1.2 DA-24-00388 - Additional 76 apartments to approved residential flat buildings - 60 Pelican Rd, Schofields

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-552

Development application

DA number	DA-24-00388	**Date of lodgement**	23 April 2024
Applicant	Pelican 88 Development Pty Ltd		
Owner	Pelican 88 Development Pty Ltd		
Proposed development	Amending development application to SPP-22-00009 to increase the number of apartments by 76 to 384 apartments, of which 60 are proposed to be affordable housing units.		
Street address	60 Pelican Road, Schofields (Lot 66 in DP 1202497)		
Notification period	9 to 23 August 2024	**Number of submissions**	Nil

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• General development over $30 million: Development that has an estimated development cost of more than $30 million. This amended development application for the additional 76 units has an estimated development cost of $38,059,648.90.
Relevant section 4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts - Central River City) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Housing) 2021 • Blacktown City Council Growth Centre Precincts Development Control Plan 2010 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018.
Report prepared by	Bertha Gunawan
Report date	17 January 2025
Recommendation	Approval, subject to deferred commencement consent conditions listed in attachment 9

Checklist

Summary of section 4.15 matters	
Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report?	Yes
Legislative clauses requiring consent authority satisfaction	
Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report?	Yes

Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report?	Yes
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (section 7.24)?	Yes
Housing Productivity Contribution (for DA lodged on or after 1 October 2023) Does the DA require Housing Productivity Contribution Condition?	No
Conditions Have draft conditions been provided to the applicant for comment?	Yes
Biodiversity Is the land bio-certified land under the Biodiversity Conservation Act 2016?	Yes

Attachments

1. Attachment 1 Location map [**1.2.1** - 1 page]
2. Attachment 2 Aerial image [**1.2.2** - 1 page]
3. Attachment 3 Zoning extract [**1.2.3** - 1 page]
4. Attachment 4 Detailed information about proposal and submissions [**1.2.4** - 4 pages]
5. Attachment 5 Plans [**1.2.5** - 70 pages]
6. Attachment 6 Assessment against planning controls post 1 March 2022 [**1.2.6** - 10 pages]
7. Attachment 7 Clause 4.6 variation request - PAN-425662 - Amended Clause 4.6 60 Pelican.pdf [**1.2.7** - 21 pages]
8. Attachment 8 Council assessment of Clause 4.6 request [**1.2.8** - 5 pages]
9. Attachment 9 Draft conditions [**1.2.9** - 17 pages]

1 Executive summary

1.1 The key issues that need to be considered by the Panel in respect of this application are:

- That this proposal will exceed the maximum building height which already include the 30% bonus allowable under State Environmental Planning Policy (Housing) 2021 for the provision of 15% affordable housing) by up to 3 metres. The non-compliance is considered acceptable in this instance as it will only apply to certain non-habitable elements of certain buildings in the development including:
    - point encroachments for the lift overruns of Buildings A to E
    - edge of the rooftop communal open space on Building C
    - roof parapets and ceiling habitable space of certain units only in buildings B and E

  A variation request under Clause 4.6 of the State Environmental Planning Policy has been provided by the applicant at attachment 7 and our assessment of this is at attachment 8.
- This proposal is not affected by Clause 26A (In-fill affordable housing) from the State Environmental Planning Policy (Planning Systems) 2021 which requires estimated development cost to include the existing residential development, as this development application predates 4 August 2024 as specified in Clause 26A(2B).
- The applicant proposes to contain nearly all (57 units out of 60) affordable housing in 1 building that is Building G, and only 3 units in Building F, but none in Buildings A to E. There is nothing in Clauses 18 and 21 of the State Environmental Planning Policy (Housing) 2021 that mandates an even distribution of affordable housing provisions in a development, nor restricting the building height provisions to be applied only to buildings that contain affordable housing.
- Delivery timing of Buildings F and G which contains 60 affordable units must be the first buildings to be constructed prior to any other building approved under SPP-22-00009. Further, Council will not release the Subdivision Certificate creating Lots 1 and 2 (as approved under SPP-22-00009) until Buildings F and G are complete. A deferred commencement condition will be required to modify the conditions in the mother DA so the subdivision is staged to ensure that the super lot subdivision is not released until Buildings F and G are completed.
- Evidence of a specific registered housing provider that will manage the development has not been provided with this development application but which will be conditioned to be provided for Council's records prior to a Construction Certificate.
- Prior to an Occupation Certificate, the proposed 60 affordable housing units will be restricted by title for 15 years with NSW Land Registry Services.

1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.

1.3 The application is considered to be satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.

1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 9.

2 Location

2.1 The site is located in Schofields within the Alex Avenue Precinct of the North West Growth Area, bounded by Railway Terrace and Isla Street.

2.2 The site is located on the north-eastern end of Pelican Road, which continues to the east as Jacqui Avenue. The site also has a secondary frontage to Jerralong Drive on its northern boundary.

2.3 Schofields Railway Station is located approximately 500 m west of the site.

2.4 The location of the site is shown at attachment 1.

2.5 The site is zoned part R3 – Medium Density Residential and part SP2 – Local Road, under State Environmental Planning Policy (Precincts – Central River City) 2021.

- the land to the north is zoned SP2 Drainage
- land to the east and south is also zoned R3; with the land to the east currently under construction for residential flat buildings
- the adjoining site (62 Pelican Rd) to the west is B4 – Mixed Use zoned land, although currently unimproved
- the lands further to the west are zoned B2 – Local Centre and RE1 – Public Recreation.

2.6 The zoning plan for the site and surrounds is at attachment 3.

3 Site description

3.1 The site is legally described as Lot 66 in DP 1202497 or 60 Pelican Road, Schofields.

3.2 The site area is 2.198 ha. It has also been cleared of any structures and vegetation including all trees.

3.3 An aerial image of the site and surrounding area is at attachment 2.

4 Background

4.1 On 15 November 2023, Sydney Central City Planning Panel approved SPP-22-00009 (Panel Ref: PPSSCC-408) on the site for the subdivision into 2 super lots with construction of 2 public roads and 7 x 5 storey residential flat buildings (308 apartments), associated basement car parking for 457 cars, with civil works and landscaping, over 3 stages. This means, the proposal will be constructed in 3 stages, comprising as follows:

4.1.1 Stage 1: subdivision into 2 super lots and construction of public roads including a half width road (linking Pelican Road to Jerralong Drive) and a full width public road between proposed lots 1 and 2 (to form part of Manchester Drive), civil works and street tree planting.

4.1.2 Stage 2: construction of 3 x 5-storey buildings (buildings A, B and C) on Proposed Lot 2 (6,064 m2 in area on the northern precinct facing Jerralong Drive), which will accommodate a total of 130 residential apartments with 175 basement car parking spaces.

4.1.3 Stage 3: construction of 4 x 5-storey buildings (buildings D, E, F and G) on Proposed Lot 1 (8.259 m2 in area on the southern precinct facing Pelican Road), which will accommodate a total of 178 residential apartments with 282 basement car parking spaces.

4.2 The approved building height was 20.7 m, which is a 29.4% variation to the maximum building height of 16 m. The variation was the result of point encroachments for the lift overruns, rooftop communal open space on Building C, ceiling habitable space of certain units in Buildings B and C, and roof parapets for Buildings A, B, C, D and E.

4.3 On 23 April 2024 when this current amending DA was lodged, the applicant initially sought to utilise the affordable housing provision in State Environmental Planning Policy (Housing) 2021 and amend the SPP approval to provide 2 additional storeys to 6 residential flat buildings and provide 1 additional storey to the 7th building, therefore creating additional 93 units and 33 additional car parking spaces.

4.4 This initial proposal intended to create a further increase to the maximum building height up to 23.8 m building height. As the height variation included habitable spaces, the applicant was advised on 27 May and 13 June 2024 that Council would not recommend this to the Panel.

4.5 On 11 July 2024, the applicant submitted amended the plans that reduced the proposed building heights to exclude habitable areas, although maintaining a breach of 14.4% to Building C's lift overruns and between 5.5% and 6.7% to other buildings' lift overruns. These amended plans are the subject of this report.

5 The proposal

5.1 This amending development application was lodged by Pelican 88 Development Pty Ltd.

5.2 In the amended plans lodged 11 July 2024, the applicant proposes alterations and additions to the approved 7 x 5 storey residential flat buildings under SPP-22-00009, including to build 76 additional units of which 60 are affordable units. The more detailed proposal is as follows:

- One additional storey to approved buildings C, F and G, including provision of 57 affordable units to Building G and 3 affordable units to Building F.
- Two additional storeys to approved buildings A, B, D and E (no affordable housing unit is proposed in these buildings)
- An additional basement parking level under Building C. The extent of parking will increase from 457 spaces to 490.
- Minor internal and external changes to some approved units,
- Additional lifts to buildings A, B, E, F including adjustments to waste areas and basement bin rooms.

5.3 There is no proposed amendment to the approved building footprints or locations. The proposed affordable units are in Buildings F and G which was approved to be built as part of Stage 3 development under SPP-22-00009

5.4 Other details about the proposal are at attachment 4, a copy of the development plans is at attachment 5, and a copy of the applicant's clause 4.6 request is at attachment 7.

6 Assessment against planning controls

6.1 A full assessment of the development application against relevant planning controls is provided at attachment 6, including:

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Housing) 2021
- Blacktown City Council Growth Centre Precincts Development Control Plan 2010
- Blacktown Local Strategic Planning Statement 2020
- Central City District Plan 2018.

7 Issues raised by the public

7.1 This amending development application was notified to 1,137 property owners and occupiers adjoining and surrounding the site between 9 and 23 August 2024. The development application was also advertised on Council's website, and a development proposal sign fixed on site.

7.2 We received no submissions.

8 Key issues

8.1 The applicant's proposed variation to the maximum building height limit is acceptable

8.1.1 State Environmental Planning Policy (Precincts - Central River City) 2021 (SEPP) prescribes a maximum building height of 16 m. The approved SPP-22-00009 exceeded this limit, proposing a 20.7 m maximum building height.

8.1.2 State Environmental Planning Policy (Housing) 2021 provides for the granting of an additional 30% building height bonus for in-fill affordable housing in residential developments. In this case, the bonus allows the building height control to be increased up to 30% if the minimum number of affordable units corresponding to the height bonus as a percentage is provided.

8.1.3 This means a height bonus of 30% to the 16 m building height standard, which brings up the new building height allowance to 20.8 m. The affordable housing component formula in Clause 18(3) of the Housing SEPP is then specified below:

$$\text{affordable housing component} = \frac{\text{additional building height (as a percentage)}}{2}$$

The 30% building height bonus therefore will require the minimum provision for 15% of the total residential units (being 384) to be affordable units. The minimum number of affordable units to be provided is therefore 58, and the applicant proposes to provide 60 in this development.

8.1.4 The majority of the proposed residential flat buildings will be contained below the 20.8 m maximum permitted height limit with the exception of the lift overruns on Buildings A to E, small areas of the rooftop communal open space on Building C, small areas of the ceiling in habitable spaces of certain units on Buildings B and E only and roof parapets of Buildings A to E.

8.1.5 The proposed maximum departure to the height plane will be, at its highest point, 3 m (a 14.4% variation) to the top of the lift overrun servicing the rooftop communal open space on Building C as a point encroachment only.

8.1.6 Point encroachments to top of the lift overruns are also proposed on Buildings A, B, D and E ranging in height of between 1.15 m and 1.40 m (5.5% to 6.7% variations) to a building height of 22.2 m.

8.1.7 Height variations are also proposed to the roof parapets between 0.45 m and 0.95 m (3.1% to 4.6% variation) on Buildings A, B and E to a building height of 21.75m, which include internal ceiling heights above the 20.8 m height limit by up to 0.765 m.

8.1.8 Accordingly, a request to vary the building height development standard under Clause 4.6 of the State Environmental Planning Policy (Housing) 2021 is required to address all these circumstances and was provided by the applicant covering all of these variations.

8.1.9 The variations are considered to be reasonable in the circumstances and should be supported as:

- the lift overruns are contained in the central area of the roof level, therefore representing only point encroachments into the height plane for a footprint of 6.9 m^2 up to 13.1 m^2 on each building,

- the parapet roof encroachments up to 0.95m are not highly visible from the street and do not create habitable spaces, and
- the proposed minor encroachments from the ceiling areas of habitable spaces are limited to the living areas of Units B601 and B604, bedrooms of Units E601 and E603, and the living area as well as the one bedroom that is Unit E602, are offset by buildings F and G, which are both 1 storey (2.8m) below the maximum height plane.

8.1.10 The development in its proposed form will continue to allow appropriate waste collection for the site, provides suitable recreation areas and amenity for its occupants, and also provides a built form that achieves an appropriate level of solar access to the development itself as well as to the adjoining residential flat buildings to the east, which are currently under construction.

8.1.11 The proposed rooftop area will be an attractive and comfortable communal space for the future residents, capable of being used for recreational purposes with adequate access to sunlight as well as shade. The proposal is therefore considered a suitable alternative for a communal open space other than the spaces provided on the ground floor and will contribute to a positive outcome for the site.

8.1.12 Our analysis of the applicant's Clause 4.6 submission is at attachment 8 and a copy of the applicant's submission is at attachment 7.

8.2 This proposal is not affected by Clause 26A (In-fill affordable housing) from the State Environmental Planning Policy (Planning Systems) 2021

8.2.1 This amending application will create additional 76 units with an estimated development cost of $38,059,648.90.

8.2.2 According to subclause 1A(b)(i) in Clause 26A, the estimated development cost of this application must include the existing residential development's estimated cost of development if it was lodged on or after 4 August 2024.

8.2.3 As this proposal was lodged on 4 April 2024, the correct estimated cost of development is only based on the additional works only which is $38,059,648.90.

8.2.4 Council is still responsible for the assessment of the Development Application and determination of the application is still to be made by the Panel being a development greater than $30 million in its estimated cost.

8.3 The applicant proposes to contain nearly all (57 units out of 60) affordable housing in 1 building that is Building G, and only 3 units in Building F, but none in Buildings A to E, and is acceptable

8.3.1 There is no specific indication in Clauses 18 and 21 of the State Environmental Planning Policy (Housing) 2021 that mandates an even distribution of affordable housing provisions in a development, nor restricting the building height provisions to be applied only to buildings that contain affordable housing.

8.3.2 Clause 18 of the State Environmental Planning Policy (Housing) 2021 does not specify the application of building height bonus only to a specific residential building containing the affordable housing, as follows:

18 Affordable housing requirements for additional building height

(1) This section applies to development that includes residential development to which this division applies if the development—

(a) includes residential flat buildings or shop top housing, and

(b) does not use the additional floor space ratio permitted under section 16.

(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an

additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).

(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows—

$$\text{affordable housing component} = \text{additional building height (as a percentage)} \div 2$$

8.3.3 Clause 21 of the Housing SEPP also only refers to the affordable housing requirements to be provided in the development, with no mention regarding how the affordable component is to be distributed in the development:

21 Must be used for affordable housing for at least 15 years

(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—

(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and

(b) the affordable housing component will be managed by a registered community housing provider.

(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.

8.3.4 In this instance, the proposed affordable housing units that is to be provided wholly in Building G with 3 units provided in Building F by this development, is acceptable.

8.4 Building G which contains 57 out of 60 affordable units must be the first building to be constructed in Stage 3 development (as approved under SPP-22-00009), prior to Buildings D, E and F.

8.4.1 Building G will contain 57 out of 60 affordable housing component which is likely to be delivered as the last building of the development. However, the building height bonus has been applied on all buildings in the development including those that do not incorporate any affordable housing component.

8.4.2 To address the social context of the overall development and ensure that the affordable housing component is delivered by the developer, Building G will be required to be constructed prior to Buildings D, E and F. This requirement will be reiterated in the consent condition.

8.4.3 However, notwithstanding our comments in 8.3 above, given that the subject land is subject of a subdivision into 2 super lots and road in the mother DA (SPP-22-00009), Council is concerned at the real risk that the applicant will sell the super lot that has no affordable housing component. On this basis, Council requires that the subdivision has to be done in 2 stages, being:

Stage 1 - Dedication of public roads and creating a 2-part super lot

Stage 2 - subdivision into 2 super lots only when Buildings F and G are completed.

This can only be facilitated if a modification is done to the mother DA (SPP-22-00009) to modify the development staging and subdivision conditions.

8.4.4 On this basis, it is recommended that this development approval includes a deferred commencement condition to require a modification application to be done before the consent to this application is activated.

8.5 Evidence of a specific registered housing provider that will manage the development will be conditioned to be provided for Council's records prior to a Construction Certificate

8.5.1 The applicant has indicated that a specific housing provider cannot be disclosed to Council as discussions with several provider candidates are still in progress.

8.5.2 A consent condition in attachment 9 will be imposed to ensure that the nominated housing provider is recorded with Council, prior to the issue of Construction Certificate.

8.6 The proposed 60 affordable housing units will be restricted by title for 15 years with NSW Land Registry Services, prior to an Occupation Certificate

8.6.1 A consent condition will be imposed in the prior to Occupation Certificate section in attachment 9 to ensure compliance with Clause 21 of the Housing SEPP.

9 External referrals

9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
Transport for NSW	Acceptable with no conditions provided.

10 Internal referrals

10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Development Engineering	No objection or further conditions
Drainage Engineering	No objection or further conditions
City Architect	No objection
Greenspace	No objection or further conditions
Traffic	No objection or further conditions
Building	No objection or further conditions
Waste	Acceptable subject to conditions
Section 7.11 Contributions	Acceptable subject to conditions.

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Disclosure of political donations and gifts

12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.

12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the

proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.

12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.

12.4 Disclosures:

• Political donations	Has a Disclosure statement been received in relation to this application?	No
	If yes, provide Disclosure statement register reference	
• Gifts	Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?	No

13 Recommendation

1 Uphold the applicant's Clause 4.6 request for minor point encroachment variations to the maximum building height, for the following reasons:

a The proposal still meets the objectives of the zone.

b The development is consistent with the local area's desired future character.

c No extra residential density will be provided above the prescribed height limit.

d The maximum building height after the additional 30% height bonus being 20.8 m envisages a 6-7 storey high building and this still will be achieved.

e The additional height will not be prominent and will not contribute to unreasonable bulk and scale.

2 Approve DA-24-00388 as a deferred commencement consent for the reasons listed below, and subject to the conditions listed at attachment 9:

a The proposal results in an acceptable scale of development for the site and generally complies with the relevant provisions of the applicable planning controls [Section 4.15 (c) of the Environmental Planning and Assessment Act 1979].

b The request made under Clause 4.6 of the State Environmental Planning Policy (Precincts - Central River City) 2021 to vary the maximum height of buildings development standard is well founded. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the variation to the development standard [Section 4.15 (c) of the Environmental Planning and Assessment Act 1979].

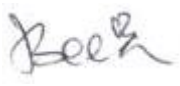
c The proposed development will not create an adverse environmental impact on existing or future potential adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy impacts [Section 4.15 (b) of the Environmental Planning and Assessment Act 1979].

d The proposal is in the public interest as it will provide additional housing options and affordability to meet the growing demand for residential developments in the area (Section 4.15(e) of the Environmental Planning and Assessment Act 1979).

3 Council officers notify the applicant of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.

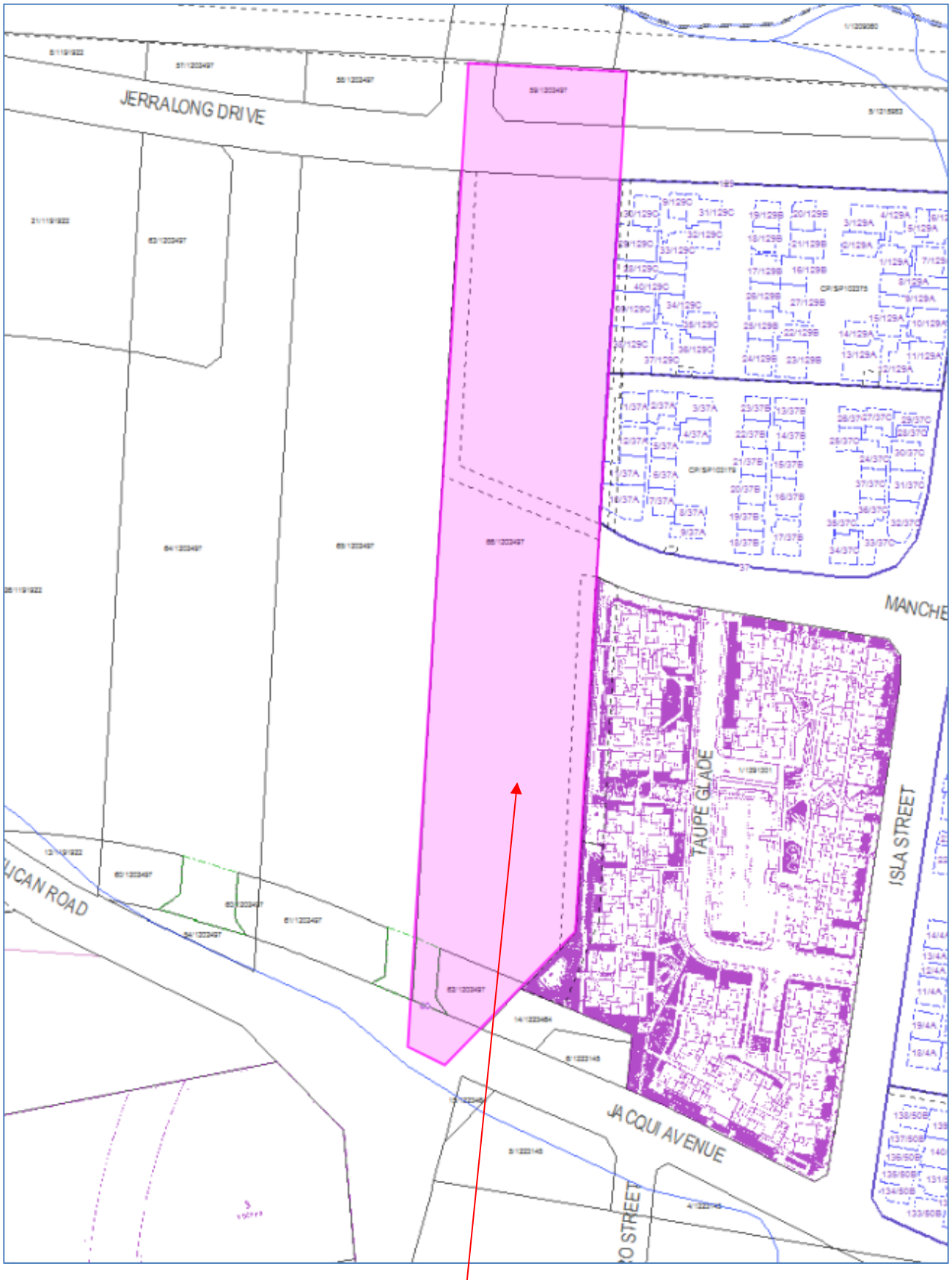


Bertha Gunawan
Senior Town Planner

Judith Portelli
Acting Director City Planning and Development Assessment

Attachment 1

Location map

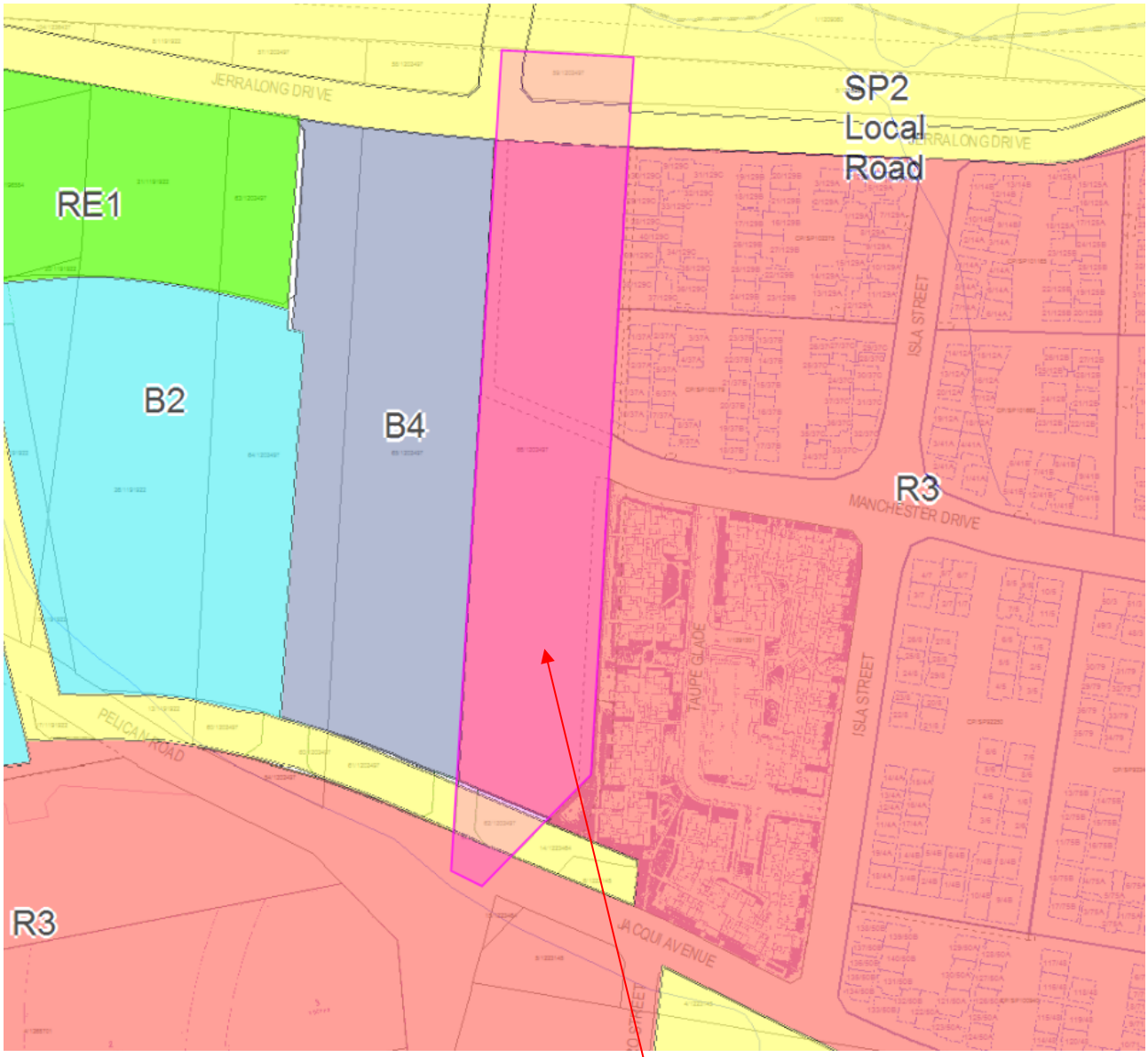


Attachment 2

Aerial image (as at 10 January 2025)

Attachment 3

Zoning extract



Subject site

Parcel Extent.Drainage Reserve Extent
Parcel Extent.Railway Extent
Parcel Extent.Strata Common Extent
Parcel Extent.Strata Unit Extent
Parcel Extent.Torrens Title Extent
Parcel Extent.Acquisition Torrens Title Extent
Parcel LPI Extent.Drainage Reserve Extent
Parcel LPI Extent.Railway Extent
Parcel LPI Extent.Strata Common Extent
Parcel LPI Extent.Torrens Title Extent
Easement Segment.Extent
Easement Segment.Proposed Extent
Local Government Area.Gazetted Boundary
Creek.Route
Waterway.Extent
Railway.Centreline
EP-LZN Land Zoning.B2 SEPP Extent
EP-LZN Land Zoning.B4 SEPP Extent
EP-LZN Land Zoning.R2 SEPP Extent
EP-LZN Land Zoning.R3 SEPP Extent
EP-LZN Land Zoning.RE1 SEPP Extent
EP-LZN Land Zoning.SP2 SEPP Extent
EP-LZN Land Zoning.B2 SEPP Boundary
EP-LZN Land Zoning.B4 SEPP Boundary
EP-LZN Land Zoning.R2 SEPP Boundary
EP-LZN Land Zoning.R3 SEPP Boundary
EP-LZN Land Zoning.RE1 SEPP Boundary
EP-LZN Land Zoning.SP2 SEPP Boundary
EP Clause.LZN Overlay 2 SEPP Extent

Attachment 4

Detailed information about proposal and DA submission material

1 Overview

1.1 The proposed development intends to amend the approved 5 storey mixed-use building under SPP-22-00009 to:

- create 1 additional storey (level 6) to Buildings C, F and G comprising 24 additional units, as follows:

Building	Approved	Proposed
C	48 units • 8 x 1-bed apartments • 40 x 2-bed apartments	57 units • 10 x 1-bed apartments • 47 x 2-bed apartments • No affordable apartments
F	41 units • 6 x 1-bed apartments • 27 x 2-bed apartments • 8 x 3-bed apartments	47 units • 6 x 1-bed apartments • 33 (2 affordable) x 2 bed apartments • 8 (1 affordable) x 3-bed apartments
G	48 units • 9 x 1-bed apartments • 39 x 2-bed apartments	57 units (all affordable housing) • 12 x 1-bed apartments • 45 x 2-bed apartments

- create 2 additional storeys (levels 6 and 7) to Buildings A, B, D and E comprising 52 additional units.

Building	Approved	Proposed
A	41 units • 6 x 1-bed apartments • 27 x 2-bed apartments • 8 x 3-bed apartments	53 units • 7 x 1-bed apartments • 38 x 2-bed apartments • 8 x 3-bed apartments • No affordable apartments
B	41 units • 6 x 1-bed apartments • 27 x 2-bed apartments • 8 x 3-bed apartments	51 units • 8 x 1-bed apartments • 34 x 2-bed apartments • 9 x 3-bed apartments • No affordable apartments
D	48 units • 8 x 1-bed apartments • 40 x 2-bed apartments	66 units • 12 x 1-bed apartments • 54 x 2-bed apartments • No affordable apartments
E	41 units • 6 x 1-bed apartments • 27 x 2-bed apartments • 8 x 3-bed apartments	53 units • 7 x 1-bed apartments • 39 x 2-bed apartments • 7 x 3-bed apartments • No affordable apartments

- amend and reconfigure the unit layouts due to changes in bedroom sizes and bedroom mix
- increase the overall building height from 20.7 m to 23.8 m. A Clause 4.6 variation request is at attachment 7 to increase the height by 3 m above the maximum building height of 20.8 m, which includes the 30% bonus, under State Environmental Planning Policy (Housing) 2021.
- increase the number of units by 76, of which 60 units will be affordable housing (57 units will be located in Building G and 3 units will be located in Building F).
- Provide additional lifts in Buildings A, B, E and F
- adjust waste areas and basement bin rooms to provide an increase in the basement car parking provisions from 457 spaces to 490 (additional 33 car parking spaces).

2 Residential component

2.1 The proposed total apartment numbers and mix under this application are as follows:

- 1 bedroom x 62 (16.15%)
- 2 bedroom x 290 (75.5%)
- 3 bedroom x 32 (8.35%)

2.2 The total number of units = 384 and includes 10% adaptable units and 15% affordable units.

2.3 Solar access and cross ventilation remain similar to that originally approved.

3 Car parking provision

3.1 Based on the increased number of units, the additional parking requirement is 44.3 residential spaces and 15.2 visitor spaces. A rounded-up total requirement of car parking spaces for the whole development is 323 residential spaces and 77 visitor spaces (400 spaces minimum to be provided).

3.2 A total of 490 spaces are being provided in this proposal (424 residential spaces and 66 visitor spaces).

3.3 The required car parking rates in Section 3.1 above is based on the RMS Guide for Traffic-Generating Developments in Metropolitan Sub-Regional Centres for the approved number of units and visitor spaces, and for the new additional units, the car parking rates are based on Clause 19(e) and (f) of State Environmental Planning Policy (Housing) 2021.

3.4 Whilst the minimum total car parking provisions will be provided by the proposal, a consent condition will be imposed to increase the visitor car parking provision from 66 spaces to 77 as required by the above calculation.

4 Materials and finishes

4.1 The proposed external façade treatments remain consistent with the previously approved finishes under SPP-22-00009.

5 Deep soil areas and communal open spaces

5.1 There will be no change to the approved amount of communal open spaces on the ground and rooftop levels, or to the approved deep soil areas, due to the retention of building footprint as approved in SPP-22-00009 The approved provisions are as follows:

- 1,543.3 m² on Lot 2 and 2,107.9 m² on Lot 1 (25.5% of site area, at 3 m dimensions) to be provided on the ground floor. These spaces provide seating, soft fall areas for children, continuous walkways, passive areas, vegetable gardens and BBQ area with seating.
- 502.4 m2 (3.5% of the site area) to be provided on the rooftop of Building C, and include a playground area, 2 BBQ areas with outdoor seating, and a passive relaxation area.
- In total, Lot 1 will provide 2,107.9 m² of on ground communal open space for Buildings D, E, F and G, while Lot 2 will provide 1,543.3 m² of on ground common open space for Buildings A, B and C and 502.4 m^2 will be provided on the rooftop of Building C.
- Each lot has more than enough open space to serve the respective buildings and so neither stage of development on Lots 1 or 2 will need to rely on each other for common open space amenities.
- The common open spaces will have direct and equitable access and will receive direct sunlight to >50% of the communal open area.
- The deep soil areas with 6 m dimensions are 1,270.5 m² (8.8% of Lots 1 and 2 site area)

5.2 According to Clause 19 (b) and (c) of State Environmental Planning Policy (Housing) 2021, landscaping should be provided at minimum being 30% of the site area and that deep soil area should be provided at minimum being 15% of the site area having the minimum 3 m dimensions. This means 2,477 m^2 landscaped area and 1,238.85m^2 deep soil area, to be provided on Lot 1 (8,259 m²) where Buildings F and G containing affordable housing are located.

5.3 Under State Environmental Planning Policy (Housing) 2021, landscaped area is defined as:

> the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

Given this definition, the provision of landscaped area for Lot 1 is made up of 2,107.9 m² of on ground communal open space and at least 510 m^2 of private open space/courtyards provided by the ground floor units (34 ground floor units on Lot 1 each providing the minimum 15m^2 of courtyard area as recommended by the Apartment Design Guide). The required landscaped area under the Housing SEPP is therefore provided.

The deep soil area provision on Lot 1 is 1,434.64 m^2, which complies with the Housing SEPP requirements.

6 Submission documents

6.1 Revised Statement of environmental effects dated 12 July 2024, prepared by Think Planners.

6.2 Revised Housing SEPP 2021 Design Verification Statement dated 18 October 2024, prepared by Designcorp Architects Pty Ltd (Registration No. 8707).

6.3 Revised BASIX Certificate No. 1325004M_06, dated 18 October 2024. prepared by Jensen Hughes Pty Ltd.

6.4 Access and Adaptability Report in relation to the proposed adaptable units dated 27 March 2024, prepared by Access Mobility Solutions,. Subject to the proposed recommendations, the proposed adaptable units will be compliant with the requirements of Australian Standard 4299 – 1995. A revised access report will be required for consistency with the final amended plans being the subject of this report.

6.5 Crime Prevention Through Environmental Design Report dated 4 April 2024, prepared by Think Planners, states that the safety requirements for the development will remain the same for this proposal.

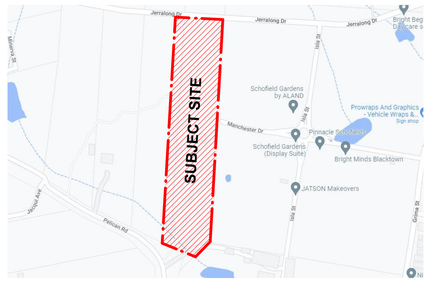
6.6 Traffic Management Report dated 27 March 2024, prepared by Varga Traffic Planning, confirms that internal parking, circulation and ramp dimensions are compliant with the Australian Standard 2890.1:2004. Additional vehicle trips that will result from the additional units (although the report is basing its assessment against the initially proposed unit numbers being 93, the proposed car parking spaces to be provided remain the same for 490 vehicles) are considered satisfactory by our Traffic Engineer.

6.7 Acoustic Report dated 27 March 2024, prepared by Acouras Consultancy was submitted with the application, provides recommendations for window glazing, external walls and the roof/ceiling systems to achieve the internal noise criteria and to attenuate the noise impact of road traffic and railway noise. A revised acoustic report will be required for consistency with the final amended plans being the subject of this report.

6.8 Revised Waste Management Plan dated 11 June 2024, prepared by Consulting TM.

PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
FOR PELICAN 88 DEVELOPMENTS PTY LTD
DEVELOPMENT APPROVAL

LOCATION MAP



SHEET SCHEDULE	
SHEET	**TITLE**
0	FRONT COVER
1	COVER PAGE
2	CONTEXT ANALYSIS
3	PROJECT SUMMARY
4	MASSING DIAGRAMS
5	SITE PLAN
6	OVERALL BASEMENT FLOOR PLAN
7	OVERALL GROUND FLOOR PLAN
8	OVERALL FIRST-FOURTH FLOOR PLAN
9	GROUND FLOOR PLAN
10	FIRST FLOOR PLAN
11	SECOND FLOOR PLAN
12	THIRD FLOOR PLAN
13	FOURTH FLOOR PLAN
14	FIFTH FLOOR PLAN
15	SIXTH FLOOR PLAN
16	ROOF PLAN
17	SITE ELEVATIONS
18	BUILDING A ELEVATIONS
19	BUILDING B ELEVATIONS
20	BUILDING C ELEVATIONS
21	BUILDING D ELEVATIONS
22	BUILDING E ELEVATIONS
23	BUILDING F ELEVATIONS
24	BUILDING G ELEVATIONS
25	SECTIONS
26	ADAPTABLE UNITS & DETAIL SECTION
27	NATURAL VENTILATION DIAGRAMS
28	SOLAR ACCESS DIAGRAMS
29	GFA DIAGRAMS
30	SITE COVERAGE
31	3D HEIGHT PLANE DIAGRAM
32	COMMUNAL OPEN SPACE
33	LANDSCAPED AREA
34	DEEP SOIL
35	VIEWS FROM THE SUN
36	SHADOW DIAGRAM (9AM)
37	SHADOW DIAGRAM (10AM)
38	SHADOW DIAGRAM (11AM)
39	SHADOW DIAGRAM (12PM)
40	SHADOW DIAGRAM (1PM)
41	SHADOW DIAGRAM (2PM)
42	SHADOW DIAGRAM (3PM)
43	COMMUNAL OPEN SPACE (SOLAR ACCESS)
44	3D PERSPECTIVES 1
45	3D PERSPECTIVES 2
46	3D PERSPECTIVES 3
47	3D PERSPECTIVES 4
48	3D PERSPECTIVES 5
49	MATERIALS & FINISHES - LOT 1
50	MATERIALS & FINISHES - LOT 2
51	BUILDING ENTRIES
52	STAGING PLAN

HOUSING SEPP COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m^2)	*450*	✓ **14323**
Accessibility (min 800m to train station)	*800m*	✓ **600**
Floor Space Ratio (LEP+30%)	*1:1.75 +30% = 2.275 (max)*	✓ **2.18**
Building Height (LEP+30%)	*max 20.8m*	**> 20.8m**
Affordable housing (min 15% of the GFA)	*4680.6*	✓ **4688.77**
Landscaped Area (min 30%)	*4296.9*	✓ **6540**
Unit sizes	As per ADG	✓ **yes**
Parking (non-affordable) 1br 0.5, 2br 1 & 3br 1.5	*314.5*	✓ **430**
Parking (affordable) 1br 0.4, 2br 0.5 & 3br 1	*30.3*	✓ **60**

LEP/DCP COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m^2)		✓ **14323**
Floor Space Ratio	*1:1.75 (max GFA 25065.25)*	✓ **31204.26**
Building Height	*max 16m*	**> 16m**
Site Coverage	*max 50% (7161.5)*	✓ **6064.3**
Landscaped Area	*min 30% of site area (4296.9)*	✓ **6540**
Communal Open Space	*25% of site area (min 3m) (3580.75)*	✓ **4153.5**
Front Setback	*6m min*	✓ **6**
Rear Setback	*6m min*	✓ **6**
Side Setback	*6m up to 4 stry & 9m for 5 stry+*	✓ **6**
Building Separation	*min 12m*	✓ **12**
Parking	*1br 0.6, 2br 0.9 & 3br 1.4, V = 1 per 5*	✓ **490**

ADG COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Building Separation	*12m between habitable rm windows*	✓ **12**
Living room width	*min dim. 3.6m 1BR; 4m 2+ BR*	✓ **4**
Bedroom size	*min 9-10m^2; min dimension 3m*	✓ **9**
Communal Open Space (25%, 3x3m)	*3580.75*	✓ **4153.5**
Front Fence (solid fence up to 1m)	*1m*	✓ **1**
Solar Access (2h from 9am-3pm)	min 70%	✓ **70.6%**
Landscaping (1 large/2 medium trees per 80m2 deep soil)	*13 large /26medium*	**ref. landscape**
Deep Soil Zone (min 7%, 6x6m)	*1002.61*	✓ **2751.4**
Private Open Space - Ground Floor	*15m^2; min dimension 3*	✓ **15**
Private Open Space - Balcony	*8-12m^2; min dimension 2-2.4m*	✓ **10**
Universal Design (20% Livable Housing Guidline)	*62.0*	✓ **71**
Natural cross ventilation	*60%*	✓ **60.2%**

SITE DATA

SITE AREA	18400.00	m^2
NET SITE AREA (excluding road)	14323.00	m^2

issue k:
issue j: Council's RFI 10/07/2024
issue i: Amending DA 21/03/2024
issue h: RFI 01/06/2023
issue g: RFI 14/04/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 29/01/2022
issue d: Consultant Coordination 01/07/2022
issue c: Preliminary Schematic Design 31/05/2022
issue b: Preliminary Schematic Design 09/05/2022
issue a: Unit mix 22/04/2022

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Consultants:

Survey by: SDG
Landscape by: A Total Concept
Stormwater by: SGC
SEE by: Think Planners
Acoustics by: Acouras
Traffic Report by: Varga Traffic
BASIX by: SLR
Structurals by: Mance Arraj

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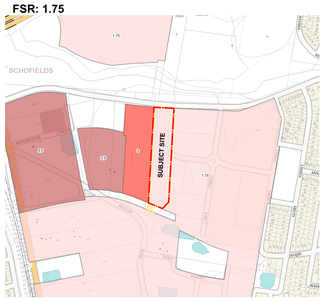
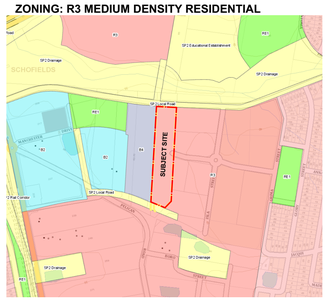
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: COVER PAGE
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
1
Rev: J

LEP CONTROLS

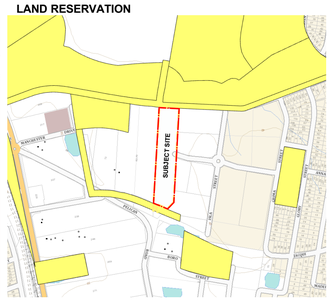
FSR: 1.75



ZONING: R3 MEDIUM DENSITY RESIDENTIAL



LAND RESERVATION



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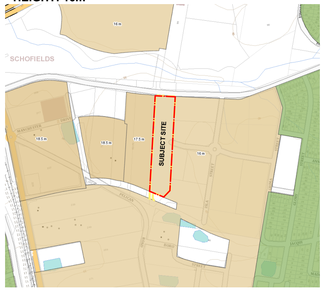
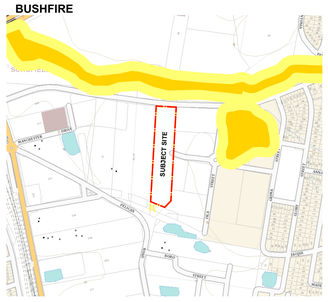


BUSHFIRE



FLOOD PLANNING

N

SITE CONTEXT ANALYSIS

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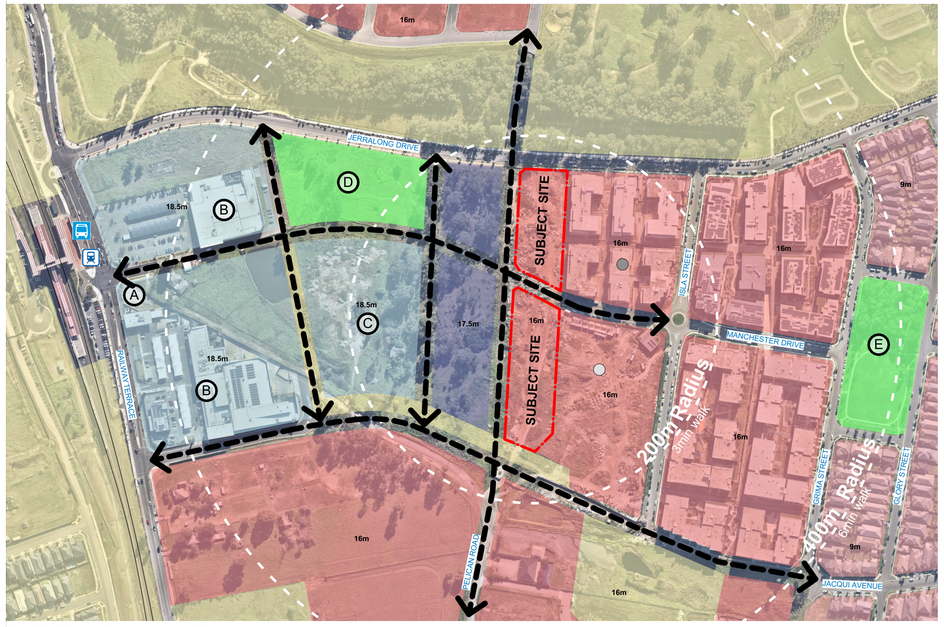


LANDMARKS

- A Future Town Plaza
- B Shopping Centres
- C Future Commercial/Retail
- D Future Town Park
- E Glory Park
- Bus Stop
- Schofields Station
- Future Road Connection

Proposed development

- DA for residentail flat buildings
- Sites being developed

ZONING

- RE1 Public Recreation
- B2 Local Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

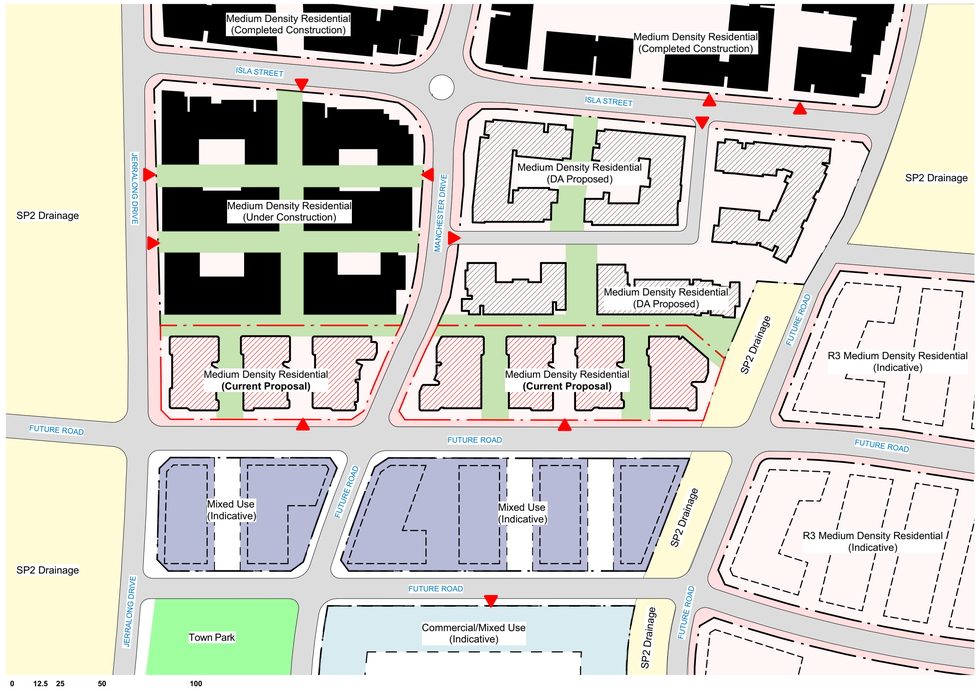
17m Max Height of Building

N

0 25 50 100 200
m

LOCALITY PLAN

1:1500



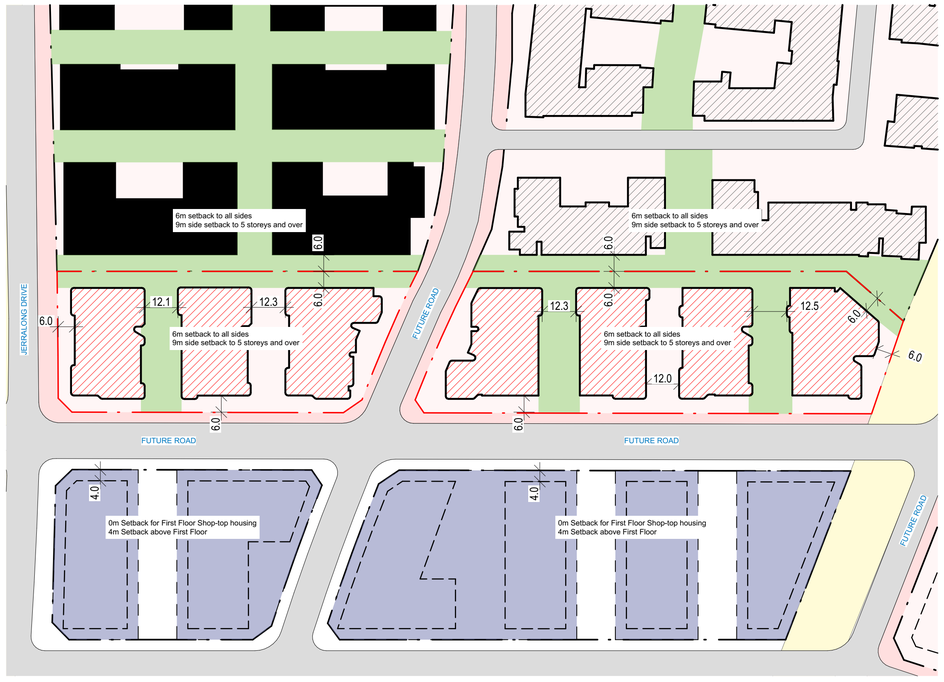
- Vehicle Access
- Completed Construction
- DA Proposed
- Current Proposal
- Indicative Future Development

N

0 12.5 25 50 100
m

SETBACK PLAN

1:1000



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0 6.25 12.5 25 50
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issue	k:	
issue	j: Council's RFI	10/07/2024
issue	i: Amending DA	21/03/2024
issue	h: RFI	01/06/2023
issue	g: RFI	14/04/2023
issue	f: DA	24/10/2022
issue	e: Preliminary DA	29/07/2022
issue	d: Consultant Coordination	01/07/2022
issue	c: Preliminary Schematic Design	31/05/2022
issue	b: Preliminary Schematic Design	09/05/2022
issue	a: Unit mix	22/04/2022

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Consultants:

Survey by: SDG
Landscape by: A Total Concept
Stormwater by: SGC
SEE by: Think Planners
Acoustics by: Acoucas
Traffic Report by: Varga Traffic
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N

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drawing: CONTEXT ANALYSIS
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checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
2
Rev: J

PROJECT SUMMARY

PROJECT CONTROLS

SITE AREA	14,323 m²
FSR	1.75:1 + Bonus 30% = 2.275:1
MAX GFA	35,584.8 m²

PROPOSED

GFA	32,500.7 m²
FSR	2.27:1

LEP/DCP COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m²)		✓ 14323
Floor Space Ratio	*1:1.75 (max GFA 25065.25)*	✓ 31204.26
Building Height	*max 16m*	> 16m
Site Coverage	*max 50% (7161.5)*	✓ 6064.3
Landscaped Area	*min 30% of site area (4296.9)*	✓ 6540
Communal Open Space	*25% of site area (min 3m) (3580.75)*	✓ 4153.5
Front Setback	*6m min*	✓ 6
Rear Setback	*6m min*	✓ 6
Side Setback	*6m up to 4 stry & 9m for 5 stry+*	✓ 6
Building Separation	*min 12m*	✓ 12
Parking	*1br 0.6, 2br 0.9 & 3br 1.4, V = 1 per 5*	✓ 490

ADG COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Building Separation	*12m between habitable rm windows*	✓ 12
Living room width	*min dim. 3.6m 1BR; 4m 2+ BR*	✓ 4
Bedroom size	*min 9-10m² , min dimension 3m*	✓ 9
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Front Fence (solid fence up to 1m)	*1m*	✓ 1
Solar Access (2h from 9am-3pm)	min 70%	✓ 70.6%
Landscaping (1 large/2 medium trees per 80m2 deep soil)	*13 large /2medium*	ref. landscape
Deep Soil Zone (min 7%, 6x6m)	*1002.61*	✓ 2751.4
Private Open Space - Ground Floor	*15m² ; min dimension 3*	✓ 15
Private Open Space - Balcony	*8-12m² ; min dimension 2-2.4m*	✓ 10
Universal Design (20% Livable Housing Guidline)	*62.0*	✓ 71
Natural cross ventilation	*60%*	✓ 60.2%

HOUSING SEPP COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m²)	*450*	✓ 14323
Accessibility (min 800m to train station)	*800m*	✓ 600
Floor Space Ratio (LEP+30%)	*1:1.75 +30% = 2.275 (max)*	✓ 2.18
Building Height (LEP+30%)	*max 20.8m*	> 20.8m
Affordable housing (min 15% of the GFA)	*4680.6*	✓ 4688.77
Landscaped Area (min 30%)	*4296.9*	✓ 6540
Unit sizes	As per ADG	✓ yes
Parking (non-affordable) 1br 0.5, 2br 1 & 3br 1.5	*314.5*	✓ 430
Parking (affordable) 1br 0.4, 2br 0.5 & 3br 1	*30.3*	✓ 60

PROPOSED GFA

LVL/BLD	A	B	C	D	E	F	G (AH)	TOTAL
Ground	710.9	710.9	761.0	754.9	694.9	710.9	754.1	5097.6
1	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
2	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
3	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
4	501.6	501.6	714.5	707.5	500.6	501.6	673.3	4100.7
5	501.6	501.6	714.5	707.5	500.6	501.6	673.3	4100.7
6	479.5	335.9	6.0	707.5	478.5	0.0	0.0	2007.3
TOTAL	4399.2	4256.3	4574.8	5237.1	4378.1	3919.7	4439.1	31204.3

% of GFA for Affordable housing (AH)		14.23%
+ F001, F002 & F003	GFA= 249.68	0.80%
TOTAL % of GFA for AH		15.03%

PROPOSED APARTMENT MIX

Building	1 Bed	2 Bed	3 Bed	TOTAL
A	7	38	8	53
B	8	34	9	51
C	10	47	0	57
D	12	54	0	66
E	7	39	7	53
F	6	33	8	47
G (AH)	12	45	0	57
TOTAL	62	290	32	384
	16.1%	75.5%	8.3%	

ADG Ventilation

Ground	34
1	34
2	34
3	34
4	34
5	39
6	22
TOTAL	231
	60.16%

ADG Solar Access

Level	Solar	Non-Solar
Ground	32	9
1	35	8
2	45	8
3	49	8
4	40	9
5	45	5
6	25	0
TOTAL	271	47
	70.57%	12.24%

CAR PARKING SPACES (Housing SEPP)

Unit type	Rate	Non-Affordable Units Lot 1 Unit Mix	Lot 1 Car No.	Lot 2 Unit Mix	Lot 2 Car No.	Affordable housing Units (AH) Rate	Bld G unit mix	Lot 1 Car No.	TOTAL
1 Bed	0.5	25	12.5	25	12.5	0.4	12	4.8	
2 Bed	1	124	124	119	119	0.5	47	23.5	
3 Bed	1.5	14	21	17	25.5	1	2	2	
Visitor	n/a					n/a			
			157.5		157.0			30.3	
TOTAL					314.5			30.3	344.8

PROPOSED PARKING SPACES

LEVEL	Residents (non-accessible) Lot 1	Lot 2	Residents (accessible) Lot 1	Lot 2	Visitor (non-accessible) Lot 1	Lot 2	Visitor (accessible) Lot 1	Lot 2	TOTAL Lot 1	Lot 2
Basement 2	113	103	15	8	16	11	1	NA	145	122
Basement 1	103	64	13	5	15	22	NA	1	131	92
TOTAL	216	167	28	13	31	33	1	1	276	214
TOTAL	424		66						490	

BICYCLE SPACES (BCC Growth Centre Precincts 2010)

Rate	Lot 1	Lot 2	Total
1 Per 3 Dwelling	74.3	53.7	**128.0**

A

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	STRG - IN	STRG - OUT min	TOTAL
A	GRN	A001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		A002			97.29	19.54	2+	YES	YES	5.2	5	10.2
		A003		76.1		15.45	NO	YES	YES	4.46	4	8.46
		A004			98.05	31.82	-	YES	YES	5	5	10
		A005	82.19			48.73	2+	YES	YES	8.56	4	12.56
		A006	77.56			28.69	2+	YES	NO	4.59	4	8.59
		A007	77.62			38.29	2+	YES	NO	4	4	8
		A008	75.66			47.3	2+	YES	YES	6.47	4	10.47
	FIRST	A101		76.29		11.97	2+	YES	NO	4.02	4	8.02
		A102			97.29	28.24	2+	YES	YES	5.2	5	10.2
		A103		76.1		12.44	-	NO	YES	4.46	4	8.46
		A104			96.55	21.7	2+	YES	YES	4	5	8
		A105		76.29		18.86	2+	YES	NO	4.02	4	8.02
		A106		76.08		21.11	2+	YES	YES	5.5	4	9.5
		A107	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A108	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A109		75.66		23.51	2+	YES	YES	6.47	4	10.47
	SECOND	A201		76.29		11.97	2+	YES	NO	4.02	4	8.02
		A202			97.29	28.24	2+	YES	YES	5.2	5	10.2
		A203		76.1		12.44	-	NO	YES	4.46	4	8.46
		A204			96.55	21.7	2+	YES	YES	4	5	9
		A205	76.29			17.62	2+	YES	NO	4.02	4	8.02
		A206	76.08			21.11	2+	YES	YES	5.5	4	9.5
		A207	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A208	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A209		75.66		23.51	2+	YES	YES	6.47	4	10.47
	THIRD	A301		76.29		11.97	2+	YES	NO	4.02	4	8.02
		A302			97.29	28.24	2+	YES	YES	5.2	5	10.2
		A303		76.1		12.44	-	NO	YES	4.46	4	8.46
		A304			96.55	21.7	2+	YES	YES	4	5	9
		A305	76.29			17.62	2+	YES	NO	4.02	4	8.02
		A306	76.08			21.11	2+	YES	YES	5.5	4	9.5
		A307	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A308	52.11			8.02	2+	YES	NO	3.03	4	7.03
		A309		75.66		23.51	2+	YES	YES	6.47	4	10.47
	FOURTH	A401		75.83		18.7	2+	YES	YES	6.29	4	10.29
		A402		71.6		17.95	-	NO	YES	4.1	4	8.1
		A403		77.38		25.69	2+	YES	YES	4.87	4	8.87
		A404		77.38		15.26	2+	YES	YES	4.87	4	8.87
		A405		78.92		12.44	-	NO	YES	4.87	4	8.87
		A406		76.23		52.35	2+	YES	YES	4.74	4	8.74
	FIFTH	A501		75.83		12.1	2+	YES	YES	6.29	4	10.29
		A502		71.59		10.06	-	NO	YES	4.1	4	8.1
		A503		77.38		12.48	2+	YES	YES	4.87	4	8.87
		A504		77.38		12.48	2+	YES	YES	4.87	4	8.87
		A505		78.92		10.11	2+	YES	NO	4.25	4	8.25
		A506		76.23		21.85	2+	YES	YES	4.74	4	8.74
	SIXTH	A601		75.83		11.23	2+	YES	YES	6.29	4	10.29
		A602	50.08			36.33	2+	YES	YES	4.1	4	8.1
		A603		77.38		12.48	2+	YES	YES	4.87	4	8.87
		A604		77.38		12.48	2+	YES	YES	4.87	4	8.87
		A605		78.92		18.85	2+	YES	NO	4.25	4	8.25
		A606		76.23		21.85	2+	YES	YES	4.74	4	8.74

B

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	STRG - IN	STRG - OUT min	TOTAL
B	GRN	B001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		B002			97.29	19.54	2+	YES	YES	5.2	5	10.2
		B003		75.89		16.86	-	NO	YES	4.46	4	8.46
		B004			98.05	28.37	2+	YES	YES	5	5	10
		B005	82.14			32.49	2+	YES	YES	8.56	4	12.56
		B006	77.56			20.58	1-2	NO	NO	4.59	4	8.59
		B007	77.62			15.13	1-2	NO	NO	4	4	8
		B008	75.66			20.81	1-2	NO	YES	6.47	4	10.47
	FIRST	B101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B102			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B103	76.1			12.39	-	NO	YES	4.46	4	8.46
		B104			96.55	13.12	2+	YES	YES	4	5	9
		B105		76.29		12.62	2+	YES	NO	4.02	4	8.02
		B106		76.08		18.07	1-2	NO	YES	5.5	4	9.5
		B107	52.11			8.02	1-2	NO	NO	3.03	4	7.03
		B108	52.11			8.02	1-2	NO	NO	3.03	4	7.03
		B109		75.66		23.34	1-2	NO	YES	6.47	4	10.47
	SECOND	B201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B202			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B203	76.1			12.39	-	NO	YES	4.46	4	8.46
		B204			96.55	13.12	2+	YES	YES	4	5	9
		B205	76.29			12.62	2+	YES	NO	4.02	4	8.02
		B206	76.08			18.07	2+	YES	YES	5.5	4	9.5
		B207	52.11			8.02	2+	YES	NO	3.03	4	7.03
		B208	52.11			8.02	2+	YES	NO	3.03	4	7.03
		B209		75.66		23.34	2+	YES	YES	6.47	4	10.47
	THIRD	B301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B302			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B303	76.1			12.79	-	NO	YES	4.46	4	8.46
		B304			96.55	13.12	2+	YES	YES	4	5	9
		B305	76.29			18.07	2+	YES	NO	4.02	4	8.02
		B306	76.08			18.07	2+	YES	YES	5.5	4	9.5
		B307	52.11			8.02	2+	YES	NO	3.03	4	7.03
		B308	52.11			8.02	2+	YES	NO	3.03	4	7.03
		B309		75.66		23.21	2+	YES	YES	6.47	4	10.47
	FOURTH	B401		75.83		18.97	2+	YES	YES	6.29	4	10.29
		B402		71.6		10.06	-	NO	YES	4.1	4	8.1
		B403		77.38		15.51	2+	YES	YES	4.87	4	8.87
		B404		77.38		20.26	2+	YES	YES	4.87	4	8.87
		B405		78.92		29.73	2+	YES	NO	4.25	4	8.25
		B406		76.23		26.53	2+	YES	YES	4.74	4	8.74
	FIFTH	B501		75.83		19.75	2+	YES	YES	6.29	4	10.29
		B502		71.6		10.06	-	NO	YES	4.1	4	8.1
		B503		77.38		12.48	2+	YES	YES	4.87	4	8.87
		B504		77.38		12.48	2+	YES	YES	4.87	4	8.87
		B505		78.92		10.11	2+	YES	NO	4.25	4	8.25
		B506		76.23		11.89	2+	YES	YES	4.74	4	8.74
	SIXTH	B601	52.52			46.37	2+	YES	YES	4.35	4	8.35
		B602	50.08			36.33	2+	YES	YES	4.1	4	8.1
		B603		77.38		12.48	2+	YES	YES	4.87	4	8.87
		B604			117.57	69.68	2+	YES	YES	6.44	5	11.44

C

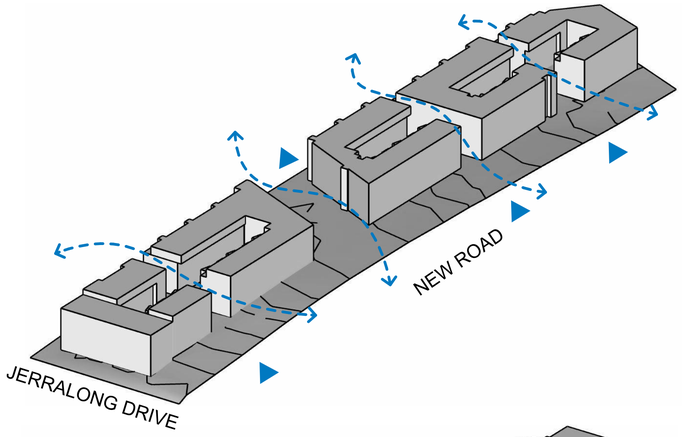
BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	STRG - IN	STRG - OUT min	TOTAL
C	GRN	C001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		C002		75.08		75.41	1-2	NO	YES	3.52	4	7.52
		C003		75		56.62	-	NO	NO	4	4	8
		C004		81.3		73.89	2+	YES	YES	4.06	4	8.06
		C005		76.29		29.47	2+	YES	NO	4.02	4	8.02
		C006		75.35		43.71	1-2	NO	YES	5.5	4	9.5
		C007		75.93		13.52	1-2	NO	NO	4.12	4	8.12
		C008		76.08		10.73	1-2	NO	YES	5.5	4	9.5
		C009		76.29		18.65	2+	YES	NO	4.02	4	8.02
	FIRST	C101		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C102		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C103		75		25.09	-	NO	NO	4	4	8
		C104		81.3		19.35	2+	YES	YES	4.06	4	8.06
		C105		76.29		15.93	2+	YES	NO	4.02	4	8.02
		C106		75.35		22.27	2+	YES	YES	5.5	4	9.5
		C107	51.99			8.02	1-2	NO	NO	3.03	4	7.03
		C108	52.11			8.02	1-2	NO	NO	3.03	4	7.03
		C109		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C110		76.29		12.01	2+	YES	NO	4.02	4	8.02
	SECOND	C201		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C202		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C203		75		25.09	-	NO	NO	4	4	8
		C204		81.3		19.35	2+	YES	YES	4.06	4	8.06
		C205		76.29		15.93	2+	YES	NO	4.02	4	8.02
		C206		75.35		22.27	2+	YES	YES	5.5	4	9.5
		C207	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C208	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C209		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C210		76.29		12.01	2+	YES	NO	4.02	4	8.02
	THIRD	C301		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C302		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C303		75		25.09	-	NO	NO	4	4	8
		C304		81.3		19.35	2+	YES	YES	4.06	4	8.06
		C305		76.29		15.93	2+	YES	NO	4.02	4	8.02
		C306		75.35		22.27	2+	YES	YES	5.5	4	9.5
		C307	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C308	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C309		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C310		76.29		12.01	2+	YES	NO	4.02	4	8.02
	FOURTH	C401		75.13		10.09	2+	NO	NO	5.38	4	9.38
		C402		79.85		19.33	2+	YES	YES	5.58	4	9.58
		C403		75		25.09	-	NO	NO	4	4	8
		C404		81.3		19.32	2+	YES	YES	4.06	4	8.06
		C405		76.29		15.93	2+	YES	NO	4.02	4	8.02
		C406		75.35		11.95	2+	YES	YES	5.5	4	9.5
		C407	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C408	52.11			8.02	2+	YES	NO	3.03	4	7.03
		C409		75.31		17.15	2+	YES	YES	5.22	4	9.22
	FIFTH	C501		75.99		10.09	2+	YES	YES	5.38	4	9.38
		C502		79.85		19.33	2+	YES	YES	5.58	4	9.58
		C503		75		24.34	2+	YES	YES	4	4	8
		C504		81.3		19.32	2+	YES	YES	4.06	4	8.06
		C505		76.29		15.93	2+	YES	NO	4.02	4	8.02
		C506		75.35		11.95	2+	YES	YES	5.5	4	9.5
		C507	52.11			8.02	2+	YES	YES	3.03	4	7.03
		C508	52.11			8.02	2+	YES	YES	3.03	4	7.03
		C509		75.31		17.15	2+	YES	YES	5.22	4	9.22

D

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	STRG - IN	STRG - OUT min	TOTAL
D	GRN	D001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		D002		76.08		18.44	1-2	NO	YES	5.5	4	9.5
		D003		75.93		13.58	-	NO	NO	4.12	4	8.12
		D004		76.08		18.58	1-2	NO	YES	5.5	4	9.5
		D005		76.29		43.57	2+	YES	NO	4.02	4	8.02
		D006		76.29		43.56	2+	YES	NO	4.02	4	8.02
		D007		75.08		124.37	2+	YES	YES	3.52	4	7.52
		D008		75.06		58.03	2+	YES	NO	4	4	8
		D009		75.06		67.26	2+	YES	YES	4.14	4	8.14
	FIRST	D101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D102		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D103	52.11			8.02	-	NO	NO	3.03	4	7.03
		D104	52.11			8.02	-	NO	NO	3.03	4	7.03
		D105		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D106		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D107		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D108		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D109		75.06		25.36	2+	YES	NO	4	4	8
		D110		75.07		30.74	2+	YES	YES	4.14	4	8.14
	SECOND	D201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D202		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D203	52.11			8.02	-	NO	NO	3.03	4	7.03
		D204	52.11			8.02	-	NO	NO	3.03	4	7.03
		D205		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D206		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D207		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D208		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D209		75.06		25.36	2+	YES	NO	4	4	8
		D210		75.07		30.74	2+	YES	YES	4.14	4	8.14
	THIRD	D301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D302		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D303	52.11			8.02	-	NO	NO	3.03	4	7.03
		D304	52.11			8.02	-	NO	NO	3.03	4	7.03
		D305		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D306		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D307		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D308		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D309		75.06		25.36	2+	YES	NO	4	4	8
		D310		75.07		30.74	2+	YES	YES	4.14	4	8.14
	FOURTH	D401		77.01		17.88	2+	YES	YES	4.08	4	8.08
		D402	52.11			8.02	-	NO	NO	3.03	4	7.03
		D403	52.11			8.02	-	NO	NO	3.03	4	7.03
		D404		76.08		13.09	1-2	NO	YES	5.5	4	9.5
		D405		76.29		13.16	2+	YES	NO	4.02	4	8.02
		D406		76.29		16.61	2+	YES	NO	4.02	4	8.02
		D407		75.08		29.79	2+	YES	YES	3.52	4	7.52
		D408		75.06		25.03	2+	YES	NO	4	4	8
		D409		75.86		57.78	2+	YES	YES	6.08	4	10.08
	FIFTH	D501		77.01		17.83	2+	YES	YES	4.08	4	8.08
		D502	52.11			8.02	-	NO	NO	3.03	4	7.03
		D503	52.11			8.02	-	NO	NO	3.03	4	7.03
		D504		76.08		13.09	1-2	NO	YES	5.5	4	9.5
		D505		76.29		13.16	2+	YES	NO	4.02	4	8.02
		D506		76.29		16.61	2+	YES	NO	4.02	4	8.02
		D507		75.08		29.79	2+	YES	YES	3.52	4	7.52
		D508		75.06		23.05	2+	YES	NO	4	4	8
		D509		75.86		25.99	2+	YES	YES	6.08	4	10.08
	SIXTH	D601		77.01		17.83	2+	YES	YES	4.08	4	8.08
		D602	52.14			8.02	2+	YES	YES	3.03	4	7.03
		D603	52.11			8.02	2+	YES	YES	3.03	4	7.03
		D604		76.08		13.09	2+	YES	YES	5.5	4	9.5
		D605		76.29		13.16	2+	YES	YES	4.02	4	8.02
		D606		76.29		16.61	2+	YES	YES	4.02	4	8.02
		D607		75.08		29.79	2+	YES	YES	3.52	4	7.52
		D608		75.06		23.05	2+	YES	NO	4	4	8
		D609		75.86		25.99	2+	YES	YES	6.08	4	10.08

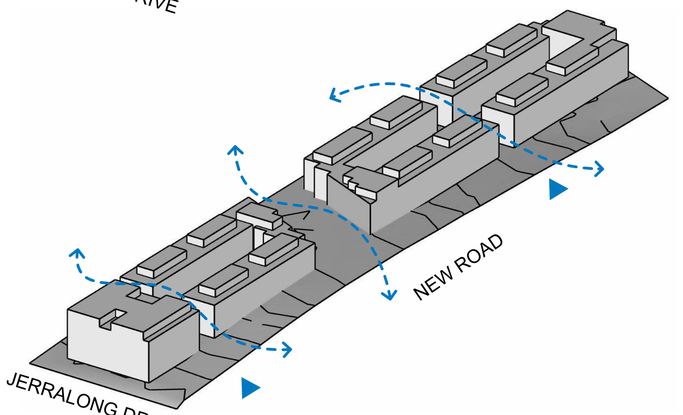
E

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	STRG - IN	STRG - OUT min	TOTAL
E	GRN	E001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		E002		82.06		19.15	2+	YES	YES	4.65	4	8.65
		E003		76.1		16.65	NO	YES	YES	4.46	4	8.46
		E004			98.05	27.56	2+	YES	YES	5	5	10
		E005	82.19			34.83	2+	YES	YES	8.56	4	12.56
		E006	77.56			20.58	1-2	NO	NO	4.59	4	8.59
		E007	77.62			16.13	1-2	NO	NO	4	4	8
		E008		75.1		18.58	1-2	NO	YES	5.5	4	9.5
	FIRST	E101		76.29		11.97	2+	YES	NO	4.02	4	8.02
		E102			97.29	16.49	2+	YES	YES	5.2	5	10.2
		E103	76.1			11.99	-	NO	YES	4.46	4	8.46
		E104			96.55	14.77	2+	YES	YES	4	5	9
		E105		76.29		11.87	2+	YES	NO	4.02	4	8.02
		E106		76.08		11.78	1-2	NO	YES	5.5	4	9.5
		E107	52.11			11.13	1-2	NO	NO	3.03	4	7.03
		E108	52.11			11.13	1-2	NO	NO	3.03	4	7.03
		E109		75.1		23.46	1-2	NO	YES	5.5	4	9.5
	SECOND	E201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		E202			97.29	16.49	2+	YES	YES	5.2	5	10.2
		E203	76.1			11.99	-	NO	YES	4.46	4	8.46
		E204



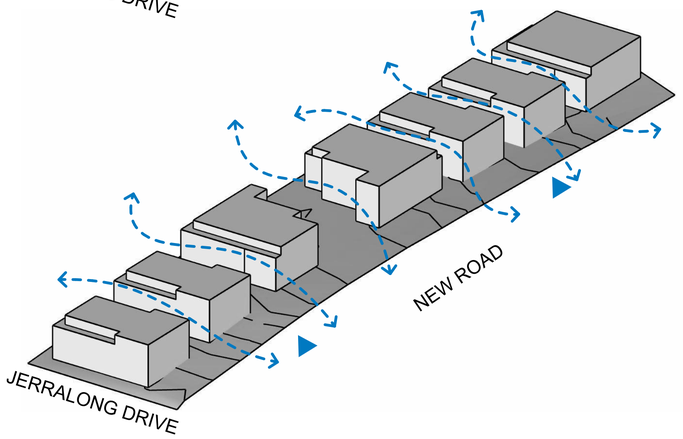
APPROVED DA (18 December 2015)

- 322 units
- 4 vehicular entries
- Inefficient core layout (32 vertical cores)
- SRV waste truck access
- 3 building separation openings along New Road resulting in bulky buliding forms
- Minimal cross flow between buildings



REVISED DESIGN (OPTION)

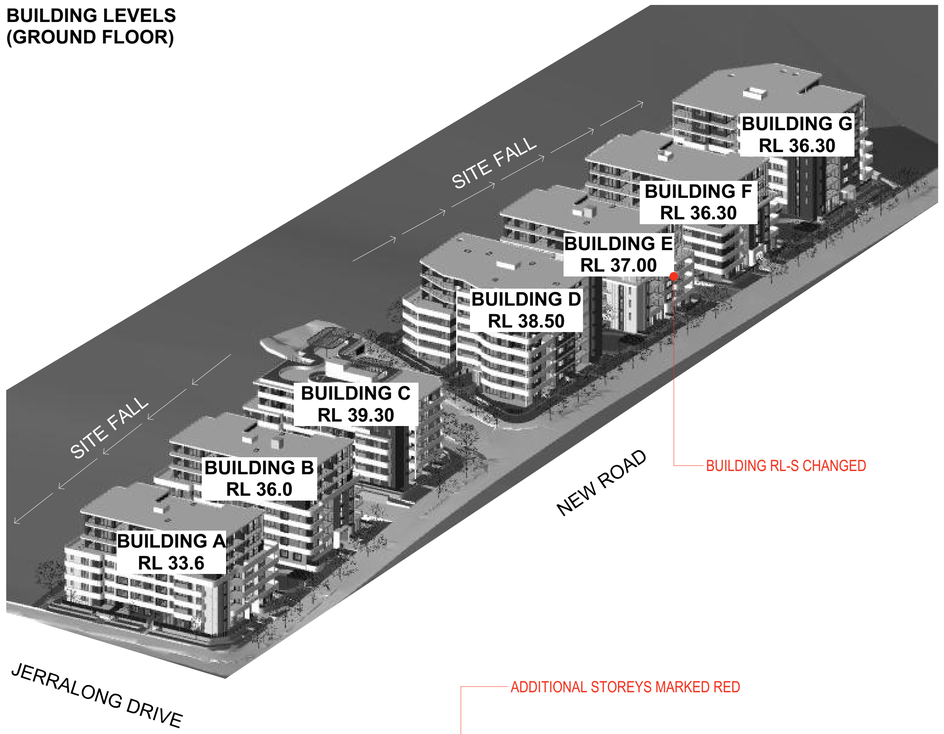
- 308 units
- Efficient core layout (16 vertical cores)
- 2 vehicular entries
- SRV waste truck access
- 2 building separation openings along New Road resulting in bulky buliding forms
- Minimal cross flow between buildings

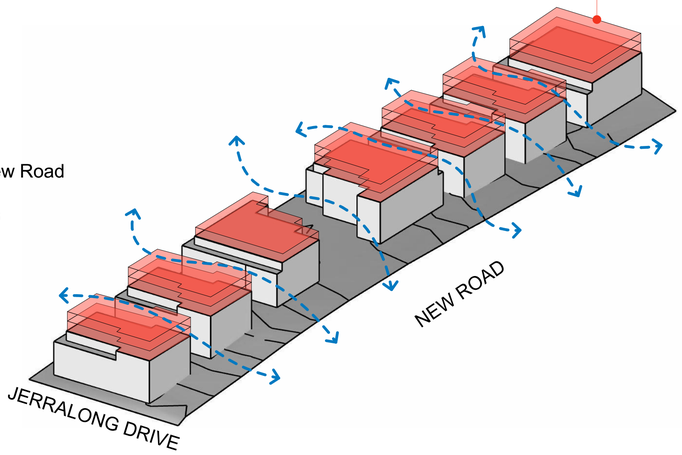


DA APPROVED DESIGN

- 308 units
- Efficient core layout (7 vertical cores)
- 2 vehicular entries
- HRV waste truck access
- 5 building separation openings along New Road resulting in finer building forms
- Maximised cross flow between buildings

BUILDING LEVELS (GROUND FLOOR)





PROPOSED DESIGN

- 401 units
- Introduction of Affordable housing units
- Increasing housing supply in the State
- 2 additional levels (except building C)
- Efficient core layout (7 vertical cores - 2 lifts each)
- 2 vehicular entries
- HRV waste truck access
- 5 building separation openings along New Road resulting in finer building forms
- Maximised cross flow between buildings

VEHICLE ACCESS

CROSS FLOW DIRECTION

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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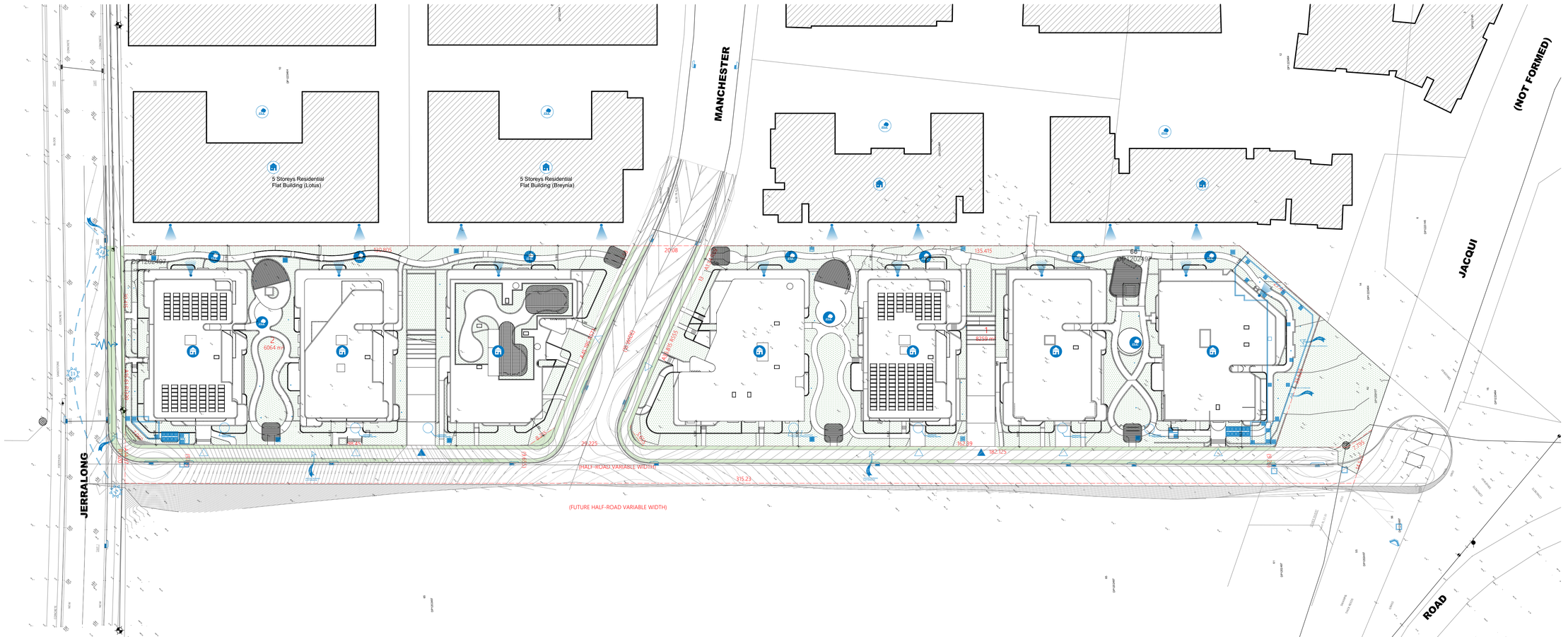
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS		
drawing:	MASSING DIAGRAMS		
client:	PELICAN 88 DEVELOPMENTS PTY LTD		
drawn: E.K.& J.L.	scale: as shown	ref: 2024-100	sheet size: A1
checked: J.E.	date: JULY 24	Council: BCC	4 Rev: J



PROPOSED SITE BOUNDARY
TREES TO BE REMOVED
TREES TO BE RETAINED
EXISTING STRUCTURES TO BE DEMOLISHED
STREET ACCESS
VEHICLE ACCESS
PREVAILING WINDS
SILT FENCING
POTENTIAL OVERLOOKING
PROPOSED BUILDING
NEIGHBOURING PROPERTIES
TEMPORARY CONSTRUCTION FENCE
PRIVATE OPEN SPACE
NEIGHBOURING PRIVATE OPEN SPACE
POTENTIAL NOISE SOURCE

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
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issue a:	Unit mix	22/04/2022

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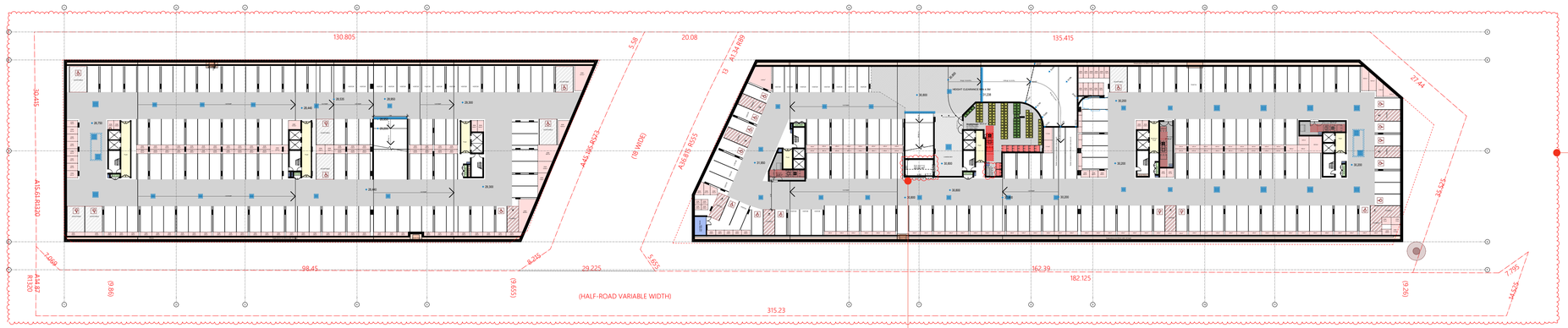
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
5
Rev: J



LEVEL UPDATES

BASEMENT 2
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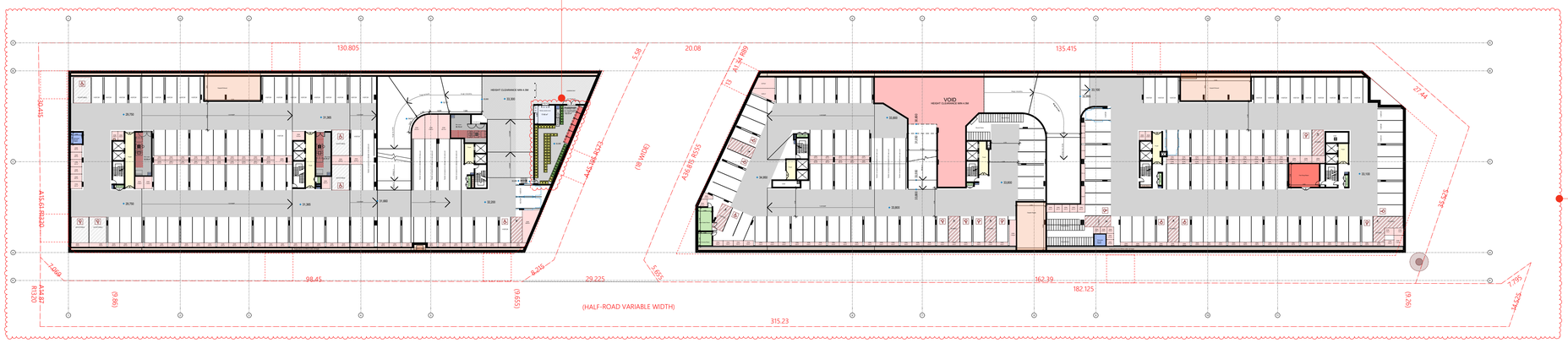
MINOR RECONFIGURATION OF WASTE RM

WASTE RM LARGER



LEVEL UPDATES

BASEMENT 1
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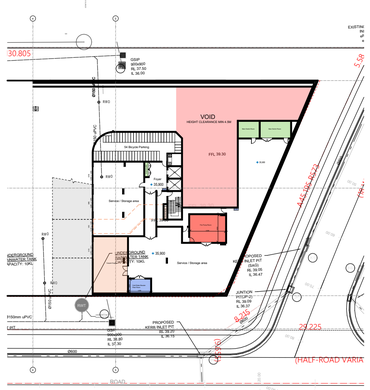

BASEMENT UPPER
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issue k:		
issue j:	Council's RFI	10/07/2024
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issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
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issue d:	Consultant Coordination	01/07/2022
issue c:	Preliminary Schematic Design	31/05/2022
issue b:	Preliminary Schematic Design	09/05/2022
issue a:	Unit mix	22/04/2022

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL BASEMENT FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
6
Rev: J

GROUND FLOOR PLAN
1:500

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
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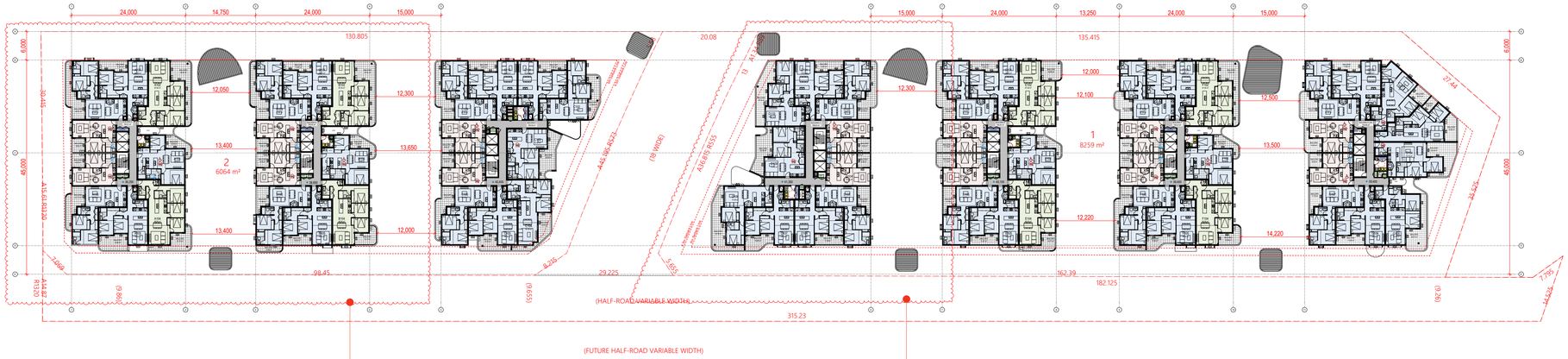
www.designcorp.com.au nominated architect : joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL GROUND FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
7
Rev: J



TYPICAL FIRST - THIRD FLOOR PLAN
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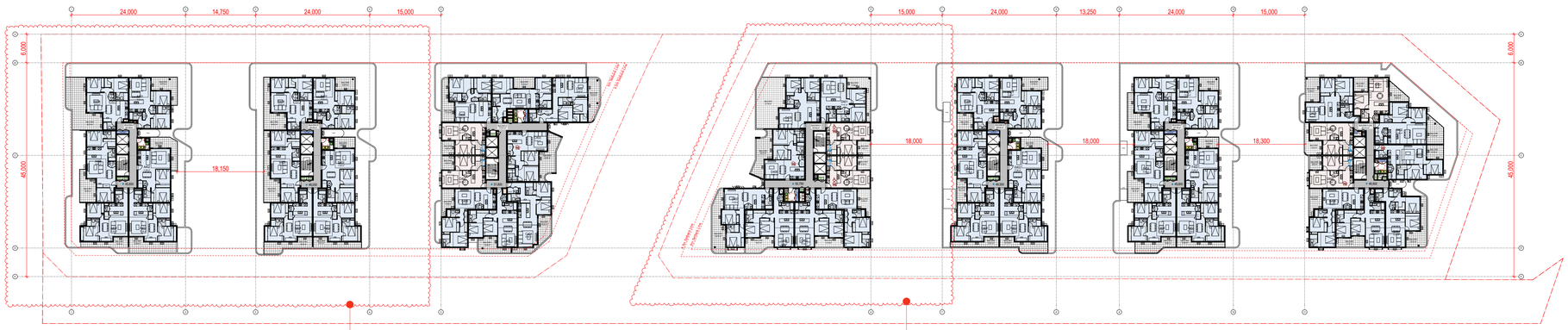
LEVELS UPDATED

LEVELS UPDATED



TYPICAL UPPER FLOOR PLANS
1:500

LEVELS UPDATED

LEVELS UPDATED

A B C D E F G

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
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issue g:	RFI	14/04/2023
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issue c:	Preliminary Schematic Design	31/05/2022
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issue a:	Unit mix	22/04/2022

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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL FIRST-FOURTH FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
8
Rev: J

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	20/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing:	GROUND FLOOR PLAN
client:	PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.	scale: as shown
checked: J.E.	date: JULY 24
ref: 2024-100	Council: BCC
sheet size: A1	9 Rev: J

FIRST FLOOR PLAN
1:200

FIRST FLOOR PLAN
1:200

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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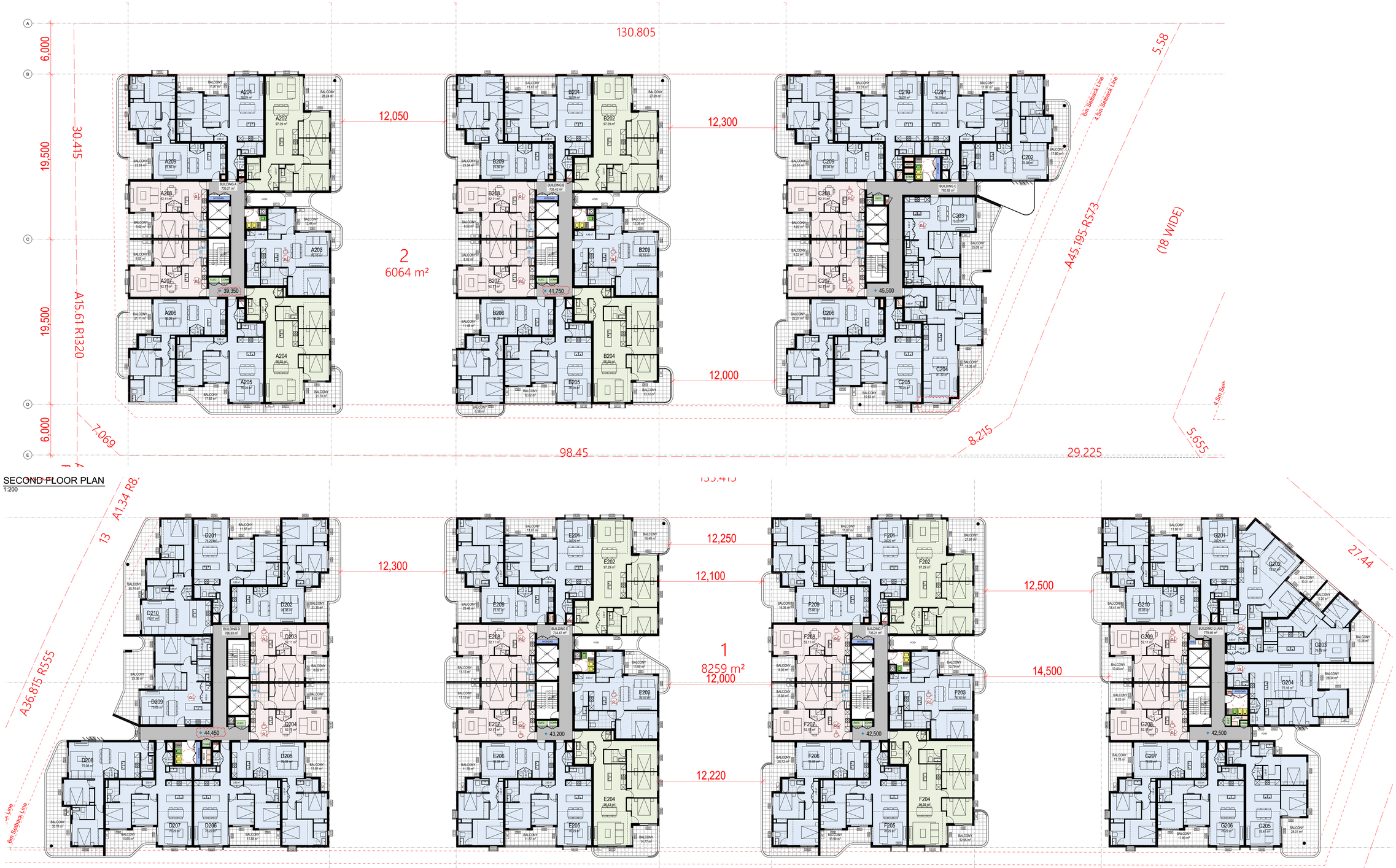
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: FIRST FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
scale: as shown
ref: 2024-100
checked: J.E.
date: JULY 24
Council: BCC
sheet size: A1
10
Rev: J



SECOND FLOOR PLAN
1:200

SECOND FLOOR PLAN
1:200

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
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issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SECOND FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
11
Rev: J

THIRD FLOOR PLAN
1:200

THIRD FLOOR PLAN
1:200

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: THIRD FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
12
Rev: J

FOURTH FLOOR PLAN
1:200

FOURTH FLOOR PLAN
1:200

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
issue f:	DA	24/10/2022
issue e:	Preliminary DA	29/07/2022
issue d:	Consultant Coordination	01/07/2022
issue c:	Preliminary Schematic Design	31/05/2022
issue b:	Preliminary Schematic Design	09/05/2022
issue a:	Unit mix	22/04/2022

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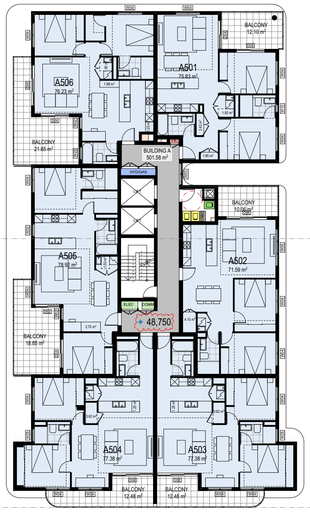
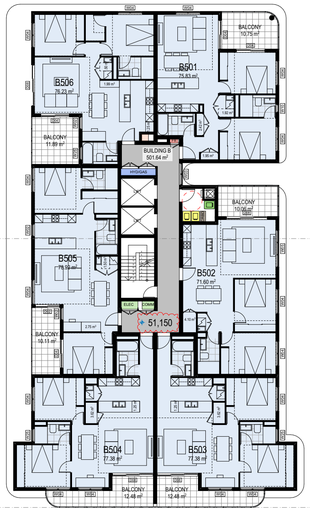
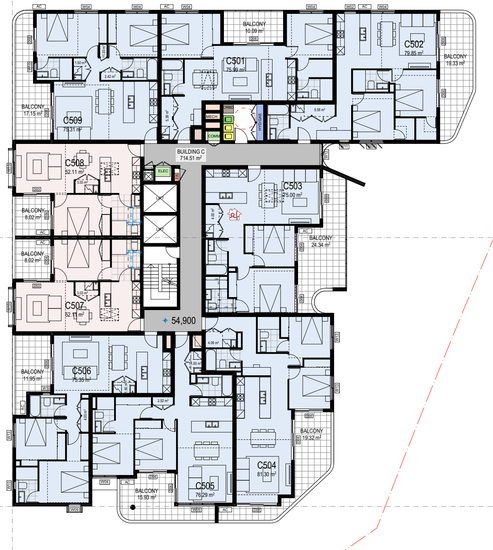
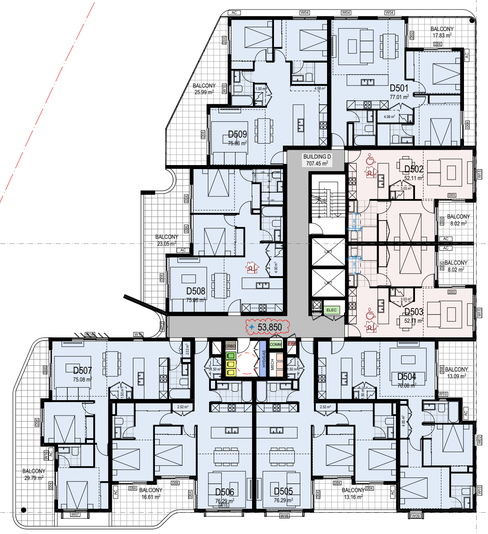
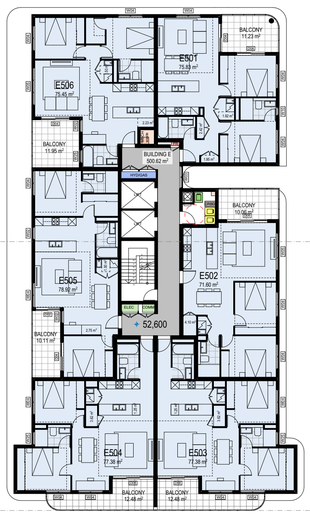
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: FOURTH FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
13
Rev: J

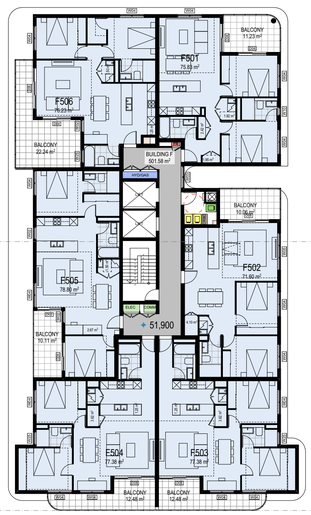


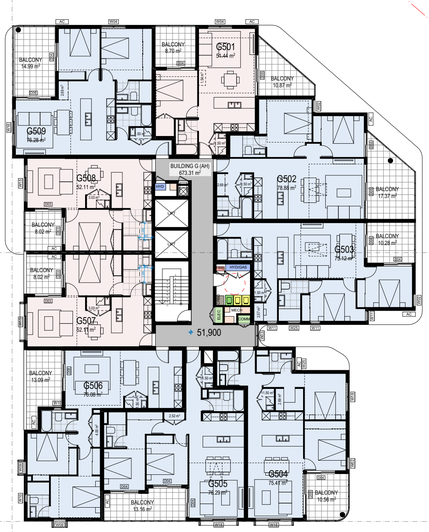












FIFTH FLOOR PLAN
1:200

FIFTH FLOOR PLAN
1:200

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
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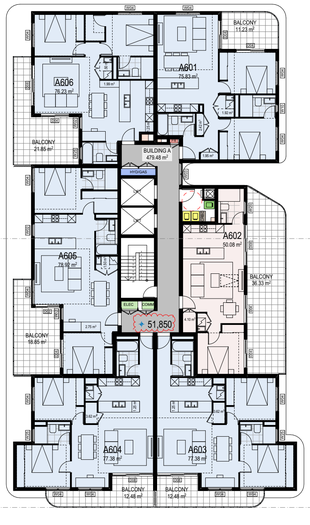
project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS				
drawing:	FIFTH FLOOR PLAN				sheet size: A1
client:	PELICAN 88 DEVELOPMENTS PTY LTD				14
drawn:	E.K.& J.L.	scale: as shown	ref: 2024-100		Rev: J
checked:	J.E.	date: JULY 24	Council: BCC		



SIXTH FLOOR PLAN
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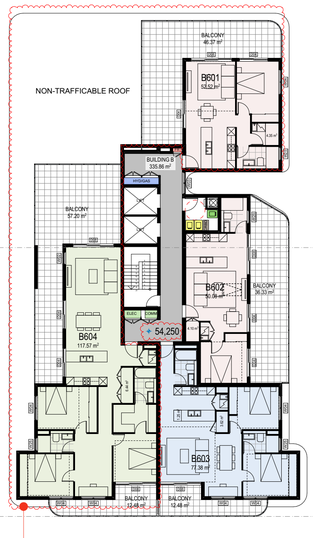
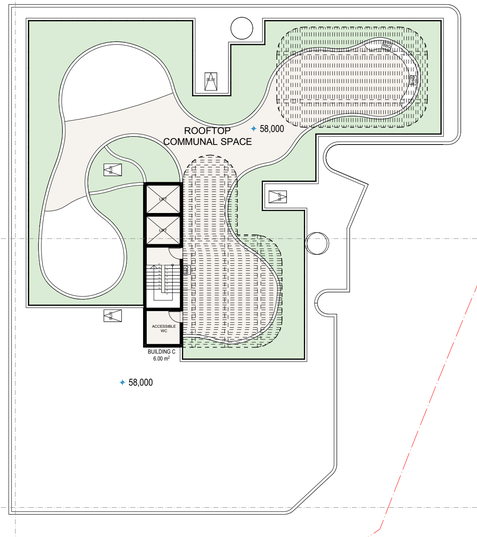
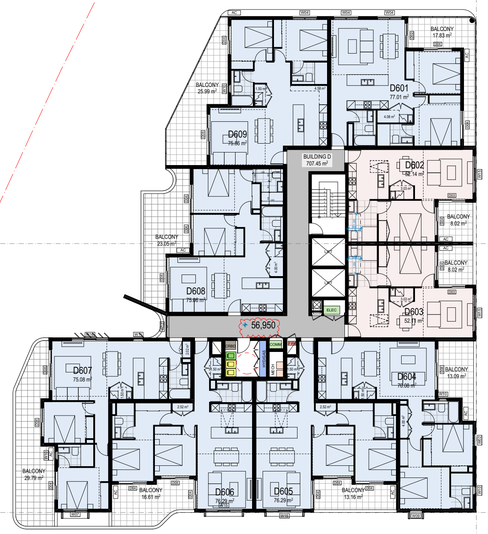
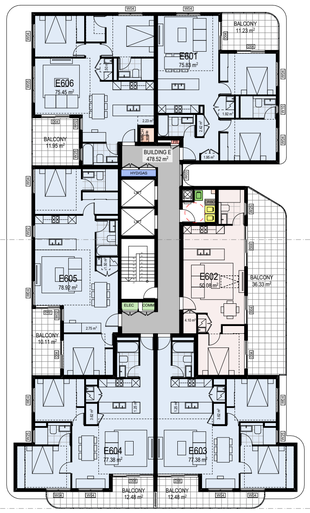
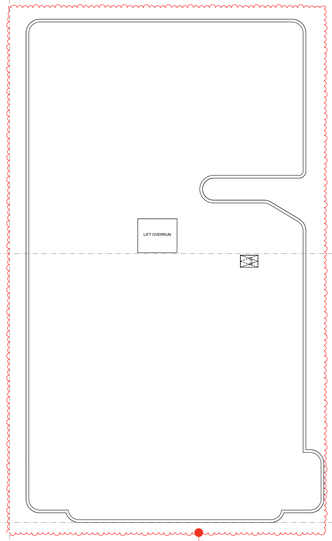


LAYOUT CHANGE, 1 UNIT REMOVED









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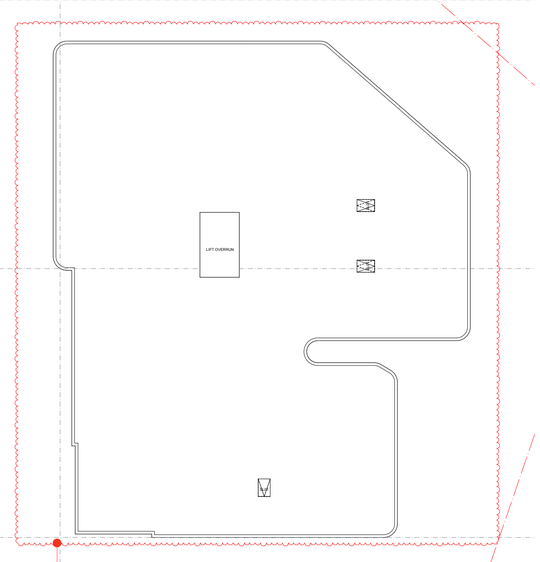

LEVEL 6 REMOVED

SIXTH FLOOR PLAN
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issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/08/2023
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issue a: Unit mix	22/04/2022

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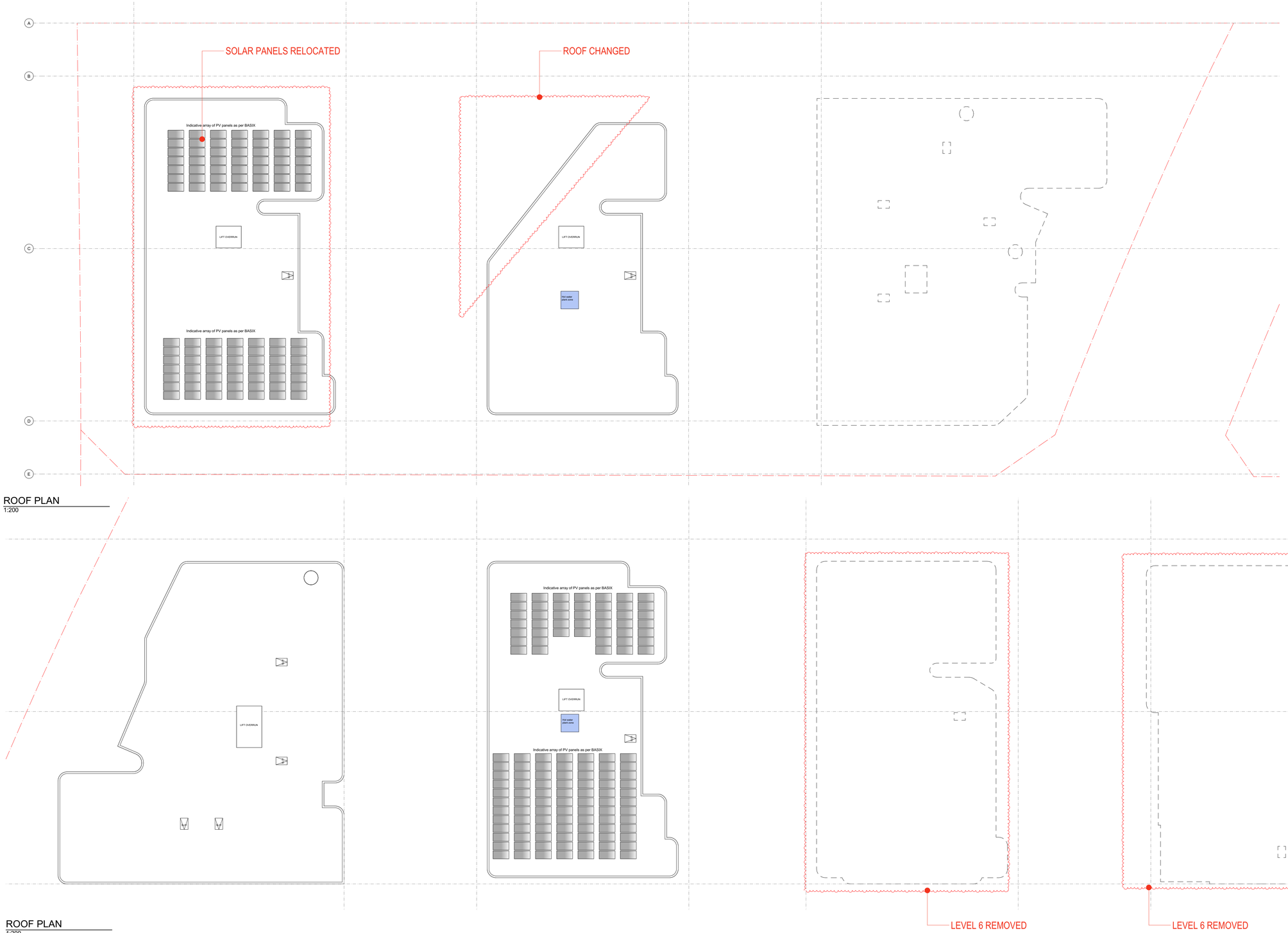
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SIXTH FLOOR PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
15
Rev: J



ROOF PLAN
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ROOF PLAN
1:200

issue k:	
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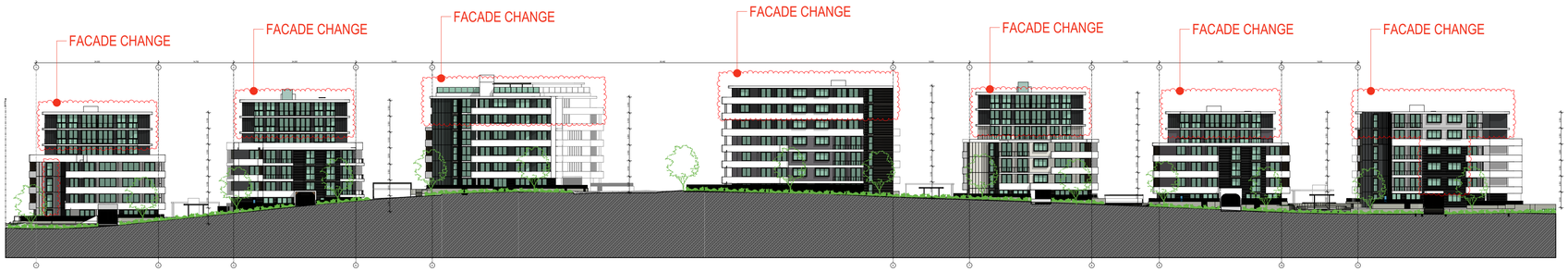
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: ROOF PLAN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
16
Rev: J



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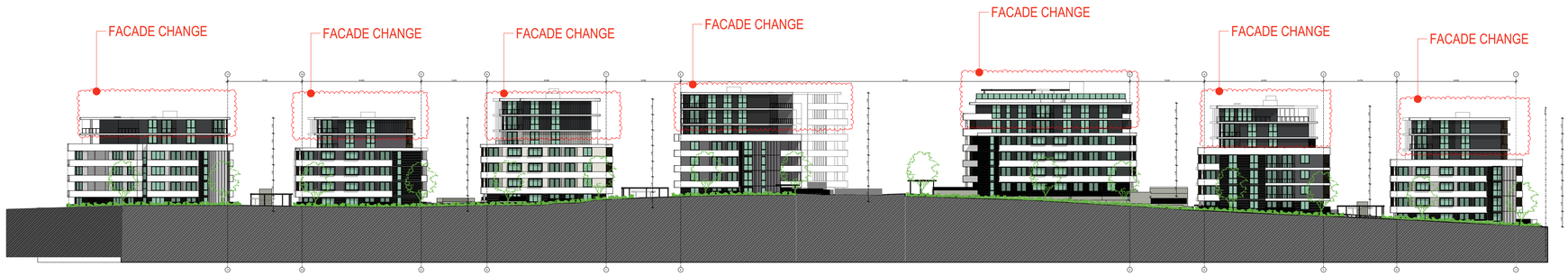

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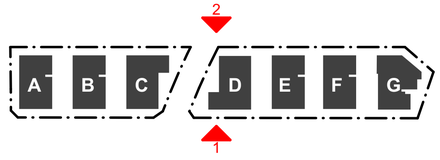

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
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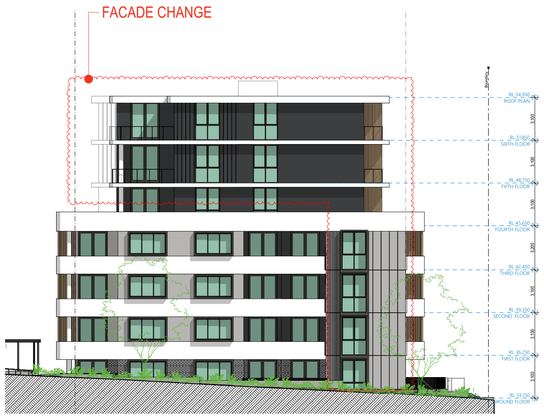
www.designcorp.com.au nominated architect - jon el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE ELEVATIONS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
17
Rev: J



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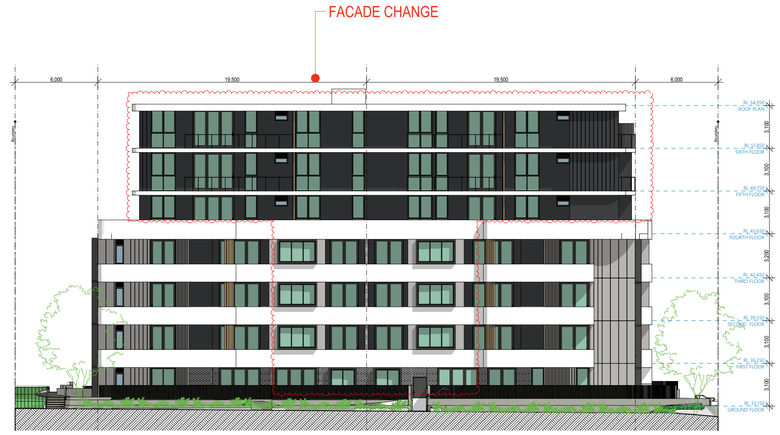

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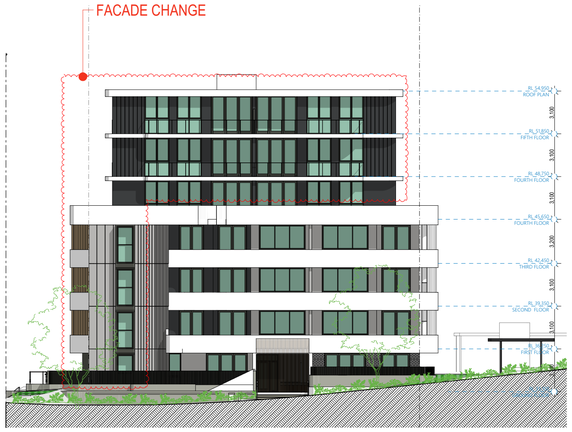

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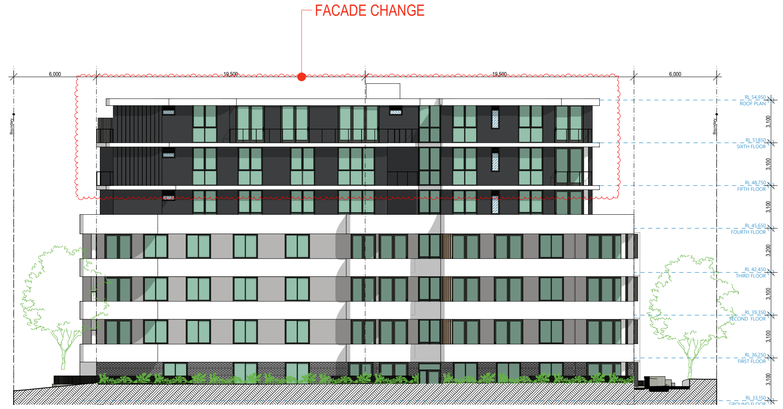

SOUTH ELEVATION
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A B C D E F G

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: BUILDING A ELEVATIONS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
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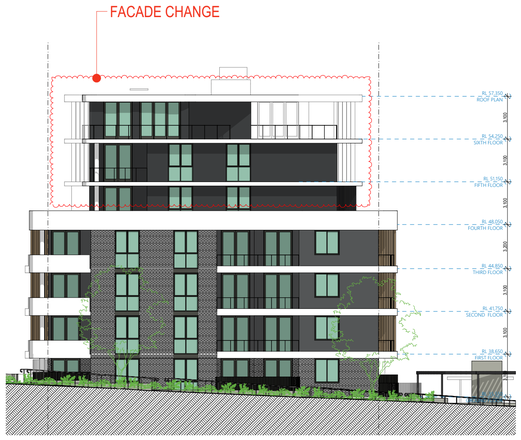
Rev: J



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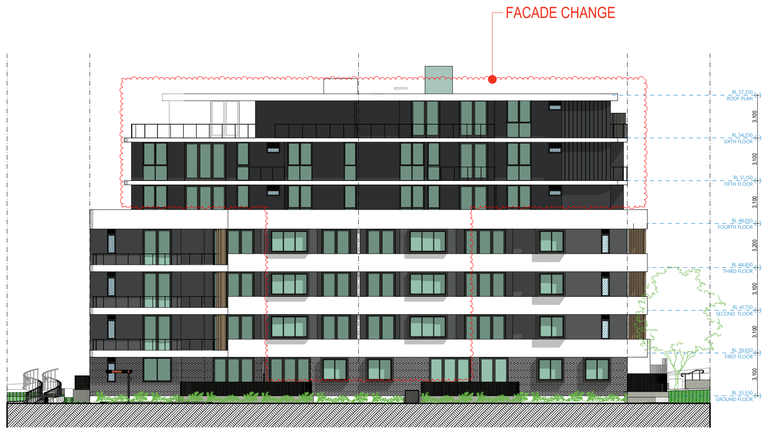

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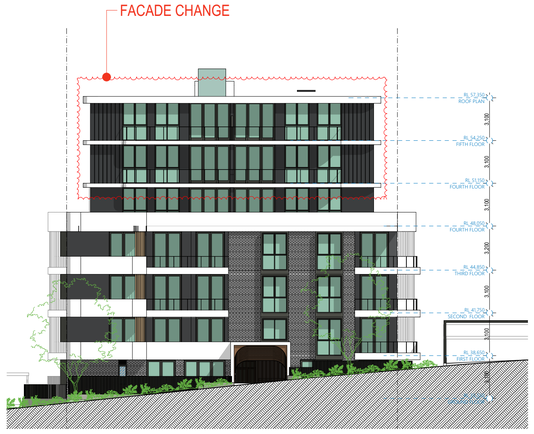

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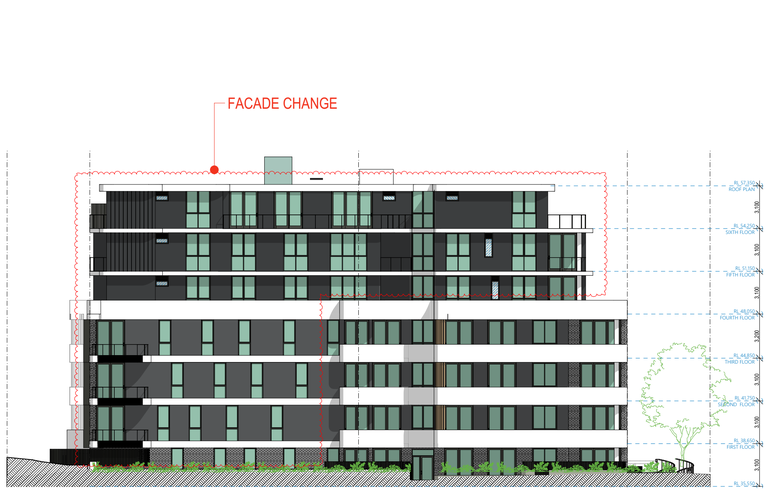

SOUTH ELEVATION
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A B C D E F G

issue k:		
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project: PROPOSED UNIT DEVELOPMENT
@ 80 PELICAN ROAD SCHOFIELDS
drawing: BUILDING B ELEVATIONS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
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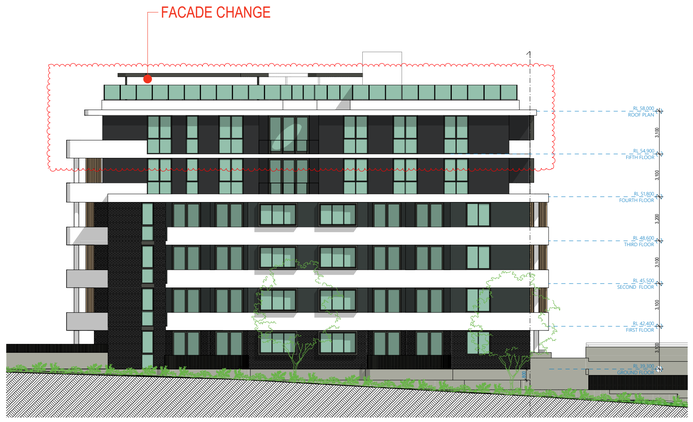
Rev: J



BUILDING C - EAST ELEVATION
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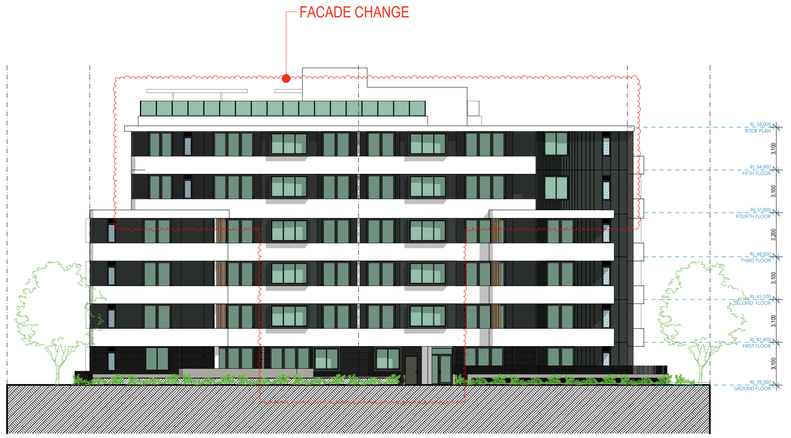

NORTH ELEVATION
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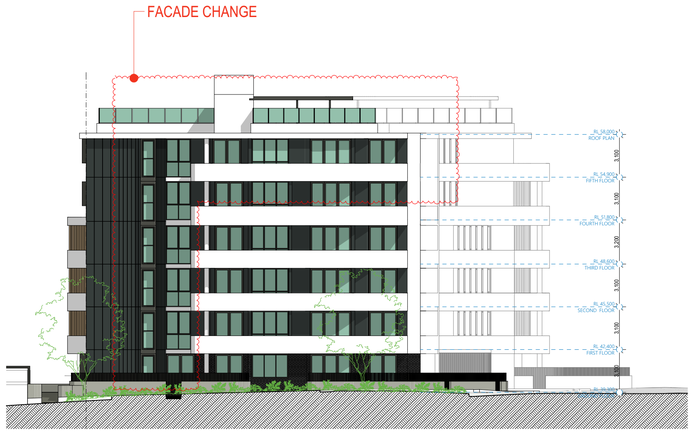

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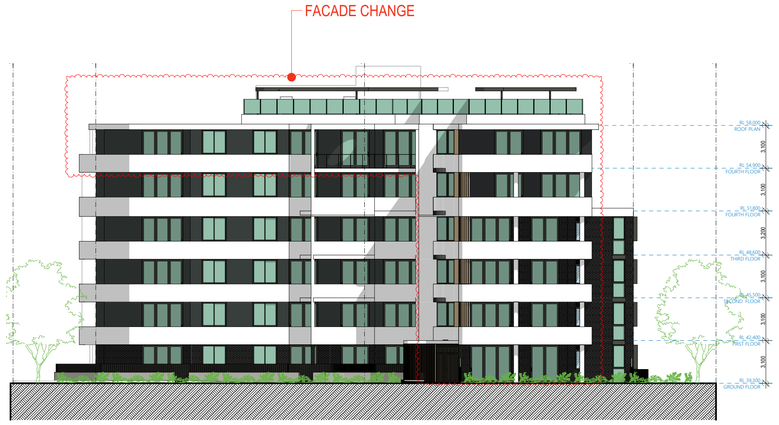

SOUTH ELEVATION
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A B C D E F G

issue		
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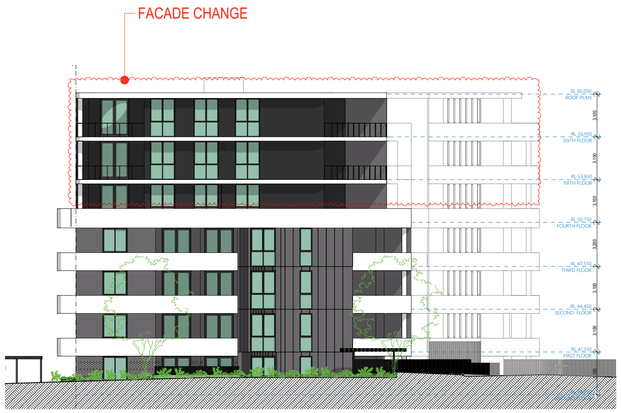
20
Rev: J



EAST ELEVATION
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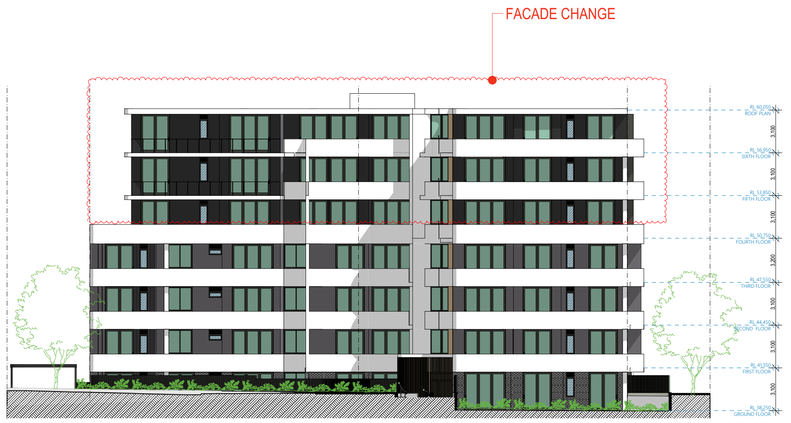

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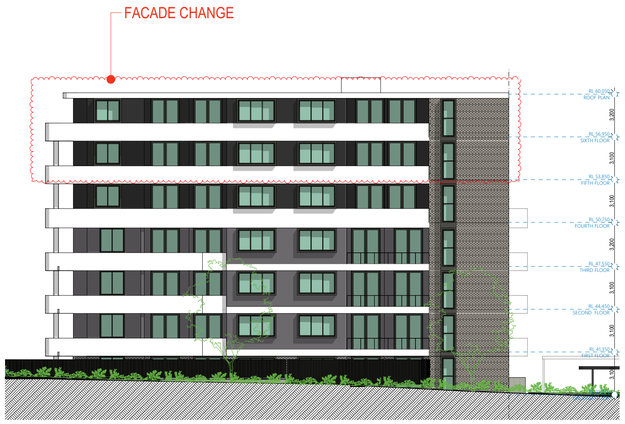

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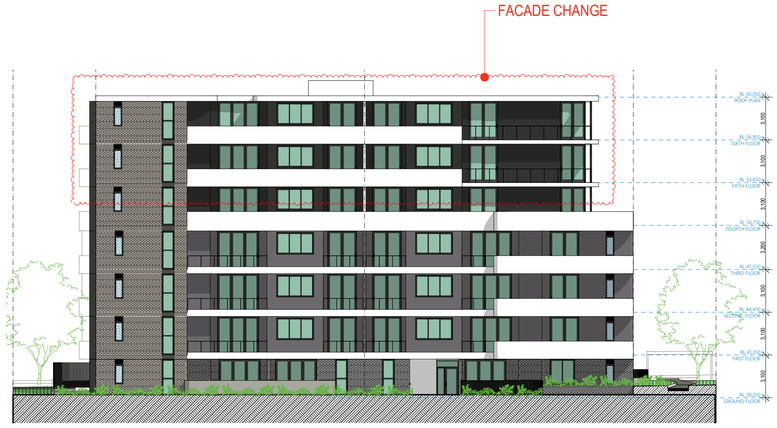

SOUTH ELEVATION
1:200

A B C D E F G

issue	k:	
issue	j: Council's RFI	10/07/2024
issue	i: Amending DA	21/03/2024
issue	h: RFI	01/08/2023
issue	g: RFI	14/04/2023
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issue	c: Preliminary Schematic Design	31/05/2022
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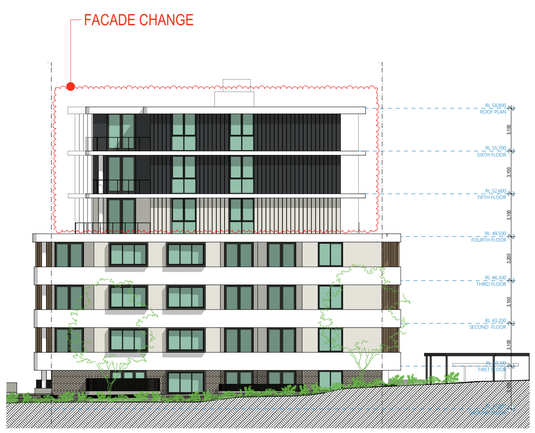
@ 60 PELICAN ROAD SCHOFIELDS
drawing: BUILDING D ELEVATIONS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
21
Rev: J



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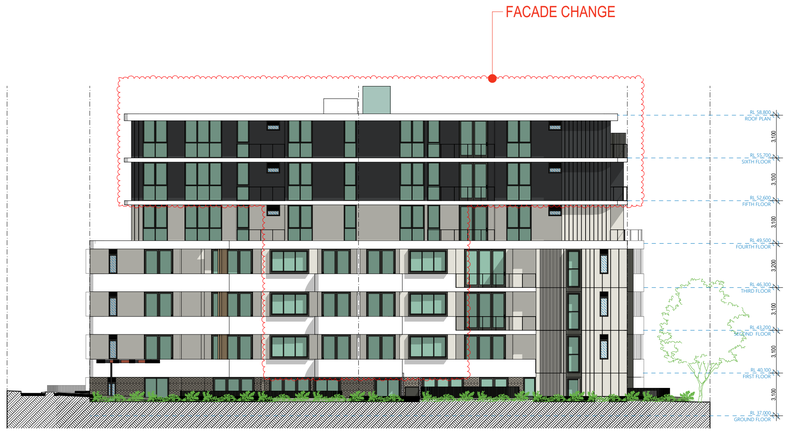

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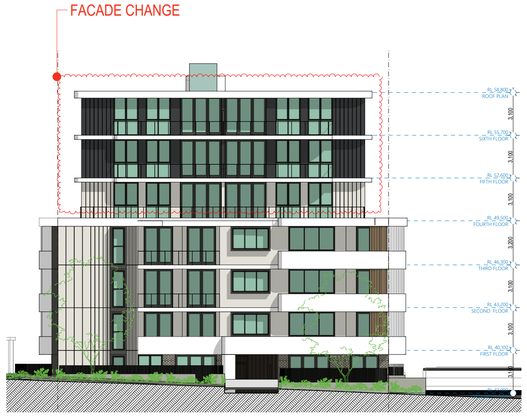

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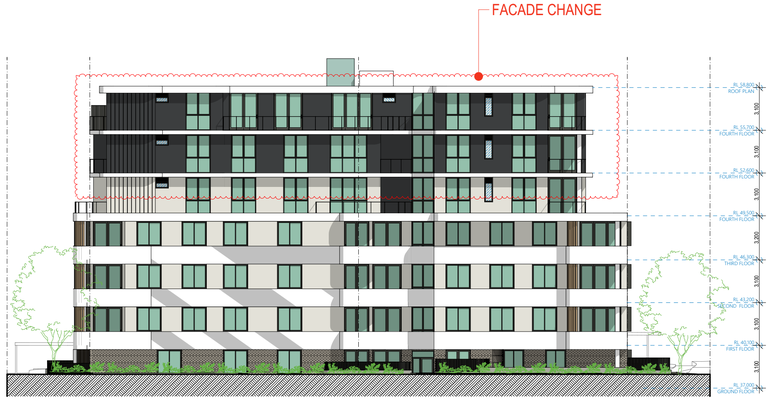

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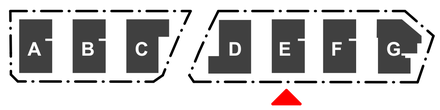

issue k:		
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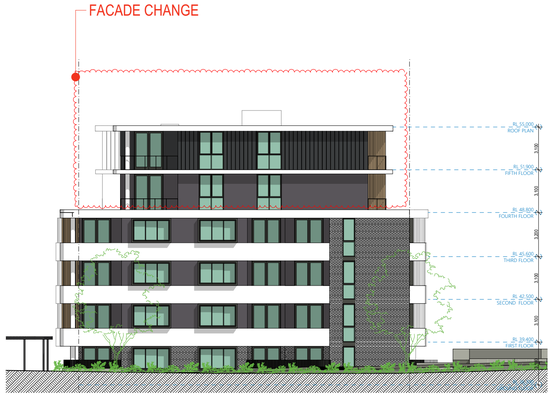

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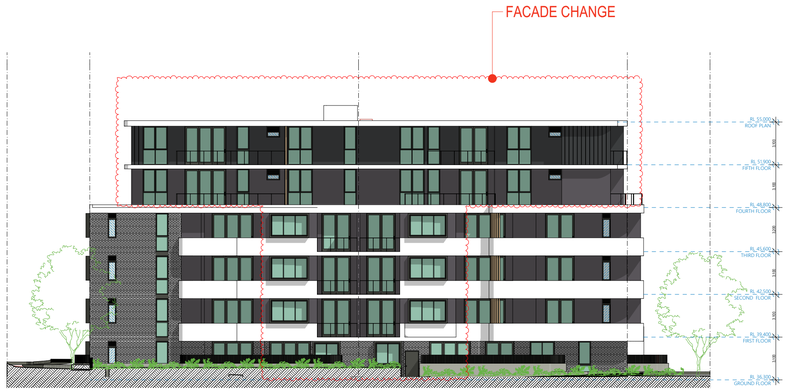

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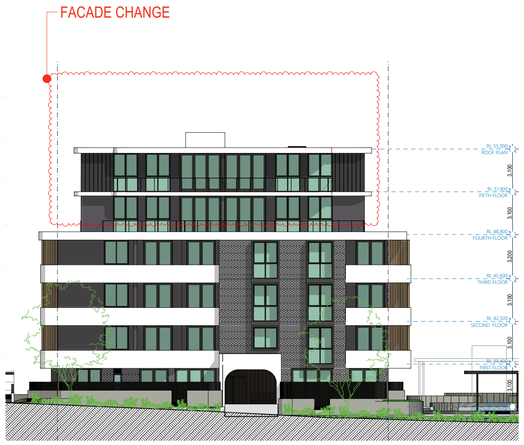

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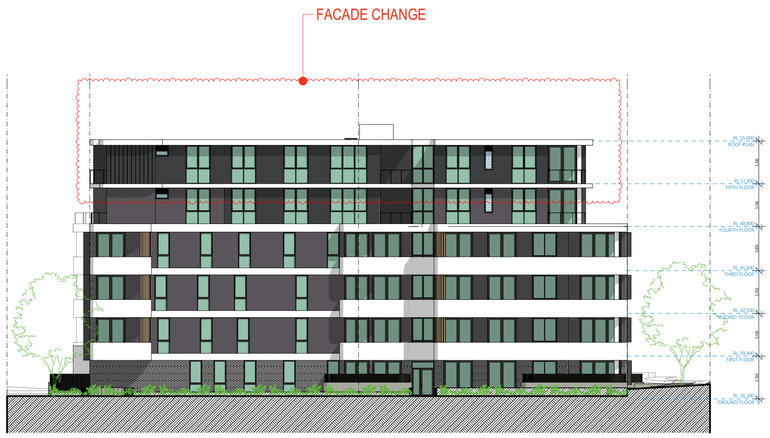

SOUTH ELEVATION
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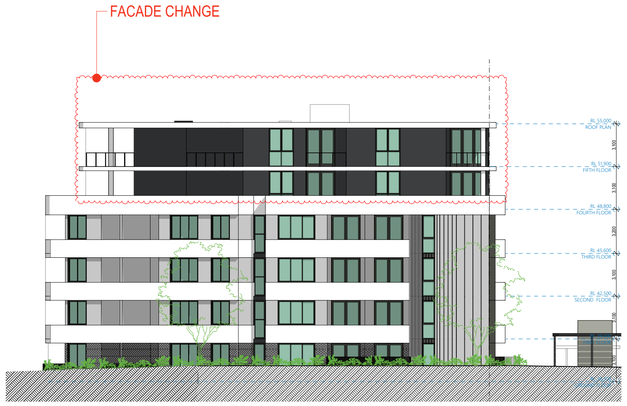

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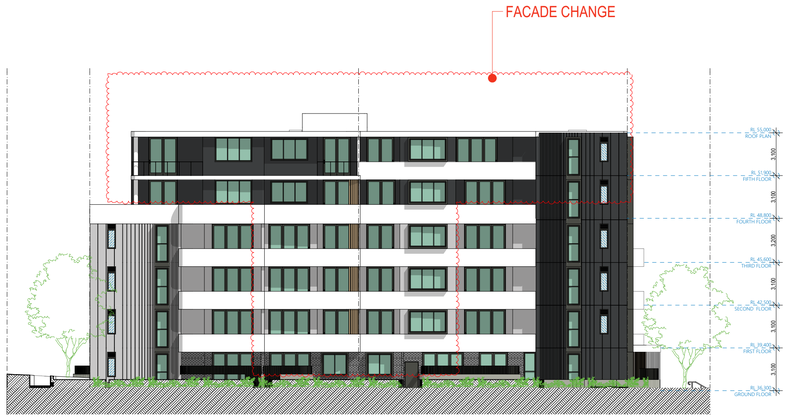

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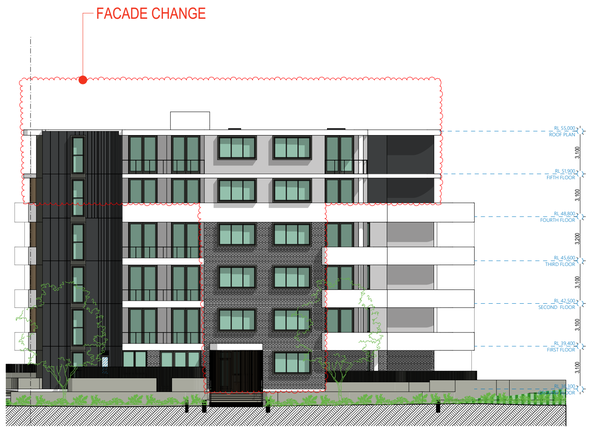

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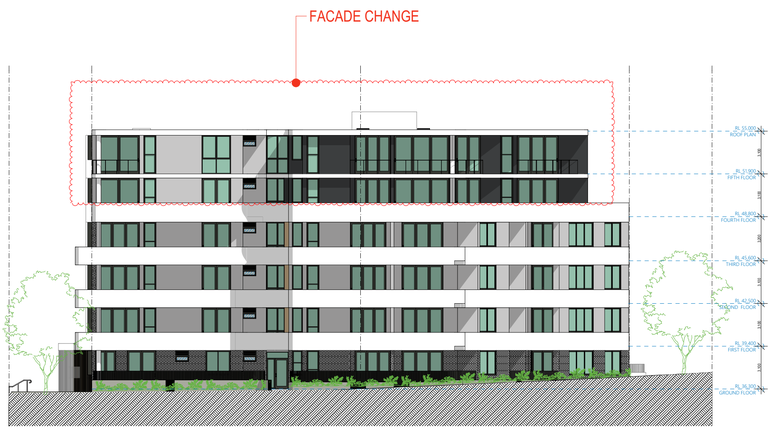

SOUTH ELEVATION
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A B C D E F G

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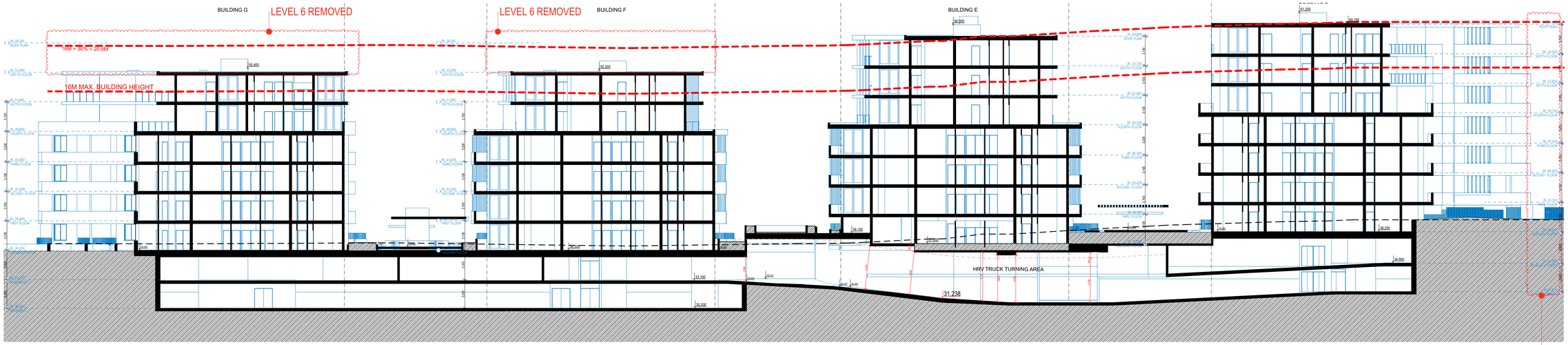

SECTION A
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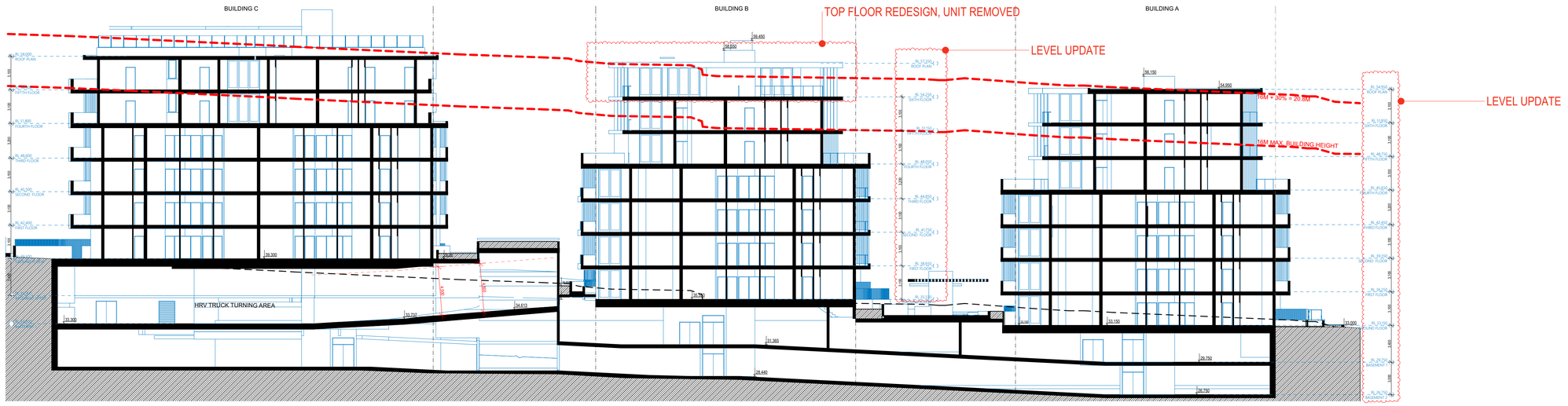

SECTION B
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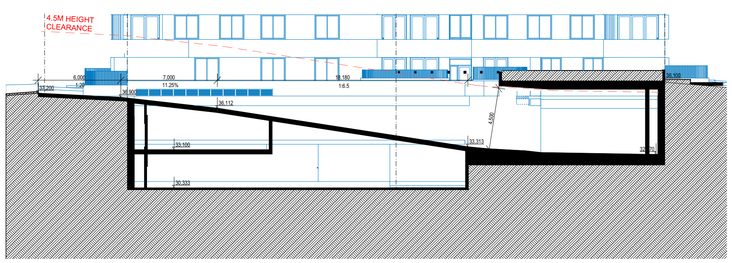

LOT 1 BASEMENT RAMP SECTION
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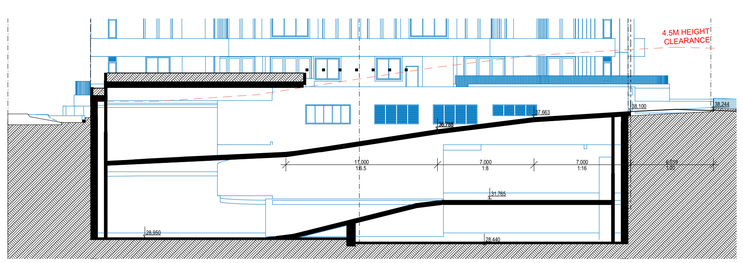

LOT 2 BASEMENT RAMP SECTION
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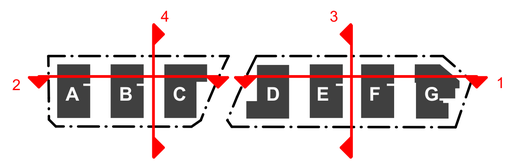
4



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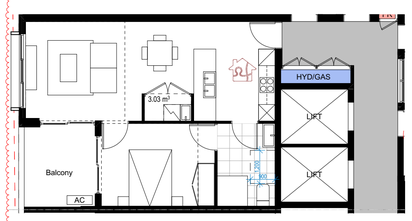

Pre Adaptation - Type A
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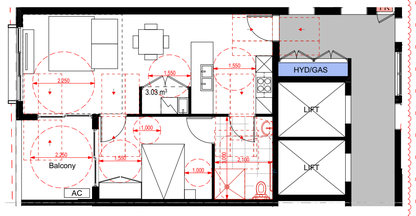

Post Adaptation - Type A
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ADAPTABLE TYPE A
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C207
C208
C307
C308
D103
D203
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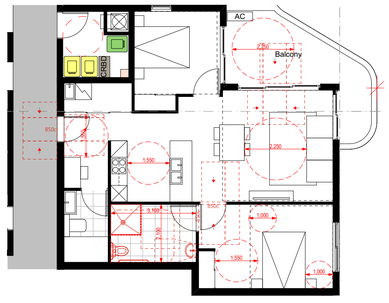
D303
D304
D402
D403
D502
D503
E207
E208
E308
F207
F208
F307
F308
G108
G109
G208
27

Pre Adaptation - Type B
1:100



Post Adaptation - Type B
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ADAPTABLE TYPE B
A103
A203
A303
B103
B203
B303
E103
E203
E303
F103
F203
F303
12

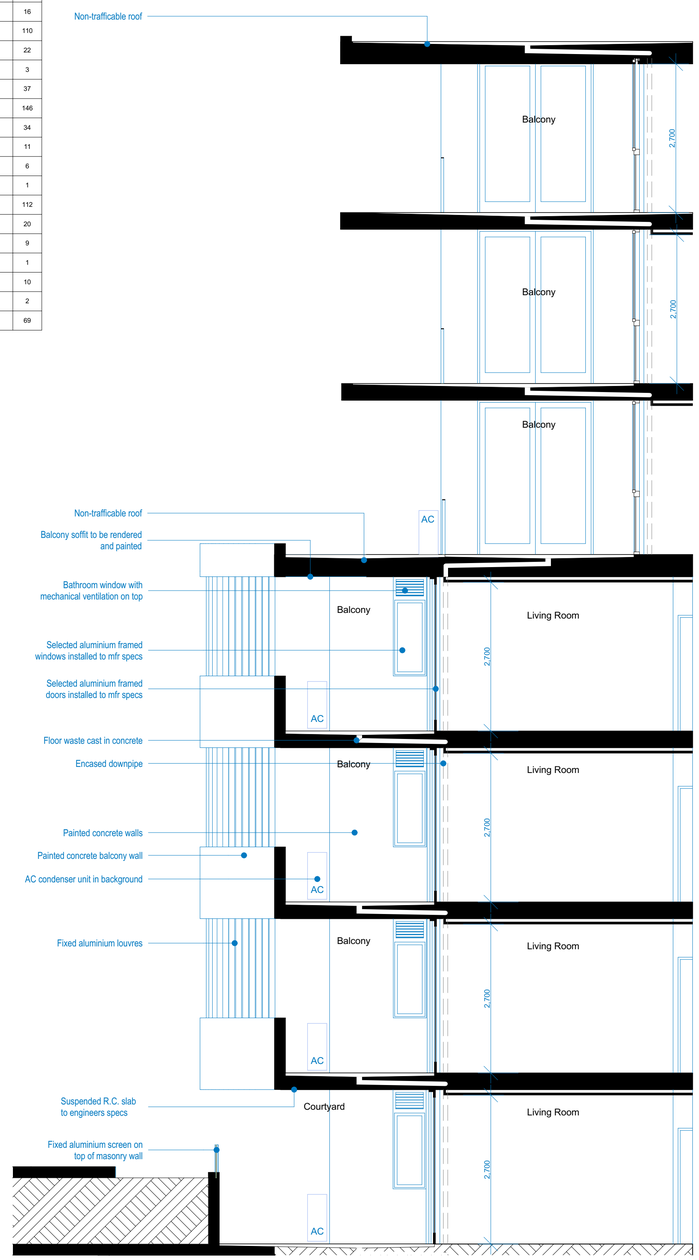
Adaptable Unit Requirement (10%): 39
Proposed Adaptable Units: 39

WINDOW SCHEDULE

Element ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	Top: Top Hung & Bottom: Fixed	0	850	2,800			4
W02	Top: Top Hung & Bottom: Fixed	0	900	2,800			120
W03	Top: Top Hung X2 & Bottom: Fixed X2	0	1,600	2,800			31
W04	Top: Top Hung X2 & Bottom: Fixed X2	0	1,800	2,800			202
W05	Top: Top Hung X3 & Bottom: Fixed X3	0	2,700	2,800			16
W06	Sliding X2	1,000	1,800	1,800			110
W07	Sliding X2	1,100	1,800	1,600			22
W08	Top: Top Hung & Bottom: Fixed	0	1,200	2,700			3
W09	Top: Top Hung & Bottom: Fixed	0	900	2,700			37
W10	Top: Vent Louvres & Bottom: Top Hung Obscure Glazing	1,000	600	1,800			146
W11	Top Hung	1,000	750	1,800			34
W12	Sliding X2	1,000	1,600	1,800			11
W13	Sliding X2	1,000	1,800	1,800			6
W14	Sliding X2	1,000	2,100	1,800			1
W15	Sliding, Fixed, Sliding	1,100	2,700	1,600			112
W16	Sliding, Fixed, Sliding	1,000	2,700	1,800			20
W17	Sliding, Fixed, Sliding	1,000	3,360	1,800			9
W18	Top: Top Hung X2 & Bottom: Fixed X2	0	2,100	2,800			1
W19	Top: Top Hung X2 & Bottom: Fixed X2	0	1,800	2,700			10
W20	Sliding X2	1,300	1,500	1,500			2
W25	Top: Vent Louvres & Bottom: Top Hung Obscure Glazing	2,000	950	800			69

DOOR SCHEDULE

Element ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	Sliding Door, Fixed	2,800	1,500			1
D02	Sliding Door, Fixed	2,800	1,800			53
D03	Sliding Door, Fixed	2,800	2,000			68
D04		2,800	2,100			1
D04	Sliding Door, Fixed	2,800	2,100			493
D05	Sliding Door X2, Fixed	2,800	4,000			2
D06	Sliding Door X2, Fixed	2,800	2,600			9
D07	Top: Fixed & Bottom: Swing, Fixed	2,700	1,600			14
D08		2,800	3,000			2
D08	Sliding Door X2, Fixed	2,800	3,000			212



TYPICAL DETAIL SECTION
1:50

BUILDING A SILVER LEVEL	BUILDING B SILVER LEVEL	BUILDING C SILVER LEVEL	BUILDING D SILVER LEVEL	BUILDING E SILVER LEVEL	BUILDING F SILVER LEVEL	BUILDING G SILVER LEVEL
A103	B103	C003	D008	E103	F103	G004
A107	B107	C103	D103	E107	F107	G102
A108	B108	C107	D109	E108	F108	G104
A203	B203	C108	D203	E203	F203	G108
A207	B207	C203	D204	E207	F207	G109
A208	B208	C207	D209	E208	F208	G202
A303	B303	C208	D303	E303	F303	G204
A307	B307	C303	D304	E307	F307	G208
A308	B308	C307	D309	E308	F308	G209
9	9	C308	D402	9	9	G302
		C403	D403			G304
		C503	D408			G403
		12	D502			G407
			D503			13
			D508			
			D608			
			16			

Silver Level Requirements (20%): 77
Proposed Silver Level Units: 77

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
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issue e:	Preliminary DA	29/07/2022
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issue a:	Unit mix	22/04/2022

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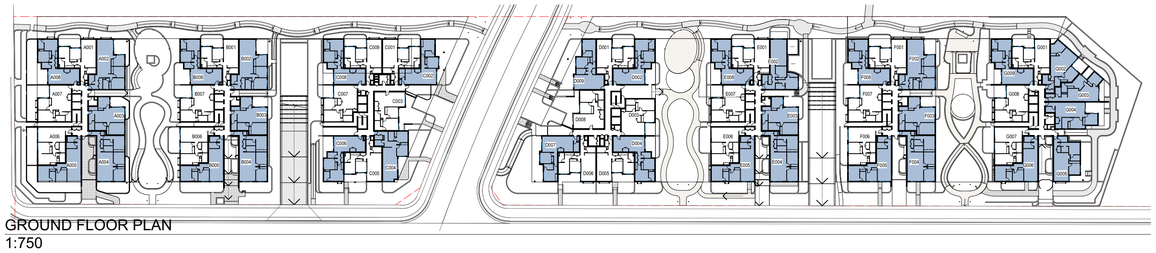
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

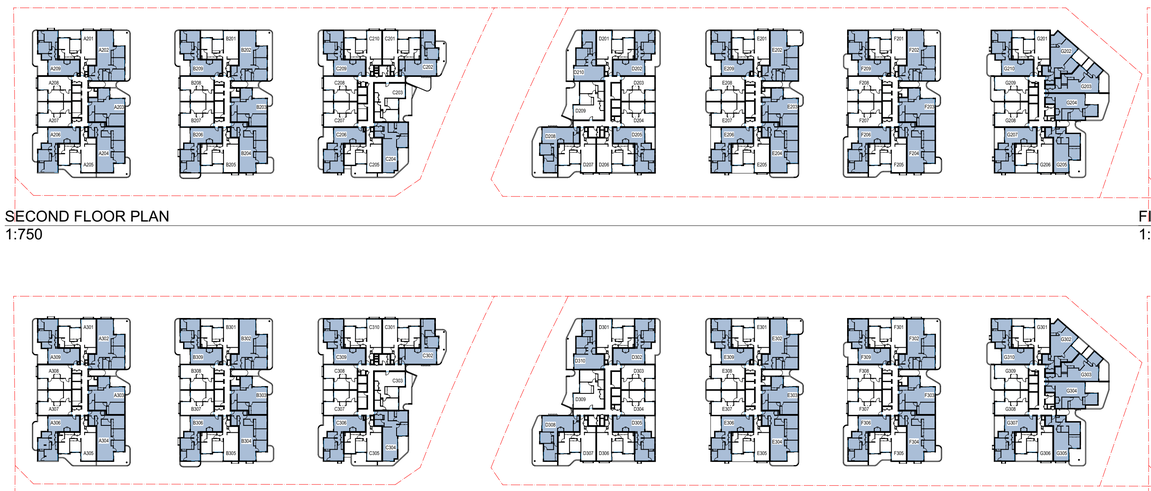
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: ADAPTABLE UNITS & DETAIL SECTION
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
26
Rev: J

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G



GROUND FLOOR PLAN
1:750

FIRST FLOOR PLAN
1:750



SECOND FLOOR PLAN
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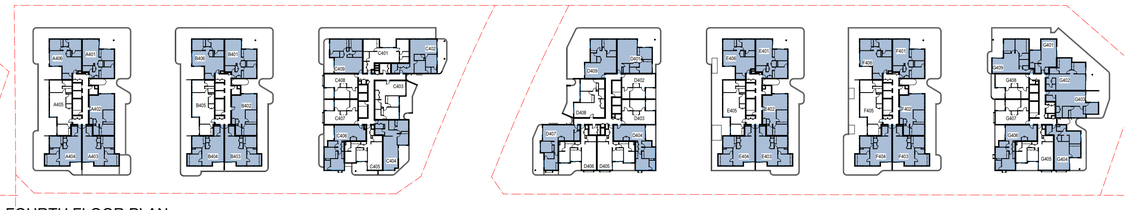
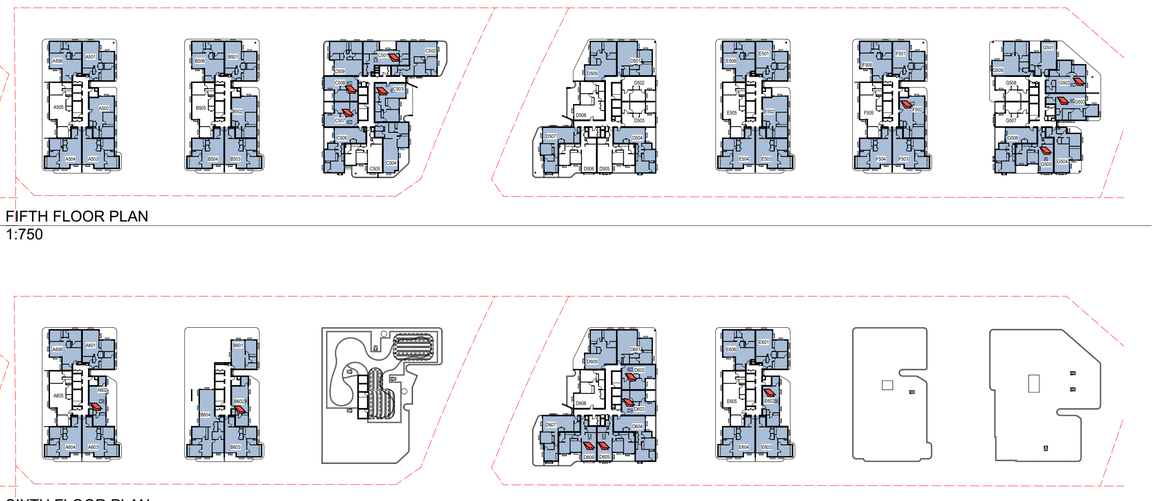
THIRD FLOOR PLAN
1:750



FOURTH FLOOR PLAN
1:750



FIFTH FLOOR PLAN
1:750

SIXTH FLOOR PLAN
1:750

Non Naturally Ventilated Apartments

Naturally Ventilated Apartments

Naturally Ventilated Apartments (Skylight)

ADG Ventilation	
Ground	34
1	34
2	34
3	34
4	34
5	39
6	22
TOTAL	231
	60.16%

issue k:	
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: NATURAL VENTILATION DIAGRAMS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
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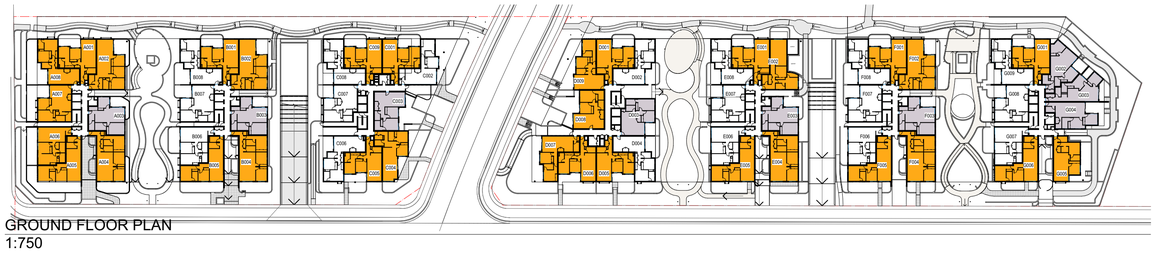
BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G



GROUND FLOOR PLAN
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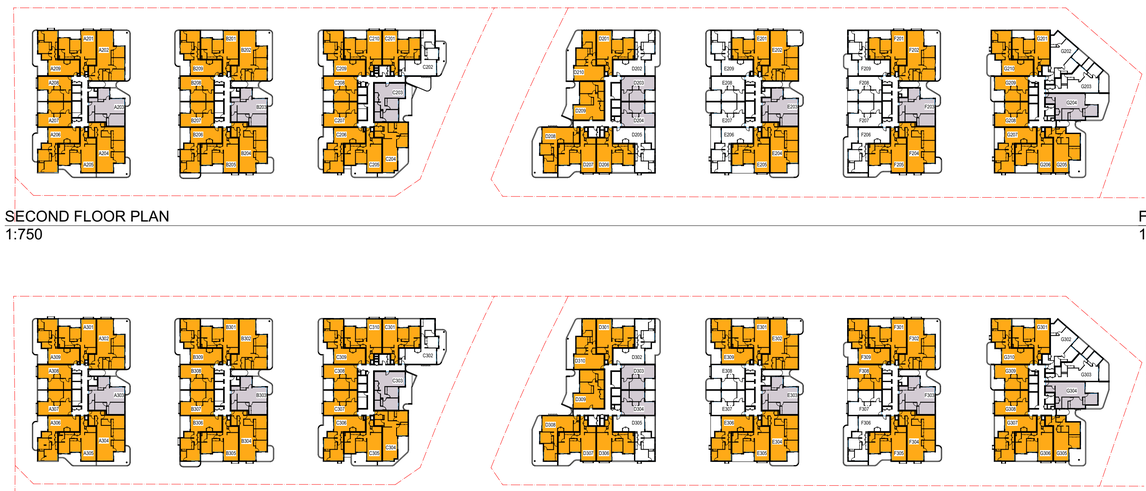
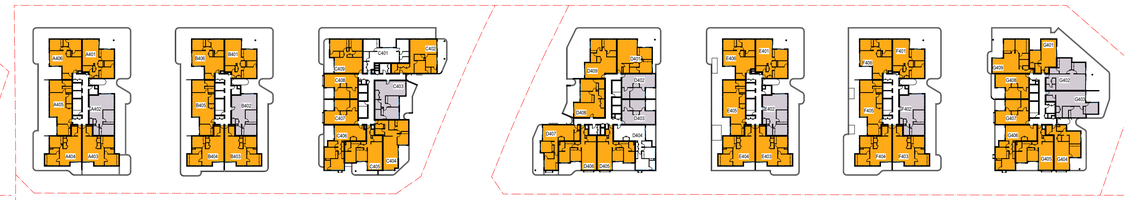
FIRST FLOOR PLAN
1:750

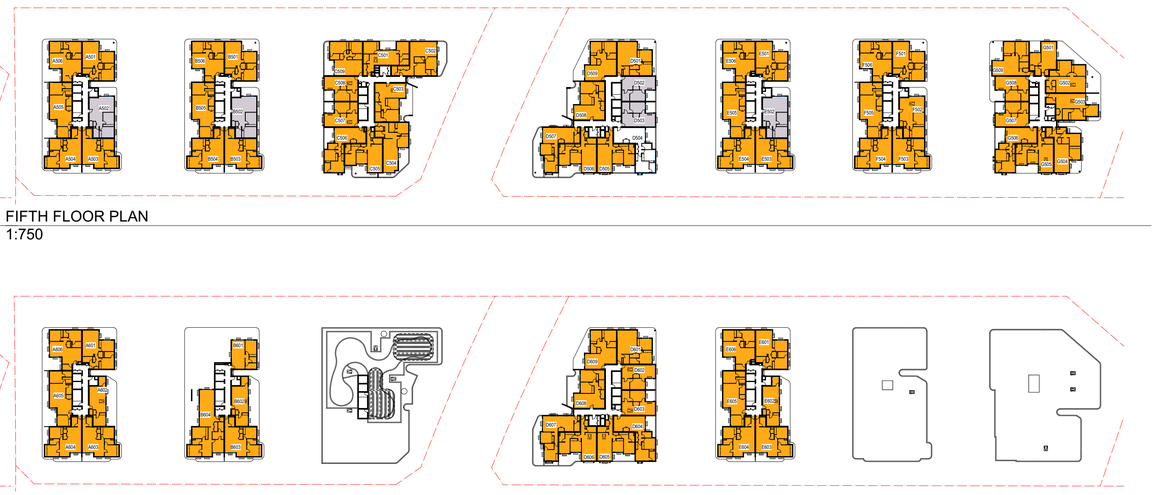


SECOND FLOOR PLAN
1:750

THIRD FLOOR PLAN
1:750



FOURTH FLOOR PLAN
1:750



FIFTH FLOOR PLAN
1:750

SIXTH FLOOR PLAN
1:750

ADG Solar Access Apartments

ADG No Direct Sunlight

ADG Solar Access		
Level	Solar	Non-Solar
Ground	32	9
1	35	8
2	45	8
3	49	8
4	40	9
5	45	5
6	25	0
TOTAL	271	47
	70.57%	12.24%

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS				
drawing:	SOLAR ACCESS DIAGRAMS				
client:	PELICAN 88 DEVELOPMENTS PTY LTD				
drawn:	E.K.& J.L.	scale:	as shown	ref:	2024-100
checked:	J.E.	date:	JULY 24	Council:	BCC

sheet size: A1
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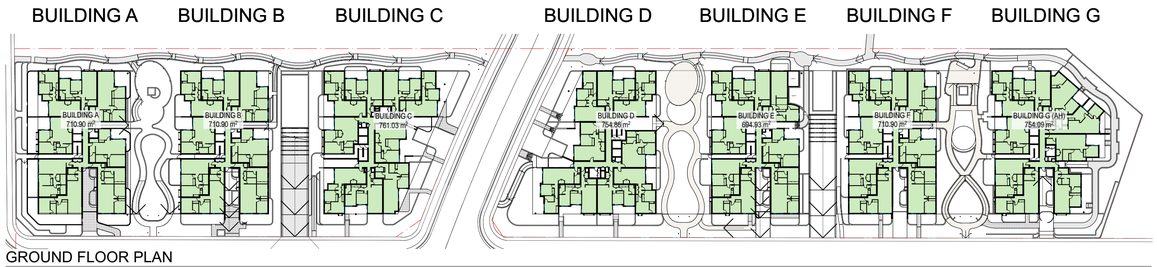
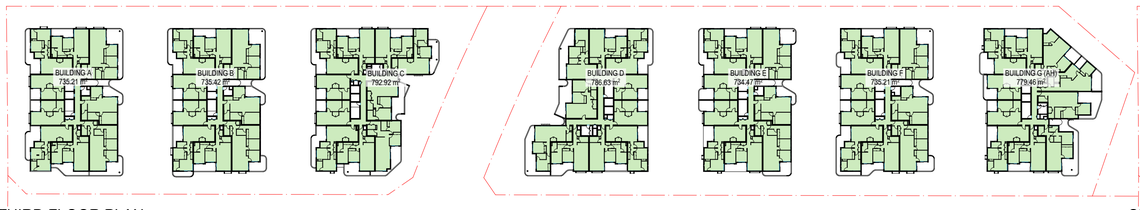
Rev: J



GROUND FLOOR PLAN
1:750

FIRST FLOOR PLAN
1:750

SECOND FLOOR PLAN
1:750



THIRD FLOOR PLAN
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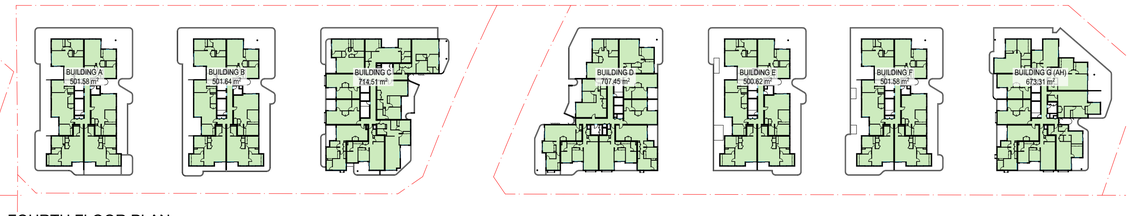
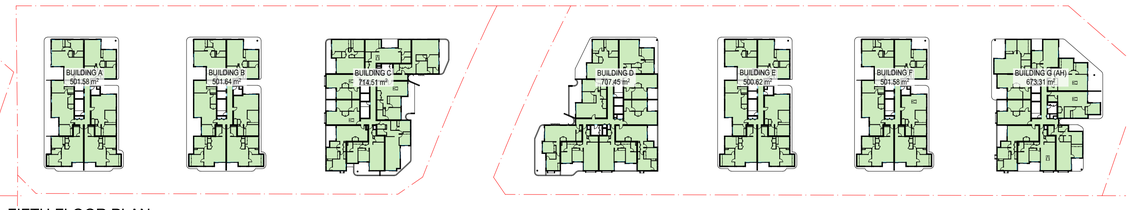


FOURTH FLOOR PLAN
1:750



FIFTH FLOOR PLAN
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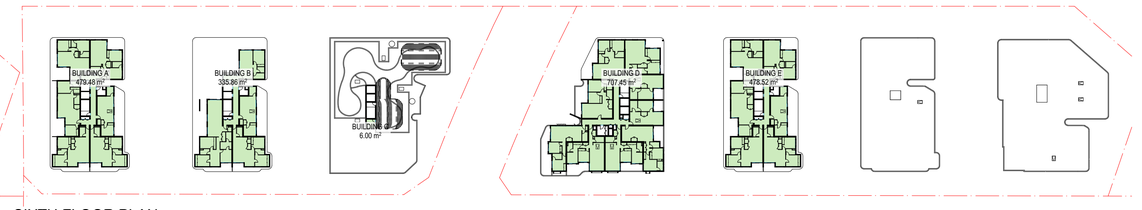

SIXTH FLOOR PLAN
1:750

PROJECT CONTROLS

SITE AREA:	14,323 m²
FSR:	1.75+30%= 2.275:1
MAX GFA:	25,065.25 m²
MAX GFA + 30%	32,584.83

PROPOSED

FSR:	2.18:1

PROPOSED GFA

LVL/BLD	A	B	C	D	E	F	G (AH)	TOTAL
Ground	710.9	710.9	761.0	754.9	694.9	710.9	754.1	5097.6
1	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
2	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
3	735.2	735.4	792.9	786.6	734.5	735.2	779.5	5299.3
4	501.6	501.6	714.5	707.5	500.6	501.6	673.3	4100.7
5	501.6	501.6	714.5	707.5	500.6	501.6	673.3	4100.7
6	479.5	335.9	6.0	707.5	478.5	0.0	0.0	2007.3
TOTAL	4399.2	4256.3	4574.8	5237.1	4378.1	3919.7	4439.1	31204.3
				% of GFA for Affordable housing (AH)			14.23%	
				+ F001, F002 & F003	GFA=	249.68	0.80%	
				TOTAL % of GFA for AH			15.03%	

issue k:	
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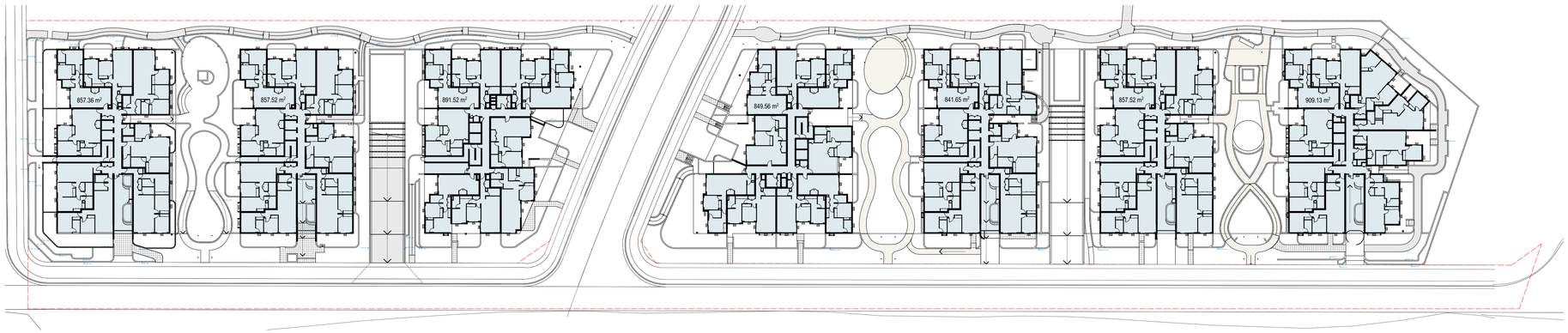
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: GFA DIAGRAMS
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
29
Rev: J



SITE COVERAGE
1:500

1

SITE COVERAGE REQUIREMENTS:

MAX. 50% OF SITE AREA

(AS PER BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
50% SITE COVERAGE: 7,161.5m²

PROPOSED SITE COVERAGE	
AREA	6,064.26

SITE COVERAGE: 42%

issue k:	
issue j: Council's RFI	10/07/2024
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE COVERAGE
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
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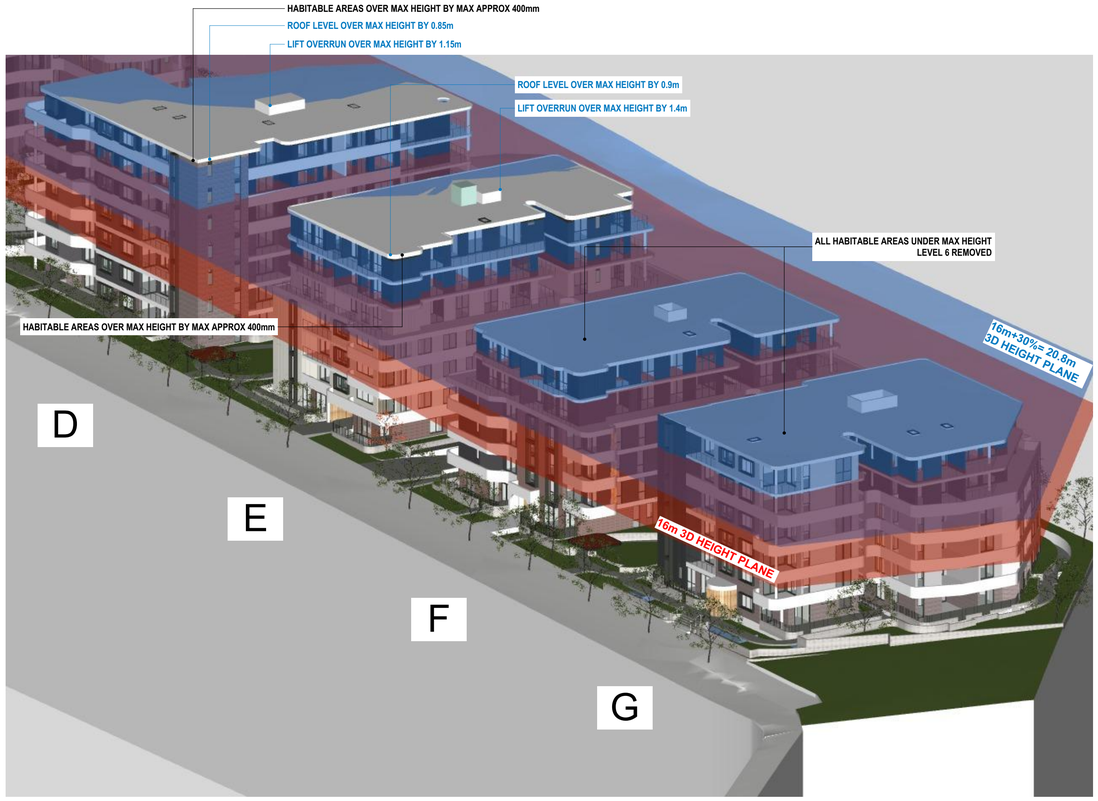
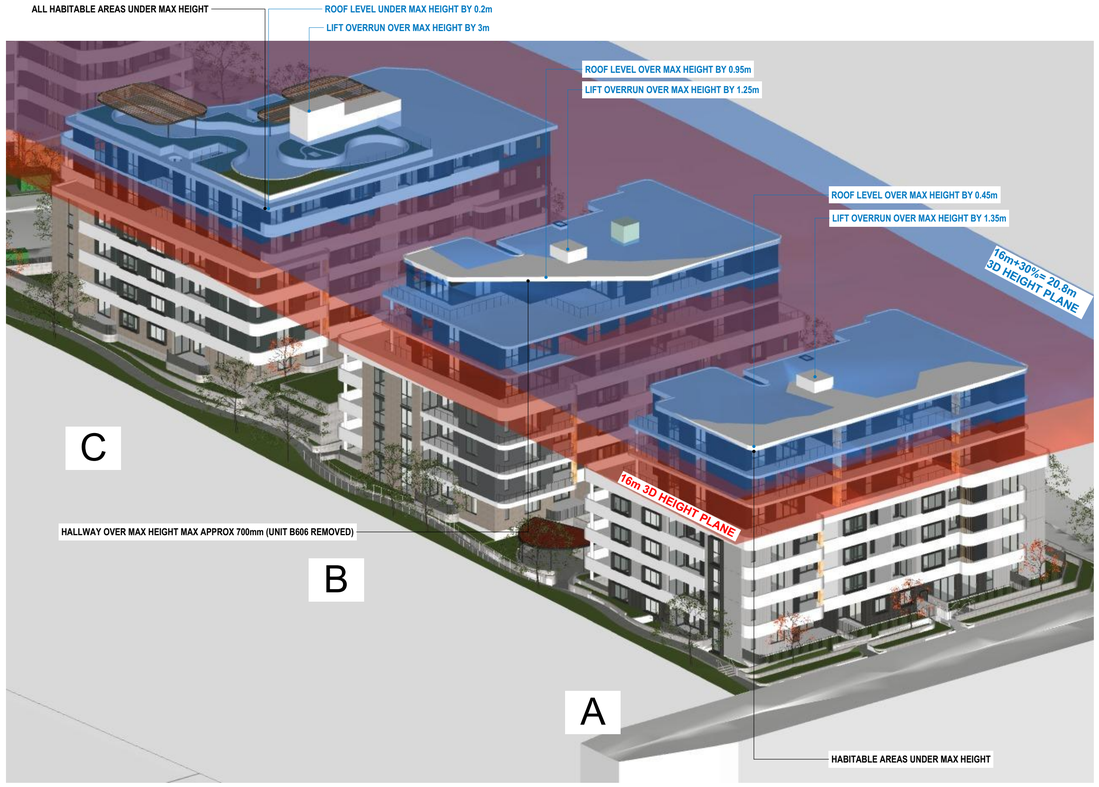


LOT 1 3D HEIGHT PLANE (SOUTH WEST VIEW)



LOT 2 3D HEIGHT PLANE (NORTH EAST VIEW)

A B C D E F G

issue k:		
issue j:	Council's RFI	10/07/2024
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D HEIGHT PLANE DIAGRAM
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
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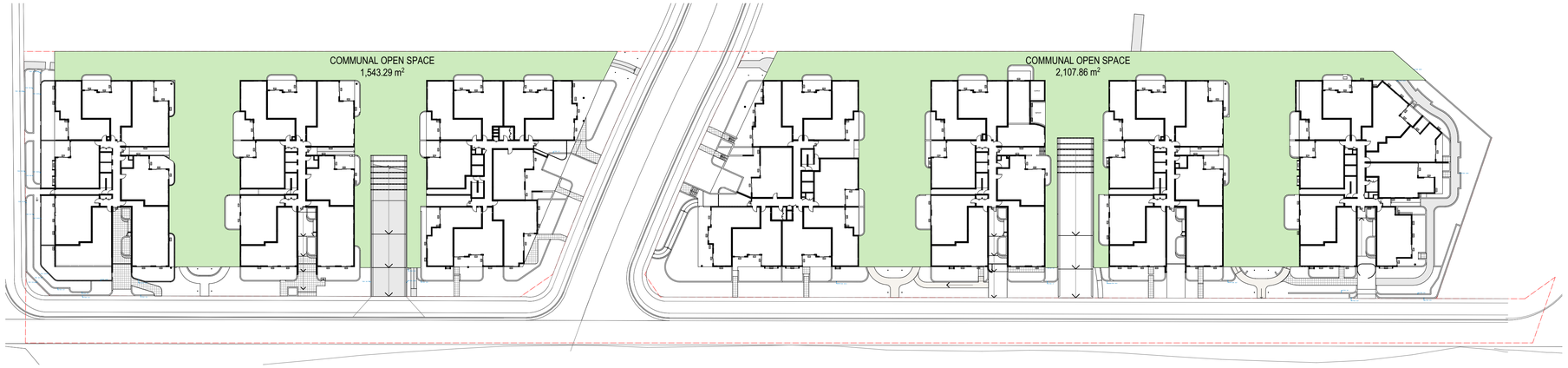
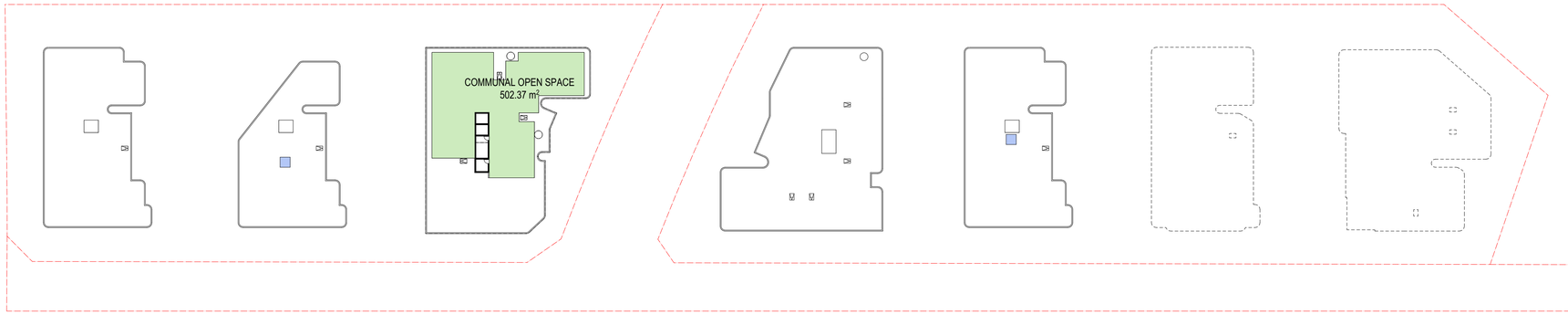


COMMUNAL OPEN SPACE
1:500

1



COMMUNAL OPEN SPACE
1:500

2

COMMUNAL OPEN SPACE REQUIREMENTS:
25% OF SITE AREA
(AS PER ADG SEPP65 3D-1 & BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
25% Communal Open Space: 3,580.75m²

PROPOSED COMMUNAL OPEN SPACE	
AREA	4,153.52

COMMUNAL OPEN SPACE: 29%

issue k:		
issue j:	Council's RFI	10/07/2024
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drawing: COMMUNAL OPEN SPACE
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drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
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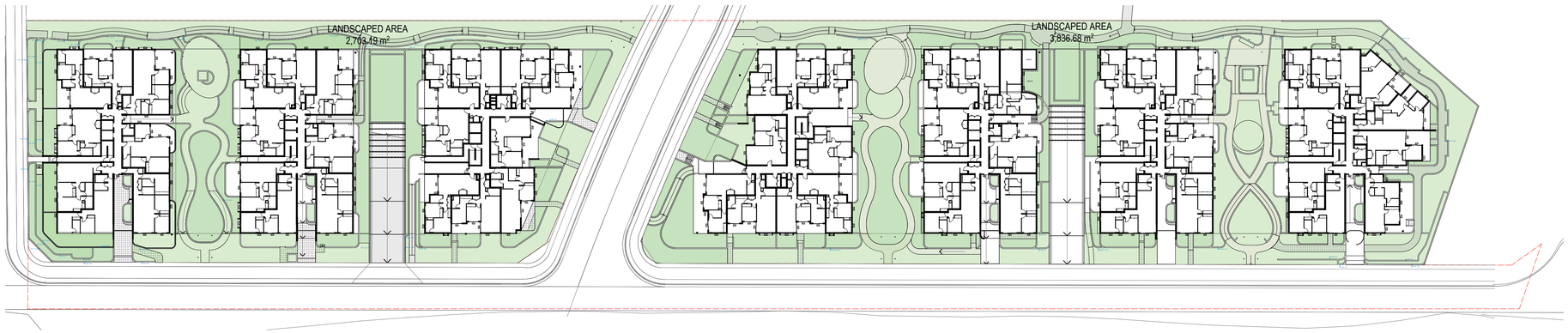

LANDSCAPED AREA
1:500

1

LANDSCAPED AREA REQUIREMENTS:
MIN. 25% OF SITE AREA

(AS PER BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
30% Landscpaed Area: 4,296.9m²

PROPOSED LANDSCAPED AREA	
AREA	6,539.87

LANDSCAPED AREA: 45%

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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Landscape by: A Total Concept
Stormwater by: SGC
SEE by: Think Planners
Acoustics by: Acouras
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BASIX by: SLR
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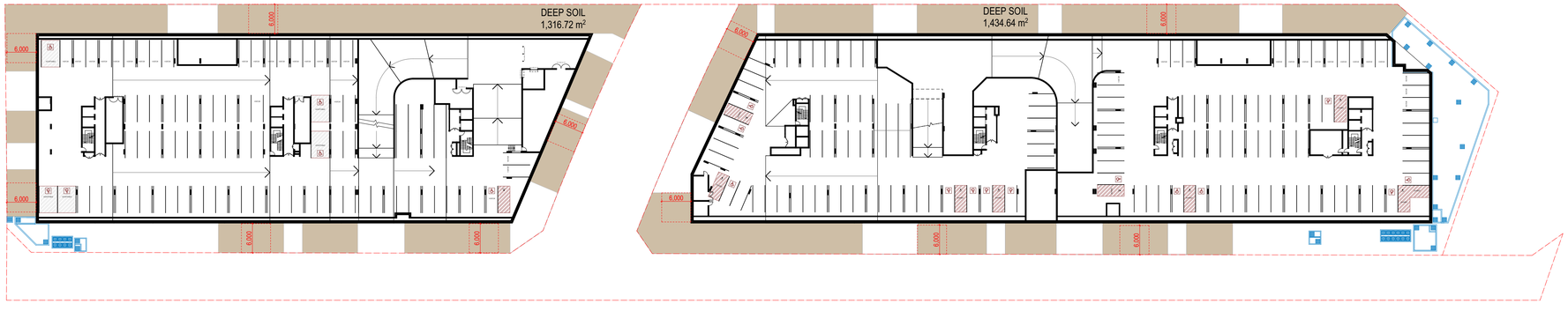
16 Dunlop Street, North Parramatta NSW 2151
ph: +61 2 9630 9011 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS		
drawing:	LANDSCAPED AREA		
client:	PELICAN 88 DEVELOPMENTS PTY LTD		
drawn: E.K & J.L.	scale: as shown	ref: 2024-100	sheet size: A1
checked: J.E.	date: JULY 24	Council: BCC	33 Rev: J



DEEP SOIL
1:500

1

DEEP SOIL REQUIREMENTS:
MIN. 7% OF SITE AREA
(AS PER ADG SEPP65 3E-1)

SITE AREA: 14,323m²
7% DEEP SOIL: 1,002.61m²

PROPOSED DEEP SOIL	
AREA	2,751.36

DEEP SOIL: 19%

issue k:	
issue j: Council's RFI	10/07/2024
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issue f: DA	24/10/2022
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: DEEP SOIL
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
34
Rev: J

21 JUNE - 9AM 4

21 JUNE - 10 am 4

21 JUNE - 11am 4

21 JUNE - 12pm 4

21 JUNE - 1pm 4

21 JUNE - 2pm 4

21 JUNE - 3pm 4

VIEWS FROM THE SUN
21st of June

Living rooms and balconies receiving direct solar access on nominated hour

*Note - all surfaces seen receive solar access on nominated hour

issue k:		
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issue g:	RFI	14/04/2023
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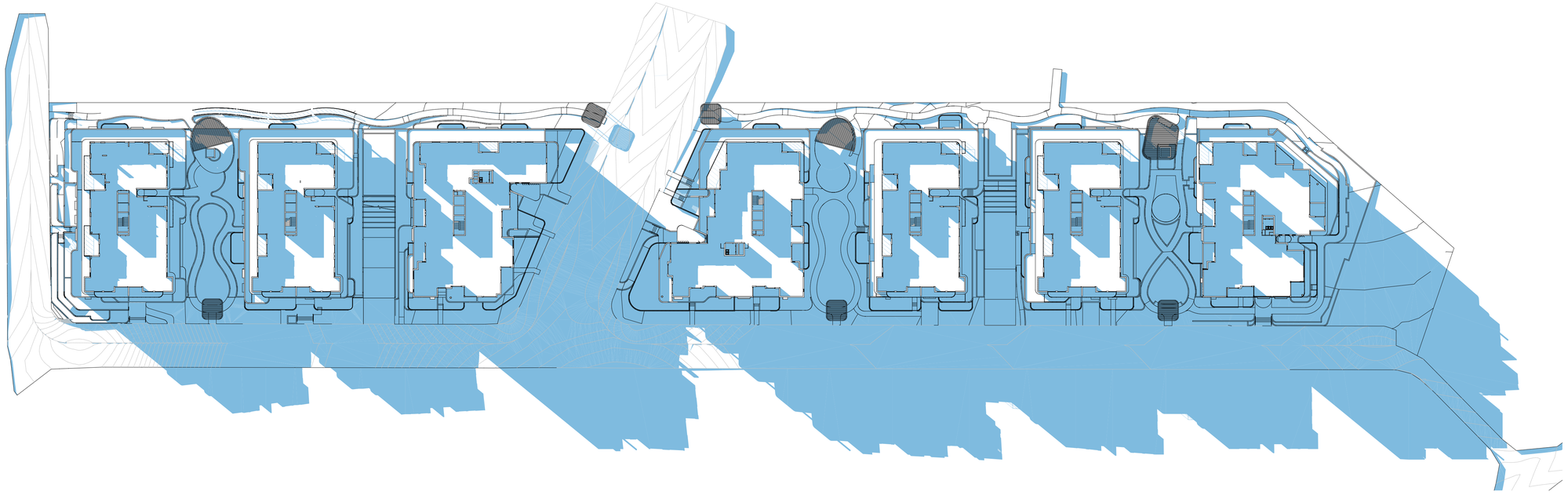
project: PROPOSED UNIT DEVELOPMENT @ 80 PELICAN ROAD SCHOFIELDS
drawing: VIEWS FROM THE SUN
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
35
Rev: J



01 Jun-21-9am
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4

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
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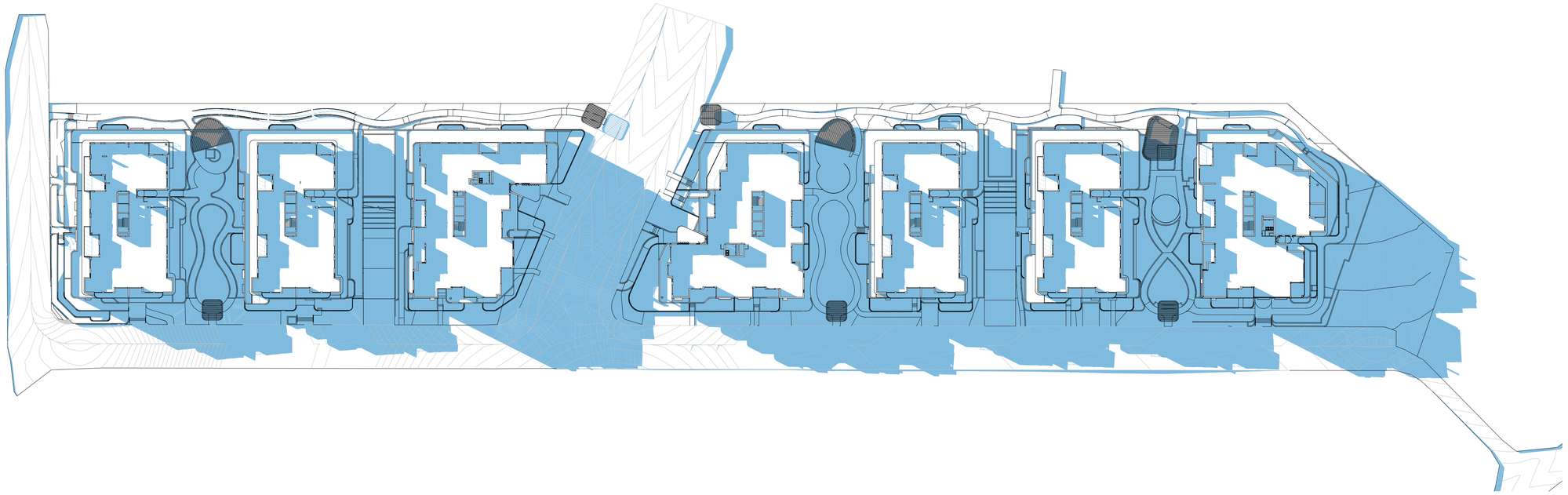
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (9AM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
36
Rev: J



02 Jun-21-10am
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issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (10AM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
37
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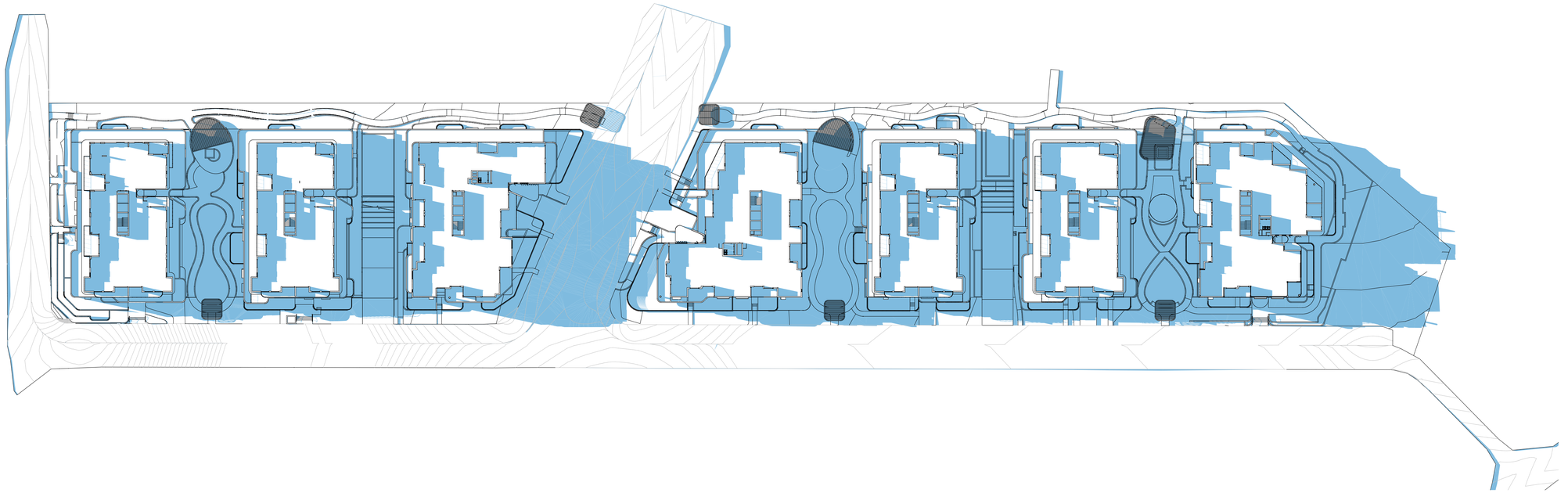

03 Jun-21-11am
1:500

4

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (11AM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
38
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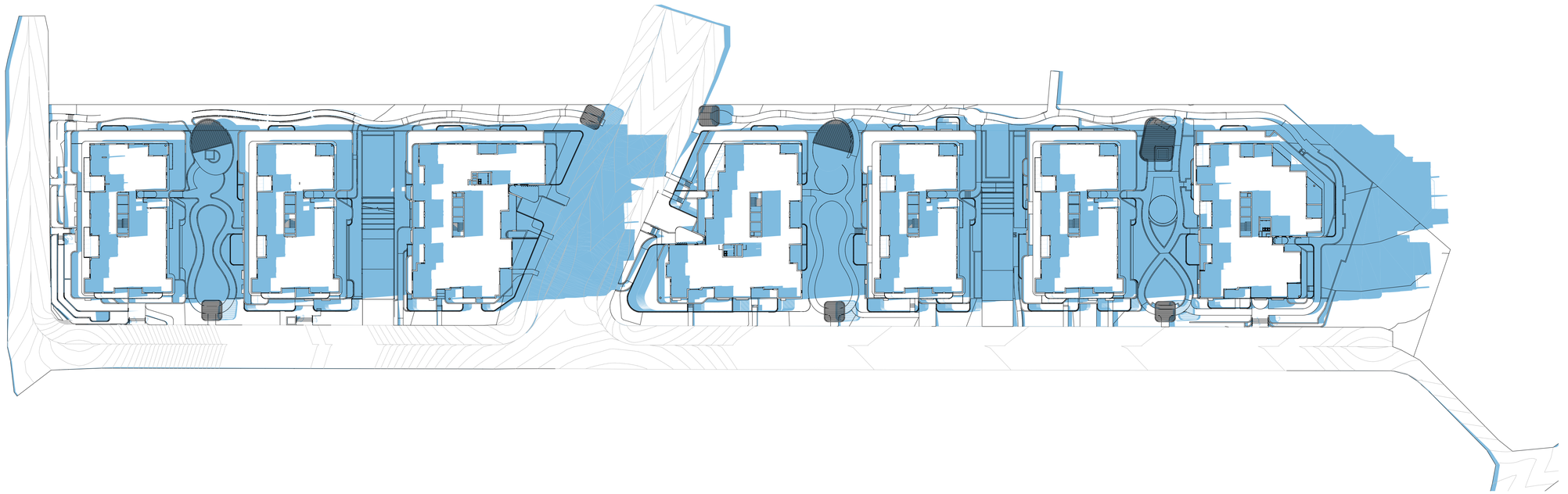

04 Jun-21-12pm
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issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
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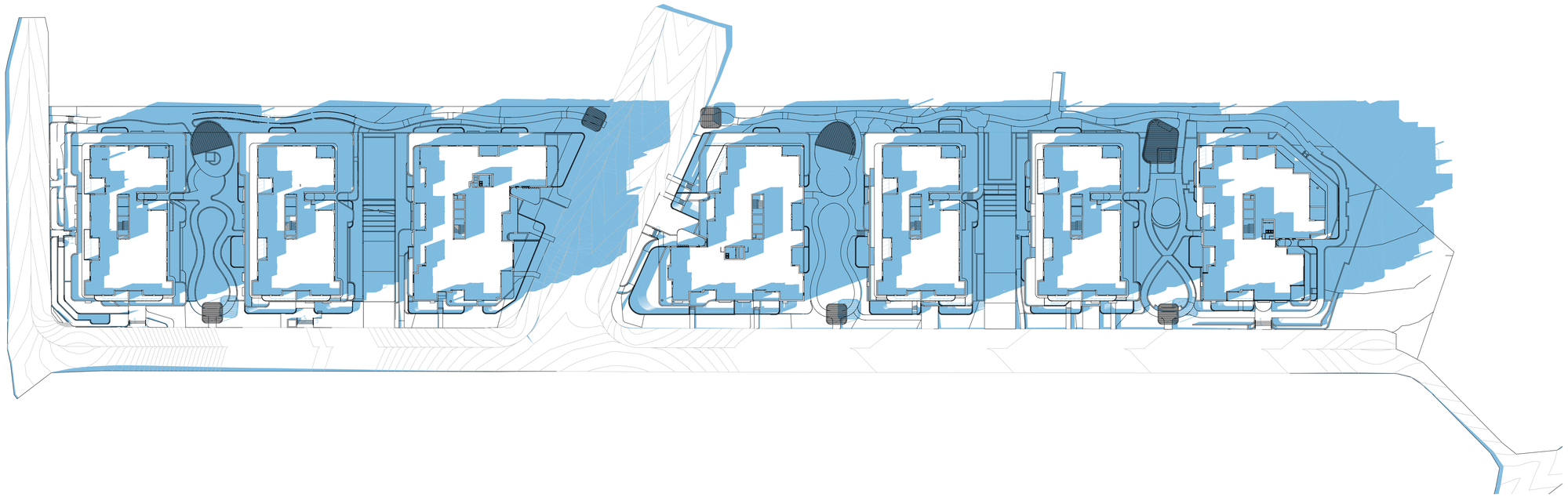
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (12PM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
39
Rev: J



05 Jun-21-1pm
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4

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (1PM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
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sheet size: A1
40
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06 Jun-21-2pm
1:500

4

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (2PM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
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41
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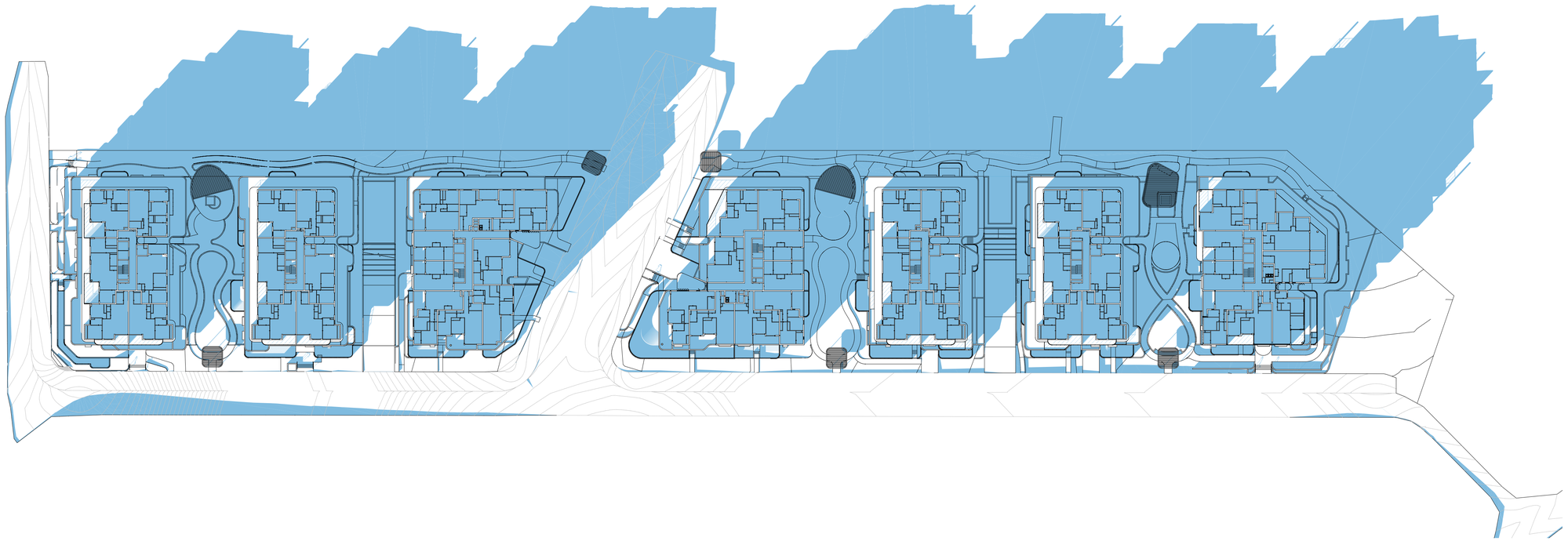

07 Jun-21-3pm
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4

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (3PM)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
42
Rev: J

23 Communal Open Space (Solar Access)
1:500

COMMUNAL OPEN SPACE
SOLAR ACCESS REQUIREMENTS
SITE AREA: 14,323m²
25% Communal Open Space: 3,580.75m²
50% 2H Direct Sunlight: 1,790.375m²

Proposed 2H Direct Sunlight: 1,793.04m²

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issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: COMMUNAL OPEN SPACE (SOLAR ACCESS)
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
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Rev: J

Birdseye view South East 1

Birdseye veiw from North East 2

issue k:		
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issue g:	RFI	14/04/2023
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www.designcorp.com.au nominated architect - jos el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 1
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
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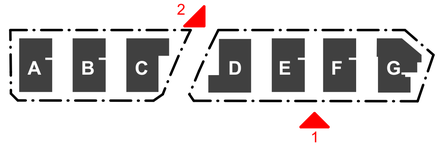
Rev: J

Lot 1 West 1

Lot 1 North East 2



issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
issue f:	DA	24/10/2022
issue e:	Preliminary DA	29/07/2022
issue d:	Consultant Coordination	01/07/2022
issue c:	Preliminary Schematic Design	31/05/2022
issue b:	Preliminary Schematic Design	09/05/2022
issue a:	Unit mix	22/04/2022

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Landscape by: A Total Concept
Stormwater by: SGC
SEE by: Think Planners
Acoustics by: Acouras
Traffic Report by: Varga Traffic
BASIX by: SLR
Structurals by: Mance Arzaj

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16 Dunlop Street, North Parramatta NSW 2151
ph: +61 2 9630 9011 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

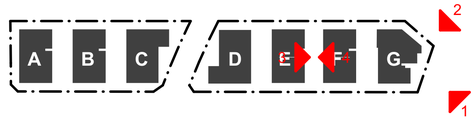
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 2
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
45
Rev: J

View from South (Building G) 1

View from South Building G 2

Typical courtyard facade North (Lot 1) 3

Typical courtyard view south (Lot 1) 4



issue k:		
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issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
issue f:	DA	24/10/2022
issue e:	Preliminary DA	29/07/2022
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 3
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
46
Rev: J

Lot 2 West 1

Lot 2 North West 2

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
issue f:	DA	24/10/2022
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issue c:	Preliminary Schematic Design	31/05/2022
issue b:	Preliminary Schematic Design	09/05/2022
issue a:	Unit mix	22/04/2022

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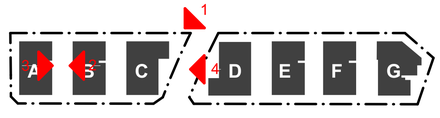
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 4
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
47
Rev: J

View from South (Building C) 1

Typical courtyard facade South (Lot 2) 2

Typical courtyard facade North (Lot 2) 3

Lot 2 East 4



issue		
issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
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issue c:	Preliminary Schematic Design	31/05/2022
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issue a:	Unit mix	22/04/2022

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 5
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
48
Rev: J

LOT 1 - STREET VIEW

BUILDING D STREET VIEW

EXTERNAL BRICK WALLS
FACE BRICK - PGH APOLLO WITH BLACK GROUT OR SIMILAR
FB-1

EXTERNAL BRICK WALLS
FACE BRICK - PGH SILVER SHADOW OR SIMILAR
FB-2

EXTERNAL BRICK WALLS
FACE BRICK - PGH MONASH GREY OR SIMILAR
FB-3

EXTERNAL BRICK WALLS
FACE BRICK - PGH GLEDSWOOD BLEND OR SIMILAR
FB-4

EXTERNAL WALL
CONCRETE - OFF FORM
CO-1

FEATURE WALL
HEBEL POWERPATTERN - L1, L2, L3, L4
PAINTED AS CODED
HB-1

DOORS, WINDOWS
ALUMINIUM - COLORBOND WOODLAND GREY OR SIMILAR
AL-1

ENTRY FEATURE GATE & SCREENS
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-2

ENTRY FEATURE GATE
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-3

ENTRY FEATURE GATE
ALUMINIUM BATTENS - BROWN OR SIMILAR
AL-4

CONCRETE PAINTED
PAINTED - DULUX WHITE ON WHITE OR SIMILAR
PT-1

HEBEL PAINTED
PAINTED - DOMINO OR SIMILAR
PT-2

HEBEL PAINTED
PAINTED - DULUX SILKWORT OR SIMILAR
PT-3

HEBEL PAINTED
PAINTED - DULUX WESTERN MYALL OR SIMILAR
PT-4

HEBEL PAINTED
PAINTED - DULUX FINNEGAN GREEN OR SIMILAR
PT-5

HEBEL PAINTED
PAINTED - DULUX MONK OR SIMILAR
PT-6

HEBEL PAINTED
PAINTED - DULUX WHITE EXCHANGE HALF OR SIMILAR
PT-7

HEBEL PAINTED
PAINTED - DULUX OTTO'S BOY OR SIMILAR
PT-8

HEBEL PAINTED
PAINTED - DULUX ASHVILLE OR SIMILAR
PT-9

issue k:		
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issue i:	Amending DA	21/03/2024
issue h:	RFI	01/08/2023
issue g:	RFI	14/04/2023
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issue a:	Unit mix	22/04/2022

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: MATERIALS & FINISHES - LOT 1
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: JULY 24
ref: 2024-100
Council: BCC
sheet size: A1
49
Rev: J

LOT 2 - STREET VIEW

BUILDING C STREET VIEW

EXTERNAL BRICK WALLS
FACE BRICK - PGH APOLLO WITH BLACK GROUT OR SIMILAR
FB-1

EXTERNAL BRICK WALLS
FACE BRICK - PGH SILVER SHADOW OR SIMILAR
FB-2

EXTERNAL BRICK WALLS
FACE BRICK - PGH MONASH GREY OR SIMILAR
FB-3

EXTERNAL BRICK WALLS
FACE BRICK - PGH GLEDSWOOD BLEND OR SIMILAR
FB-4

EXTERNAL WALL
CONCRETE - OFF FORM
CO-1

FEATURE WALL
HEBEL POWERPATTERN - L1, L2, L3, L4
PAINTED AS CODED
HB-1

DOORS, WINDOWS
ALUMINIUM - COLORBOND WOODLAND GREY OR SIMILAR
AL-1

ENTRY FEATURE GATE & SCREENS
ALUMINUM BATTENS - AMERICAN OAK OR SIMILAR
AL-2

ENTRY FEATURE GATE
ALUMINUM BATTENS - AMERICAN OAK OR SIMILAR
AL-3

ENTRY FEATURE GATE
ALUMINIUM BATTENS - BROWN OR SIMILAR
AL-4

CONCRETE PAINTED
PAINTED - DULUX WHITE ON WHITE OR SIMILAR
PT-1

HEBEL PAINTED
PAINTED - DOMINO OR SIMILAR
PT-2

HEBEL PAINTED
PAINTED - DULUX SILKWORT OR SIMILAR
PT-3

HEBEL PAINTED
PAINTED - DULUX WESTERN MYALL OR SIMILAR
PT-4

HEBEL PAINTED
PAINTED - DULUX FINNEGAN GREEN OR SIMILAR
PT-5

HEBEL PAINTED
PAINTED - DULUX MONK OR SIMILAR
PT-6

HEBEL PAINTED
PAINTED - DULUX WHITE EXCHANGE HALF OR SIMILAR
PT-7

HEBEL PAINTED
PAINTED - DULUX OTTO'S BOY OR SIMILAR
PT-8

HEBEL PAINTED
PAINTED - DULUX ASHVILLE OR SIMILAR
PT-9

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/06/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
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issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit mix	22/04/2022

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: MATERIALS & FINISHES - LOT 2
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K.& J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
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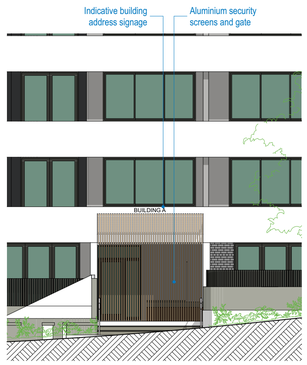
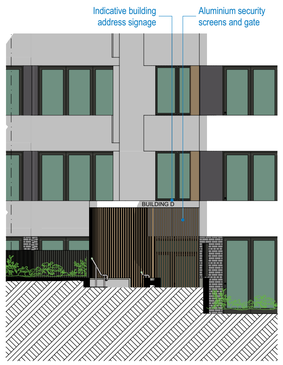


BUILDING A ENTRY
1:100

BUILDING B ENTRY
1:100

BUILDING C ENTRY
1:100

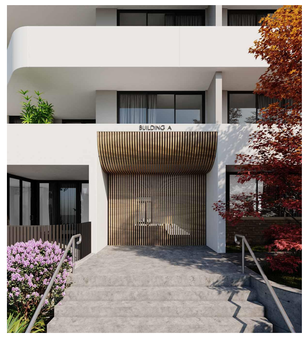


BUILDING D ENTRY
1:100

BUILDING E ENTRY
1:100

BUILDING F ENTRY
1:100

BUILDING G ENTRY
1:100



ENTRY A

ENTRY B

ENTRY C

ENTRY D

ENTRY E

ENTRY F

ENTRY G

Note - images of building entries and signage are indicative only and for visual representation only.

issue k:		
issue j:	Council's RFI	10/07/2024
issue i:	Amending DA	21/03/2024
issue h:	RFI	01/06/2023
issue g:	RFI	14/04/2023
issue f:	DA	24/10/2022
issue e:	Preliminary DA	29/07/2022
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: BUILDING ENTRIES
client: PELICAN 88 DEVELOPMENTS PTY LTD
drawn: E.K & J.L. | scale: as shown | ref: 2024-100
checked: J.E. | date: JULY 24 | Council: BCC
sheet size: A1
51
Rev: J

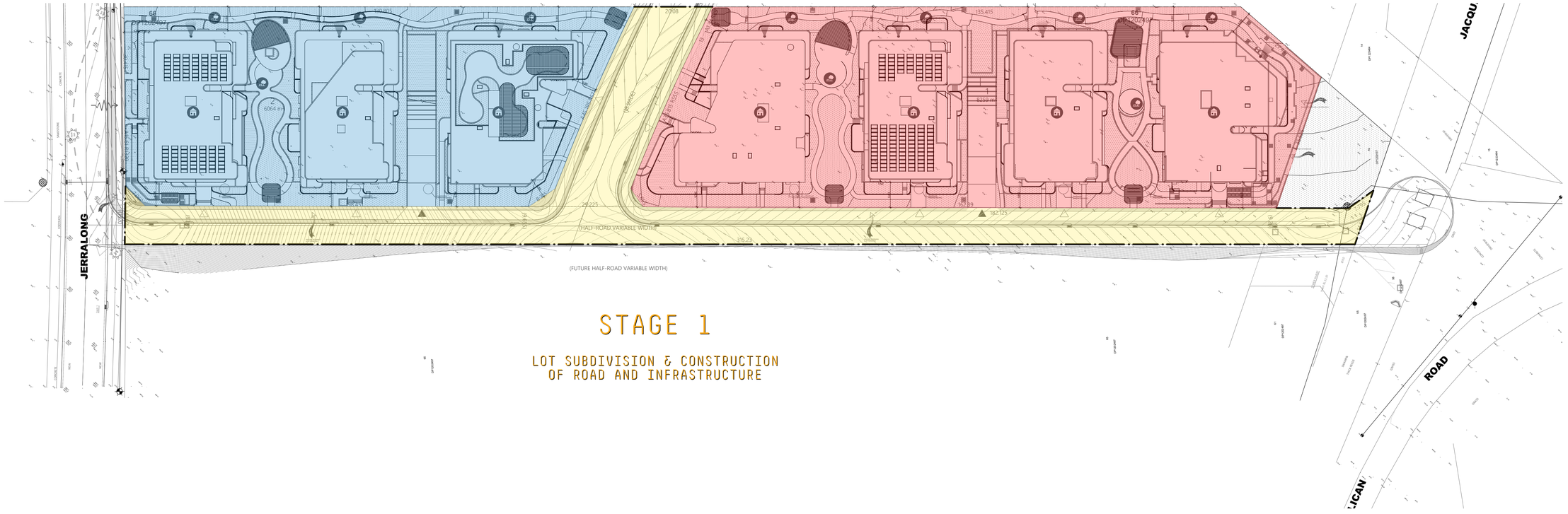
STAGE 2

CONSTUCTION OF BUILDINGS A - C WITH
ASSOCIATED LANDSCAPING ON LOT 2

STAGE 3

CONSTUCTION OF BUILDINGS D - F WITH
ASSOCIATED LANDSCAPING ON LOT 1

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G



STAGE 1

LOT SUBDIVISION & CONSTRUCTION
OF ROAD AND INFRASTRUCTURE

issue k:	
issue j: Council's RFI	10/07/2024
issue i: Amending DA	21/03/2024
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS				
drawing:	STAGING PLAN				
client:	PELICAN 88 DEVELOPMENTS PTY LTD				
drawn:	E.K.& J.L.	scale:	as shown	ref:	2024-100
checked:	J.E.	date:	JULY 24	Council:	BCC

sheet size: A1
52
Rev. J

FOR DEVELOPMENT APPLICATION
LANDSCAPE PLANS

60 PELICAN ROAD SCHOFIELDS
(LOT 66 DP 1202497)

DRAWING LIST

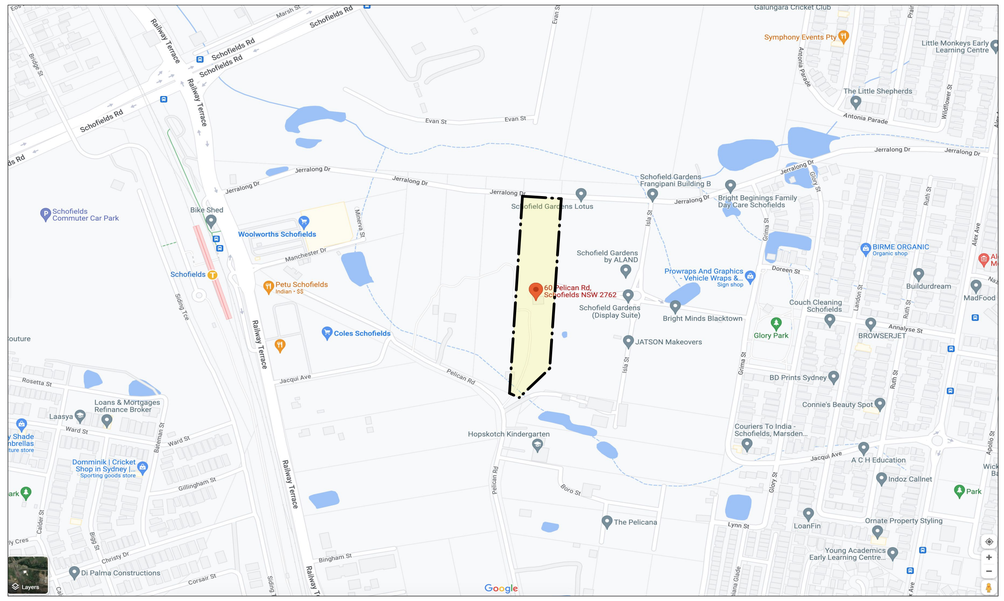
SHEET NO.	SHEET TITLE	REVISION	DATE
L/00	COVER SHEET	E	21.03.24
L/01	PROPOSED STREET TREE PLANTING PLAN	E	21.03.24
L/02	PROPOSED STREET TREE PLANTING PLAN	E	21.03.24
L/03	PROPOSED STREET TREE PLANTING DETAILS	E	21.03.24
L/04	PROPOSED LANDSCAPE LAYOUT PLAN BUILDINGS A-C	E	21.03.24
L/05	PROPOSED LANDSCAPE LAYOUT PLAN BUILDINGS D-G	E	21.03.24
L/06	PROPOSED LANDSCAPE LAYOUT & PLANTING PLAN BUILDING C ROOF	E	21.03.24
L/07	PROPOSED LANDSCAPE TREE PLANTING PLAN BUILDINGS A-C	E	21.03.24
L/08	PROPOSED LANDSCAPE TREE PLANTING PLAN BUILDINGS D-G	E	21.03.24
L/09	PROPOSED LANDSCAPE PLANTING PLAN BUILDINGS A-C	E	21.03.24
L/10	PROPOSED LANDSCAPE PLANTING PLAN BUILDINGS D-G	E	21.03.24
L/11	PROPOSED LANDSCAPE DRIVEWAY CONCEPT DETAILS	E	21.03.24
L/12	LANDSCAPE MOOD BOARD / LOOK BOOK	E	21.03.24
L/13	LANDSCAPE CONCEPT IMAGES	E	21.03.24
L/14	LANDCAPE CONCEPT IMAGES	E	21.03.24
L/15	LANDSCAPE DETAILS	E	21.03.24
L/16	LANDSCAPE SPECIFICATION	E	21.03.24

PLANTING SCHEDULE (ENTIRE PROJECT)

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acanthus mollis	Oyster Plant	227	25lt	1200	1200
Acer buergeranum	Trident Maple	47	75lt	4000	6000
Agave attentuatum	Agave	13	25lt	1500	1000
Angophora floribunda	Thin-Leaved Stringybark	11	75lt	10000	15000
Arthropodium cirratum	New Zealand Rock Lily	111	75lt	1500	1500
Banksia integrifolia	Coastal Banksia	29	75lt	6000	12000
Banksia spinulosa	Hairpin Banksia	12	5LT	3000	3000
Buxus japonica	Japanese Box	25	5Lt	400	500
Callistemon linearis	Narrow Leaved Bottlebrush	88	5LT	2000	2500
Camellia sasanqua 'setsugekka'	White Camellia	65	25lt	2000	3000
Carpobrotus glaucescens	Pigface	16	2.5lt	1500	1500
Casuarina glauca 'Cousin It"	Cousin It	7	5lt	1200	2000
Chamaedoraea seifrizii	Clumping Palm	49	75lt	1000	2000
Citrus limon 'Eureka'	Eureka Lemon	6	75lt	3000	5000
Correa alba	Correa alba	9	5lt	1800	1500
Corymbia maculata	Spotted Gum	8	75lt	10000	30000
Dianella caerulea	Blue Flax Lily	159	2.5LT	700	700
Dianella Silver Streak	Native Flax	212	2.5lt	500	500
Dodonea triquetra	Hop Bush	71	200mm	1500	2500
Doryanthes excelsa	Gymea Lily	223	15lt	1500	1500
Dracaena marginata	Dracaena	17	75lt	1500	2500
Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	18	75lt	5000	12000
Eupatorium megalophyllum	Eupatorium	101	5lt	1500	1500
Fraxinus oxycarpa 'Raywoodii'	Claret Ash	34	75lt	7000	12000
Grevillea 'Bronze Rambler'	Grevillea	31	5lt	2000	300
Grevillea 'Poorinda Royal Mantle'	Grevillea 'Poorinda Royal Mantle'	8	200mm	1600	200
Hardenbergia violacea	Flase Sarsparilla	106	140mm	1500	400
Kennedia rubicunda	Dusky Coral Pea	13	200mm	1000	300
Lagerstromia indica 'Biloxi'	Crepe Myrtle	13	75lt	4000	6000
Laurus nobilis	Bay Laurel	11	75lt	3000	7000
Lomandra Lime Tuff	Lomandra	205	5lt	400	400
Lomandra longifolia	Native Grass	26	2.5LT	1500	1500
Lophostemon confertus	Brush Box	20	100lt	10000	16000
Loropetalum chinense rubrum 'China pink'	China Pink - Chinese Fringe Flower	271	75lt	1000	1800
Magnolia 'Little Gem'	Magnolia	63	75lt	2500	3000
Melaleuca decora	Paperbark	18	75lt	3000	7000
Melia azedarach	White Cedar	8	75lt	5000	8000
Pandorea pandorana	Wonga Wonga Vine	6	300mm	1000	300
Parthenocissus tricuspidata	Boston Ivy	13	75lt	1000	300
Philodrendron 'Xanadu'	Dwarf Philodendron	296	5lt	750	3000
Plectranthus 'Mona Lavender'	Mona Lavender	187	5lt	1500	800
Podocarpus elatus	Plum Pine, Brown Pine	3	75lt	5500	8000
Prunus cerasifera 'Nigra'	Purple Leaved Prunus	6	75lt	4000	5000
Pyrus calleryana 'Bradford'	Pear - Bradford	14	100lt	6000	8000
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	63	200mm	1000	1500
Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	2	200mm	1000	1500
Rosmarinus officinalis 'Prostrata'	Rosemary 'Prostrata'	16	5lt	1500	1500
Russelia equisetiformis	Coral Plant	11	5lt	2000	2000
Sansevieria trifasciata 'Silver Queen'	Mother in Law Tongue	114	75lt	1000	1500
Spathiphyllum 'Sensation'	Giant Peace Lily	40	25lt	1000	1500
Strelitzia juncea	Bird of Paradise	44	100lt	2000	2000
Trachelospermum asiaticum	Jasmine	155	200mm	2000	300
Trachelospermum jasminoidies	Star Jasmine	31	200mm	2000	300
Tristaniopsis laurina 'Luscious'	Water Gum	8	100lt	4000	8000
Westringia fruiticosa	Coastal Rosemary	153	200mm	1500	1500
Wisteria sinensis	Wisteria	23	300mm	1000	3000

NOTE:

- PROPOSED PLANT SPECIES SELECTED FROM THE BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DCP APPENDIX D
- PROPOSED NATIVE PLANT SPECIES
- PROPOSED STREET TREE SPECIES IN ACCORDANCE WITH BLACKTOWN COUNCIL STREET TREE SPECIFICATION



LOCATION PLAN - 60 PELICAN ROAD, SCHOFIELDS (SOURCE: GOOGLE MAPS)

AERIAL PHOTO - 60 PELICAN ROAD, SCHOFIELDS (SOURCE: SIX MAPS)

No.	Date	REVISION	By
E	21/3/24	Issue for S4.55 submission	KR
D	1/3/24	Issue for S4.55 submission	KR
C	29/2/24	Issue for coordination and review	OC
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

Notes:

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Cover Sheet

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
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Status

SCALE - NTS

Project No. ALAND

Drawn By KR | Dwg Date: 10.05.22

Checked By JRS | Plot Date: 10.05.22

CAD File Name Aland Pelican Rd DA G.vwx

Drawing No. L/00 E

Rev # OF 17

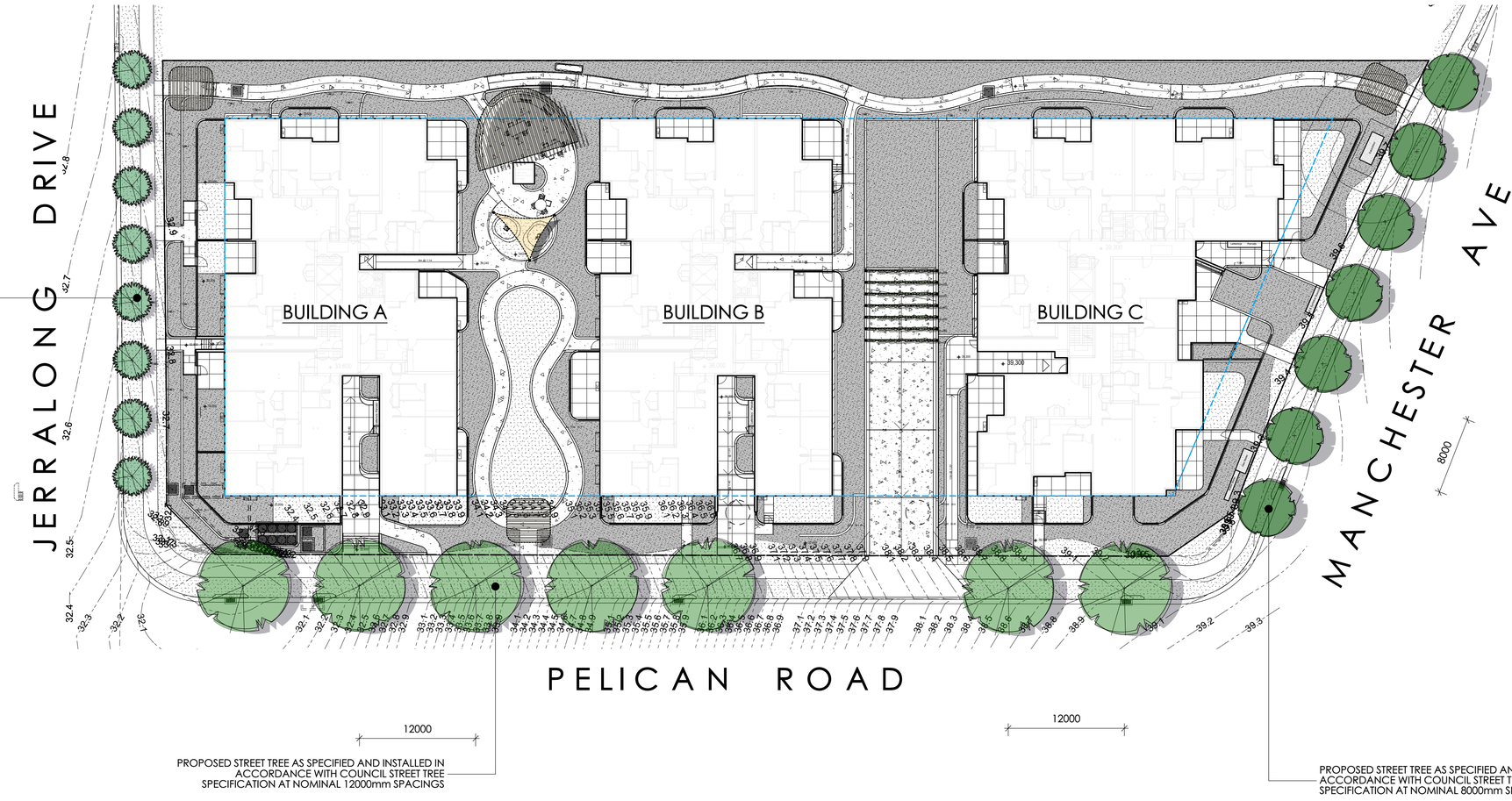
LEGEND:

BOUNDARY

Tristaniopsis laurina

Pyrus calleryana 'Bradford'

Lophostemon confertus



PROPOSED STREET TREE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH COUNCIL STREET TREE SPECIFICATION AT NOMINAL 6000mm SPACINGS

PROPOSED STREET TREE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH COUNCIL STREET TREE SPECIFICATION AT NOMINAL 12000mm SPACINGS

PROPOSED STREET TREE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH COUNCIL STREET TREE SPECIFICATION AT NOMINAL 8000mm SPACINGS

NOTE:

REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGN CORP
REFER TO CIVIL DOCUMENTATION PREPARED BY SGCE
REFER TO SURVEY DOCUMENTATION PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Plan

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Status

SCALE - 1:250 @ A1

Project No. ALAND

Drawn By KR | Dwg Date: 23.08.22
Checked By JRS | Plot Date: 23.08.22
CAD File Name Aland Pelican Rd DA G.vwx

Drawing No. L/01 E

Rev #

OF 16

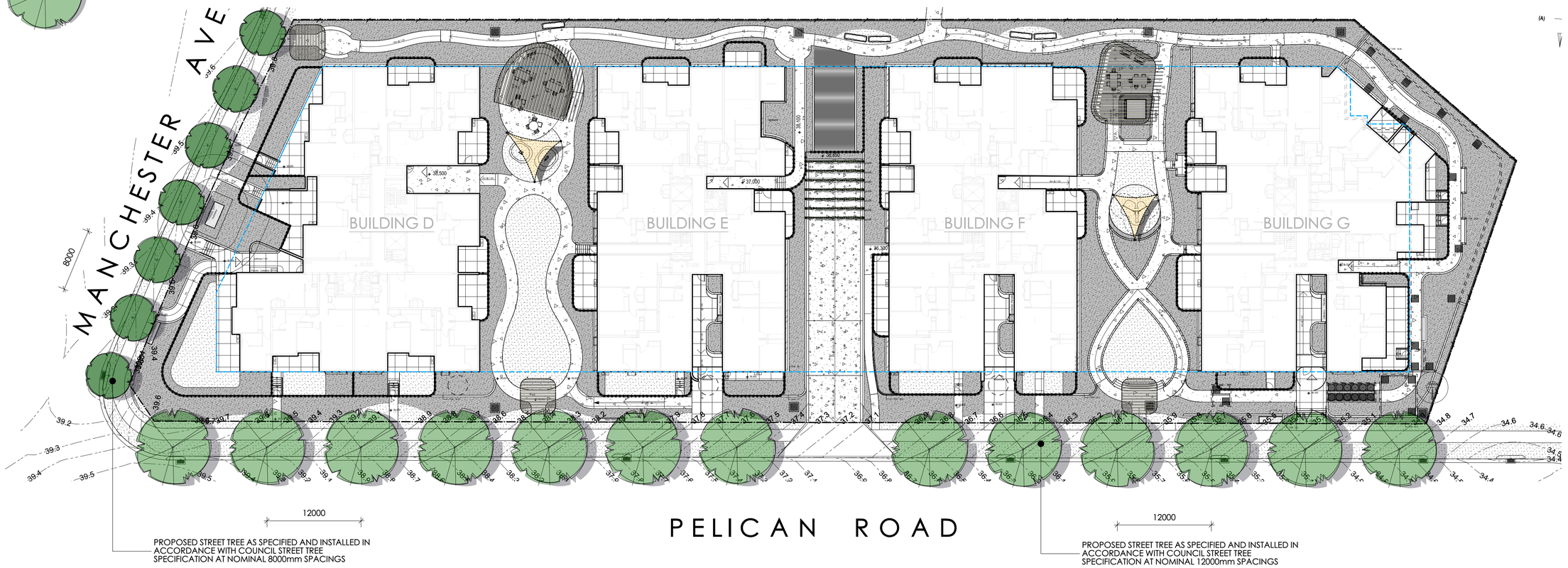
LEGEND:

BOUNDARY

Tristaniopsis laurina

Pyrus calleryana 'Bradford'

Lophostemon confertus



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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Plan

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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Status

SCALE - 1:250 @ A1

Project No. ALANDDrawing No. L/02 E OF 16

Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA Q.vwx		

PROPOSED STREET TREE SPECIES

Tristaniopsis laurina 'Luscious'

Lophostemon confertus

Pyrus calleryana 'Bradford'

TYPICAL STREET TREE SPECIFICTION

1 Tree planting specifications

In order to ensure optimal survival and growth rates for newly planted trees, it is important that planting is carried out in accordance with recommended horticultural practices. Guidelines for tree planting are set out below:

a) Planting Season - Depending on the level of care available, when practicable trees are only to be planted between March and November of each year. However, close consideration should be given to the following points:

- Optimum planting time is spring or early autumn.
- Bare rooted deciduous species may be planted in winter.
- Planting closer to summer will require additional watering, thus adding significantly to costs.

b) Plant Material - Ensure all plants are as per AS 2303:2015 Tree Stock for Landscape Use and have the following attributes; vigorous, true to type, well established, hardened off, of good form, free from disease, have a large healthy root systems and all trees shall have a single leading shoot.

c) Tree Size - The minimum size of containerized trees should be:

- Native Species Tube stock - Bushland, Parkland and Open Space Large Beds
- 100 litre - Exotic & Native Species Feature Trees - Parkland and Open Space
- 100 litre – Commercial, Industrial Areas and Residential Flat Buildings
- 45 litre - Residential Areas – Footpaths
- 5 litre – Parks & Reserves – Non-feature Planting

d) Rooting Barriers - Install root directors to manufacturer's specifications, to planting in all full width concrete/asphalt footpaths and main streets. Root directors are to be installed for all plantings adjacent to a roadside kerb. See Figure 1 for approved tree planting specification diagram.

e) Soil Conditioner – "Terra-Cottem®" or its equivalent is to be incorporated into the planting medium when planting.

f) Watering Dish - Create a small depression around the base of all single tree plantings to act as a water reservoir.

g) Staking - Secure tree loosely to stakes with flexible material, preferably hessian tie or its equivalent.(minimum 25mm wide) wound in "figure of 8" fashion.

- Residential areas: 2 Hardwood stake 38 x 38 x 1500mm to be installed.
- Commercial areas: 2 Hardwood stakes 50 x 50 x 2400mm to be installed.
- Larger species installations should require no staking.
- Staking is to be removed after 12 months or earlier if the trees have established well enough.

h) Additional Considerations - When planting trees in hard pavement areas, use mulch such as pine bark nuggets or its equivalent.
In commercial and industrial situations give consideration to the use of tree guards when appropriate. Porous paving is to be used in preference to tree grates which tend to collect litter and require expensive removal and replacement as the tree grows.

Consideration for water sensitive urban design in all areas where kerb gutter and footpath replacement is been conducted. It also should be considered that as part of this renewal program that whole street replacement be undertaken.

i) Tree placement on nature strips - When planting trees, consideration should also be given to avoid planting:

- Within 2-3 metres of any street light.
- Within 2 -3 metres of any vehicle driveway.
- Within 6m of the approach side of a bus stop.
- Within 3m of the approach side of a road sign or warning sign.
- Directly opposite property water mains and not within 1.5 m of such.
- Directly behind any stormwater pit and not within 1.5m of such.
- Directly on top of stormwater outlet and not within 2m of such.
- Directly under overhead service wires (dependent upon tree species).
- Within 2-3 metres of water hydrants or sewer inspection pit.
- Within 6m of any roadway corner or intersection.
- Within 5m of any pedestrian crossing.
- If possible, not to plant tree directly in front of residence front door.
- Where a surfaced footpath is present, the tree shall be planted mid-way between the back of the kerb and the edge of the footpath.
- Where no surfaced footpath exists, the tree shall be planted behind the back edge of the kerb and gutter approximately 650mm to 700mm.

2 Additional Street planting detail and specifications

To aid in the successful delivery of street trees, provide safe public spaces, protect against assets from damage and provide a healthy environment for the tree, the following design measures and specifications are required to be met:

- No timber or steel edging is permissible
- Install root directors to manufacturer's specifications, to protect assets, structures and/or underground services, to street trees adjoining paths, kerb and gutter or roadways. See Figure 11 for approved root barrier design for newly planted.
- Tree trunk to be a minimum 700mm from street kerb and guttering
- All imported soil to achieve the requirements of AS4419 – Soils For Landscaping All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Acceptable mulch – Forest litter or pine bark mulch
- All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
- Kikuyu is not accepted as a nature strip turf. The use of Soft leafed Buffalo is the preferred turf for nature strip plantings
- Turf to consist of 25mm depth of dense , well rooted, vigorous grass growth with minimum 50mm on an average 100mm depth of top soil
- Staking is required specified as- drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.
- Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover'
- The developer must provide to Council in writing one (1) month notice, at minimum, for practical completion inspection and two (2) month notice for end of maintenance inspection.
- Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of ' greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches.

3 Post planting specifications

A Maintenance plan for the street trees is to be provided and must contain the following:

a) Watering: Regularly water new trees for at least the first 12 months, particularly during warm, dry periods. During extended dry period's consideration may be given to more mature plantings also receiving water.

Councils Open Space Maintenance Section will be responsible for the weekly watering of new plantings for the first three months following planting. Then once a fortnight watering should continue until the trees establish.

Council will pro-actively seek the cooperation of residents to assist with the watering of newly planted street trees in front of their homes. Council will provide written advice outlining the frequency that these trees should be watered.

There should not be any visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times. There should be no visible sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

b) Weeding: Control weeds around new trees for the first 12 months by hand weeding or herbicide spraying, and by using mulch. Mechanical line trimmers (whipper snippers/ brush cutters) not be used within 300mm of out edge of tree trunks. No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering. No grass or weeds within mulched area in or around tree. Chemical weed controls not to be applied in extreme temperatures or wind conditions

c) Mulching: All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces. Mulch not to come into contact with the trunks of trees

d) Fertilising: Apply a follow up application of fertiliser at the rate recommended by the manufacturer 12 months after the tree has been planted and at the time of removal of the tree stakes.

e) Formative Pruning: Train new tree plantings by pruning lower branches yearly prior to the prime growing period as required, and keep trees to a single trunk where necessary. Sucker growth is to be removed as part of their regular cycle. Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree is recommended. All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut as per AS4373:2007 Pruning of amenity trees.

f) Replace: Where possible failed plantings will be replaced with the same species. Stolen trees are to be replaced within one week following notification by council to the developer. Repeated removal of trees within the same location shall immediately be reported to Council.

g) Stakes: Stakes are to be removed after 12 months or sooner if the tree has established well.

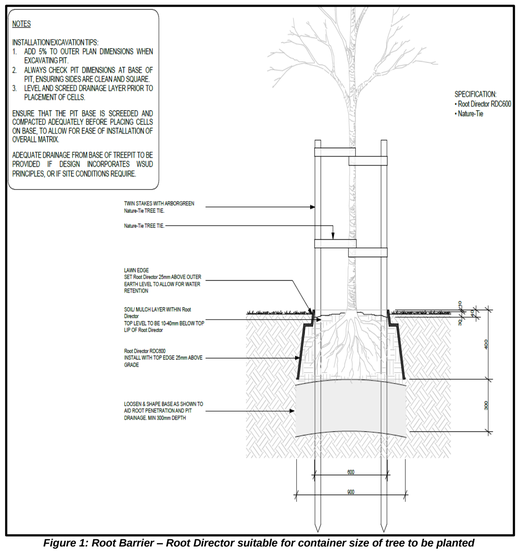

Figure 1: Root Barrier – Root Director suitable for container size of tree to be planted

No.	Date	REVISION	By
E	21/3/24	Issue for S4.55 submission	KR
D	1/3/24	Issue for S4.55 submission	KR
C	29/2/24	Issue for coordination and review	OC
B	20/2/23	Updated to Council RFI	OC
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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Details

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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65 West Street, North Sydney NSW 2060
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Status: SCALE - As Noted

Project No.: ALAND

Drawn By	KR	Dwg Date:	10.05.22
Checked By	JRS	Plot Date:	10.05.22
CAD File Name	Aland Pelican Rd DA G.vwx		

Drawing No. L/03 E

Rev # OF 16

LEGEND:

- BOUNDARY
- + RL 49.025 PROPOSED FINISHED LEVEL
- + TW 49.050 PROPOSED TOP OF WALL LEVEL
- PROPOSED DRIVEWAY WITH TEXTURED NONSLIP BANDING DETAIL
- PROPOSED TILED AREA
- PROPOSED COLOURED CONCRETE COMMUNAL OPEN SPACE PATHWAYS
- PROPOSEDBROOM FINISHED CONCRETE COMMUNCAL OPEN SPACE PATHWAY TO EASTERN SETBACK WITH NO TOOLED EDGED AND SAW CUT JOINTS WITH BANDING AT VARIABLE CENTRES
- PROPOSED TIMBER DECKING
- PROPOSED DECORATIVE PEBBLE AREA
- PROPOSED LAWN AREA
- PROPOSED CHILDREN'S SOFT FALL PLAY AREA WITH SHADE SAIL OVER
- PROPOSED GARDEN AREA, REFER PROPOSED LANDSCAPE PLANTING PLANS
- PROPOSED MASONRY RETAINING WALL
- PROPOSED 1800mm HIGH BOUNDARY FENCING
- PROPOSED PRIVATE OPEN SPACE PRIVACY FENCING TO ARCHITECT'S DETAIL
- PROPOSED COMMUNAL OPEN SPACE BENCH SEAT
- PROPOSED COMMUNAL OPEN SPACE BARBECUE AREA WITH SEATING AND PERGOLA OVER WITH TIMBER LOOK PERIMETER BEAM AND STEEL WIRE INFILL AND CLIMBERS
- PROPOSED GARDEN FEATURE
- PROPOSED COMMUNAL OPEN SPACE VEGETABLE GARDEN AREA WITH BAY & CITRUS TREES
- PROPOSED ROLLING LAWN AREA WITH FEATURE TREES
- PROPOSED DRAINAGE PIT TO STORMWATER ENGINEER'S DETAIL, REFER STORMWATER ENGINEERING DOCUMENTATION

NOTE:

REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGN CORP
REFER TO CIVIL DOCUMENTATION PREPARED BY SGCE
REFER TO SURVEY DOCUMENTATION PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Buildings A-C

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Status

SCALE - 1:250 @ A1

Project No. ALAND

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA G.vwx
Dwg Date:	23.08.22
Plot Date:	23.08.22

Drawing No. L/04 E

Rev # OF 16

LEGEND:

- BOUNDARY
- + RL 49.025 PROPOSED FINISHED LEVEL
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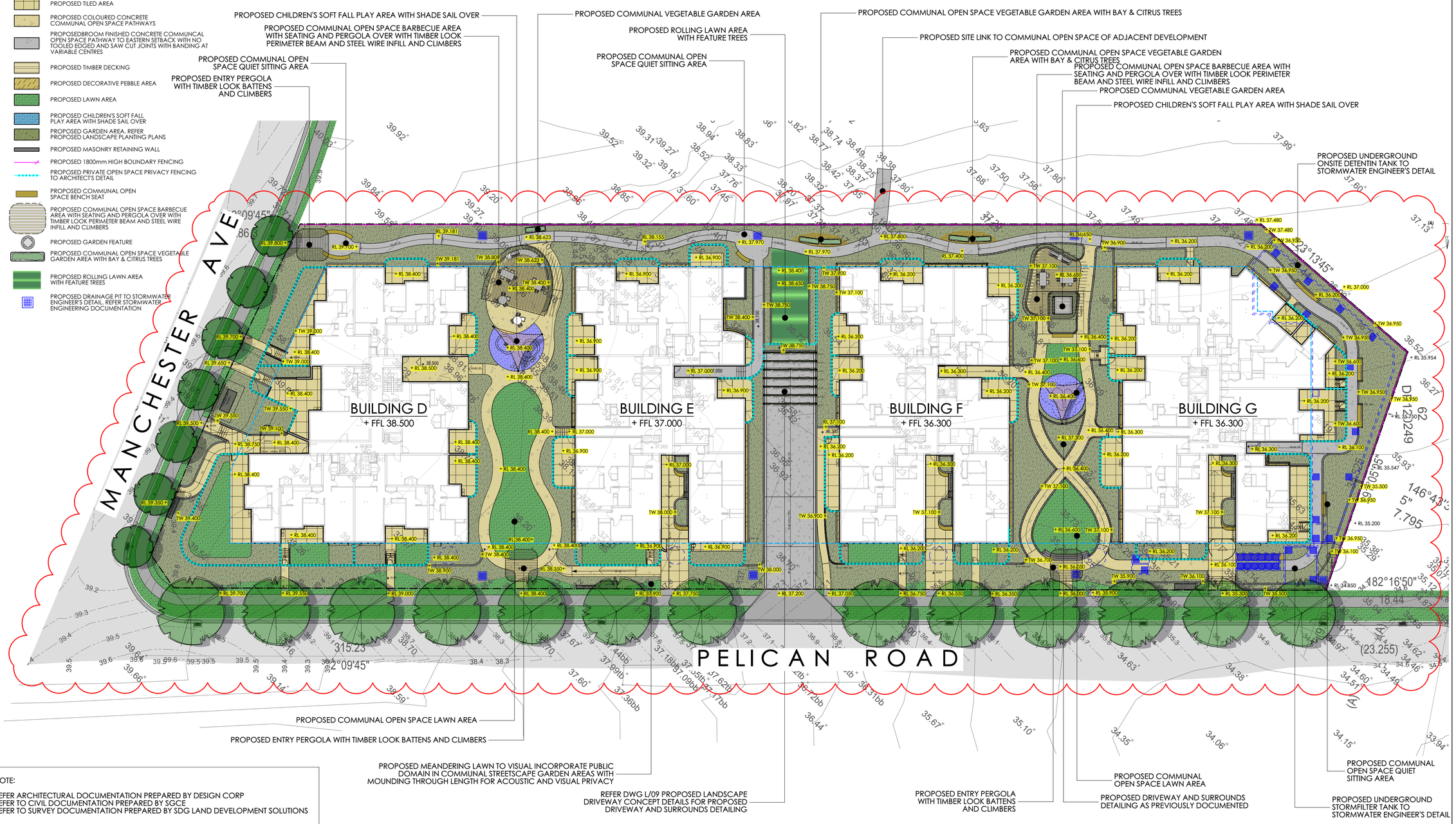

NOTE:

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Building D-G

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Status: SCALE - 1:250 @ A1

Project No.: ALAND

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA G.vwx
Dwg Date:	23.08.22
Plot Date:	23.08.22

Drawing No. L/05 E

Rev # OF 16

LEGEND:

- BOUNDARY
- + RL 49.025 — PROPOSED FINISHED LEVEL
- + TW 49.050 — PROPOSED TOP OF WALL LEVEL
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- PROPOSED 1100mm HIGH SAFETY BALUSTRADE
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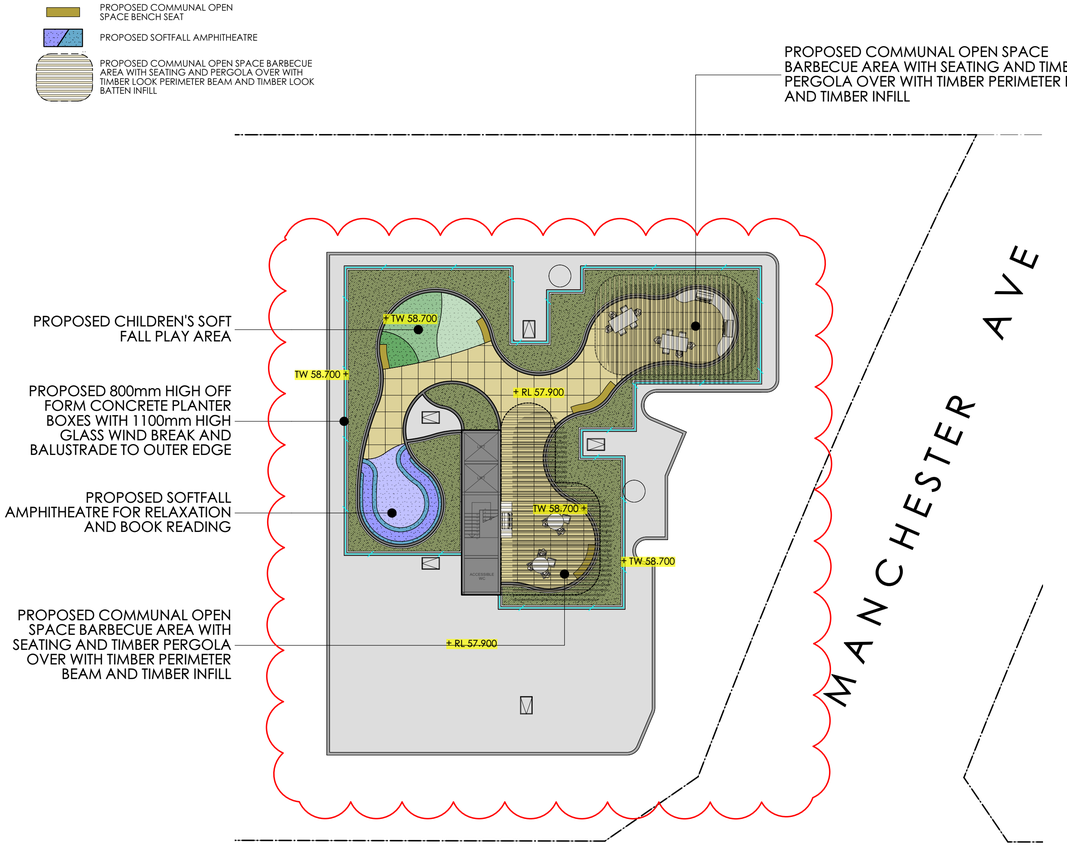
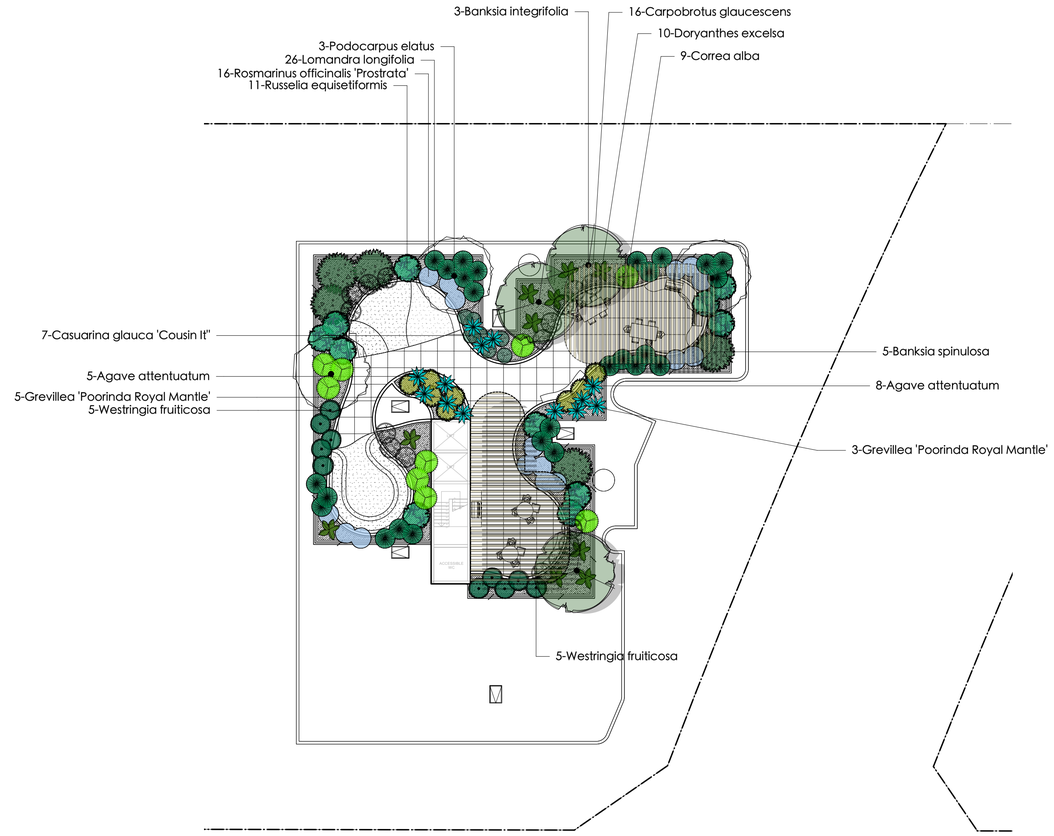
- PROPOSED SOFTFALL AMPHITHEATRE
- PROPOSED COMMUNAL OPEN SPACE BARBECUE AREA WITH SEATING AND PERGOLA OVER WITH TIMBER LOOK PERIMETER BEAM AND TIMBER LOOK BATTEN INFILL



PROPOSED LANDSCAPE LAYOUT PLAN BUILDING C ROOF
SCALE 1:200



PROPOSED LANDSCAPE PLANTING PLAN BUILDING C ROOF
SCALE 1:200

NOTE:

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REFER TO CIVIL DOCUMENTATION PREPARED BY SGCE
REFER TO SURVEY DOCUMENTATION PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Building C Roof

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Drawn By KR | Dwg Date: 23.08.22
Checked By JRS | Plot Date: 23.08.22
CAD File Name Aland Pelican Rd DA G.vwx

Drawing No. L/06 E
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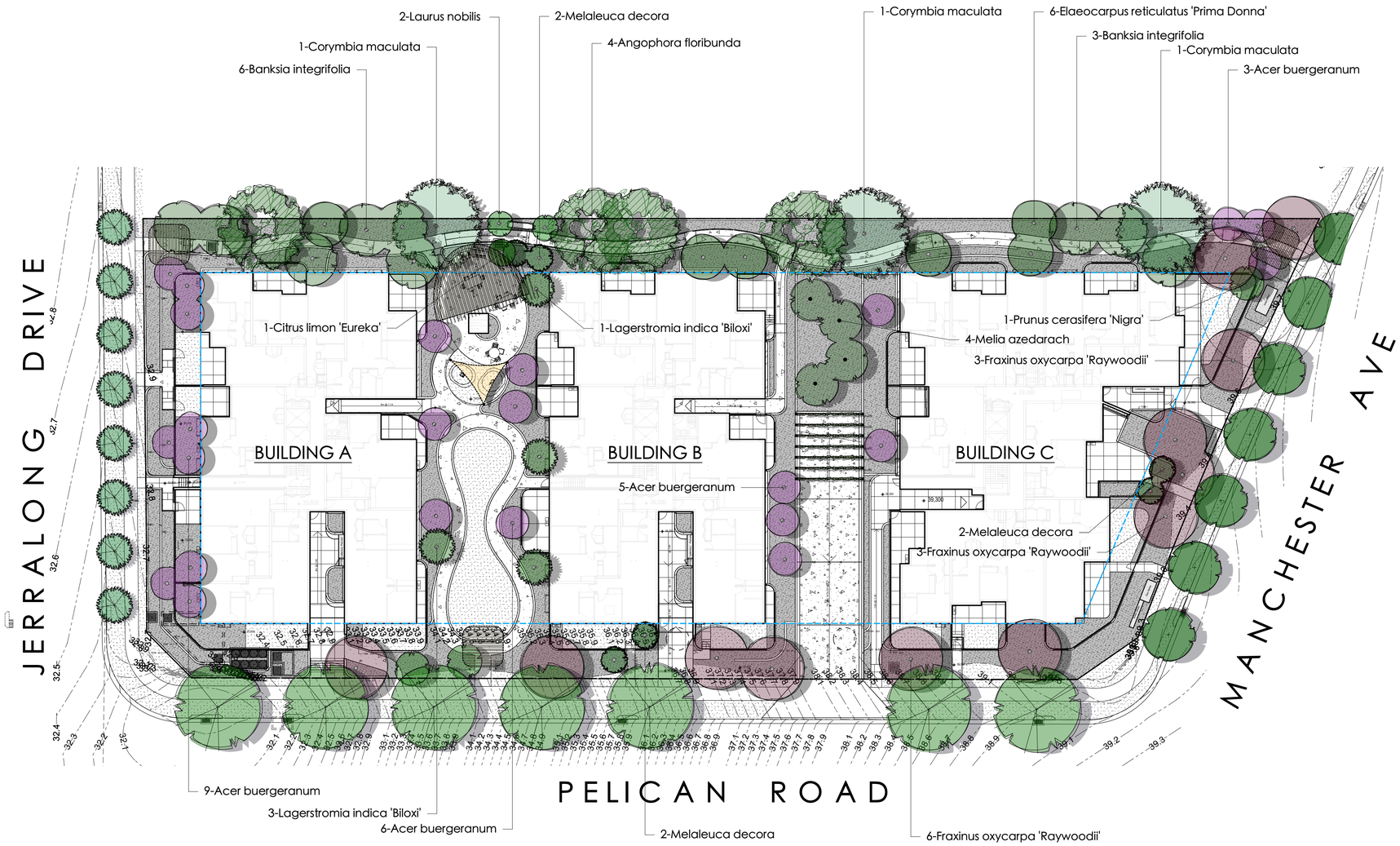

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DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Tree Planting Plan Building A-C

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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Status: SCALE - 1:250 @ A1

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Drawing No. L/07 E

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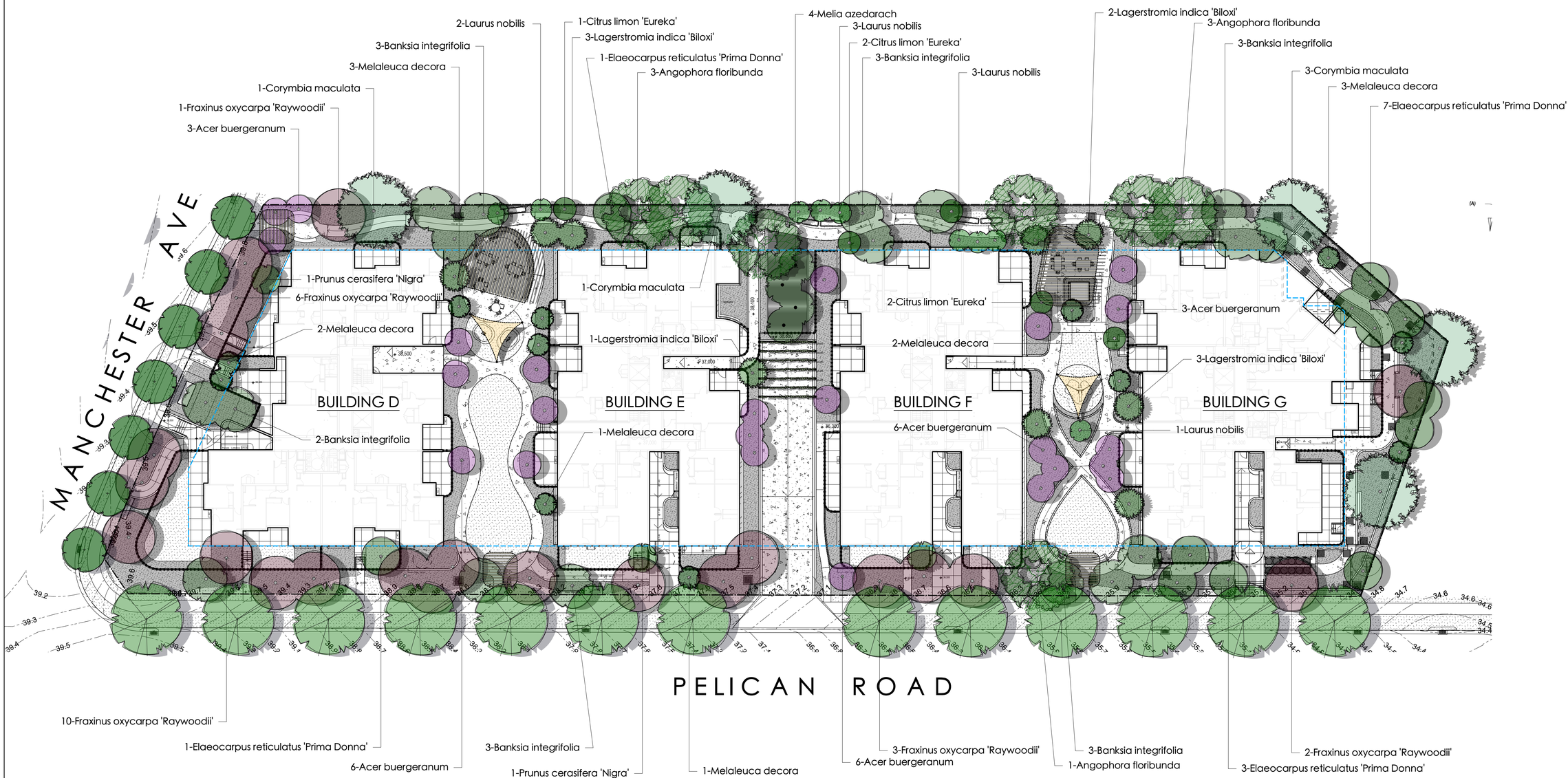

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DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Tree Planting Plan Building D-G

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Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Drawing No. L/08 E

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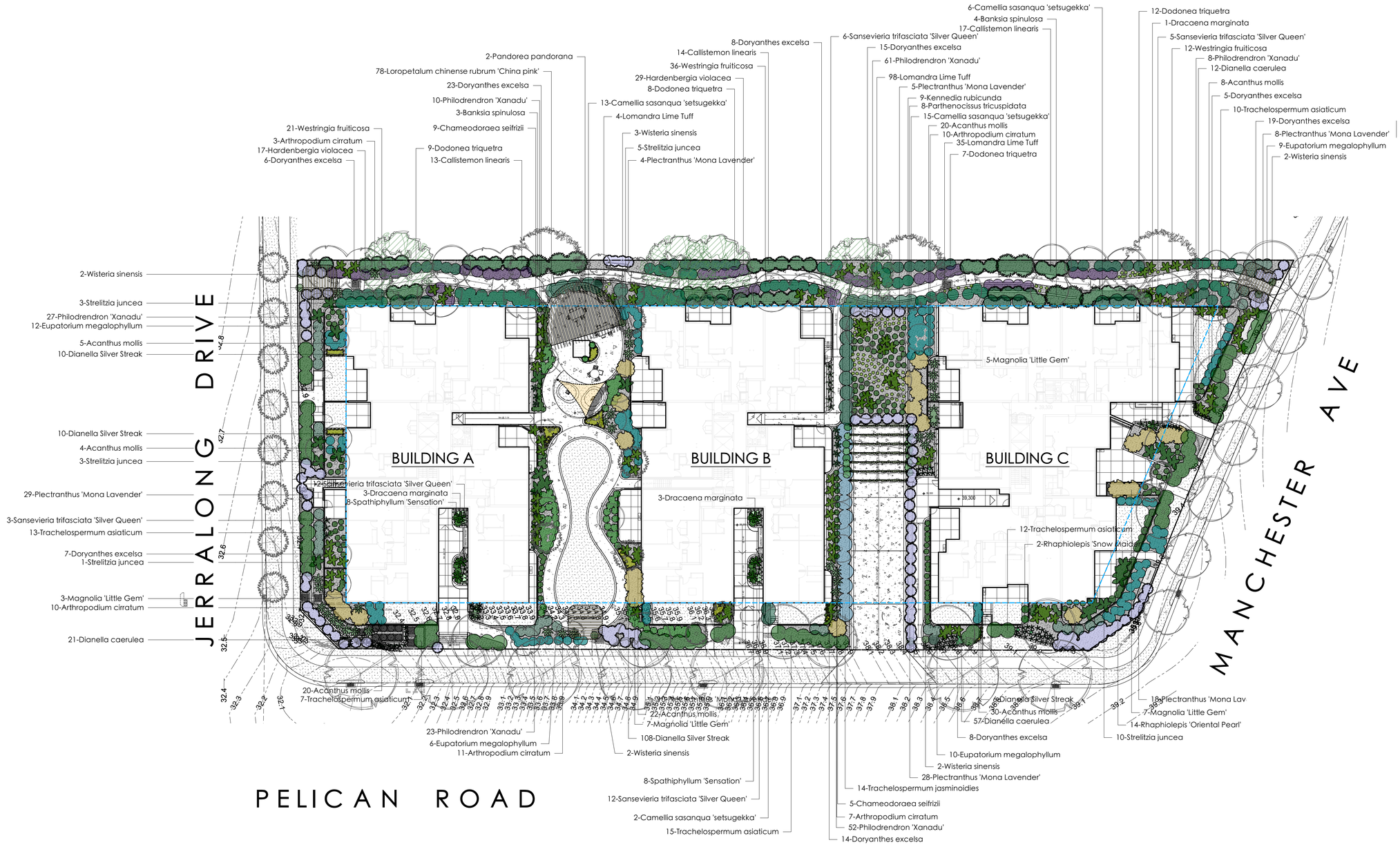

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DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Planting Plan Building A-C

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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CAD File Name	Aland Pelican Rd DA G.vwx		

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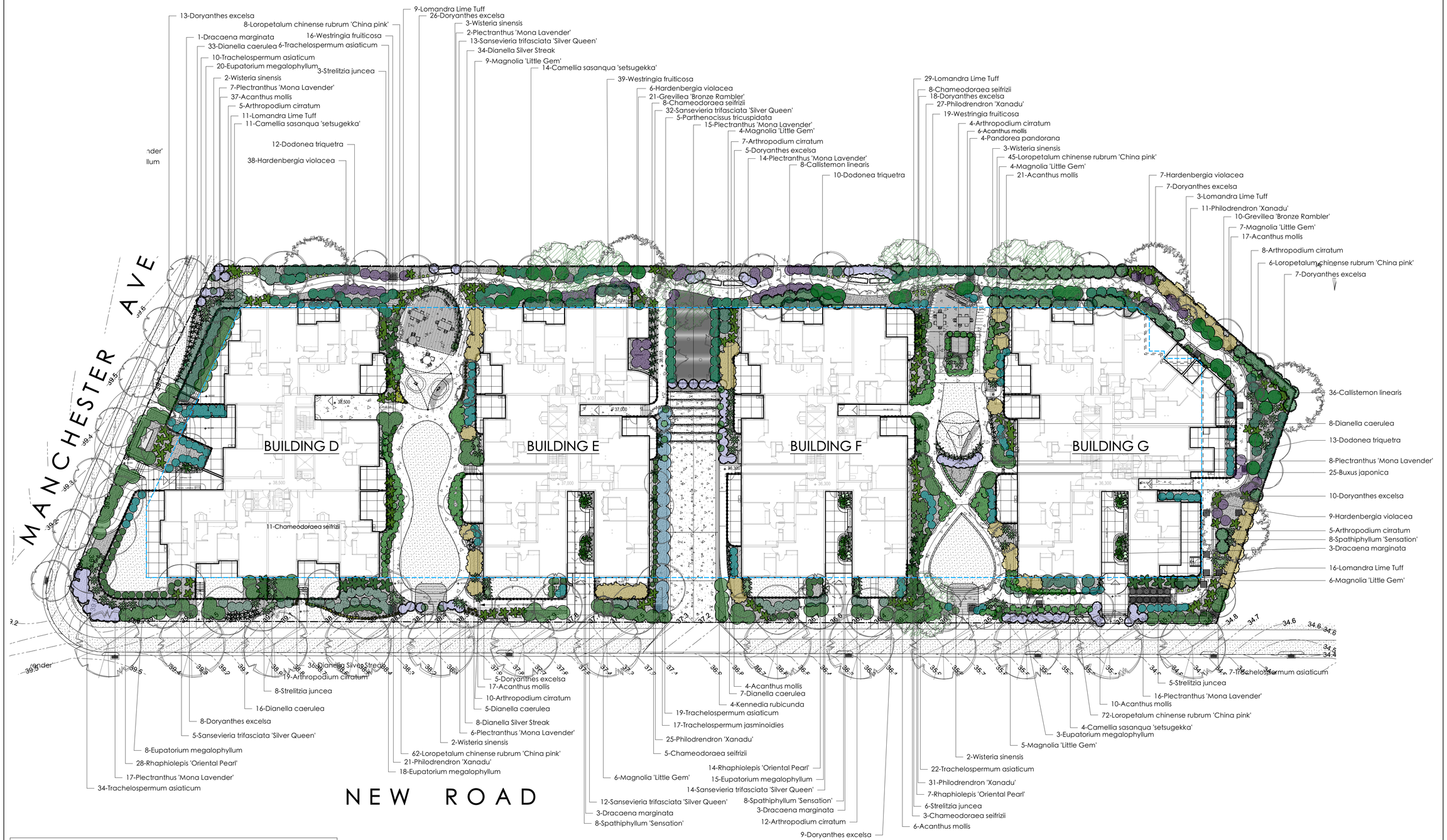

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Drawing: Proposed Landscape Planting Plan Building D-G

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Dwg Date:	23.08.22
Plot Date:	23.08.22

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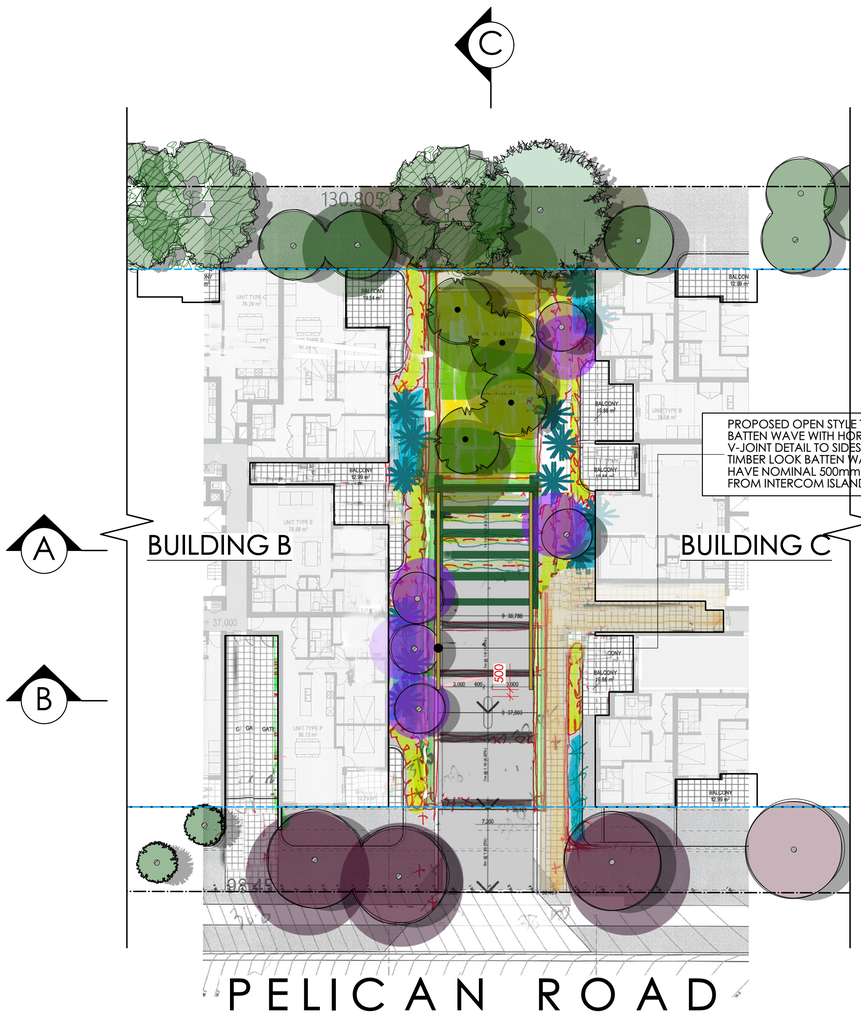
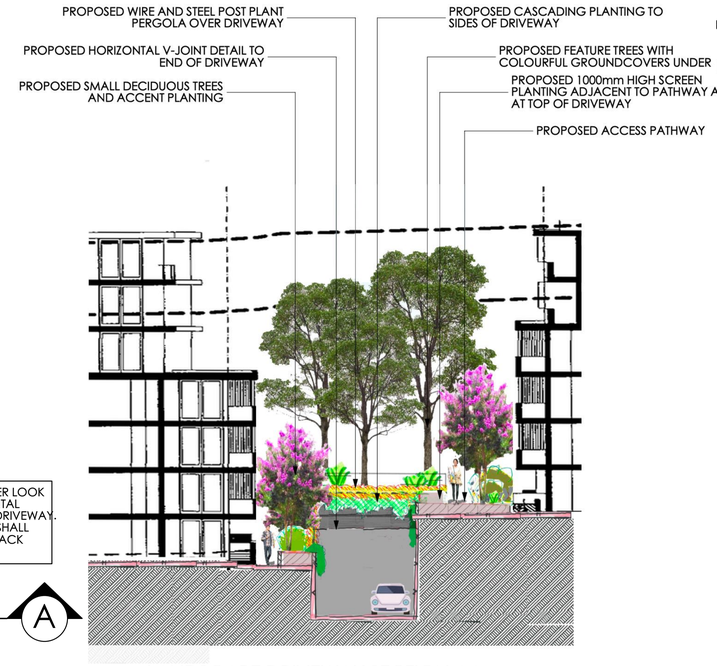
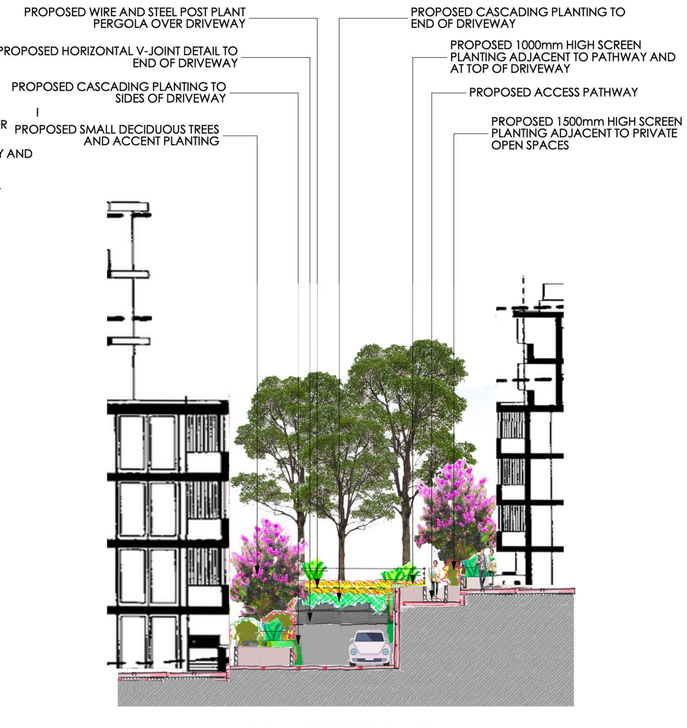


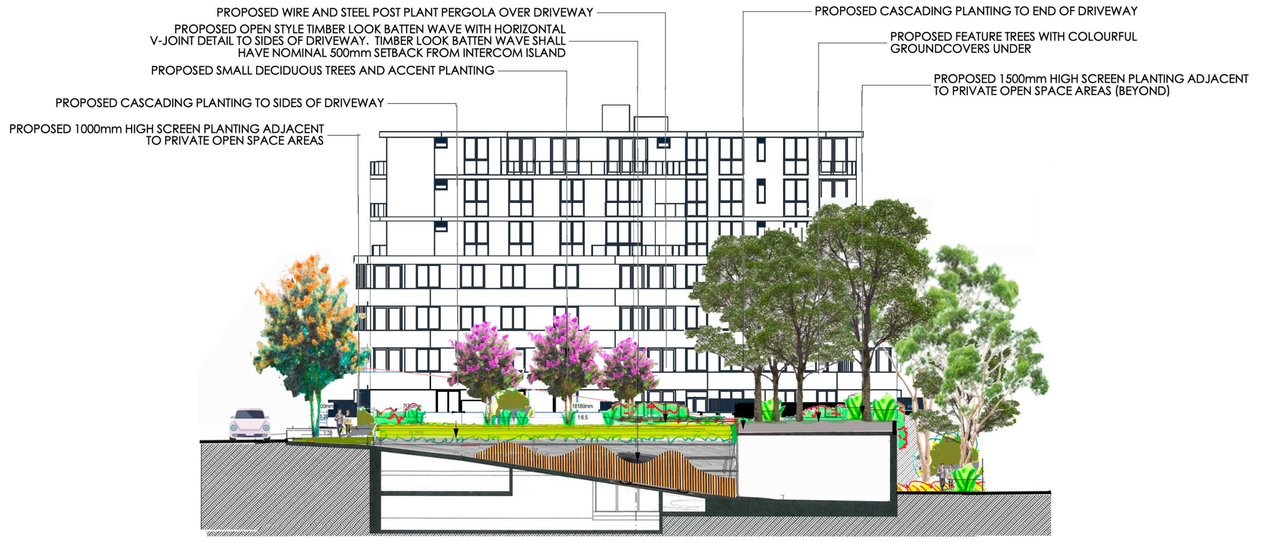
LANDSCAPE DRIVEWAY PLAN
SCALE 1:200



LANDSCAPE DRIVEWAY SECTION AA
SCALE 1:200



LANDSCAPE SECTION BB
SCALE 1:200



LANDSCAPE SECTION CC
SCALE 1:200

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DESIGN CORP ARCHITECTS

Drawing: Proposed Driveway Landscape Concept Details

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Plot Date:	23.08.22

Drawing No. L/11 E

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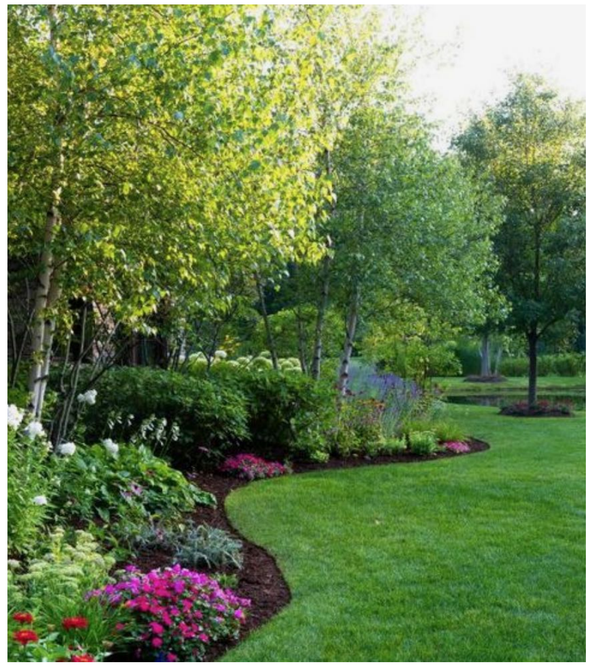
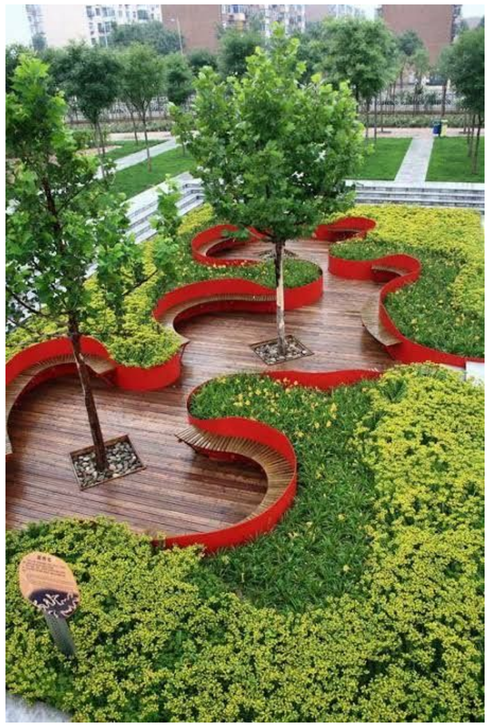


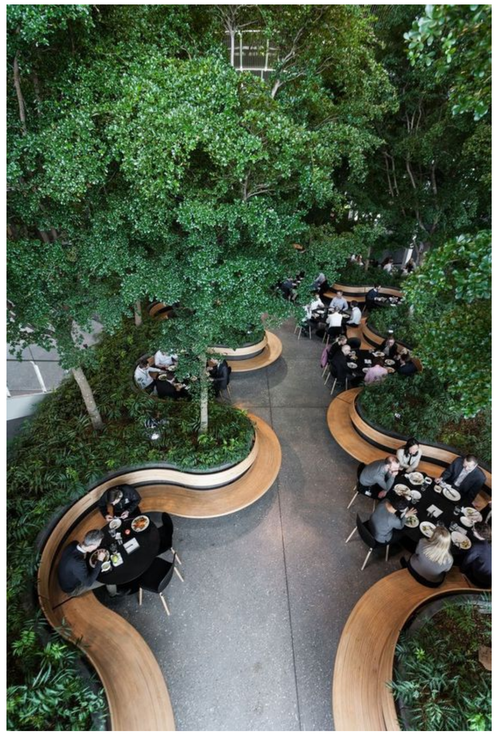
MEANDERING AND MOUNDED LAWN AND GARDEN TO FRONT SETBACK AND STREETSCAPES AND ALONG EASTERN WALKWAYS

COMMUNAL OPEN SPACE TABLE AND SEATING LOOK

CURVED COMMUNAL OPEN SPACE PERGOLAS



ROOFTOP COMMUNAL OPEN SPACE LOOK



ROOFTOP COMMUNAL OPEN SPACE LOOK

ROLLING LAWN LOOK

COMMUNAL OPEN SPACE FESTOON LIGHTING LOOK

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Mood Board / Look Book

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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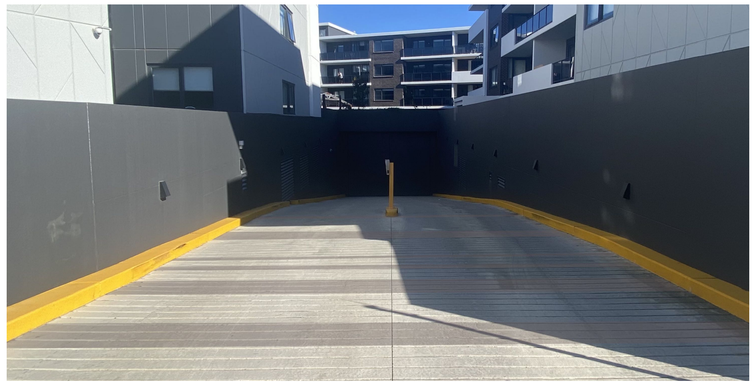
DEVELOPMENT SIGNAGE ON OFF FORM CONCRETE EXTERNAL PERIMETER WALLS



CONCRETE DRIVEWAY FINISH WITH TEXTURED NON SLIP BANDING

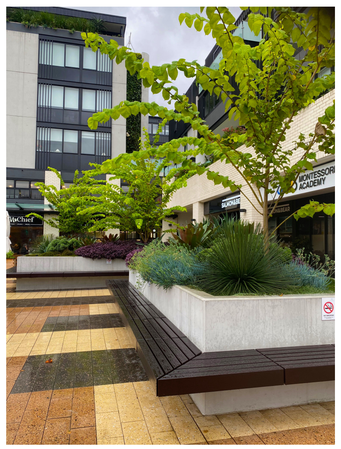
BROOM FINISHED CONCRETE PATHWAY TO EASTERN SETBACK WITH NO TOOLED EDGED AND SAW CUT JOINTS WITH BANDING AT VARIABLE CENTRES

BRICK INTERNAL COS WALLS WITH EXPOSED COLOURED CONCRETE IN VARYING COLOURS

EXPOSED AGGREGATE COLOUR IN CENTRAL COMMUNAL OPEN SPACE AREAS

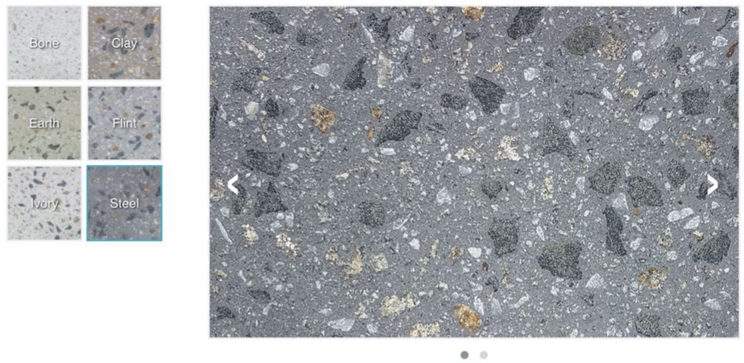
EXPOSED AGGREGATE COLOUR IN CENTRAL COMMUNAL OPEN SPACE AREAS

BROOM FINISHED CONCRETE PATHWAY BANDING



PAVING LAYOUT TO BUILDING FRONT ENTRIES

PAVING TO BUILDING FRONT ENTRY AND PRIVATE OPEN SPACE COURTYARDS



PAVING TO BUILDING FRONT ENTRY AND PRIVATE OPEN SPACE COURTYARDS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Materials Images

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

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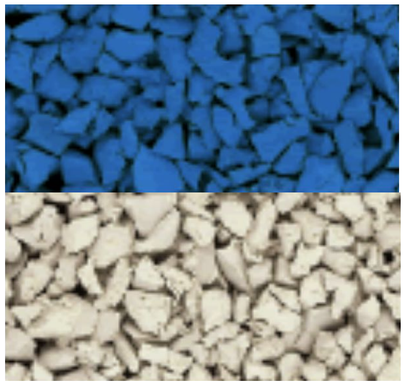
Rev # OF 16

CHILDRENS PLAY AREA WITH PLAY EQUIPMENT AND SHADE SAIL OVER

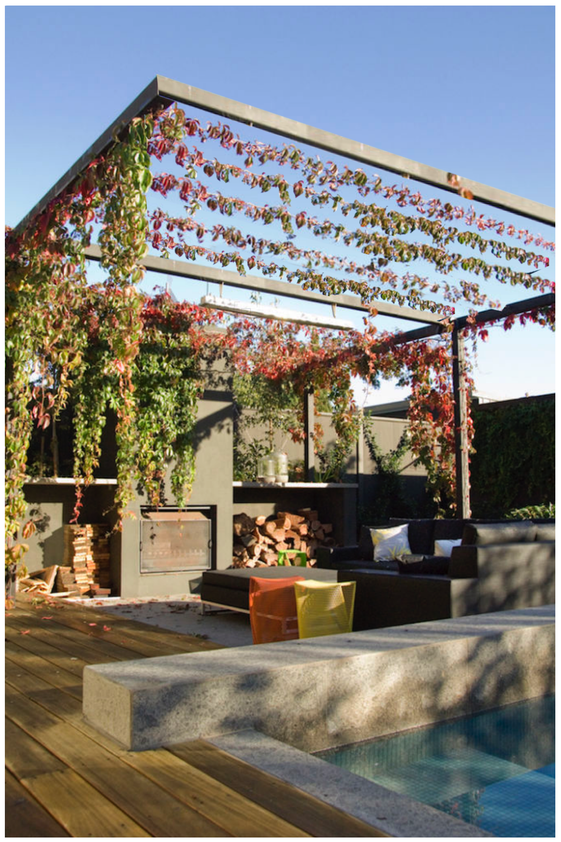
SOFTFALL IN VARIOUS COLOURS



CHILDRENS PLAY AREA PLAY EQUIPMENT

CHILDRENS PLAY AREA PLAY EQUIPMENT

CHILDRENS PLAY AREA PLAY EQUIPMENT



COS PERGOLA OVER BARBECUE
AREA WITH TIMBER PERIMETER BEAM
AND STEEL WIRE INFILL WITH CLIMBER

GARDEN FEATURE

GARDEN FEATURE

COLOURFUL EXOTIC PLANTING TO CENTRAL
COMMUNAL OPEN SPACE AREAS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Materials Images

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Checked By JRS | Plot Date: 23.08.22

CAD File Name Aland Pelican Rd DA G.vwx

Drawing No. L/14 E

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OF 16

APARTMENT DESIGN GUIDE :

PART 4P PLANTING ON STRUCTURES

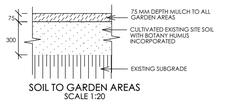
TABLE 5: MINIMUM SOIL STANDARDS FOR PLANTING TYPES AND SIZES

Table 5 Minimum soil standards for plant types and sizes

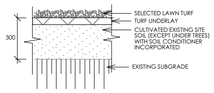
Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	$150m^3$	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	$35m^3$	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	$9m^3$	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

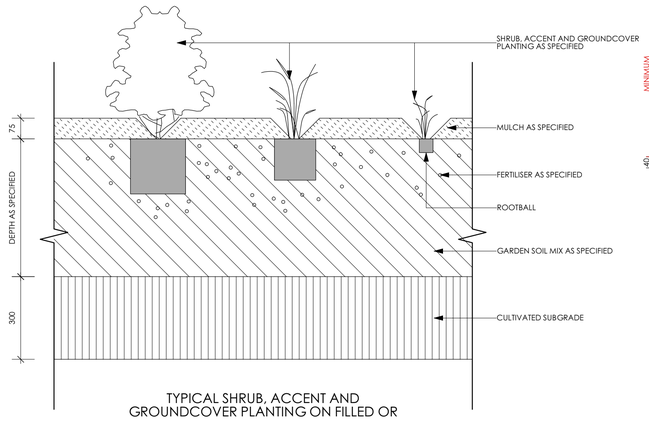
TYPICAL LANDSCAPE DETAILS:



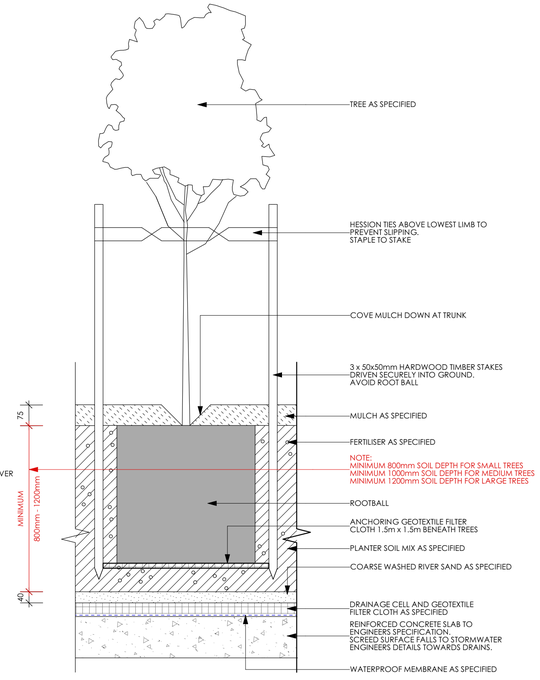
SOIL TO GARDEN AREAS
SCALE 1:20



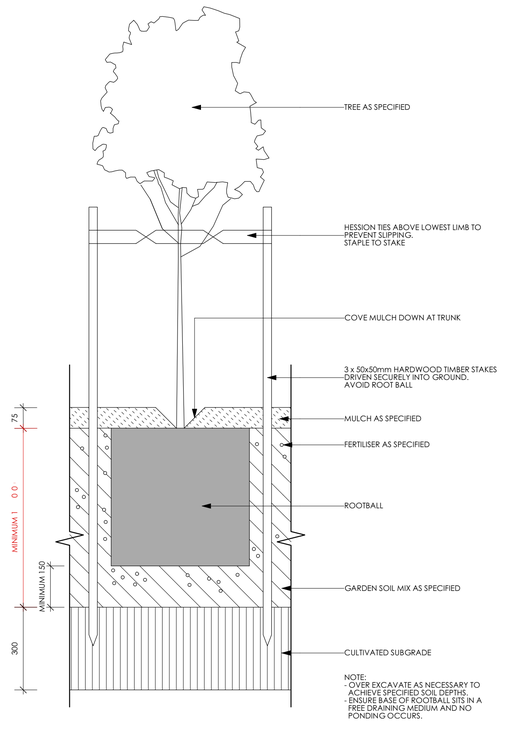
TYPICAL TURF DETAIL
SCALE 1:20



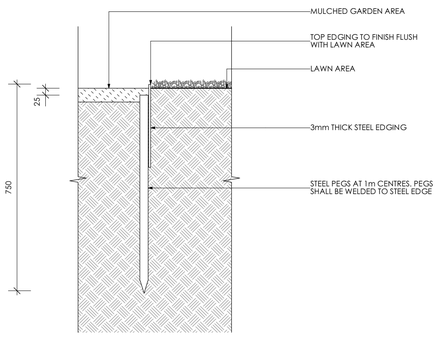
TYPICAL SHRUB, ACCENT AND GROUNDCOVER PLANTING ON FILLED OR EXCAVATED GROUND DETAIL
SCALE 1:10



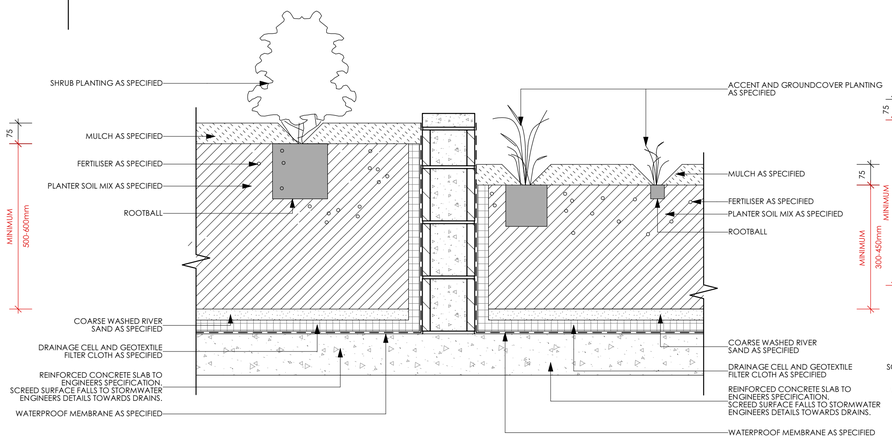
TYPICAL TREE PLANTING ON SLAB DETAIL
SCALE 1:10



TYPICAL TREE PLANTING ON FILLED OR EXCAVATED GROUND DETAIL
SCALE 1:10

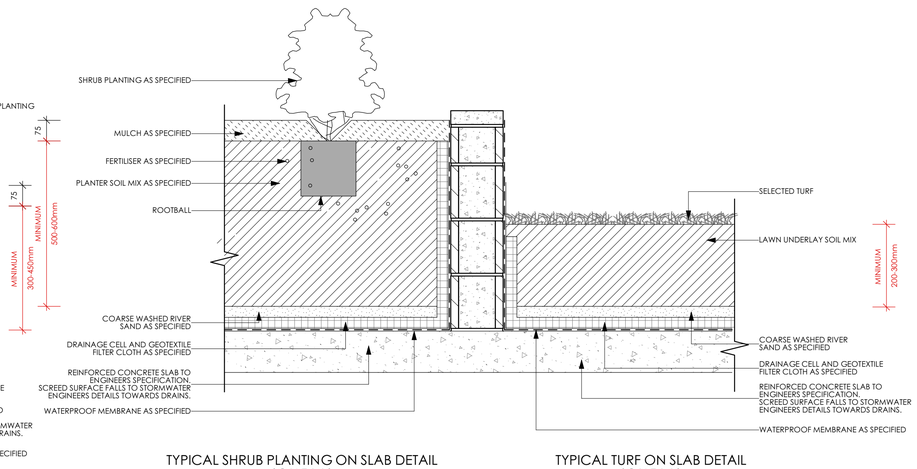


STEEL LAWN EDGE DETAIL
SCALE 1:10



TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL ACCENT AND GROUNDCOVER PLANTING ON SLAB DETAIL
SCALE 1:10



TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL TURF ON SLAB DETAIL
SCALE 1:10

No.	Date	REVISION	By
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5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Details

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc a total concept landscape architects & swimming pool designers

Status: SCALE - As Noted

Project No.: ALAND

Drawn By: KR | Dwg Date: 23.09.22

Checked By: JRS | Plot Date: 23.09.22

CAD File Name: Aland Pelican Rd DA G.vwx

Drawing No. L/15 E OF 16

Rev #

COMMUNAL OPEN SPACE ROOFTOPS AND TERRACE PLANTERS - GENERAL NOTE :

Building Code of Australia (BCA) & Australian Standards (AS):
BCA Building codes and Australian standards apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Australian Standards:
A balustrade is defined as a rail and its balusters (posts or other supporting members). A balustrade must:
• Be at least 1 metre high as measured from the finished floor;
• Have openings between risers or posts no greater than 125mm; and
• Be able to withstand loads and impacts as determined by AS 1170.1.
Ultimately, it is the builders responsibility that balustrades are manufactured and installed in compliance with the BCA Balustrade Regulations and Australian Standards.

Balustrade Safety & Planters:
BCA Balustrade Regulations and Standards state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters, play equipment & furniture may be incorporated.

The inclusion and positioning of these elements should be such that they do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA Balustrade Regulations and Standards is maintained.

Items to consider are:
• Where planters form the safety balustrade, their internal face must be 1m non-climbable
• Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades measured horizontally.
• Where furniture, play equipment and the like is proposed to be fixed to or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the upper external edge of the planter.

After completion of a project and carefully inspected and certified at the Occupation Certificate (OC) stage of the development, the strata body becomes responsible to manage the safety of these areas.

Maintenance of COS area
Communal Open Space terrace and rooftop areas are exposed to extremes of weather therefore ongoing inspection and maintenance is important. The following item should be included or considered:

• All planters shall be water-proofed with this work certified and periodically inspected.
• Future trades shall be closely monitored to ensure they do not damage completed waterproofing.
• All planters shall be drip irrigated with an automated system set on an approved watering pattern with moisture senses installed to minimize overwatering.
• Tree Anchors shall be installed in all Communal Open Space terrace and rooftop areas to larger plants, such as palms and trees.
• Compliance for balustrades and handrails should be monitored regularly
• For the maintenance of all rooftop areas and landscape areas with retaining walls, anchoring points for tying off harnesses for landscape maintenance workers are essential. These are to be designed, detailed and positioned by a suitably qualified consultant.

MAINTENANCE SCHEDULE:

TWELVE MONTHS MAINTENANCE SCHEDULE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid suluble fertilise as required												
Cut back perenials and grasses												
Watering as required												
Garden Bed												
Edging												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

OUTLINE LANDSCAPE SPECIFICATION:

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.
Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor.
Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.
Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.
Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.
Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should intervention works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.
Lawn Edging and Stepping Stones: Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick for set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.
Retaining Walls: Positions, detail and heights of retaining walls shall be by others.
Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.
Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.
Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.
Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.
Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.
Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.
Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.
Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.
Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.
Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.
(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.
(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.
(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.
(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.
(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.
(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.
(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.
(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.
(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.
(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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ALAND DESIGN CORP ARCHITECTS

Drawing: Landscape Specification
Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)
Project: Residential Flat Building Development
Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au
atc a total concept landscape architects & swimming pool designers

Status: SCALE - NTS
Project No.: ALAND
Drawn By: KR | Dwg Date: 23.09.22
Checked By: JRS | Plot Date: 23.09.22
CAD File Name: Aland Pelican Rd DA G.vwx
Drawing No. L/16 E OF 16 | Rev #

Attachment 6

Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of: i. Any environmental planning instrument	**State Environmental Planning Policy (Biodiversity and Conservation) 2021** The site is in the Hawkesbury-Nepean Catchment. A consent authority must take into consideration the general planning considerations set out in Clause 6.13 of this SEPP, which are considered to be met through the development controls of the State Environmental Planning Policy (Precincts – Central River City) 2021 and Blacktown City Council Growth Centre Precincts Development Control Plan 2010.	Yes
	State Environmental Planning Policy (Planning Systems) 2021 This amending application will create additional 76 units with an estimated development cost of $38,059,648.90. Council is responsible for the assessment and determination of the application is to be made by the Sydney Central City Planning Panel. This proposal is not affected by Clause 26A(2B) of the SEPP which mandates the inclusion of the existing (approved) residential development as part of the estimated development cost, if the amending application is lodged on or after 4 August 2024. See further detail below.	Yes
	State Environmental Planning Policy (Precincts – Central River City) 2021 This proposal exceeds the Building Height Plane set out in the SEPP map for this site. One of the buildings in this development is proposed to have an overall building height of 23.8 m, which exceeds the maximum building height (inclusive of the 30% bonus due to affordable housing provisions, under the State of Environmental Policy – Housing 2021) of 20.8 m by 3 m (14.4% variation) for lift overruns only. Point encroachments to top of the lift overruns are also proposed on the other buildings ranging in height of between 1.15 m and 1.4 m (5.5% to 6.7% variation). Other height variations are also proposed to the roof parapets between 0.45 m and 0.95 m (3.1% to 4.6% variation), which include variations to the ceiling heights up to 0.765m above the 20.8 m height limit. The applicant has submitted a request to vary the 23.8 m building height standard under Clause 4.6 of the Central River City SEPP to allow point encroachments only for plant and equipment, roof parapets, and small slivers of ceiling to wall areas of habitable spaces as these are offset by Buildings F and G which are both 1 storey below the maximum building height with the height bonus. The proposed variations are considered acceptable.	No, but considered acceptable in the circumstances.

Heads of Consideration	Comment	Complies
	See attachment 7 for Applicant's Clause 4.6 variation request and attachment 8 for our detailed response to these variations.	
	State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4, Remediation of Land Clause 4.6 of this SEPP requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, prior to the granting of development consent. This matter had been considered under SPP-22-00009 with the submission of a preliminary site investigation report, which concluded that the site can be made suitable for residential use. There is no change in this DA as it is not changing the footprint or location of the proposed buildings.	Yes.
	State Environmental Planning Policy (Transport and Infrastructure) 2021 Schedule 3 of the State Environmental Planning Policy requires that Transport for NSW is given the opportunity to comment on development nominated as 'traffic generating development', as the overall proposal comprises more than 300 dwellings and includes a subdivision that created a new public road. The application was referred to Transport for NSW for comment which raised no objection.	Yes.
	State Environmental Planning Policy (Housing) 2021 The proposal has been assessed against Part 2 Division 1 for affordable housing provisions and Schedule 9 relating to 9 design quality principles for residential flat building development. A Design Verification Statement dated 18 October 2024 has also been prepared by a nominated architect Joe El-Sabbagh (registration no. 8707) from Designcorp Architects. The proposal complies with the Apartment Design Guide provisions.	Yes
	State Environmental Planning Policy (Sustainable Buildings) 2022 The proposed development includes BASIX affected buildings and therefore requires assessment against the provisions of this State Environmental Planning Policy, including BASIX certification. A BASIX Certificate (BASIX Certificate No. 1325004M_06, dated 18 October 2024 and prepared by Jensen Hughes Pty Ltd) was submitted with the amended development application. The BASIX Certificate demonstrates that the proposal complies with the relevant sustainability targets and will implement those measures required by the certificate. This will be conditioned in any consent granted.	Yes, subject to conditions
ii. Any proposed instrument that is or has been the subject of public	N/A	N/A

Heads of Consideration	Comment	Complies
consultation under this Act		
iii. Any development control plan	**Blacktown City Council Growth Centre Precincts Development Control Plan 2010** Schedule One – Alex Avenue Precinct	Yes
iv. a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,	N/A	N/A
v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	N/A	N/A
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	It is considered that the likely impacts of the development, including traffic, parking and access, design, bulk and scale, overshadowing, noise, privacy, waste management, tree removal, salinity, contamination and stormwater management have been satisfactorily addressed. In view of the above it is considered that the proposed development will not have any unacceptable social, economic or environmental impacts.	Yes
c. The suitability of the site for the development	The site is zoned 'R3 - Medium Density Residential' with a 20.8 m building height limit, inclusive of a 30% bonus under State Environmental Planning Policy (Housing) 2021. The development is in line with the desired future character of the area and would not result in any significant adverse impacts on the amenity of the locality. Accordingly, the site is considered to be suitable for the development.	Yes
d. Any submissions made in accordance with this Act, or the regulations	The proposal was notified to 1,137 property owners and occupiers in the locality between 9 and 23 August 2024. The development application was also advertised in the 'Have your say' section of our website. We received no submissions.	Yes
e. The public interest	The proposal will assist delivery of higher density housing options to the area by introducing a range of apartment types and affordability. With the minimal environmental impacts of the development and its socio-economic benefits, the proposal is considered to be in the public interest.	Yes.

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
As this land is mapped as being subject to Biodiversity Certification, the prohibition on the clearing of native vegetation that exceeds the biodiversity offsets scheme threshold under cl 2.6(2) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 does not apply to this land. Refer commentary under State Environmental Planning Policy (Central River City) 2021 below.	Yes

3 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
The Sydney Central City Planning Panel is the consent authority for all regionally significant development with an estimated development cost of over $30 million. In terms of determining the development cost of this application, Clause 26A of the SEPP states the following: **26A In-fill affordable housing** (1) Development to which *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 applies if— (a) the part of the development that is residential development has an estimated development cost of— (i) for development on land in the Eastern Harbour City, Central River City or Western Parkland City in the Six Cities Region—more than $75 million, or **Note—** The Act, Schedule 9 sets out the local government areas in each city in the Six Cities Region. (ii) for development on other land—more than $30 million, and (b) the development does not involve development prohibited under an environmental planning instrument applying to the land. (1A) In determining the estimated development cost for subsection (1)(a), the estimated development cost of existing residential development must be included if— (a) the development will be carried out on the same land as the existing residential development, and (b) the development will result in— (i) for development on land to which subsection (1)(a)(i) applies—at least 40 additional dwellings, or (ii) for development on land to which subsection (1)(a)(ii) applies—at least 20 additional dwellings. (2) This section does not apply to— (a) development to which *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 4 applies, or (b) a development application made, but not finally determined, before the commencement of this section. (2A) This section, as in force immediately before the commencement of *State Environmental Planning Policy Amendment (Housing) 2024*, continues to apply to a development application made, but not finally determined, before the commencement. (2B) Subsection (1A) applies only if the development application for the development is made—	Yes

Summary comment	Complies
(a) on or after 2 August 2024, and (b) before 3 August 2025. (3) In this section— ***existing residential development*** means residential development in relation to which development consent was granted after 14 December 2021. ***residential development*** has the same meaning as in *State Environmental Planning Policy (Housing) 2021*, section 15B. This proposal has been lodged on 4 April 2024 for additional 76 dwellings as an amending application to SPP-22-00009, which had an estimated development cost of $87,923,198. Subclause 1A(b)(i) would apply to this amending application only if it was lodged on or after 4 August 2024 (as reiterated in subclause 2B(a)). This amending DA therefore does not have to include the existing residential estimated development cost, as it was lodged on 4 April 2024. This Development Application is based on the additional works only, which has an estimated development cost of $38,059,648.90. Council is responsible for the assessment of this amending Development Application and determination of the application is to be made by the Panel.	

4 State Environmental Planning Policy (Precincts - Central River City) 2021

Summary comment
We have assessed the development application against the relevant provisions and the table below only identifies where compliance is not fully achieved. It is compliant with all other matters under the State Environmental Planning Policy (Precincts - Central River City) 2021.

4.1 General development standards

Development standard		Complies
Part 4 Principal development standards		
Cl. 4.3 Height of buildings Maximum 16 m - with a 30% bonus height provisions under SEPP(Housing) 2021 = **Maximum 20.8 m**	Clause 4.3 of the SEPP prescribes a building height limit of 20.8 m (inclusive of a 30% bonus under the Housing SEPP), which is proposed to be exceeded by up to 3 m as point encroachments only. A copy of the applicant's Clause 4.6 submission is at attachment 7 and our assessment of the request is at attachment 8 which recommends it be supported.	No, but acceptable as it will not result in extra units.

5 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
Clause 4.6 of this SEPP requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, prior to the granting of development consent. This matter had been considered under SPP-22-00009 with the submission of a preliminary site investigation report, which concluded that the site can be made suitable for residential use. There is no change in this DA as it is not changing the footprint or location of the proposed buildings.	Yes

6 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
The State Environmental Planning Policy ensures that Transport for NSW is given the opportunity to comment on development nominated as 'traffic generating development' under Schedule 3 of the State Environmental Planning Policy. Transport for NSW has raised no objection to the proposal.	Yes

7 State Environmental Planning Policy (Sustainable Buildings) 2022

Summary comment	Complies
The proposed development includes BASIX affected buildings and therefore requires assessment against the provisions of this State Environmental Planning Policy, including BASIX certification and other applicable documentations. A BASIX Certificate was submitted with the development application in line with the provisions of this State Environmental Planning Policy. The BASIX Certificate demonstrates that the proposal complies with the relevant sustainability targets and will implement those measures required by the certificate. This will be conditioned on the consent granted.	Yes

8 State Environmental Planning Policy – Housing 2021

Summary comment
State Environmental Planning Policy Housing 2021 applies to the assessment of development applications for residential flat buildings 3 or more storeys in height and containing at least 4 dwellings. Chapter 4 of State Environmental Planning Policy requires a consent authority to take into consideration: • advice (if any) obtained from the design review panel • design quality of the residential flat development when evaluated in accordance with the design quality principles • the Apartment Design Guide. We do not have a design review panel. The tables below provide comments on our assessment of the 9 design quality principles and details where the numerical guidelines of the Apartment Design Guide are not fully complied with.

8.1 Design quality principles

Principle	Control	Comment
8.1.1 Design quality principles The development satisfies the 9 design quality principles.		
1. Context and neighbourhood character	Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	The site is located approximately 500 m to the east of Schofields Railway Station. This area is undergoing a physical transformation to a local centre with surrounding land transitioning to medium - high density residential and mixed-use developments. The proposal is consistent with the vision of the Alex Avenue Precinct Plan. The proposed buildings are well-designed, the connectivity to the public realm will offer good amenity for residents and visitors of the site and responds to the future character of the area.
2. Built form and scale	Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	The scale of the development is in line with the Apartment Design Guide. The proposed building, with recommended conditions, can be a satisfactory response for the site. Its purpose, in terms of building alignment, proportions and combination of architectural elements are acceptable for the area. The proposed materials and finishes add to the visual interest of the development. Façade indentations and treatment minimise the bulk and scale of the proposed building.
3. Density	Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	The proposed development for 384 apartments is appropriate in terms of the density requirement applicable to the site, which is 25 dwellings/hectare (or a minimum of 55 dwellings). The development will provide a high level of amenity to residents through well-designed private and communal open spaces. The higher density development is suitable due to the site's proximity to Schofields Railway Station, which will provide public transport access, and to the local centre, which will provide access to retail and commercial facilities. The site is also within walking distance (approximately 150 m west of the site) of a future public open space (Reserve 890, Schofields).

Principle	Control	Comment
4. Sustainability	Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.	The design of the development meets the minimum criteria for solar access and cross ventilation. The proposal is supported by a BASIX Certificate, and the commitments are incorporated into the design of the building. The proposal demonstrates satisfactory levels of sustainability, waste management and efficient use of energy and water resources. The proposal also includes deep soil zones within setbacks and communal open spaces areas, as well as quality landscaping areas.
5. Landscape	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.	A landscape plan has been submitted with the current proposal, which is demonstrating consistency with the revised building layout and the rooftop communal level. The proposed landscape plan will maintain the provision of a variety of planting and contributing to the amenity of the development. Deep soil zones will be provided throughout the development that ensure sufficient planting can be achieved. Landscaping and tree-lined streetscapes are incorporated into the design, which provides privacy for residents on the lower levels and an attractive development when viewed from the street. The landscaping design creates usable spaces for future residents that are integrated into communal open space areas.
6. Amenity	Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.	The design of the proposal will provide a good level of amenity through the layout of buildings and rooms. The proposal will achieve a suitable level of amenity through appropriate room sizes, dimensions and shapes, access to sunlight, ventilation, visual and acoustic privacy, storage, and indoor and outdoor space. The Apartment Design Guide requirements for ventilation and solar access will be achieved. The proposal will provide a variety of apartment layouts and sizes to suit a range of people. The landscaping will provide active and passive areas, with activities for a range of age groups including seating, BBQ areas and children's play equipment.

Principle	Control	Comment
7. Safety	Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.	The proposal will provide passive surveillance through future residential occupants overlooking communal open spaces while maintaining internal privacy. The orientation of buildings and provision of balconies will provide casual surveillance of the public domain. All landscaped spaces and pedestrian paths within the site will be well lit to maximise personal security. Public and private spaces will be clearly defined and suitable safety measures will be integrated into the development. Apartment lobbies and parking areas are accessed via card reader. Riverstone Police was satisfied with the contents of the Crime prevention through environmental design report provided under SPP-22-00009, and had issued conditions that had been included in that consent.
8. Housing diversity and social interaction	Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.	There is a variety of apartment layouts, sizes and also affordability to suit different requirements of future occupants. The proposal will provide a mix of 1, 2 and 3 bedroom apartments accessible by lifts from the lobbies and basements. The affordable housing element, as introduced in this application, will also provide another housing choice for different demographics and household budgets. To further ensure that the affordable housing component is delivered, Building G which is to be delivered in the 3rd stage of development (as approved under SPP-22-0000) must be delivered firsthand, prior to the construction of Buildings D, E and F which are also planned to be built in Stage 3. A consent condition will be imposed to reinforce this. The proposal will continue to provide for sufficient communal spaces including ground floor outdoor areas and rooftop communal open space, providing opportunities for social interaction among residents.
9. Aesthetics	Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well-designed apartment development responds to the existing or future local	The proposed development will include a variety of materials, colours and textures. The built form will have a balanced composition of elements including 2-storey off-form double height lobbies and strong expression of horizontal components through painted concrete to balance the vertical brick elements.

Principle	Control	Comment
	context, particularly desirable elements and repetitions of the streetscape.	The landscaped areas within the building setbacks and planting of trees will ensure that the buildings are well integrated into their surroundings.

8.2 Compliance with Apartment Design Guide (ADG)

ADG requirement	Proposal	Compliance
We have assessed the development application against the relevant provisions of the Apartment Design Guide and it is compliant with all matters under the Apartment Design Guide.		

9 Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (Growth Centre DCP)

Summary comment
We have assessed the development application against the relevant provisions and it is compliant with all other matters where the Apartment Design Guide does not prevail over this Development Control Plan.

10 Blacktown Local Strategic Planning Statement

Summary comment	Complies
The Blacktown Local Strategic Planning Statement outlines a planning vision for the City to 2041. The Blacktown Local Strategic Planning Statement contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation. The development application is consistent with the following priorities: • LPP5: Providing housing supply, choice and affordability with access to jobs, services and public transport.	Yes

11 Central City District Plan 2018

Summary comment	Complies
While the Act does not require consideration of District Plans in the assessment of development applications, the development application is consistent with the following overarching planning priorities of the Central City District Plan: **Liveability** • Improving housing choice • Improving housing diversity and affordability • Improving access to jobs and services • Creating great places • Contributing to the provision of services to meet communities' changing needs.	Yes

Clause 4.6 Variation: Building Height

Amending DA: Residential Apartment Buildings
60 Pelican Road, Schofields

Prepared for: Pelican 88 Development Pty Ltd
Prepared by: Think Planners Pty Ltd
Document Date: 12th July 2024
LGA: Blacktown City Council

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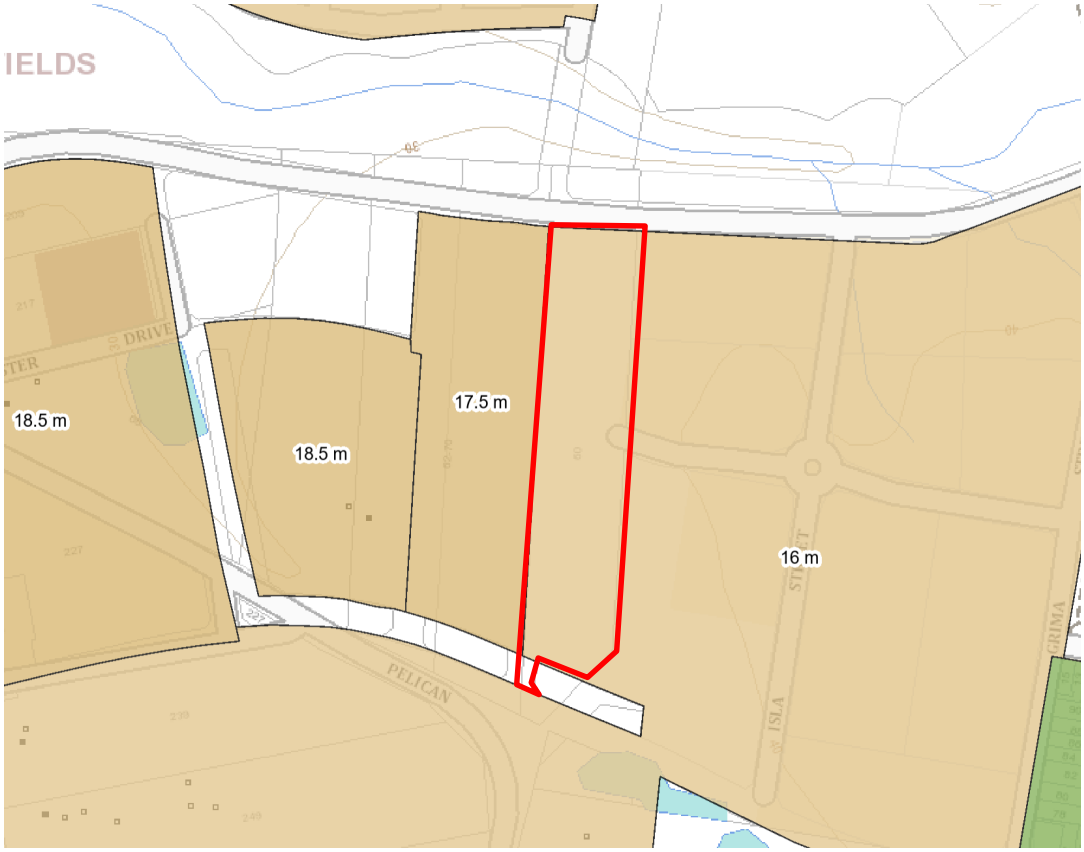
Building Height Control

Clause 4.3 of Appendix 7 of State Environmental Planning Policy (Central River City) 2021 stipulates a maximum building height of 16m for the majority of the subject site - as indicated on the height of building map extract below.

The site is within the Alex Avenue and Riverstone Precinct, reflected in Appendix 7 of the SEPP (Central River City) 2021.

Figure 1: Height of Building Map Extract (Source: NSW Planning Portal Spatial Viewer)



Subject Site

Existing Approved Variation to Building Height Control for Base DA

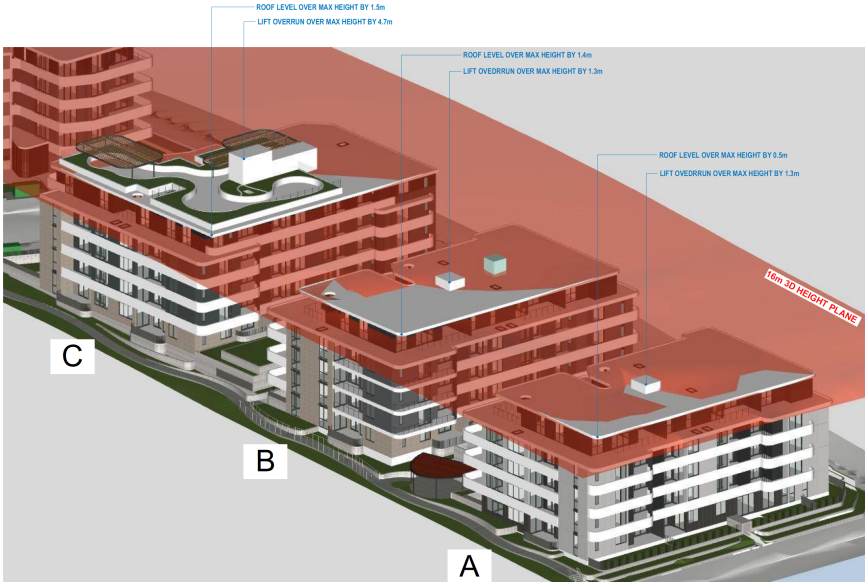
The current DA is an 'amending DA' to introduce an affordable housing component to the development proposal.

It is important to understand that the existing base DA for the site incorporated a building height departure for the apartment buildings, and this was an aspect of the proposal supported by Council and the Sydney Central City Planning Panel in the determination of that application. The existing approved building height departure was a function of a number of key site specific factors and the below is extracted from the endorsed Clause 4.6 variation request in terms of the numerical departure.

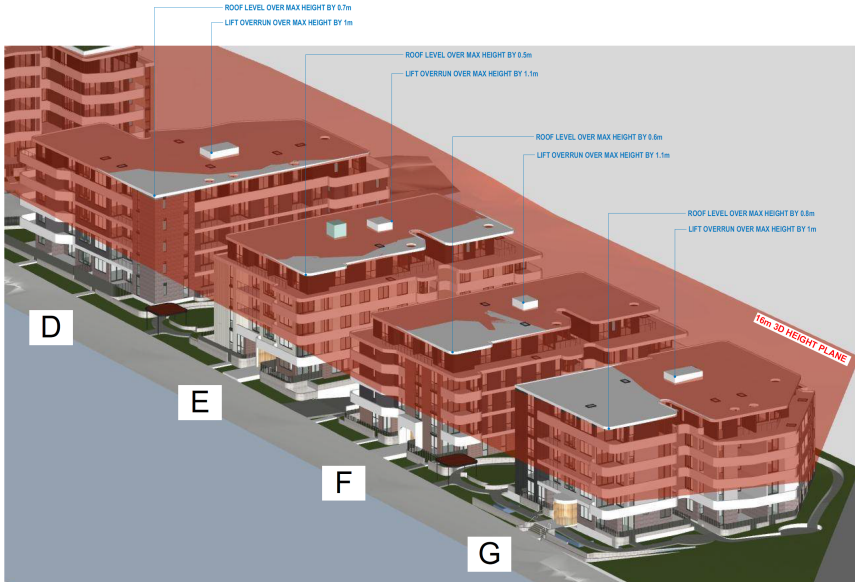
> *The extent of departure is limited to the roof structure and lift over-runs, and roof structure/ shade structure associated with the rooftop communal open space area associated with Building C. The habitable areas of the building remain below the height limit, other than for a small portion of Building B and C where there are limited areas of habitable floor space over the height limit where the topography falls away and creates a minor departure to these habitable areas.*
>
> *The variation to the height standard is a function of a number of elements:*
>
> - *The roof slab elements, and minor areas of habitable space to Building C and B exceed because of the cross-fall of the land and the desire to provide a suitable level of address to the ground floor public domain areas and street frontages, rather than 'cutting in' the building to achieve strict compliance with the 16m height control for the 5 storeys buildings. It is noted that the 16m height standard has been regularly applied as a 5 storey height limit and hence the height in storeys is appropriate and the breach of the height reflects the desire to provide a suitable design response on the land.*
>
> - *The lift over-run and fire-stair exceedance arises from the need to provide lift access to all levels of the building and these are necessary for accessibility and to meet BCA standards for fire egress.*
>
> - *The lift over-run to Building C also breaches the height limit to the rooftop communal open space- in addition to the pergolas designed to provide shade and is a preferred outcome. The reason for this is that the provision of communal open space at the roof level provides good amenity for occupants of the building and there is limited ground floor communal open space available because of the need to provide garbage collection from the basement which creates a very long and driveway ramp that precludes quality communal open space at the ground floor of Building C.*
>
> *The elements over the height limit are recessed centrally to the building, or pulled in from the outer edges of the floors below, such that they are not 'read' in the streetscape, noting that the encroachment associated with the roof structure are negligible from the public domain.*
>
> *Therefore the height departure reflects a specific design response for the site and the proposal meets other key planning controls including density, landscaped area and setbacks and hence the height breach is not a means of attempting to achieve greater density on the site but to*

provide a suitable balance between urban design outcomes and building height. 3D extracts of the extent of departure are provided over the page for context.

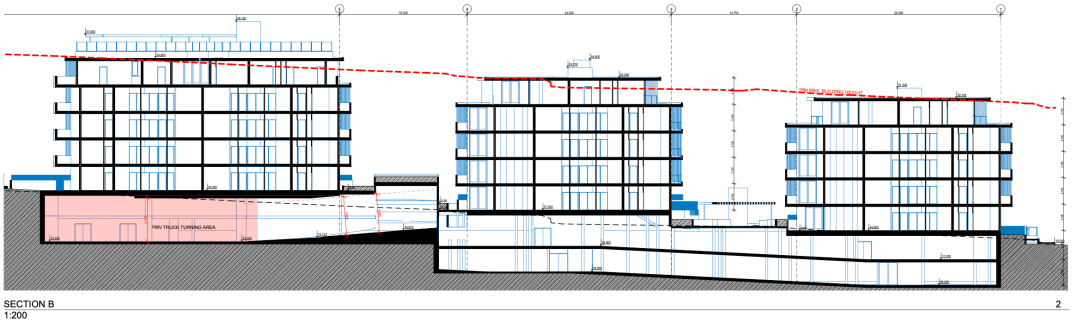
Extract of 3D Height Plane 1 – North East View



Extract of 3D Height Plane 2 – South West View



Section Extract B



A breakdown of the height encroachment per building is provided below for an understanding of the proposal noting the highest breach is associated with Building C because this building accommodates the rooftop common open space.

Building	***Roof Encroachment***	***Lift Overrun Encroachment***	***Departure***
Building A	*0.5m*	*1.3m*	*8.1%*
Building B	*1.4m to Roof + Area of habitable floor space of 600mm*	*1.3m*	*8.1%*
Building C	*1.5m + Area of habitable floor space of 700mm*	*4.7m*	*29.3%*
Building D	*0.7m*	*1.0m*	*6.2%*
Building E	*0.5m*	*1.1m*	*6.8%*
Building F	*0.6m*	*1.1m*	*6.8%*
Building G	*0.8m*	*1.0m*	*6.2%*

The areas of departure result in a preferred planning outcome as compared to strict compliance noting the following:

- *The proposal adopts a series of five (5) storey buildings and the 16m height control is regularly applied as a 5 storey height limit and the prior DA for the site also breaches the height standard by a similar margin noting the planning controls remain the same for the site as were applied to the prior DA approval on the land.*

- *The roof slab exceedances and habitable floor space areas could be removed by 'sinking' the buildings down into the site rather than having a ground floor that matches or sits higher than the street level- which is desirable to achieve vs strict compliance that would 'cut in' a number of the buildings further for the sake of strict compliance.*

- *The development is designed to enable the entry of the very large waste vehicles that necessitates a larger opening through the basement ramp to meet Councils waste requirements.*

- *The roof structure associated with the rooftop communal open space associated with Building C could be removed but would remove shade and amenity to future residents.*

- *The lift over-run to the rooftop communal open space associated with Building C could be reduced but it eliminates the ability to access the rooftop for all persons. This could be replaced with only a stair access provided with a platform lift which would eliminate this departure however this would lead to an inferior access arrangement to the rooftop common open space than that currently proposed. It would erode ease of access to the space noting the rooftop communal open space is a preferred planning outcome to enable high quality communal open space areas that receive excellent solar access and a series of functional and useable spaces for residents. The provision of lift access to this area is fundamental to ensuring suitable access to the space by all residents.*

It is also noted that the extent of departure is minor in the context of the broader development and they are limited when considering the surface area of the roof.

Councils assessment report agreed with the departures and the Sydney Central City Planning Panel sensibly endorsed the height breach given the circumstances and the content of the Clause 4.6.

The background is important because the current proposal effectively 'carries through' the height departures already approved by the base DA - as is set out further in this request.

Amending DA and the Departure to the Height Control

The revised scheme is to introduce affordable housing pursuant to Chapter 3 Part 3 of the State Environmental Planning Policy (Housing) 2021, noting that for a development to qualify as affordable housing, the SEE requires a minimum of 15% of the total GFA to be dedicated as affordable housing. Recent changes introduced to the Housing SEPP stipulates that where a development qualifies as affordable housing as per the Housing SEPP, it is afforded a 30% height and 30% FSR bonus.

The development has allocated all 57 units within Building G and 3 units within Building F (total 60 affordable housing units) as affordable housing which equates to 15.03% as affordable housing, that is to be used for a period of no less than 15 years as affordable dwellings as defined under the SEPP Amendment (Housing) 2023.

As such, the development is afforded the 30% height and FSR bonus, with the development now subject to a revised height limit of 20.8m and a revised FSR of 2.27:1.

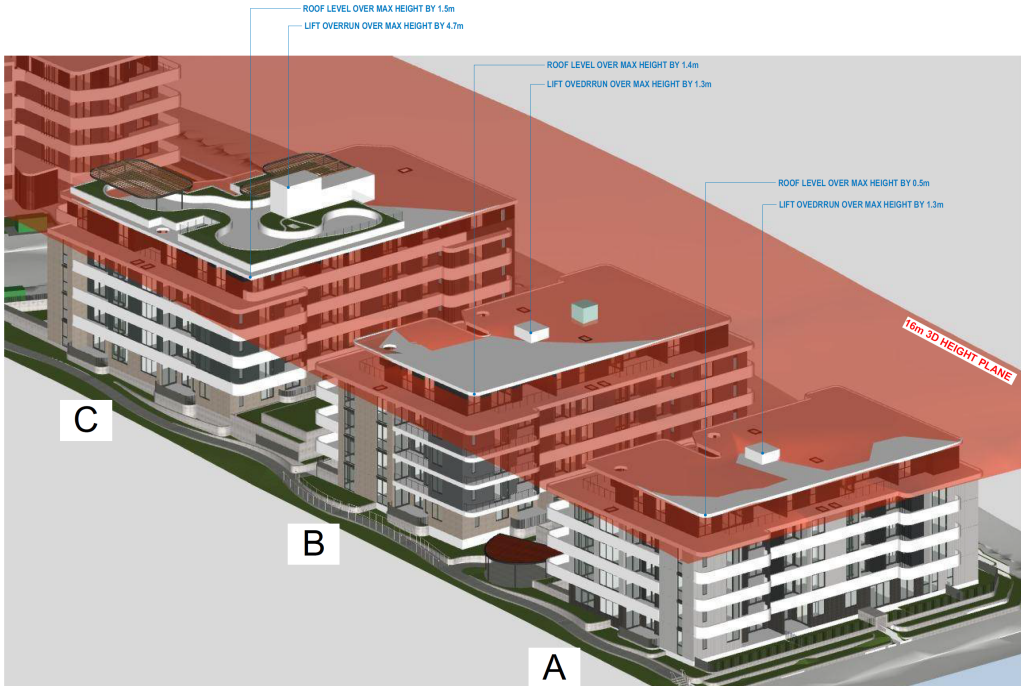
The development proposes a series of 7 x 6-7 storey residential flat buildings within the subject site, noting that the development predominantly complies with the height control, with the exception of the roof structure, lift over-runs and roof structures / shade structures associated with the rooftop communal open space area associated with Building C.

The majority of the habitable area per building do not encroach the 20.8m height limit. Only a small portion of habitable areas associated with Building B, D & E exceed the height limit, with a maximum encroachment of 400mm.

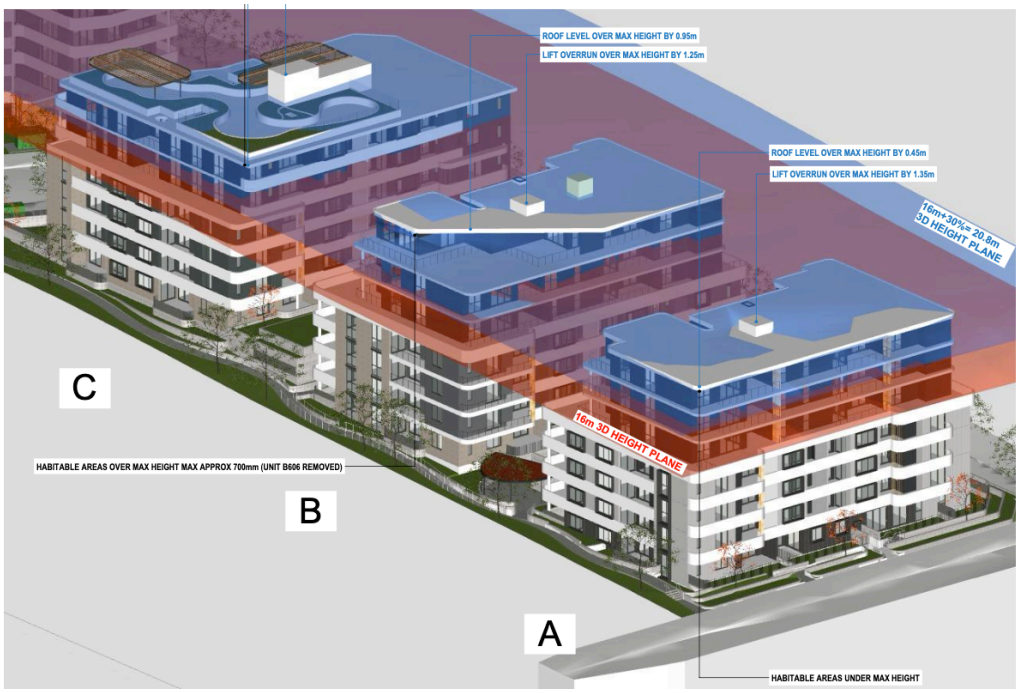
3D extracts of the extent of departure are provided below and within the following page for context- which demonstrates the extent of breach approved- vs the extent of breach with the current Amending DA.

As can be seen the extent of breach through the height limit has actually been reduced relative to what was approved- although the height has obviously increased given the additional 30% height permitted. Therefore the same ‘logic’ should be applied when considering the amending DA that effectively carries through the approved height breach already endorsed.

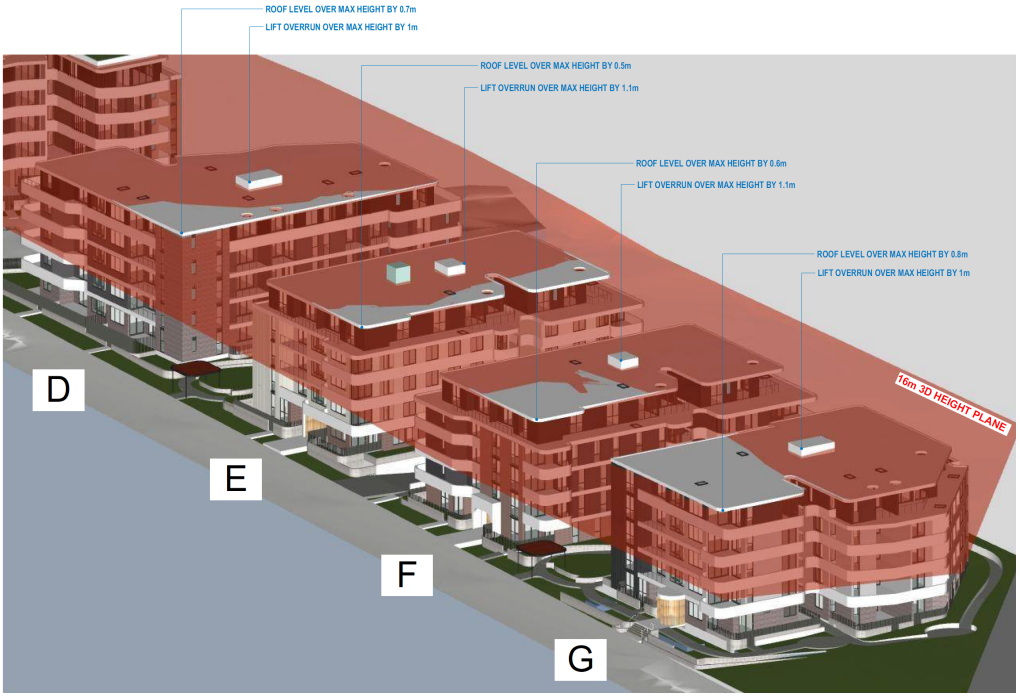
Approved Height Plane: Building A/B/C



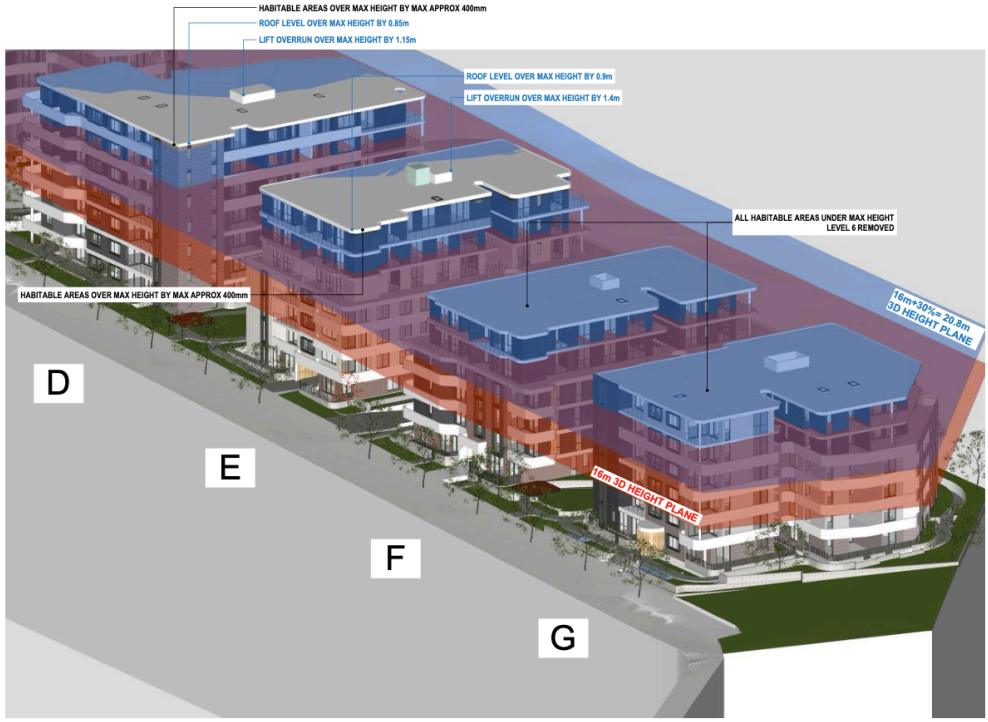
Amending DA Height Plane: Building A/B/C



Approved Height Plane: Building D/E/F/G



Amending DA Height Plane: Building D/E/F/G



LOT 1 3D HEIGHT PLANE (SOUTH WEST VIEW)

The extract illustrates the impact to the height breach associated with the revision to the design schemes, with Building F and G now fully compliant with the height limit.

The habitable areas of the buildings generally remain below the height limit and the variation to the height standard is a function of a number of elements:

- The non-compliance of the roof slab elements to the height limit is limited to Buildings A, B, D & E, noting that the encroachment is a result of the cross-fall of the land and the desire to provide a suitable level of address to the ground floor public domain areas and street frontages, rather than 'sinking' the building further into the ground floor to achieve strict compliance with the height control.

- The lift over-run and fire-stair exceedance arises from the need to provide lift access to all levels of the building and these are necessary for accessibility and to meet BCA standards for fire egress.

- The lift over-run to Building C also breaches the height limit to the rooftop communal open space. The reason for this is that the provision of communal open space at the roof level provides good amenity for occupants of the building and there is limited ground floor communal open space available because of the need to provide garbage collection from the basement which creates a very long and driveway ramp that precludes quality communal open space at the ground floor of Building C.

The elements over the height limit are recessed centrally to the building such that they are not 'read' in the streetscape, noting that the encroachment associated with the roof structure are negligible from the public domain.

Therefore, the height departure reflects a specific design response for the site and the proposal meets other key planning controls including density, landscaped area and setbacks and considering that the majority of the habitable area are now compliant with the height limit, the height breach is not a means of attempting to achieve greater density on the site but to provide a suitable balance between urban design outcomes and building height.

The Variation & Design Response

Clause 4.3 of Appendix 7 of State Environmental Planning Policy (Precincts – Central River City) 2021 stipulates a maximum building height of 16m for the subject site. However, as discussed previously within this report, the development is to introduce affordable housing pursuant to Chapter 3 Part 3 of the State Environmental Planning Policy (Housing) 2021, noting that for a development to quality as affordable housing, the SEE requires a minimum of 15% of the total GFA to be dedicated as affordable housing. Recent changes introduced to the Housing SEPP stipulates that where a development qualities as affordable housing as per the Housing SEE, it is afforded a 30% height and 30% FSR bonus. As such, the development is afforded the 30% height and FSR bonus, with the development now subject to a revised height limit of 20.8m and a revised FSR of 2.27:1.

The 3D Height Diagram identifies that the maximum encroachment of habitable area is 400mm, maximum roof encroachment is 950mm and the maximum lift-overrun encroachment is 3.0m, however the average lift-over run encroachment excluding Building C which is to accommodate a rooftop communal open space and as such is required a higher lift overrun is 0m-1.4m.

A breakdown of the height encroachment per building is provided below for an understanding of the proposal noting the highest breach is associated with Building C because this building accommodates the rooftop common open space. The table also notes the approved building height departure under the base DA for ease of understanding the breach in the context of what has already been approved.

Building	Roof Encroachment Approved	Roof Encroachment Amending DA	Lift Overrun Encroachment Approved	Lift Overrun Encroachment Amending DA	Max Departure Approved	Max Departure Amending DA
Building A	0.5m	0.45m	1.3m	1.35m	8.1%	6.49%
Building B	1.4m	0.95m	1.3m	1.25m	8.1%	6.00%
Building C	1.5m	0m	4.7m	3m	29.3%	14.4%
Building D	0.7m	0.85m	1.0m	1.15m	6.2%	5.5%
Building E	0.5m	0.9m	1.1m	1.4m	6.8%	6.7%
Building F	0.6m	0m	1.1m	0m	6.8%	0%
Building G	0.8m	0m	1.0m	0m	6.2%	0%

The table above clearly shows the breach is less than what was approved (in percentage terms) to each building when considering the bonus height of the 20.8m. What the table clearly shows is that the proposal really just carries through the prior height breach and the area of the breach is largely roof form elements and lift cores- and the amendments to the application have looked to remove any habitable area breaches other than to Building E which was already approved with some areas beyond the height limit to habitable areas because of the cross-fall- noting the habitable breach was previously 700mm to this Building and it is now 400mm.

The areas of departure result in a preferred planning outcome as compared to strict compliance noting the following

- The development is designed to enable the entry of the very large waste vehicles that necessitates a larger opening through the basement ramp to meet Councils waste requirements.

- The majority habitable spaces are contained below the prescribed maximum building height with the maximum encroachment limited to 400mm of the height provision, which indicated that the encroachment is not simply a means of achieving additional development yield on the site, but a by-product of the design scheme addressing the site's topography by providing a built form that is to follow the natural contours of the site, with the lift cores being essential requirement to service the buildings.

- The roof structure associated with the rooftop communal open space associated with Building C could be removed but would remove shade and amenity to future residents.

- The lift over-run to the rooftop communal open space associated with Building C could be reduced but it eliminates the ability to access the rooftop for all persons. This could be replaced with only a stair access provided with a platform lift which would eliminate this departure however this would lead to an inferior access arrangement to the rooftop common open space than that currently proposed. It would erode ease of access to the space noting the rooftop communal open space is a preferred planning outcome to enable high quality communal open space areas that receive excellent solar access and a series of functional and useable spaces for residents. The provision of lift access to this area is fundamental to ensuring suitable access to the space by all residents.

It is also noted that the extent of departure is minor in the context of the broader development and they are limited when considering the surface area of the roof.

Relevant Case Law

There are a number of recent Land and Environment Court cases including *Four 2 Five v Ashfield* and *Micaul Holdings Pty Ltd v Randwick City Council* and *Moskovich v Waverley Council,* as well as *Zhang v Council of the City of Ryde*.

In addition a recent judgement in *Initial Action Pty Ltd v Woollahra Municipal Council (2018) NSWLEC 118* confirmed that it is not necessary for a non-compliant scheme to be a better or neutral outcome and that an absence of impact Is a way of demonstrating consistency with the objectives of a development standard. Therefore this must be considered when evaluating the merit of the building height departure.

Further a decision in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* has adopted further consideration of this matter, requiring that a consent authority must be satisfied that:

- The written request addresses the relevant matters at Clause 4.6 (3) and demonstrates compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds; and
- The consent authority must consider that there are planning grounds to warrant the departure in their own mind and there is an obligation to give reasons in arriving at a decision.

Accordingly, the key tests or requirements arising from the above judgements is that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "*consistent with*" the objectives of the development standard and zone is not a requirement to "*achieve*" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.

- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in Wehbe v Pittwater.

- There are planning grounds to warrant the departure, and these planning grounds are clearly articulated as reasons in arriving at a decision.

- The proposal is required to be in 'the public interest'.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height control and on that basis that compliance is unreasonable or unnecessary;
- Establishing compliance is unreasonable and unnecessary;
- Demonstrating there are sufficient environmental planning grounds to justify varying the standard; and
- Satisfying the relevant provisions of Clause 4.6.

Address of Clause 4.6 Provisions

A detailed discussion against the relevant provisions of Clause 4.6 are provided below.

Clause 4.6 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant for development consent has demonstrated that—
(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.
Note—
The Environmental Planning and Assessment Regulation 2021 requires the development application to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).
(4) The consent authority must keep a record of its assessment carried out under subsection (3).
(5) (Repealed)
(6) Consent must not be granted under this section for a subdivision of land in Zone E2 if—
(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
(7) (Repealed)
(8) This section does not allow consent to be granted for development that would contravene any of the following—
(a) a development standard for complying development,
(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,
(c) section 5.4.

Each of these provisions are addressed individually in the following pages.

Clause 4.6(3)- Compliance Unreasonable and Unnecessary

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as:

- The underlying objectives of the control are achieved.

Underlying Objectives are Satisfied

In Wehbe v Pittwater it was set out that compliance can be considered unreasonable or unnecessary where:

> *(i) The objectives of the standard are achieved notwithstanding non-compliance with the standard*

It is considered that this approach can be followed in this instance. The objectives of the Height development standard are stated as:

> *(a) to establish the maximum height of buildings for development on land within the Alex Avenue and Riverstone Precincts,*
> *(b) to protect the amenity of adjoining development and land in terms of solar access to building and open space,*
> *(c) to facilitate higher density development in and around the local centre, the neighbourhood centres and major transport routes while minimising impact on adjacent residential commercial and open space areas,*
> *(d) to provide for a range of building heights in approximately locations that provide a high quality urban form.*

The proposal, despite the numerical non-compliance identified, remains consistent with the objectives based on the following:

- Objective (a) is explanatory in what is sought to be achieved by the numerical standard. The proposal provides an appropriate building form that is consistent with the desired future character of the locality and is reflective of the objectives for the zone and locality generally noting consistency with the desired future character when considering the 30% height bonus which is now enshrined and contemplated by the planning controls.

- At the outset the variation is minor, to the extent that the non-compliance will be largely imperceptible as viewed from the public domain or surrounding properties- noting the recessed nature of the roof structure associated with the rooftop communal open space associated with Building C and lift over-run elements which are also recessed centrally to the site.

- The revision to the design scheme will now result in the habitable spaces of the majority of buildings to be contained below the prescribed maximum building height, which indicates that the encroachment is not simply a means of achieving additional development yield on the site, but a by-product of the design scheme addressing the site's topography by providing a built form that is to follow the natural contours of the site, with the lift cores being essential requirement to service the buildings. The extent of the minor non-compliance associate with the rooftop communal open space associated with Building C could be reduced by the removal; however, this would be a poorer design outcome with the removal of shade elements to the communal area, access via lift to the rooftop, and the architectural treatment of the frame element.

- The development is consistent with the intent of the maximum height control and will present a series of 7 contemporary buildings that appropriately addresses the surrounding public roads and public spaces and the height departure does not result in adverse visual impacts owing to the recessed nature of those elements that exceed the height limit. In addition, the breach of the height standard does not impact on the amenity of adjoining development and land in terms of solar access to buildings and open space as after the development of planned road it will reside within its own island.

- In relation to objective (b) the additional overshadowing that results from the height non-compliance is limited owing to the size of the lot and after planned road networks are built will reside within its own island and also that the minor extent of the height breach. It is also noted that the development continues to be consistent with the building separation controls under the ADG.

- In relation to objective (c) the proposal is for a form of high density development permitted in the R3 zone and the site is in proximity to the local centre which is immediately to the west of the site and Schofields Railway Station is 500m to the west of the development site. Hence the proposed density outcome is suitable given the proximity to public transport and the Schofields Local Centre.

- In relation to objective (d) the proposal adopts a 7 storey building height consistent with the desired building height associated with the 16m + 30% height limit (20.8m)and the proposal contributes to a range of building heights and the height breach does not materially change the contribution to the desired building heights for the site. The building height, and the breach to the height, facilitates a high quality urban form through adoption of suitable finished levels at the ground plane that interface well with the public domain to maximise amenity and provide a suitable urban design response to the site.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable.

Sufficient Environmental Planning Grounds & Design Response

The points in the following page demonstrate suitable environmental planning grounds exist to justify contravening the height development standard and further demonstrates that the height departure does not give rise to any environmental impacts, and therefore the proposal is an appropriate design response for the subject site:

- At the outset the variation is minor, to the extent that the non-compliance will be largely imperceptible as viewed from the public domain or surrounding properties.

- The roof slab elements exceed because of the cross-fall of the land and the desire to provide a suitable level of address to the ground floor public domain areas and street frontages. A reduction in height could be achieved by further 'sinking' the buildings however this would be a poor design response and lead to poor amenity outcomes to the ground floor units.

- All habitable spaces are contained below the prescribed maximum building height, other than the 400mm of Building E which was approved with 700mm of habitable space above the height standard, which indicated that the encroachment is not simply a means of achieving additional development yield on the site, but a by-product of the design scheme addressing the site's topography by providing a built form that is to follow the natural contours of the site, with the lift cores being essential requirement to service the buildings. The extent of the minor non-compliance associate with the rooftop communal open space associated with Building C could be reduced by the removal; however, this would be a poorer design outcome with the removal of shade elements to the communal area, access via lift to the rooftop, and the architectural treatment of the frame element.

- The lift over-run and fire-stair exceedance arises from the need to provide lift access to all levels of the building and these are necessary for accessibility and to meet BCA standards for fire egress.

- The lift over-run to Building C also breaches the height limit to the rooftop communal open space- in addition to the pergolas designed to provide shade and is a preferred outcome. The reason for this is that the provision of communal open space at the roof level provides good amenity for occupants of the building and there is limited ground floor communal open space available because of the need to provide garbage collection from the basement which creates a very long and driveway ramp that precludes quality communal open space at the ground floor of Building C.

In relation to Building C the extent of the minor non-compliance could be reduced by the removal of communal rooftop communal open space associated with Building C; however, this would be a poorer design outcome through removal of shade elements to the communal rooftop area, reduced accessibility if the lift did not continue to the rooftop. It is noted that the rooftop communal open space areas are high quality and well-designed spaces with good solar access and the provision of lift access increases the useability and functionality of the space for residents.

- Accordingly the minor departure enables a better design outcome, consistent with the following Objects of the Environmental Planning and Assessment Act 1979:

  (g) to promote good design and amenity of the built environment,

Therefore, the current proposal is a preferred outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control to achieve a better design response on the site which demonstrates sufficient environmental planning grounds to support the departure.

Conclusion

Strict compliance with the prescriptive building height requirement is unreasonable and unnecessary in the context of the proposal and its unique circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The objection is well founded and considering the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

Attachment 8

Council assessment of Clause 4.6 request

1 Overview

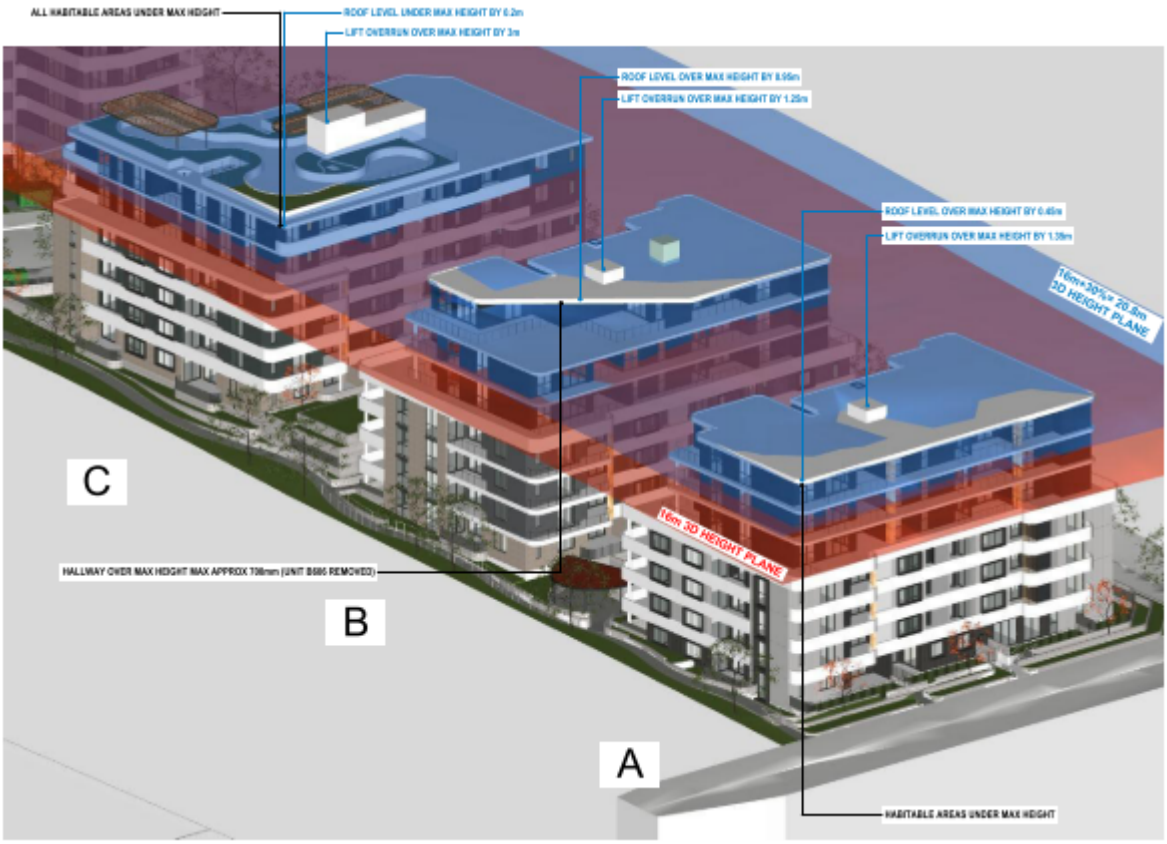
Under State Environmental Planning Policy (Precincts - Central River City) 2021, the maximum building height for this site is 16 m. As the development is seeking to include affordable housing provisions under State Environmental Planning Policy (Housing) 2021, a 30% height bonus is given, allowing an additional 4.8m being 30% of 16 m bringing the maximum building height to 20.8 m.

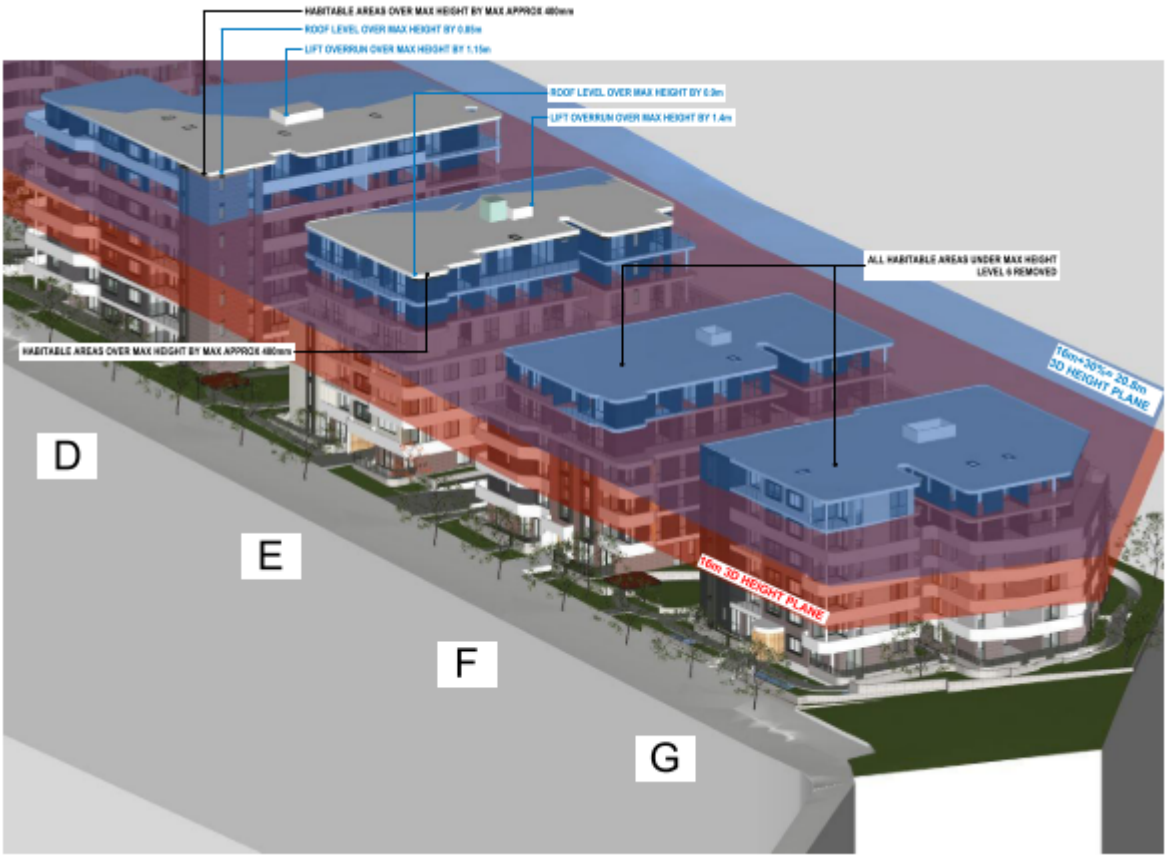
The applicant has lodged a Clause 4.6 variation submission to vary the height bonus control of State Environmental Planning Policy (Housing) 2021 further above 20.8 m, seeking a maximum height of 23.8 m. A copy of the applicant's Clause 4.6 submission is at attachment 7.

2 Visual representation of offset

The following figures identify the portions of the development that exceed the height bonus limit of 20.8 m (inclusive of the 30% bonus) and the portions of the development that are below the height limit.

The proposed structures coloured grey and white (above the blue blanket) in the images below exceed the 20.8 m maximum building height permitted under State Environmental Planning Policy (Housing) 2021. The blue coloured areas are parts of buildings between 16 m and 20.8 m. The red blanket in the image below refers to the extent of 16 m building height control permitted under the State Environmental Planning Policy (Precincts – Central River City) 2021.





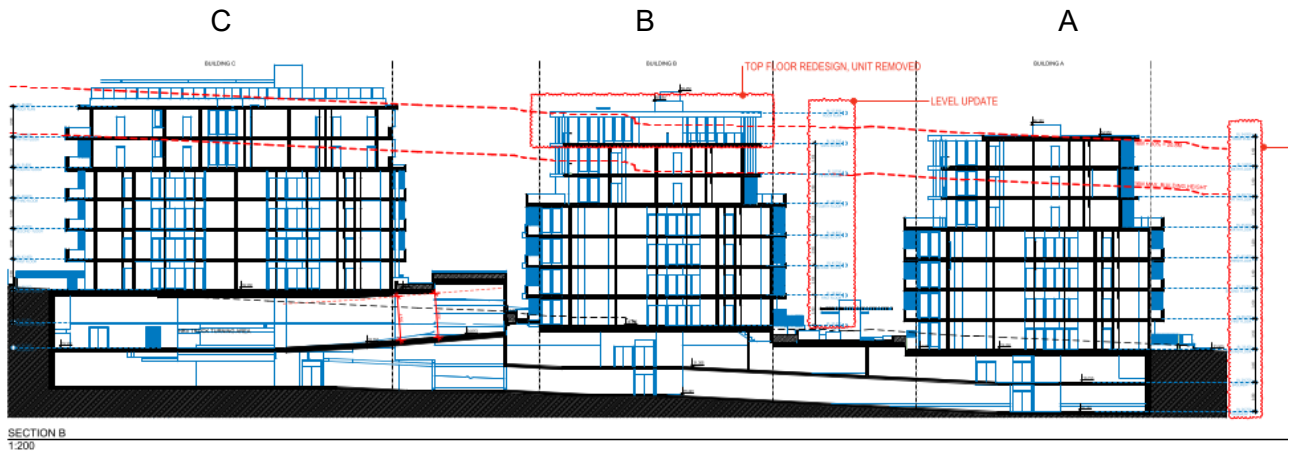
The proposed lift overrun to the rooftop communal open space on Building C exceeds the maximum building by up to 3 m. Point encroachments to top of the lift overruns are also proposed on the other buildings ranging in height of between 1.15 m and 1.4 m (5.5% to 6.7% variation).

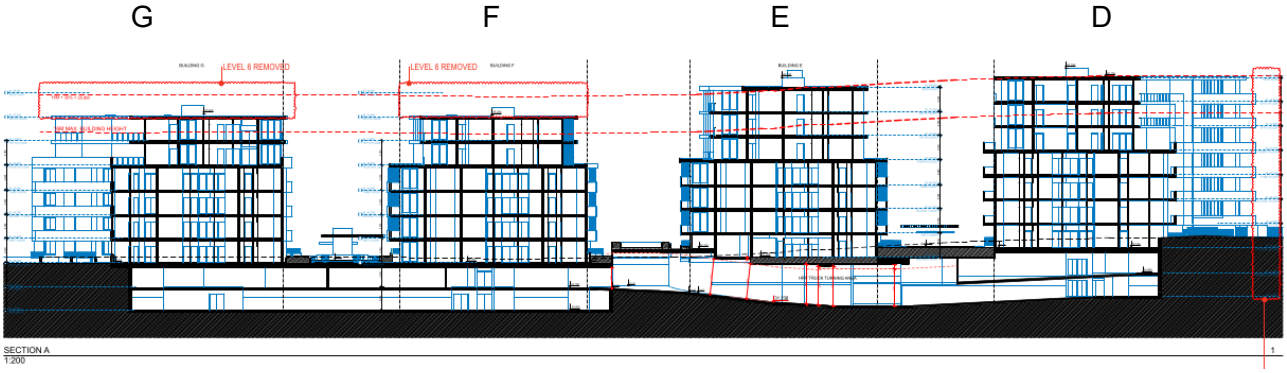
Other height variations are also proposed to the roof parapets between 0.45 m and 0.95 m (3.1% to 4.6% variation), which include variations to the ceiling heights up to 0.765 m above the 20.8 m height limit, as follows:

Building	Roof Encroachment Approved	Roof Encroachment Amending DA	Lift Overrun Encroachment Approved	Lift Overrun Encroachment Amending DA	Max Departure Approved	Max Departure Amending DA
Building A	0.5m	0.45m	1.3m	1.35m	8.1%	6.49%
Building B	1.4m	0.95m	1.3m	1.25m	8.1%	6.00%
Building C	1.5m	0m	4.7m	3m	29.3%	14.4%
Building D	0.7m	0.85m	1.0m	1.15m	6.2%	5.5%
Building E	0.5m	0.9m	1.1m	1.4m	6.8%	6.7%
Building F	0.6m	0m	1.1m	0m	6.8%	0%
Building G	0.8m	0m	1.0m	0m	6.2%	0%

Consequently, the proposed exceedance to the maximum building height is 3 m at the highest point to the lift overrun to Building C. This is a variation of 14.4%.

The sections and elevation drawings below further illustrate the height non-compliance.





3 Clause 4.6 variation considerations

Clause 4.6 requires consideration of the following matters and a town planning comment is provided to each item.

3.1 Consideration as to whether compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (Clause 4.6(3)(a))

The underlying purpose of the standard is still considered relevant to the proposal. However, 100% compliance in this circumstance is considered both unreasonable and unnecessary for the following reasons:

- The lift overruns are contained in the central area of the roof level, representing only point encroachments into the height plane having a building footprint of only 6.9 m^2 up to 13.1 m^2 on each building. The communal rooftop area and areas of the habitable spaces (as identified in buildings B and E) will be consistently set back at least 9 m from both side boundaries and therefore unreasonable amenity impacts will be unlikely. The parapet roof encroachments will not be highly visible from the street.
- The proposed encroachments will not result in significant nor detrimental additional overshadowing to adjoining properties as impacts will be fully contained to the rooftop area.
- The proposed minor encroachments to the overall building height from the roof parapets and the ceiling areas of habitable spaces in Buildings B and E (ie, living areas of Units B601 and B604, bedrooms of Units E601 and E603, and the living area as well as the one bedroom that is Unit E602) do not result in additional yield in terms of the number of apartments or storeys. These encroachments will be offset from the parapet roofs of buildings F and G, which are well below the 20.8 m height plane; by 2.5 m and 2.7 m respectively.

- The development in its proposed form will continue to allow appropriate waste collection for the site, provides suitable recreation areas and amenity for its occupants, and also provides a built form that achieves an appropriate level of solar access to the development itself as well as to the adjoining residential flat buildings to the east, which are currently under construction.

3.2 Consideration of sufficient environmental planning grounds to justify contravening the development standard (Clause 4.6(3)(b))

The proposal demonstrates sufficient environmental planning grounds to justify contravening the height of buildings development standard for the following reasons:

- The proposal does not create unacceptable overshadowing, privacy or streetscape impacts and therefore presents neutral impact on its surroundings.
- The proposed rooftop area will be an attractive and comfortable communal space for the future residents, capable of being used for recreational purposes with adequate access to sunlight as well as shade. The proposal is therefore considered a suitable alternative for a communal open space other than the spaces provided on the ground floor, and will contribute to a positive outcome for the site.
- The development is in the public interest because it is consistent with the objectives of the development standard and the objectives for development of the zone.
- The applicant's written request justifying the minor contravention of the development standard has adequately addressed the matters required to be demonstrated by Clause 4.6(3).

3.3 The objectives of the standard are achieved notwithstanding non-compliance with the standard (Clause 4.6(4)(a)(ii))

Objective	Comment
To establish the maximum height of buildings for development on land within the Alex Avenue and Riverstone Precincts	A balance of 6 to 7 storeys is not inconsistent with the desired character in the R3 Medium Density Residential zone and is expected in a 20.8 metre height limit area where residential flat buildings are permissible and where bonus provisions are utilised.
To protect the amenity of adjoining development and land in terms of solar access to buildings and open space	The parts of the building causing the primary height non-compliance are parts of the lift overrun, the rooftop communal open area and the roof parapets. These elements will not be highly visible from the public domain and will not cause unreasonable shadow impacts or any overlooking issues to neighbours (refer to the shadow impact diagram Sheets 36 - 42 at attachment 5). The proposed building height is therefore satisfactory and visual impacts are minimal.
To facilitate higher density development in and around the local centre, the neighbourhood centres and major transport routes while minimising impacts on adjacent residential, commercial and open space areas	The site is located approximately 500 m east of Schofields Railway Station, and adjoins the future local centre and mixed-use zoned areas for future commercial and community services. The buildings will contain a total of 384 (1, 2 and 3 bedroom) apartments, which is representative of the density and housing demand anticipated for this site by prevailing planning controls. The density of this development meets this objective. The development offers an interesting and modern design, which is supported by carefully considered passive and recreational outdoor areas to create a favourable living environment for the increased residential population.

To provide for a range of building heights in appropriate locations that provide a high-quality urban form	Given the above discussion, the proposal is considered to be in keeping with the emerging character of the locality.

Therefore, the proposal is in the public interest because the development is consistent with the objectives of this particular development standard.

3.4 The objectives of the zoning are achieved notwithstanding non-compliance with the standard (Clause 4.6(4)(a)(ii))

Objective	Comment
To provide for the housing needs of the community within a medium density residential environment.	The proposed development for 384 units within 7 buildings is not inconsistent with the desired character in the R3 High Density Residential zone where residential flat buildings are permissible.
To provide a variety of housing types within a medium density residential environment.	A range of 1, 2 and 3 bedroom apartments, including accessible apartments for the disabled as well as affordable apartments will be provided.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	N/A
To support the well-being of the community, by enabling educational, recreational, community, and other activities where compatible with the amenity of a medium density residential environment.	The development offers an interesting and modern design that is supported by carefully considered passive and recreational outdoor areas to create a favourable living environment for the increased residential population. The adjoining property to the west is zoned for a future mixed-use development and the properties to the west and north of Pelican Road are zoned for a future local centre. Those properties are intended to service the community as an extension of Schofields Railway Station, which is approximately 500 m west of the site.

Therefore, the proposal is in the public interest because the development is consistent with the objectives of the zone.

3.5 The concurrence of the Secretary has been obtained (Clause 4.6(4)(b))

This Clause 4.6 written request to vary a development standard in an Environmental Planning Instrument has been considered in accordance with Planning Circular PS 08-003. The Secretary (formerly Director-General) of the NSW Department of Planning and Environment's concurrence is assumed as this request is adequate, does not raise any matter of significance for State or regional environmental planning and there is no public benefit of maintaining the standard, as discussed below.

The proposal is in the public interest as it provides increased residential capacity with affordability options. When compared to providing a development that strictly complies with the height of buildings development standard, this application offers a public benefit because it provides for a high quality architectural and landscape design. The proposal offers improved outcomes for and from the development. Therefore, there is no public benefit in maintaining strict compliance with the development standard in this instance.

Based on the above assessment, the Clause 4.6 variation request is considered reasonable and is recommended for support.

Attachment 9

Conditions of consent (draft)

Proposed development	Amending development application to SPP-22-00009 to increase the number of apartments by 76 to 384 apartments, of which 60 are proposed to be affordable housing units.
Property description	60 Pelican Road, Schofields (Lot 66 in DP 1202497)

0 DEFERRED COMMENCEMENT CONDITIONS

This development consent is not to operate until such time as:

0.1 The Applicant shall lodge a modification application to SPP-22-00009 to amend the development staging and subdivision conditions to create a 2-stage subdivision as follows:
Stage 1 - Dedication of public roads and creating a 2-part super lot; and
Stage 2 - Subdivision into 2 super lots which can only be released when the Occupation Certificate for Buildings F and G are issued.

This requirement listed above must be completed within 12 months of the date of this "Deferred Commencement" consent. Should this matter not be completed to Council's satisfaction within this time period, this "Deferred Commencement" consent will lapse.

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

(a) the removal of any tree(s) not indicated on the approved plans, and

(b) any fence, retaining wall, land excavation or filling, advertising structure or other development approved by this development application, and

(d) the installation of a vehicular footway crossing servicing the development.

1.4 Services

1.4.1 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited
(b) A recognised energy provider
(c) Natural Gas Company
(d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. 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: 1800 810 443.

1.5 Tree Planting and Service Locations (After all other services)

1.5.1 Street tree planting must not impact on public utilities. The applicant should liaise with the relevant service authorities on the location and use of services within the public road reserve. These authorities may be able to lay their services on the opposite side of the road, thereby providing larger areas for tree planting.

1.5.3 Street tree planting must not interfere with street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. This confirmation must be received before a Construction Certificate can be issued.

2 GENERAL

2.1 Scope of Consent

2.1.1 The development shall be in accordance with the following drawings/details submitted to Council with the Development Application except where amended by other conditions of this consent:

Drawing Reference	Dated
Architectural Plans prepared by Design Corp Architects:	
Site Plan, Sheet 5 Issue J	10/07/2024
Overall Basement Floor Plan, Sheet 6 Issue J	10/07/2024
Overall Ground Floor Plan, Sheet 7 Issue J	10/07/2024
Overall First – Fourth Floor Plan, Sheet 8 Issue J	10/07/2024
Ground Floor Plan, Sheet 9 Issue J	10/07/2024
First Floor Plan, Sheet 10 Issue J	10/07/2024
Second Floor Plan, Sheet 11 Issue J	10/07/2024
Third Floor Plan, Sheet 12 Issue J	10/07/2024
Fourth Floor Plan, Sheet 13 Issue J	10/07/2024
Fifth Floor Plan, Sheet 14 Issue J	10/07/2024
Sixth Floor Plan, Sheet 15 Issue J	10/07/2024
Roof Plan, Sheet 16 Issue J	10/07/2024
Site Elevations, Sheet 17 Issue J	10/07/2024
Building A Elevations, Sheet 18 Issue J	10/07/2024
Building B Elevations, Sheet 19 Issue J	10/07/2024
Building C Elevations, Sheet 20 Issue J	10/07/2024
Building D Elevations, Sheet 21 Issue J	10/07/2024
Building E Elevations, Sheet 22 Issue J	10/07/2024
Building F Elevations, Sheet 23 Issue J	10/07/2024
Building G Elevations, Sheet 24 Issue J	10/07/2024
Sections Sheet 25 Issue J	10/07/2024
Adaptable Units & Detail Section Sheet 26 Issue J	10/07/2024
Materials & Finishes Lot 1 Sheet 49 Issue J	10/07/2024
Materials & Finishes Lot 2 Sheet 50 Issue J	10/07/2024
Building Entries Sheet 51 Issue J	10/07/2024
Staging Plan Sheet 52 Issue J	10/07/2024
Landscape Plans prepared by A Total Concept Landscape Architects & Swimming Pool Designers	
Sheet Nos. L/00 – L/16 (17 sheets) Rev E inclusive	21/03/2024

* Unless modified by any condition(s) of this consent.

2.2 Services

2.2.1 Low voltage electricity and telecommunications services for the approved development shall be as per the requirements of the service provider, and reticulated underground.

2.4 Engineering Matters

2.4.1 **Design and Works Specification**

2.4.1.1 All engineering works must be consistent with the requirements of SPP-22-00009.

2.4.2 **Other Necessary Approvals**

2.5 Other Matters

2.5.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

2.5.2 Any future substation, temporary drainage works or other utility installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.1.2 All commitments listed in BASIX Certificate 1325004M_06, dated 18 October 2024 and prepared by Jensen Hughes Pty Ltd must be complied with.

3.2 Relationship with other Approvals

3.2.1 Compliance with the conditions of the following nominated approvals is required, except where conditions of this consent prevails:

a) Development Consent No: SPP-22-00009 dated 22 November 2023.

b) Relevant requirement of any other development consent, Construction Certificate issued under the Environmental Planning and Assessment Act, 1979, the Local Government Act, 1993 or the Roads Act 1993.

The authorised person issuing the Construction Certificate shall ascertain whether any Compliance Certificate(s) for the developments, are required to be issued in relation to any element, component or system incorporate in the development. A copy of each required Compliance certificate shall be lodged with Council.

3.3 Long Service Levy for Construction over $25,000

3.3.1 The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

3.4 Service/Utilities

3.4.1 A “Notification of Arrangement" Certificate from a recognised energy provider, stating that electrical services, including the provision of street lighting, have been made available to the development.

3.5 Affordable Rental Housing

3.5.1 A letter from a registered community housing provider is to be provided to Council confirming the management of all units in Building G (Units G001 to G509) and Units F001, F002 and F003 in Building F located on Lot 1 for a period of 15 years.

3.5.2 Buildings F and G which will provide 60 affordable housing units must be the first buildings to be constructed, and this requirement is to be made consistent in SPP-22-00009. A Construction Certificate cannot be issued for this DA or SPP-22-00009 unless the Construction Certificate plans clearly specify Buildings F and G delivered prior to other Buildings A, B, C, D and E.

3.5.3 Occupation Certificate for Buildings F and G must be issued before any the issue of Subdivision Certificate for Lots 1 and 2 as approved under SPP-22-00009.

3.6 Car parking

3.6.1 The Construction Certificate plans are to show that the location of signage or lighting for the private road/driveway areas is to be designed and located so as not to obstruct access for any vehicles.

3.6.2 The basement car park vents shall not be visually prominent and appropriately treated. Details shall be provided to the satisfaction of a Principal Certifying Authority prior to a Construction Certificate.

4 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

4.1 General

4.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.

4.1.2 All fees for Construction, *Roads Act 1993* and *Local Government Act 1993* approvals must be paid to Council prior to the issue of any of the above certificates or approvals. All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.

4.2 Other Engineering Requirements

4.2.1 Submit a detailed estimate of costs for any engineering work. If this detailed estimate is $25,000 or greater, then a long service levy payment is required. This proof of payment is required to be submitted to Council.

4.2.2 Any ancillary works undertaken shall be at no cost to Council.

5 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

5.1 Site Contamination

5.1.1 The recommendations made in the *Preliminary Site Investigation Report* (ref: NE1448) prepared by Geotesta Pty Ltd, dated 24 October 2024 are to be implemented.

5.1.2 A Detailed Site Investigation (DSI) is to be submitted for Council's approval to determine the potential for site contamination due to the existence of a data-gap investigation and to address the potential Areas of Concern (AEC) as determined by the *Preliminary Site Investigation Report.* This report shall be prepared by a suitably qualified environmental consultant who holds or is eligible to hold certification under the Certified Environmental Practitioner (Specialist Certification (CEnvP(SC)) or Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) Scheme.

5.1.3 All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
- NSW Environment Protection Authority's *Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation)* (2020).
- NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- National Environment Protection Council (NEPC) 1999 *National Environment Protection (Assessment of Site Contamination Measure)* as amended 2013
- NSW Environment Protection Authority's *Waste Classification Guidelines, Part 1: Classifying Waste* (2014)

5.1.4 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

5.1.5 A Construction Environmental management plan (CEMP) is to be prepared that outlines how demolition and construction activities will be managed to avoid or mitigate environmental and/or nuisance impacts.

7 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

7.1 Section 7.11 Contributions under Section 7.17 Directions

7.1.1 Buildings F and G which will provide 60 affordable housing units must be the first buildings to be constructed, and this requirement is to be made consistent in SPP-22-00009. A Construction Certificate cannot be issued for this DA or SPP-22-00009 unless the Construction Certificate plans clearly specify Buildings F and G delivered prior to other Buildings A, B, C, D and E. Accordingly, Condition 7.1.2 below will be revised in accordance with this condition requirement as well as any other requirements of Condition 3.5.

7.1.2 Before the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works), whichever occurs first, contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 31 October 2024. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

***PLEASE NOTE**: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.*

Section 7.11 contributions payable for Stage 1 (super lot and road creation as approved in SPP-22-00009):

Contribution Item	Amount
Stormwater Quantity Eastern Creek	$286,663.00
Stormwater Quality Eastern Creek	$10,418.00
Traffic Management	$82,243.00
Total	$379,324.00

Developable area: 0.4077 hectares

Section 7.11 contributions payable for Stage 2 (construction of Buildings A, B and C on Lot 2):

Contribution Item	Amount
Stormwater Quantity Eastern Creek	$426,373.00
Stormwater Quality Eastern Creek	$15,499.00

Traffic Management	$122,325.00
Open Space	$2,741,740.00
Community Facilities	$37,035.00
E2 Conservation Zone	$118,121.00
Total	$3,461,093.00

Additional population: 302 persons

Developable area: 0.6064 hectares

Section 7.11 contributions payable for Stage 3 (construction of Buildings D, E, F and G on Lot 1):

Contribution Item	**Amount**
Stormwater Quantity Eastern Creek	$580,708.00
Stormwater Quality Eastern Creek	$21,112.00
Traffic Management	$166,604.00
Open Space	$3,720,414.00
Community Facilities	$50,254.00
E2 Conservation Zone	$160,285.00
Total	$4,699,377.00

Additional population: 409.8 persons

Developable area: 0.8259 hectares

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated above. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

The contribution(s) will be indexed according to index specified in the contributions plan.

Copies of the following relevant contributions plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

Section 7.11 Contributions Plan No. 20 – Riverstone and Alex Avenue Precincts

Please note that this condition prevails over Conditions 4.11 and 6.1 under SPP-22-00009.

7.2 **Special Infrastructure Contributions**

7.2.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 7.23 of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning and Infrastructure before a Construction Certificate for each relevant stage/a Subdivision Certificate is issued in relation to any part of the development to which this consent relates.

7.3 Aesthetics

7.3.1 The reflectivity index of glass used in the external facades of the buildings is not to exceed 20 percent and must not affect road traffic and must not cause discomfort through glare or intense heat to surrounding areas.

7.3.2 Any bathroom, w.c. or laundry window in the external walls of the buildings shall be fitted with translucent glazing.

7.3.3 The development approved by Council is to be constructed in accordance with the approved external colour schedules and colour schemes.

7.3.4 The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of Australia.

7.3.5 External service fixtures and conduits are to be designed so that they form part of the overall appearance of the building, or are to be screened from view.

7.3.6 All habitable rooms are to have a minimum floor to ceiling height of 2.7 m. Service bulkheads are not to intrude into habitable spaces.

7.4 Access and Parking

7.4.1 A total of 490 car parking spaces for the entire development, comprising of a minimum of 323 residential spaces and 77 visitor spaces and all are to be designed having minimum internal clear dimensions in accordance with Blacktown Growth Centres DCP 2010.

7.4.2 Suitable bicycle parking must also be provided as indicated on the approved plans for 128 spaces.

7.4.3 All the basement parking layout, ramps and driveway must comply with Australian Standard AS2890.1, AS2890.2, AS2890.3 and AS2890.6 in terms of dimensions, grade, sight distance, driveway width, ramp grade and manoeuvrability requirements both for passenger cars, bicycle parking and commercial vehicles as proposed to access the site. A compliance certificate with relevant Australian Standard must be obtained from a suitable qualified traffic professional prior to the issue of Construction Certificate.

7.4.5 All internal driveways and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

7.5 Adaptable Housing Units

7.5.1 A minimum of 10% of the entire development is to be designed in accordance with the Australian Adaptable Housing Code (AS 4299-1995) which includes “pre-adaptation” design details to ensure visitability is achieved.

8 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

8.1 Building Code of Australia Compliance

8.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) Complying with the deemed to satisfy provisions, or

(b) Formulating an alternative solution which:

(i) complies with the performance requirements, or

(ii) is shown to be at least equivalent to the deemed to satisfy provision, or

(iii) a combination of (a) and (b).

8.2 Site Works and Drainage

8.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under an environmental planning instrument) together with any associated groundwater drainage system, shall be designed by an

appropriately qualified person. Details of such site works shall accompany the Construction Certificate.

8.2.2 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

8.3 Building Additions

8.3.1 The design of the building addition or attachment shall not compromise the Building Code of Australia structural design criteria of any portion of the existing building.

8.4 Fire Services

8.4.1 Where any external on-site fire hydrant or hydrant booster assembly is to be located within any building setback from a boundary, the hydrant or booster assembly shall be located or protected in accordance with the requirements of AS 2419.1.

9 PRIOR TO DEVELOPMENT WORKS COMMENCING

9.1 Compliance Certificate Fee

9.1.1 All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.

9.2 Safety / Health / Amenity

9.2.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

(a) a standard flushing toilet, or

(b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

9.2.2 A sign is to be erected and maintained in a prominent position on the site in accordance with the Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifying authority for the work, and

(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

(a) building work carried out inside an existing building, or

(b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

9.2.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

(b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

9.2.4 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

9.3 Notification to Council

9.3.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under the Environmental Planning and Assessment Regulation 2021, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

9.4 Sydney Water Authorisation

9.4.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

9.5 Construction Details

9.5.1 Structural details of the nominated building component(s), prepared and/or certified by a professional engineer or other appropriately qualified person, shall be lodged with Council prior to commencing or erecting that portion of the approved development.

Nominated Component

(a) Footing piers
(b) Footing system
(c) Floor slab
(d) Structural concrete
(e) Wall frame bracing
(f) Roof trusses
(g) Structural steelwork
(h) Retaining walls

9.6 Use of Crane

9.6.1 Any crane used in the construction of this development to swing over public air spaces must have approval under the Roads Act 1993 and Local Government Act 1993 from Council’s Manager, Civil and Open Space Maintenance.

9.6.2 The crane used must be provided with a light in accordance with the requirements of the Civil Aviation Authority (CASA) requirement. This may require a separate approval from CASA.

10 DURING CONSTRUCTION (BUILDING)

10.1 Safety/Health/Amenity

10.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance

with the Environmental Planning and Assessment Regulation 2021 indicating:

(i) the name, address and telephone number of the principal certifying authority for the work, and

(ii) the name of the principal contractor (if any) for the 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.

10.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
(b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

10.1.4 Soil erosion and sediment control measures (including the connection of roof water downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

10.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

10.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

10.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

10.2 Building Code of Australia Compliance

10.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

10.3 Surveys

10.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.

10.3.2 A registered surveyor’s report indicating that the required minimum Australian Height Datum floor level has been achieved, shall be lodged with the Principal Certifier prior to work proceeding above floor level.

10.3.3 A registered surveyor’s report confirming the approved design ground and/or floor levels, shall be lodged with the Principal Certifier prior to work proceeding above floor level.

10.4 Nuisance Control

10.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

10.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

10.4.3 Construction work on all buildings shall not occur on Saturdays and Sundays on weekends

adjacent to a public holiday.

10.5 Waste Control

10.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works. This includes the sorting and storage of waste and recyclable building materials on site for collection and disposal by the nominated waste/recycling contractor to the nominated disposal site.

10.6 Construction Inspections

10.6.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

(a) After excavation for, and prior to placement of, any footings; and

(b) Prior to pouring any in-situ reinforced concrete building element; and

(c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and

(d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and

(e) Prior to covering any stormwater drainage connections; and

(f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection “(f)” must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

NOTE: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

11 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

11.1 Material Disposal

11.1.1 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act (NSW) 1997 and the NSW Environment Protection Authority’s Waste Classification Guidelines (2014)

11.2 Acoustic Matters

11.2.1 The recommendations in the *Acoustic DA Assessment (ref: SYD2022-1080-R001D) prepared by Acouras Consultancy, dated 27 March 2024* are to be completed and implemented.

11.3 Site Works

11.3.1 The recommendations in the *Geotechnical Investigation Report,* prepared by Alliance Geotechnical Pty Ltd dated 19 October 2022 are to completed and implemented.

11.3.2 Potential dust sources on the land shall be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.

11.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. NSW Environment and Heritage is to be notified and the site and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of NSW Environment and Heritage. No further works are to be undertaken on the site without the written consent of NSW Environment and Heritage.

12 PRIOR TO OCCUPATION CERTIFICATE

12.1 Affordable Rental Housing

12.1.1 Occupation Certificate for Buildings F and G must be issued before the issue of Subdivision Certificate for Lots 1 and 2 as approved under SPP-22-000009.

12.1.2 For a minimum of 15 years from the date of the registration of the Affordable Housing Provider on the land title at Land Registry Services:

a) All units in Building G being Units G401 to G509 and Units F001, F002 and F003 in Building F on Lot 1, shall be used for the purpose of affordable housing.

b) All accommodation that is used for affordable housing must be managed by a registered community housing provider.

c) Evidence to this effect shall be submitted to Council on an annual basis for a period of 15 years to coincide with the date of registration of the lease.

12.1.3 An appropriate covenant/restriction under Section 88B of the Conveyancing Act 1919 shall be created for the use of Building G Units G001 to G509, F001, F002 and F003 to be used for the purpose of affordable rental housing in accordance with Affordable Rental Housing (SEPP) 2021 for a minimum period of 15 years from the date of issue of any Occupation Certificate and will be managed by a registered community housing provider for this period.

12.1.4 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

12.1.5 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
b) The standard format for easements and restrictions as accepted by NSW Land Registry Services.

12.2 Road Damage

12.2.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

NOTE: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

12.3 Compliance with Conditions

12.3.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.

12.3.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Sections 6.9 and 6.10 of the Environmental Planning & Assessment Act 1979.

12.4 Fire Safety Certificate

12.4.1 A final fire safety certificate complying with the Environmental Planning and Assessment Regulation 2021 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

12.5 Fee Payment

12.5.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate

or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

12.6 Temporary Facilities Removal

12.6.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

12.6.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

12.6.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.

12.6.4 Any temporary builder's sign or other site information sign shall be removed from the land.

12.6.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

12.7 Additional Inspections

12.7.1 Any additional Council inspection services provided beyond the scope of any Compliance Certificate or inspection package and required to verify full compliance with the terms of this consent, will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule and shall be paid to Council.

12.8 Services / Utilities

12.8.1 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development.

12.8.2 A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of telecommunication/NBN/mobile phone coverage services to the development.

12.9 Other Matters

12.9.1 All landscaping shall be completed in accordance with approved plans including any additional requirements to those approved plans. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.

12.9.2 Vandal proof and security lighting, and appropriate security measures are to be provided in accordance with the approved details submitted as part of the Construction Certificate.

12.9.3 The required letterboxes are to comply with the details submitted as part of the Construction Certificate and with Australia Posts requirements for size. The letterbox system should be vandal resistant and secure.

12.9.4 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.

12.9.5 All required internal driveways and car parking spaces shall be line-marked, sealed with a

hard standing, all-weather material to a standard suitable for the intended purpose.

12.9.6 Any future substation or other utility installation required to service the approved development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves and also not on drainage zoned land.

12.9.7 All privacy screening measures / devices detailed on the approved plans are to be installed.

12.10 Acoustic Verification

12.10.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

12.11 Relationship with other Approvals

12.11.1 Compliance with the requirements of the following nominated approvals:

a) Development Consent No. SPP-22-00009 dated 22 November 2023, except where this consent prevails.

b) Relevant requirement of any other development consent, Construction Certificate issued under the *Environmental Planning and Assessment Act, 1979, the Local Government Act, 1993 or the Roads Act 1993*.

The conditions contained within the above approvals shall be fully complied with.

The authorised person issuing the Occupation Certificate shall ascertain whether any Compliance Certificate(s) for the developments, are required to be issued in relation to any element, component or system incorporate in the development. A copy of each required Compliance certificate shall be lodged with Council.

12.12 Waste Matters

12.12.1 Prior to Occupation Certificate, the applicant must provide (in readiness for occupation of the site), a seated bin tug (eg, 'Sitecraft heavy duty electric tow tractor', bracket for moving bins with 4 wheels and a steel/aluminium trailer for moving 240L bins (as outlined in the waste management plan dated 12/8/24). Evidence of this equipment being provided for the site (eg, photos of equipment in situ), must be issued to Council's Waste Section for approval prior to release of the Occupation Certificate.

12.13 Street Tree Planting

12.13.1 Prior to the issue of the final Occupation Certificate, all required street tree planting and payments of bonds are to be completed to the satisfaction of Councils Greenspace Services Infrastructure Officer.

12.13.2 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be approved before an Occupation Certificate is issued.

12.13.3 Additional trees may be requested following assessment of the development's configuration.

12.13.4 Trees must be of a minimum container size of 100 litres with root barriers.

12.13.5 The applicant must obtain clearances from relevant service authorities.

12.13.6 The applicant will be required to pay a bond per tree as indicated in Council's current goods and services pricing schedule to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. on issue of final Occupation Certificate), by Council if the trees are maturing satisfactorily.

12.13.7 The applicant is responsible for notifying Council's Greenspace Services Infrastructure Officer when the trees have been installed to request a practical completion inspection and at the end of street tree bond maintenance period for an inspection.

12.13.8 The applicant will also be required to pay 2 inspection fees and a landscaping assessment fee as indicated in the current goods and services pricing schedule. Council's Greenspace Services Infrastructure Officer will inspect all street trees during the establishment period

(i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted or repaired by the developer within 60 days of written notification.

12.14 Ventilation

12.14.1 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.

13 OPERATIONAL

13.1 Use of Premises

13.1.1 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or
(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

13.1.2 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

13.2 Access / Parking

13.2.1 All required off-street car parking spaces and internal driveways shall be maintained to a standard suitable for the intended purpose.

13.3 Landscaping

13.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

13.3.2 Regular maintenance and up-keep of the site must therefore be undertaken to the site to ensure that sightlines are kept free from obstructions.

13.3.3 The management of vegetation, gardens, communal areas, fences, lighting and other similar areas is to be incorporated within the future strata management plan once the development is occupied.

13.4 Storage

13.4.1 No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the buildings on either the internal driveway / road, car parking areas, landscaping or footpaths, other than the approved garbage areas.

13.5 Lighting and Security

13.5.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

13.5.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

13.5.3 The maintenance of all external lighting is to be managed by way of an annual service agreement to ensure the security of the building and persons within are not compromised from dark or uncontrolled public areas.

13.6 Graffiti Removal

13.6.1 Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection. The approved Graffiti Management Plan is to be adhered to at all times.

13.7 Environmental Management

13.7.1 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for

membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessment s findings. The report is to be submitted to Council to review.

13.7.2 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

13.7.3 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

13.7.4 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

13.7.5 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

13.7.6 All gases, odours, fumes, steam, moisture and particulate matter generated by the use of these premises shall be collected and discharged in accordance with the requirements of the Protection of the Environment Operations Act 1997.

13.8 Waste

13.8.1 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.

13.8.2 Waste management and recycling collections shall remain consistent with the approved arrangement in SPP-22-00009.