

JOINT REGIONAL PLANNING PANEL
(Sydney West Region)

JRPP No	2016SYW002
DA Number	DA/1613/2015
Local Government Area	Hornsby Shire Council
Proposed Development	Stage 2 Construction Seniors Living Development
Street Address	40-50 Pennant Hills Road & 1-17 Frith Avenue, Normanhurst
Applicant/Owner	The Uniting Church In Australia Property Trust
Number of Submissions	One
Regional Development Criteria (Schedule 4A of the Act)	General Development over \$20 Million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • Hornsby LEP 2013, SEPP Seniors Living, SEPP 65 – Design Quality Apartment Development, SEPP BASIX, SEPP Infrastructure 2007, SREP 20 – Hawkesbury-Nepean Rivers • Hornsby DCP, Hornsby Section 94 Contributions Plan
List all documents submitted with this report for the panel's consideration	Locality Plan, Demolition Plan, Staging Plans, Floor Plans, Roof Plan, Elevations, Shadow Impact Diagrams, Materials & Finishes, SEPP 65 Statement, ADG Table
Recommendation	Approval
Report by	Garry Mahony
Report date	30 June 2016

ASSESSMENT REPORT AND RECOMMENDATION

EXECUTIVE SUMMARY

- The application is for the Stage 2 Construction of the approved Stage 1 concept for a Seniors Living development comprising four multi-storey buildings containing 137 independent living units and support facilities and integrated with an existing residential care facility.
- The proposal is in accordance with the approved concept plans and is satisfactory in respect to the provisions of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004*, *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* and the *Apartment Design Guide*. The proposal is satisfactory in respect to the relevant provisions of *Hornsby Local Environmental Plan 2013* and the *Hornsby Development Control Plan 2013*.
- The proposed construction is in three stages with completion of Stage 1 in September 2017, Stage 2 October 2020 and Stage 3 January 2023. The proposed staging will enable decanting of the existing residents to new accommodation. Appropriate conditions are recommended for staged completion.
- One submission has been received in respect of the application.
- It is recommended that the application be approved.

RECOMMENDATION

THAT Development Application No. DA/1613/2015 for the Stage 2 Construction of the approved Stage 1 concept (DA/544/2012/A) for a Seniors Living development comprising four multi-storey buildings containing 137 independent living units, support facilities and integrated with existing residential care facility, at Lot 4 DP 1077836, Lot 3 DP 1077836, Lot 14 DP 27914, Lot 13 DP 27914, Lot 12 DP 27914 and Lot 11 DP 27914, Nos. 40-50 Pennant Hills Road and Nos. 9, 11, 15 and 17 Frith Avenue, Normanhurst be approved subject to the conditions of consent detailed in Schedule 1 of this report.

BACKGROUND

On 18 April 2013 the Sydney West Joint Regional Planning Panel approved Staged Development Application DA/544/2012 for the redevelopment of the Bowden Brae Retirement Village at Normanhurst:

Stage 1 is for the development concept and demolition of existing buildings.

Stage 2 is subject to development application for further demolition and construction of four buildings ranging in height from three to six storeys and comprising 111 independent living units, basement car parking and facilities for Seniors Living residents.

On 20 August 2015 the applicant attended a Pre-DA Meeting (PL/97/2015) with Council officers concerning a proposed Section 96(2) Modification of DA/544/2012 and the Stage 2 development application.

On 11 December 2015 the subject Stage 2 development application was lodged together with the Section 96(2) Modification application DA/544/2012/A – 2016SYW003. The applications are assessed concurrently.

On 26 May 2016 Council officers briefed the Sydney West Joint Regional Planning Panel concerning the proposal. The Panel raised concerns regarding the loss of the approved respite care facilities detailed on approved plan Dwg No. A-DA-05 Revision D.

On 22 June 2016 the applicant submitted amended plans for deletion of two independent living units within Building D and addition of a respite care facility comprising five respite beds, and for correction of the submitted plans. The amendments revise the chapel and lounge/activities/library areas. A Heritage Impact Statement is also submitted.

SITE

The site includes the Bowden Brae Retirement Village which includes independent living units, a hostel and a residential care facility, operated by Uniting Care Aging NSW in association with the Uniting Church. Bowden Brae has approximately 252 residents and employs approximately 120 staff.

The site comprises six existing lots including lots 3 & 4 DP 1077836 and lots 11-14 DP 27914.

The site generally forms a uniform street block bounded by the northern side of Pennant Hills Road, Frith Avenue and Jasmine Road. The site has an area of 21,580m² and includes the following properties:

Property	Description
Nos. 1-7 Frith Avenue	Residential Care Facility comprising 60 high care places and 40 low care dementia places within a two-three storey building with central courtyard and basement car parking, fronting Frith Avenue. Completed in 2004.
No. 9 Frith Avenue	House
No. 11 Frith Avenue	House

No. 13 Frith Avenue	House
No. 15 Frith Avenue	House
No. 17 Frith Avenue	House
Nos 40-50 Pennant Hills Road	Hostel with 66 nursing home beds within a four storey residential building (vacant) and 83 self-contained dwellings within three, four to five storey residential flat buildings. All buildings are linked by external walkways. Completed in 1974.

The site has an average fall of 9% across the site from the Pennant Hills Road frontage to the Frith Avenue frontage and has a north westerly aspect. The site has a frontage of 160m to Pennant Hills Road (south-east boundary), a frontage of 175m to Frith Avenue (north-east boundary) and 90m (north-west boundary) and a frontage of 110m to Jasmine Road (south-west boundary).

The house at No. 19 Frith Avenue on the corner of Jasmine Road is not part of the site and is the only allotment within the street block not owned by the Uniting Church.

The site includes numerous trees of indigenous and non-indigenous species located in the central part of the site, along the Pennant Hills Road frontage and along the Jasmine Road frontage.

The site is within 100m of bus stops on Pennant Hills Road (Route 589). Pedestrian crossings of Pennant Hills Road at the corner of Jasmine Road and at the corner of Hinemoa Avenue are controlled by traffic lights and enable access to the bus stops on the opposite sides of Pennant Hills Road.

The site is located 500m east of Normanhurst Railway Station and shops.

The surrounding developments include Normanhurst Boys High School which occupies a large site bounded by Jasmine Road, Pennant Hills Road, Fraser Road and Denman Parade. The main vehicular access to the school is off Fraser Road and pedestrian access is off Denman Parade.

Dwelling houses on suburban lots are located opposite the site on Frith Avenue and on Pennant Hills Road. The Greenwood residential care facility redevelopment has recently been completed at Nos 9-17 Hinemoa Avenue, Normanhurst, south of the site.

The site is in the vicinity of two heritage items of local significance for Federation housing at No. 41 and at No. 45 Pennant Hills Road, Normanhurst, opposite the site.

Pennant Hills Road carries significant traffic volumes (60,000+ vehicles per day) and physically divides the suburb of Normanhurst. The Pennant Hills Road intersections at Jasmine Road and at Hinemoa Road are controlled by traffic lights.

The site is not affected by the NorthConnex motorway tunnel construction underway 200m-300m north and east of the site.

THE DEVELOPMENT

The Stage 2 development application is for construction of the approved development subject of the Section 96 Modification DA/544/2012/A. The application includes detailed design of the approved building envelopes and basement carpark and landscaping, as follows:

Building A The Stage 1 building is 3 storey with a 6 storey wing. The 3 storey component has frontage to Frith Avenue. The 6 storey wing at the rear is aligned north-south.

The Stage 2 proposal for construction is for 39 independent living units (IDL units) comprising 1 x 1 bedroom, 25 x 2 bedroom and 13 x 3 bedroom units.

The basement car park is accessed off Frith Avenue and includes 35 car parking spaces including 8 disabled spaces. Five visitor car parking spaces are proposed adjoining the driveway at the frontage.

Building B The Stage 1 building is 6 storey. The building has a lower ground floor level and frontage to Jasmine Road.

The Stage 2 proposal for construction is for 37 IDL units comprising 4 x 1 bedroom, 20 x 2 bedroom and 13 x 3 bedroom units.

The basement car park is accessed off Jasmine Road and includes 16 car parking spaces including 8 disabled spaces. The basement combines with the Building C basement.

Building C The Stage 1 building is 8 storey and is attached to Building D. The ground floor includes the administrative functions, respite day care centre and resident facilities including gym, wellness centre, hair & beauty salons, café, chapel and lounge. The rear of the building would front Pennant Hills Road.

The Stage 2 proposal for construction is for 44 IDL units comprising 10 x 1 bedroom, 26 x 2 bedroom and 8 x 3 bedroom units.

The basement car park is accessed via Building B's basement and access off Jasmine Road. The car park is to include 72 spaces including 13 disabled spaces.

A second driveway off Jasmine Road would provide access to a drop-off area and visitor parking area with access to the Building C forecourt and to the lobby of Building B

Building D The Stage 1 building is 7 storey, is attached to and forms the northern wing of Building C and includes the ground floor chapel, lounge/activities/library and first floor respite care suites.

The Stage 2 proposal for construction includes 17 IDL units comprising 12 x 2 bedroom units and 5 x 3 bedroom units and five respite care suites with kitchen/dining facilities. The building forecourt is integrated with the adjoining residential care facility and a lift is installed at the western elevation of the existing building.

The basement is shared with Building C.

The proposed 137 IDL units comprise 15 x 1 bedroom, 83 x 2 bedroom and 39 x 3 bedroom units and include 14 units proposed for affordable housing places. The proposal includes 123 basement car parking spaces and 12 on-site car parking spaces.

The Stage 2 development application is for the staged demolition and construction of the development to allow for decanting of existing residents to new accommodation as follows:

Stage 1 Demolition of existing dwelling houses at Nos. 11, 13, 15 and 17 Frith Avenue together with the existing aged care hostel and construction of Building A. The stage includes construction of a temporary access road to the existing IDL units.

To be completed by September 2017.

Stage 2 Demolition of the existing community hall and construction of Building B, and a temporary road for access to the existing IDL units.

To be completed by October 2020.

Stage 3 Demolition of the existing IDL units and construction of Building C and Building D.

To be completed by January 2023.

The proposed landscaping and civil works for the development are to be completed at each construction stage.

ASSESSMENT

The development application has been assessed having regard to the 'A Plan for Growing Sydney', the 'North Subregion (Draft) Subregional Strategy' and the matters for consideration prescribed under Section 79C of the *Environmental Planning and Assessment Act 1979* (the Act). The following issues have been identified for further consideration.

1. STRATEGIC CONTEXT

1.1 A Plan for Growing Sydney and (Draft) North Subregional Strategy

A Plan for Growing Sydney has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The NSW Government will use the subregional planning process to define objectives and set goals for job creation, housing supply and choice in each subregion. Hornsby Shire has been grouped with Hunters Hill, Ku-ring-gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah and Willoughby to form the North Subregion. The *Draft North Subregional Strategy* will be reviewed and the Government will set housing targets and monitor supply to ensure planning controls are in place to stimulate housing development.

The proposed modification would be consistent with 'A Plan for Growing Sydney', by providing for additional housing for an aging population.

2. STATUTORY CONTROLS

The development approved under DA/544/2012 is now not permissible as discussed in Section 2 of the Planning & Recommendation Report for the Section 96(2) Application assessed concurrently with this application.

Notwithstanding that the scale of the development as approved is now not permissible, the Staged Development consent is a valid consent and, pursuant to Section 83B of the *Environmental Planning and Assessment Act, 1979*, a further development application is required to be determined for the Stage 2 construction stage of the development.

In determining a development application Section 79C(1)(a) requires a consent authority to consider "*any relevant environmental planning instruments, draft environmental planning instruments, development control plans, planning agreements and regulations*".

2.1 Hornsby Local Environmental Plan 2013

The proposed development has been assessed having regard to the relevant provisions of the *Hornsby Local Environmental Plan 2013 (HLEP)*.

2.1.1 Heritage Conservation

Clause 5.10 of the *HLEP* provides for environmental heritage within the Hornsby Shire. The heritage items are listed under Schedule 5 of *HLEP*.

Schedule 5 does not include the site's previously heritage listed garden under the *Hornsby Shire Local Environmental Plan 1994*, at Nos. 1-7 Frith Avenue, Normanhurst, within the grounds of the existing residential care facility. The heritage garden was addressed in the Stage 1 Development Application DA/544/2012. Schedule 5 also includes a new heritage item in the vicinity of the site at No. 41 Pennant Hills road, Normanhurst.

The site is in the vicinity of the following heritage items on the southern side of Pennant Hills Road:

Item No. 685 – House – No. 45 Pennant Hills Road, Normanhurst

Item No. 827 – "Chislehurst", house – 41 Pennant Hills Road, Normanhurst

The items are of local heritage significance for the Federation housing era. The existing buildings on the subject site do not contribute to heritage significance and demolition would not detract from heritage significance. The redevelopment site is distinctly separated from the heritage items by Pennant Hills Road and the surrounding streets and the existing fencing and landscaping which provide a buffer between the items and the Seniors Living redevelopment. The proposal therefore would not detract from the significance of the heritage items. The applicant's submitted Heritage Impact Statement is supported in this regard.

2.1.2 Earthworks

Clause 6.2 of the *HLEP* states that consent is required for proposed earthworks on site. Before granting consent for earthworks, Council is required to assess the impacts of the works on adjoining properties, drainage patterns and soil stability of the locality.

The application includes a 'Report on Geotechnical Investigation' prepared by Douglas Partners dated September 2015.

The site has an average fall of 9% from Pennant Hills Road to Frith Avenue. The geology of the site is Ashfield Shale of the Wianamatta Group. The subsurface conditions comprise fill, clay, shaly clay and rock. The proposal involves excavation works to a depth of 10m. The geotechnical investigation did not encounter any free groundwater. The geotechnical report includes recommendations for excavation, ground vibration, excavation support, design parameters for support systems and anchor design, groundwater, foundation design and earthquake design.

The proposed excavation works are unlikely to result in impacts on Pennant Hills Road, the adjoining residential care facility or the adjoining dwelling house and the surrounding environment. A condition is recommended for a detailed geotechnical assessment of the site by a chartered structural engineer for the design of the basement excavation and support, groundwater drainage, and foundation design.

Appropriate conditions are recommended for site stability, downstream water quality, fill quality and amenity of adjoining properties.

Subject to recommended conditions the proposal is satisfactory in addressing the provisions under Clause 6.2.

2.1.3 Exceptions to Development Standards

Clause 4.6 of the *HLEP* provides for a degree of flexibility in applying development standards to achieve better planning outcomes and applies to standards under *HLEP* or any other planning instrument.

The proposed car parking provision includes 135 car parking spaces of which 28 are accessible car parking spaces, in non-compliance with Clause 41 of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors Living)* which provides as follows:

41. (1) *A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.*

Schedule 3 Part 1 Item 5 Private car accommodation, provides as follows:

If car parking (not being car parking for employees) is provided:

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and*
- (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and*
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.*

The provision under Clause 41 of the *SEPP Seniors Living* would require all car parking spaces for the proposed IDL units to be accessible spaces.

In respect to Clause 4.6 (3)(a) of *HLEP* which provides as follows:

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- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case,*

The applicant made the following submission:

The underlying objective of purpose of the standard is to ensure that there is adequate accessible parking for self-contained dwellings within a seniors living development.

A strict interpretation of the development standard implies that any car parking space proposed for the independent living units are required to be accessible, by virtue of stating that it must comply with the requirements for parking for persons with a disability set out in Australian Standard (AS) 2890.

Requiring 100% of parking spaces to be accessible is not only onerous, but is not considered to be necessary, nor feasible. The proposed accessible car parking provision has been determined on the basis of anticipated demand and is considered by the Access Consultant to be appropriate for the development. Given this, it is reasonable to determine that the underlying object of purpose of the standard is met and therefore, strict compliance is unnecessary and would be unreasonable.

In respect to Clause 4.6 (3)(b) of HLEP which provides as follows:

- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant made the following submission:

A requirement to provide 100% accessible car parking would significantly constrain the development and the ability to achieve a balance between complying with the car parking standards in the Seniors SEPP and minimising the amount of excavation required for basement car parking.

A requirement to provide 100% accessible car parking spaces would require additional basement level car parking, which, in the absence of any adverse impact resulting from the non-compliance, would compromise the ability for the development to promote the orderly and economic use and development of this particular land.

The applicant's submission is supported in respect to the proposal's compliance with the required car parking provision in accordance with Clause 50 of the SEPP Seniors Living. The required disabled spaces are design compliant with AS2890. The proposed 123 resident car parking spaces and 12 visitor car parking spaces would meet the expected car parking demand. Refer to discussion in Section 2.3.4 d.

Further, the approved concept plans for the Section 96 Modification (DA/544/2012/A) reduced the extent of basement excavation and enabled additional deep soil landscaping, providing for canopy trees and better amenity. Pursuant to Clause 4.6(4) of HELP, the applicant's written request has addressed the matters required to be demonstrated by subclause (3).

The proposed development is consistent with the objective of Chapter 3 of the SEPP Seniors Living and would be in the public interest, ie:

The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are

independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.

The proposal is satisfactory in respect to the objectives of the R2 Low Density Residential zone in providing for the housing needs of the community within a low density residential environment (in the context of the existing Bowden Brae Retirement Village site).

The proposed exception to the accessible car parking development standard is therefore acceptable.

2.2 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The *SEPP Seniors Living* is the prevailing planning instrument for the development of housing for aged and disabled persons in NSW and provides for hostels, residential care facilities, self-contained dwellings and multi-storey dwellings, on land zoned for urban purposes.

The *SEPP Seniors Living* includes land use planning provisions, design principles, development standards and standards specific to meet the housing needs of seniors and people with a disability.

2.2.1 Vertical Villages

The provisions of Clause 45 of the *SEPP Seniors Living* Clause 45 Vertical Villages are applicable to the subject Stage 2 development application; consistent with Section 83D(2) of the *Environmental Planning and Assessment Act, 1979*.

The Stage 2 proposal maintains the approved 1.06:1 floor space ratio. In this regard the floor space of the on-site support services are excluded.

The proposal includes 14 units for affordable places in accordance with Clause 45. The proposed units are 1 bedroom units and include Units B3.01, B3.02, B3.03, B3.04, C5.06, C6.06 C7.06, C7.07, C8.06, C8.07, C9.06, C9.07, C10.06 and C10.07. A condition is recommended for the provision of affordable housing places.

2.2.2 Accessibility

The application includes an Access Report prepared by Funktion dated 02/12/2015 which details the proposals access requirements by people with a disability or who are older, in accordance with the Building Code of Australia 2015 (BCA), Australian Standards for Access and Mobility and SEPP Seniors Living standards for access and useability.

The report notes the key issue for the proposal is the provision of a continuous path of travel for all persons to the proposed IDL units, community facilities within the development and to public transport as follows:

- from points of arrival and links from public transport (bus and train) to all building entrances
- to each IDL unit
- from resident and accessible visitor parking to each IDL unit
- to all common use facilities, including proposed common facilities, letterboxes, rubbish bins, and landscaped areas.

The report includes detailed analysis of required gradients for access to public transport and makes recommendations for compliant external paths of travel and access ramps both during the construction stages (Stages 1, 2 & 3) and on completion.

The report also makes recommendations for car parking, internal links, lifts, common sanitary facilities, common areas (bins, storage, letterboxes, recreation areas, café, office), and stairways.

The proposed IDL units are to be designed in accordance with the SEPP Seniors Living access and useability standards. The report notes the proposed apartment design meets the requirements other than the following:

- i. The proposed car parking spaces would not meet the SEPP Seniors Living requirement for IDL unit car parking spaces to be accessible.

Pursuant to the SEPP Seniors Living Clause 50(h), one car space for each 5 dwellings is required for the proposal, in respect to United Care Aging as a social housing provider. In this regard a total of 28 accessible car parking spaces would be required for the proposed 137 IDL units in accordance with the SEPP Seniors Living. Of the 135 total spaces 29 are accessible car parking spaces. The access consultant stated as follows:

It is anticipated that the allocation of parking spaces to residents will be managed by Uniting Care Aging and accessible parking spaces allocated according to residents' needs.

Pursuant to Clause 41 a consent authority must not consent to the proposed development unless the private car parking complies with the requirements for parking for persons with a disability as set out in AS 2890. In this regard the required number of spaces in accordance with Clause 50 are compliant with AS 2890. Notwithstanding, the provision as read would require the proposed 123 resident spaces to be compliant with AS 2890.

The applicant submitted a request for exception to the development standard pursuant to Clause 4.6 of HLEP. The exception is acceptable given the proposal complies with the required number of car parking spaces pursuant to Clause 50 and that compliance with AS 2890 for 123 resident car parking space would be unreasonable in the circumstances. Refer to discussion in Section 2.1.3.

- ii. The proposed bathrooms of dimension 2050mm x 2400mm would provide functional circulation space to meet AS4299 and AS1428.1 Clause 15, in accordance with the SEPP Seniors Living Schedule 3 Item 9 Bathroom.
- iii. All apartment door approaches to corridors meet AS1428.1 with the exception of the door approach to a second bedroom of 20 apartments. The number and range of apartment types will offer potential residents a choice of accessible areas within different types of units to suit their functional needs.

The proposed development's compliance with access requirements for seniors or for people with a disability is acceptable in accordance with the submitted Access Report.

2.2.3 Design Principles

The *SEPP Seniors Living* includes provision for the proposal to have regard to the following design principles

a. Neighbourhood Amenity and Streetscape

The submitted plans for Stage 2 are in accordance with the plans approved for DA/544/2012/A Section 96 Modification in respect to setbacks, built form and building height.

The proposed materials and finishes and landscaping would complement the residential character of the area and enhance the streetscape. The proposal would not detract from the heritage significance of the items of heritage in the vicinity of the site at No. 41 and at No. 45 Pennant Hills Road, Normanhurst.

The proposal is acceptable in respect to the requirements of the SEPP Seniors Living for neighbourhood amenity and streetscape.

b. Visual and Acoustic Privacy

The layout of Buildings A, B, C and D provide the proposed units with expansive outlooks to the surrounding area and/or to the central open space.

Building A is opposite existing dwelling houses on the northern side of Frith Avenue. The three storey component of the building at the Frith Avenue frontage is sited as approved to minimise impacts on the streetscape. To minimise overlooking of neighbouring residents a condition is recommended for the proposed glass balustrades at the northern elevation of Building A to be translucent glass.

The proposed western side elevation of Building A (3 storey component) includes highlight windows minimising overlooking of the existing dwelling house at No. 19 Frith Avenue.

Sections of Buildings A and B are in proximity with a 14m+ building separation which provides an appropriate level of privacy.

The building layout and siting is designed to mitigate road noise from Pennant Hills Road. Refer to discussion in Section 2.6.

The proposal is acceptable in respect to the requirements of the SEPP Seniors Living for visual and acoustic privacy.

c. Solar Access and Design For Climate

The application includes BASIX Certificates for the proposed buildings which are satisfactory in meeting targets for water use, thermal comfort and energy efficiency.

The proposed units are advantaged by the orientation of Buildings A, B, C and D with 74% of IDL units receiving a minimum of 3 hours of direct sunlight between 9am and 3pm mid-winter.

The existing dwelling house adjoining the site at No. 19 Frith Avenue, Normanhurst would similarly receive a minimum of 3 hours of direct sunlight between 9am and 3pm mid-winter.

d. Stormwater

The existing stormwater drainage for the Bowden Brae Retirement Village is to Council's stormwater drainage system in Frith Street.

The proposed stormwater drainage system includes an on-site detention system and treatment facility to reduce pollutants and would comply with Council's stormwater management requirements in

accordance with Section 1C.1.2 of *Hornsby Development Control Plan 2013* subject to recommended conditions.

e. Crime Prevention

The Stage 2 proposal accords with the approved site layout and entry points which ensure implementation of Crime Prevention Through Environmental Design principles (CPTED) for surveillance, access control, space management and territorial reinforcement.

The CPTED principles are achieved through the proposed building layout and design, low level landscaping, clearly defined pathways, lighting and the activation of ground level spaces with recreation facilities and common open space areas.

Appropriate conditions are recommended for safety and security including swipe card for exclusive staff access to service areas and plant rooms.

f. Accessibility

The Stage 2 proposal is acceptable in respect to SEPP Seniors Living accessibility standards as discussed above in Section 2.2.2 above.

g. Waste Management

The proposed waste management facilities on each residential level of Buildings A, B, C and D are designed for access for people with a disability subject to recommended conditions to address larger cupboard space on Level 3 of Building B and rest seating for the distance required to the bin cupboards for residents of Building A Levels 2, 3 and 4.

The proposed residential chute rooms / bin storage rooms for Buildings A, B and C & D are acceptable subject to recommended conditions.

The proposed waste collection areas on Frith Avenue and Jasmine Road are of acceptable size and location for servicing subject to recommended conditions. Motorised bin carting equipment would be required for manoeuvring bins to the collection areas.

The proposed commercial bin room and waste collection caters to the ground floor resident facilities including the café. The bin collection area at the Jasmine Road frontage is to provide for commercial and residential bins. To enable collection at the same time a condition is recommended for a larger bin collection area.

Subject to recommended conditions the proposal is acceptable in respect to waste management.

2.2.4 Standards for Self-Contained Dwellings

The *SEPP Seniors Living* includes standards for landscaped area, deep soil zones, solar access, private open space and car parking, whereby compliance cannot be used for grounds for refusal.

a. Landscaped Area / Deep soil Zone

The proposed landscaping involves 59% of the site with 38% of the site comprising deep soil landscaping.

The proposal would comply with the *SEPP Seniors Living* requirement for a minimum of 30% of the site area to be landscaped and for a minimum of 15% deep soil zone.

Refer also to discussion in Section 2.4.7 and Section 3.1.1.

b. Solar Access

The proposal is for 73% of IDL units to receive a minimum of 3 hours of sunlight between 9am and 3pm, mid-winter in compliance with the *SEPP Seniors Living* solar access requirement for a minimum of 70% of dwellings.

c. Private Open Space

The proposal includes 23 ground floor units with private open space areas ranging from 10.1m² to 161.6m² for Building A and 14.7m² to 23.3m² for Building B. There are no ground floor units within Building C and Building D. Three ground floor units would have less than the minimum 15m² private open space area in accordance with Clause 50(i) *SEPP Seniors Living*. The non-compliance is acceptable in respect to the location of the units above ground level and the minor numerical non-compliance.

The proposed multi-storey units comply with the *SEPP Seniors Living* required minimum of 10m² private open space area. A number of units include balcony areas with less than the required 2m in dimension but comply with the Apartment Design Guide design criteria for 1m+ width areas to contribute to the balcony area, and are acceptable.

d. Parking

The proposed basement car parking provision includes 123 resident car parking spaces as follows:

Building A	35 spaces including 8 disabled spaces
Building B	16 spaces including 8 disabled spaces
Building C	72 spaces including 13 disabled spaces

The proposed visitor car parking includes 12 spaces with 5 visitor spaces at the Frith Avenue frontage of Building A and 7 visitor spaces at the Jasmine Road frontage drop off area including 3 disabled spaces.

The proposed car parking provision is to be managed by Uniting Care Aging NSW as social housing provider for allocation of car parking for the respective 137 units. The current operation includes a community bus for the retirement village residents which will be available for the redevelopment.

The proposed car parking provision is acceptable in being managed by a social housing provider and compliant with the *SEPP Seniors Living* numeric requirement of 1 space for each 5 dwellings.

The existing residential care facility includes 31 off street car parking spaces which would provide for the existing facility. The existing car parking demand for the residential care facility would increase to 25 spaces with the increase of 4 staff to be based in the existing building. The car parking for the existing residential care facility is acceptable.

2.3 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)

SEPP 65 provides for design principles to improve the design quality of residential flat development and for consistency in planning controls across the State.

The applicant submitted a design statement prepared by the project architects PTW in respect to the redevelopment and the design principles of SEPP 65. The proposed development is supported in respect to applicant's design statement which forms an attachment to this report. Refer to Attachment 9.

2.4 SEPP 65 – Apartment Design Guide

SEPP 65 requires consideration of the Apartment Design Guide (ADG). The ADG includes objectives and design guidance for achieving the design principles of the SEPP 65. The applicant submitted a table prepared by the project architects which details the ADG objectives and design criteria in respect to the proposed development. The table provides a comprehensive review of the proposal and is supported. The table forms an attachment to this report. Refer to Attachment 10.

As detailed in the table, the proposed development complies with the applicable aspects of the ADG design criteria.

The following is a brief discussion in respect to the proposed design for Seniors Living and the ADG.

2.4.1 Public Domain Interface / Pedestrian Access and Entries

The proposed access off Jasmine Road includes the visitor car parking area for Building B and Building C with drop off area and pedestrian links at grade to the Building B lobby and the reception and lobby of Building C. The Jasmine Road car park area forms the main interface with the public domain in providing the main public entry and is designed to integrate with the ground floor resident facilities including the café and the Bowden Brae Green, with pedestrian links to Building A and Building D and the existing residential care facility fronting Frith Avenue.

Building A fronting Frith Avenue includes a proposed visitor parking area at the frontage of the building adjoining the driveway, with pedestrian access to the lobby at the western side of the building. The street entry to the lobby is clearly defined by the built form and the Frith Avenue street address. The street entry includes pedestrian linkage to the Bowden Brae Green and to Buildings B, C and D and the existing residential care facility.

The proposed building entries are clearly identified by the built form, landscaping and paving. The building entries and foyers with lift access provide for ease of circulation and connection with the public domain.

2.4.2 Common Circulation and Spaces

The proposed internal corridors would provide appropriate social amenity for residents in accordance with the ADG criteria for not more than 8 dwellings per lift access and for corridors with daylight access and natural ventilation.

The proposal includes installation of a lift at the western elevation of the existing residential care facility for accessible interconnection with the new resident facilities and Bowden Brae Green.

The corridors of Building A, Building C and Building D include proposed breezeways which provide access to IDL units and connection between Building C and Building D. The breezeways and roof top

garden at the western elevation of Building D would overlook adjoining Building C units. A condition is recommended for the Building D respite roof top garden balustrade to be translucent glass.

The breezeways of Building C would be open to the elements and subject to road noise and the operation of Pennant Hills Road. The breezeways of Building A would be open to the elements. A condition is recommended for the breezeways to include solid balustrades and to be of design to provide for fitting of awnings/screens/louvre windows if required for protection of the breezeways.

The breezeway corridors would access IDL units with windows opening to the breezeway. The applicant submits the kitchen windows include fixed clear glazing with blinds and bedroom/study windows with lower panel fixed clear glass and upper panel with fixed glass and sliding sashes. The proposed windows to the breezeways are acceptable in respect to amenity and privacy.

Subject to recommended conditions the proposal is satisfactory in respect to ADG criteria.

2.4.3 Storage

The proposed units include linen storage and built in robes for all bedrooms. The basement includes resident storage facilities.

The proposal would comply with the *Codes* best practice storage area requirements subject to a recommended condition for the allocation of equivalent storage area for size of dwelling (i.e. for a minimum of 6m³ of storage area for one bedroom units, 8m³ for two bedroom units and 10m³ for three bedroom units).

2.4.4 Acoustic Privacy

The proposed unit layouts separate quiet and active areas and would provide appropriate amenity for residents. The proposed building corridors/breezeways access a limited number of units minimising corridor noise impacts. The proposed building lobbies/lifts are isolated from IDL units and would not impact on resident amenity.

The proposal is satisfactory in respect to the *Code* requirements for acoustic privacy.

A condition is recommended for noise emission generated by the development not to exceed 5 dB(A) above background noise levels.

Refer to discussion in Section 2.6 regarding road noise impacts.

2.4.5 Facade

The proposed finishes are predominantly face brick in a range of earth colour tones with white contrast brick banding, glazing, and infill panels of composite material and colour-back glass. The proposed facades articulate the base, middle and top components of the buildings and define the building entries and active space areas.

The proposed facades are in accordance with the ADG objectives and guidelines.

2.4.6 Roof Design

The roofs of the proposed buildings are flat masonry roofs with extended eaves. The extended eaves are underlined with composite material with appearance of timber finish.

The proposed roofs are in accordance with the Council's planning controls for high density residential developments to have low pitched or flat roofs and meet the ADG objectives for roofs to integrate with the building design.

2.4.7 Landscape Design

The landscaping plan is for the establishment of five theme areas; Residential Interface, Glade Walk, Native Glade Forest, Village Green and Car Park Area. The proposed landscaping has regard to the existing trees to be retained, enhances the proposed communal open spaces areas and pedestrian links, and complements the layout and design of Buildings A, B, C & D and the public domain. The proposed landscaping is to be completed in accordance with the proposed Stages 1, 2 and 3 of the development construction.

The proposed landscaping meets the ADG objectives and design guidance for landscaping subject to recommended conditions.

2.5 State Environmental Planning Policy (Building Sustainability Index – BASIX)

The application has been assessed against the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. The submitted BASIX Certificates for the proposed buildings are satisfactory.

2.6 State Environmental Planning Policy (Infrastructure) 2007

The application has been assessed against the requirements of *State Environmental Planning Policy (Infrastructure) 2007* as follows.

2.6.1 Road Noise

The proposed development has frontage to Pennant Hills Road which carries more than 60,000 vehicles per day in this location. The proposal is subject to Clause 102(3) of the Policy in respect to noise impacts whereby the proposed IDL units are not to exceed set noise criteria as follows:

- (3) *If the development is for the purpose of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:*
 - (a) *in any bedroom in the building – 35 dB(A) at any time between 10pm and 7am,*
 - (b) *anywhere else in the building (other than a garage, kitchen, bathroom or hallway) – 40 dB(A) at any time.*

The traffic noise level measure is 70 dB(A) at the Pennant Hills Road frontage between 3.00pm & 3.15pm, 63 dB(a) at the Jasmine Road frontage between 3.30pm & 3.45pm, and 59 dB(A) at the Frith Avenue frontage between 3.15pm & 3.30pm.

The applicant submitted an Acoustic Assessment prepared by Acoustic Logic addressing noise level criteria pursuant to the Policy. The report recommends specified glazing and solid core timber doors for noise attenuation. Rooms with a line of sight of Pennant Hills Road (Building C & Building D) would require mechanical ventilation in accordance with the *Building Code of Australia* requirements as the internal noise level criteria cannot be met with windows open.

A condition is recommended for implementation of the required noise mitigation measures, in compliance with the provisions of the Policy.

Subject to recommended conditions the proposal is satisfactory in respect to Clause 102(3) of the Policy.

It should be noted the current traffic count on Pennant Hills Road may reduce when the NorthConnex tunnel link between the M1 and M2 Motorways commences operation due in 2019; with a reduction in vehicles and noise levels. The construction of Building C and Building D is set for completion in 2023 (Refer to discussion in Section 3.2.2).

2.6.2 Vehicle Emissions

The applicant submitted an Air Quality Assessment prepared by Benbow Environmental dated 30 October 2015, in respect to Clause 101 of the Policy.

The assessment involved installation of air monitors at the Pennant Hills Road frontage, the central communal outdoor area and the boundary with an existing dwelling house on Frith Avenue. The assessment determined that fine particulates, nitrogen oxides and volatile organic compounds, are either not detectable or below the relevant health criteria.

The site is therefore suitable for Seniors Living development in terms of air quality.

2.7 Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River

The site is located within the catchment of the Hawkesbury Nepean River. Part 2 of this Plan contains general planning considerations and strategies requiring Council to consider the impacts of development on water quality, aquaculture, recreation and tourism:

Subject to the implementation of sediment and erosion control measures and stormwater management to protect water quality, the proposal would comply with the requirements of the Policy.

2.8 Hornsby Shire Council Section 94 Development Contributions Plan 2012-2021

The applicant is seeking an exemption to development contributions pursuant to Section 2.7 of the Plan which provides for exemption as follows:

Development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 is exempt.

The applicant submitted documentary evidence which is satisfactory in respect to the definition of 'social housing provider' and the entity of Uniting Care Aging as 'a not-for-profit organisation that is a direct provider of rental housing to tenants'.

A notation for the exemption from Section 94 Infrastructure Contributions is recommended in Schedule 1 of this report.

3. ENVIRONMENTAL IMPACTS

Section 79C(1)(b) of the Act requires Council to consider "the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality".

3.1 Natural Environment

3.1.1 Tree and Vegetation Preservation

The site includes 142 trees including 18 locally indigenous trees of which 15 trees a representative of Blue Gum High Forest a critically endangered ecological community. These trees and the remaining exotic tree species form part of the established gardens of the Bowden Brae Retirement Village.

The proposal involves the removal of 68 trees. The removal of the trees is acceptable as noted in the Assessment Report and Recommendation for DA/544/2012/A - 2016SYD003.

The applicant submitted an Updated Ecological Impact Assessment prepared by Keystone Ecological dated December 2015. The assessment concluded the proposal will not result in a significant adverse impact on the Critically Endangered Ecological Community Blue Gum High Forest and recommended the implementation of tree protection measures and the submitted landscape plan.

A condition is recommended for replacement tree planting of 10 locally indigenous trees, together with conditions for protection of 84 trees to be retained. The recommended conditions together with the implementation of the submitted landscape plans which include 85 locally indigenous trees would maintain and enhance the local tree canopy.

3.1.2 Stormwater Management

The site is divided into three catchments for the proposed stormwater drainage management system. The system includes a combination of stormwater treatment devices including enviro pods, rainwater tanks, on-site detention and storm-filters to achieve required reduction in pollution loads to maintain downstream water quality in accordance with Council's Water Sensitive Urban Design (WSUD) criteria.

Subject to recommended conditions the proposal is satisfactory in minimising stormwater impacts on downstream water quality.

3.2 Built Environment

3.2.1 Built Form

Buildings A, B, C and D are in accordance with the Stage 1 approved plans in respect the building footprint, setbacks and height and the buildings are sited with regard to the existing residential care facility to enclose a central open space area (Bowden Brae Green). The proposed built form, materials and finishes while specific to the retirement village site would contribute to the built environment of the surrounding locality.

The applicant submitted a Building Code of Australia Assessment Report which determined the submitted architectural design documentation complies or is capable of complying with the Code.

3.2.2 Staged Construction

The proposal is for the Staged Construction of Buildings A, B, C and D as follows:

Stage 1 – Building A	Demolition of existing dwelling houses Nos. 9, 11, 15 and 17 Frith Avenue and demolition of existing hostel building. Establish construction zone off Jasmine Road and construct a
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	temporary road for access to existing IDL units. Stage 1 completion September 2017.
Stage 2 – Building B	Demolition of community hall and construction of temporary road for access to existing IDL units. Construction of Building B involves a basement temporary shoring wall for future connection with the basement for Building C. Stage 2 completion October 2020.
Stage 3 – Building C & Building D	Demolition of existing IDL units. Stage 3 completion January 2023.

The staged construction would enable the decanting of existing residents to the new accommodation. Each stage is to be completed to enable the issue of an Occupation Certificate. Appropriate conditions are recommended to allow the staged construction including the staging of civil works.

3.2.3 Construction Impacts

The applicant submitted a Dust Management Plan (DMP), prepared by Benbow Environmental dated 30 October 2015, for the proposal. The DMP has regard to the proposed staged construction and potential impacts from dust emissions on sensitive land uses including the existing IDL Units and residential care facility, the adjoining Normanhurst Boys High School and neighbouring dwelling houses.

The DMP includes dust control measures for the construction site activities to minimise / negate potential environmental impacts and risk to human health.

A condition is recommended for implementation of the DMP.

The applicant submitted a Construction Noise and Vibration Management Plan (CN&VMP), prepared by Acoustic Logic dated 15/10/2015. The CN&VMP determined background noise levels, assessed potential noise emissions from construction activities and predicted that noise levels for surrounding receivers would exceed noise emission goals. The CN&VMP includes recommendations for time restrictions to provide resident respite.

A condition is recommended for the implementation of the CN&VMP.

3.2.4 Construction Traffic

The applicant submitted a Construction Traffic Management Plan (CTMP), prepared by Varga Traffic Planning Pty Ltd dated 26 October 2015, for the proposed staged construction. The CTMP is satisfactory in addressing Council's requirements in respect to the Roads and Maritime Services "Traffic Control at Worksites Manual 1998" subject to recommended condition.

3.2.5 Traffic Generation

The proposal includes 137 independent living units.

The redevelopment would generate 56 vehicle trips in the weekday peak hour in accordance with the Roads and Maritime Services (RMS) *Guide to Traffic Generating Developments* (TDT 2013/04a) AM peak hour trip rate of 0.4 per Seniors Housing dwelling. The existing traffic conditions on Frith Avenue and Jasmine Road are typically 60 vehicles peak hour. The RMS capacity performance standard for a local road is 300 vehicles peak hour. The estimated traffic generation therefore would not detract from the efficiency of the local road network or Pennant Hills Road.

The proposal is acceptable in respect to traffic generation.

3.3 Social Impacts

The proposal would increase the supply of seniors housing with support services and provide improved service delivery for the existing retirement village. The proposal would be of positive social benefit for the wider community.

3.4 Economic Impacts

The proposal would have a minor positive impact on the local economy in the construction of the development and in the provision of local employment.

4. SITE SUITABILITY

Section 79C(1)(c) of the Act requires Council to consider *"the suitability of the site for the development"*.

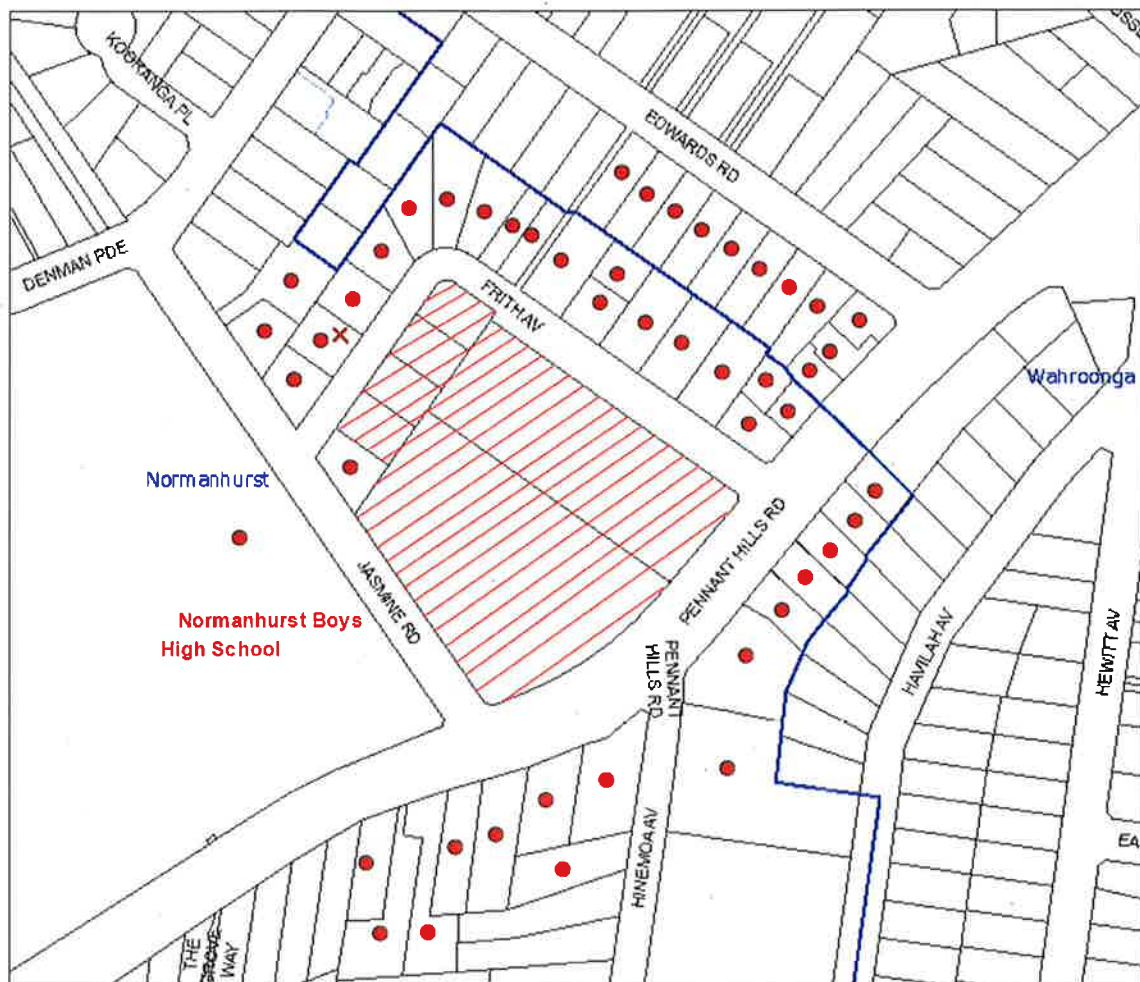
The site is existing and suitable for seniors housing.

5. PUBLIC PARTICIPATION



Section 79C(1)(d) of the Act requires Council to consider *"any submissions made in accordance with this Act"*.

5.1 Community Consultation

The proposed development was placed on public exhibition and was notified to adjoining and nearby landowners between 14 January and 28 January 2016 in accordance with the Notification and Exhibition requirements of the *HDCA*. During this period, Council received one submission. The map below illustrates the location of the nearby landowner who made a submission and the development site.



NOTIFICATION PLAN

• PROPERTIES NOTIFIED	X SUBMISSIONS RECEIVED	 PROPERTY SUBJECT OF DEVELOPMENT	
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The one submission objected to the development, generally on the following grounds:

- Multi-storey buildings in low density residential zone
- Traffic and parking impacts on Frith Avenue
- Precedent for further applications

The grounds for objection to the proposal are addressed as follows.

The proposed Stage 2 Construction follows on the approved concept development DA/544/2012 for a Seniors Living – Vertical Village. That approval relied on the permissibility of multi-unit housing in the low density residential zone at that time. As discussed in Section 2 of this report the proposal relies on the Stage Development consent as a valid consent as the proposal would otherwise not be permissible in the low density residential zone. The proposal therefore will not result in a precedent for further applications.

The proposed car parking provision is satisfactory in meeting the expected car parking demand as discussed in Sections 2.1.3, 2.2.2 and 2.2.4 d.

5.2 Public Agencies

5.2.1 Roads and Maritime Services

The application was referred to the Roads and Maritime Services (RMS) for comment.

The RMS had not commented at the time of writing this report. Council's traffic engineer raised no objection to the development on traffic safety grounds. The RMS Condition No. 14 of DA/544/2012/A is applicable for Stage 2 and is recommended.

6. THE PUBLIC INTEREST

Section 79C(1)(e) of the Act requires Council to consider "*the public interest*".

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's and relevant agencies' criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed Stage 2 Construction of the development would be in the public interest.

7. CONCLUSION

The proposal is for Stage 2 Construction of the approved Stage 1 concept for a Seniors Living development for four multistorey buildings containing 137 independent living units and support facilities and integrated with an existing residential care facility.

The proposal is in accordance with the approved concept plans and is satisfactory in respect to the provisions of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004*, *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* and the *Apartment Design Guide*. The proposal is satisfactory in respect to the relevant provisions of *Hornsby Local Environmental Plan 2013* and the *Hornsby Development Control Plan 2013*.

The buildings enclose a central open space area 'Bowden Brae Green' and integrate with the existing residential care facility. The proposed built form, materials and finishes are appropriate in contributing

to the built environment. The proposed landscaping would enhance resident amenity and the tree canopy.

The proposed construction is in three stages with completion of Stage 1 in September 2017, Stage 2 October 2020 and Stage 3 January 2023. The proposed staging will enable decanting of the existing residents to new accommodation. Appropriate conditions are recommended for staged completion.

One submission has been received in respect of the application.

It is recommended that the application be approved.

Attachments:

1. Locality Plan
2. Demolition Plan
3. Staging Plans
4. Floor Plans
5. Roof Plan
6. Elevations
7. Shadow Impact Diagrams
8. Materials & Finishes
9. SEPP 65 Statement
10. ADG Table

Schedule 1

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Plan No.	Plan Title	Drawn by	Dated
A-DA-000 Rev 01	Title Page & Drawing List	PTW Architects	25/11/15
A-DA-004 Rev 01	Demolition Plan	PTW Architects	25.11.2015
A-DA-005 Rev 01	Staging To decanting Existing Buildings	PTW Architects	25.11.2015
A-DA-006 Rev 01	Staging Of Building Works Plan	PTW Architects	25.11.2015
A-DA-011 Rev 02	Area Schedule	PTW Architects	22.06.2016
A-DA-100 Rev W	Site Plan	PTW Architects	25/11/15
A-DA-101 Rev 02	Building A Level 1 Floor Plan	PTW Architects	18/04/16
A-DA-102 Rev 02	Building A Level 2 Floor Plan	PTW Architects	22/06/16
A-DA-103 Rev 01	Building A & B Level 2	PTW Architects	25/11/15

	Floor Plan		
A-DA-104 Rev 02	Building A Level 3 Floor Plan	PTW Architects	22/06/16
A-DA-105 Rev 02	Building B & C & D Level 3 Floor Plan	PTW Architects	18/04/16
A-DA-106 Rev 02	Building A Level 4 Floor Plan	PTW Architects	22/06/16
A-DA-107 Rev 02	Building B & C & D Floor Plan	PTW Architects	22/06/2016
A-DA-108 Rev 02	Building A Level 5 Floor Plan	PTW Architects	18/04/16
A-DA-109 Rev 02	Building B & C & D Level 5 Floor Plan	PTW Architects	22/06/16
A-DA-110 Rev 01	Building A Level 6 floor Plan	PTW Architects	25/11/15
A-DA-111 Rev 02	Building B & C & D Level 6 Floor Plan	PTW Architects	14/06/16
A-DA-112 Rev 01	Building A Level 7 Floor Plan	PTW Architects	25/11/15
A-DA-113 Rev 01	Building B & C & D Level 7 Floor Plan	PTW Architects	25/11/15
A-DA-114 Rev 02	Building A Level 8 Floor Plan	PTW Architects	18/04/14
A-DA-115 Rev 02	Building B & C & D Level 8 Floor Plan	PTW Architects	18/04/16
A-DA-116 Rev 02	Building B & C & D Level 9 Floor Plan	PTW Architects	18/04/16
A-DA-117 Rev 02	Building C & D Level 10 Floor Plan	PTW Architects	18/04/16
A-DA-118 Rev 02	Building C & D Level 11 Floor Plan	PTW Architects	18/04/16
A-DA-119 Rev 02	Building C Level 12 Floor Plan	PTW Architects	18/04/16
A-DA-120 Rev 02	Building A & B & C & D Roof Plan	PTW Architects	18/04/16
A-DA-200 Rev 02	Street Elevations Sheet 1	PTW Architects	18/04/16

A-DA-201 Rev 03	Street Elevations Sheet 2	PTW Architects	22/06/2016
A-DA-202 Rev 02	Building Section Elevations Sheet 1	PTW Architects	18.04.2016
A-DA-203 Rev 03	Building Section Elevations Sheet 2	PTW Architects	22/06/2016
A-DA-204 Rev 02	Building Section Elevations Sheet 3	PTW Architects	18.04.201
A-DA-205 Rev 03	Building Section Elevations Sheet 4	PTW Architects	22.06.16
A-DA-206 Rev 03	Building Section Elevations Sheet 5	PTW Architects	22.06.16
A-DA-305 Rev 01	Materials Board	PTW Architects	25.11.2015
LA00 Rev B	Cover Sheet	Taylor Brammer Landscape Architects	16.10.2015
LA01 Rev B	Tree Retention & Removal Plan	Taylor Brammer Landscape Architects	16.10.2015
LA02 Rev B	Landscape Masterplan	Taylor Brammer Landscape Architects	16.10.2015
LA03 Rev B	Landscape Planting Plan Area 1	Taylor Brammer Landscape Architects	16.10.2015
LA04 Rev B	Landscape Planting Plan Part 2	Taylor Brammer Landscape Architects	16.10.2015
LA05 Rev B	Roof Top gardens & private Terraces Plan Buildings A, B & D	Taylor Brammer Landscape Architects	16.10.2015
LA06 Rev B	Private Terraces Plan Building C	Taylor Brammer Landscape Architects	16.10.2015
LA07 Rev B	Indicative Landscape Section/Elevation	Taylor Brammer Landscape Architects	16.10.2015
LA08 Rev B	Indicative Landscape Section/Elevation BB	Taylor Brammer Landscape Architects	16.10.2015
LA09 Rev B	Level 4 Buildings C & D Landscape and Architecture Interaction Plan	Taylor Brammer Landscape Architects	16.10.2015

Document Title	Prepared by	Dated
Access Report for Development Application	Funktion	02/12/2015
Arboricultural Impact Assessment Report	Tree IQ	8 Dec 2015
Updated Ecological Impact Assessment	Keystone Ecological	December 2015
Traffic and Parking Assessment Report	Varga Traffic Planning	1 Dec 2015
Construction Traffic Management Plan	Varga Traffic Planning	26 Oct 2015
DA Assessment	Acoustic Logic	23/10/2015
Construction Noise & Vibration Management	Acoustic Logic	15/10/2015
Air Quality Assessment Report	Benbow Environmental	October 2015
Dust Management Plan	Benbow Environmental	October 2015
Construction and Demolition Waste Management	Waste Audit	October 2015
Operational Waste Management Plan (Revised)	Waste Audit	October 2015
BASIX Certificate No. 662640M	JHA Consulting Engineers	9 Dec 2015
BASIX Certificate No. 662744M	JHA Consulting Engineers	9 Dec 2015
BASIX Certificate No. 648612M	JHA Consulting Engineers	9 Dec 2015
Report on Geotechnical Investigation	Douglas Partners	Sept 2015
Building Code of Australia Assessment Report	Vic Lilli & Partners	29 Oct 2015
Fire Engineering Statement	MCD Fire Engineering	5 Dec 2015

2. Removal of Existing Trees

- a) This development consent permits the removal of 68 trees as identified for removal in the Arboricultural Impact Assessment Report Tree Protection Specification prepared by Tree IQ dated 8 December 2015.
- b) The removal of any other trees requires separate approval in accordance with the Tree and Vegetation Chapter 1B.6 Hornsby Development Control Plan (HDCP).

3. Pruning Works

- a) This development consent only permits the pruning of trees numbered 8, 10, 26, 46, 69 and 143 as identified on Page 8 of the Arboricultural Impact Assessment (AIA) prepared by Tree IQ dated 8 December 2015.
- b) Crown maintenance works must not exceed 15% of the total crown volume.

- c) The pruning works must be undertaken by a qualified Arborist (minimum AQF3) and certification must be supplied to the PCA within 7 days of the works being undertaken confirming compliance with AS4373-2007.

Note: The pruning of any other trees from the site requires separate approval by Council in accordance with Part 1B.6 Tree and Vegetation Preservation of the Hornsby Development Control Plan 2013 (HDCP).

4. Amendment of Plans

- a) To comply with Councils requirement in terms of residential amenity, the approved plans are to be amended as follows:
 - i) The glass balustrades at the northern elevation of Building A are to be translucent glass.
 - ii) The Building D respite centre roof top garden balustrade is to be in translucent glass.
 - iii) The breezeways of Building A and Building C to be enclosed by solid balustrades and to include design for fitting of awnings/screens/louvres or similar for protection of the breezeways (as required).
- b) To comply with Councils requirement in terms of waste management, the approved plans are to be amended as follows:
 - i) The bin cupboard on Level 3 of building B must have internal dimensions of no less than 1400 mm width by 900 mm deep.
Note: internal dimensions do not include wall thickness, door thickness, ventilation shafts etc., which must be added.
 - ii) The waste collection area on Jasmine Road must be increased from 4.1x7.4m to 4.1x8.4m (internal dimensions – wall thickness to be added).
- c) The approved floor plans, elevation plans and landscaping plans are to detail the Stage 1, Stage 2 and Stage 3 Construction Stages.
- d) The title of Drawing A-DA-103 to be corrected to read 'Building A & B Level 2 Floor Plan RL 179.1'.
- e) These amended plans must be submitted with the application(s) for the Construction Certificate(s).

5. Construction Certificate

- a) A Construction Certificate is required to be approved by Council or a Private Certifying Authority prior to the commencement of any works under this consent.
- b) A separate Construction Certificate must be obtained from Council for all works within the public road reserve under S138 of the *Roads Act*.

- c) A separate Construction Certificate must be obtained from Council for all works within drainage easements vested in Council.
- d) The Construction Certificate plans must not be inconsistent with the Development Consent plans.

6. Section 94 Development Contributions

The applicant is a social housing provider as defined by *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, being a not for profit organisation that is a direct provider of rental housing to tenants, and is therefore exempt from the requirement to make a monetary contribution in accordance with the Ministerial Direction dated 14 September 2007 issued under 94E of the *Environmental Planning and Assessment Act, 1979*.

REQUIREMENTS PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE – Stages 1, 2 & 3 and as Noted

7. Building Code of Australia

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

8. Accessibility

The construction certificate plans must be certified by an accredited access consultant in accordance with the recommendations and the requirements for ongoing design detailed in the Access Report for Development Application prepared by Funktion dated 02/12/15.

9. Contract of Insurance (Residential Building Work)

Where residential building work for which the *Home Building Act, 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, this contract of insurance must be in force before any building work authorised to be carried out by the consent commences.

10. Notification of Home Building Act, 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a) In the case of work for which a principal contractor is required to be appointed:
 - i) The name and licence number of the principal contractor; and
 - ii) The name of the insurer by which the work is insured under Part 6 of that Act.
- b) In the case of work to be done by an owner-builder:

- i) The name of the owner-builder; and
- ii) If the owner-builder is required to hold an owner-builder's permit under that Act, the number of the owner-builder's permit.

Note: If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

11. Utility Services

The applicant must submit written evidence of the following service provider requirements:

- a) *Ausgrid (formerly Energy Australia)* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.
- b) *Telstra* - a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.

12. Dilapidation Report (Stages 1 & 2)

A 'Dilapidation Report' is to be prepared by a 'chartered structural engineer' detailing the structural condition of the adjoining property at No. 19 Frith Avenue, Normanhurst. The dilapidation report must be prepared by a suitably qualified structural engineer for inclusion with the application(s) of the Construction Certificate(s).

13. Excavation

A detailed geotechnical assessment of the site by a chartered structural engineer is to be undertaken for the design of the excavation, ground vibration, excavation support, design parameters for support systems and anchor design, groundwater, foundation design and earthquake design.

14. Noise – Pennant Hills Road

The development must be carried out in accordance with the recommendations contained within the acoustic report submitted with the development application, titled 'DA Assessment', prepared by Acoustic Logic and dated 23/10/2015 and the requirements of the Department of Planning's *Development Near Rail Corridors and Busy Roads – Interim Guideline* and RailCorp's *Interim Guidelines for Applicants*.

Note: The Department of Planning's document is available at www.planning.nsw.gov.au (development assessments). The RailCorp document is available at www.railcorp.nsw.gov.au/publications.

15. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the Roads & Traffic Authority's Traffic Control at Worksites Manual 1998 and Australian Standard 1742.3 for all work on a public road. The Traffic Management Plan shall be

submitted and approved by Council's Manager Traffic and Road Safety prior to the issue of a construction certificate. The TCP must detail the following:

- a) Arrangements for public notification of the works;
- b) Temporary construction signage;
- c) Permanent post-construction signage;
- d) Vehicle movement plans;
- e) Traffic management plans; and
- f) Pedestrian and cyclist access/safety.

16. Identification of Survey Marks

A registered surveyor must identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24 (1) of the *Surveying and Spatial Information Act 2002* and following the Surveyor General's Directions No.11 – "**Preservation of Survey Infrastructure**".

17. On Site Stormwater Detention (Stage 1)

An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a) The on-site detention system is to be constructed generally in accordance with the plans prepared NORTHROP Consulting Engineers Job No WOO11257 Rev 2
- b) Have a surcharge/inspection grate located directly above the outlet;
- c) Discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system;
- d) Not be constructed in a location that would impact upon the visual or recreational amenity of residents.

18. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed, constructed and a Construction Certificate issued in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:

- a) Design levels at the front boundary shall be obtained from Council if a private accredited certifier is engaged to obtain a construction certificate for these works. These levels are to be used to determine final car park floor levels.
- b) The driveway be a rigid pavement.

19. Footpath (Stage 1)

A concrete footpath must be designed across the full frontage of 9-19 Firth Av and Jasmin Av in accordance Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing footpath being removed.
- b) The land adjoining the footpath to be fully turfed.
- c) Segmental block paving to be constructed along the full width of the footway over the full frontage to the site, including the planting of street trees in suitable grates or bays in the footway area.
- d) Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.

20. Footpath (Stage 2)

A concrete footpath must be designed across the full frontage of the subject site in Jasmin Road in accordance Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing footpath being removed.
- b) Pouring of the concrete footpath to the full frontage of the subject site.
- c) The land adjoining the footpath to be fully turfed.
- d) Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.

21. Footpath (Stage 3)

A concrete footpath must be designed across the full frontage of the subject site in Pennant Hills Rd in accordance Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing footpath being removed.
- b) Pouring of the concrete footpath to the full frontage of the subject site.
- c) The land adjoining the footpath to be fully turfed.
- d) Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.

22. Water Saving Urban Design (Stage 1)

A Water Saving Urban Design (WSUD) is to be constructed generally in accordance with the engineering report and plans prepared NORTHROP Consulting Engineers Job No WOO11257. The Water Quality Targets as detailed within the report and Hornsby Shire Councils DCP are to be achieved in the design and supported by a MUSIC model.

23. Stormwater Drainage (Stage 2)

The stormwater drainage system for the development must be designed in accordance with Council's *Civil Works – Design and Construction Specification 2005* and the following requirements:

- a) Connected directly to the existing stormwater drainage system as built in Stage 1.

24. Stormwater Drainage (Stage 3)

The stormwater drainage system for the development must be designed in accordance with Council's *Civil Works – Design and Construction Specification 2005* and the following requirements:

- a) Connected directly to the existing drainage system in Stage 1.

25. Road Works (Stage 1)

All road works approved under this consent must be designed in accordance with Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing kerb and gutter and redundant crossings across the full frontage of 9-19 Firth Av and Jasmin Av are to be removed and reconstructed.
- b) A concrete footpath to be constructed within the road verge with the remaining area turfed.
- c) Provision of pram ramps where required.
- d) The existing road pavement to be saw cut a minimum of 300 mm from the existing edge of the bitumen and reconstructed.

26. Road Works (Stage 2)

All road works approved under this consent must be designed in accordance with Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing kerb and gutter and redundant access crossings in Jasmin Road are to be removed and reconstructed.
- b) Provision of pram ramps as required.
- c) The existing road pavement to be saw cut a minimum of 300 mm from the existing edge of the bitumen and reconstructed.

27. Construction Traffic Management Plan

In order to enable unencumbered movement of traffic in the public road during construction works, a Construction Management Plan, including a Traffic Management Plan and scaled construction plans prepared by a suitably Chartered and Qualified Chartered Civil Engineer and Qualified Worksite Traffic Controller shall be prepared and submitted to Hornsby Shire Council for approval according to the following requirements:-

- a) A copy of the plans shall be submitted for consideration and written approval by Hornsby Shire Council prior to the release of the Construction Certificate.

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- b) The plans shall detail the order of construction works and arrangement of all construction machines and vehicles being used at the same time during all stages.
 - c) The CTMP plans shall be in accordance with the approved Development Application plans and the Development Consent conditions.
 - d) In order to prevent injury, accident and loss of property, no building materials, work sheds, vehicles, machines or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council.
 - e) The Plan shall be generally in compliance with the requirements of the Road and Traffic Authority's "Traffic Control at Worksites Manual 1998" and detailing:-
 - i) Public notification of proposed works;
 - ii) Long term signage requirements;
 - iii) Short term (during actual works) signage;
 - iv) Vehicle Movement Plans, where applicable;
 - v) Traffic Management Plans;
 - vi) Pedestrian and Cyclist access and safety;
 - f) The plans shall indicate traffic controls including those used during non-working hours and shall provide pedestrian access and two-way traffic in the public road to be facilitated at all times.
 - g) The plans shall include the proposed truck routes to and from the site including details of the frequency of truck movements at the different stages of the development. The plan shall also include details of parking arrangements for all employees and contractors.
 - h) The Applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Hornsby Shire Council in order to ensure the above.
 - i) If there is a requirement to obtain a Work Zone, partial Road Closure or Crane Permit an application to Hornsby Shire Council is to be made prior to the issue the Construction Certificate.
 - j) A Pedestrian Access Management Plan (PAMP) is to be included detailing how pedestrian movements will be changed and managed during various stages of development, particularly during any partial or total closure of footpaths. Council will review the PAMP, agree any modifications with the proponent and enforce the PAMP during construction.

28. Waste Management

- a) The approved on-going waste management system must not be amended without the written consent of Council.

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- b) A bulky waste storage area of at least 8 square metres must be provided at the basement level of each building (A, B and C/D).
 - c) The waste facilities (a small room housing the garbage chute and 240L recycling bin) on each residential level must be accessible by persons with a disability while comfortably housing the garbage chute and one 240 L recycling bin.
 - d) Rest seating must be provided along the travel path between the independent living units in Building A and the waste facilities on each residential level.
 - e) For the waste collection areas at the ground level:
 - i) There must be no step, raised kerb, wall, retaining wall or any other obstacle between the waste collection/bin holding area and the driveway; and
 - ii) The side adjoining the driveway must be fully open to the driveway. Screening to a height of no less than 1.5 m should be provided on the other three sides of the waste collection area.
 - iii) The waste collection area must be at the same level as the driveway; and
 - iv) The gradient of the driveway must not exceed 1:20 for the first 6 m of the driveway; and
 - v) If necessary, the edge of the driveway can be marked by paint (or similar means) for the length of the temporary bin standing area.
 - f) The bin carting routes from each bin storage room (residential and commercial) to the relevant bin collection/holding area must be wholly within the site. The use of the public footpath to cart waste or bins is not permitted.
 - g) A Waste Management Plan Section One – Demolition Stage and Section Three – Construction Stage, covering the scope of this project and including the following details, is required to be submitted to Council:
 - i) An estimate of the types and volumes of waste and recyclables to be generated;
 - ii) A site plan showing sorting and storage areas for demolition and construction waste and the vehicle access to these areas;
 - iii) How excavation, demolition and construction waste materials will be reused or recycled and where residual wastes will be disposed;
 - iv) The total percentage (by weight) of demolition and construction waste that will be reused or recycled.

29. Storage

Each dwelling within the development must have a minimum area for storage (not including kitchen and bedroom cupboards) of 6m³ for one bedroom units, 8m³ for two bedroom units and 10m³ for three bedroom units, where at least 50% is required to be located within the

apartment and accessible from either the hall or living area. Details must be submitted with Construction Certificate plans.

REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS – Stages 1, 2 & 3
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30. Erection of Construction Sign

- a) A sign must be erected in a prominent position on any site on which any approved work is being carried out:
 - i) Showing the name, address and telephone number of the principal certifying authority for the work;
 - ii) Showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
 - iii) Stating that unauthorised entry to the work site is prohibited.
- b) The sign is to be maintained while the approved work is being carried out and must be removed when the work has been completed.

31. Protection of Adjoining Areas

A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- a) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic;
- b) Could cause damage to adjoining lands by falling objects; and/or
- c) Involve the enclosure of a public place or part of a public place.

Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.

32. Toilet Facilities

- a) To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site.
- b) Each toilet must:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) be a temporary chemical closet approved under the *Local Government Act 1993*; or
 - iii) have an on-site effluent disposal system approved under the *Local Government Act 1993*.

33. Erosion and Sediment Control

To protect the water quality of the downstream environment, erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual *'Soils and Construction 2004 (Bluebook)'*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

34. Tree Protection Barriers

- a) All trees retained on site must have tree protection measures for the ground, trunk and canopy installed in accordance with the Australian Standard 'Protection of Trees on Development Sites (AS 4970-2009).
- b) Tree protection measures must erected around retained trees as specified in Appendix 5 of the supplied Arboricultural Impact Assessment provided by tree iQ – Revision D dated 8 December 2015 Document Number – D06848438.

35. Tree Protection Certification

A certificate from the project arborist must be submitted to the Principal Certifying Authority and Council stating compliance with the relevant tree protection conditions of this consent.

REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION – Stages 1, 2 & 3
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36. Construction Work Hours

All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday (unless otherwise approved in writing by Council due to extenuating circumstances). No work is to be undertaken on Sundays or public holidays.

37. Demolition

To protect the surrounding environment, all demolition work must be carried out in accordance with *"Australian Standard 2601-2001 – The Demolition of Structures"* and the following requirements:

- a) Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan;
- b) Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by *WorkCover NSW* in accordance with Chapter 10 of the *Occupational Health and Safety Regulation 2001*

and Clause 29 of the *Protection of the Environment Operations (Waste) Regulation 2005*; and

- c) On construction sites where any building contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' and measuring not less than 400mm x 300mm must be displayed in a prominent position visible from the street.

38. Environmental Management

- a) The site must be managed in accordance with the publication '*Managing Urban Stormwater – Landcom (March 2004)*' and the *Protection of the Environment Operations Act 1997* by way of implementing appropriate measures to prevent sediment run-off.
- b) The following is to manage dust, noise and vibration emanating from the site during the construction of the development:
 - i) The site is to be managed in accordance with the Construction Noise and Vibration Management Plan prepared by Acoustic Logic dated 15/10/2015.
 - ii) The site is to be managed in accordance with the Dust Management Plan prepared by Benbow Environmental dated October 2015.

39. Street Sweeping

To protect the surrounding environment, street sweeping must be undertaken following sediment tracking from the site along Frith Avenue and Jasmine Road during Staged Construction works and until the site is established.

The street cleaning services must undertake a street 'scrub and dry' method of service and not a dry sweeping service that may cause sediment tracking to spread or cause a dust nuisance.

40. Works Near Trees

- a) To maintain tree health the project arborist must monitor and record any necessary remedial actions for maintaining tree health and condition.
- b) For maintenance and monitoring of tree protection the appointed project arborist must monitor and record all changes or modifications to required tree protection measures for the period of construction.

41. Works Within Tree Protection Zones

Trees Numbered 8, 10, 26, 35, 41, 46, 47, 49, 62, 69, 71, 73, 74, 76, 86, 103 and 143 are to be protected as follows:

- a) Root Pruning

All Root pruning must be recorded and undertaken as specified in Australian Standard AS 4970-2009 Sections 3.3.4, 4.5.4 and 4.5.5. Add Project Arborist.

- b) Pavements/Concrete Slabs
 - i) Pavement(s) construction must be built on existing grade excavation limited to 150mm.
 - ii) All imported material must be distributed by hand.
- c) Excavation

Any necessary excavation must be undertaken by sensitive methods such as pneumatic or by hand as prescribe in AS 4970-2007 Sections 4.5.5.
- d) Changing of Grade

Existing grade must be retained within the TPZ of all trees being retained.
- e) Installing Services
 - i) The installation of all services which enter or transects a designated TPZ must utilise sensitive methods of installation such as directional drilling or in manually excavated trenches.
 - ii) The process must be monitored by the project arborist to assess the likely impacts of boring and bore pits on retained trees.
 - iii) For manual excavation of trenches the project arborist must advise on roots to be retained and must monitor the works. Manual excavation may include the use of pneumatic and hydraulic tools. Refer Clause 4.5.3.
- f) Installation of Scaffolding

Where scaffolding is required it must be erected outside the TPZ and in accordance with AS 4970-2009 section 4.5.6.

42. Building Materials and Site Waste

The filling or stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, waste water or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent or the prescriptive measures of Part 1B.6.1 Tree Preservation of the Hornsby Development Control Plan, 2013, of any tree to be retained.

43. Works Near Trees Certification

The project arborist must submit to the principal certifying authority on a monthly a certificate that the works have been carried out in compliance with the approved plans and specifications for tree protection. Certification should include a statement of site attendance, the condition of the retained trees, details of any deviations from the approved tree protection measures and their impacts on trees. Copies of monitoring documentation may be required.

44. Council Property

To ensure that the public reserve is kept in a clean, tidy and safe condition during construction works, no building materials, waste, machinery or related matter is to be stored on the road or footpath.

Note: This consent does not give right of access to the site via Council's park or reserve. Should such access be required, separate written approval is to be obtained from Council.

45. Landfill

Landfill must be constructed in accordance with Council's '*Construction Specification 2005*' and the following requirements:

- a) Prior to fill material being imported to the site, a certificate shall be obtained from a suitable qualified environmental consultant confirming the fill wholly consists of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act, 1997* or material approved under the *Department of Environment and Climate Change's* general resource recovery exemption.
- b) A compaction certificate is to be obtained from a suitably qualified geotechnical engineer verifying that the specified compaction requirements have been met.
- c) These certificates must be included with the application for an occupation certificate.

46. Excavated Material

All excavated material removed from the site must be classified by a suitably qualified person in accordance with the Department of Environment, Climate Change and Water NSW *Waste Classification Guidelines* prior to disposal to an approved waste management facility and be reported to the principal certifying authority prior to the issue of an Occupation Certificate.

47. Survey Report

A report(s) must be prepared by a registered surveyor and submitted to the principal certifying authority:

- a) Prior to the pouring of concrete at each level of the building certifying that:
 - i) The building, retaining walls and the like have been correctly positioned on the site; and
 - ii) The finished floor level(s) are in accordance with the approved plans.
- b) Confirming that the waste collection vehicle turning area complies with AS2890.1 – 2004 and AS2890.2 – 2002 for small rigid vehicles (SRV).

48. Waste Management

Waste management during the demolition and construction phase of the development must be undertaken in accordance with the approved Waste Management Plan. Additionally written records of the following items must be maintained during the removal of any waste from the site

and such information submitted to the Principal Certifying Authority within fourteen days of the date of completion of the works:

- a) The identity of the person removing the waste.
- b) The waste carrier vehicle registration.
- c) Date and time of waste collection.
- d) A description of the waste (type of waste and estimated quantity).
- e) Details of the site to which the waste is to be taken.
- f) The corresponding tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of waste).
- g) Whether the waste is expected to be reused, recycled or go to landfill.

Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.

49. Traffic Control Plan Compliance

The development must be carried out in accordance with the submitted Traffic Control Plan (TCP).

50. Maintenance of public footpaths

Public footpaths must be maintained for the duration of works to ensure they are free of trip hazards, displacements, breaks or debris to enable pedestrians to travel along the footpath safely.

51. Construction Vehicles

All construction vehicles associated with the proposed development are to be contained on site or in a Local Traffic Committee (LTC) approved "Work Zone".

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE – Stages 1, 2 & 3 and as Noted

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

52. Fulfilment of BASIX Commitments

The applicant must demonstrate the fulfilment of BASIX commitments pertaining to the development.

53. Sydney Water – s73 Certificate

A s73 Certificate must be obtained from Sydney Water and submitted to the PCA..

Note: Sydney Water requires that s73 applications are to be made through an authorised Sydney Water Servicing Coordinator. Refer to www.sydneywater.com.au or telephone 13 20 92 for assistance.

54. Restriction on Occupation – Housing for Seniors or People with a Disability

A restriction as to user must be created under s88B of the *Conveyancing Act, 1919* and registered, requiring the dwellings approved under this consent to be solely used for the accommodation of:

- a) Seniors (55+ age) or people with a disability;
- b) People who live within the same household as seniors or people with a disability; and
- c) Staff employed to assist the administration and provision of services to housing provided under *SEPP (Housing for Seniors or People with a Disability) 2004*.

Note: The restriction must nominate Council as the authority to release, vary or modify the restriction.

55. External Lighting

- a) To protect the amenity of adjacent premises, all external lighting must be designed and installed in accordance with *Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting*.
- b) Certification of compliance with this Standard must be obtained from a suitably qualified person and submitted to the PCA with the application for the Construction Certificate.

56. Unit Numbering

The allocation of unit numbering must be authorised by Council prior to the numbering of each unit in the development.

57. Maintain Canopy Cover

- a) An additional ten (10) trees to offset the loss of trees removed under this consent must be undertaken. The replacement planting must be species characteristic of Blue Gum High Forest (BGHF) such as *Syncarpia glomulifera* (Turpentine), *Allocasuarina torulosa* (Forest Oak), *Backhousia myrtifolia* (Grey Myrtle) or *Glochidion ferdinandi* var. *ferdinandi* (Cheese Tree).

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- b) The planting details submitted in the supplied landscape planting plan (LA03 – Revision B) prepared by Taylor Brammer dated 16/10/15 (Document Number – D06848435) must be complied with.
 - c) Location and Size of Plantings
 - i) Replacement trees must be located to the south of Building B (Jasmine Road frontage) and setback 4 metres or greater from the approved development.
 - ii) The pot size of the replacement tree(s) must be a minimum 25 litres and replacement tree(s) must be maintained until they reach the height of 3 metres.
 - iii) The replacement trees must reach a mature height greater than <Insert amount> metre.
 - iv) All tree stock must meet the specifications outlined in ‘*Specifying Trees*’ (Ross Clark, NATSPEC Books).
 - v) Planting methods must meet professional (best practice) industry standards
 - d) The suitably qualified person holding a Certificate III in Horticulture must submit to the principal certifying authority a statement confirming all landscaping requirements has been completed in accordance with approved landscape plans and conditions of consent.

58. Final Certification Arborist

- a) The Project Supervisor must submit to the principal certifying authority all relevant certificates with the application for the occupation certificate stating compliance with all the conditions of this consent.
- b) The Project Arborist must submit to the principal certifying authority a certificate that all the completed works have been carried out in compliance with the approved plans and specifications for tree protection. Certification must include a statement of overall site attendance, the condition of the retained trees, details of any deviations from the approved tree protection measures and their impacts on trees. Copies of monitoring documentation may be required.

59. Garbage Collection Easement

For the purpose of waste collection, an easement entitling Council, its servants and agents and persons authorised by it to enter upon the subject land and to operate thereon, vehicles and other equipment for the purposes of garbage collection must be granted to Council by the owner of the land.

Note: The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the subject land or any part thereof or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner for the time being of the subject land shall indemnify the Council, its

servants, agents and persons authorised by it to collect garbage against liability in respect of any such claims made by any person whomsoever.

60. Waste Management

- a) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must obtain Council's approval of the waste and recycling management facilities provided in the development and ensure arrangements are in place for domestic waste collection by Council.

Note: Waste and recycling management facilities includes everything required for on-going waste management on the site. For example the garbage chute system, volume handling equipment, bin lifter, motorised bin trolley or similar, recycling bin storage on each residential level, bin storage areas, bulky waste storage area, bin collection area, waste collection vehicle access, doors wide enough to fit the bin through, etc. as applicable to the development.

- b) A report must be prepared by an appropriately qualified person, certifying the following:

- i) A comparison of the estimated quantities of each waste type against the actual quantities of each waste type.

Note: Explanations of any deviations to the approved Waste Management Plan is required to be included in this report

- ii) That at least 60% of the waste generated during the demolition and construction phase of the development was reused or recycled.

Note: If the 60% diversion from landfill cannot be achieved in the Construction Stage, the Report is to include the reasons why this occurred and certify that appropriate work practices were employed to implement the approved Waste Management Plan. The Report must be based on documentary evidence such as tipping dockets/receipts from recycling depots, transfer stations and landfills, audits of procedures etc. which are to be attached to the report.

- iii) All waste was taken to site(s) that were lawfully permitted to accept that waste.

- c) The residential component (independent living units) and non-residential components of the development must have separate and self-contained waste management systems, including separate bin storage rooms. Commercial (non-residential) tenants must be prevented (via signage, locked doors and other means) from using the residential waste/recycling bins and vice versa.

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- d) The residential chute service rooms at levels 1 and 3 and the commercial bin storage room on level 4 must include water or a hose for cleaning, graded floors with drainage to sewer, sealed and impervious surface, adequate lighting and ventilation, and must be lockable. The residential waste facilities on each residential level (small room housing garbage chute and recycling bin) must include sealed and impervious surface, adequate lighting and ventilation, and a robust door.
 - e) Each independent living unit must be provided with an indoor waste/recycling cupboard for the interim storage of waste with two separate 20 litre containers, one each for general waste and recyclable materials.
 - f) Space must be provided for either individual compost containers for each unit or a communal compost container.
Note: The location of the compost containers should have regard for potential amenity impacts.
 - g) The bin carting routes must be devoid of any steps and must be no less than 1.5 m wide.
Note: Ramps between different levels are acceptable
 - h) Access to the automatic waste volume handling equipment (the 3 x 660L bin linear for buildings A and C/D, and the 2 x 660 L bin linear for building B) by unauthorised persons (including residents and waste collectors) must be prevented.
Note: Caging of the automatic volume handling equipment is acceptable.
 - i) The volume handling equipment on the residential chute systems must not include compaction.
 - j) A motorised bin cart, trolley or similar equipment must be provided to enable the site caretaker to safely cart the 660 L bins around the site. This equipment must be suitable for the ramp grades along the bin carting route.

61. Planter Boxes / On Slab Planting

On slab planter boxes must include waterproofing, subsoil drainage (proprietary drainage cell, 50mm sand and filter fabric) automatic irrigation, minimum 500mm planting soil for shrubs and minimum 1000mm planting soil for trees and palms and 75mm mulch to ensure sustainable landscape is achieved.

62. Completion of Landscaping

A certificate must be provided by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans.

Note: Applicants are advised to pre-order plant material required in pot sizes 45 litre or larger to ensure nurseries have stock available at the time of install.

63. Project Arborist Certification

A certificate from the Project Arborist must be submitted to the Principal Certifying Authority stating compliance with the tree protection conditions of this consent.

64. Water Sensitive Urban Design

A Water Sensitive Urban Design (WSUD) is to be constructed generally in accordance with the engineering report and plans prepared NORTHROP Consulting Engineers Job No WOO11257. The Water Quality Targets as detailed within the report and the Hornsby Development Control Plan 2013 are to be achieved in the design and supported by a MUSIC model.

65. Certification of WSUD Facilities

Prior to the issue of an Occupation Certificate a certificate from a Civil Engineer is to be obtained stating that the WSUD facilities have been constructed and will meet the water quality targets as specified in the Hornsby Shire Councils DCP.

66. Damage to Council Assets

To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with Council's Civil Works Specifications. Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.

67. Consolidation of Allotments

All allotments the subject of this consent must be consolidated into one allotment.

Note: The applicant is recommended to submit the plan of subdivision to consolidate allotments to the NSW Department of Lands at least 4-6 weeks prior to seeking an occupation certificate.

68. Boundary Fencing

Lapped and capped timber fencing must be erected along the property boundaries with No. 19 Frith Avenue to a height of 1.8 metres.

Note: Alternative fencing may be erected subject to the written consent of the adjoining property owner(s).

69. Creation of Easements

The following easements are to be created on the title of the property in accordance with the *Conveyancing Act, 1919*:

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- a) The creation of an appropriate *"Positive Covenant"* and *"Restriction as to User"* over the constructed on-site detention/retention systems and WSUD facilities and outlet works, within the property in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system and WSUD facilities are to be clearly indicated on the documents;
 - b) To register the OSD easement, the restriction on the use of land *"works-as-executed"* details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on the *"works-as-executed"* plan and supported by calculations;

Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.

70. Works as Executed Plan

A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems, driveways and on-site detention system.

71. Preservation of Survey Marks

A certificate by a Registered Surveyor must be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 – **"Preservation of Survey Infrastructure"**.

72. Construction of engineering works.

All engineering works identified in this consent are to be completed and a Compliance Certificate issued prior to the release of the Occupation Certificate(s).

73. Safety and Security

- a) Fire exit doors to the development must be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the development.
- b) Ground floor windows must be fitted with window locks that can be locked with a key.
- c) A graffiti management plan must be incorporated into the maintenance plan for the development for graffiti to be removed within a forty-eight hour period.
- d) The basement car park entry must be secured by security gates/roller shutters and controlled by secure access located at the top of the driveway.

- e) Lighting of pedestrian pathways throughout the development must comply with *Australia and New Zealand Lighting Standard 1158.1 – Pedestrian*.
- f) The entry foyer door Building A & Building B is to be a security door with access being restricted to an intercom, code or card lock system.
- g) The street numbers of the buildings are to be readily identifiable from the street frontage.
- h) Quality mail box doors and non-tamper proof locks must be fitted to mail boxes.
- i) Storage cages are to be constructed of quality steel mesh, welded to a sturdy metal frame and provided with a total of 3 hinges and 3 locking points. A secure locking loop bolted into the concrete floor is also required to be provided to enable use of padlocks.
- j) The internal portions of the basement(s) are to be illuminated in accordance with the AS1158.1, AS1680 and AS2890.1.
- k) Landscape vegetation located within the common circulation areas and at the street frontage is to be routinely maintained to ensure that vegetation does not obstruct sight lines from the street frontage.
- l) Each pedestrian entry and associated common areas are to be sufficiently illuminated during the evenings to facilitate lines of sight from common areas and private open space areas to the secured entry door.
- m) For resident safety exclusive staff access swipe card to service areas and plant rooms is to be provided.

74. Acoustic Environment

A certificate must be provided by a qualified acoustic consultant certifying that all required noise mitigation measures have been satisfactorily implemented in accordance with the conditions of this consent.

75. Provision for National Broadband Network (NBN)

Provision must be made for fibre ready passive infrastructure (pits and pipes) generally in accordance with NBN Co's pit and pipe installation guidelines to service the proposed development. A certificate from NBN Co or Telstra must be submitted to the PCA that the fibre optic cabling provided for the development complies with MDU Building Design Guides for Development.

OPERATIONAL CONDITIONS – Stages 1, 2 & 3

76. Waste Management

The waste management on site must be in accordance with the following requirements:

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- a) A site caretaker must be employed and be responsible for moving bins where and when necessary, washing bins and maintaining waste storage areas, ensuring the chute system and related devices are maintained in effective and efficient working order, decanting 240L garbage bins into the 660L garbage bins, managing the communal composting area(s), managing the bulky item storage areas, arranging the prompt removal of dumped rubbish and bulky waste, and ensuring all residents and commercial tenants are informed of the use of the waste management system. The site caretaker must be employed for a sufficient number of hours each week to allow all waste management responsibilities to be carried out to a satisfactory standard.
 - b) The approved on-going waste management practise for the site must not be amended without consent from Council.
 - c) All bins must be carted from the residential and commercial bin storage rooms to the collection holding areas along routes that are wholly within the site. Use of the public footpath to cart waste and recycling is not permitted.
 - d) All commercial (non-residential) tenants must keep written evidence on site of a valid contract with a licensed waste contractor(s) for the regular collection and disposal of the waste and recyclables that are generated on site.
Note: commercial tenants include, but are not limited to, the chapel, men's shed, library, wellness centre, dementia day care centre, pool, café, gym, administration.
 - e) All commercial tenants must have a sufficient number of bins to contain the volume of waste and recycling expected to be generated between collection services.

77. Affordable Housing

Units B3.01, B3.02, B3.03, B3.04, C5.06, C6.06 C7.06, C7.07, C8.06, C8.07, C9.06, C9.07, C10.06 and C10.07. are to be affordable housing units pursuant to Clause 45 of *State Environmental Planning Policy (Housing for Seniors Living) 2004*.

78. Noise

All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5dB(A).

79. Fire Safety Statement - Annual

On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the Buildings A, B, C & D.

80. Car Parking and Road Safety

- a) All car parking must be constructed and operated in accordance with Australian Standard AS/NZS 2890.1:2004 – Off-street car parking and Australian Standard AS 2890.2:2002 – Off-street commercial vehicle facilities.

- i) All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted;
- ii) Car parking, loading and manoeuvring areas to be used solely for nominated purposes;
- iii) Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;
- b) Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath.
- c) Residential parking spaces are to be secure spaces with access controlled by card or numeric pad.
- d) Visitors must be able to access the visitor parking spaces at all times.
- e) All parking for people with disabilities is to comply with *AS/NZS 2890.6:2009 Off-street parking for people with disabilities*.

81. Landscape Establishment

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

CONDITIONS OF CONCURRENCE – ROADS AND MARITIME SERVICES (RMS)
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The following conditions of consent are from the nominated State Agency pursuant to Section 79B of the Environmental *Planning and Assessment Act 1979* and must be complied with to the satisfaction of that Agency.

82. Excavation Works

The developer is to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures to RMS for assessment and concurrence prior to the Stage 3 works for Buildings C and D. The developer is to meet the full cost of the assessment by the RMS.

This report would need to address the following key issues:

- a. The impact of excavation /rock anchors on the stability of Pennant Hills Road and detailing how the carriageway would be monitored for settlement.
- b. The impact of the excavation on the structural stability of Pennant Hills Road.

- END OF CONDITIONS -

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act, 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80a of the Act.

Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires:

- The issue of a construction certificate prior to the commencement of any works. Enquiries can be made to Council's Customer Services Branch on 9847 6760.
- A principal certifying authority to be nominated and Council notified of that appointment prior to the commencement of any works.
- Council to be given at least two days written notice prior to the commencement of any works.
- Mandatory inspections of nominated stages of the construction inspected.
- An occupation certificate to be issued before occupying any building or commencing the use of the land.

Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, a 'Long Service Levy' must be paid to the Long Service Payments Corporation or Hornsby Council.

Note: The rate of the Long Service Levy is 0.35% of the total cost of the work.

Note: Hornsby Council requires the payment of the Long Service Levy prior to the issue of a construction certificate.

Tree and Vegetation Preservation

In accordance with Clause 5.9 of the Hornsby Local Environmental Plan 2013 a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation protected under the *Hornsby Development Control Plan 2013* without the authority conferred by a development consent or a permit granted by Council.

Notes: A tree is defined as a long lived, woody perennial plant with one or relatively few main stems with the potential to grow to a height greater than 3 metres.

Tree protection measures and distances are determined using the Australian Standard AS 4970:2009, "Protection of Trees on Development Sites".

Fines may be imposed for non-compliance with both the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013.

Disability Discrimination Act

The applicant's attention is drawn to the existence of the *Disability Discrimination Act*. A construction certificate is required to be obtained for the proposed building/s, which will provide consideration under the *Building Code of Australia*, however, the development may not comply with the requirements of the *Disability Discrimination Act*. This is the sole responsibility of the applicant.

Dial Before You Dig

Prior to commencing any works, the applicant is encouraged to contact *Dial Before You Dig* on 1100 or www.dialbeforeyoudig.com.au for free information on potential underground pipes and cables within the vicinity of the development site.

Telecommunications Act 1997 (Commonwealth)

If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works, you are advised to seek advice and information prior to disturbing this material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of this material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on 8260 5885.

Food Authority Notification

The *NSW Food Authority* requires businesses to electronically notify the Authority prior to the commencement of its operation.

Note: NSW Food Authority can be contacted at www.foodnotify.nsw.gov.au.

Council Notification – Food Premises

Prior to the commencement of the business, the operator is requested to contact Council's Environmental Health Team to arrange an inspection for compliance against the relevant legislation and guidelines outlined in this approval.

Note: Council's Environmental Health Officer can be contacted on 02 9847 6745.