 - (a) the maximum of reflectivity of glazing shall not exceed 20%;
 - (b) any exterior lighting shall be designed to comply with *Section 9.2.1 – Lighting in the Vicinity of Aerodromes Manual of Standards*;
 - (c) all recommendations stated in the Internal Traffic Assessment Report, prepared by Thompson Stanbury Associates, Ref 12-118, dated November 2012 shall be incorporated into the construction plans;
 - (d) bollards shall be installed at the shared spaces of the disabled parking bays to comply with AS2890.6;
 - (e) the number of disabled parking bays shall comply with AS2890.6;
 - (f) garbage bins collection area shall not obstruct the shared vehicle access driveway, fire escape exits, vehicle entrance to the basement car parking area; and
 - (g) an intercom system shall be provided at the vehicle entrance to the development. This is to ensure visitors can gain access to the visitor parking bays located within the basement car parking area.
19. Prior to the issue of any Construction Certificate, design certification prepared by a suitably qualified engineer shall be submitted to the Principal Certifying Authority certifying the internal circulation, driveways, turning area and car parking area shown on the construction plans have been designed in accordance with AS 2890.1 and AS2890.6.
20. The applicant shall submit to the Principal Certifying Authority prior to the issuing of the Construction Certificate details of plans showing that the car wash bay meets the following requirements. The car wash bay(s) must:
 - (a) Have adequate parking and washing floor space, turning area, and water supply;
 - (b) Minimise water use with appropriate devices (such as a gun-type nozzle which closes when released and a timer operative valve; collection and use of rainwater);
 - (c) Have a water supply cut out/fail-safe mechanisms provided to ensure that mechanical failure; drainage blockage or lack of maintenance cannot result in wastewater surcharge into the stormwater system;

- (d) Be designed to ensure that over spray, drift of water or detergent does not cause a nuisance to persons, vehicles, residences, other buildings, neighbouring properties or the environment;
- (e) Be designed to ensure that spillages and wastewater is not discharged to the stormwater system or surrounding environment;
- (f) Be located so that washing can occur with minimal disturbance to other residents;
- (g) Ensure that noise emissions from the car wash down bay does not exceed 5dB(A) above the background noise levels at any time, as measured at the nearest residential property boundary and install noise effective barriers;
- (h) Be suitably grouped and conveniently sited and identified;
- (i) Have good ventilation and good lighting;
- (j) Have regard to the safety of pedestrians and traffic; and
- (k) Discharge to the sewer via appropriate pre-treatment.

All car wash bays that discharge to sewer must meet the following requirements:

- (a) The floor must be sealed and graded to an internal drainage point, so that all wastewater and surface spillage is directed and drains to the approved treatment and disposal point;
- (b) The wash bay is to be roofed and bunded so that all uncontaminated stormwater from the roof areas and uncovered areas, are directed away from the bay;
- (c) A bund must be constructed and maintained around the perimeter of the bay. The bund is to be protected from the entry of external surface waters, by either; a minimum 2% change in grade; or combination of a minimum 2% grade change and a grated drainage system;
- (d) All uncontaminated stormwater/rainwater must be directed to the dedicated stormwater drainage systems;
- (e) The collection pit shall be a minimum of 1000 litres; and
- (f) A Permission to Discharge Trade Wastewater Certificate issued by Sydney Water must be obtained prior to the approval of the development.

21. Prior to the issue of any Construction Certificate, a detailed Construction Traffic Management Plan for the pedestrian and traffic management of the site during construction shall be prepared and submitted to Principal Certifying Authority for approval. The plan shall: -

- (a) be prepared by an RMS accredited qualified person;
- (b) nominate a contact person who is to have authority without reference to other persons to comply with instructions issued by Council's Traffic Engineer or the Police;
- (c) indicate the construction vehicle access point to the site be limited on Pemberton Street only;
- (d) indicate the frequency of truck movements;

- (e) ensure any vehicles accessing the site or associated with construction activities be restricted to 19m (defined as a Long Vehicle);
- (f) ensure all traffic (including worker's vehicles) generated from the construction activities shall enter and leave the site in a forward direction; and,
- (g) ensure any heavy vehicles and trucks associated with construction activities be restricted to the following designated traffic routes:

(i) Ingress route:

Foreshore Drive – Botany Road – Pemberton Street.

(ii) Egress route:

Pemberton Street – Botany Road – Foreshore Drive.

22. Prior to the issue of any Construction Certificate, a detailed Construction Management Plan (CMP) shall be submitted to Principal Certifying Authority and Council for approval of the site works. The CMP shall address the following:

- (a) The proposed method of access to and egress from the site for construction vehicles, including access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed.
- (b) The proposed phases of construction works on the site and the expected duration of each construction phase.
- (c) The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken.
- (d) The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process.
- (e) The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site.
- (f) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period.
- (g) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site.
- (h) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an Accredited Certifier (Structural Engineering), or equivalent.
- (i) Proposed protection for Council and adjoining properties.
- (j) The location and operation of any on site crane.

- (k) The location of any Work Zone (if required) approved by Council's Engineering Section, including a copy of that approval.
 - (l) The proposed method of access to and egress from the site for construction vehicle, including the proposed method of traffic control, access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area. Access across public parks and open space reserves is prohibited. Site access and egress is to be generally obtained from the public roads.
 - (m) Obtain relevant permits required under this consent.
 - (n) Legitimate vehicle access paths shall be established for all the lots between Pemberton Street and the development to permit vehicles associated with construction activities to access the construction area.
 - (o) All vehicles (including worker's vehicles) associated with construction activities shall enter and leave the site in a forward direction ONLY.
 - (p) All vehicles (including worker's vehicles) associated with the construction activities shall only be allowed to park within the site.
 - (q) Construction building materials shall be stored wholly within the site, and their storage location/s shall not obstruct the floodway.
 - (r) Access to adjacent buildings and pedestrian and vehicle access fronting Pemberton Street shall be maintained at all times. No closure of any road reserve will be permitted without Council approval.
 - (s) Under no circumstance (except emergency) shall any trucks be permitted to queue and wait on public places, public streets or any road related area (eg. footpath, nature strip, road shoulder, road reserve etc) prior to entering the site.
 - (t) Locations of site office, accommodation and the storage of major materials related to the project shall be within the site.
 - (u) Protection of adjoining properties, pedestrians, vehicles and public assets shall be implemented at all times.
 - (v) Location and extent of proposed builder's hoarding and Work Zones, if there is any, shall be shown on the plan.
 - (w) Tree protection management measures for all protected and retained trees shall be implemented at all times.
23. Prior to the release of any Construction Certificate, the required Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service payments Act 1986 must be paid. The Long Service Levy is payable at 0.35% of the total cost of the development, however, this is a State Government fee and can change without notice.
24. Prior to the issue of the Construction Certificate all units will have an air conditioning system installed in accordance with BASIX's Certificate and Construction Certificate AS 1668 Part 2 and further external air conditioning unit is not to be visible from a public vantage point. Details submitted with Construction Certificate in the form of amended plans.

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25. Prior to the issue of the Construction Certificate, subject to the approval of CASA, the applicant is to provide in the Construction Certificate documentation roof mounted solar collector panels below a height of 50.3m AHD, to the rooftop area of each building, of which 20% of power generated shall be returned to the Ausgrid network together with tariff rebates. Details of the panel system are to be provided with the Construction Certificate including the approval from the Civil Aviation Safety Authority and the solar collectors system are to be installed before the issue of the Occupation Certificate.
26. Prior to issue of any Construction Certificate, plans and specifications for the storage room for waste and recyclable materials shall be submitted to the Principal Certifying Authority with the application for the Construction Certificate. Storage of Waste and recycling shall meet the following requirements:
- (a) Waste and recycling for commercial users shall be in a separate room from the storage of waste and recycling for residential users;
 - (b) The rooms for the storage of garbage and recyclable materials shall be fully enclosed;
 - (c) Adequately ventilated and of a suitable size to contain compaction equipment;
 - (d) Constructed with a concrete floor, concrete or cement rendered walls coved to the floor;
 - (e) The floor shall be graded to an approved sewer connection incorporating a sump and galvanized grate cover or basket in accordance with the requirements of Sydney Water Corporation; and,
 - (b) Washing facilities shall be provided within close proximity to the garbage and recycling storage area.
27. The following requirements apply to telecommunication facilities in the building:
- (a) Appropriate access and space within the plant area of the building shall be provided for a minimum of three telecommunication carriers or other providers of broad-band access by ground or satellite delivery.
 - (b) Appropriate ducting and cabling shall be provided for a minimum of three telecommunication carriers or other providers for telecommunication access and broad-band cabling to each apartment of the building.
 - (c) The details of (a) and (b) above shall be submitted for the approval of the Principal Certifying Authority prior to issue of any Construction Certificate.
- 28.
- (a) Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill;
 - (b) All lighting shall comply with AS4282-1997 Control of the obtrusive effects of outdoor lighting; and

- (c) The installation of solar power to external space lighting. Details shall be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.
29. Prior to issue of any Construction Certificate, the following measures shall be provided within the Construction Certificate documentation with respect to noise attenuation/treatment of the building/s in accordance with the criteria listed within this condition:
- (a) the measures Referenced to the Acoustic Logic Noise Impact Assessment Revision 2 dated 30 April 2014 the development shall be designed and constructed such that in-flight aircraft noise is mitigated by effective sound insulation and complies the requirements of AS 2021 -2000 'Aircraft Noise intrusion - Building Siting and Construction'.

CRITERIA

- (i) A detailed impact assessment of in-flight aircraft noise intrusion shall be conducted by a suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership prior to the issue of construction certificate to determine acoustic treatments required to ensure road traffic noise does not exceed the relevant Conditions of Consent and legislative requirements. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of a Construction Certificate.
- (b) The development shall be designed and constructed taking into account the requirements for effective sound insulation against external road traffic noise intrusion and satisfies an internal sound pressure level less than LAeq 1 hour 40dBA, with the doors and windows closed.

CRITERIA

- (i) A detailed impact assessment of external road traffic noise intrusion shall be conducted by a suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership prior to the issue of construction certificate to determine acoustic treatments required to ensure road traffic noise does not exceed the relevant Conditions of Consent. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of a Construction Certificate.
- (c) The development shall be designed and constructed taking into account the requirements for effective sound insulation against external noise intrusion from industrial sources, associated land and water based Port Botany activities and all ground activities associated with the operation of Sydney Kingsford Smith Airport including aircraft take-offs and landings and satisfies an internal sound pressure level less than L_{Amax} 50dBA, with the doors and windows closed.

CRITERIA

- (i) A detailed impact assessment of noise from industrial sources, associated land and water based Port Botany activities and ground activities associated with the operation of Sydney Kingsford Smith Airport including aircraft take-offs and landings shall be conducted by a suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership prior to the issue of construction certificate to determine acoustic treatments required to ensure noise from these sources does not exceed the relevant Conditions of Consent. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of a Construction Certificate.
- (d) The development shall be designed and constructed taking into account the requirements for effective sound insulation for mechanical plant/equipment installed and operated on the development, and
 - (i) shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property, external apartment balcony or external apartment window greater than 5dBA above the existing background LA90 level (in the absence of the noise under consideration).
 - (ii) shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property, external apartment balcony or external apartment window that exceeds LAeq 50dBA daytime and LAeq 40dBA nighttime.
 - (iii) shall not give rise to an equivalent continuous (LAeq) sound pressure level at any commercial/industrial premises that exceeds LAeq 65dBA.

For assessment purposes the LAeq levels referenced above in sub-clauses i), ii) and iii) shall be assessed over a 15 minute period and adjusted in accordance with procedures referenced in the NSW Industrial Noise Policy for tonality, frequency weighting, impulsive characteristics, fluctuation and temporal content where necessary.

CRITERIA

- (iv) A detailed noise impact assessment shall be conducted by a suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership prior to the issue of construction certificate to determine acoustic treatments required to ensure that noise from mechanical plant/equipment systems installed and operated on the development does not exceed the relevant Conditions of Consent. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of a Construction Certificate.
- (e) Prior to any field acoustic compliance testing of internal walls and floors a report shall be provided to the testing Acoustic Engineering certifying that all

internal walls and floors within the development are constructed in accordance with the details submitted the documentation provided for the Construction Certificate. Any variations to CC approved documentation shall be approved by the Principal Certifying authority and identified in the report.

30. Prior to the issue of a Construction Certificate, details addressing the following matters shall be submitted to the Principal Certifying Authority:

- (a) The proposal shall comply with the following minimum unit sizes:
Studio apartment = 60m²
1 bedroom apartment = 75m²
2 bedroom apartment = 100m²
- (b) Storage shall be provided for each unit in accordance with the following:
 - (i) The proposal shall comply with the minimum storage requirements contained within Council's BBDCP 2013 which are as follows:
Studio apartment = 6m²
1 bedroom apartment = 8m²
2 bedroom apartment = 10m²
- (c) A minimum of 50% of the storage requirements shall be provided within the unit, and the remainder shall be provided in the basement, in accordance with Botany Bay Comprehensive DCP 2013;
- (d) The storage areas shall have a minimum height of 1.5m;
- (e) Storage areas within the basement shall be constructed in accordance with the following requirements as recommended by the NSW Police:
 - (i) The construction shall be undertaken using solid frame construction and each storage area shall be provided with a proper key lock that complies with Australian Standard AS:4145:1993; and
 - (ii) These storage areas shall be monitored by CCTV cameras at all times, and,
- (f) Three (3) adaptable housing units shall be designed and incorporated into the construction plans.

31. Prior to the issue of any Construction Certificate, a minimum 95 off-street car parking bays as defined in AS2890.2 shall be provided to the development as shown on the approved architectural plans. All parking bays and loading bays shall be line marked. The allocation of parking bays shall be in accordance with the following:-

- (a) *95 parking bays* shall be allocated to commercial tenancies, residents and visitors parking only. The allocation of parking bays shall be based on the following rate:

• 8 commercial units	1space/50m ² GFA
• Studio/ 1-bedroom unit	1 space/unit
• 2-bedroom	2 spaces/unit

- (b) Five (5) off-street parking bays shall be made available at all times for visitors parking, with minimum one (1) parking bay to also be used as car wash bay.
- (c) A minimum of two (2) parking bays shall be dedicated to disabled parking and shall be constructed in accordance with the relevant Australian Standard.
- (d) At least one (1) disabled parking bay shall be available for visitor parking.
- (e) A minimum one (1) car wash bays shall be provided and shall be connected to water and sewer.
- (f) The proposed car parking facility (space size, aisle widths, headroom clearance gradients and safe sight distance etc) shall be designed to ensure all vehicles visiting the site can safely enter and leave in a forward direction in accordance with relevant sections of AS2890. The architectural plans shall be amended where required and Traffic Engineering certification confirming compliance shall be submitted for approval with the Construction Certificate application

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT OR WORKS

- 32. The site to which this approval relates must be adequately fenced or other suitable measures employed that are acceptable to the Principal Certifying Authority to restrict public access to the site and building works. Such fencing or other measures must be in place before the approved activity commences.
- 33. Prior to commencement of any works, application(s) shall be made to Council's Customer Services Counter for the following approvals and permits on Council's property/road reserve under Road Act 1993 and Local Government Act 1993: -
 - (a) Permit to erect hoarding on or over a public place, including Council's property/road reserve;
 - (b) Permit to construction works, place and/or storage building materials on footpaths, nature strips;
 - (c) Permit for roads and footways occupancy (long term/ short term);
 - (d) Permit to construct vehicular crossings, footpaths, kerbs and gutters over road reserve;
 - (e) Permit to open road reserve area, including roads, footpaths, nature strip, vehicular crossing or for any purpose whatsoever, such as relocation / re-adjustments of utility services;
 - (f) Permit to place skip/waste bin on footpath and/or nature strip;
 - (g) Permit to use any part of Council's road reserve or other Council lands;
 - (h) Permit to stand mobile cranes and/or other major plant on public roads and all road reserve area; and,
 - (i) Permit to establish "Works Zone" on public roads adjacent to the development site, including use of footpath area.

Application(s) shall be submitted minimum one (1) month prior to the planned commencement of works on the development site. The application will be referred to the Council's Traffic Engineer for approval, which may impose special conditions that shall be strictly adhered to by the applicant(s))

Copy of the approved permits shall be submitted to the Principal Certifying Authority attesting this condition has been appropriately satisfied.

(Note: It should be noted that:

- No works or occupancy shall be carried out in road reserve until permits have been granted from Council's engineers. Any works shown within Council's road reserve or other Council lands on the development approval plans are indicative only and no approval for these works is given until this condition is satisfied; and,
- The issue of such permits may involve approval from RTA and NSW Police. In some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.)

34. Erosion and sediment control devices shall be installed and functioning prior to the commencement of any demolition, excavation or construction works upon the site in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into public stormwater drainage system, natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the legislative requirements and guidelines.

These devices shall be maintained in a serviceable condition AT ALL TIMES throughout the entire demolition, excavation and construction phases of the development and for a minimum one (1) month period after the completion of the development, where necessary.

CONDITIONS WHICH MUST BE SATISFIED DURING WORKS RELATED TO THE DEVELOPMENT

35. During, Construction and any associated deliveries activities, access to the site shall be available in all weather conditions. The area shall be stabilised and protected from erosion to prevent any construction-related vehicles (including deliveries) tracking soil materials onto street drainage system/watercourse, Council's lands, public roads and road-related areas.
36. During construction, the principal contractor or owner builder must install and maintain water pollution, erosion and sedimentation controls in accordance with:
- (a) The Soil and Water Management Plan if required under this consent;
 - (b) "Managing Urban Stormwater - Soils and Construction" (2004) Landcom ('The Blue Book'); and
 - (c) Protection of the Environment Operations Act 1997.

Where there is any conflict The Blue Book takes precedence.

Note: The International Erosion Control Association – Australasia (<http://www.austieca.com.au/>) lists consultant experts who can assist in ensuring compliance with this condition. Where Soil and Water Management Plan is required for larger projects it is recommended that this be produced by a member of the International Erosion Control Association – Australasia.

Note: The “Do it Right On Site,” can be down loaded free of charge from Council’s website and further information on sediment control can be obtained from www.ssroc.nsw.gov.au.

Note: A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the *Protection of the Environment Operations Act 1997* without any further warning. It is a criminal offence to cause, permit or allow pollution.

Note: Section 257 of the *Protection of the Environment Operations Act 1997* provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”

Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being developed.

37.

- (a) The applicant shall conduct all demolition, excavation, construction works and any related deliveries/activities wholly within the site. If any use of Council’s road reserve is required, approval and permits shall be obtained from Council.
- (b) Construction operations such as brick cutting, washing tools or brushes and mixing mortar shall not be carried out on park/road reserve or in any other locations which could lead to the discharge of materials into the stormwater drainage system or onto Council’s lands.
- (c) Hosing down or hosing/washing out of any truck (concrete truck), plant (e.g. concrete pumps) or equipment (e.g. wheelbarrows) on Council’s road reserve or other property is strictly prohibited. Fines and cleaning costs will apply to any breach of this condition.
- (d) Pavement surfaces adjacent to the ingress and egress points are to be swept and kept clear of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council’s Engineer.
- (e) Shaker pads are to be installed at the entry/exit points to the site to prevent soil material leaving the site on the wheels of vehicles and /or other plant and equipment.

38. During construction and any associated deliveries activities, the applicant shall ensure that all works and measures have been implemented in accordance with following approved plans at all times:-

- (a) Approved Erosion and Sediment Control Plan; and
- (b) Approved Construction Traffic Management Plan;

39. All works carried out on the road reserve (including future road reserve area) shall be inspected and approved by Council's engineer. Documentary evidence of compliance with Council's requirements shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages: -

- (a) Initial pre-construction on-site meeting with Council's engineers to discuss concept and confirm construction details, traffic controls and site conditions/constraints prior to commencement of the construction of the civil works
- (b) Prior to backfill of street drainage pipes
- (c) Prior to placement of concrete (vehicular crossings, kerb and gutter, footpaths and shared pedestrian/cyclist paths)
- (d) Prior to placement of road pavement
- (e) Final inspection

Council's inspection fee will apply to each of the above set inspection key stages. Additional inspection fees may apply for any additional inspections undertaken by Council.

40. The development is to be constructed to meet the requirements detailed in the approved report (Noise Impact Assessment – 20120523/1806A/RO/BW Acoustic Logic 18 June 2012) and the following construction noise requirements.

41. Construction Noise shall be in accordance with the following:

- (a) Noise from construction activities associated with the development shall comply with the NSW Environment Protection Authority's Environmental Noise Manual – Chapter 171 and the Protection of the Environment Operations Act 1997.
- (b) Level Restrictions
 - (i) Construction period of 4 weeks and under:
 - (ii) The L10 sound pressure level measured over a period of not less than 15 minutes when the construction site is in operating must not exceed the background level by more than 20dB(A).
- (c) Construction period greater than 4 weeks and not exceeding 26 weeks:
 - (i) The L10 sound pressure level measured over a period of not less than 15 minutes when the construction site is in operating must not exceed the background level by more than 10 dB(A).
- (d) Time Restrictions
 - (i) Monday to Friday 07:00am to 06:00pm
 - (ii) Saturday 07:00am to 04:00pm
 - (iii) No Construction to take place on Sundays or Public Holidays.
- (e) Silencing
 - (i) All possible steps should be taken to silence construction site equipment.

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42. The construction of the premises shall not give rise to transmission of vibration at any affected premises that exceeds the vibration in buildings criteria outlined in the NSW EPA Environmental Noise Control Manual.
 43. All vehicles transporting soil, sand or similar materials to or from the site shall cover their loads at all times.
 44. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited;
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
 - (c) the Development Approval number;
 - (d) the name of the Principal Certifying Authority including an after hours contact telephone number; and,
 - (e) any such sign is to be removed when the work has been completed.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF AN INTERIM OR FINAL OCCUPATION CERTIFICATE

45. Prior to the issue of any Occupation Certificate, the applicant shall lodge with the Council a performance bond of **\$100,000** against defective public civil works undertaken by the main contractor for a period of **twelve (12)** months from the date of the completion agreed by Council. The bond shall be lodged in the form of a cash deposit, cheque or unconditional bank guarantee, which will be refundable (with no interest) subject to the approval of Council at the end of the maintenance period. In this period, the Applicant is liable for any part of the work, which fails to achieve the design specifications. Council shall be given full authority to make use of the bond for such restoration works within the maintenance period as deemed necessary.
46.
 - (a) Section 94 Contributions are required to be paid prior to the issue of the Occupation Certificate in accordance with the City of Botany Bay Section 94 Contributions Plan 2005-2010. The Section 94 Contribution is calculated at \$980,424.00.
 - (b) The Section 94 Contribution fees are subject to annual review and the current rates are applicable for the financial year in which your consent is granted. If you pay the contribution in a later financial year you will be required to pay the fee applicable at the time.
47. A report is to be submitted to the Principal Certifying authority prior to the issue of the Occupation Certificate addressing the following.
 - (a) Field testing and evaluation of internal walls and floor insulation systems is to be carried out at a post construction stage by a suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership to demonstrate compliance with BCA

Acoustic requirements. The report is to include details of the walls and floors separating apartments. Apartments with carpet covered floors shall be identified in the report.

- (b) All noise reduction measures specified in the CC Noise Assessment reports and all other relevant conditions of consent shall be validated by a Certificate of Compliance prepared by an Acoustic Consultant. The report shall include measurement results from site attended noise audits and unmanned noise monitoring conducted over not less than three (3) consecutive 24 hours periods to demonstrate that the Development Conditions of Consent are satisfied.
48. All vehicular crossings are to be constructed prior to the issuing of any Occupation Certificate (or the completion of work or the use of the building). The applicant shall make a separate application to Council's Customer Service Counter to construct (or reconstruct) a vehicular crossing (either using Council's or own forces) to all vehicular entry points to the site. All vehicular crossings, which were shown on submitted plans, shall be in the correct location. All redundant vehicular crossings shall be removed and replaced to fit the main footpath cross-section.
49. Prior to the release of any Occupation Certificate, the following works shall be completed to Council's satisfaction at the applicant's expense to Council's satisfaction:
- (g) Dedicate at no cost to the Council that part of land required for road widening along the site's Pemberton Street frontage; and
 - (h) The construction of new vertical kerb and gutter and associated footpath and landscaping paving along the entire frontage of the site to Pemberton Street; and
 - (i) The asphalt sheeting of half road width including reconstruction of any damaged road pavement along the entire frontage of the site to Pemberton Street; and
 - (j) The overhead power cables to this development site frontages have been undergrounded; and
 - (k) The construction of underground piped drainage system where required including any other necessary engineering works where required to make the construction effective; and
 - (l) The intersection of Botany Road and Pemberton Street shall be signalised with traffic lights in compliance with the requirements of the Roads and Maritime Service (RMS).
- 50.
- (a) Prior to the issue of the Occupation Certificate a Traffic Management Plan prepared by a suitably qualified Traffic Engineer shall be prepared and submitted to the Principal Certifying Authority and Council addressing traffic management measures required for Kurnell Street, Herford Street and Warana Street.

- (b) The Traffic Management Plan shall be submitted to Council for consideration and any traffic management measures required shall be the subject of a separate development application to Council to undertake the necessary traffic management works at no cost to Council.
51. All services (Utility, Council, etc) within the road reserve (including the footpath) affected by the proposed development shall be relocated/adjusted where required to match the proposed/existing levels. All costs are to be borne by the applicant.
52. Prior to the issues of a Final Occupation Certificate, as required by Council's DCP for multi-unit dwellings:
- (a) Mailboxes shall be provided to all units in accordance with Australia Post standards; and
- (b) The name and address of the premises shall be displayed in a visible position.
53. Prior to the issue of an Occupation Certificate, a Certificate from a Registered Surveyor shall be submitted to the Principal Certifying Authority to the effect that:
- (a) the entire development, including residential flat buildings D, E and F, shall have a maximum floor space ratio of 1.54:1 over the entire site and shall comply with the following maximum height restrictions:
- (i) Building 'A' (3 storeys) with a parapet height of RL16.00 and a height of RL16.70 to the lift overrun; and
- (ii) Building 'C' (6 storeys) with a parapet height of RL24.80 and a height of RL25.8 to the lift overrun.
54. Prior to the issue of an Occupation Certificate, New Street 1 shall be completed and commissioned in accordance with the terms and conditions of Development Consent No.12/195 as issued by Council on 17 July 2013.
- 55.
- (a) Prior to issue of an Occupation Certificate, to ensure that the site, including the land to be dedicated to Council as part of the Pemberton Street road widening is suitable for the use, a Site Audit Statement (SAS) completed by an accredited site auditor under the *Contaminated Land Management Act 1997* shall be submitted to Council/PCA clearly demonstrating that the site is suitable for the proposed development. This shall be provided prior to the issuing of the Occupation Certificate.
- (b) Any conditions imposed on the SAS affecting the approval granted for Buildings D, E and F in Parkgrove 2 under DA12 (206) shall form part of this consent. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, a S96 application pursuant to the *Environmental Planning & Assessment Act 1979* shall be submitted to ensure that they form part of the consent conditions. The accredited site auditor shall provide Council with a copy of the Site Audit Report (SAR) and Statutory Site Audit Statement (SAS), confirming the suitability of the site for the proposed development prior to the issuing of any Occupation Certificate.
56. Prior to the issue of either an Interim or Final Occupation Certificate of the relevant stage, documentation from suitably qualified engineer shall be submitted to the Principal Certifying Authority certifying that the car parking area, loading area,

turning area access ramps, driveways and internal circulation driveways have been constructed generally in accordance with the approved construction plan(s) and comply with AS2890.1, AS2890.2 and AS2890.6 requirements. All internal circulation road network, parking and loading facilities shall be clearly designated, sign posted (including "Passenger Vehicle Only", "Entry Only" and "Exit Only" signs) and line marked. Signage and line marking shall comply with the current version of Australian Standards.

57. Prior to the issue of either an Interim or Final Occupation Certificate, all applications associated with works on Council's land must be made at least 7-10 days prior to the programmed completion of works and all construction must be completed and approved by Council.
- 58.
- (a) Prior to the issue of either an Interim or Final Occupation Certificate, the construction of the stormwater drainage system of the proposed development shall be completed in accordance with the approved stormwater management construction plan(s).
 - (b) Documentation from a practicing and qualified Civil Engineer experienced in stormwater drainage design shall be submitted to the Principal Certifying Authority certifying that the stormwater drainage system has been constructed in accordance with the approved stormwater management construction plan(s) and accepted practice.
59. Prior to the issue of either an Interim or Final Occupation Certificate, the maintenance schedule of the stormwater drainage system (including on-site detention system, pump-out system and stormwater quality improvement devices) shall be prepared by a qualified engineer and submitted to Principal Certifying Authority. A copy of the maintenance schedule shall also be submitted to Council for record purposes.
60. In order to ensure that the constructed stormwater drainage system for the development (including on-site detention system, pump-out system and stormwater quality improvement devices) will be adequately maintained, Positive Covenant and Restriction on the Use of Land on the Title under Section 88B/88E(3) of the *Conveyancing Act 1919* shall be created in favour of Council as the benefiting authority for the 'as-built' system. The wording of the terms of the Positive Covenant and Restriction on the Use of Land are available at Council. The relative location of the system in relation to the building footprint shall be shown on a scale sketch attached as an annexure to the plans/forms. City of Botany Bay Council shall be the authority empowered to release, carry or modify the restriction. Proof of registration shall be submitted to the Principal Certifying Authority prior to the issue of Final Occupation Certificate.
61. Prior to the issue of Final Occupation Certificate, a Certificate of Survey from a Registered Surveyor shall be submitted to the Principal Certifying Authority to the effect that all reduced levels shown upon the approved plans, with relation to building height, drainage, boundary and road reserve levels, have been strictly adhered to.
62. Prior to the issue of either an Interim or Final Occupation Certificate, the developer must submit to the Principal Certifying Authority an acoustic report to verify that the measures stated in Condition No.29 of this consent have been carried out and certify

that the construction meets those requirements. The report must be prepared by a qualified practicing acoustic engineer (who is a member of either the Australian Acoustical Society or the Association of Australian Acoustical Consultants).

63. The name of the development, street numbers and unit numbers shall be clearly displayed with such numbers being in contrasting colour and adequate size and location for viewing from the footway and roadway. Details of street numbering shall be submitted to Council and the PCA for approval prior to the release of the Occupation Certificate.
64. Prior to the issue of either an Interim or Final Occupation Certificate 95 off-street car parking bays as defined in AS2890.2 shall be provided to the development as shown on the approved architectural plans. All parking bays and loading bays shall be line marked. The allocation of parking bays shall be in accordance with the following:-
- (a) 95 parking bays shall be allocated to commercial tenancies, residents and visitors parking only. The allocation of parking bays shall be based on the following rate:

(i)	8 commercial units	1 space/50m ² GFA
(ii)	Studio/ 1-bedroom unit	1 space/unit
(iii)	2-bedroom	2 spaces/unit
 - (b) Five (5) off-street parking bays shall be made available at all times for visitors parking, with minimum one (1) parking bays to also be used as car wash bays.
 - (c) A minimum of two (2) parking bays shall be dedicated to disabled parking and shall be constructed in accordance with the relevant Australian Standard.
 - (d) At least one (1) disabled parking bay shall be available for visitor parking.
 - (e) A minimum one (1) car wash bays shall be provided and shall be connected to water and sewer.
65. The Pemberton Street public footpath shall be re-constructed in accordance with Council specifications and the final, approved public domain plan. The footpath dimensions, location, paver type and construction methods shall be in accordance with these specifications only.

Note: Construction hold points and Council inspections are required at the following points:

- (i) after formwork installation and to prior pouring the concrete blinding slab,
- (ii) at the commencement of paving works, and
- (iii) at final completion.

Council approval of public domain works is required prior issue of an Occupation Certificate.

66.

- (a) Prior to use and occupation of the building an Occupation Certificate must be obtained under Section 109C(1)(c) and 109N of the Environmental Planning and Assessment Act, 1979.
- (b) Condition Nos.45 to 66 are pre-conditions prior to the issue of the Occupation Certificate.

OPERATIONAL CONDITIONS

67. Any subsequent Strata Subdivision must be accompanied by a formal copy of the By-Laws which shall be in accordance with the plans and documentation approved under this Consent and should also address the following matters:
- (a) Responsibilities with regard to the ongoing maintenance of the building and landscaped areas at the property in accordance with the plans and details approved under Development Consent No.13/278 and Development Consent No.12/208;
 - (b) Responsibilities with regard to the maintenance of artificial features at the property in accordance with the plans and details approved under Development Consent No.13/278 and Development Consent No.12/208;
 - (c) Responsibilities regarding the maintenance of the car wash bays by the Owners Corporation / building owner;
 - (d) Responsibilities for ensuring owners and/or tenants have adequate and hygienic disposal and collection arrangements and for ensuring the waste storage area is appropriately maintained and kept in a clean and safe state at all times in accordance the conditions of this consent;
 - (e) Responsibilities to ensure that receptacles for the removal of waste, recycling etc. are put out for collection between 4.00pm and 7.00pm the day prior to collection, and, on the day of collection, being the day following, returned to the premises by 12.00 noon;
 - (f) Responsibilities to ensure that wastewater and stormwater treatment devices (including drainage systems, sumps and traps) are regularly maintained in order to remain effective. All solid and liquid wastes collected from the devices shall be disposed of in a manner that does not pollute waters and in accordance with the Protection of the Environment Operations Act 1997;
 - (g) Responsibilities to ensure that graffiti is removed as soon as practicable. In this regard a graffiti management plan is to be incorporated into the maintenance plan for the development;
 - (h) The Owners Corporation/Executive Committee obligations under clauses 177, 182, 183, 184, 185 and 186 of the *Environmental Planning and Assessment Regulation 2000*;
68. The stormwater drainage system (including all pits, pipes, absorption, detention structures, treatment devices, infiltration systems and rainwater tanks) shall be regularly cleaned, maintained and repaired in accordance with the maintenance schedule submitted to Council/PCA to ensure the efficient operation of the system from time to time and at all times. The system shall be inspected after every rainfall event to remove any blockage, silt, debris, sludge and the like in the system. All solid

and liquid waste that is collected during maintenance shall be disposed of in a manner that complies with the appropriate Environmental Guidelines.

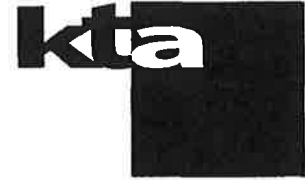
69. All vehicles (including deliveries) shall enter and exit the premises to the public roads in a forward direction.
70. The landscaped areas on the property shall be installed and maintained in accordance with approved landscaped documents, the conditions of consent, Council's DCP and to Council's satisfaction at all times.
71.
 - (a) All parking areas shown on the approved architectural plans shall be set aside for parking purpose only and shall not be used for other purposes, e.g. storage of goods.
 - (b) Vehicle turning areas shall be kept clear at all times and no vehicles are permitted to park in these areas.
72. The operation of plant equipment shall comply with the City of Botany Bay's General Noise Criteria is as follows:
 - (a) The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA90 level (in the absence of the noise under consideration). The operation of all plant and equipment when assessed on any residential property shall not give rise to a sound pressure level that exceeds LAeq 50dB(A) day time and LAeq 40 dB(A) night time.
 - (b) For assessment purposes, the above LAeq sound levels shall be assessed over a period of 10-15 minutes and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content where necessary.

Note: 'Offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and the Protection of the Environment Operations (Noise Control) Regulation 2000, (See advisory notes).

- (c) Noise controls specific to the amenity of the residential neighbourhood
 - (i) The La10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5 dB between 7:00pm one day and 7:00am the day following Monday to Sunday when measured at the boundary of any residential property; and,
 - (ii) Notwithstanding compliance with the above (Condition No. 72(c)(i)), the noise from the premises shall not be audible within any habitable room in any residential premises between the hours of 7:00pm one day and 7:00am the day following Monday to Sunday.

73. Internal lighting should be left on at night to communal corridors and emergency exits enable patrolling police, security guards and passing people to monitor activities within the businesses and ground floor common areas.
74. Any new street trees shall be maintained by the Owner/Strata Corporation for 12 months after planting. Maintenance includes watering twice weekly for a minimum period of 4 months (or until established) and after that at a frequency to sustain adequate growth, bi-annual feeding with a suitable fertilizer, weed removal and replenishment of the mulched base, but does not include trimming or pruning the trees under any circumstances. Any trees that fail to thrive shall be replaced by the owner/strata corporation to Council's satisfaction at their expense.
75. All waste and recycling containers shall be stored in the designated waste storage area. The waste containers are not to be over filled and the lids kept closed at all times except when material is being put in them. The building owner shall be responsible for the following:
- (a) Where waste and recycling containers need to be moved to the street;
 - (b) Movement of the waste and recycling containers to the footpath for collections, and the return of waste and recycling containers to the waste storage area;
 - (c) Refuse containers are to be returned to the waste storage area on the same day as the refuse is collected;
 - (d) Cleaning and maintaining the waste storage area, any drainage installations and waste collection containers; and
 - (e) Providing and maintaining signage and information to uses to encourage recycling.
- 76.
- (a)
 - (i) The hours of operation for the commercial tenancies located on the ground floor shall be restricted to 8am- 7pm Monday to Saturday.
 - (ii) No work on Sundays or public holidays.
 - (b) The collection of garbage and any delivery of goods associated with the commercial tenancies shall be limited 8am-7pm Monday to Saturday.
77. The applicant being informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the Development Application registered in Council's records as Development Application No. 13/278 dated 24 December 2013, and that any alteration, variation, or extension to the use, for which approval has been given, would require further consent from Council.

ATTACHMENTS



retail | commercial | residential | infrastructure | industrial | interiors | masterplanning

krikis tayler architects

1 October 2014

Botany Bay City Council
141 Coward Street
Mascot NSW 2030

Attention: Ms Phoebe Mikhie

Dear Phoebe

**Residential Development – Stage 2
42-44 Pemberton Street, Botany
DA 13/274
Amended Drawings**

We refer to the Joint Regional Planning Panel's Record of Decision dated 25 September 2014 and attach for Council's reference and review amended drawings that have been revised to accord with the majority decision recommendation.

Please find attached 6 copies of revised drawings as listed in the attached schedule.

It is noted that the height of building A has been reduced to 3 storeys and the height of the northern portion of building C has been reduced to 4 storeys. The southern portion of building C remains at 6 storeys as previously proposed which is in line with the JRPP's majority decision recommendation.

This has resulted in a significant reduction in overall yield from 62 apartments plus 8 retail / commercial spaces on level 1 as previously proposed to 45 apartments plus 8 retail / commercial spaces on level 1. This is a loss of 17 apartments as shown on the attached revised drawings. The residential accommodation now proposed is as follows:

Studio	2
1 Bedroom	14
2 Bedroom	29
Total	45

The parking provisions required for the revised design are as follows:

Residential	74
Visitor	5
Retail / Commercial	16
Total	95



krikis tayler architects pty limited abn 87 074 121 609

It had previously been proposed to offer the dedication of land for the widening of Pemberton Street and the half road reconstruction of Pemberton Street as a public benefit with no offset or draw against the Section 94 contributions that would be applicable to this project as detailed in the clause 4.6 exceptions to FSR and height dated 18 August 2014. However, with the significant loss of yield from that previously proposed, we would advise that the offer in relation to Pemberton Street is now withdrawn. The offer in relation to the through site link remains.

The JRPP has requested that Council advise the Panel of their assessment of compliance of the revised design with the majority decision recommendation within 5 days. It would be appreciated if this matter could be addressed at your earliest convenience and hopefully earlier than 5 days so as to facilitate an early conclusion to this matter.

Please do not hesitate to contact the undersigned should you have any queries with the above or require any additional information.

Yours sincerely

KRIKIS TAYLER ARCHITECTS PTY LIMITED

A handwritten signature in black ink, appearing to read 'Nick Krikis', with a stylized, flowing script.

Nick Krikis

Encl.



krikis tayler architects

schedule

project Mixed Use Development at 42-44 Pemberton Street, Botany

subject Amended Documents submitted for Development Application,
Buildings A & C
DA Ref.: 2013/278/1

date 30 September 2014

We refer to the Development Application of the above project, DA Ref.: 2013/278/1 submitted to Botany Council on 24 December 2013, please find attached amended documents as listed below in support of the above Development Application.

We request the original Development Application Documents to be substituted with the amended documents as enclosed, your assistance would be much appreciated.

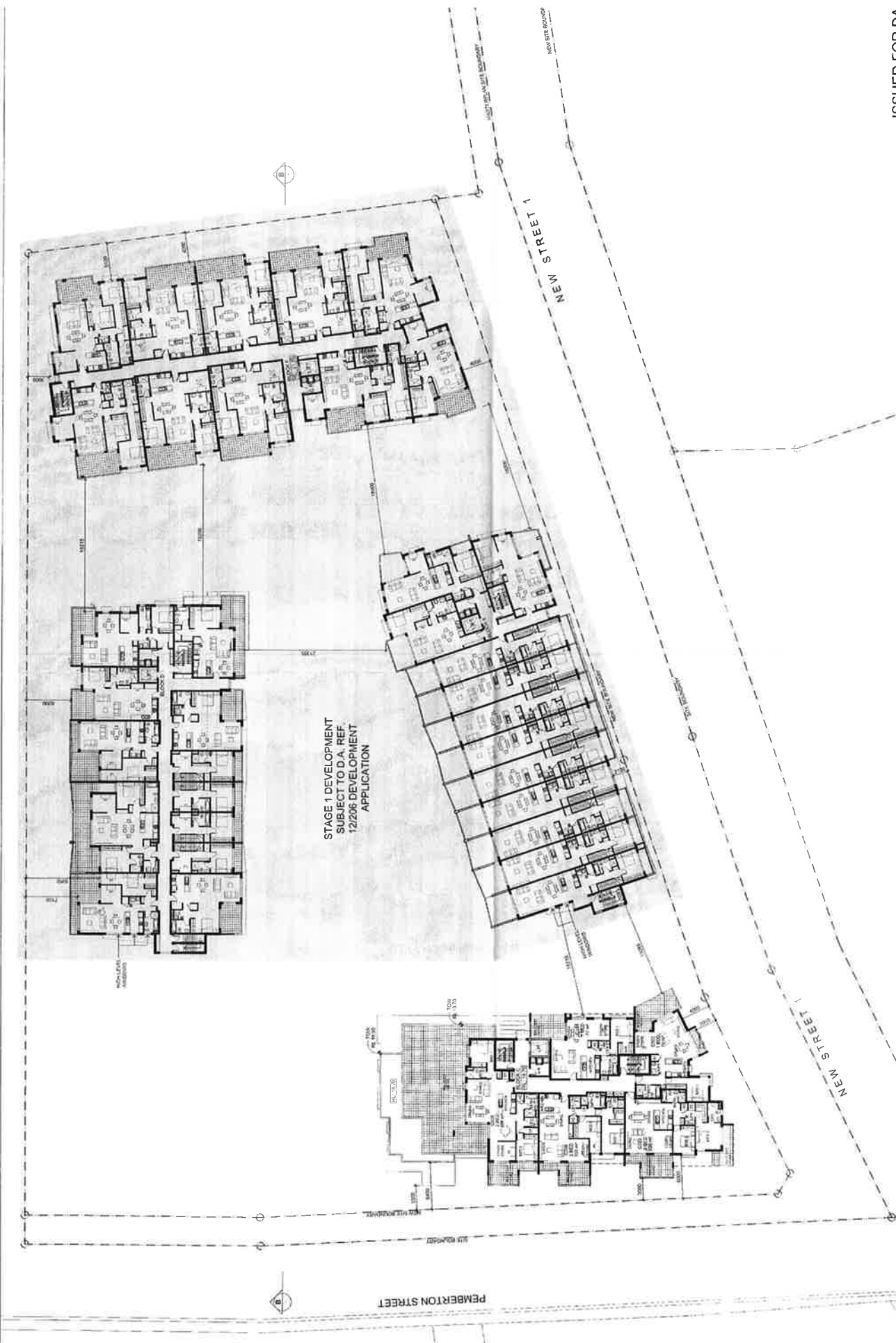
- (a) 6 sets of the following amended architectural drawings highlighted in **BOLD** font prepared by Krikis Tayler Architects

Drawings / Documents		Drawing Title [Remarks]
Dwg No./ Rev. No.	Date	
A03/04	17 March 2014	Basement Plan
A04/06	07 March 2014	Level 1 Plan
A05/04	20 Dec 2013	Level 2 Plan
A06/05	20 Dec 2013	Level 3 Plan
A07/06	30 Sep 2014	Level 4 Plan
A08/08	30 Sep 2014	Level 5 Plan
A09/08	30 Sep 2014	Level 6 Plan
A11/06	30 Sep 2014	Roof Plan
A20/08	30 Sep 2014	Elevations 1
A21/08	30 Sep 2014	Elevations 2
A23/05	30 Sep 2014	Section

- (b) 1 CD-Rom which contains soft copy of the Development Application drawings as listed above.



krikis tayler architects Pty limited abn 87 074 121 609



STAGE 1 DEVELOPMENT
SUBJECT TO D.A. REF.
12/206 DEVELOPMENT
APPLICATION

ISSUED FOR DA

MIXED USE DEVELOPMENT
4244 PEMBERTON ST.
BOTANY NSW 2019

DATE:	10/05/2019
SCALE:	1:500
PROJECT ID:	3317
DATE:	08



PROJECT NAME
TOPPLACE
Sheet 1 of 1 (4/2/2019)
1:500 (1:500) 7/10/2019



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1a - BRICKWORK - BORAL ESCURA DRY PRESSED "SILVER SHADOW"
1b - BRICKWORK - BORAL ESCURA DRY PRESSED "BLACK BEAUTY"

- 2a- PAINTED RENDERED MASONRY : DULLX "NATURAL WHITE" POWFS
- 2b- PAINTED RENDERED MASONRY : DULLX "LEADIAN WHITE"
- 2c- PAINTED RENDERED MASONRY : DULLX "CENTAUR" (P1D8)
- 2d- PAINTED RENDERED MASONRY : DULLX "AAVA" (P1J55)
- 3 - METAL PERGOLAS : DULLX POWDERCOAT "WHITE SATIN" (272-1395)
- 4 - ALUMINUM AND GLASS BALUSTRADES,
DOOR/WINDOW FRAMES : DULLX POWDERCOAT "PANDENIUM SILV"
- 5 - METAL BALUSTRADES FENCING, GATES : DULLX POWDERCOAT "IRONWOOD"
- 5a- ALUMINIUM LOUVRES : DULLX POWDERCOAT "PANDENIUM SILV SILVER"
- 5b- ALUMINIUM LOUVRES : DULLX POWDERCOAT "ZOPPEPEARL" (R8650)



42-44 PEMBERTON ST.
BOTANY NSW 2019

TOPPLAGE

Slipco 3 1/4 x 1/2 Polymeric Soap
Coated N50 2137
Tel. 03 974 0747 Fax 03 974 3940

ARCHITECT

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ISSUED FOR DA

DATE	30/08/2014
SCALE	1:200 @ B1

PROJECT NO.	DRAWING NO.	REVISION
3312-2	A20	08



STAGE 2
ELEVATIONS 2

Shop 3, 143 - 147 Parramatta Road,
Cockatoo NSW 2131
Tel: 02 9747 0617 Fax: 02 9747 0540

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE
BEFORE ANY CONSTRUCTION TO
REFLECT ANY DISCREPANCIES TO
THE SUBMITTANT'S RESPONSE
PROCEEDING WITH THE WORK.

DATE	3/20/2014
SCALE	1:200 @ 17

DATE	3/20/2014
SCALE	1:200 @ 17

PROJECT NO. 3312-2 A

LEGEND

1a - BRICKWORK - BORAL ESCURDA DRY PRESSED
SILVER SHAQWY - BORAL ESCURDA DRY PRESSED
BLACK BEAUTY
2a - PAINTED RENDERED MASONRY - DULUX "NATURAL
WHITE" (PCWF5)
LEAMANN (PG17H)
3b - PAINTED RENDERED MASONRY - DULUX
CENTAURY (P1108)
4b - PAINTED RENDERED MASONRY - DULUX "ARAVA"
(P1305)

- 3 - METAL PERGOLAS - DULUX POWDERCOAT "WHITE SATIN" (2712-113985)
- 4 - ALUMINIUM AND GLASS BALUSTRADES/DOORWINDOW FRAMES- DULUX POWDERCOAT "PANDENIUM SILVER" (9717004F)
- 5 - METAL BALUSTRADES FENCING, GATES - DULUX POWDERCOAT "IRONSTONE" (86481)
- 6a - ALUMINIUM LOUVRES - DULUX POWDERCOAT "PANDENIUM SILVER" (9717004F)
- 6b - ALUMINIUM LOUVRES - DULUX POWDERCOAT "COPIER PEARL" (96605)

