

SYDNEY NORTH PLANNING PANEL ASSESSMENT REPORT

Panel Reference	2017SNH053
DA Number	MOD0086/17
LGA	Ku-ring-gai
Proposed Development	Modification to NSW Land and Environment Court approved residential aged care facility – DA0185/14
Street Address	402 Bobbin Head Road, North Turramurra
Applicant/Owner	Southern Cross Aged Care C/- EPM Projects
Number of Submissions	None
Regional Development Criteria (Schedule 4A of the Act)	Section 96(AA) modification to a development application determined by the Sydney West Joint Regional Planning Panel
List of all relevant s79C(1)(a) matters	• SEPP (Infrastructure) 2007 • Ku-ring-gai Planning Scheme Ordinance 1971 • Draft Ku-ring-gai LEP 2013 and 2015 • DCP 43 – Water management • DCP 56 - Notification
Is a Clause 4.6 variation request required?	No
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	No
Have draft conditions been provided to the applicant for comment? Have any comments been considered by council in the assessment report?	The modified conditions were provided to the applicant on 19 September 2017. A response was received on 22 September 2017 from the applicant. This response seeks changes to the recommended conditions to address a minor error in condition 1 (plan number), have condition 19 deleted (as the submitted landscape plan incorporated the requirements of the condition) and to correct replication of plan references in condition 79. These changes are acceptable and are reflected into the recommended conditions.
List all documents submitted with this report for the Panel's consideration	Attachment A: Zoning extract Attachment B: Architectural plans and elevations; landscape plans and diagrams Attachment C: Notice of Determination for DA0185/14
Recommendation	Approval
Report prepared by	Adam Richardson – Executive Assessment Officer
Report date	September 2017

Purpose of Report

To determine a section 96(AA) modification of the development consent for a 113 bed residential aged care facility. The matter is reported to the Sydney North Planning Panel as the Sydney West Joint Regional Planning Panel determined the original application, DA0185/14.

Integrated planning and reporting

Places, Spaces & Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai	Applications are assessed in accordance with State and local plans	Assessments are of a high quality, accurate and consider all relevant legislative requirements

Site description:

The site is a rectangular shaped allotment, located on the western side of Bobbin Head Road, south of the entrance to Ku-ring-gai Chase National Park.

The site has an area of 2.475ha, with approximate dimensions of 130m x 188m. It benefits from an east-west orientation and currently contains a number of buildings that have been developed and adapted for use as a residential aged care facility.

The site is also a locally listed heritage item, being the Federation house 'Huon Park House' which occupies the site and is currently used for administration purposes. Other buildings on site include a 1960's residential aged care facility containing 113 beds and a chapel which relates to its former operation as a church based aged care facility.

The site is sparsely vegetated with ornamental gardens, however it features a number of significant trees that relate to the site when it was a substantial residential holding. Remnant vegetation, characteristic of the critically endangered Duffys Forest, exists along the southern boundary.

Figure 1, an aerial photograph of the site, highlights its various built elements and surrounding built form.



Figure 1

Surrounding development:

Surrounding development is predominantly low density residential of varying scale and design. There are a number of other aged care and seniors living developments within the vicinity of the site.

To the east of the subject site is the North Turramurra Recreation Area and beyond to the north and east, is Ku-ring-gai National Park.

THE APPROVED DA

DA0185/14 sought approval for the retention and refurbishment of Huon Park House and the existing chapel and the demolition of the remaining buildings and construction of an aged care development (104 residential aged care facility units & 24 independent living units). The application was refused by the Sydney West Joint Regional Planning Panel on 8 July 2015, primarily due to the failure of the Rural Fire Service (RFS), as an integrated approval body, to issue the necessary Bushfire Safety Authority, its integrated development concurrence.

Following the refusal of the application and ongoing dialogue with the RFS, the applicant lodged an appeal with the NSW Land and Environment Court which through an amended scheme overcome the issues that were preventing the RFS from issuing a Bushfire Safety Authority. Accordingly, the Court, through a S.34 agreement, granted consent to a reduced scope of development on site, consisting of a replacement 113 bed residential aged care facility and refurbishment works to Huon Park House and the Chapel on site on 25 July 2016. This approval was subject of a deferred commencement consent requiring the resolution of drainage issues, before operation of the consent. The deferred

commencement requirements are to be satisfied within 36 months (3 years) of the date of the consent. To date the consent remains in its deferred state, with just under 2 years remaining for the drainage issues to be resolved and the consent made operational.

THE PROPOSAL (as amended)

Under the provisions of section 96(AA) of the Environmental Planning and Assessment Act 1979, approval is sought to modify the Development Consent (DA0185/14) as follows:

Residential Aged Care Facility

- Existing terrace incorporated into building envelope
- External stair enclosure changed
- Terraces/balustrades replaced by awning roof (doors changed to windows)
- Additional solar panels to roof
- Mechanical enclosure increased in height. Louvres changed to solid panels
- Lightwell walls increased in height
- Rooftop acoustic screens added
- Additional areas added to plan (not affecting appearance of building)
- Porte Cochere roof stepped
- Pitched metal roof changed to near flat concrete/membrane roof
- Hot water plant and enclosure added to roof
- Balustrade removed where doors changed to windows
- External door added (Pump Room)
- Window added to maintenance room
- Changes to the elevations – addition of stone-clad elements (to match other parts of the building)
- Solid balustrade changed to steel palisade balustrade
- Changes to materials and finishes
- Change from pitched steel roof to flat operable louvre ('Vergola' type) roof

Chapel

- New General Access Toilet and Plant Room

Huon Park House

- Existing wrap around concrete topped terrace on ground floor to be removed and replaced by a new timber verandah made from bushfire resistant timber. The new timber verandah also incorporates a flush landing and step ramps to the verandah level to allow for required access
- New handrail to existing first floor and mid landing verandah balustrades
- Existing recent west ground floor verandah to be demolished and replaced with a new timber verandah made from bushfire resistant timber and concrete accessible ramp and steps
- Reinstatement of a new door to an existing wall opening to west elevation to

match existing door

- New handrail and non-climbable balustrade to the existing staircase and FF void
- New fly screens to some of the windows in lieu of existing fly screens
- New wall openings
- Internal planning changes

Landscaping

- Amended landscape plans are submitted with this application to reflect the changes listed above

Temporary Administration Building

- Parts of the existing building are to be modified for use by administration staff (reception, offices, staff room and bathrooms) during construction of the new facilities – refer to Drawing No. DA104 Issue A

ASSESSMENT HISTORY

17 May 2017 - Application lodged

30 May 2017 - Application notified for 14 days

7 August 2017 - Letter issued to applicant seeking changes to landscape plan

9 August 2017 - Sydney North Planning Panel briefed on application

21 August 2017 - Amended landscape plans submitted to Council

COMMUNITY CONSULTATION

Owners of neighbouring properties were notified of the proposed development as per the requirements of the Development Control Plan No. 56. No submissions were received.

The amended landscape plans were not required to be notified as the amendments did not increase the impacts of the proposal.

INTERNAL REFERRALS

Landscaping

Council's Landscape and Tree Assessment Officer provided the following comment:

Modifications

- 1. Modification to landscape plan to reflect the various design changes.
New Dementia garden within the front setback of the RACF***

The terrace is in front of the RACF. Details of fencing have not been provided, however it is assumed it will be 1.8m high that will set within the landscape surrounds to the building. There is no landscape objection.

New terrace within front setback of the RACF

There is no landscape objection.

Redesign of dementia garden at rear of RACF

There is no landscape objection.

Modified path layout to rear of Huon Park House

There is no landscape objection.

Conclusion

There are no landscape objections to the proposed modification.

Engineering

Council's Development Engineer has reviewed the proposed modifications and was of the view that the changes proposed did not alter the approved developments stormwater system. For these reasons the changes proposed to the development maintain compliance with the relevant parts of DCP 43 and the requirements of the imposed conditions of consent relating to stormwater capture and disposal.

Ecology:

Council's Ecological Assessment Officer provided the following comment:

I have reviewed the modification documents and have no ecological concerns with the proposed changes sought by the modification application.

Heritage:

Council's Heritage Advisor provided the following comment:

Heritage status

The site is listed as an item in Schedule 7 of the KPSO. The listing applies to the existing lot boundary – Lot 8 of DP 23868, a large parcel of land about 2.5 ha, formerly "Nazareth House". However, the physical description in the inventory information is; "Original house in grounds of Nazareth House".

There are no heritage items within the immediate vicinity of the site and the area is not within a HCA. The site remains "Deferred Area 1" and the KPSO still applies to the site.

The objectives in Clause 61D (1) of the KPSO Clause are:

- (a) To conserve the environmental heritage of Ku-ring-gai,*
- (b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) To conserve archaeological sites,*
- (d) To conserve Aboriginal objects and Aboriginal places of heritage significance.*

61D (2) (a) (i) of the KPSO required development consent for demolishing or moving any of the following or altering the exterior of any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) of a heritage item.

61(D) (2) (b) of the KPSO requires consent for altering a heritage item by making structural changes to its interior or by making changes to anything inside the item that is specified in the Schedule.

61D (4) of the KPSO requires that before granting consent to the proposed works Council must consider the effect of the works on the item, nearby items or conservation area concerned.

Clause 61D (5) allows Council to require a HIS before granting consent.

61D (10) of the KPSO allows Council to grant consent to any use of a building and the land on which the building is erected provided Council is satisfied that:

- (a) The conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) The proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) The consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) The proposed development would not adversely affect the heritage significance of the Aboriginal place of heritage significance, and*
- (e) The proposed development would not have any significant adverse effects on the amenity of the surrounding area.*

Proposed works

The works in this application include a number of amendments to the scheme approved pursuant to DA0185/14. With regard to heritage issues, the changes to “Huon Park House” and minor change to the “Chapel” are considered in this referral.

The changes to Huon Park House include:

External Works:

- west elevation – new timber verandah, steps and ramp;*
- new external door;*
- new timber verandah including new landing and step ramps;*
- new fly screens to replace existing;*
- west elevation – reconstruct existing verandah; and*
- new handrails to existing handrails.*

Internal change

- new modified wall openings;*
- modification to existing doors;*
- new internal handrails to stair and void;*
- demolition of existing WC to increase size of Kitchen; and*
- removal of WC to Family Meeting Room.*

The amendments proposed in this S96 application include a further heritage report which addresses the additional changes to Huon Park House. It concludes:

We are of the opinion, the proposed S96 works will be in keeping with the character of Huon Park House, a two-storey Federation Queen Anne style brick residence with slate roof, dating from 1896-98 with fine architectural detailing representative of the style and period, and its associated garden setting. The proposed works will allow the ongoing use of Huon Park house, and integrate it within the SCC North Turramurra Residential Aged Care Facility.

The heritage consultant has also included a Schedule of Conservation Works to Huon Park House (dated 9 June 2017). Note; the report was not submitted with the application, was received as an email and has been attached to the application.

Comments on proposed change to Huon Park House

West elevation – new timber verandah, steps and ramp:

This work is essentially required for access. The ramp is to be constructed of fire resistant timber to access the rear (western) verandah. It is considered have minimal and acceptable heritage impact.

North elevation - new external door:

This work involves adapting the original French door leaves to create one door leaf with a compliant accessible opening. It is considered this works has minimal and acceptable heritage impact.

North and East elevations - new timber verandah including new landing and step ramps:

This work is required as the concrete with pebblecrete finish has been laid directly on to the ground contribution to rising damp. The proposal to remove the concrete and install a light-weight timber floor will provide sub-floor ventilation and assist in resolving further deterioration of the building. This work is considered to have minimal and acceptable heritage impact.

New flyscreens on windows to replace existing timber flyscreens:

This work is proposed for BCA compliance and also to limit access to and from the verandahs. It is proposed to be finished a recessive colour so as to not detract from the fenestration pattern. It is considered this work is necessary for the proposed use but will have a minor visual impact on the building. Mitigation by painting a recessive colour is considered acceptable in the circumstance.

West elevation – reconstruct existing verandah:

This work is to reconstruct the ground floor verandah to assist in recovering early features of the building which have been lost in later changes. This work is considered to be acceptable.

Replace existing handrails to stair and void:

This work involves installing new glazed balustrading to the internal face of the stairs and new handrails above to BCA compliance. It is considered this work is necessary and conserves the original fabric of the building and is acceptable.

New modified wall openings:

This work involves closing off several internal door openings while retaining the timber architraves to assist in interpreting the original planning and allow reversibility in the future if required. This is considered to have a minor but acceptable impact on the heritage building.

Demolition of existing WC to increase size of kitchen:

This work also includes a new wall opening to create a servery to the sitting room. The proposal is to retain bulkheads of the original wall between the kitchen and sitting room for interpretation. It is considered this work has minimal adverse heritage impacts.

Removal of WC to family meeting room:

This work has minimal impact on the building. Other options for accessible WCs are available within the building.

Comments on proposed change to Chapel

The proposed change to the Chapel involves minor alterations to the toilet area to make it accessible. It is considered that these proposed works have no adverse heritage impact and allow the use of the Chapel to continue as an important facility on the site.

Archaeology

Prior to the construction of the existing Nazareth House buildings, there were a number of other outbuildings on the site, including a stables building to the south and several smaller buildings to the west, a dam, wells, paths and tennis court as shown on the survey prepared in 1960. It is possible some remains of these elements are on the site, particularly remains of the former stables and dam as these areas were not disturbed during construction of the existing aged care complex. The extent of remains below the ground is unknown. The current proposal includes a new road in the southern parts of the site in the former location of the stables and dam.

Conclusion

All of the proposed work is relatively minor and necessary and would assist in providing a suitable re-use of the main building – “Huon Park House”.

The previous conditions should be retained with the addition that the “Schedule of Conservation Works – Huon Park, SCC North Turrumurra” dated 9 June 2017 be added as a condition to any future consent.

EXTERNAL REFERRALS

Rural Fire Service

The application was referred to the Rural Fire Service and an amended Bushfire Safety Authority was issued by the RFS for the modified development on 29 June 2017. The requirements (conditions) of the amended Bushfire Safety Authority are incorporated into a modified **Condition 19**.

Office of Water

The application was referred to the Office of Water, who advised that a Controlled Activity Approval was not triggered by the modifications sought and there was no objection to modification application.

Roads and Maritime Services

The Roads and Maritime Services, raised no objection to the modifications sought as they would have a minimal impact on the road network.

State Environmental Planning Policy (Infrastructure) 2007

The parent DA was referred to the Roads and Maritime Services in accordance the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007. The subject application was referred to the RMS, they have not raised any objection to the proposed modification.

STATUTORY PROVISIONS

Section 96(AA) of the Environmental Planning and Assessment Act 1979 – Modification of consents

Part A: Substantially the same development

The development, as modified is substantially the same development as that approved. The proposed modifications do not alter the essence or character of the development in any materially significant way.

Part B & C: Notification

The application has been notified in accordance with the Development Control Plan and in accordance with the requirements of Section 96(AA) of the Act, those parties who objected to the original development application have been notified of the modification.

Part D: Submissions

No submissions have been received.

Part E: Section 79C considerations

An assessment of the modification against Section 79C (1) has been undertaken below.

Part F: Threatened species

The proposed modification does not relate to a development to which a bio-banking statement has been issued under the Threatened Species Conservation Act 1995.

Ku-ring-gai Planning Scheme Ordinance, 1971

Clause 2.3 - Zone objectives and Land Use Table

The proposed modifications do not change the approved land use. The development as modified is a permissible form of development and consistent with the zone objectives.

Ku-ring-gai DCP No. 43 – Water Management

The modifications relating to the developments stormwater system have been considered by Council's Development Engineer against the relevant controls and objectives of DCP 43 and found to be acceptable.

Ku-ring-gai DCP No. 56 – Notification

The application has been notified in accordance with the provisions of Council's notification policy, DCP 56. No submissions were made to Council in response to the notification.

CONCLUSION:

Having regard to the provisions of Section 96 & 79C of the Environmental Planning and Assessment Act 1979, the proposed modifications are considered satisfactory, therefore, it is recommended that the application be approved.

RECOMMENDATION:

THAT the Sydney North Planning Panel approve MOD0086/16 and modify the consent to DA0185/14 for land at 402 Bobbin Head Road, North Turramurra in the following manner:

Condition 1 is amended to read:

1. Approved architectural plans and documentation (S96)

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp:

Plan no.	Drawn by	Dated
DA000 Revision C	Calder Flower Architects	18.12.2015
DA003 Revision C	Calder Flower Architects	18.12.2015
DA004 Revision C	Calder Flower Architects	18.12.2015
DA005 Revision C	Calder Flower Architects	18.12.2015
DA006 Revision C	Calder Flower Architects	18.12.2015
DA008 Revision C	Calder Flower Architects	18.12.2015
DA010 Revision D	Calder Flower Architects	30.06.2016
DA011 Revision A	Calder Flower Architects	30.06.2016
DA100 Revision C	Calder Flower Architects	18.12.2015

Plan no.	Drawn by	Dated
DA101 Revision C	Calder Flower Architects	18.12.2015
DA102 Revision C	Calder Flower Architects	18.12.2015
DA300 Revision C	Calder Flower Architects	18.12.2015
DA302 Revision C	Calder Flower Architects	18.12.2015
DA303 Revision C	Calder Flower Architects	18.12.2015
A310 Revision A	Calder Flower Architects	30.05.2016
DA500 Revision C	Calder Flower Architects	18.12.2015
L-101 Issue O	Oculus	29.06.2016
L-201 Issue S	Oculus	29.06.2016
L-202 Issue H	Oculus	26.05.2016
L-203 Issue H	Oculus	29.06.2016
L-204 Issue H	Oculus	29.06.2016
L-205 Issue J	Oculus	29.06.2016
L-301 Issue E	Oculus	02.03.2016
L-302 Issue E	Oculus	02.03.2016
L-401 Issue D	Oculus	04.12.2015
L-601 Issue D	Oculus	04.12.2015
L-602 Issue D	Oculus	04.12.2015
L-603 Issue D	Oculus	04.12.2015
L-604 Issue D	Oculus	04.12.2015
L-605 Issue B	Oculus	04.12.2015
L-606 Issue B	Oculus	04.12.2015
Stormwater DA Report 131614 PE Revision 5	Taylor Thomson Whitting	01.03.2015
Details Sheet 1 – C015 Issue P4	Taylor Thomson Whitting	02.12.2015
Site Works Plan C040 Issue P10	Taylor Thomson Whitting	30.06.2016
Erosion & Sediment Control Plan & Details C030 Issue P5	Taylor Thomson Whitting	02.12.2016
Staging Plan – Stage 1 SKC100 Issue P3	Taylor Thomson Whitting	26.05.2016
Stage 1 Sections – SKC101 P1	Taylor Thomson Whitting	26.05.2013

Document(s)	Dated
Statement of Compliance Access for People with a Disability - Accessible Building Solutions Job 213332	23.11.2015
Southern Cross Care Redevelopment – North Turrumurra 20131193.1/1104A/RO/YK	11.04.2014
Arboricultural Impact Assessment Tree Protection Specification 402/BOBB/14 Report No: 402/BOBB/AIA/E	02.03.2016
Project Staging Matrix - Issue D	03.06.2016
Environmental Site Management Plan - Stage 1	01.07.2016
Environmental Site Management Plan - Stage 2	01.07.2016

Except where amended by that work shown on the S.96 plans endorsed with Council's stamp, as listed below, and except where amended by other conditions of this consent:

s.96 plan no.	Drawn by	Dated
DA003 Issue D	Calder Flower Architects	11.04.17
DA004 Issue D	Calder Flower Architects	11.04.17
DA005 Issue D	Calder Flower Architects	11.04.17
DA006 Issue D	Calder Flower Architects	11.04.17
DA007 Issue D	Calder Flower Architects	11.04.17
DA100 Issue D	Calder Flower Architects	11.04.17
DA101 Issue D	Calder Flower Architects	11.04.17
DA102 Issue D	Calder Flower Architects	11.04.17
DA104 Issue A	Calder Flower Architects	11.04.17
DA300 Issue D	Calder Flower Architects	11.04.17
DA302 Issue D	Calder Flower Architects	11.04.17
DA303 Issue D	Calder Flower Architects	11.04.17
DA500 Issue D	Calder Flower Architects	11.04.17
L101 Issue Q	Oculus	18.8.17
L201 Revision U	Oculus	18.8.17
L202 Revision I	Oculus	18.8.17
L203 Revision K	Oculus	18.8.17
L204 Revision K	Oculus	18.8.17
L205 Revision N	Oculus	18.8.17
L401 Revision G	Oculus	18.8.17
L601 Revision G	Oculus	18.8.17
L602 Revision G	Oculus	18.8.17
L603 Revision G	Oculus	18.8.17
L604 Revision F	Oculus	18.8.17
L605 Revision D	Oculus	18.8.17
L606 Revision D	Oculus	18.8.17

Reason: To ensure that the development is in accordance with the determination.

Condition 14 is amended to read:

14. Tree protection fencing

To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Schedule	
Tree location	Radius from trunk
All trees on site	As shown on Tree Protection Plan, dwg L-101 Issue Q, prepared by Oculus, dated 18.8.17

The tree protection fencing shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres in height prior to work commencing.

Reason: To protect existing trees during construction phase.

Condition 19 is amended to read:

19. ~~deleted~~

Condition 79 is amended to read:

79. Rural Fire Service Conditions

1. The development shall generally be in accordance with the plan titled 'Site Plan Level 1', prepared by Calder Flower Architects, with project reference '12140' and drawing number 'DA003' issue D.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works, and in perpetuity, the entire property shall be managed as an Inner Protection Area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

4. The new internal access road shall comply with following requirements of section 4.2.7 of *Planning for Bush Fire Protection 2006*:
 - Traffic management devices shall be constructed to facilitate access by emergency services vehicles.
 - A minimum vertical clearance of 4 metres shall be provided to any overhanging obstructions, including tree branches.
 - The minimum distance between inner and outer curves shall be six metres. Curves shall have a minimum inner radius of 6 metres
 - The crossfall of the pavement shall be no more than 10 degrees.

- The internal road surfaces and bridges shall have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

5. Arrangements for emergency and evacuation are to comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*, including the preparation of an emergency/evacuation plan consistent with the NSW Rural Fire Service document titled Guidelines for the Preparation of Emergency/Evacuation plan.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

6. The western and southern elevations, and roofing, of the proposed building shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
7. The northern and eastern elevations of the proposed building shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
8. the proposed external rectification works to Huon Park House shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3953-2009 'Construction of buildings in bush-fire prone area' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and Section A3.7 Addendum Appendix 3 of 'Planning for Bushfire Protection' 2006.
9. The existing buildings to be retained (excluding Huon Park House) shall be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Reason: Statutory requirement.

Attachment A – Zoning extract and submitters map

Attachment B – Amended architectural and landscape plans

Attachment C – Notice of Determination DA0185/14

Signed

Adam Richardson
Executive Assessment Officer

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