

AGENDA

Georges River Local Planning Panel

Thursday, 04 June 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

Participants:

Anthony Hudson (Chairperson)

Awais Piracha (Expert Panel Member)

Nicholas Skelton (Expert Panel Member)

Fiona Prodromou (Community Representative)

GEORGES RIVER LOCAL PLANNING PANEL MEETING

ORDER OF BUSINESS

1. ON SITE INSPECTIONS

2. OPENING

3. ACKNOWLEDGEMENT OF COUNTRY

The Georges River Local Planning Panel acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our respects to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

4. APOLOGIES / LEAVE OF ABSENCE

5. NOTICE OF WEBCASTING

6. DISCLOSURES OF INTEREST

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

8. CLOSED SESSION – DELIBERATION OF REPORTS

LPP022-26	18-20 Peake Parade and 2 Pearce Avenue Peakhurst – DA2026/0004 (Report by Principal Planner)	3
LPP023-26	16 Peake Parade Peakhurst – REV2026/0012 (Report by Development Assessment Planner)	41
LPP024-26	314-318 Railway Parade and 1 Jubilee Avenue Carlton – DA2026/0025 (Report by Senior Development Assessment Planner)	102
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LPP026-26	1A Barratt Street (350 Forest Road) Hurstville – DA2026/0033 (Report by Senior Development Assessment Planner)	181

9. CONFIRMATION OF MINUTES

Georges River Local Planning Panel Meeting - 04 June 2026

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REPORTS AND LPP DELIBERATIONS**REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 04 JUNE 2026****LPP022-26 18-20 PEAKE PARADE AND 2 PEARCE AVENUE PEAKHURST**

LPP Report No	LPP022-26	Development Application No	DA2026/0004
Site Address & Ward Locality	18-20 Peake Parade and 2 Pearce Avenue Peakhurst Peakhurst Ward		
Proposed Development	Alterations and additions to residential flat building under Affordable Rental Housing SEPP 2021		
Owners	PEAKE PEARCE PTY LTD		
Applicant	John Issa		
Planner/Architect	Planner: Planning Ingenuity Architect: Arch & Co		
Date Of Lodgement	14/01/2026		
Submissions	Six (6)		
Cost of Works	\$2,154,350.00		
Local Planning Panel Criteria	Chapter 4 (Design of residential apartment development) of State Environmental Planning Policy (Housing) 2021 applies to this proposal		
Report prepared by	Principal Planner		

RECOMMENDATION	Refusal
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Executive Summary

This application is referred to Council's Local Planning Panel (the Panel) in accordance with Schedule 1 of the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents, issued by the Minister for Planning and Public Spaces under Section 9.1 of the Environmental Planning and Assessment Act 1979.

The application seeks consent for a 'sensitive development', for which State Environmental Planning Policy (Housing) 2021 applies.

BACKGROUND

On 27 February 2026, the Applicant commenced proceedings in Class 1 of the Land and Environment Court's jurisdiction appealing against the deemed refusal of the development application.

PROPOSAL

The Application seeks to construct one (1) additional level, increasing the number of units from 25 (6 x 1-bed, 17 x 2-bed and 2 x 3-bed units) to 31 (7 x 1-bed, 22 x 2-bed and 2 x 3-bed), increased car parking spaces from 32 to 37 spaces, provision of 4 affordable apartments, increased excavation for basement level, reconfiguration of basement and ground levels, decrease in deep soil planting, partial 230mm extension of the building footprint to the west across all levels and removal or pergolas to uppermost balconies replaced with roof overhang.

ASSESSMENT

Development Application No. DA2026/0004 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the Environmental Planning and Assessment Act 1979, requiring an assessment against the provisions contained within:

- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (SEPP) (Housing) 2021;
- Georges River Local Environmental Plan 2021 (GRLEP 2021); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

The assessment has identified non-compliances with statutory controls and development standards, resulting in an unacceptable planning outcome. As detailed in the assessment report, the proposal fails to satisfy key development standards for residential flat buildings under the SEPP (Housing) 2021, including building heights, desired future character, urban design, deep soil, building setbacks and separation. These failures give rise to unacceptable amenity and urban design impacts.

The proposal exceeds the maximum building height prescribed under clause 4.3 of the GRLEP 2021. While the SEPP (Housing) 2021 allows for an additional height allowance where affordable housing is provided, this allowance is contingent upon compliance with the affordable housing provisions and the associated floor space bonus mechanisms set out in the SEPP.

Based on Council's assessment, the extent of affordable housing delivered supports only a limited height uplift. The proposal seeks a greater height increase than what is justified under the applicable provisions and relies on incorrect assumptions. In the absence of a formal clause 4.6 request, the proposed exceedance of the height standard cannot be supported.

The proposal further fails to exhibit design excellence as required under Clause 6.10 of the GRLEP 2021. Additional non-compliances with the GRDCP 2021 including building setback, waste management and desired character, results in adverse impacts on adjoining land, the public domain and the orderly and economic development of the area.

A detailed consideration of these matters is provided in the attached assessment report. Collectively, the unresolved issues confirm that the proposal does not represent a suitable form of development for the site, cannot be supported on planning permits, and form the basis of Council's contentions in the appeal.

NOTIFICATION

The application was notified in accordance with Council's Community Engagement Policy between 5 February 2026 to 26 February 2026. Seven (7) submissions were received during the neighbour notification period. Details of the submissions are outlined in Council's assessment report.

RECOMMENDATION

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, Development Application DA2026/0004 for Alterations and additions to residential flat building under Housing SEPP 2021 on Lot 289 DP 36537 & Lot 290 DP 36537 & Lot 291 DP 36537 on land known as 18-20 Peake Parade & 2 Pearce Ave PEAKHURST NSW 2210, be refused for the reasons contained in the attached Assessment Report.

ATTACHMENTS

- Attachment [↓](#)1 Final Assessment Report - 18-20 Peake Parade and 2 Pearce Avenue Peakhurst - DA2026-0004
- Attachment [↓](#)2 Architectural Plans - 18-20 Peake Parade & 2 Pearce Avenue Peakhurst - DA2026/0004

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LPP022-26



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Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

Introduction	
Application Number	DA2026/0004
PAN	PAN-604566
Description	Alterations and additions to a residential flat building under Housing SEPP 2021
Address	18-20 Peake Parade & 2 Pearce Avenue
Lot / DP	Lot 291 DP 36537 Lot 290 DP 36537 Lot 289 DP 36537
Applicant	John Issa
Owner(s)	Peake Pearce Pty Ltd
Responsible Officer	Louise Meilak

Recommendation	
Summary	The development has been assessed having regards to the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
Refusal	The assessment recommends that Council as the Consent Authority in accordance with Section 4.16 (1)(b) <i>Environmental Planning & Assessment Act 1979</i> , refuse the Development Application due to the reasons discussed within this report.

Proposal	
Description	Alterations and additions to residential flat building under Housing SEPP 2021
Estimated Development Cost	\$2,154,350.00
Floor Space Ratio	1.23:1. (2,410.6 sqm)
Maximum Height of Building	19.5m
Vegetation Removal	Nil

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A site plan is provided below:

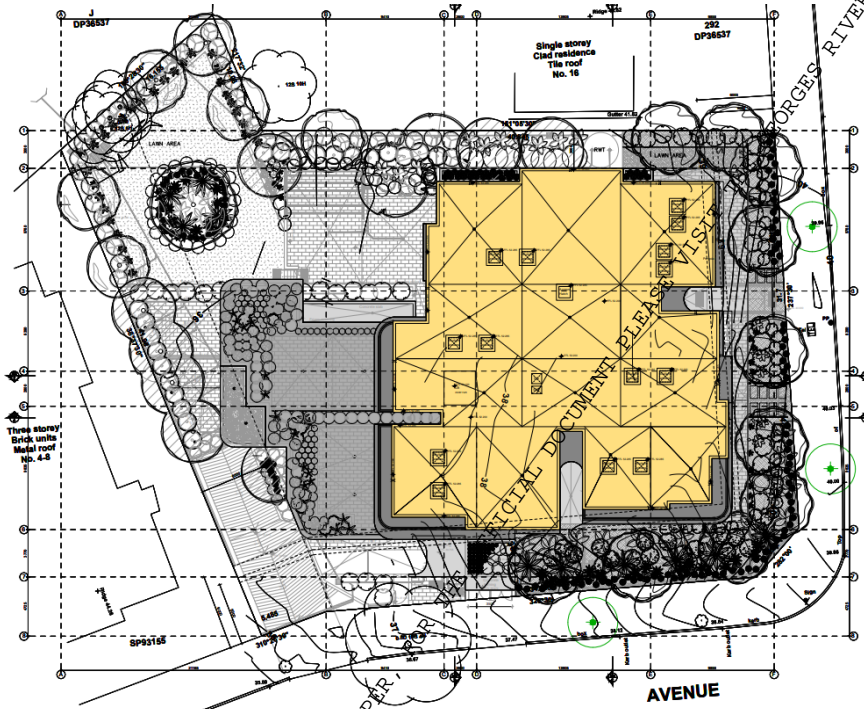


Figure 1 – Site Plan (Source: Architectural Plans)

Aerial Image of Land Zoning provide below

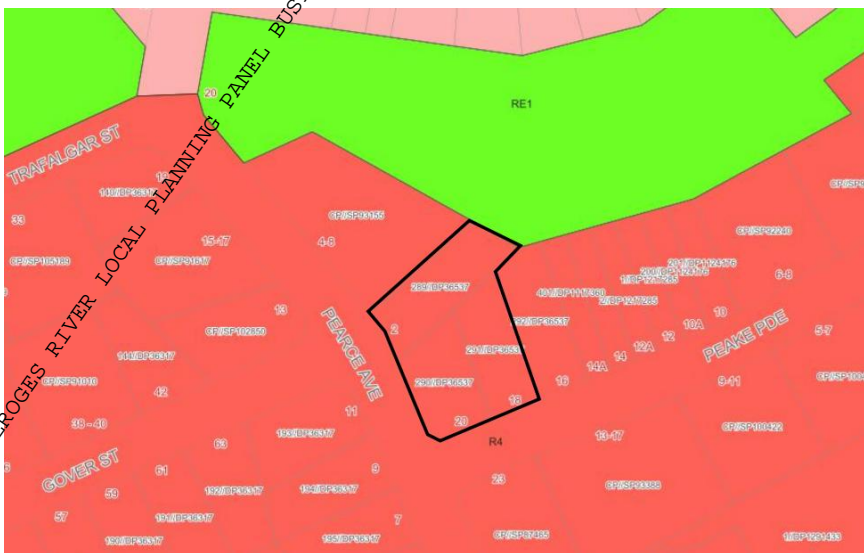


Figure 2 –Aerial view of development site outlined in red (Source: IntraMaps)

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Aerial Image of Site is provided below:



Figure 3—Aerial view of development site outlined in blue (Source: Nearmap)

Relevant History			
Application Number	Description	Determined	Comments
DA2016/0366	RFB	Approved 22/8/17	
MOD2018/0027	Stormwater easement	Approved 2/6/18	LEC declares MOD approval invalid and of no effect 25/8/23
MOD2024/0119	Internal and external changes	Approved 10/10/25	
MOD2025/0144	Changes to condition 17	Approved 3/12/25	

Processing		
Action	Date	Comments
Submission	12 January 2026	-
Lodgement	14 January 2026	-

Assessment - Section 4.15 Evaluation

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The Provision of any Applicable State Environmental Planning Policy (SEPPs)

Environmental Planning Policies	Applicable	
	Y	N
SEPP (Biodiversity Conservation) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Housing) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Sustainable Buildings) 2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Georges River Local Environmental Plan 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SEPP (Biodiversity and Conservation) 2021 Chapter 2

No removal

This application does not seek to remove any vegetation from the subject site and is therefore consistent with the aims of SEPP (Biodiversity).

State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 6

Assessment

Complies

The proposed development has been assessed against the provisions of Chapter 6 and complies. The proposed development demonstrates a neutral or beneficial effect on water quality and minimises impacts on water flow, stormwater runoff, and groundwater. It avoids adverse effects on aquatic ecology, including riparian vegetation, wetlands, and migratory species, and includes appropriate erosion control measures.

The proposal ensures no release of pollutants during flooding and supports the natural recession of floodwaters into wetlands and riverine ecosystems.

Public access provisions are not applicable.

The development aligns with total catchment management principles, and therefore consultation with adjoining councils was not required.

SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Chapter 4, Section 4.6 requires a consent authority to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land. Should the land be contaminated, the consent authority must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make it suitable for the proposed use, the consent authority must be satisfied that the land will be remediated before the land is used for that purpose.

- The subject site is zoned R4 High Density Residential.
- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination.
- Historic aerial photographs do not indicate an obvious history of a previous land use that may have caused contamination.
- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
- The current approval was satisfied that the proposed RFB was suitable for the intended residential use and the modifications will not result in a more sensitive land use.

On this basis, the Site remains suitable for the modified RFB and continued residential use

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SEPP (HOUSING) 2021 CHAPTER 2 AFFORDABLE HOUSING DIVISION 1 – IN-FILL AFFORDABLE HOUSING		
Standard	Proposed	Compliance
1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the development on the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).	Mapped 1:1 Maximum bonus increases FSR to 1.23:1 (2410.6m²). Insufficient information to determine proportion of affordable housing provided.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{\text{(as a percentage)}} - 2$	The applicant states that they will deliver 361.59m² of affordable housing GFA, however, this is inconsistent with the architectural drawings. In addition, the communal corridors servicing the affordable housing units cannot be included in the calculations. On this basis, the applicable height bonus cannot be accurately calculated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	12m building height is mapped under GRLEP 2021. As outlined above, the calculations of affordable housing are incorrect and on this basis the height bonus cannot be calculated. In addition, as the Site has been excavated the height is required to be measured from ground level existing (i.e. below ground level slab), the has not been considered by the applicant.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Section 19 Non-discretionary development standards – the Act, s.4.15		
Standard	Proposed	Compliance
1) The following are non-discretionary development standards in relation to the residential development to which this division applies— (a) a minimum site area of 450m², (b) a minimum landscaped area that is the lesser of— (i) 35m² per dwelling, or (ii) 30% of the site area,	Site area: 1,954.6m² Landscaped area of 529.27 sqm (27.18%) provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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(e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,	Required resident parking spaces: 27 Proposed resident parking spaces: 31 Required visitor parking spaces: 6 Proposed visitor parking spaces: 6 Required bicycle parking spaces: 13 Proposed bicycle parking spaces: 16	
(f) the following number of parking spaces for dwellings not used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,		
(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	Noted	

Section 20 Design requirements

Standard	Proposed	Compliance
3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with— (a) the desirable elements of the character of the local area, or (b) for precincts undergoing transition—the desired future character of the precinct.	The design of the development is not consistent with the expected future desired character of the area.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Chapter 4 - State Environmental Planning Policy (Housing) 2021 applies to the assessment of DAs for residential flat developments of three (3) or more storeys in height and containing at least four (4) dwellings.

Clause 147 of Chapter 4 of State Environmental Planning Policy (Housing) 2021 requires that the consent authority take into consideration the following as part of the determination of DAs to which applies:

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,
- (b) the Apartment Design Guide,

The application has been assessed against the ADG and the table below outlines and discusses the areas of non-compliance.

Standard	Proposal	Complies
3E – Deep Soil zones		
3E Objective Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve	The proposal fails to provide adequate land for deep soil planting, to support substantial vegetation and canopy tree planting. Based on the site area of 1,954.6 sqm, the proposal requires a	No

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Standard	Proposal	Complies															
3E – Deep Soil zones																	
residential amenity and promote management of water and air quality	minimum 136.82sqm deep soil with minimum 6m dimensions.																
Design Criteria	Landscape calculations provided on Drawing No. DA-121-Landscaped Area Diagrams, are inaccurate as it includes areas less than 6m in dimensions.																
<table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of the site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650 sqm</td> <td>-</td> <td>7%</td> </tr> <tr> <td>650 sqm – 1500 sqm</td> <td>3m</td> <td></td> </tr> <tr> <td>Greater than 1500 sqm</td> <td>6m</td> <td></td> </tr> <tr> <td>Greater than 1500 sqm with significant existing tree cover</td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of the site area)	Less than 650 sqm	-	7%	650 sqm – 1500 sqm	3m		Greater than 1500 sqm	6m		Greater than 1500 sqm with significant existing tree cover	6m		The proposal does not demonstrate compliance can be achieved.	
Site area	Minimum dimensions	Deep soil zone (% of the site area)															
Less than 650 sqm	-	7%															
650 sqm – 1500 sqm	3m																
Greater than 1500 sqm	6m																
Greater than 1500 sqm with significant existing tree cover	6m																
3F- Visual Privacy																	
3F-1 Objective Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	The proposed side setback of between 3m and 4m is inconsistent with the separation distances of 9m between habitable rooms and 4.5m between non-habitable rooms and results in poor internal amenity with the installation of high level windows.	No															
Design Criteria 1. Separation between windows of habitable rooms and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Up to 12m (4 storeys) Habitable and balconies - 6m Non-habitable – 3m Up to 25m (5-8 storeys) Habitable and balconies – 9m Non-habitable – 4.5m Over 25m (9+ storeys) Habitable and balconies – 12m Non-habitable – 6m																	
4A- Solar and daylight access																	
4A-1 Objective To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The application proposes a further 6 dwellings, which equates to a total of 31 units.	No															





Standard	Proposal	Complies
3E – Deep Soil zones		
<p>Design Criteria</p> <p>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area</p> <p>A maximum of 15% of apartments in a building may receive no direct sunlight between 9am and 3pm in midwinter.</p>	<p>19 out of the approved 25 units achieved compliance, equating to 76% under the original development.</p> <p>2 out of the 6 proposed units will achieve compliance, resulting in a total of 67.7% of 31 units achieving compliance, being deficient by 2.3%.</p>	
4B- Natural ventilation		
<p>4B-1 Objective</p> <p>All habitable rooms are naturally ventilated.</p>	<p>The proposal will result in poor natural ventilation for future occupants of apartments</p>	No
<p>4B-3 Objective</p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>Design Criteria</p> <p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p> <p>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</p>	<p>It is unlikely that Units 304 and 305 will achieve natural cross ventilation, on this basis the application should not be supported.</p>	

SEPP (Sustainable Buildings) 2022 Assessment				
Certificate Number:	1768656M_04			
Certificate Date:	10 December 2025			
		Y	N	N/A
Correct DP shown on the certificate	DP 36537	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date of certificate is not older than 3 months to lodgement	Achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The application has been assessed against the relevant provisions of SEPP (Sustainable Buildings) 2021. The proposal complies with the objectives of the EPI.</p>				

SEPP (Transport and Infrastructure) 2021				
Division 5 Electricity transmission or distribution				
Subdivision 2 – Development likely to affect an electricity transmission or distribution network (Ausgrid)		Y	N	N/A

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SEPP (Transport and Infrastructure) 2021

This section applies to development or modification applications which include:

- Penetration of ground within 2 metres of an underground power line
- Works within 10 metres of any part of an electricity tower
- Works immediately adjacent to a substation
- Works immediately adjacent to an electricity easement
- Works within 5m of an overhead power line
- Installation of a pool within 30 metres of supporting overhead electricity transmission lines or within 5 metres of overhead power lines

2.48(2)(a)	Written notice to the electrical supply authority has been carried out.	Achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.48(2)(b)	Any response to the above has been considered.	No objection raised and conditions provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The application has been assessed against the relevant provisions of SEPP (Transport and Infrastructure) 2021. The proposal complies with the objectives and controls of the EPI.

Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
2.2 Zoning	Refer to LEP map.	R2 High Density	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Height of Buildings	(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,	Standard: 12m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open spaces areas,	As discussed above, the maximum permitted building height is not known.			
4.4 Floor space ratio	To ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,	Standard: 1:1 As discussed above, inaccurate information has been provided to determine the maximum permitted floor space ratio.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.6 Exceptions to development standards	(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.	A Clause 4.6 variation request has not been provided and as discussed above the building height is likely to exceed the maximum permitted height under the Housing SEPP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	To minimise the impacts of urban stormwater on land to which this Plan applies and on adjoining properties, native bushland and receiving waters	The proposed stormwater management system complies with the requires of this clause.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.9 Essential services	The property must have in place by determination the following services: (a) water, (b) electricity, (c) telecommunications facilities,	The proposed development provides for adequate arrangements of the required essential services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Georges River Local Environmental Plan 2021					
Section	Text	Comment	Y	N	N/A
	(d) the disposal and management of sewage, (e) stormwater drainage or on-site conservation, (f) suitable vehicular access.				
6.10 Design excellence	Applies to residential accommodation within the Foreshore Scenic Protection Map Area as well as buildings 3 or more storeys in height in R4 zone.	The proposal does not demonstrate design excellence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.12 Landscaped areas in certain residential and conservation zones	Development consent must not be granted to development on land to which this clause applies unless at least the following percentages of the site area consists of landscaped areas or natural rock outcrops— (c) for development in Zone R3 Medium Density Residential—20% of the site area (d) for development in Zone R4 High Density Residential—10% of the site area If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the site area.	529.27 sqm (27.18%) of landscape is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GRLEP 2021 Clause 4.6 Variation

Clause 4.6 Exceptions to Development Standard of Georges River Local Environmental Plan (GRLEP) 2021 states in subsection 3, *that development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant 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.*

The application is likely to exceed the maximum bonus height permitted by section 16(3) of SEPP housing and the application is not accompanied by a clause 4.6 request that satisfactorily demonstrates the matters required to be demonstrated under clause 4.6(3) of GRLEP 2021.

Provisions of any Proposed Instrument

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

The proposed development is subject to the provisions of the Georges River Development Control Plan 2021. The following comments are made with respect to the proposal considering the objectives and controls contained within the DCP.

Part 3 – General Planning Considerations

Section 3.12 of the Georges River Development Control Plan 2021 sets out objectives for waste management that require adequate provision for waste and recycling storage, integration of waste facilities into the building



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design, minimisation of impacts on streetscape and adjoining properties, and convenient siting for servicing. The application does not sufficiently demonstrate that operational waste can be managed in accordance with Council requirements.

Part 5.4 Peakhurst Locality Statement

The proposed development is not compatible with the desired future character of the Peakhurst Locality. The proposal fails to respond appropriately to the locality's character objectives, which seek consistent building setbacks, generous landscaping within front setbacks, and a streetscape that is defined by well-articulated built form that does not dominate the public domain. The inadequate setbacks and excessive bulk at upper levels detract from the intended treelined streetscape character and result in a built form that is visually intrusive and out of scale with surrounding development. As such, the proposal does not achieve the desired future character outcomes for the Peakhurst Locality under Part 5.4 of Georges River Development Control Plan 2021.

Part 6.3 - High Density Residential Controls

The proposal fails to comply with several key provisions of Part 6.3 of the Georges River Development Control Plan 2021. The additional storey results in an excessive street wall height and insufficient setbacks, producing a bulky and visually dominant built form that is inconsistent with the established streetscape character. The proposal fails to achieve the objectives of part 6.3, which seek to ensure appropriate street wall definition, adequate articulation of upper levels, suitable building separation, and the protection of residential amenity. Inadequate side and rear setbacks result in insufficient building separation, leading to unacceptable privacy, outlook, and bulk impacts on adjoining properties and the public domain. Overall, the development does not demonstrate an appropriate response to context, scale, or desired future character as required under Part 6.3 of Georges River Development Control Plan 2021.

In addition, the development provides the following unit mix:

- 7 x 1 bedrooms (23%)
- 22 x 2 bedroom (71%)
- 2 x 3 bedroom (7%)

This fails the required unit mix under section 6.3.10 of the GRDCP, which requires:

- Maximum of 25% of Studio/1-bedrooms apartments
- Minimum of 35% of 2-bedroom apartments; and
- Minimum of 15% of 3-bedroom apartments.

Any Planning Agreement Under Section 7.4

There are no planning agreements that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (3) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.

The Likely Impacts of the Development

Section 4.15 (1) (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,



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Likely Impacts of the Development	
Natural Environment	The development is considered to result in unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure are inappropriate for the setting and are inconsistent with the desired future character of the site.
Social Impact	The proposal will have a significant social impact on the locality.
Economic Impact	The proposal is not considered to result in unreasonable economic impact

Site Suitability

The site is zoned R4 High Density Residential. The proposal is not considered a suitable outcome for the subject site for the following reasons:

- The proposed development will result in unreasonable impacts to the natural and built environment.
- The proposed development will result in unreasonable amenity impacts to the adjoining neighbours.

Submissions

The application was notified in accordance with Council policy by letter and given twenty-one (21) days in which to view the plans and submit any comments on the proposal. **Six (6)** submissions were received during the neighbour notification period.

The matters relevant to this application raised in the submissions are considered below:

Issue	Comment
Bulk, scale and streetscape character	Concern was raised regarding the height of building and its visual dominance within the streetscape. The proposed development has been assessed in accordance with the definition of height of building. The proposal in its current form exceeds the maximum allowable height of building and is not supported.
Overshadowing	Issues of solar access and overshadowing were raised. An assessment of the application has revealed that the proposal fails to comply with the minimum requirements for solar access within the proposed units, however, overshadowing impacts to adjoining properties would be acceptable due to the orientation of the site.
Loss of Privacy	It is considered that the development has not been sensitively designed to be respectful of impacts onto the adjoining allotments with respect to maintaining privacy and minimising overlooking.
Traffic & Parking	Concern is raised with respect to on street parking. The proposal in its current form is compliant with the required vehicle parking on site and is in accordance with GRDCP 2021 car parking controls.
Construction	Concern have been raised regarding ongoing construction noise. Council acknowledges these concerns and recognises that noise generated from construction activities may impact surrounding residents however these impacts would be short term and mitigated with appropriate conditions if an approval was granted.

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The Public Interest

The proposal is not in the public interest for the following reasons:

- Inadequate information has been submitted to enable a proper assessment.
- The proposed development will result in unreasonable impacts to the natural and built environment.
- The proposed development will result in unreasonable amenity impacts to the public.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application is not considered suitable with regards to the matters listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and refusal of the application is recommended for the reasons below.

Determination

Refusal of Application

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, Development Application DA2026/0004 for Alterations and additions to residential flat building under Housing SEPP 2021 on Lot 289 DP 36537 & Lot 290 DP 36537 & Lot 291 DP 36537 on land known as 18-20 Peake Parade & 2 Pearce Ave PEAKHURST NSW 2210, be refused for the following reasons:

1. The application fails to satisfy Section 16(3) of the State Environmental Planning Policy (Housing) 2021 with regard to the maximum building height [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
2. The application fails to satisfy Clause 20(3)(a) of the State Environmental Planning Policy (Housing) 2021 with regard to the desired future character of the Peakhurst Locality [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
3. The application fails to satisfy Clause 19(2)(c) of the State Environmental Planning Policy (Housing) 2021 with regard to deep soil [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
4. The application fails to satisfy Clause 19(2)(d) of the State Environmental Planning Policy (Housing) 2021 with regard to solar access [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
6. The proposed development fails to satisfy the relevant requirements of Clause 147(1)(b) of the State Environmental Planning Policy (Housing) 2021 with respect to the following parts of the Apartment Design Guide [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*]:
 - a. Objective of 3E-1: Deep soil zones; and
 - b. Objective 3F-1: Visual Privacy; and
 - c. Objectives of 4A-1, 4A-2: Solar and daylight access; and
 - d. Objectives of 4B-1, 4B-3: Natural ventilation
7. The application fails to satisfy Clause 4.3 of the Georges River Local Environmental Plan 2021 with regard to building height [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
8. The application fails to satisfy Clause 4.6 of the Georges River Local Environmental Plan 2021 with regards to departure from development standards [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].



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9. The application fails to satisfy Clause 6.10 of the Georges River Local Environmental Plan 2021 with regard to design excellence [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*]
10. The application fails to satisfy the provisions Part 3 of the Georges River Development Control Plan 2021 with regard to general planning considerations [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
11. The application fails to satisfy the provisions Part 5.4 of the Georges River Development Control Plan 2021 with regard to the desired future character of the Peakhurst Locality Statement [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
12. The application fails to satisfy the provision Part 6.3.3 of the Georges River Development Control Plan 2021 with regard to building setback [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
13. The application fails to satisfy the provision Part 6.3.10 of the Georges River Development Control Plan 2021 with regard to dwelling mix [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
14. The application fails to satisfy the provision Appendix 4 of the Georges River Development Control Plan 2021 with regard to waste management [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
15. The proposed development is unsatisfactory, as insufficient information has been provided by the applicant to allow a proper and thorough assessment of the impacts of the proposed development and the suitability of the site for the development [Pursuant to Section 4.15(1)(a)(iv) of the *Environmental Planning and Assessment Act 1979*].
16. The proposed development is considered to have impact on the natural and built environment [Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*].
17. The site is considered unsuitable for the proposed development [Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*].
18. For the reasons stated above, it is considered that the development is not in the public interest [Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*]

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LPP022-26 Attachment 2

NOT DECLARED

MANAGEMENT PLAN

DA-101 SITE CONTEXT AND DRAWING LIST

DA-102 SITE MANAGEMENT PLAN

DA-103 SITE ANALYSIS PLAN

DA-104 SITE PLAN

DA-105 BASEMENT LEVEL PLAN

DA-106 LOWER GROUND LEVEL PLAN

DA-107 GROUND LEVEL PLAN

DA-108 FIRST LEVEL PLAN

DA-109 SECOND LEVEL PLAN

DA-110 THIRD LEVEL PLAN

DA-111 ROOF PLAN

DA-112 ELEVATIONS

DA-113 ELEVATIONS

DA-114 SECTIONS

DA-115 SECTIONS

DA-116 CROSS VENTILATION DIAGRAMS

DA-117 SOLAR ACCESS DIAGRAMS

DA-118 PRIVATE OPEN SPACE DIAGRAMS

DA-119 GROSS FLOOR AREA DIAGRAMS

DA-120 UNIT MIX DIAGRAMS

DA-121 LANDSCAPE DIAGRAMS

DA-122 COMMUNAL OPEN SPACE DIAGRAM

DA-123 STORAGE DIAGRAMS

DA-124 ADAPTABLE UNIT LAYOUT

DA-125 BUILDING HEIGHT PLANE DIAGRAM

DA-126 FINISHES SCHEDULE

DA-127 DRIVEWAY SECTION

DA-128 PERSPECTIVE VIEW 1

DA-129 PERSPECTIVE VIEW 2

DA-130 SHADOW DIAGRAM 09:00 AM

DA-131 SHADOW DIAGRAM 10:00 AM

DA-132 SHADOW DIAGRAM 11:00 AM

DA-133 SHADOW DIAGRAM 12:00 PM

DA-134 SHADOW DIAGRAM 01:00 PM

DA-135 SHADOW DIAGRAM 02:00 PM

DA-136 SHADOW DIAGRAM 03:00 PM

DA-137 EROSION & SEDIMENT CONTROL PLAN

CLIENT LIV DEVELOPMENTS

DRAWING TITLE:
SITE CONTEXT PLANS & DRAWING LIST

DRAWING No: DA-101

SCALE: N.T.S.B.A1

REVISION: 1

DATE: 20-08-2025

JOB No: 11223

DRAWN: DC **CHECKED:**

AMENDMENTS:

NO.	DESCRIPTION	DATE

NOTES:

WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND RELEVANT AUSTRALIAN LOCAL GOVERNMENT REQUIREMENT BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVERED BY THIS DOCUMENT. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND HAVE ALL STRUCTURAL, STEEL WORK AND CONCRETE WORK CHECKED BY A STRUCTURAL ENGINEER. PROPRIETARY PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND OMISSIONS TO BE REPORTED TO ARCHITECT.

INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

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PROJECT DETAILS:

PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEARCE AVENUE PEAKHURST NSW 2210

ARCHITECT DETAILS:

Nominated Architect:
Daisy Chisabi
ARB NSW # 10451
m: 0432 360 306
e: info@archandco.net.au
w: www.archandco.au



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DA-137 EROSION & SEDIMENT CONTROL PLAN

APARTMENTS MIX

7x 1 BEDROOM UNIT (20%)
2x 2 BEDROOM UNIT (10%)
2 x 3 BEDROOM UNIT (70%)

Total number of units 31 (28 units approved under DA2024119) & 3 units proposed through DA Application)

No. of approved units = 29 (DA 2024119)

No. of units dedicated to affordable housing = 0

PARKING CALCULATIONS:

APPROVED (SHO 2024119 PARKING RATES) TO REMAIN (UNCHANGED BELOW)

1 BEDROOM UNIT x 1 SPACE = 6 CAR SPACES
2 BEDROOM UNIT x 1 SPACE = 17 CAR SPACES
TOTAL CAR SPACES REQUIRED 14 CAR SPACES

VEHICLE SPACES PROVIDED 12 CAR SPACES
TOTAL CAR SPACES PROVIDED 12 CAR SPACES PROVIDED 12 BICYCLE SPACES PROVIDED 12 BICYCLE SPACES PROVIDED

TOTAL PROPOSED CAR SPACES PROVIDED 0 INCLUDING 0 BICYCLE SPACES PROVIDED 0 BICYCLE SPACES PROVIDED

LANDSCAPE CALCULATION

ADDITIONAL PLANTING (M²)

PLANTING CALCULATION OF TOTAL LANDSCAPED AREA PROVIDED (M²)

LEGEND

EXISTING LANDSCAPE

PLANTING AND LANDSCAPE

COMMUNAL OPEN SPACE

PROPOSED COMMUNAL OPEN SPACE

EXISTING COMMUNAL OPEN SPACE

LEGEND

EXISTING COMMUNAL OPEN SPACE

PROPOSED COMMUNAL OPEN SPACE

NOTES:

HVAC equipment to be grouped within designated screened plant areas either on typical floors or on rooftops;

Wall mounted equipment and associated pipework is concealed into wall cabinets and ducts;

Rainwater downpipes to be integrated into the building fabric;

Heat pump hot water systems to be incorporated or offsetting instantaneous electric systems

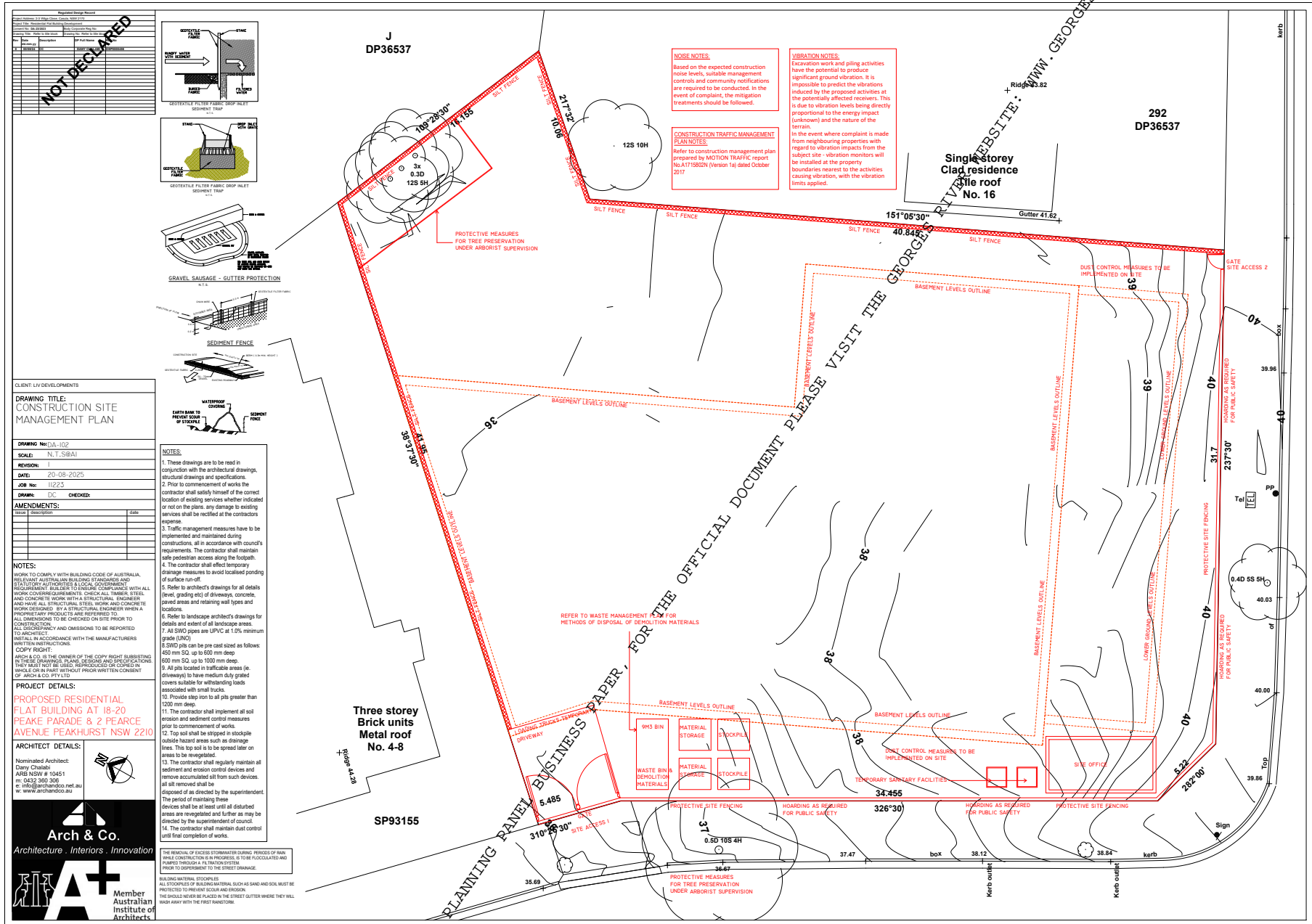


AERIAL MAP1 (SOURCE SIX MAPS)

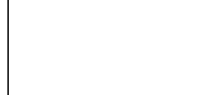


AERIAL MAP2 (SOURCE SIX MAPS)

FOR THE OFFICIAL DOCUMENT BUSINESS PAPER FOR THE LOCAL PLANNING PANEL



Item	Description	Quantity	Unit
1	Excavation		
2	Site Preparation		
3	Foundation		
4	Structure		
5	Roofing		
6	External Works		
7	Internal Works		
8	Final Finishes		
9	Handover		



CLIENT: LV DEVELOPMENTS

DRAWING TITLE: CONSTRUCTION SITE MANAGEMENT PLAN

DRAWING No: JA-102

SCALE: N.T. SBA1

REVISION: I

DATE: 20-08-2025

JOB No: 11223

DRAWN: DC

CHECKED:

AMENDMENTS:

No.	Description	Date

NOTES:

- These drawings are to be read in conjunction with the architectural drawings, structural drawings and specifications.
- Prior to commencement of works the contractor shall satisfy himself of the correct location of existing services whether indicated or not on the plans. Any damage to existing services shall be rectified at the contractors expense.
- Traffic management measures have to be implemented and maintained during constructions, all in accordance with council's requirements. The contractor shall maintain safe pedestrian access along the footpath.
- The contractor shall effect temporary drainage measures to avoid localised ponding of surface run-off.
- Refer to architect's drawings for all details (level, grading etc) of driveways, concrete, paved areas and retaining wall types and locations.
- Refer to landscape architect's drawings for details and extent of all landscape areas.
- All SWD pipes are UPVC at 1.0% minimum grade (LINO).
- SWD pits can be pre cast sized as follows: 450 mm SQ up to 500 mm deep; 600 mm SQ up to 1000 mm deep.
- All pits located in trafficable areas (ie driveways) to have medium duty grated covers suitable for withstanding loads associated with small trucks.
- Provide step iron to all pits greater than 1200 mm deep.
- The contractor shall implement all soil erosion and sediment control measures prior to commencement of works.
- Top soil shall be stored in stockpile outside hazard areas such as drainage lines. The top soil is to be spread later on areas to be revegetated.
- The contractor shall regularly maintain all silt and erosion control devices and remove accumulated silt from such devices. All silt removed shall be disposed of as directed by the superintendent. The period of maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent of council.
- The contractor shall maintain dust control until final completion of works.

PROJECT DETAILS:

PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEARCE PARADE & 2 PEARCE AVENUE PEAKHURST NSW 2210

ARCHITECT DETAILS:

Nominated Architect: Davy Chubb
 ARB NSW # 10451
 M: 0432 360 306
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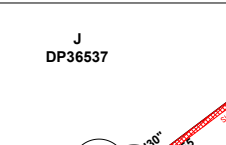
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CLIENT: LV DEVELOPMENTS

DRAWING TITLE: CONSTRUCTION SITE MANAGEMENT PLAN

DRAWING No: JA-102

SCALE: N.T. SBA1

REVISION: I

DATE: 20-08-2025

JOB No: 11223

DRAWN: DC

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AMENDMENTS:

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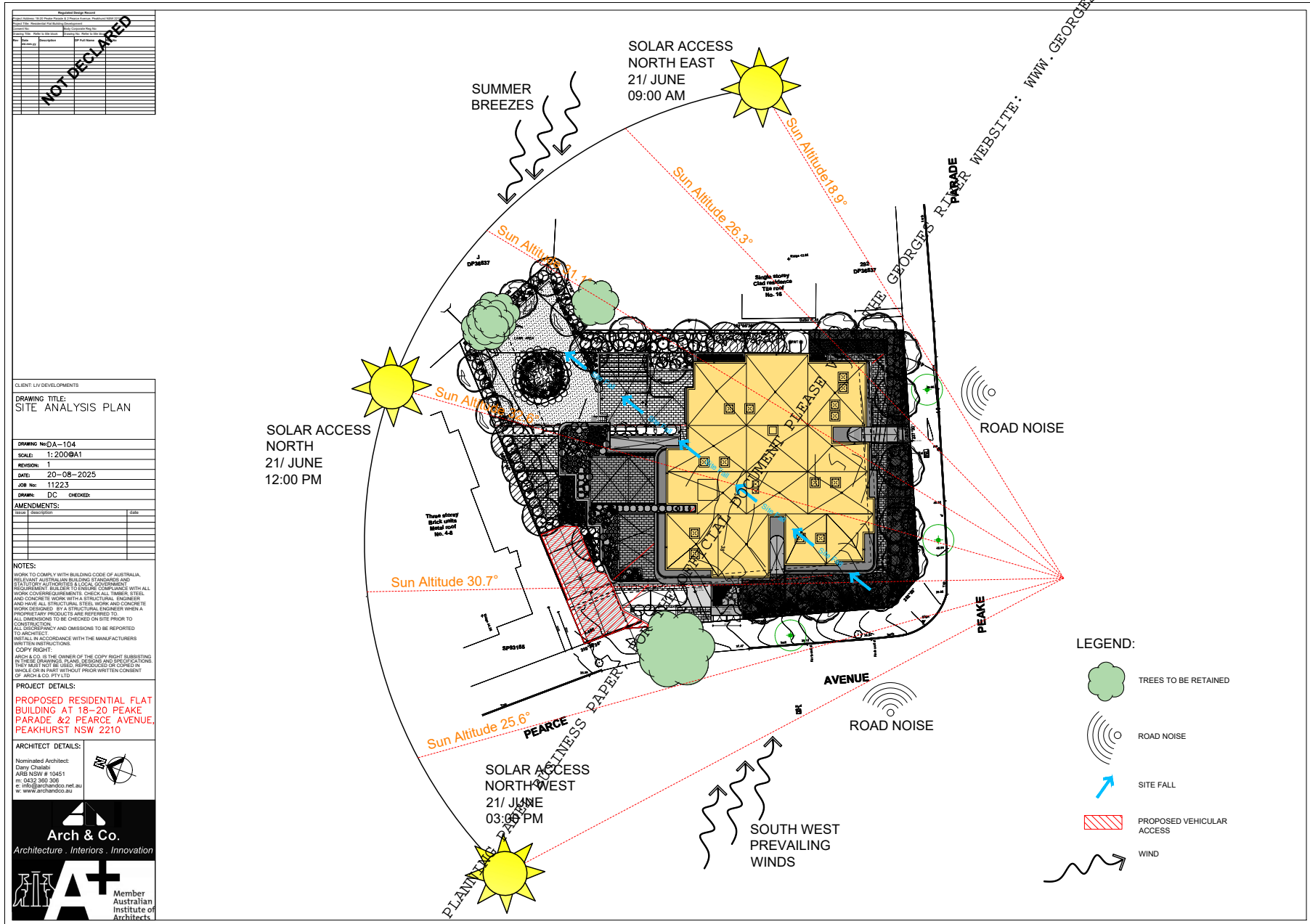
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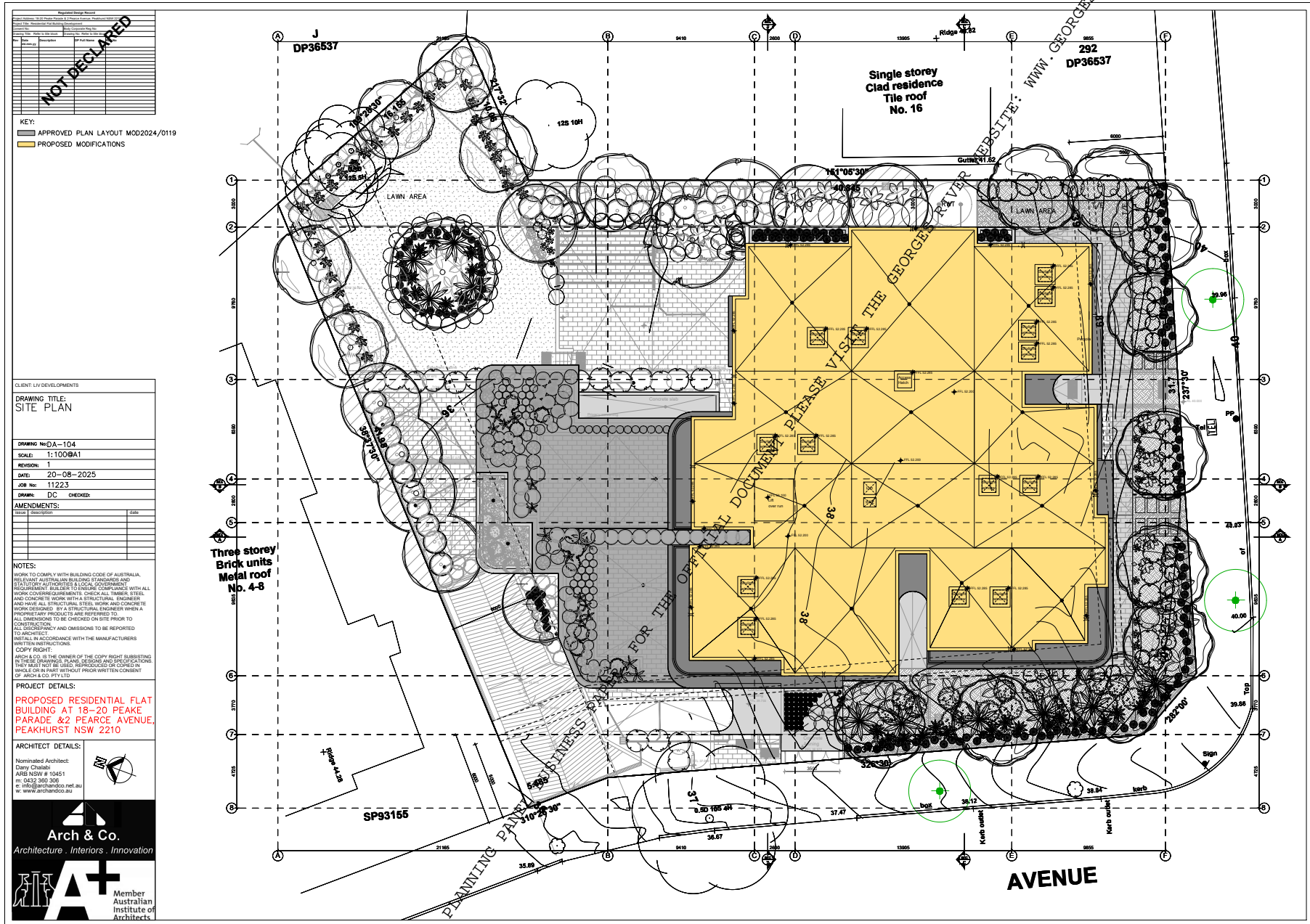
ARCHITECT DETAILS:

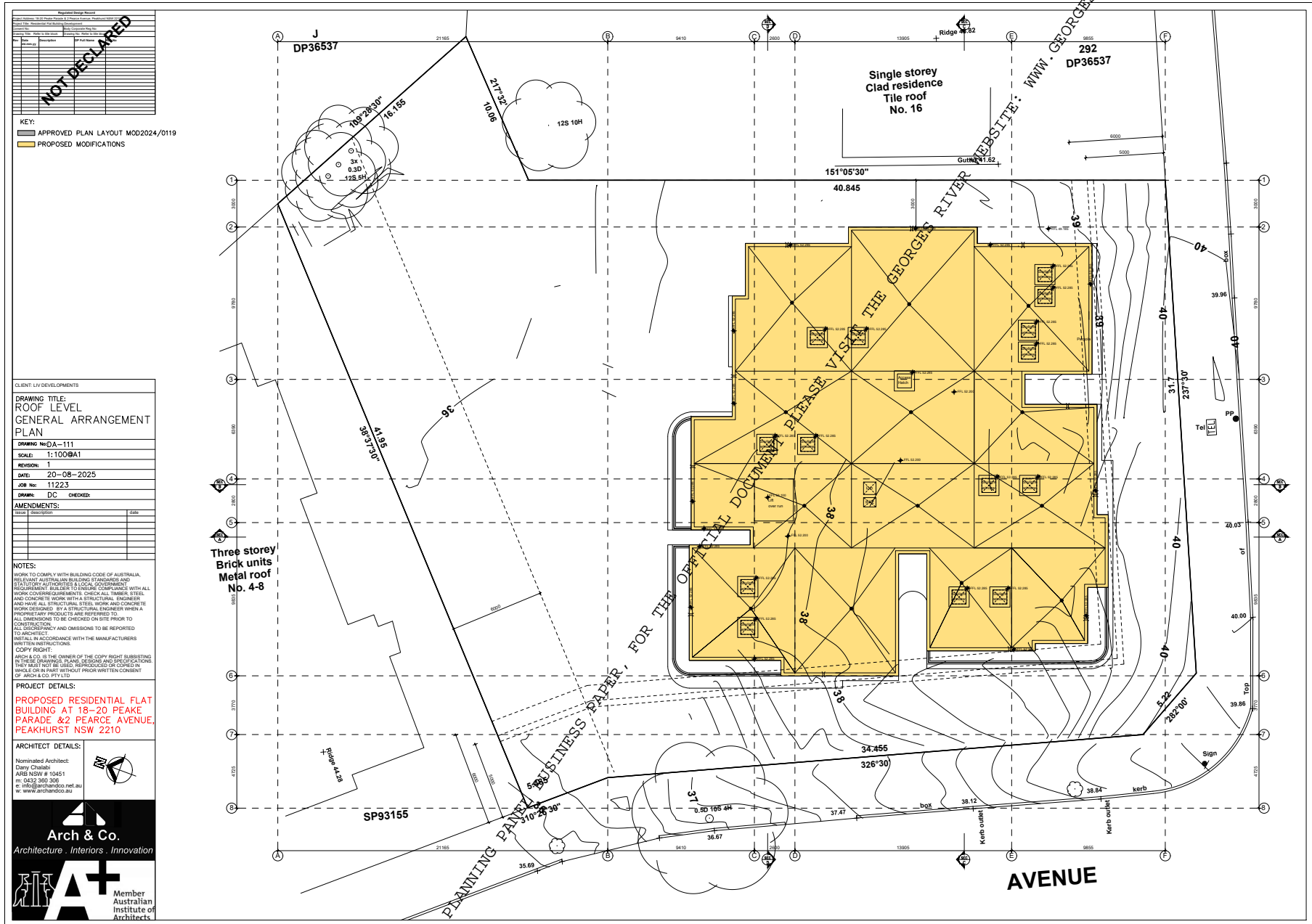
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Regulation Design Period	Regulation Design Period		
Design Address: 18-20 Peake Parade & 2 Pearce Avenue, NSW 2210	Design Title: Residential Flat Building Development		
Project Title: Residential Flat Building Development	Project Location: 18-20 Peake Parade		
Design Title: Refer to the block	Design No: Refer to the block		
Rev. No.	Description	By	Date

CLIENT: LV DEVELOPMENTS		
DRAWING TITLE: BUILDING HEIGHT PLANE DIAGRAM		
DRAWING NO: DA-128		
SCALE: N.T.S. & A1		
REVISION: 1		
DATE: 20-08-2025		
JOB NO: 11220		
DRAWN: DC	CHECKED:	
AMENDMENTS:		
Time	Description	Date

NOTES:
WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVERED REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND MAKE ALL STRUCTURAL, STEEL WORK AND CONCRETE WORK SUBMITTED BY ARCHITECTURE. REFER TO THE PROPER TYPICAL PRODUCTS AND REFERRED TO ALL DIMENSIONS TO BE CHECKED PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT INSTANTLY IN ACCORDANCE WITH THE MANUFACTURERS IN WRITTEN INSTRUCTIONS.

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PROJECT DETAILS:
**PROPOSED RESIDENTIAL FLAT
BUILDING AT 18-20 PEAKE
PARADE & 2 PEARCE AVENUE,
PEAKHURST, NSW 2210**

ARCHITECT DETAILS:
Nominated Architect:
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w: www.archandco.au



GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER

<p style="text-align: center;">Registered Design Panel</p> <p>Panel Address: 11-21 Danks Street, Georges River NSW 2203 Contact: The Georges River Building Development Council: Georges River Council Council Office: 11-21 Danks Street, Georges River NSW 2203 Phone: (02) 9712 4999 Email: info@archandco.net.au Website: www.archandco.net.au</p> <p style="text-align: center;">CLIENT: LJV DEVELOPMENTS</p> <p>DRAWING TITLE: SCHEDULE OF FINISHES</p> <p>DRAWING NO: DA-126 SCALE: N.T.S. & A1 REVISION: 1 DATE: 20-08-2025 JOB NO: 11220 DRAWN: DC CHECKED: </p> <p>AMENDMENTS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>NOTES: WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND MAKE ALL STRUCTURAL, STEEL WORK AND CONCRETE WORK SUBMITTED BY ARCHITECTURE. ENGINEER'S PROPER TYPICAL PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED CAREFULLY PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT IMMEDIATELY IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.</p> <p>COPY RIGHT: ARCH & CO. IS THE OWNER OF THE COPY RIGHT SUBSISTING IN THESE DRAWINGS (PLANS, SECTIONS AND SPECIFICATIONS). THEY MUST NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ARCH & CO. PTY. LTD.</p> <p>PROJECT DETAILS: PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEAKE AVENUE, PEAKHURST, NSW 2210</p> <p>ARCHITECT DETAILS: Nominated Architect: Dany Chalabi ABR NSW # 10451 m: 0422 365 306 p: 02 9712 4999 e: info@archandco.net.au w: www.archandco.net.au</p> <p style="text-align: center;">Arch & Co. Architecture . Interiors . Innovation</p> <p style="text-align: center;">Member Australian Institute of Architects</p>	NO.	REVISION	DATE				<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>CONCRETE UPSTAND (PC1) PAINT FINISH COLOUR (DULUX LEXICON HALF)</p>  </div> <div style="text-align: center;"> <p>FACE BRICK (FB2) AUSTRAL EVERYDAY LIFE FREEDOM</p>  </div> <div style="text-align: center;"> <p>FACE BRICK (FB1) AUSTRAL EVERYDAY LIFE ENGAGE</p>  </div> </div> <div style="text-align: center; margin-top: 20px;">  </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>RENDED SHORING WALL (R1) COLOUR (DULUX LEXICON HALF)</p>  </div> <div style="text-align: center;"> <p>RENDED BRICK WALL (R2) FIXED TO BRICK WALL 600 MM H COLOUR (DULUX SINGLE PIE)</p>  </div> <div style="text-align: center;"> <p>METAL FENCE (MF1) FIXED TO BRICK WALL 600 MM H COLOUR (MONUMENT)</p>  </div> <div style="text-align: center;"> <p>METAL BALUSTRADE (MB1) COLOUR (MONUMENT)</p>  </div> </div>
NO.	REVISION	DATE					

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 BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE
 GEORGES RIVER LOCAL PLANNING PANEL

<p style="text-align: center; font-weight: bold; font-size: small;">Registered Design Panel</p> <p style="font-size: x-small;">Project Address: 18-20 Peake Parade & 2 Pearce Avenue, Peakhurst, NSW 2210</p> <p style="font-size: x-small;">Design Title: Residential Flat Building Development</p> <p style="font-size: x-small;">Project No: 18-20 Peake Parade & 2 Pearce Avenue</p> <p style="font-size: x-small;">Drawing Title: Driveway Ramp Section</p> <p style="font-size: x-small;">Scale: N.T.S. @ A1</p> <p style="font-size: x-small;">Date: 20-08-2025</p> <p style="font-size: x-small;">Job No: 1120</p> <p style="font-size: x-small;">Drawn: DC</p> <p style="font-size: x-small;">Checked:</p> <p style="font-size: x-small;">Amendments:</p> <p style="font-size: x-small;">Notes:</p> <p style="font-size: x-small;">Copy Right:</p> <p style="font-size: x-small;">Project Details:</p> <p style="font-size: x-small;">Architect Details:</p> <p style="font-size: x-small;">Arch & Co. Architecture . Interiors . Innovation</p> <p style="font-size: x-small;">Member Australian Institute of Architects</p>	<p style="text-align: center; font-weight: bold; font-size: small;">Basement Level 1.2600</p> <p style="color: red; font-weight: bold; font-size: small;">Ramp 1:8</p> <p style="color: red; font-weight: bold; font-size: small;">Ramp 1:4</p> <p style="color: red; font-weight: bold; font-size: small;">Ramp 1:20</p> <p style="color: red; font-size: x-small;">2480</p> <p style="color: red; font-size: x-small;">35.610</p> <p style="color: red; font-size: x-small;">35.860</p>
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Regulation Design Period			
Design Address	Design Period	Design Period	Design Period
18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210
18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210
18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210
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18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210	18-20 Peake Parade & Pearce Avenue, NSW 2210
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CLIENT: LJV DEVELOPMENTS
 DRAWING TITLE:
PERSPECTIVE VIEW 1

DRAWING NO: DA-128
 SCALE: N.T.S. @ A1
 REVISION: 1
 DATE: 20-08-2025
 JOB NO: 1120
 DRAWN: DC
 CHECKED: []

AMENDMENTS:

DATE	REVISION	BY

NOTES:
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 ALL DIMENSIONS AND OMISSIONS TO BE REPORTED TO ARCHITECT.
 INSTALL IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

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PROJECT DETAILS:
PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEARCE AVENUE, PEAKHURST, NSW 2210


ARCHITECT DETAILS:
 Nominated Architect:
 Dany Chahidi
 ABR NSW # 10451
 M: 0422 266 306
 P: 02 8712 4990
 E: info@archandco.net.au
 W: www.archandco.au



STREETSCAPE VIEW FROM PEARCE AVENUE

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Registered Design Panel Panel Address: 11-21 Green Square 21 Green Square NSW 2220 Contact: The Shire of Georges River Building Department Contact Email: building@georgesriver.nsw.gov.au Contact Phone: 02 9712 4599											
Drawing Title: SHADOW DIAGRAM Date: JUNE 21 09:00 AM	Drawing No: DA-133 Scale: 1:200@A1 Revision: 1 Date: 20-08-2025 Job No: 1120 Drawn: DC Checked:										
AMENDMENTS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">Date</th> <th style="width: 20%;">Rev</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Date	Rev								
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ARCHITECT DETAILS: Nominated Architect: Arch & Co. ABR NSW # 10451 m: 0422 365 306 p: 02 9712 4599 e: info@archandco.net.au w: www.archandco.au											
											
											
											



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Registered Design Panel															
<p>Panel Address: 11-21 Cross Street & Fisher Street, Gosford NSW 2250 Under the Australian Fire Building Requirements Contact: The Registered Fire Building Practitioner Contact Email: info@archandco.net.au Contact Phone: 02 8712 4999</p>															
Project Title: Shadow Diagram	Project No: DA-131	Project No: DA-131	Project No: DA-131												
Drawn By: DC	Checked By: DC	Drawn Date: 20-08-2025	Checked Date: 20-08-2025												
NOT FOR CONSTRUCTION															
<p>CLIENT: LJV DEVELOPMENTS</p> <p>DRAWING TITLE: SHADOW DIAGRAM JUNE 21 10:00 AM</p> <p>DRAWING NO: DA-131 SCALE: 1:200@A1 REVISION: 1 DATE: 20-08-2025 JOB NO: 1120 DRAWN: DC CHECKED:</p> <p>AMENDMENTS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TIME</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>NOTES: WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND MAKE ALL STRUCTURAL, STEEL WORK AND CONCRETE WORK CONFORM TO ALL BUILDING ENGINEER'S WORK. PROPER TYPICAL PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ARCHITECT ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT IN ACCORDANCE WITH THE MANUFACTURERS INSTALLED INSTRUCTIONS.</p> <p>COPY RIGHT: ARCH & CO IS THE OWNER OF THE COPY RIGHT SUBSTANTIAL IN THESE DRAWINGS (PLANS, SECTIONS AND SPECIFICATIONS). THEY MUST NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ARCH & CO. PTY LTD.</p> <p>PROJECT DETAILS: PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEARCE AVENUE, PEAKHURST, NSW 2210</p> <p>ARCHITECT DETAILS: Nominated Architect: Dany Chatai ABR NSW # 10451 m: 0422 365 306 p: 02 8712 4999 e: info@archandco.net.au w: www.archandco.au</p> <p style="text-align: center;"> Arch & Co. Architecture . Interiors . Innovation </p> <p style="text-align: center;"> Member Australian Institute of Architects </p>				TIME	REVISION	DATE									
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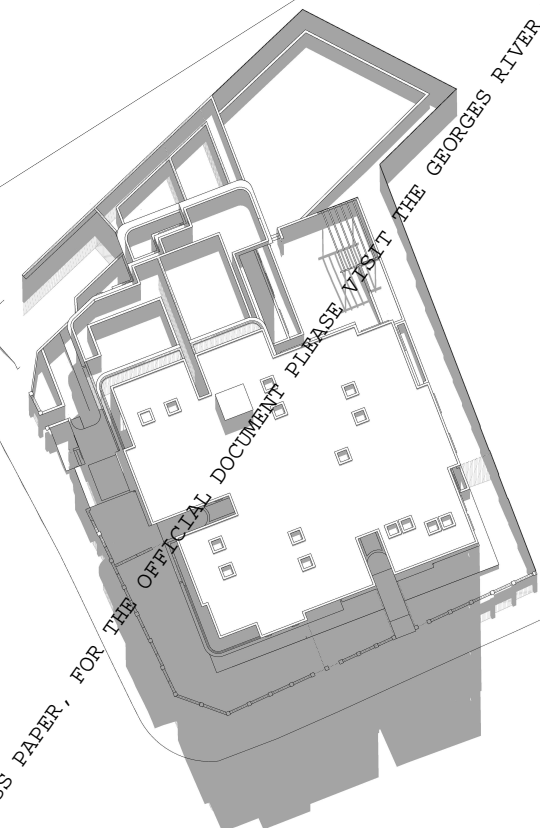
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<p>Registered Design Panel</p> <p>Panel Address: 11-21 Green Square 2 Floor, Green Square, NSW 2220</p> <p>Panel Name: Residential Flat Building Development</p> <p>Panel Type: Residential Flat Building Development</p> <p>Panel Size: Refer to the block Coverage No. Refer to the block</p> <p>Panel No. Description For Approval Panel No.</p>													
<p>CLIENT: LIV DEVELOPMENTS</p> <p>DRAWING TITLE: SHADOW DIAGRAM JUNE 21 11:00 AM</p> <p>DRAWING NO: DA-132</p> <p>SCALE: 1:200@A1</p> <p>REVISION: 1</p> <p>DATE: 20-08-2025</p> <p>JOB NO: 11220</p> <p>DRAWN: DC CHECKED:</p> <p>AMENDMENTS:</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>NOTES: WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND MAKE ALL STRUCTURAL, STEEL WORK AND CONCRETE WORK SUBMITTED BY ARCHITECTURE ENGINEER. PROPOSED TYPICAL PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT IN ACCORDANCE WITH THE MANUFACTURERS INSTALL INSTRUCTIONS.</p> <p>COPY RIGHT: ARCH & CO. IS THE OWNER OF THE COPY RIGHT SUBSISTING IN THESE DRAWINGS (PLANS, SECTIONS AND SPECIFICATIONS). THEY MUST NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ARCH & CO. PTY. LTD.</p> <p>PROJECT DETAILS: PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEARCE AVENUE, PEAKHURST, NSW 2210</p> <p>ARCHITECT DETAILS: Nominated Architect: Dany Chalabi ABR NSW # 10451 m:0422 366 306 p: 02 8712 4590 e: info@archandco.net.au w: www.archandco.au</p>		Date	Description	By									
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<p>Registered Design Panel Panel Address: 11-21 Chiswick Parade & 2 Pearce Avenue, NSW 2210 Contact: The Georges River Design Panel Contact Email: info@archandco.net.au Contact Phone: 02 8712 4999</p>							
<p>Client: LJV DEVELOPMENTS</p>	<p>Drawing Title: SHADOW DIAGRAM JUNE 21 12:00 PM</p>						
<p>Drawing No: DA-133</p>	<p>Scale: 1:200@A1</p>						
<p>Revision: 1</p>	<p>Date: 20-08-2025</p>						
<p>Job No: 1120</p>	<p>Drawn: DC Checked:</p>						
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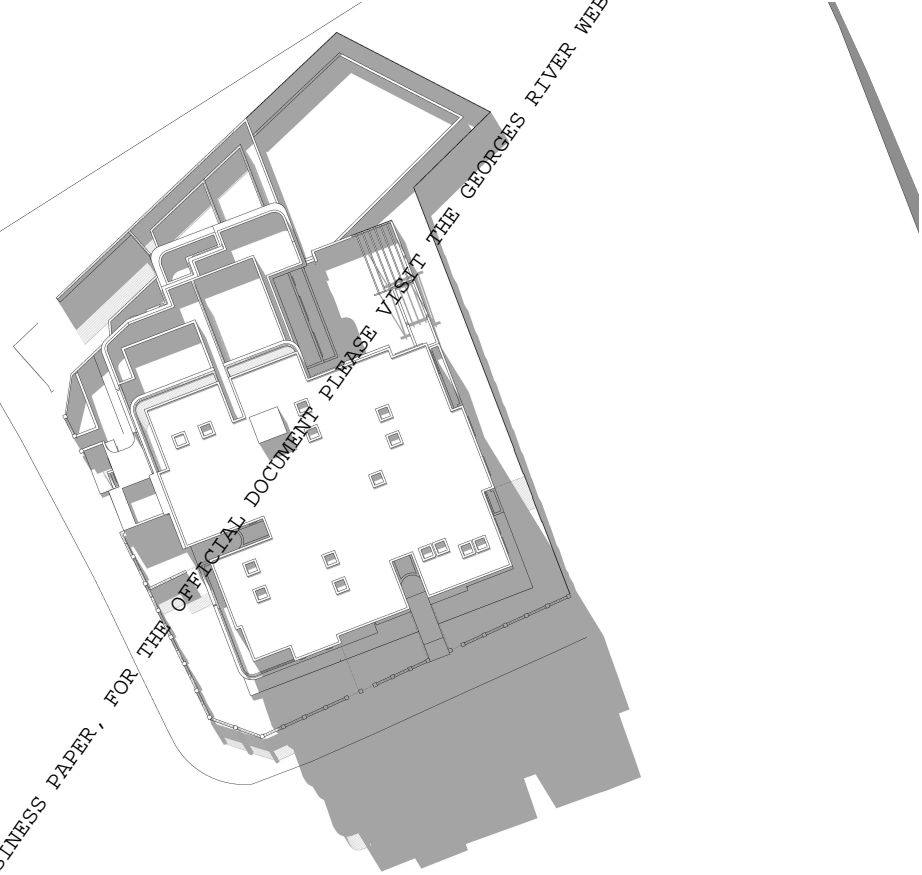
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER

Registered Design Panel Panel Address: 11-21 George Street & 2nd Floor (Georges River Council, N00 272) Contact: The Residential Flat Building Department Contact Email: info@archandco.net.au Contact Phone: Refer to the block Contact No. Refer to the block Job No: Description: Job No: Description: Job No: Description: Job No: Description: Job No: Description:											
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ARCHITECT DETAILS: Nominated Architect: Dany Chalabi ABR NSW # 10451 mobile: 365 306 p: 02 8712 4590 e: info@archandco.net.au w: www.archandco.au											

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<p>Registered Design Panel Panel Address: 11-21 Green Street & 2nd Floor (Ground Floor) M07 2210 Contact: Mr. Sebastian Fine Building Development Contact Email: sebastian.fine@archandco.com.au Contact Phone: 02 8712 4599</p>							
<p>Project Title: Shadow Diagram</p>	<p>Project No: 11220</p>						
<p>Drawn By: DC</p>	<p>Checked By: </p>						
<p>CLIENT: LV DEVELOPMENTS</p>							
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<p>PROJECT DETAILS: PROPOSED RESIDENTIAL FLAT BUILDING AT 18-20 PEAKE PARADE & 2 PEARCE AVENUE, PEAKHURST, NSW 2210</p>							
<p>ARCHITECT DETAILS: Nominated Architect: Dany Chahidi ABR NSW # 10451 m: 0422 365 306 p: 02 8712 4599 e: info@archandco.net.au w: www.archandco.au</p>							
<p>Arch & Co. Architecture . Interiors . Innovation</p>							
<p>Member Australian Institute of Architects</p>							



Registered Design Panel Panel Address: 11-21 Green Square & 21 Green Square, Green Square, NSW 2150 Contact: The Residential Fire Building Department Contact Email: fire@georgesriver.nsw.gov.au Contact Phone: Refer to the local Council or Refer to the local Council Website Fire Zone: <input type="checkbox"/> Fire Zone 1 <input type="checkbox"/> Fire Zone 2 <input type="checkbox"/> Fire Zone 3 <input type="checkbox"/> Fire Zone 4 Fire Risk: <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High											
NOT FOR CONSTRUCTION											
CLIENT: LV DEVELOPMENTS DRAWING TITLE: SHADOW DIAGRAM JUNE 21 03:00 PM											
DRAWING NO: DA-136 SCALE: 1:200@A1 REVISION: 1 DATE: 20-08-2025 JOB NO: 1120 DRAWN: DC CHECKED:											
AMENDMENTS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">Date</th> <th style="width: 20%;">Rev</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Date	Rev								
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ARCHITECT DETAILS: Nominated Architect: Dany Chalabi ABR NSW # 10451 m: 0422 366 306 p: 02 8712 4590 e: info@archandco.net.au w: www.archandco.au											

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REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 04 JUNE 2026

LPP023-26 16 PEAKE PARADE PEAKHURST

LPP Report No	LPP023-26	Development Application No	REV2026/0012
Site Address & Ward Locality	16 Peake Parade Peakhurst NSW 2210 Peakhurst Ward		
Proposed Development	Demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision.		
Owners	Mrs Bich Cham Nguyen and Mr Saniko Akangaroi		
Applicant	Dan Nguyen		
Planner/Architect	Nischal Karmacharya		
Date Of Lodgement	16/03/2026		
Submissions	One (1) submission		
Cost of Works	\$1,797,998.00		
Local Planning Panel Criteria	Section 8.3 (5) of the Environmental Planning and Assessment Act 1979 - The review of a determination or decision made by a local planning panel is also to be conducted by the panel.		
Report prepared by	Development Assessment Planner		
RECOMMENDATION	Approval		

Executive Summary

PROPOSAL

This matter is reported to Georges River Council's Local Planning Panel (the Panel) in accordance with Schedule 1, Part 3 of the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents, issued by the Minister for Planning and Public Spaces under section 9.1 of the Environmental Planning and Assessment Act 1979 on 6 March 2024.

The review application seeks consent for a development which was previously refused by the Panel.

BACKGROUND

On 4 December 2025, Development Application DA2024/0378 for demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision on at 16 Peake Parade, Peakhurst (Lot 292 DP 36537) was refused by the Georges River Local Planning Panel. The key issues that resulted in the refusal of the Development Application included:

- Breach of the maximum permitted Floor Space Ratio (Clause 4.4A, GRLEP 2021).
- Insufficient Landscaped Area (Clause 6.2, GRLEP 2021).

- Insufficient information to satisfy the proper disposal of stormwater (Clause 6.9, GRLEP 2021).

The applicant then lodged this Review Application, pursuant to Division 8.2 of the *Environmental Planning and Assessment Act 1979*.

PROPOSAL

Review Application No. REV2026/0012 proposes demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision. In particular, the proposal are as follows:

Demolition

- Single storey dwelling house
- Shed
- Detached carport

Ground Floor Level

- Construction of the following in each of the dwellings of the dual occupancy:
 - Single car garage
 - Formal living
 - Single Bedroom
 - Bathroom
 - Laundry
 - Open plan kitchen-dining-living area with direct access to outdoor private open space and veranda
 - Internal Courtyard

First Floor Level – (Per dwelling)

- Construction of the following in each of the dwellings of the dual occupancy:
 - Master Bedroom with ensuite and walk in robe with direct access to front balcony
 - Three (3) bedrooms
 - Bathroom

External Works

- Swimming Pools
- Landscaping, including the removal of twelve (12) trees
- Retaining walls
- Stormwater drainage works

Torrens Title Subdivision

- Subdivision into two lots:
 - Lot 1 (Unit 1) – 347.48sqm
 - Lot 2 (Unit 2) – 330.42sqm

ASSESSMENT

Review Application No. REV2026/0012 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, including:

- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022;

- State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021;
- Georges River Local Environmental Plan 2021 (GRLEP 2021); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

The proposed development is generally compliant with the relevant matters of consideration prescribed by Section 4.15(1) of the Environmental Planning and Assessment Act 1979 with the non-compliances proposed under the original Development Application now being resolved and compliance with the relevant development standards achieved. A detailed consideration of these matters is provided in the attached assessment report. Collectively, the proposed development is worthy of support, subject to the recommended conditions of consent.

NOTIFICATION

The application was notified in accordance with Council's Community Engagement Policy between 19 March 2026 and 16 April 2026. One (1) submission was received during the neighbour notification period. Details of the submissions are outlined in Council's assessment report.

CONCLUSION

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, Review Application No. REV2026/0012 for demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision at 16 Peake Parade, Peakhurst is recommended for approval subject to the recommended conditions held in Council's assessment report. The reasons for these recommendations are:

- The proposed development is permissible with consent in the subject zone.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021; and
- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

ATTACHMENTS

- Attachment [↓1](#) Final Assessment Report - 16 Peake Road Peakhurst - REV2026/0012
Attachment [↓2](#) Architectural Plans - 16 Peake Parade PEAKHURST - REV2026/0012



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Delegated Assessment Report – Dual Occupancy

REV2026/0080

LOT 292 DP 36537

16 Peake Parade PEAKHURST

Acknowledgment of Country

Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

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Recommendation

Summary	The development has been assessed having regards to the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
Approval	The assessment recommends that Council as the Consent Authority in accordance with Section 4.16 (1)(a) <i>Environmental Planning & Assessment Act 1979</i> , grant consent to Development Application, subject to the imposed conditions of consent

Introduction

Application Number	REV2026/0080
PAN	PAN-619468
Description	Demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision
Address	16 Peake Parade PEAKHURST NSW 2216
Lot / DP	Lot 292 DP 36537
Date of Lodgement (Payment)	16 March 2026
Applicant	Dan Nguyen
Owner(s)	Mrs Bich Cham Nguyen and Mr Saniko Akangaroi
Responsible Officer	David Gossayn

Site Affections

Affection	Y	N	Comment
Georges River Local Environmental Plan 2021			
(5.1) Land Acquisition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.7) Development Below Mean High Water Mark	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.10) Heritage Conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.21) Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.23) Public Bushland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site adjoins public bushland.
(6.1) Acid Sulfate Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.4) Foreshore Area and Coastal Hazards and Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.5) Riparian Land and Waterways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.6) Foreshore Scenic Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.7) Airspace Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.8) Development in Areas Subject to Aircraft Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Others			
Bushfire Prone Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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Site Affections			
Affection	Y	N	Comment
Council Owned Land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Works proposed within Council owned land for the connection of stormwater drainage.
Crown Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Narrow Lot Housing Precinct	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rail Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Road Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Road Widening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Proposal	
Description	Demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision.
Estimated Development Cost	\$1,797,998.00

Referrals				
Authority and Trigger	Y	N	Date Referred	Comments
External Referral				
Ausgrid – Section 4.48 SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18 March 2026	No objections to the subject proposal.
Council Referrals				
Development Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18 March 2026	No objections to the subject proposal.
Asset and Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27 March 2026	No objections to the subject proposal.
Landscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18 March 2026	No objections to the subject proposal.

Assessment - Section 4.15 Evaluation

The Provision of any Applicable State Environmental Planning Policy (SEPPs)

Environmental Planning Policies	Applicable		Complies?
	Y	N/A	Y
SEPP (Biodiversity Conservation) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPP (Housing) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPP (Sustainable Buildings) 2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Valid BASIX supplied (dated 13 February 2026 - 1754404M_02)			
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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SEPP (Resilience and Hazards) 2021	Complies?		Comment
	Y	N	
Preliminary Provisions (Section 1.1 – 1.4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Definitions (Section 4.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contamination and remediation to be considered in determining development application (Section 4.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has historically been used for residential purposes and there is no evidence that any use under Table 1 of the contaminated land planning guidelines has occurred on site.

The Provision of any Applicable Local environmental Plan

Georges River Local Environmental Plan	Applicable?		Complies?
	Y	N/A	Y/N
Zoning (Clause 2.1 – 2.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
R4 High Density Residential			
Minimum Lot Sizes (Clause 4.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Discussion: Minimum 300sqm per lot (non FSPA)			
<ul style="list-style-type: none"> Unit 1 (Lot 1): 347.48sqm Unit 2 (Lot 2) 330.42sqm 			
Minimum Lot Sizes (Clause 4.1B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Discussion: Minimum 650sqm lot size (non FSPA), minimum width 15m			
<ul style="list-style-type: none"> Lot size – 677.9sqm Lot width – 15.85m 			
Height of Buildings (Clause 4.3 - 4.3A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Discussion:			
<ul style="list-style-type: none"> Maximum – 12m Proposed – 8.3m 			
Floor Space Ratio (Clause 4.4 – 4.5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Discussion:			
<ul style="list-style-type: none"> Maximum – 0.6:1 (406.74sqm) Proposed – 0.59:1 (404.2sqm) 			
Exceptions to Development Standards (Clause 4.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Controls Relating to Miscellaneous Permissible Uses (Clause 5.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Heritage Conservation (Clause 5.10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flood Planning (Clause 5.21 – 5.22)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Bushland (Clause 5.23)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
See discussion below			
Acid Sulfate Soils (Clause 6.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Earthworks (Clause 6.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Stormwater Management (Clause 6.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Foreshore Area (Clause 6.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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Riparian Land (Clause 6.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Foreshore Scenic Protection Area (Clause 6.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airspace Operations (Clause 6.7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Aircraft Noise (Clause 6.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Essential Services (Clause 6.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Design Excellence (Clause 6.10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape Areas in Certain Residential and Conservation Zones (Clause 6.12)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
<p>Discussion</p> <ul style="list-style-type: none"> Required – 25% (169.475sqm) Proposed – 25.7% (174.6sqm) <p>Discussion – Public Bushland</p> <p>The proposal adjoins public bushland to the rear of the site and requires the discharge of stormwater into the drainage easement on Council land approved under MOD2024/0119 for the adjoining property (18-20 Peake Parade, 2 Pearce Avenue, Peakhurst). The proposal was reviewed by Council’s Asset and Infrastructure and Development Engineering teams, who were satisfied with the proposal, subject to provided conditions.</p> <p>Subject to Clause 5.23 (7), In deciding whether to grant development consent to development on land adjoining public bushland, the consent authority must consider the following—</p> <ol style="list-style-type: none"> the need to retain public bushland adjoining the site of the development, the likely effect of the development on public bushland, including the following— <ol style="list-style-type: none"> the erosion of soil, the siltation of streams and waterways, the spread of weeds and non-native plants within public bushland, other matters the consent authority considers relevant to the protection and preservation of public bushland. <p>In accordance with Clause 5.23 (7), the consent authority has considered the matters applicable to development on land adjoining public bushland. The consent authority has assessed the need to retain the adjoining public bushland and is satisfied that the proposed development will not result in any unacceptable encroachment, loss, or diminution of that land.</p>			

Provisions of any Proposed Instrument

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

Georges River Development Control Plan 2021				
Part	Name	Applicable?		Complies?
		Y	N/A	Y/N
Part 3	General Planning Considerations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 4	General Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Part 5	Residential Locality Statements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 6.1	Low Density Residential Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 6.4	Ancillary Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 6.5	Foreshore Locality Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appendices	Supporting Information (e.g. Exempt Tree Works)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



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Part 3.2 Biodiversity

Control	Proposal	Applicable?		
		Y	N/A	Y/N
<p>1. Development is to comply with the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021</p> <p>2. Development is to comply with the provisions of the Biodiversity Conservation Act 2016 and the Biodiversity Regulation 2017.</p> <p>3. All works are to comply with Council's Tree Management Policy.</p> <p>10. In planning design of a development, consideration must be given to existing trees on the subject site and on the adjoining land, including:</p> <p>i) Designs to minimise or avoid potential conflict between trees and structures – on site and on any neighbouring property,</p> <p>ii) Existing trees are retained and incorporated as part of the design within an enforceable Tree Protection Zone (TPZ) of 12 x trunk diameter (DBH) when measured at 1.4 metres from ground level</p> <p>iii) Driveways must be suitably distanced from existing street trees,</p> <p>iv) Awnings must be suitably distanced to reduce conflicts with canopy trees and future tree plantings,</p> <p>v) Stormwater suitably distanced from trees and not within the deep soil zone area to allow for potential tree planting,</p> <p>vi) Vitality and stability of the tree(s) in the long term</p> <p>vii) Sufficient landscape area and deep soil planting areas to allow for planting of replacement trees if an existing tree is proposed to be removed,</p> <p>viii) Protection of the tree during the demolition and construction phases</p> <p>ix) Building construction methods that will minimise the impact on trees and their root systems, and</p> <p>x) Trees identified to be retained on the site and on adjoining land are to be protected in accordance with AS4970 Protection of trees on development sites.</p> <p>11. Where works are proposed within 5m of the trunk of the tree line or within the TPZ, whichever is greater, of an existing tree, an Arboriculture Impact Assessment Report must be prepared and submitted as part of the development application in accordance with Council's DA Guide.</p>	<p>The proposal requires the removal of twelve (12) trees within the subject property.</p> <p>An Arboriculture Impact Assessment report was accompanied with the application, and including the removal, retention and protection of existing trees on site and on adjoining properties.</p> <p>The proposal was reviewed by Council's Landscape team who had no objections to the proposal.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Y</p>

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Part 3.8 View Impacts

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. The development shall provide for the reasonable sharing of views.	The proposal allows for the reasonable sharing of views.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 3.12 Waste Management

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (per Appendix 4 of the GRDCP).	The proposal complies with Appendix 4 of the GRDCP and therefore complies with the controls of this section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 3.17 Universal/Accessible Design

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
3. Accessways for pedestrians and vehicles to be separated	Pedestrian and vehicle access separated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 3.13 Vehicular Access, Parking and Circulation

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
Parking required: The development has 3 or more bedrooms therefore 2 spaces are required.	The proposal provides two (2) car parking spaces for five (5) bedrooms. <ul style="list-style-type: none"> • 1x garage parking space • 1x parking space provided in the driveway 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 3.16.4 Drainage

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Comply with the requirements outlined in Council's Stormwater Management Policy.	Proposal is compliant with Council's Stormwater Management Policy, subject to attached conditions of consent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 3.5 Earthworks				
Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Natural ground level should be maintained within 900mm of a side and rear boundary.				
2. Cut and fill should not alter natural or existing ground levels by more than 1m (see Figure 1).	The proposal generally maintains existing ground level near site and rear boundaries.			
3. Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.	Habitable rooms are located above existing ground level.			
5. Development is to be located so that clearing of vegetation is avoided.	The proposed earthworks avoid vegetation removal and will not adversely affect the health of existing vegetations.			
6. Cut and fill within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with Australian Standard AS 4970 (Protection of trees on development sites).	Adequate soil depth is provided to sustain tree growth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
7. Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.	The earthworks proposed do not impact adversely on stormwater or flood with regards to impacts on adjoining properties.			
8. Earthworks are not to increase or concentrate overland stormwater flow or aggravating existing flood conditions, on adjacent land.	Condition will be imposed for virgin excavated natural material only, should the application be supported.			
9. Fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order, issued by the NSW Environmental Protection Authority (EPA).				

Part 3.5.2 Construction Management/Erosion and Sediment Control				
Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways through the use of the following: <ul style="list-style-type: none"> • Sediment fencing; • Water diversion; • Single entry/exit points • Erosion materials such as straw bales and turf strips. 	The proposal includes a sediment control plan indicating implementation of these measures. A suitable condition will be included in the consent which ensures compliance with the control.			
	The proposal minimises cut and fill and site disturbance. The proposal is not considered to have a high potential risk to groundwater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
2. Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil management and its implementation. Such measures are to be in accordance with The Blue Book – Managing Urban	The proposal is accompanied by adequate documentation that ensures no adverse impacts result to groundwater,			

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Part 3.5.2 Construction Management/Erosion and Sediment Control

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>Stormwater, Soils & Construction by LandCom</p> <p>3. Development is to minimise site disturbance including impacts on vegetation and significant trees and the need for cut and fill.</p> <p>4. Construction works within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with AS 4970 (Protection of trees on development sites).</p> <p>5. Development which has a high potential risk to groundwater must submit a geotechnical report to address how possible impacts on groundwater are minimised.</p> <p>6. Work must not be carried out in a public road or footpath unless a permit has been granted by Council (or other relevant roads authority) under s.138 of the Roads Act 1993, and / or s.68 of the Local Government Act 1993. These are separate approvals to development consent or a Complying Development Certificate. Consult with Council to determine if a permit is required.</p>	<p>significant trees, or Councils public domain.</p>			

Part 6.1.1 Streetscape Character

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>1. Dual occupancies are to have windows in all street-facing elevations. Service rooms such as bathrooms and ensuites are not to be within primary or secondary street frontages.</p> <p>2. Driveways and accessways should not dominate the streetscape and located to comply with AS2890 (latest edition).</p> <p>3. The design of the street facing elevation of any dual occupancy development should seek to incorporate design features such as:</p> <ol style="list-style-type: none"> A defined entry feature; awnings, louvers, shutters or other features over windows; Balcony or window box treatment to any first floor element; Recessed or projected prominent architectural elements to visibly break up the facade and avoid an expansive blank wall; Open verandahs; Use of bay windows or similar features along the façade. 	<p>Entrance recess from front façade</p> <p>Unit 1: 1.1m Unit 2: 1.1m</p> <p>Upper-level voids:</p> <p>Unit 1: 5.9sqm Unit 2: 5.9sqm</p> <p>Garage width:</p> <p>Unit 1: 2.5m Unit 2: 2.5m</p> <p>The street-facing elevation contains the following features:</p> <ul style="list-style-type: none"> - Defined entry feature - Projected balconies - Shutters over balconies - Balcony treatment on first floor 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.1.3.1 Streetscape Character

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>4. Each dwelling entrance is to be clearly identifiable from the street and recessed a maximum of 1m into the façade of the dwelling.</p> <p>5. Access to garaging and additional parking spaces for dual occupancy dwellings should not result in large expanses of paved surfaces within the street setback of the development.</p> <p>6. The maximum size of voids at the first floor level should be a total of 15m² (excluding voids associated with internal stairs) for each of the two dwellings.</p> <p>7. Garages for each dwelling within an attached dual occupancy development must be a single car space wide only. Two car garages in a tandem arrangement may be acceptable.</p>	<p>Both dwellings incorporate street-facing windows from habitable rooms.</p> <p>The proposed driveways do not dominate the streetscape and comply with AS2890. Both dwellings incorporate a single-car garage each.</p>			

Part 6.1.3.2 Building Scale and Height

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>2. On sites with a gradient or cross fall greater than 1:10, dwellings are to adopt a split-level approach to minimise excavation and fill. The overall design of the dwelling should respond to the topography of the site.</p> <p>3. A maximum of two (2) storeys over a basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above the existing ground level.</p> <p>4. Where topography conditions require a basement, the area of the basement should not exceed the area required to meet the car parking requirements for the development, access ramp to the parking and a maximum 10m² for storage and 20m² for plant rooms.</p> <p>5. Where the entry to the basement carpark is visible from the street, the entry should be recessed a minimum of 1m (from the edge of the external wall or balcony) from the levels above, and the external walls of the garage differentiated from the walls above through articulation and external materials.</p>	<p>Storeys proposed: 2</p> <p>Basement not proposed.</p> <p>The proposal considers and responds to the predominant and desired future scale of buildings within the neighbourhood and has had regard to the topography and form of the site.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.1.3.3 Setbacks

Control	Proposal	Applicable? / Complies?		
		Y	N/A	Y/N
<p>Street Facing Dual Occupancies</p> <p>1. The minimum setback from the primary street boundary is:</p> <ul style="list-style-type: none"> i. 4.5m to the main building wall / façade; ii. 5.5m to the front facade of a garage or carport, or at least 1m behind the main building wall / façade, whichever is the greater; iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied. <p>Note: The "Prevailing Street Setback" is the setback calculated by averaging the setback of two (2) adjoining residential properties on both sides of the development.</p> <p>Side Setbacks (attached dual occupancy)</p> <p>2. The minimum side setbacks for ground and first floor are:</p> <ul style="list-style-type: none"> i. 1.2m for development outside the Foreshore Scenic Protection Area; and ii. 1.5m for lots within the Foreshore Scenic Protection Area. <p>Side Setbacks (detached dual occupancy)</p> <p>3. For detached dual occupancies in a 'side-by-side' configuration where both dwellings address the primary street, the minimum side setback is to be a minimum 1.2m for lots outside a Foreshore Scenic Protection Area.</p> <p>For lots within a Foreshore Scenic Protection Area, a minimum of 1.5m.</p> <p>Rear Setbacks (side by side dual occupancy)</p> <p>4. Minimum rear setback (ground and first floor) of 15% of the average site length, or 6.0m, whichever is greater</p> <p>Side and Rear Setbacks (detached dual occupancy in battle-axe arrangement)</p> <p>5. The minimum rear setback (ground and first floor) is 4m to the rear boundary of the lot fronting the primary street. The minimum rear setback for the rear lot is 6m.</p> <p>6. The minimum front setback of any building on the non-primary street fronting lot is to be 2.0m.</p>	<p>Prevailing street setback: 6.3m</p> <p>Front setback: Unit 1: 6.5m Unit 2: 6.5m</p> <p>Garage front setback: Unit 1: 8.4m Unit 2: 8.6m</p> <p>Minimum side setback: Unit 1: 1.43m Unit 2: 1.35m</p> <p>Rear setback: Unit 1: 11.1m Unit 2: 8.2m</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Y</p>

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Part 6.1.3.3 Setbacks

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>7. Minimum side boundary setbacks of 1.2m.</p> <p>Within Foreshore Scenic Protection Area zone, minimum side setbacks of 1.5m are to be provided.</p> <p>8. The minimum side setback of the dwelling with frontage to a primary street to the access handle is to be 1.2m.</p>				

Part 6.1.3.4 Solar Access

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>1. New buildings and additions are to provide a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June onto living room windows and at least 50% of the minimum amount of private open space.</p> <p>2. Direct sunlight to north-facing windows of habitable rooms and 50% of the area of principal private open space of neighbouring dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June. Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</p> <p>3. Shadow diagrams are to be submitted demonstrating the shadow impacts for the winter solstice (21 June) between 9.00am and 3.00pm.</p> <p>5. Consider and minimise overshadowing impacts on the solar photovoltaic panels of neighbouring buildings where a variation to the building setbacks or number of storeys is sought.</p>	<p>The proposal enables at least 3 hours of direct solar access onto the living room and 100% of the private open space for both dwellings between 9am and 3pm on 21 June.</p> <p>The proposal enables at least 3 hours of direct solar access onto adjoining north-facing windows and 100% of the adjoining private open space between 9am and 3pm on 21 June. The proposal enables adequate solar exposure to adjoining PV panels.</p> <p>Shadow diagrams supplied per DCP requirement.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 6.1.3.5 Visual Privacy

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>1. Windows and balconies of main living areas are to be directed toward the front and rear of a site.</p> <p>2. Windows and balconies of habitable rooms are not to directly overlook windows, balconies and the open space of adjacent dwellings. To ensure appropriate privacy, consideration should be given to including:</p>	<p>The proposal utilises the following measures to maintain visual privacy:</p> <ul style="list-style-type: none"> - High sill windows on the first floor, and - Increased side setbacks on the first floor <p>No roof top terraces proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y



Part 6.1.3.5 Visual Privacy

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
i. Physical screening devices such as fixed external timber battens; ii. Splaying or staggering the location of windows; iii. Use of level changes; iv. Use of increased window sill heights or the use of glazing such as frosted glass or glass blocks; v. Avoiding elevated decks or balconies; and vi. Increasing building setbacks from the side boundary. 3. First floor balconies located at the rear of dwellings must not project more than 1500mm beyond the main rear wall alignment and must incorporate fin walls or privacy screens on the sides to prevent overlooking of the living rooms and main private open space areas of adjoining properties. 4. Roof top terraces are not permitted on top of dual occupancies and ancillary structures, such as boat sheds and garages.	The proposed living room and active room windows are designed to allow opaque views into the adjoining properties only.			

Part 6.1.3.7 Excavation

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Any excavation must not extend beyond the building footprint, including for any basement car park. 2. The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park. 3. Developments should avoid unnecessary earthworks by designing and siting buildings that respond to the natural slope of the land. The building footprint must be designed to minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.	Maximum cut depth: 0.8m Maximum fill depth: 0.6m The proposal demonstrates measures to minimise earthworks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 6.1.3.8 Vehicular Access, Parking and Circulation

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Each dwelling is to provide one (1) garage and one (1) tandem driveway parking space	The proposal demonstrates the following numerical design parameters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.1.3.8 Vehicular Access, Parking and Circulation

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>forward of the garage (unless otherwise accommodated within the building envelope).</p> <p>3. Garages should be accessed directly from a rear lane where this is available.</p> <p>4. Driveway crossings are to be positioned so that on-street parking and landscaping on the site and the public domain are maximised, and the removal or damage to existing street trees is avoided.</p> <p>5. The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4 metres.</p> <p>6. For a detached dual occupancy development in a battle-axe allotment configuration, all vehicles must be able to enter and exit the site in a forward direction.</p> <p>8. Any basement parking provided is to comply with the setbacks for development at Point 3 in Section 6.1.3.3 – Setbacks of this DCP.</p> <p>9. Dual occupancy developments are to have only one (1) single width garage per dwelling. Where garaging is provided for two (2) cars, this must be in a tandem parking configuration.</p>	<ul style="list-style-type: none"> - Driveway width at front boundary: 4.5m (shared driveway). - Maximum driveway width: 2.9m. - Garage width: 2.5m (single-car width). <p>The proposed basement parking complies with the setback requirements outlined in Section 6.1.3.3.</p> <p>The proposed driveway and driveway crossover complies with relevant Australian Standard and will not result in the net loss of street tree or street parking</p>			

Part 6.1.3.10 Private Open Space

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>1. An area of Private Open Space is to be provided which:</p> <ul style="list-style-type: none"> i. Is located at ground level; ii. Has a minimum dimension of 4m x 5m; iii. Is not steeper than 1 in 20; iv. Is directly accessible from a main living area; and v. May include a covered patio area. <p>2. The private open space is to be located at the rear of the property and/or behind the building line established by the front setback.</p> <p>4. For an attached dual occupancy in a duplex configuration (one dwelling above another) private open space for the upper dwelling is to be provided in the form of a balcony with a minimum area of 12m² and minimum depth of 2.5m. This form of private</p>	<p>Adequate private open space provided for both dwellings, all with compliant dimensions and on the same level, provided which attempts to maximise solar access.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.1.3.10 Private Open Space

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
open space is to be oriented towards the primary or secondary street.				

Part 6.1.3.11 Landscaping

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
2. Soft soil landscaping is to have a minimum dimension of 1.2m in all directions. Existing natural rock outcrops can be counted towards the calculation of soft soil landscaping. 4. Impervious areas are to occupy no more than: <ul style="list-style-type: none"> i. 70% of the street setback area where the front setback is less than 6m, or ii. 65% of the street setback area where the front setback is 6m or greater, or iii. 60% of the primary street setback area on corner allotments. 5. The front setback area must accommodate at least one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy.	87.5% of the landscaped area has a minimum dimension of 1.2m. Impervious surfaces in front setback area Unit 1: 62.1% Unit 2: 59% The proposed landscaped complies with Clause 6.12 of the LRP 2021. The proposal provides a landscape setting within the street frontage(s), where impervious areas are minimised. The proposal demonstrates an area within the front yard that one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy can be accommodated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

Part 6.1.3.12 Materials, Colour Schemes and Details

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. No large expansive surfaces of predominantly white, light or primary colours would dominate the streetscape or other vista should be used. 2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street. 3. Matching buildings in a row should be finished in the same colour or have a tonal relationship. 4. All materials and finishes utilised should have low reflectivity.	The proposal incorporates a material and colour scheme that is sympathetic to the existing streetscape, compatible to each proposed dwelling, and is of low reflectivity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y



Part 6.4.1 Fences and Walls

Control	Proposal	Applicable?		
		Y	N/A	Y/N
<p>1. Fence heights are to be limited to a maximum of:</p> <ul style="list-style-type: none"> i. 900mm for solid masonry; ii. 1.2m for open or partially transparent styles such as picket or palisade. <p>2. Preferred materials for fencing are masonry, stone, ornate timber, or ornate metal.</p> <p>3. For sloping streets, fences and walls must be stepped to comply with the required maximum fence height.</p> <p>4. Where noise attenuation or protection of amenity requires a higher fence, front fences may be permitted to a maximum 1.8m and must be setback a minimum of 1m from the boundary to allow landscape screening to be provided.</p> <p>5. Fencing (and landscape screening) is to be located to ensure sightlines between pedestrians and vehicles exiting the site are not obscured. Gates are not to open over the public roadway or footpath.</p> <p>6. Side and rear boundary fences must not be higher than 1.8m on level sites, or 1.8m as measured from the low side where there is a difference in level either side of the boundary. An additional 300mm of lattice is permitted for privacy screening.</p> <p>7. In the case of corner sites with two street frontages, a 1.8m fence height is only permitted behind the building line. Fencing forward of the building line is limited to a maximum height of between 900mm-1.2m.</p> <p>10. Construction of retaining walls or associated drainage works along common boundaries must not compromise the structural integrity of any existing retaining wall or structures on the subject or adjoining allotments. All components, including footings and aggregate lines, must be wholly contained within the property.</p> <p>11. A retaining wall that is visible from the street or public area must:</p> <ul style="list-style-type: none"> i. be constructed to a height no greater than 1.0m, and ii. be designed so a minimum setback of 1.0m between the retaining wall and the boundary is provided to permit landscaping, and 	<p>The proposal complies with the following numeric controls:</p> <p>Max retaining wall height – 0.8m</p> <p>The proposed fencing is compatible with the site context and does not hinder sightlines of road users.</p> <p>Proposed retaining walls are located within the subject site.</p> <p>Conditions will be imposed to ensure retaining walls are designed by a suitable qualified engineer and for retaining walls to be shored or retained immediately to protect neighbouring properties from loss of support and to prevent soil erosion.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.4.1 Fences and Walls

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>Be constructed of materials that are durable and do not detract from the streetscape.</p> <p>12. No part of any retaining wall or its footings is to encroach onto an easement unless approval from the beneficiary is obtained, and the purpose of the easement is not interfered with.</p> <p>13. Any retaining walls, required as part of the dwelling construction to contain potential land stability and/or the structural integrity of adjoining properties, must be completed and certified by an appropriately qualified and practicing engineer prior to occupation of the dwelling.</p> <p>14. Excavation or filling requiring retaining shall be shored or retained immediately to protect neighbouring properties from loss of support and to prevent soil erosion.</p>				

Part 6.4.4 Swimming Pools and Spas

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>1. Swimming pools/spas are to be located to the rear of properties.</p> <p>2. For corner allotments or where the property has two street frontages, swimming pools/spas are not to be located in the primary frontage.</p> <p>3. Swimming pools/spas must be positioned a minimum of 900mm from the property boundary with the water line being a minimum of 1500mm from the property boundary.</p> <p>4. In-ground swimming pools shall be built so that the top of the swimming pool coping is as close to the existing ground level as possible. On sloping sites this will often require excavation of the site on the high side to obtain the minimum out of ground exposure of the swimming pool consistent with the low side.</p> <p>5. Swimming pools/spas are to be no more than 500mm above existing ground level.</p>	<p>The proposed swimming pool demonstrates the following setbacks and elevation:</p> <p>Setback from pool frame: 1.5m Setback from water line: 1.5m</p> <p>Pool elevation exceeds 425mm above existing ground level.</p> <p>Conditions will be imposed to ensure the proposed swimming pool incorporates an acoustically separated pool pump and a pool fence that complies with relevant Australian Standards and Swimming Pools Act 1992.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Part 6.4.4 Swimming Pools and Spas

Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
<p>6. On steeply sloping sites, Council may consider allowing the top of the swimming pool at one point or along one side to extend up to 1m above existing ground level, provided that the exposed face of the swimming pool wall is treated to minimise impact. The materials and design of the retaining wall should be integrated with and complement the style of the swimming pool.</p> <p>7. Decking around a swimming pool must not be more than 600mm above existing ground level.</p> <p>8. Filling is not permitted between the swimming pool and the property boundary. The position of the swimming pool, in relation to neighbours and other residents, must be considered to minimise noise associated with activities carried out in the swimming pool or from the swimming pool equipment, such as cleaning equipment.</p> <p>9. Council may require mechanical equipment to be suitably acoustically treated so that noise to adjoining properties is reduced.</p> <p>10. A pool fence complying with the legislation is to separate access from the residential dwelling on the site to the pool.</p> <p>11. Safety and security measures for swimming pools must comply with the relevant requirements of the <i>Swimming Pools Act 1992</i> and any relevant Australian Standards.</p> <p>12. A spa is not required to be surrounded by a child resistant barrier provided that the spa is covered or secured by a child-safe structure (e.g. door, lid or mesh) that is fastened to the spa pool by a child-resistant device at all times when the spa pool is not in actual use and complies with <i>Swimming Pools Act 1992</i> and any relevant Australian Standards.</p>				

Any Planning Agreement Under Section 7.4

There are no planning agreements that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.



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The Significant Likely Impacts of the Development

Section 4.15 (1) (b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Significant Likely Impacts of the Development	
Natural Environment	The development is located within an established residential area and is not considered to result in unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure are appropriate with its setting and is consistent with the desired future character of the site.
Social Impact	The proposal will have no significant social impact on the locality.
Economic Impact	The proposal is not considered to result in unreasonable economic impact

Site Suitability

The site is zoned R4 High Density Residential. The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Submissions

The application was notified in accordance with Council Policy by letter and given twenty-eight (28) days in which to view the plans and submit any comments on the proposal. One (1) submission was received during the neighbour notification period.

The matters relevant to this application raised in the submissions are considered below:

Issue	Response
1. The street is a narrow and in a quiet residential area, the construction of the swimming pools can risk causing a disturbance to the area.	The proposed swimming pools are located to the rear of the proposed dwellings and are not expected to cause any adverse amenity impacts to the surrounding area. The development is minor in nature and complies with the relevant DCP controls relating to swimming pools. Appropriate conditions will be imposed to ensure that associated earthworks do not adversely impact adjoining properties.
2. The street is situated near the local nature reserve that pets and family members frequent go to. The pool may be a disruption to the local fauna and flora, and the chance of increasing stormwater runoff is concerning.	The proposed swimming pools are not considered to cause any adverse amenity impacts to the surrounding area including the adjoining public bushland to the rear of the site. The proposal has been reviewed by Council's Development Engineers, who had no objections with regard to stormwater management.
3. Building a dual occupancy in such a small block is incredibly ambitious as the size of the land is very small, and will undoubtedly cause a lot of noise and added debris pollution	The proposal has been assessed against the Georges River Local Environmental Plan 2021. Dual occupancies are permissible in R4 High Density zoning, and the proposal is compliant with minimum lot size requirements for dual occupancies. Conditions will be imposed to minimise noise of mechanical services including air conditioning units and pool pumps. The proposal is not considered to generate an excessive



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	amount of waste; conditions are imposed to ensure the management of waste during construction.
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Plans - Re-notification

In accordance with the requirements of Georges River Community Engagement Strategy these plans were not publicly exhibited as, in the opinion of Council, the changes being sought did not intensify or change the external impact of the development to the extent that neighbours ought to be given the opportunity to comment.

The Public Interest

The proposal is in the public interest for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Contributions

The development is subject to Section 7.11/7.12 Contributions. In accordance with the Georges River Local Development Contributions Plan 2021, a condition of consent requiring payment of the contribution and identifying it is subject to indexation in accordance with the plan has been imposed.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposal has been assessed against the provisions of the relevant State Environmental Planning Policy, Georges River Local Environmental Plan 2021 and Georges River Development Control Plan 2021 and complies with the development standards of the Local Environmental Plan and meets the objectives of the Development Control Plan. The proposal is recommended for approval subject to conditions.

Determination

Approval of Application

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), the delegated officer determines REV2026/0012 for Demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision on Lot 292 in DP 36537 on land known as 16 Peake Parade PEAKHURST NSW 2210, as an approval for the reasons below subject to the conditions referenced in Appendix A.

Reasons for Granting Development Consent

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

David Gossayn

Assessing Officer: David Gossayn
Title: Development Assessment Planner
Date: 5 May 2026

The application is recommended for determination under the delegation associated with my position.



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Delegated Officer: Aidan Harrington
Title: Coordinator Advisory and Specialist Assessment
Date: 21/5/2026

The application is determined in accordance with the recommendation and delegation under PLN03 associated with my position.

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Appendix 1 - Conditions

Development Details

- 1. Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Drawing No.	Date	Rev	Prepared by
Site Plan	S8.2-102	21/04/2026	B	Bryan Design
Subdivision Plan	S8.2-104	21/04/2026	B	Bryan Design
Ground Floor Plan	S8.2-200	21/04/2026	B	Bryan Design
First Floor Plan	S8.2-201	21/04/2026	B	Bryan Design
Roof Plan	S8.2-202	21/04/2026	B	Bryan Design
Elevations 1-2	S8.2-300	21/04/2026	B	Bryan Design
Elevations 3-4	S8.2-301	21/04/2026	B	Bryan Design
Section 1-1 & 2-2	S8.2-401	21/04/2026	B	Bryan Design
Section 3-3	S8.2-402	21/04/2026	B	Bryan Design
Demolition and Erosion Sediment Control Plan	S8.2-500	21/04/2026	B	Bryan Design
Schedule of Finishes	S8.2-700	21/04/2026	B	Bryan Design
Deep Soil Plan	S8.2-900	21/04/2026	B	Bryan Design
DA Landscape Concept	6939	28/05/2026	C	MONACO Designs PL

Documents Relied Upon to form this development consent:

Description	Ref No.	Date	Rev	Prepared by
Arboricultural Impact Assessment Report	Version 2.0	13 May 2025		The Tree Guardian Arboricultural Consultancy
Stormwater Drains Modelling Analysis Report for Proposed Easement for Drainage Within Council Reserve at Rear of 16 Peake Parade, Peakhurst, NSW 2210	FSP-CAL-243073A-REV. A	24 September 2025	A	5S Projects consulting Engineers

Separate Approvals required under other Legislation

- 2. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993** - Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure. Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities.

- (a) Placing or storing materials or equipment.
- (b) Placing or storing waste containers or skip bins.
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane, or the like.
- (e) Pumping concrete from a public road.
- (f) Pumping water from the site into the public road.
- (g) Constructing a vehicular crossing or footpath.
- (h) Establishing a "works zone."
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers).
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

3. **Driveway Crossing - Minor Development** - Constructing a driveway crossing and/or footpath requires a separate approval under Section 138 of the [Roads Act 1993](#) prior to the commencement of those works.

To apply for approval, complete the 'Application for Driveway Crossing and Associated Works on Council Road Reserve issued under Section 138 Roads Act' which can be downloaded from Georges River Council's website at www.georgesriver.nsw.gov.au. Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Section P1 and P2, in Council's adopted Fees and Charges for the administrative and inspection charges associated with driveway crossing applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out in accordance with Council's specifications applicable at the time, prior to the issue of an Occupation Certificate.

The design boundary level is to be received from Council prior to construction of the internal driveway.

4. **Road Opening Permit** - A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from the TfNSW, in the case of State roads, for every opening of a public road reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of work in the road.
5. **Stormwater Drainage Application** – This Development Consent does not give approval to undertake the required diversion works on Council stormwater drainage. A separate approval of a Stormwater Drainage Application is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) to undertake:
- a) Stormwater & ancillary works in the road reserve. This includes connections to Council stormwater pits and or pipes. Excludes connection of stormwater to the kerb.
 - b) Stormwater & ancillary to public infrastructure on private land.

The Stormwater Drainage Application approval must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

Prescribed Conditions

6. **Sydney Water – Tap in TM** - The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.



- 7. **Building Code of Australia & Home Building Act 1989** - Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the Home Building Act 1989 relates, there is a requirement for a contract of insurance to be in force before any work commences.
- 8. **Erection of Signs** - Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PC and the Principal Contractor.
- 9. **Protection & support of adjoining premises** - If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.
- 10. **Site Excavation** - Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site.

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided and adequate provision shall be made for drainage.

Prior to the Issue of a Construction Certificate

- 11. **Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit	\$2,060.00
Inspection Fee for Refund of Damage Deposit	\$220.00
Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 And Section 7.12)	\$20,000.00

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

A Section 7.12 contribution has been levied on the subject development pursuant to the Georges River Council

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Local Infrastructure Contributions Plan 2021 (Section 7.11 And Section 7.12).

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the Georges River Council Local Infrastructure Contributions Plan 2021.

Timing of Payment

The contribution must be paid and received by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

12. Housing and productivity contribution (NSW Government Contribution) - This condition applies only to development for which contribution is required under the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024

- a) The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with point 2, is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$10,812.17
Transport project component	Nil
Total housing and productivity contribution	\$10,812.17

- b) The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number

consent PPI number

where: **highest PPI number** is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and **PPI** have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

- c) The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table: Development Time by which HPC must be paid Development consisting only of residential subdivision within the meaning of the HPC Order Before the issue of the first subdivision certificate Department of Planning and Environment Housing and Productivity Contribution.

Standard conditions of consent 3 High-density residential development within the meaning of the HPC Order for which no construction certificate is required Before the issue of the first strata certificate Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building Before the issue of the first strata certificate



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Manufactured home estate for which no construction certificate is required Before the installation of the first manufactured home In the Table, HPC Order means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

- d) The HPC must be paid using the NSW planning portal. (<https://pp.planningportal.nsw.gov.au/>).
- e) If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - i. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - ii. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition (b) at the time of payment. Despite condition (a), a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

13. Damage Deposit – In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$2,060.00
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$220.00
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise, the amount will be either forfeited or partly refunded according to the amount of damage.

14. BASIX Commitments - All energy efficiency measures as detailed in the BASIX Certificate 1754404M_02 must be implemented on the plans lodged with the application for the Construction Certificate.

15. Site Management Plan - A Site Management Plan detailing all weather access control points, sedimentation controls, fencing, builder's site sheds office, amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

16. Erosion & Sedimentation Control – Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and topsoil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water run-off is diverted around cleared or exposed areas.
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways.
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation, and/or development works.
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway.
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004](#).

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

- 17. Required Design Changes** - The submitted stormwater plan has been assessed as a concept plan only. The PCA shall ensure that the following changes are required to be made and shown on the Construction Certificate plans:
- The final stormwater plan shall include full details of drainage longitudinal sections, proposed and existing pit and pipe invert details in the reserve
 - All new pits proposed in the Reserve shall be 900x900mm with grate and child safety locks
 - Connection from the pit inside property boundary to the new pit (indicated as (5)) in the Reserve shall be 45 degrees
 - Prior to the issue of a construction certificate, the drainage engineer shall ensure that the proposed 225mm pipe shall maintain clearance from the existing sewer pipe in the Reserve
 - A post construction CCTV inspection report shall be submitted prior to the occupation certificate to Council's Asset and Infrastructure engineers. CCTV inspection shall be done in accordance with WSA 05 guide, and 360-degree video is required for all pipe joints.
 - The final engineering plans shall include the driveway profile for the proposed development together with the relevant changes in grade and surface levels complying with the requirement of AS2890.1:2004.
 - The Accredited Certifier shall ensure that the final drainage plan does not conflict with the landscape plan, particularly in relation to the location of drainage pits within the OSD basin at the rear of the site.
- 18. Creation of a Drainage Easement** - Prior to the issue of a Construction Certificate, the applicant is required to address the followings to the satisfaction of Council's Asset and Infrastructure Engineers:
- The applicant must acquire an Easement to Drain Water of 1.0 metre width from Council. The easement must allow for a piped, gravity fed system of stormwater from the subject site with direct underground connection to the proposed stormwater pit in Pearce Avenue Reserve that is the nearest to the subject site
 - Detailed plans of the proposed pipeline in the Reserve are to be lodged with Council that includes:
 - A long section of the full extent of the works within Council's reserve including the connection from the development to the new stormwater system
 - Accurate locations and levels on both the plans and long section as determined by physically surveying by either excavation or a specialised service locator of all underground services in the vicinity of the proposed stormwater pipe. It will not be sufficient to assume depths of the services. It will need to be shown that the pipe can be installed with clearances from all existing underground service lines in accordance with each service provider's requirements and that the pipe will have adequate cover.
 - That the proposed pipeline will be required to be a minimum 375mm diameter Class 4 Reinforced Concrete pipe unless otherwise agreed by Council. All pits are to be 900mmx900mm.
 - Other design requirements as specified in Section 5 of Council's Stormwater Management Policy.
- 19. Stormwater System** - The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.
- All stormwater shall drain by gravity to Council's drainage pit located in Pearce Avenue Reserve at the rear of the site as indicated on the submitted stormwater plan (dwg No. FSP-DWG-243073-H03, Revision 01), dated 7/05/2026, prepared by (5S Projects consulting stormwater engineers), in accordance with the Australian Standard AS3500.3: 2015.
 - Connection from the pit inside property boundary to the new pit (indicated as (5)) in the Reserve shall be 45 degrees
 - The gated drain in front the garages shall be 300x100mm as indicated on the drainage plans to avoid flooding the garages.
 - The PCA shall ensure that the approved drainage design levels are surveyed during construction by a registered surveyor. Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, shall accompany the application for the Construction Certificate.
- 20. On Site Detention** - The final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate. An onsite detention (OSD) facility designed by a professional engineer who specialises in Hydraulic engineering must be designed, approved and installed. The required OSD storage requirements and permissible discharge are to be calculated in accordance with Table 3 of Council's Stormwater Management Policy.



- a) The drainage engineer shall ensure the installation of the orifice plate and the Maximesh screen in each OSD system.
- b) The above ground OSD design shall comply with the requirement of clause 4.9.1 (g) and (h).
- c) The PCA shall ensure that there is no conflict between the final drainage plan and the landscape plan within the OSD storage basins at rear.
- d) The retaining walls surrounding the OSD storage area shall be adequately waterproofed to prevent any leakage to the downstream environment.

The OSD facility shall be designed to meet all legislated safety requirements and child proof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm. A durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:

"BEWARE: This is an on-site detention basin/tank for rainwater which could overflow during heavy storms."

Full details shall accompany the application for the Construction Certificate.

- 21. Stormwater Drainage Plan Details** - Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer specialising in hydraulic engineering shall be submitted with the Construction Certificate application.
 - a) Prior to the commencement of construction works, the PCA shall ensure that all necessary civil and structural safety measures have been dealt with.
- 22. Driveway Construction Plan Details** - Detailed engineering plans for the driveway shall be submitted with the Construction Certificate application for approval that show:
 - a) Longitudinal and cross sections, gradients, access onto the proposed lots, type of construction materials designed in accordance with Council's Subdivision standards and AS/NZS2890.1-2004.
 - b) Suitable underground provision for the supply of all relevant services to the proposed lots (proposed position of pipes and conduits).
 - c) The full length of the driveway designed with a minimum 150mm thick reinforced concrete and minimum of 2.7m wide pavement/kerb face to kerb face width, and a non-slip surface.
- 23. Traffic Management – Compliance with AS2890** - All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities) and AS 2890.2 (for commercial vehicle facilities).
- 24. Tree Protection** - The following trees are to be retained and protected in accordance with the approved Arboricultural Impact Assessment Report as part of the proposed works:

Tree ID Number and Species	Location
Tree 13 – <i>Malus Spp</i>	Tree on adjacent site, to the rear of 14a Peake Pde
Tree 14 – <i>Prunus campanulata</i>	Tree on adjacent site, to the rear of 14a Peake Pde

- 25. Street Tree Planting**
 - a) One (1) street tree of species to be determined by Council must be provided in the road reserve fronting the site
 - b) Council must be appointed to plant all trees on public land. All costs associated with the planting of a tree shall be met by the applicant. Fees and charges for street tree planting are subject to change and are set out in the current version of Council's 'Schedule of Fees and Charges', applicable at the time of payment. This fee must be paid to Council prior to obtaining a Construction Certificate, with the receipt viewed by the PCA. Prior to obtaining a Construction Certificate, the applicant must contact Council, to be provided with a fee proposal for the planting of the one (1) tree proposed upon Councils street verge, fronting the site. This fee/quote provided to the applicant by Council must be paid to Council prior to obtaining a Construction Certificate, with the receipt viewed by the PCA.
The fees must be paid in accordance with the conditions of this consent. The fee payable is to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.
- 26. Waste Management Plan** - A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site clearing, extraction, and, or demolition works, and the designated Waste Management Facility shall be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

- 27. Proposed Retaining Structures** - Prior to council or the appointed principal certifier issuing a construction certificate, the applicant shall engage a suitably qualified structural engineer to design all proposed retaining structures exceeding 600mm in height. Any retaining wall(s) (including associated footings and drainage) are to be constructed wholly within the property boundaries and outside of any easement. Any retaining wall(s) proposed on land designated as being bush fire prone must be constructed of non-combustible materials.
- 28. Swimming Pool – Fences** - The swimming pool must be fenced in accordance with provisions of the relevant National Construction Code together with the referenced Australian Standard AS1926 Parts 1 and 2 (2012), prior to the filling of the pool with water.
- 29. Swimming Pools – Use and Maintenance** - The following apply to the construction, use and maintenance of swimming pools and spas:
- no ground level may be raised or filled except where shown specifically on the approved plans
 - all pool/spa wastewater is to be discharged to the sewer according to the requirements of Sydney Water
 - the swimming pool must not be used for commercial or professional purposes
 - drain paved areas to the landscaped areas or a suitable lawful drainage system; and
 - arrange any external pool/spa lighting to minimise glare nuisance to adjoining owners.
- 30. Compliance with Swimming Pool Act 1992** - The alterations and additions to the dwelling house and/or the construction of the new dwelling house subject of this consent must not generate any non-compliances with the Swimming Pools Act 1992, Swimming Pool Regulation 2008, Building Code of Australia and/or AS 1926.1-2007 – Swimming Pool Safety. Details of compliance to be illustrated on the plans lodged with the application for the Construction Certificate.
- 31. Structural details** - Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works. A copy shall be forwarded to Council where Council is not the PCA.
- 32. Geotechnical Report** – The applicant must submit a Geotechnical Report, prepared by a professional engineer specialising in geotechnical engineering who holds the relevant Certificate of accreditation as required under the *Building Professionals Act 2005* in relation to dilapidation reports, all site works and construction. This is to be submitted before the issue of the Construction Certificate and is to include:
- Investigations certifying the stability of the site and specifying the design constraints to be placed on the foundation, any earthworks/stabilization works and any excavations.
 - On-site guidance by a vibration specialist during the early part of excavation
 - Measures to minimise vibration damage and loss of support to other buildings. Where possible any excavation into rock is to be carried out with tools such as rock saws which reduce vibration to adjoining buildings and associated structures. Where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence) the report shall detail the maximum size of hammer to be used and provide all reasonable recommendations to manage impacts
 - Sides of the excavation are to be pierced prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

Prior to the Commencement of Work (Including Demolition & Excavation)

- 33. Dial before your dig** - The applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Dial Before You Dig" shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.
- 34. Drainage Engineering Site Inspection** - Prior to the commencement of works, the PCA shall ensure that a registered surveyor is engaged to verify the design surface and invert levels of the proposed stormwater system to drain by gravity.
- 35. Demolition & Asbestos** - The demolition work shall comply with the provisions of Australian Standard AS2601:2001 - Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the [NSW Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a



license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015).

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au

- 36. Utility Arrangements** - Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

During Construction

- 37. Hours of construction for demolition and building work** - Building construction and delivery of material hours are restricted to: 7.00 am to 5.00 pm (inclusive) Monday to Saturday and no work on Sundays and Public Holidays.
- 38. Physical Connection of Stormwater to Site** - No work is permitted to proceed above the ground floor slab level of the building until there is physical connection of the approved stormwater drainage system from the land the subject of this consent to Council's stormwater pipe and pit within the easement in the Reserve as indicated on the approved stormwater plan.
- 39. Cost of work to be borne by the applicant** - The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plants and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.
- 40. Obstruction of Road or Footpath** - The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.
- 41. Damage within Road Reserve and Council Assets** - The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.
- 42. Public Utility and Telecommunication Assets** - The owner shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.
- 43. Tree Removal prohibited on adjoining properties** - No tree on Council's public footway, public reserves or on neighbouring properties and protected under the Georges River Tree Management Policy 2024 may be removed, pruned or otherwise damaged without Council consent.
- 44. Tree Removal and Replacement Planting on site** - Permission is granted for the removal of the following trees:

Tree No.	Species	Location
1	Camellia sasanqua	Within site, front yard
2	Archontophoenix alexandrae	Within site, front yard



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3	Homalanthus populifolius	Within site, side West
4 and 7	Ligustrum lucidum	Within sites, sides
5	Ilex Spp	Within site, behind existing house
6	Cinnamomum camphora	Within site, behind existing house
8	Ceratopetalum gummiferum	Within site, behind garage
9	Rothmannia globosa	Within site, behind garage
10	Citrus Spp	Within site, rear yard
11 and 12	Macadamia tetraphylla	Within site, rear yard

Note: refer to Arboricultural Impact Assessment Report prepared Tree Guardian, dated 13/5/25, for numbering and location only.

All tree removal shall be carried out by a minimum AQF Level 3 Arborist with appropriate insurance. Tree removal is to be undertaken safely and in compliance with AS 4373-2007 - Pruning of Amenity Trees and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98).

45. Tree Protection –

- a) All trees within and adjoining the site must be protected in accordance with Australian Standards AS4970-2025, Protection of Trees on Development Sites.
- b) The storage or mixing of materials, washing equipment, disposal of liquids or building materials, site sheds etc. must not occur within 5 meters of the trunk of any tree upon adjacent site
- c) Tree protection for trees 13 and 14, must be in accordance with the Arborist report by the Tree Guardian, section 9. Recommendations, 9.2 – Tree Retention.
- d) Footings/piers/posts must be relocated / realigned if any tree root greater than 30mm diameter is present. A minimum of 150mm clearance must be provided between the footing/piers/posts and tree root.
- e) The consent of Council's Landscape & Arboriculture Assessment Officer must be obtained prior to undertaking of any tree pruning works or pruning of any tree roots greater than 30mm diameter
- f) Any damage to existing trees as a result of construction activities must be immediately reported to Council's Landscape & Arboriculture Assessment Officer. Any damage to existing trees as a result of construction activities may result in a prosecution under the Local Government Act 1993 and/or the Environmental Planning Assessment Act 1979.
- g) Trees specified for retention are to be inspected, monitored and remedial work undertaken as required during and after completion of development works by a qualified AQF Level 5 Project Arborist. Regular inspections and documentation from the Arborist to the PCA and Council's Tree Compliance Officer are required at the following hold points:

Hold Point	Action Required by AQF Level 5 Project Arborist
1. Prior to commencement of demolition/construction works.	Site meeting with builder to discuss and confirm understanding of tree protection measures required for trees 13 and 14.
1. b) Prior to commencement of demolition/construction works.	Supervise and certify installation of tree protection measures. Tree protection measures are to be installed as per the approved Tree Protection Plan. Clear and dated photographs of the installed tree protection fencing must be submitted to Council.



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<p>2. Works within the TPZ areas of trees to be retained.</p>	<p>Supervise, direct and photograph all approved works with the TPZ areas of tree to be retained.</p> <p>a) During demolition of any existing structure within close proximity to Tree Protection Zones (TPZ);</p> <p>b) During any excavation, trenching or construction that has been approved by Council within the TPZ of any tree to be retained;</p> <p>c) During any landscape works within the TPZ of any tree to be retained.</p>
<p>3. Arboricultural Compliance Report.</p>	<p>Inspect, photograph and report on tree health and condition, maintenance of tree protection measures and remedial tree works as required.</p> <p>a) Certification tree protection measures have been installed in accordance with the conditions prior to the commencement of works;</p> <p>b) Certification of compliance with each key milestone listed above within 48 hours of completion;</p> <p>c) Details of any other works undertaken on any tree to be retained or with TPZ(s);</p> <p>d) A final compliance report shall be submitted prior to the issuing of the Occupation Certificate.</p>
<p>4. Prior to issue of Occupation Certificate</p>	<p>Final inspection of trees to be retained and provision of follow up report detailing activities during construction including any damage to the trees and any remedial work required to ensure the ongoing health and structural stability of the trees and/or replacement trees required. Any recommendations for remedial work and/or replacement trees will be required to be approved by Council's Tree Compliance Officer and actioned prior to the issue of an occupation certificate for the development.</p>

- 46. **Landscape Works** - All landscape works shall be carried out in accordance with the approved landscape plans, subject to the following
 - a) The applicant must engage a licensed and reputable nursery grower early within the build phase and order all four (4) trees and all plant material early to ensure that all tree and plant material, pot/bag sizes and quantities are guaranteed at the time of the landscape and planting phase.
 - b) All four (4) new trees shown on Landscape Plans must be a minimum of 45 litre pot/bag size and minimum of 1.5m tall at the time of planting.
 - c) New tree plantings must be grown to AS2303 – 2018, Tree stock for landscape use and be planted by a Horticulturalist or AQF level 3 Arborist.
- 47. **Encroachment of Adjoining Properties Prohibited** - No work shall be carried out beyond the boundaries of the development site, unless specified otherwise.
- 48. **Retaining wall** - Excavation and filling requiring retaining wall shall be shored and retained immediately.
- 49. **Imported Fill Material** - The only fill material that may be received at the development site is virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.
- 50. **Swimming Pools – Water to Sewer** - The swimming pool water including the overflow water shall be drained to the sewer. The consent of Sydney Water to dispose of wastewater shall be obtained and compliance with any conditions imposed by Sydney Water.
- 51. **Waste Management Facility** - All materials removed from the site as a result of demolition, site clearing, site preparation and, or excavation shall be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like shall be ignited or burnt.

Prior to the issue of the Occupation Certificate

- 52. Minor Development** - Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface.
- 53. Stormwater Drainage works – post construction inspection report** – Prior to the issue of the Occupation Certificate, a post construction CCTV inspection report shall be submitted. The CCTV inspection shall be done in accordance with WSA 05 guide and 360-degree video is required for all pipe joints.
- 54. Restriction to User and Positive Covenant for On-Site Detention Facility** – A Restriction on Use of the Land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owners of the land. The terms of the instrument are to be in accordance with Council's standard terms and restrictions which are as follows.

Restrictions on Use of Land

The registered proprietor shall not make or permit or suffer the making of any alterations to any on-site stormwater management system which is, or shall be, constructed on the lot(s) burdened without the prior consent in writing of Georges River Council. The expression "on-site stormwater management system" shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to manage stormwater quantity or quality including the temporary detention or permanent retention of stormwater storages. Any on-site stormwater management system constructed on the lot(s) burdened is hereafter referred to as "the system."

Name of Authority having the power to release, vary or modify the Restriction referred to is Georges River Council."

Positive Covenants

1. The registered proprietor of the lot(s) hereby burdened will in respect of the system:
 - (a) keep the system clean and free from silt, rubbish and debris
 - (b) maintain and repair at the sole expense of the registered proprietors the whole of the system so that it functions in a safe and efficient manner
 - (c) permit the Council or its authorised agents from time to time and upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land for the compliance with the requirements of this covenant
 - (d) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.
2. Pursuant to Section 88F(3) of the Conveyancing Act 1919 the Council shall have the following additional powers:
 - (a) in the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in part 1(d) above.
 - (b) the Council may recover from the registered proprietor in a Court of competent jurisdiction:
 - i. any expense reasonably incurred by it in exercising its powers under subparagraph (i) hereof. Such expense shall include reasonable wages for the Council's employees engaged in effecting the work referred to in (i) above, supervising and administering the said work together with costs, reasonably estimated by the Council, for the use of materials, machinery, tools and equipment in conjunction with the said work.
 - ii. legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act. Name of Authority having the power to release vary or modify the Positive Covenant referred to is Georges River Council.

- 55. Maintenance Schedule – Onsite Stormwater Management** - A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

56. Works as Executed and Certification of Stormwater works - Prior to the issue of an Occupation Certificate, the PCA must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards. A works-as-executed drainage plan and certification must be forwarded to the PCA and Council, from a professional engineer specialising in hydraulic engineering. This Plan and Certification shall confirm that the design and construction of the stormwater drainage system satisfies the conditions of development consent and the Construction Certificate stormwater design details approved by the PCA.

- a) The location of any detention basin/s with finished surface levels;
- b) Finished site contours at 0.2 metre intervals (if applicable)
- c) Volume of storage available in any detention areas;
- d) The location, diameter, gradient and material (i.e. PVC, RC etc.) of all stormwater pipes;
- e) The orifice size/s (if applicable);

57. Requirements prior to the issue of the Occupation Certificate - The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- a) All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- b) The internal driveway construction works, together with the provision for all services (conduits and pipes laid) shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- c) Construct any new vehicle crossings required.
- d) Replace all redundant vehicle crossing laybacks with kerb and guttering and replace redundant concrete with turf.
- e) Work as Executed Plans prepared by a Chartered Professional Engineer or a Registered Surveyor when all the site engineering works are complete shall be submitted to the PCA prior to the issue of the Occupation Certificate.

58. Vehicular crossing - The vehicular crossing and/or footpath works shall be constructed by a private contractor at the expense of the applicant, in accordance with the specifications contained in the 'Application for Driveway Crossing and Associated Works on Council Road Reserve' approval issued by Council's Assets and Infrastructure Division and in accordance with Council's Specification for Vehicular Crossings and Associated Works and the issued.

Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Specification for Vehicular Crossings and Associated Works.

No stencilled or coloured concrete may be used outside the boundary of the property

The work must be completed before the issue of an Occupation Certificate.

59. Stormwater drainage works – Works As Executed - Prior to the issue of the Occupation Certificate, storm water drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- a) Compliance with conditions of development consent relating to stormwater;
- b) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- c) Pipe invert levels and surface levels to Australian Height Datum;

60. Completion of Landscape Works - All landscape works, the planting of all four (4) trees and all plant material in accordance with approved landscape plans and specifications and conditions of consent, must be completed prior to the issue of a final occupation certificate for the site. A certificate of compliance for the planting of all trees and shrubs proposed for the site must be prepared by a qualified Horticulturist, Landscape Designer or AQF Level 5 Arborist and forwarded to the PCA for approval prior to the issue of an occupation certificate.

61. Swimming Pool Filter Noise - Any filtration equipment and/or pump(s) exceeding 5dBA above the ambient background noise level when measured at the property boundary must be enclosed with appropriate sound insulation materials. Details of compliance are to be provided to the Certifier along with certification of compliance from a suitably qualified acoustic specialist.

62. Swimming Pools – Safety Requirements - The owner of the pool shall display a notice showing:

- a. A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques for infants, children and adults. This sign is to be displayed in a prominent position in the immediate vicinity of the swimming pool.
- b. The occupier of any premises on which a swimming pool is situated must ensure that there is, at all times, a sign which must contain the following words "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL", "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES", and "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900MM CLEAR OF THE POOL FENCE AT ALL TIMES".

Note: This notice shall be kept in a legible condition and at the pool side.

- 63. Allocation of street addresses** - Prior to the release of the Occupation Certificate, the applicant is to obtain written confirmation from Council of the allocated street address(es) for all newly created lots. Written confirmation of the allocated address(es) must be provided to the Principal Certifier prior to the issue of the relevant certificate.

Prior to the Issue of the Subdivision Certificate

- 64. Site works to be completed prior to issue of Subdivision Certificate** - The following works shall be completed prior to the issue of the Subdivision Certificate:
- All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans
 - The internal driveway construction works, together with the provision for all services (conduits and pipes laid) shall be completed in accordance with the approved Construction Certificate plans.
 - Replace all redundant vehicle crossing laybacks with kerb and guttering, and redundant concrete with turf
 - Sydney Water 's Section 73 Compliance Certificate
- 65. Final Subdivision Plan Requirements** - A final Subdivision Plan shall be prepared by a Registered Surveyor and include (but not limited to) the following:
- Required Easements - The following easements shall be created by Section 88B of the Conveyancing Act 1919 on the Final Subdivision Plan.
 - Any necessary Easements to Drain Water, (minimum 1m wide).
 - Any necessary Easements for Services (minimum 300mm wide).
 - Any necessary Easements for overhanging roof structures.
 - Reciprocal right of way shall be given to the affected lots in order for all vehicles to enter and leave the site.
 - Creation of Positive covenant and restriction on use of land for any On-site stormwater Detention facility on site, if it's not done prior to Occupation.
- 66. Subdivision -Requirements for Application of a Subdivision Certificate** – To enable registration of the plan of subdivision at NSW Land and Property Information (Land Title) Office, the person acting on the consent must apply for a Subdivision Certificate pursuant to section 109J of the Environmental Planning and Assessment Act 1979.

To enable the determination of the application for a Subdivision Certificate by Georges River Council, the applicant must submit the following:

- Application for Subdivision Certificate form completed with payment of fees current at lodgement.
- Three (3) copies of the final plan of subdivision prepared by a Registered Surveyor.
- The Original Deposited Plan Administration Sheet(s) plus one (1) copy.
- The Original of any relevant 88B instrument plus one (1) copy.
- A copy of the Final Occupation Certificate for the dwellings obtained from the Principal Certifying Authority.
- Certification from the Registered Surveyor that all services (including but not limited to stormwater drainage, gas, electricity, telephone cable) as constructed or to be constructed are/will be contained within each lot or within the necessary easements to accommodate such services.
- A Section 73 (Sydney Water) Compliance Certificate for the Subdivision.

Please Note: The section 73 Certificate required must be a separate certificate for this development consent. Any other Section 73 Certificates (eg for the construction of the building only) cannot be accepted to approve the Subdivision Certificate.

Operational Conditions

67. Ongoing Tree & Landscape Maintenance Works

- a) All four (4) newly planted trees and plants must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying trees and plants and other operations required to maintain healthy trees, plants and turf areas.
- b) Trees must be maintained until they reach a height where they are protected by Council's Tree Management Controls. If any trees are found to be faulty, damaged, dying or dead before they are protected by Council's Tree Management Controls then they must be replaced with the same species and pot/bag size.
- c) Mature trees shall be inspected for health and structural integrity by an AQF Level 5 Arborist 12-month post completion of works. A certificate of compliance and/or report with recommendations for remedial work will be required to be approved by Council's Tree Compliance Officer.

68. Outdoor Lighting - To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

69. Amenity of the neighbourhood - The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste-water, waste products, grit, oil or other harmful products.

70. Residential Swimming Pools & Spas – Noise - The swimming pool/spa pump and associated parts must be located so that noise emitted during its use does not exceed 50B(A) above the background noise level at the closest sensitive receiver. In the case where this cannot be achieved, a ventilated sound-proofed enclosure must be provided to the pump to achieve the required noise levels.

In addition, the swimming pool pump must be installed with a timer that limits its operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open) before:

- a) 8 am or after 8 pm on any Sunday or public holiday, or
- b) 7 am or after 8 pm on any other day.

END CONDITIONS

NOTES / ADVICES

1. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

2. **Torrens Title Subdivisions –**

- a) The Section 73 Certificate required must be a separate certificate for this development consent. Any other Section 73 Certificates (e.g. for the construction of the building) cannot be accepted to approve the Subdivision Certificate.
- b) A Subdivision Certificate cannot be issued unless all relevant conditions of the development consent that are to be satisfied prior to the issue of the Subdivision Certificate have been complied with.
- c) Council will check the consent conditions on the relevant subdivision consent. Failure to submit the required information will delay endorsement of the plan of subdivision.

- d) Plans of subdivision, Administration Sheets, 88B Instruments and copies must not be folded.
- e) All Subdivision Plans, Deposited Plan Administration Sheets and Section 88B Instruments shall be submitted to Council enclosed in a protective cardboard tube (to prevent damage during transfer).
- f) A Subdivision Certificate cannot be issued unless all relevant conditions of the development consent that are to be satisfied prior to the issue of the Subdivision Certificate have been complied with.

3. Stormwater & Ancillary Works - Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993 - To apply for approval under Section 138 of the Roads Act 1993 and/or Section 68 Local Government Act 1993:

- a) Complete the Stormwater Drainage Application Form which can be downloaded from Georges River Council's website at www.georgesriver.nsw.gov.au.
- b) In the Application Form, quote the Development Consent No. (eg. DA201870***) and reference this condition number (e.g. Condition 23)
- c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with stormwater applications.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

The preparation of all engineering drawings (site layout plans, cross sections, longitudinal sections, elevation views together with a hydraulic grade analysis) and specifications for the new stormwater drainage system to be arranged by the applicant. The design plans must be lodged and approved by Council prior to the issue of a Construction Certificate.

NOTE: A minimum of four weeks should be allowed for assessment.

4. Council as PCA - Deemed to Satisfy Provisions of BCA - Should the Council be appointed as the PCA in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative fire solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justify the non-compliance with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

5. Site Safety Fencing - Safe fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high-risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

6. Driveway - The final driveway dimensions and levels on Council land are subject to the driveway application approval.

7. Ausgrid Overhead Powerlines are in the vicinity of the development - The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected to be entering and leaving the site.

The "as constructed" minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's



website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer's cost.

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

- 8. **Review of Determination** - Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: Review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney South Planning Panel or the Land & Environment Court.

- 9. **Appeal Rights** - Part 8 (Reviews and appeals) of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

- 10. **Lapsing of Consent** - This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.



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PROPOSED ATTACHED DUAL OCCUPANCY AT 16 PEAKE PARADE, PAKEHURST



SURVEY NOTES

DO NOT SCALE OFF THE DRAWINGS UNLESS OTHERWISE STATED AND USE FIGURED DIMENSIONS IN PREFERENCE.
 ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE BUILDER ON THE SITE BEFORE THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS AND LEVELS ARE THE SUBJECT TO FINAL SURVEY AND SET-OUT.
 SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

GENERAL NOTES

1. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE
2. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LEVELS AND CONTOURS ARE BASED ON SUPPLIED DATUM. PRIOR TO CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE MINIMUM FLOOR LEVEL REQUIREMENTS AND FLOOD INFORMATION.
4. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARDS, LOCAL ELECTRICITY AND WATER AUTHORITIES CONCERNED.
5. ALL STRUCTURAL WORK AND SITE DRAINAGE TO BE SUBJECT TO THE ENGINEERS DETAILS OR CERTIFICATION WHERE REQUIRED BY COUNCIL.
6. ARTICULATION JOINTS IN MASONRY TO BE PROVIDED AS PER ENGINEERS DETAIL 8 AND/OR IN ACCORDANCE WITH BCA CLAUSE 3.3.1.8
7. RETAINING WALLS ARE REQUIRED TO BE ENGINEER DESIGNED AND CERTIFIED WHERE REQUIRED.
8. ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 AND APPROVED BY RELEVANT AUTHORITIES.
9. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEERS STRUCTURAL DRAWINGS.
10. ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1988 & A.S. 2047.
11. SADDLES TO COMPLY WITH APPROPRIATE SOIL CLASSIFICATION DESCRIBED IN TABLE 3.1.1.1 BCA VOL 2
12. ENGINEER TO PROVIDE DESIGN TO ADDRESS FOOTINGS IF BUILT IN CLOSE PROXIMITY TO SEWER, STORMWATER EASEMENTS.
13. VEHICULAR CROSSOVER TO BE CONSTRUCTED AS PER COUNCIL REQUIREMENTS.
14. ARTICULATED JOINTS IN ACCORDANCE WITH BCA 3.3.1.8 (VOL2)
15. VENTILATION TO WC TO BE AN EXHAUST FAN IN ACCORDANCE WITH BCA-F4.5 & AS-1689.2
16. PROVIDE COLD WATER CONNECTION & GPO TO DISHWASHER SPACE
17. HOT WATER SYSTEM TO COMPLY WITH A.S. 3500
18. DOWNPIPES TO BE A MAXIMUM 12M SPACING AND ADJACENT TO VALLEY INTERSECTIONS
19. DRAINAGE TO BE IN ACCORDANCE WITH PART 3 OF THE BCA. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS

BUILDING CODE OF AUSTRALIA VOLUME 2 2019 EDITION OF THE NCC & RELEVANT AUSTRALIAN STANDARDS NOTES:

- ALL WINDOWS TO HABITABLE ROOMS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH P3.8.2.8 OF BCA VOL 2.
- NON-SLIP NOSES/TREADS TO STAIRS TO COMPLY WITH P3.9.1.4 OF BCA VOL 2
- ALL MASONRY WALLS TO COMPLY WITH P3.3.3 OF BCA VOL 2 AND AS3700
- TERMITES MANAGEMENT SYSTEMS TO BE INSTALLED AS PER AS3660.1
- HIGH IMPACT VAPOR BARRIER TO COMPLY WITH P3.2.2.8 OF BCA VOL 2
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS3500.3 AND/OR AS3500.5
- WET AREA MEMBRANE TO BE INSTALLED AS PER AS1740 AND P3.8.1.1 OF BCA VOL 2
- ALL ENCLOSED WATER CLOSET DOORS MUST SWING OUT OR BE PROVIDED WITH REMOVABLE HINGES OR CAVITY SLIDING DOOR AS PER P3.8.3.3 OF BCA VOL 2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH P3.9.1.2 OF BCA VOL 2
- STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH P3.9.1.2 OF BCA VOL 2
- FINISH OF STAIRS MUST MEET THE REQUIREMENTS OF P3.9.1.4 OF BCA VOL 2
- HANDRAILS TO BE PROVIDED TO COMPLY WITH P3.8.1.5 OF BCA VOL 2
- BARRIERS AND BALUSTRADING TO COMPLY WITH P3.8.2.3 OF BCA VOL 2
- HANDRAILS SERVING STAIRS TO COMPLY WITH P3.8.2.4 OF BCA VOL 2
- ROOM HEIGHTS IN HABITABLE ROOMS MUST BE A MINIMUM OF 2.4M MEASURED FROM THE FINISHED FLOOR TO THE CEILING LINING AS PER P3.8.2 OF BCA VOL 2

PROJECT INFORMATION	
SHEET No.	SHEET NAME
S8.2-000	COVERPAGE
S8.2-100	SPECIFICATIONS
S8.2-101	SITE ANALYSIS
S8.2-102	SITE PLAN
S8.2-103	SITE CALCULATION
S8.2-104	SUBDIVISION PLAN
S8.2-105	ENVIRONMENTAL SITE MANAGEMENT PLAN
S8.2-106	STREETScape CHARACTER ANALYSIS

PROJECT INFORMATION	
SHEET No.	SHEET NAME
S8.2-107	LANDSCAPE CALCULATION
S8.2-200	GROUND FLOOR
S8.2-201	FIRST FLOOR
S8.2-202	ROOF FLOOR
S8.2-300	ELEVATIONS 1-2
S8.2-301	ELEVATIONS 3-4
S8.2-401	SECTION 1-1 & 2
S8.2-402	SECTION 3-3

PROJECT INFORMATION	
SHEET No.	SHEET NAME
S8.2-403	DRIVEWAY CROSSING DETAILS
S8.2-500	DEMOLITION AND EROSION, SEDIMENT CONTROL PLAN
S8.2-600	WINDOWS AND DOOR SCHEDULE
S8.2-700	SCHEDULE OF FINISHES
S8.2-800	SHADOW DIAGRAM
S8.2-900	DEEP SOIL PLAN
S8.2-901	BASIX COMMITMENT 01
S8.2-902	BASIX COMMITMENT 02



PROJECT DETAILS:
PROPOSED ATTACHED DUAL OCCUPANCY
 AT
16 PEAKE PARADE, PAKEHURST

PROJECT NO: **22156**
 CLIENT DETAILS: **MR SONNY**

ISSUED FOR S 8.2 SUBMISSION **23/01/2026**

PROJECT STATUS:

ISSUE: **B**

GENERAL NOTES: SPECIFICATION NOTES

General Notes

Coordination
Refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify any discrepancies between the architectural and/or other consultants documentation prior to proceeding with the works.

Specifications and Schedules
Refer to and coordinate with applicable Specifications and Schedules. Notify any discrepancies between documents prior to proceeding with the works.

Detail Drawings
Drawings at larger scales take precedence over drawings at smaller scales, Notify any discrepancies prior to proceeding with the works.

Execution of the works
Execute the works in accordance and compliance with:
-The approved Development Application and in accordance with the relevant Conditions of Consent and other relevant Local Authority requirements;
-The requirements scheduled by a current BASIX Certificate consistent with the works.
-The current edition of the Building Code of Australia (as amended); and
-Current editions of the relevant Australian and other applicable published standards relevant to the execution of the works.

Units of measurement
Dimensions are shown in millimetres unless noted otherwise.

Materials handling and storage
Material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure
Foundations, footings, reinforced concrete slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be constructed in accordance with Local Authority and Hydraulic Engineer's requirements.

General Specifications
Execute the works in compliance with the relevant deemed-to-satisfy provisions of the Building Code of Australia (BCA) (Volume 2), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works. This schedule of codes and standards outlines the minimum acceptable standards.

Termiticide protection
Provide termiticide protection: In accordance with Part 3.1.3 -Termiticide Risk Management of the BCA (Volume 2) and to AS 3660.1 (Termiticide management - New building work)

Provide professional certification of the termiticide protection measures to the principal certifying authority, confirming compliance with the provisions of the BCA and Australian Standard.
Flashing and damp-proof courses Flashings and damp-proof courses: To AS/NZS 2904 (Damp proof courses and flashings).

Fasteners
Steel nails: Hot-dip galvanized to AS/NZS 4680 (Hot-dip galvanized (zinc) coatings on fabricated ferrous articles).
Self-drilling screws: To AS 3566.1 (Self-drilling screws for the building and construction industries)

Metal finishes
Corrosion protection: To BCA Volume 2 clause 3.4.2.2 (Acceptable construction - Framing - Steel framing - General).

Site Preparation

Demolition
Demolish existing structures as shown: To AS 2601 (Demolition of structures).
Earthworks
To be carried out in accordance with:
The requirements of the Environmental Planning & Assessment Act 1979;
Relevant conditions of the development consent; and the relevant requirements of Part 3.1.1 of the BCA (Volume 2).
Stormwater drainage
Part 3.1.2 of the BCA (Volume 2) and AS/NZS 3500 (Part 3 - Stormwater drainage).
AS/NZS 3500 (Part 5 - Domestic installations - Section 5 - stormwater drainage).

Structural design
For details of structural footings, slabs, framing and the like refer to structural engineering details, to be prepared by a qualified structural engineer.
Structural design is to be in accordance with the relevant structural design manuals.

Site Classification
To be in accordance with Part 3.2.4 of the BCA (Volume 2)
Structural design manuals
AS 1170.1 (Dead and live loads and load combinations)
AS 1170.2 (AS 4055 - Wind loads) AS 1170.4 (Earthquake loads)
AS 1720.1 (Timber structures code) AS 2159 (Piling - design and installation)
AS 2327.1 (Composite structures)
AS 3600 (Concrete structures)
AS 4100 (Steel structures)
Structural design certification
Submit structural engineer's design certification, in accordance with Local Authority requirements, the Principal Certifying Authority prior to the commencement of works.

Concrete construction
Concrete structures generally: To AS 3600 (Concrete structures).
Ground Slabs and footings: To AS 2870 (Residential slabs and footings - Construction).
Ready mixed supply: To AS 1379 (Specification and supply of concrete). Footings and slabs
Design and construct footings and slabs: In accordance with Part 3.2 of the BCA (Volume 2) and AS 2870 (Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159 (Piling - Design and installation).

Brick & block construction (masonry)
Masonry construction: To be in accordance with Part 3.3 of the BCA (Volume 2) and to AS 3700 (Masonry structures).
Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers). Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack) Appendix A (Salt attack resistance categories).

Galvanising
Galvanising mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate, where exposed to weather, embedded in masonry or in contact with chemically treated timber.
Wall Tiles
Wall tie type: To BCA Volume 2 clause 3.3.3.2 (Acceptable construction - Masonry - Masonry accessories - Wall ties) and AS/NZS 2599.1 (Built-in components for masonry construction - Wall ties); Non-seismic areas: Type A; Seismic areas: Type B.
Wall tie spacing: To BCA Volume 2 Figure 3.3.3.1 (Typical brick ties spacings in cavity and veneer construction).
Wall tie corrosion protection: To BCA Volume 2 Table 3.3.3.1 (Corrosion protection for wall ties).
Lintels generally: In accordance with Part 3.3.3.4 of the BCA (Volume 2).

Timber & steel framed construction

Sub-floor ventilation
To be in accordance with Part 3.4.1 of the BCA (Volume 2)
Timber wall, floor and roof framing Timber framing: To be in accordance with Part 3.4 of the BCA (Volume 2) and AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) or AS 1720.1 (Timber structures -Design methods).
Steel framing and structural steel members
Steel framing: to be in accordance with Part 3.4.2 of the BCA (Volume 2). Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or AS 4100 (Steel structures)
Cold-formed steel framing: Provide a proprietary system designed to AS 3623 (Domestic metal framing).

Roof and wall cladding
Roof tiling
To be in accordance with Parts 3.5.1.1 & 3.5.1.2 of the BCA (Volume 2) and AS 2049 (Roof tiles).
Roof tile installation: To AS 2050 (Installation of roofing tiles).
Metal roof sheeting
To be in accordance with Parts 3.5.1.1 & 3.5.1.3 of the BCA (Volume 2). Metal roofing design and installation: To AS 1562.1 (Design and installation of metal roof and wall cladding - Metal).
Roof plumbing
To be in accordance with Part 3.5.2 of the BCA (Volume 2) and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500 (Part 5 - Domestic installation - section 5 - stormwater drainage).
Wall cladding
To be in accordance with Part 3.5.3 of the BCA (Volume 2)
Installation and sarking
Bulk insulation: To AS/NZS 4859.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section 5. Reflective insulation: To AS/NZS 4859.1, Section 9.
Sarking material: To AS/NZS 4200.1 (Flexible building materials and underlays - Materials).

Windows and doors
Glazing to be in accordance with Part 3.6 of the BCA (Volume 2).
Glass Selection and installation: To AS 1288 (Glass in buildings - Selection and installation).
Timber doorsets: To AS 2689 (Timber doors).
Timber frames and jamb linings: To AS 2689 (Timber doorsets)
Security screen doors and window grilles: To AS 5039 (Security screen doors and security window grilles). Window Selection and installation: To AS 2047 (Windows in buildings - Selection and installation).
Doorset installation: To AS 1909 (Installation of timber doorsets). Garage doors: To AS/NZS 4505 (Domestic garage doors).

Lining
Plasterboard: To AS/NZS 2588 (Gypsum plasterboard). Plasterboard installation: To AS/NZS 2589.1 (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish.
Cement: To AS/NZS 2908.2 (Cement-cement products - Flat Streets), Type B, Category 2.
Fibrous plaster products: To AS 2185 (Fibrous plaster products).

Health and amenity
Wet areas
Refer to "Waterproofing".
Room heights
To be in accordance with Part 3.8.2 of the BCA (Volume 2).
Kitchen, sanitary and washing facilities
To be in accordance with Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2).
Natural and artificial light
To be in accordance with Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2).
Ventilation
To be in accordance with Part 3.8.5 of the BCA (Volume 2).
Natural Ventilation: Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2). Mechanical Ventilation: Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2).
Sound insulation
To be in accordance with Part 3.8.6.1 of the BCA (Volume 2).

Safe movement and access

Stair construction
To be in accordance with Part 3.9.1.1 of the BCA (Volume 2) - Acceptable construction practice.
Balustrades
To be in accordance with Part 3.9.2.1 of the BCA (Volume 2) - Acceptable construction practice.

Block and tile finishes
Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles -Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system). Adhesives: To AS 2358 (Adhesives -For fixing ceramic tiles).

Waterproofing
To be in accordance with Part 3.8.1 of the BCA (Volume 2).
Waterproofing: To AS 3740 (Waterproofing of wet areas in residential buildings). Refer to architectural details of waterproofing.

Floor coatings and coverings
Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice -General). Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles -Laying and maintenance practices).

Painting
Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).
Plumbing installations
Where a discrepancy arises the hydraulic consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy, Plumbing and drainage products: To SAA MP52 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware).
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5 (National Plumbing and Drainage - Domestic installations).
Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5. Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5.
Gas: To AS 5601 (Gas installation code).

Electrical installations
Where a discrepancy arises the electrical consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy. (Electrical installation: To AS/NZS 3018 (Electrical installation - Domestic installations).
Smoke Alarms: Refer to "Fire Safety, Smoke Alarms".
Smoke alarm installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning -Fire) in accordance with the requirements of the Building Code of Australia. Connect smoke alarms to mains power.
Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.

Mechanical installations
Mechanical ventilation: To AS 1668.2 (The use of ventilation and air-conditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.



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PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT: 16 PEAKE PARADE, PAKEHURST
PROJECT NO: 22158
LODGED AT: GEORGE RIVER COUNCIL

PROJECT STATUS
ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS
MR SONNY

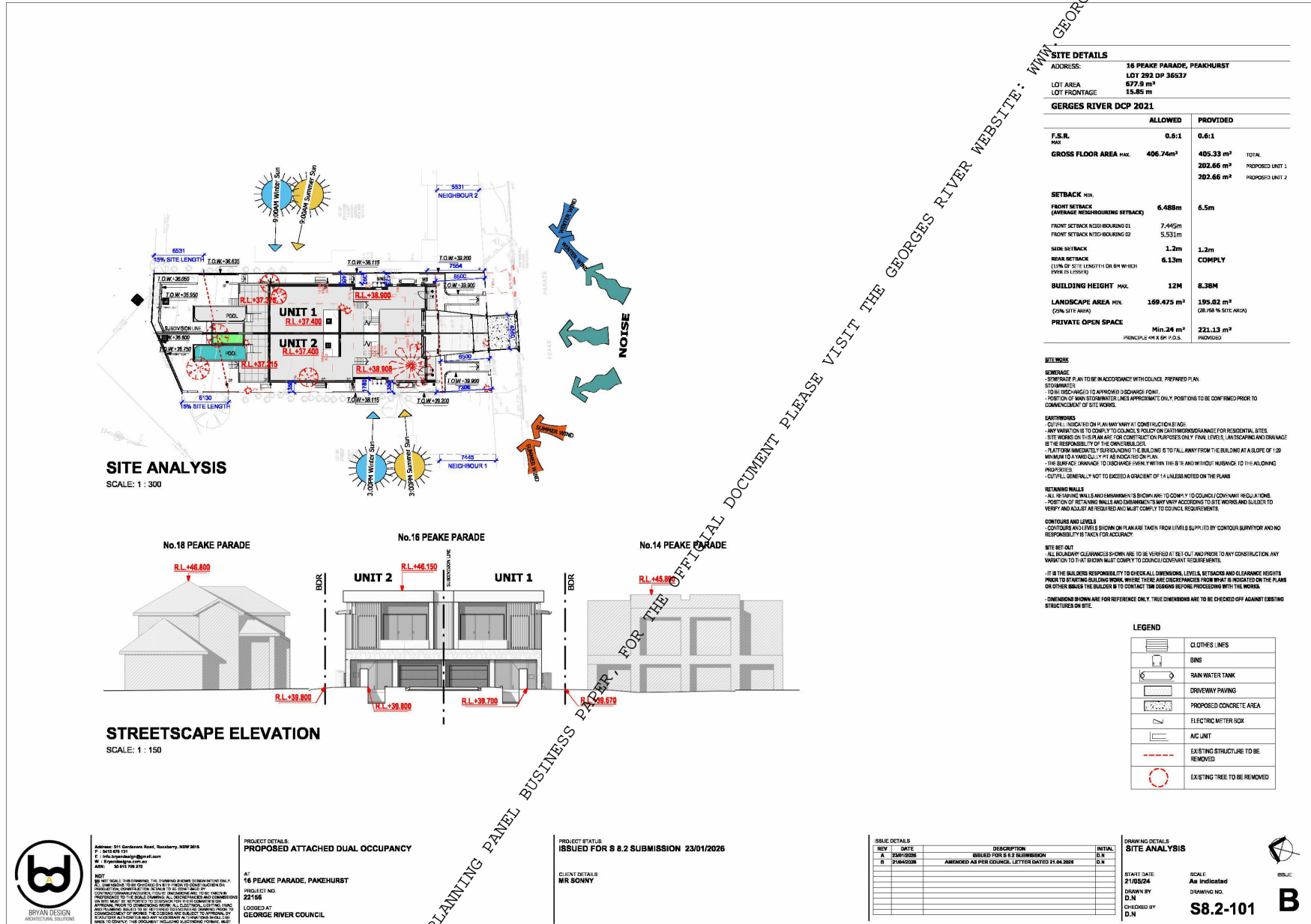
ISSUE DETAILS		DESCRIPTION	INITIAL
REV	DATE		
A	20/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/01/2026	AMENDED AS PER COUNCIL. LETTER DATED 23 JAN 2026	D.N

DRAWING DETAILS

DATE: 21/05/24
DRAWN BY: D.N
CHECKED BY: D.N

SCALE: 1:200
DRAWING NO: S8.2-100

ISSUE: B



SITE DETAILS

ADDRESS: 16 PEAKE PARADE, PEAKEHURST
 LOT AREA: 677.8 m²
 LOT FRONTAGE: 15.85 m

GEORGES RIVER DCP 2021

	ALLOWED	PROVIDED
F.S.R. MAX	0.6:1	0.6:1
GROSS FLOOR AREA MAX	406.74m ²	405.33 m ² TOTAL 202.66 m ² PROPOSED UNIT 1 202.66 m ² PROPOSED UNIT 2
SETBACK MIN		
FRONT SETBACK (AVERAGE NEIGHBOURING SETBACK)	6.488m	6.5m
FRONT SETBACK NEIGHBOURING G1	7.445m	
FRONT SETBACK NEIGHBOURING G2	5.531m	
SIDE SETBACK	1.2m	1.2m
REAR SETBACK	6.13m	COMPLY
<small>(LINK OF SITE LENGTH 11 OR 6M WHICH RIVER IS LESSER)</small>		
BUILDING HEIGHT MAX	12M	8.38M
LANDSCAPE AREA MIN	169.475 m ² (2% SITE AREA)	195.02 m ² (28.68 % SITE AREA)
PRIVATE OPEN SPACE	Min.24 m ² (PRINCIPLES 4H 6P 7D.3)	221.13 m ² PROVIDED

SITE WORKS

SEWERAGE
 - SEWERAGE PLAN TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN.
 (STANDARD)
 - TO BE DISCHARGED TO APPROVED DISCHARGE POINT.
 - POSITION OF MAIN SEWER MAIN LINES APPROXIMATE ONLY, POSITIONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF SITE WORKS.

EARTHWORKS
 - CUT/FILL INDICATED ON PLAN MAY VARY AT CONSTRUCTION STAGE.
 - ANY VARIATION IS TO COMPLY TO COUNCIL'S POLICY ON EARTHWORKS/DRAINAGE FOR RESIDENTIAL SITES.
 - SITE WORKS ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. FINAL LEVELS, LANDSCAPING AND DRAINAGE IS THE RESPONSIBILITY OF THE DEVELOPER.
 - PLATFORM IMMEDIATELY SURROUNDING THE BUILDING IS TO FALL AWAY FROM THE BUILDING AT A SLOPE OF 1:20 MINIMUM TO A FINISH OF 1% AS INDICATED ON PLAN.
 - THE SURFACE DRAINAGE TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT HURDANCE TO THE ADJOINING PROPERTIES.
 - CUT/FILL, GENERALLY NOT TO EXCEED A GRADIENT OF 1:4 UNLESS NOTED ON THE PLAN.

RETAINING WALLS
 - ALL RETAINING WALLS AND EARTHWORKS TO COMPLY TO COUNCIL GOVERNMENT REGULATIONS.
 - POSITION OF RETAINING WALLS AND EARTHWORKS MAY VARY ACCORDING TO SITE WORKS AND SUBJECT TO VERIFY AND ADJUST AS REQUIRED AND MUST COMPLY TO COUNCIL REQUIREMENTS.

CONTOURS AND LEVELS
 - CONTOURS AND LEVELS SHOWN ON PLAN ARE TAKEN FROM LEVELS SUPPLIED BY CONTOUR SURVEYOR AND NO RESPONSIBILITY IS TAKEN FOR ACCURACY.

SITE SET OUT
 - ALL BUILDING CLEARANCES SHOWN ARE TO BE VERIFIED AT SET OUT AND PRIOR TO ANY CONSTRUCTION. ANY VARIATION TO THAT SHOWN MUST COMPLY TO COUNCIL GOVERNMENT REQUIREMENTS.
 - IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL DIMENSIONS, LEVELS, SETBACKS AND CLEARANCE HEIGHTS PRIOR TO STARTING BUILDING WORK, WHERE THERE ARE DISCREPANCIES FROM WHAT IS INDICATED ON THE PLAN OR OTHER BELIEVE THE BUILDERS TO CONTACT THE COUNCIL BEFORE PROCEEDING WITH THE WORKS.
 - DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. TRUE DIMENSIONS ARE TO BE CHECKED OFF AGAINST EXISTING STRUCTURES ON SITE.

WWW.GEORGESRIVER.NSW.GOV.AU

VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

SITE PLAN
SCALE: 1 : 300

SITE DETAILS

ADDRESS: 16 PEAKE PARADE, PEAKEHURST
 LOT AREA: 677.8 m²
 LOT FRONTAGE: 15.85 m

GEORGES RIVER DCP 2021

	ALLOWED	PROVIDED
F.S.R. MAX	0.6:1	0.6:1
GROSS FLOOR AREA MAX	406.74m ²	405.33 m ² TOTAL 202.66 m ² PROPOSED UNIT 1 202.66 m ² PROPOSED UNIT 2
SETBACK MIN		
FRONT SETBACK (AVERAGE NEIGHBOURING SETBACK)	6.488m	6.5m
FRONT SETBACK NEIGHBOURING C1	7.445m	
FRONT SETBACK NEIGHBOURING C2	5.531m	
SIDE SETBACK	1.2m	1.2m
REAR SETBACK (MIN OF SET LENGTH OR 6M WHICH EVER IS LESSER)	6.13m	COMPLY
BUILDING HEIGHT MAX	12M	8.38M
LANDSCAPE AREA MIN (9% SITE AREA)	169.475 m ²	195.02 m ² (8.76% SITE AREA)
PRIVATE OPEN SPACE	Min.24 m ²	221.13 m ² PROVIDED

SETBACKS

SETBACK PLAN TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN
 STORMWATER
 - TO BE DISCHARGED TO APPROVED DISCHARGE POINT
 - POST ON OF MAIN STORMWATER LINES APPROPRIATE ONLY. POSITIONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF SITE WORKS.

SETBACKS

- SETBACKS INDICATED ON PLAN MAY VARY AT CONSTRUCTION STAGE.
 - ANY VARIATION IS TO COMPLY TO COUNCIL'S POLICY ON SETBACKS/SPACES FOR RESIDENTIAL SITES.
 - SITE WORKS ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. FINAL LEVELS, LANDSCAPING AND DRAINAGE IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT.
 - PLATFORM BENCHMARKS (SPONGING) TO BE LOCATED 5 TO 7M AWAY FROM THE BUILDING AT A SLOPE OF 1:50 MINIMUM TO A YARD GULLY PIT AS INDICATED ON PLAN.
 - THE SURFACE DRAINAGE TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT OBSTACLE TO THE ADJOINING PROPERTIES.
 - DUTY/SL. GENERALLY NOT TO EXCEED A GRADIENT OF 1:4 UNLESS NOTED ON THE PLANS.

RETAINING WALLS

- ALL RETAINING WALLS AND SUBSTRUCTURES SHOWN ARE TO COMPLY TO COUNCIL COVENANT REGULATIONS.
 - POSITION OF RETAINING WALLS AND SUBSTRUCTURES MAY VARY ACCORDING TO SITE WORKS AND BUILDER TO VERIFY AND AS BUILD AS REQUIRED AND MUST COMPLY TO COUNCIL REQUIREMENTS.

CONTOURS AND LEVELS

- CONTOURS AND LEVELS SHOWN ON PLAN ARE TAKEN FROM LEVELS SUPPLIED BY CONTOUR SURVEYOR AND NOT RESPONSIBLE TO BE TAKEN FOR ACCURACY.

SET BACKS

- ALL NECESSARY CLEARANCES SHOWN ARE TO BE VERIFIED AT SET OUT AND PRIOR TO ANY CONSTRUCTION. ANY VARIATION TO THAT SHOWN MUST COMPLY TO COUNCIL COVENANT REQUIREMENTS.

- IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL DIMENSIONS, LEVELS, SETBACKS AND CLEARANCE HEIGHTS PRIOR TO STARTING BUILDING WORKS. WHERE THERE ARE DISCREPANCIES FROM WHAT IS INDICATED ON THE PLANS OR OTHER ISSUES THE BUILDER IS TO CONTACT THE DESIGNER BEFORE PROCEEDING WITH THE WORKS.

- DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. TRUE DIMENSIONS ARE TO BE CHECKED OFF AGAINST EXISTING STRUCTURES ON SITE.

LEGEND

	CLOTHES LINES
	SINS
	RAIN WATER TANK
	DRIVEWAY PAVING
	PROPOSED CONCRETE AREA
	ELECTRIC METER BOX
	AC UNIT
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING TREE TO BE REMOVED

FRONT FENCE ELEVATION
SCALE: 1 : 100

PROJECT DETAILS
 PROPOSED ATTACHED DUAL OCCUPANCY

AT:
 16 PEAKE PARADE, PEAKEHURST

PROJECT NO:
 221156

LODGE AT:
 GEORGES RIVER COUNCIL

PROJECT STATUS
 ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS:
 MR SONNY

ISSUE DETAILS

REV	DATE	DESCRIPTION	INITIAL
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/01/2026	AMENDED AS PER COUNCIL LETTER DATED 23/01/2026	D.N

DRAWING DETAILS
 SITE PLAN

START DATE:
 21/05/24

DRAWN BY:
 D.N

CHECKED BY:
 D.N

SCALE:
 As Indicated

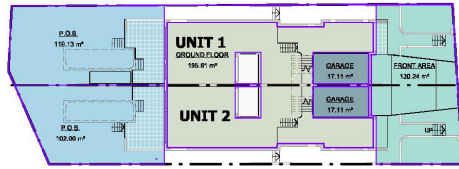
DRAWING NO.
S8.2-102

Address: 911 Gardner Road, Roseberry, NSW 2531
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 W: www.bryandesign.com.au
 ABN: 50 615 798 372

BRYAN DESIGN
 ARCHITECTURAL SOLUTIONS

LEGEND

- FRONT AREA
- GARAGE
- GROUND FLOOR
- P.O.S.

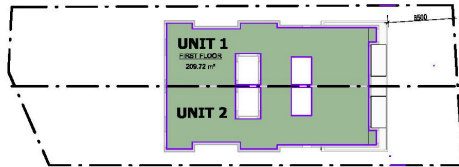


GROUND FLOOR CALCULATION

SCALE: 1 : 300

LEGEND

- FIRST FLOOR

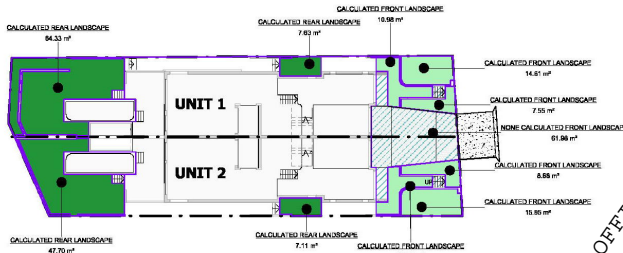


FIRST FLOOR CALCULATION

SCALE: 1 : 300

LEGEND

- CALCULATED FRONT LANDSCAPE
- CALCULATED REAR LANDSCAPE
- NONE CALCULATED FRONT LANDSCAPE

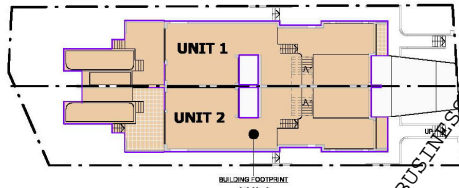


LANDSCAPE CALCULATION

SCALE: 1 : 300

LEGEND

- BUILDING FOOTPRINT



BUILDING FOOTPRINT CALCULATION

SCALE: 1 : 300



Address: 911 Gardeners Road, Roseberry, NSW 2025
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 ABN: 50 615 798 372

PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT: 16 PEAKE PARADE, PEAKEHURST
 PROJECT NO: 221156
 LOBBED AT: GEORGES RIVER COUNCIL

PROJECT STATUS
ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS:
MR SONNY

ISSUE DETAILS

REV	DATE	DESCRIPTION	INITIAL
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/01/2026	AMENDED AS PER COUNCIL LETTER DATED 21/04/2026	D.N

DRAWING DETAILS
SITE CALCULATION

START DATE: 01/23/26
 SCALE: As Indicated
 DRAWING NO: D.N
 CHECKED BY: D.N
S8.2-103



ISSUE
B

SITE DETAILS
 ADDRESS: 16 PEAKE PARADE, PEAKEHURST
 LOT AREA: 677.8 m²
 LOT FRONTAGE: 15.85 m
 GEORGES RIVER DCP 2021

	ALLOWED	PROVIDED
F.S.R. MAX	0.6:1	0.6:1
GROSS FLOOR AREA MAX	406.74m ²	405.33 m ² TOTAL 202.66 m ² PROPOSED UNIT 1 202.66 m ² PROPOSED UNIT 2
SETBACK MIN:		
FRONT SETBACK (AVERAGE NEIGHBOURING SETBACK)	6.488m	6.5m
FRONT SETBACK N220-BOURING C1	7.445m	
FRONT SETBACK N220-BOURING C2	5.531m	
SIDE SETBACK	1.2m	1.2m
REAR SETBACK (MIN OF SITE LENGTH 1 OR 6M WHICHEVER IS LESSER)	6.13m	COMPLY
BUILDING HEIGHT MAX:	12M	8.38M
LANDSCAPE AREA MAX:	169.475 m ² (26.78% SITE AREA)	195.02 m ²
PRIVATE OPEN SPACE	Min.24 m ² PROVIDED	221.13 m ² PROVIDED

GROSS AREA CALCULATION

NAME	AREA
UNIT 1	
FIRST FLOOR	209.72 m ²
GROUND FLOOR	195.61 m ²
TOTAL:	405.33 m²

LANDSCAPE CALCULATION

NAME	AREA
CALCULATED FRONT LANDSCAPE	68.26 m ²
CALCULATED REAR LANDSCAPE	126.76 m ²
TOTAL:	195.02 m²

LANDSCAPE CALCULATION - FRONT

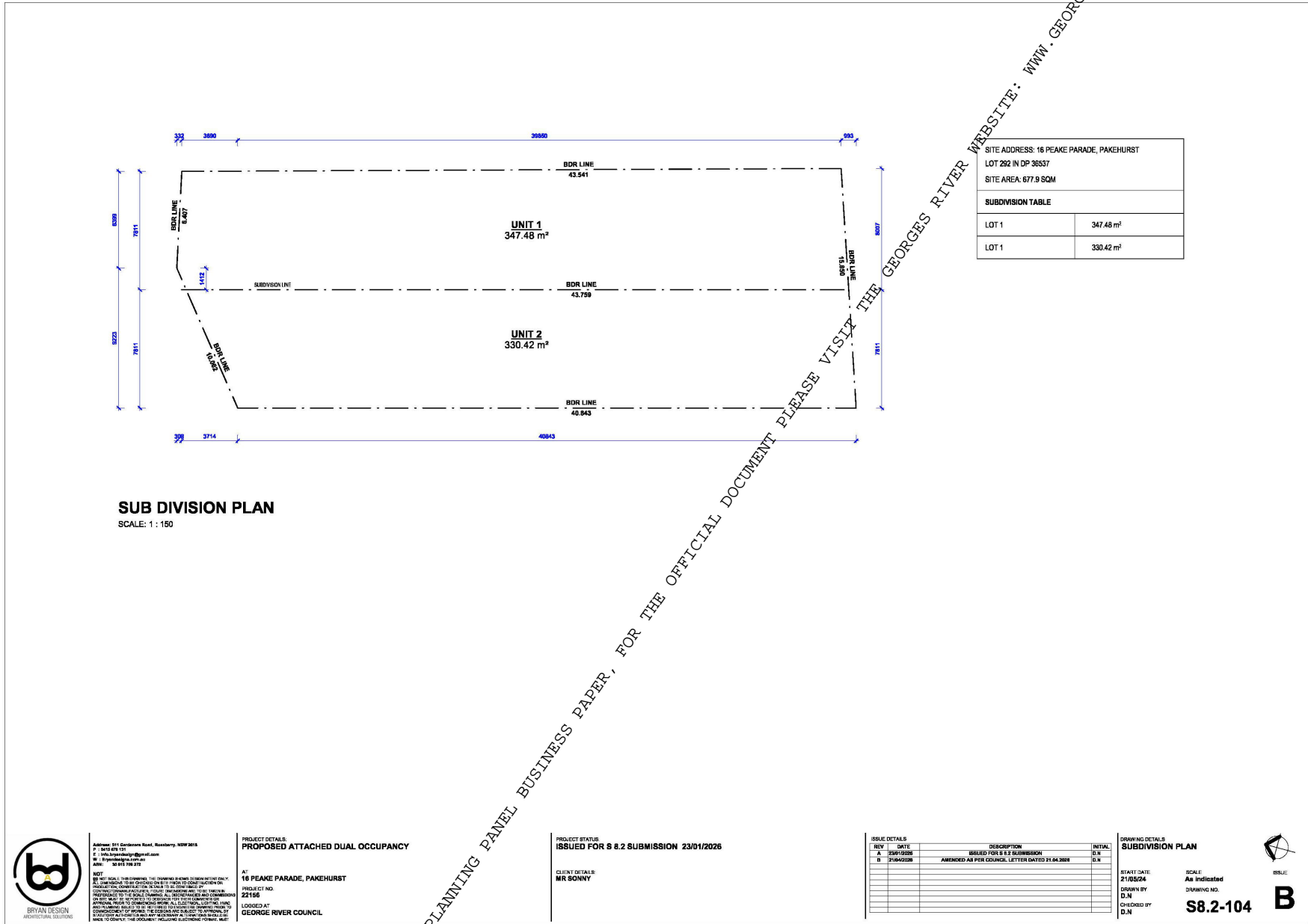
NAME	AREA
CALCULATED FRONT LANDSCAPE	68.26 m ²
NONE CALCULATED FRONT LANDSCAPE	61.98 m ²
TOTAL:	130.24 m²

FRONT IMPREVIOUS AREA CALCULATION
 TOTAL FRONT AREA: 130.24 m²
 TOTAL FRONT IMPREVIOUS AREA: 82.32m² (47.8% FRONT AREA)
 (NON CALCULATED LANDSCAPE AREA)

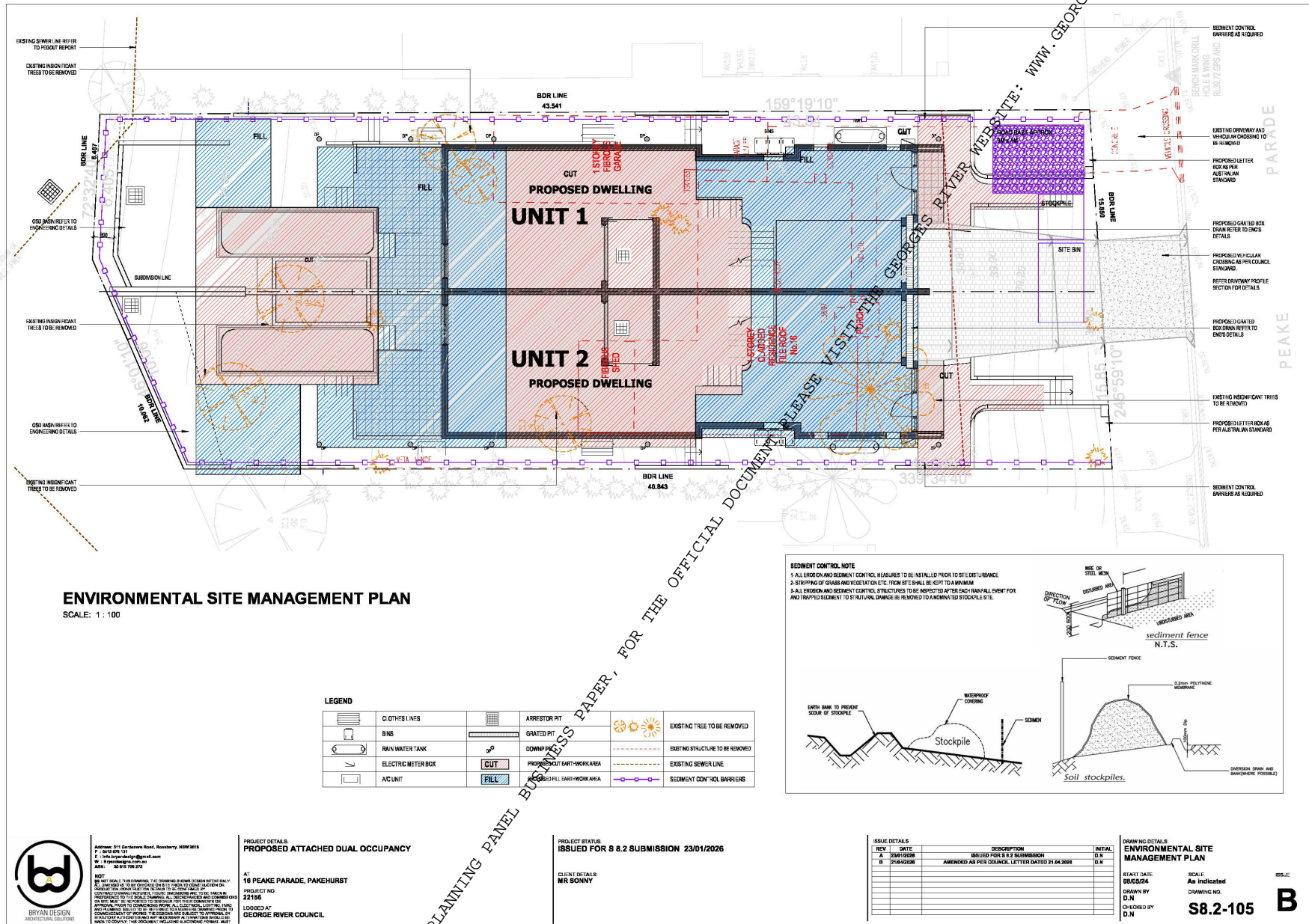
BUILDING FOOTPRINT CALCULATION

NAME	AREA
BUILDING FOOTPRINT	353.03 m ²

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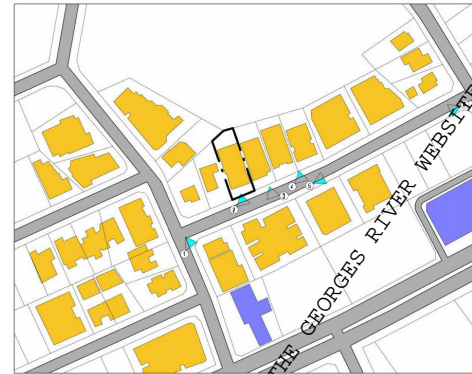
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LEGEND

	MAJOR TREES
	BUILDING EDGE
	OPEN SPACES
	VEHICULAR CIRCULATION

OPEN SPACE, LANDFORM AND BUILDING EDGE
SCALE: 1 : 2000



LEGEND

	SINGLE FAMILY DWELLING
	RETAIL/COMMERCIAL
	PHOTO VIEW

BUILDING USE AND PHOTO LOCATION
SCALE: 1 : 2000



LEGEND

	SINGLE STOREY
	2-3 STOREY
	4-5 STOREY
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION

CIRCULATION AND BUILDING HEIGHT
SCALE: 1 : 2000

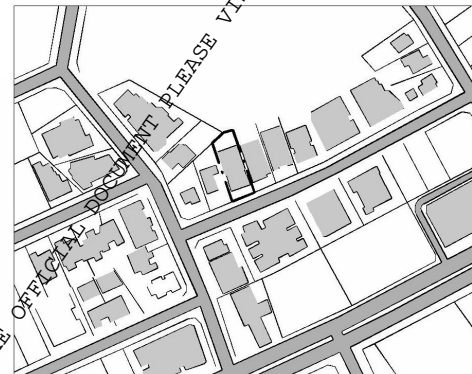
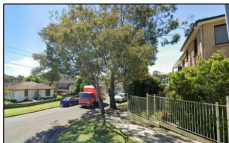


FIGURE GROUND AND LOCATION
SCALE: 1 : 2000



VIEW 01: 20 PEAKE PARADE



VIEW 02: 18 PEAKE PARADE



VIEW 03: 14 PEAKE PARADE



VIEW 04: 12 PEAKE PARADE



VIEW 05: 11 PEAKE PARADE



VIEW 06: 3 PEAKE PARADE



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PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT:
18 PEAKE PARADE, PAKEHURST
PROJECT NO:
22156
LOADED AT:
GEORGES RIVER COUNCIL

PROJECT STATUS
ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS:
MR SONNY

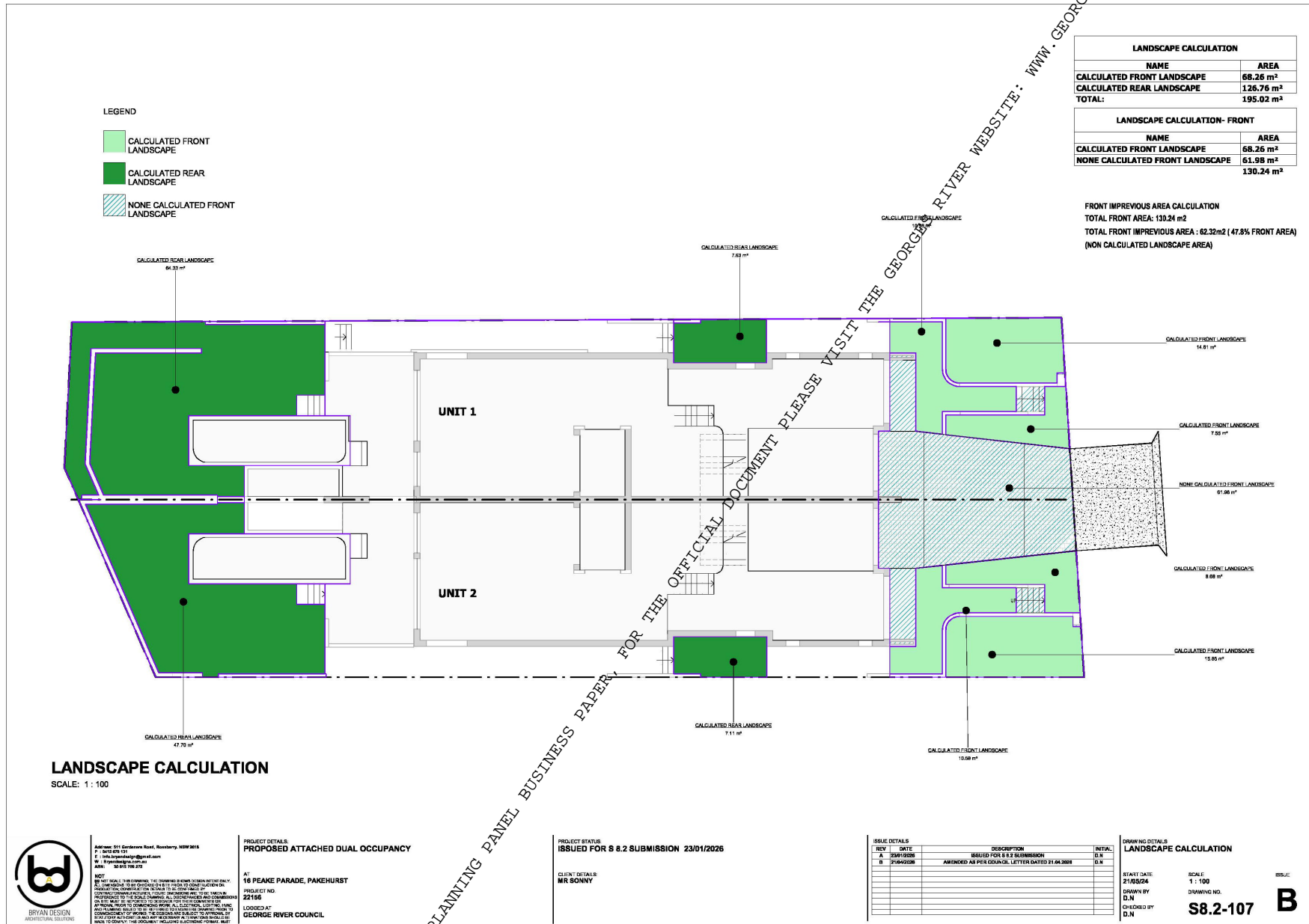
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B	23/05/2026		AMENDED AS PER COUNCIL LETTER DATED 23/04/2026	D.N

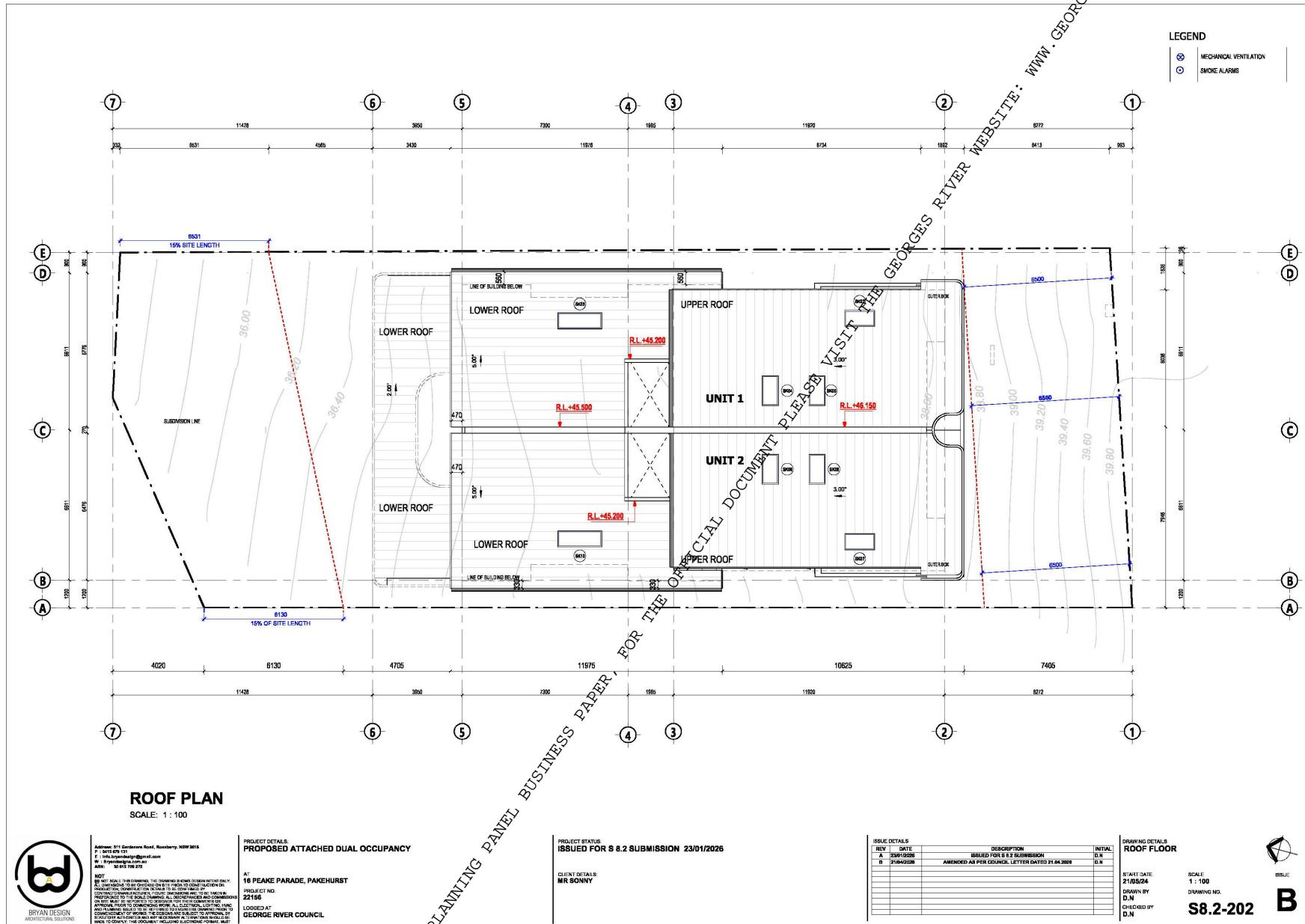
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STREETSCAPE CHARACTER ANALYSIS

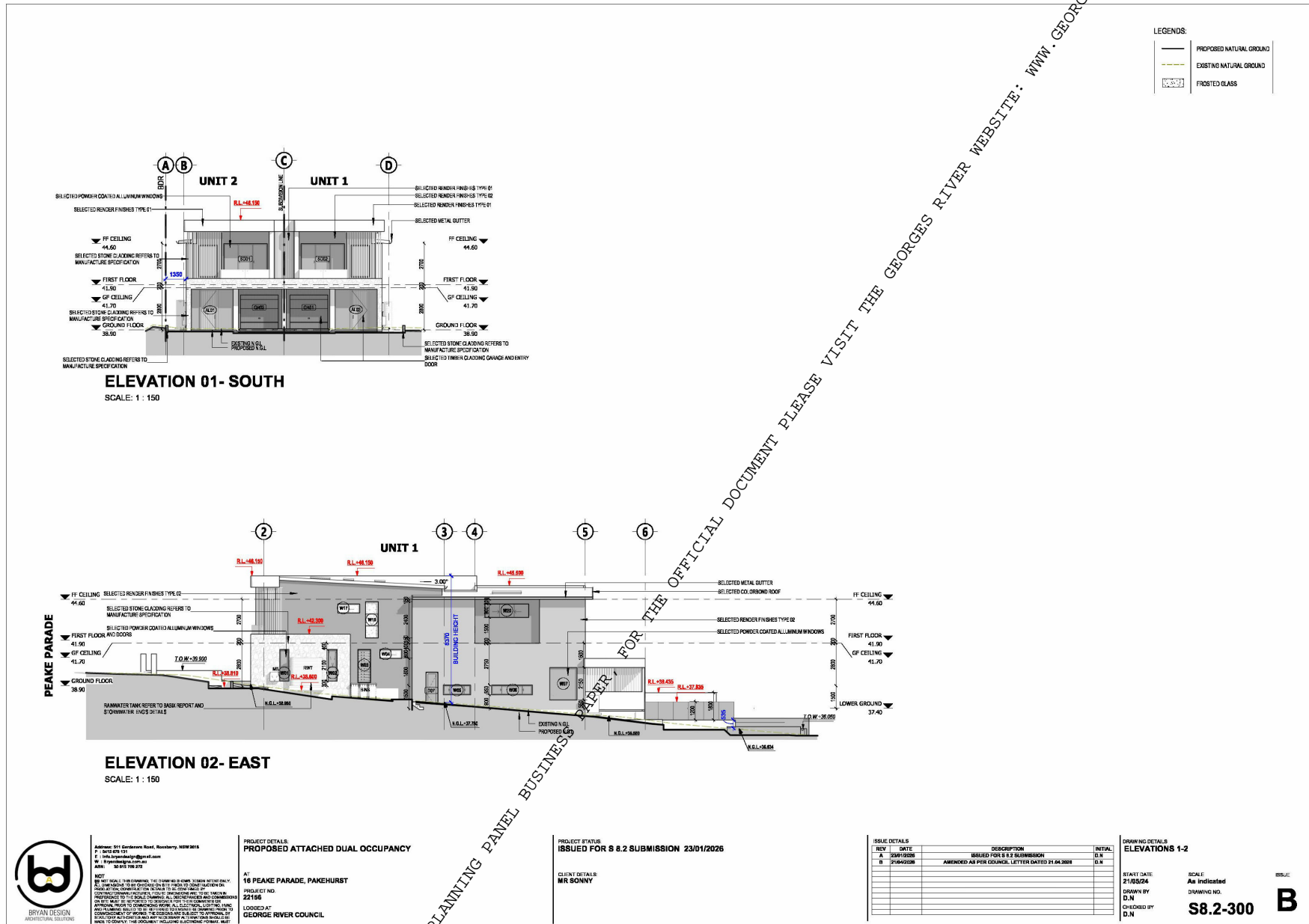
SCALE:
As Indicated
DRAWING NO.
S8.2-106
DRAWN BY:
D.N
CHECKED BY:
D.N

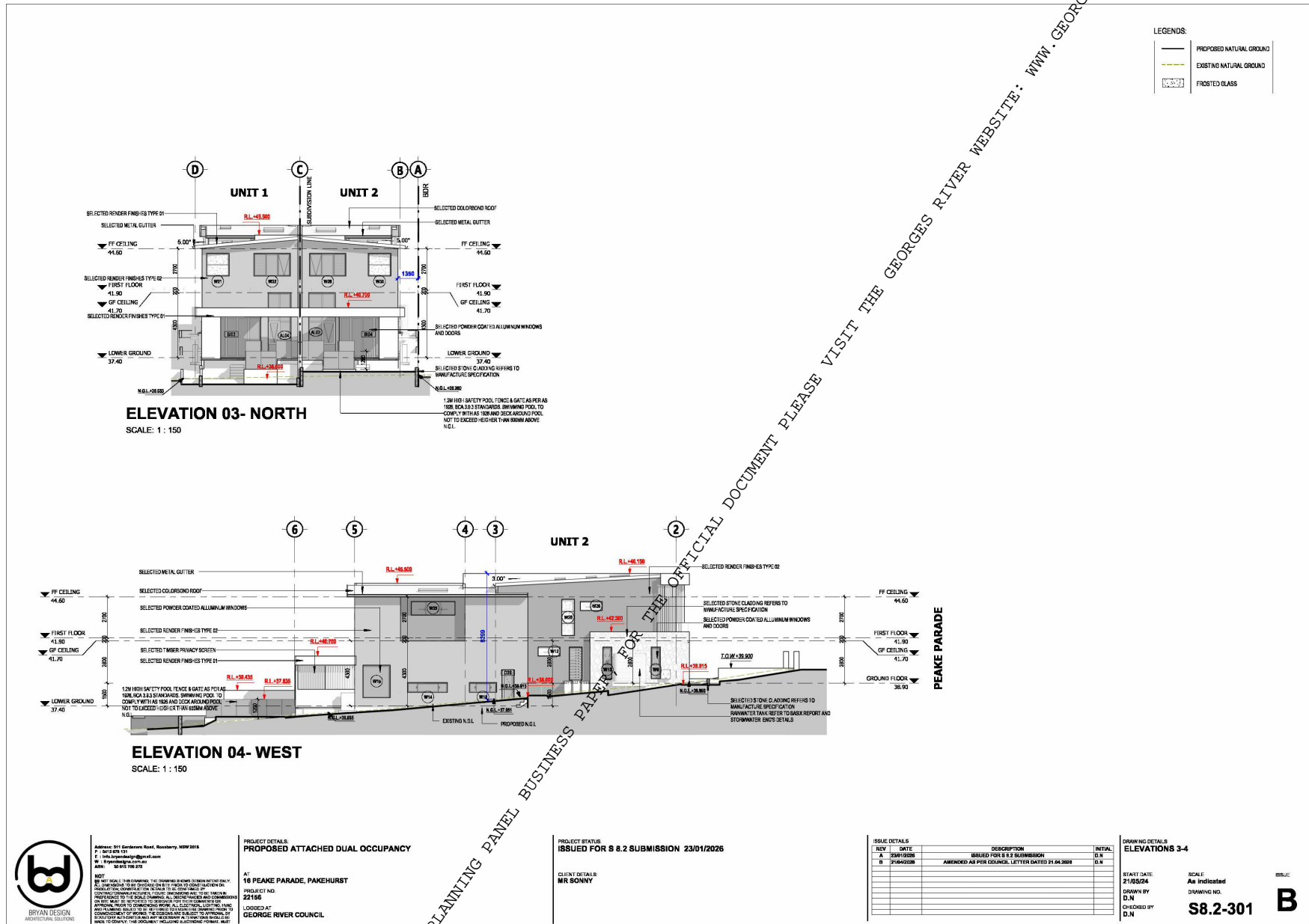
ISSUE
B

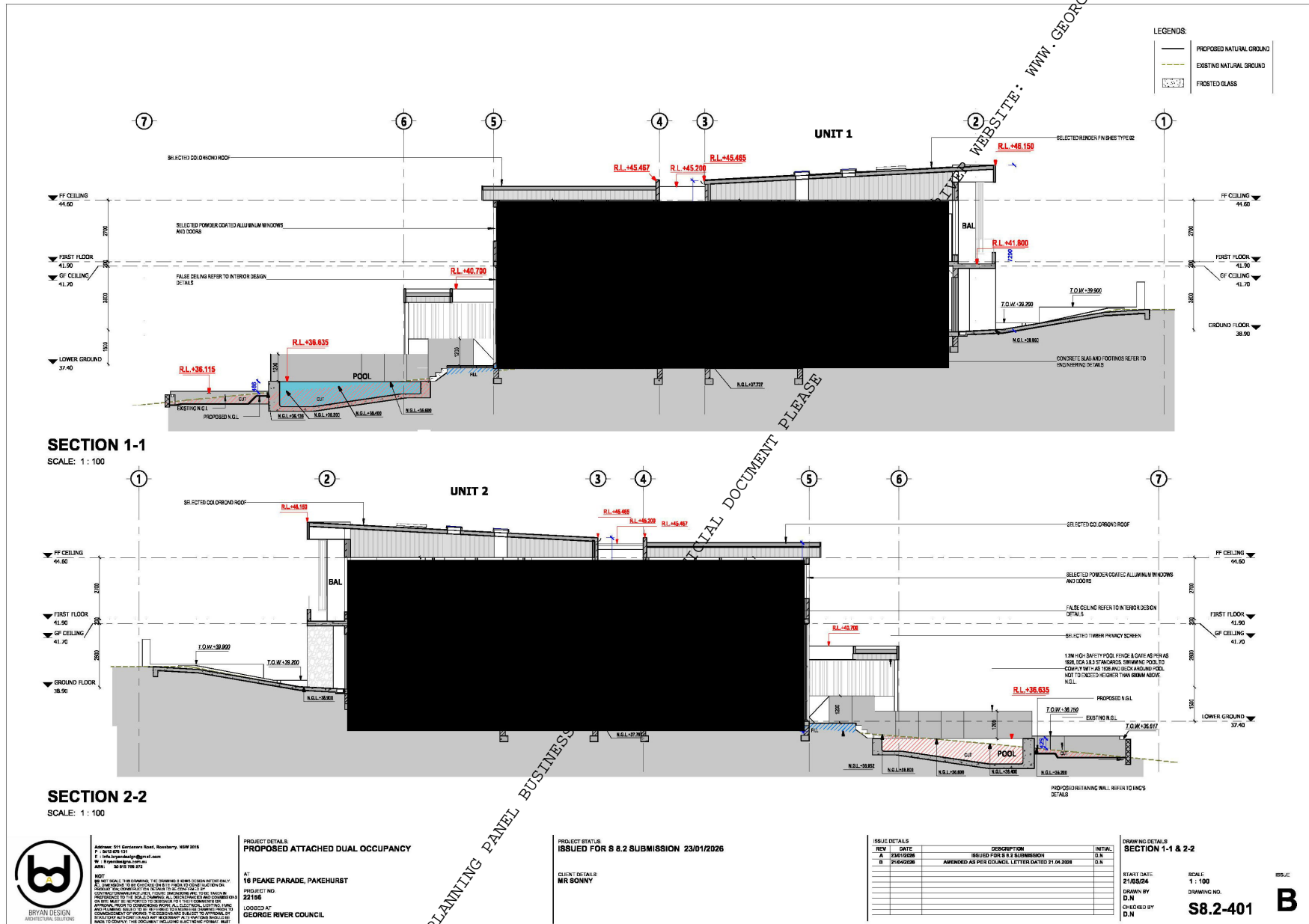
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SECTION 3-3
SCALE: 1:100

WALL SECTION
SCALE: 1:10

LEGENDS:
 - - - - - PROPOSED NATURAL GROUND
 - - - - - EXISTING NATURAL GROUND
 [Symbol] FROSTED GLASS

PROJECT DETAILS
 PROPOSED ATTACHED DUAL OCCUPANCY
 AT: 16 PEAKE PARADE, PAKEHURST
 PROJECT NO: 221150
 LOBBED AT: GEORGE RIVER COUNCIL

PROJECT STATUS
 ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS
 MR SONNY

ISSUE DETAILS

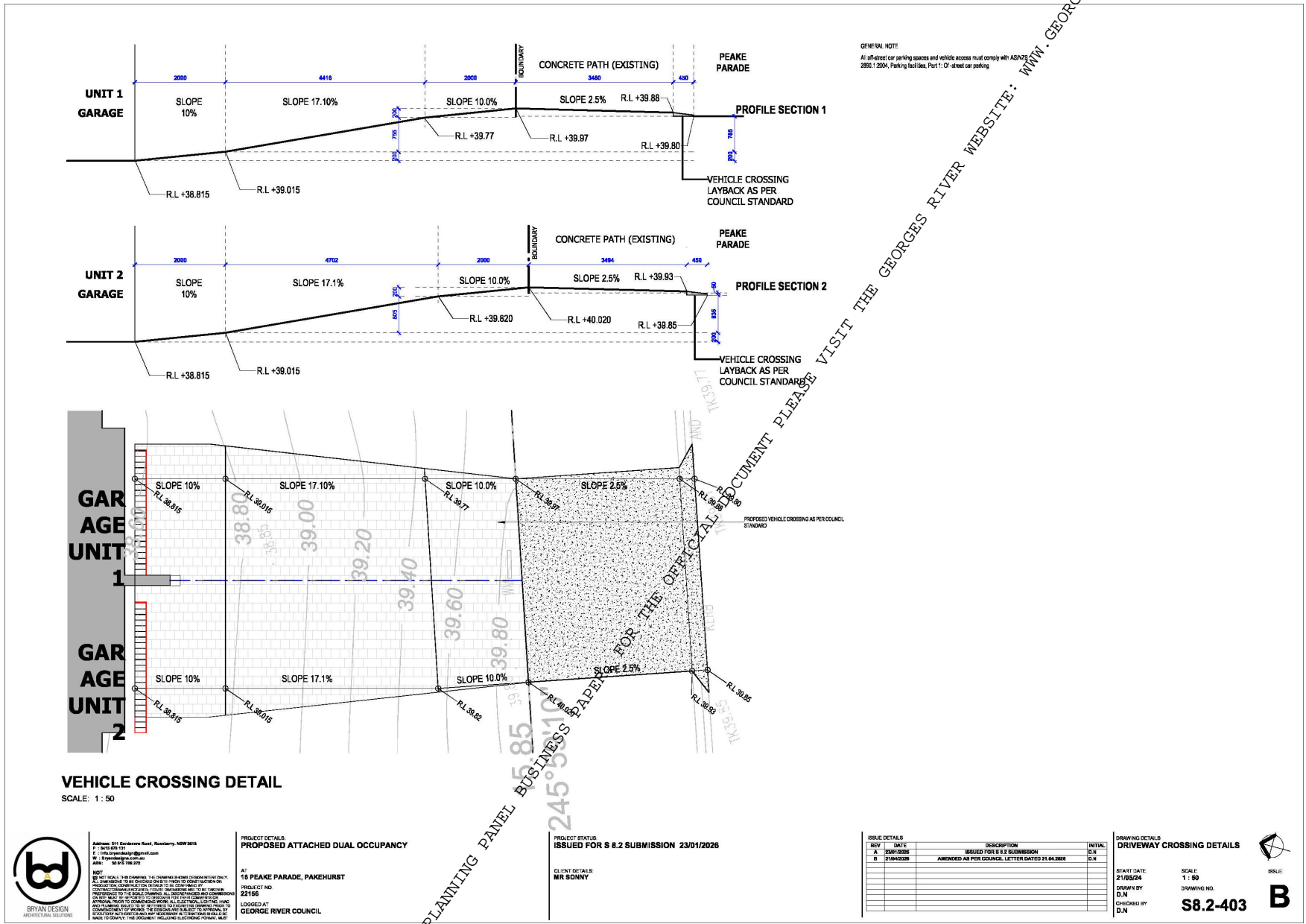
REV	DATE	DESCRIPTION	INITIAL
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/05/2026	AMENDED AS PER COUNCIL LETTER DATED 21/04/2026	D.N

DRAWING DETAILS
 SECTION 3-3
 START DATE: 21/05/24
 DRAWN BY: D.N
 CHECKED BY: D.N

SCALE:
 As indicated
S8.2-402

ISSUE:
B

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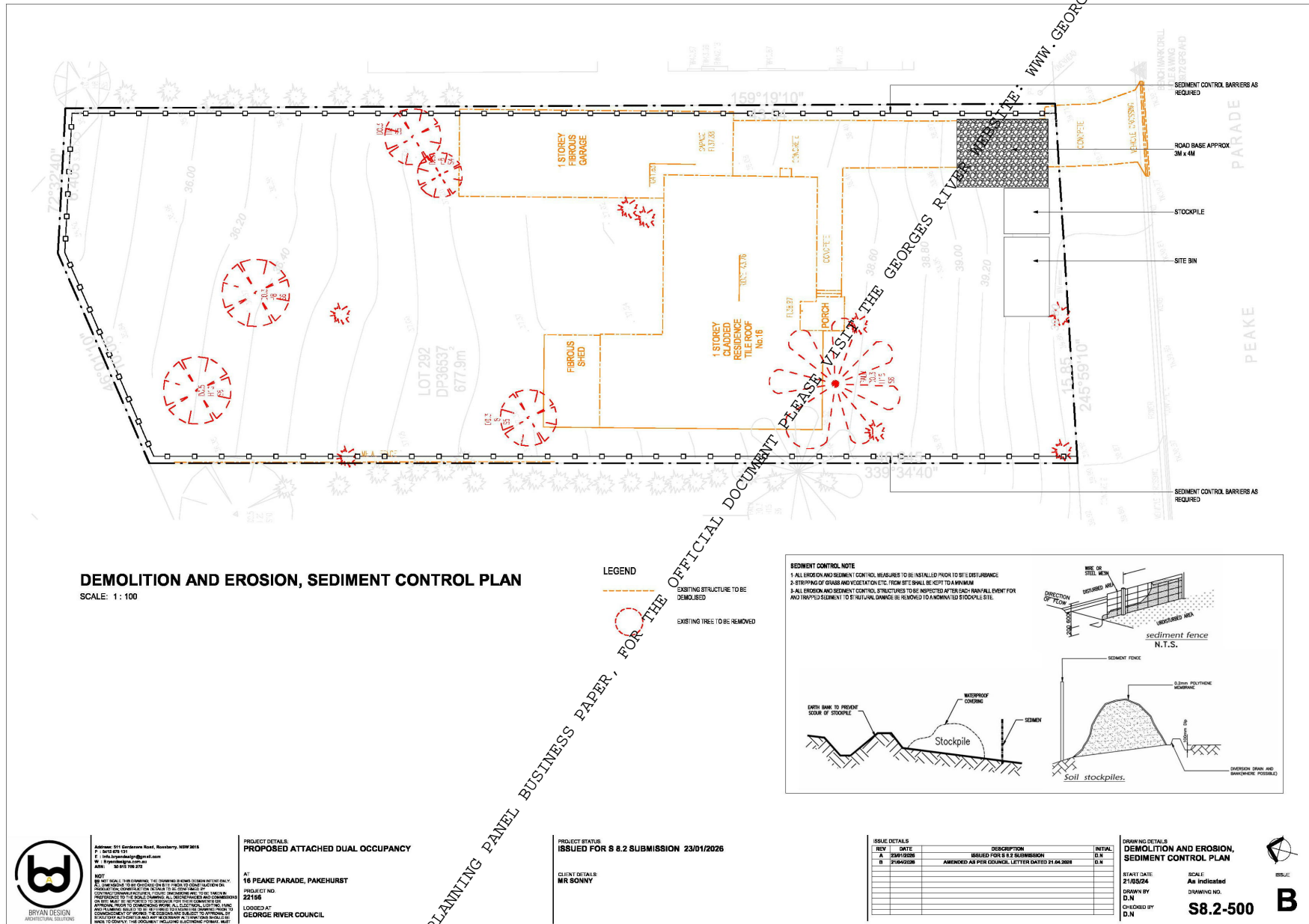
PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY
 AT:
 15 PEAKE PARADE, PAKEHURST
 PROJECT NO:
 22156
 LOBBED AT:
 GEORGE RIVER COUNCIL

PROJECT BY/TITLE
 ISSUED FOR S 8.2 SUBMISSION 23/01/2026
CLIENT DETAILS
 MR SONNY

ISSUE DETAILS		DESCRIPTION	INITIAL
REV	DATE		
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/05/2026	AMENDED AS PER COUNCIL LETTER DATED 21/04/2026	D.N

DRAWING DETAILS
DRIVEWAY CROSSING DETAILS
 START DATE:
 21/05/24
 DRAWN BY:
 D.N
 CHECKED BY:
 D.N
 SCALE:
 1 : 50
S8.2-403
B

LPP023-26 Attachment 2



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WINDOW NO:	W01, W02, W03, W10	W04, W11	W05, W12	W06, W13	W07, W14	W08, W15	W09, W16
TYPE:	2 PANELS, 1 FIXED, 1 SLIDING	LOUVER	2 PANELS, 1 FIXED, 1 SLIDING	3 PANELS, 1 FIXED, 2 SLIDING	3 PANELS, 1 FIXED, 2 SLIDING	1 PANELS, 1 FIXED	4 PANELS, 3 FIXED, 1 SLIDING
FRAME FINISH:	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM
FRAME TYPE:	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
LOCKS:	NO	YES	YES	YES	NO	YES	YES
QUANTITY:	04	02	02	02	02	02	02

WINDOW NO:	W17, W26	W18, W28	W19, W29	W20, W27	W21, W31	W22, W23, W24, W25, W28, W33, W34
TYPE:	LOUVER	3 PANELS, 1 FIXED	3 PANELS, 2 FIXED, 1 SLIDING	3 PANELS, 2 FIXED, 1 SLIDING	2 PANELS, DOUBLE HUNG	4 PANELS, 3 FIXED, 1 SLIDING, 1 LOUVER
FRAME FINISH:	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM
FRAME TYPE:	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
LOCKS:	YES	YES	YES	NO	YES	YES
QUANTITY:	02	02	02	02	04	06

DOOR NO:	D01, D03	D02, D05	D04, D06	D07, D08
TYPE:	3 PANELS, 3 FOLDING	3 PANELS, 3 FOLDING	3 PANELS, 3 FOLDING	4 PANELS, 3 FOLDING
FRAME FINISH:	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM
FRAME TYPE:	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
LOCKS:	YES	YES	YES	YES
QUANTITY:	02	02	02	02

Mark	Width	Height	Sill Height
W01	610	2100	300
W02	610	2100	300
W03	890	2200	200
W04	1450	600	1800
W05	1810	650	900
W06	2700	650	900
W07	1800	2150	550
W08	2410	2100	300
W09	610	2100	300
W10	610	2100	300
W11	890	2200	200
W12	1450	600	1800
W13	1810	650	900
W14	2700	650	900
W15	1800	2150	550
W16	1210	2100	500
W17	1450	600	1800
W18	850	2400	150
W19	2900	900	1500
W20	2900	900	1500
W21	1500	1500	900
W22	2410	1500	900
W23	1810	1800	600
W24	1810	1800	600
W25	1810	1800	600
W26	1450	600	1800
W27	1210	2100	500
W28	890	2400	150
W28	2410	1500	900
W29	2900	900	1500
W30	1500	1500	900
W31	1810	1800	600
W33	1810	1800	600
W34	1810	1800	600

Mark	Width	Height
D01	1580	2700
D02	2510	2700
D03	3100	2700
D04	3100	2700
D05	1580	2700
D06	2510	2700
D07	2880	2400
D08	2880	2400

Mark	Width	Height
SK03	1275	665
SK04	1275	665
SK05	1885	665
SK06	1275	665
SK07	1275	665
SK08	1275	665
SK09	1275	665
SK10	1885	665
SK11	1810	1800
SK19	2410	2100

Name	Width	Height
AL01	3276.077	2970
AL01	2776.077	2700
AL02	1895	4300
AL03	2776.077	2700
AL04	1513.077	4300

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PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT:
16 PEAKE PARADE, PAKEHURST

PROJECT NO:
22156

LOADED AT:
GEORGE RIVER COUNCIL

PROJECT STATUS
ISSUED FOR S & S 2 SUBMISSION 23/01/2026

CLIENT DETAILS
MR SONNY

ISSUE DETAILS	REV	DATE	DESCRIPTION	INITIAL
A	1	23/01/2026	ISSUED FOR S & S 2 SUBMISSION	D.N
B	2	23/05/2026	AMENDED AS PER COUNCIL LETTER DATED 21/04/2026	D.N

DRAWING DETAILS
WINDOWS AND DOOR SCHEDULE

START DATE: 21/05/24
 SCALE: 1:75
 DRAWN BY: D.N
 CHECKED BY: D.N

ISSUE: **B**

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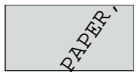
1. COLORBOND ROOF
- MONUMENT (OR EQUIVALENT)



2. GUTTER, FASCIA, POWDER COAT ALUMINUM DOORS AND WINDOWS
- WOODLAND GREY SALTIN (OR EQUIVALENT)



3. RENDER FINISHES- TYPE 1
- SELECTED DULUX SHADE GREY (OR EQUIVALENT)



4. RENDER FINISHES- TYPE 2
- SELECTED DULUX TERRACE WHITE (OR EQUIVALENT)



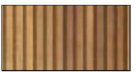
5. RENDER FINISHES- TYPE 3
- SELECTED DULUX SHADE GREY (OR EQUIVALENT)



6. STONE CLADDING
- SELECTED WHITE MIX SANDSTONE (OR EQUIVALENT)



7. SELECTED TIMBER ENTRY DOOR



8. SELECTED TIMBER LOOK GARAGE DOORS



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PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT:
16 PEAKE PARADE, PEAKEHURST

PROJECT NO:
22156

DESIGNED AT:
GEORGE RIVER COUNCIL

PROJECT STATUS
ISSUED FOR S 8.2 SUBMISSION 23/01/2026

CLIENT DETAILS
MR SONNY

ISSUE DETAILS		DESCRIPTION	INITIAL
REV	DATE		
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/05/2026	AMENDED AS PER COUNCIL LETTER DATED 21/04/2026	D.N

DRAWING DETAILS
SCHEDULE OF FINISHES

START DATE:
21/05/24

DRAWN BY:
D.N

CHECKED BY:
D.N

SCALE:
1 : 100

DRAWING NO.
S8.2-700

ISSUE:
B

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 ABN: 50 615 798 372

PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY
 AT:
16 PEAKE PARADE, PEAKEHURST
 PROJECT NO:
22156
 LOBBED AT:
GEORGE RIVER COUNCIL

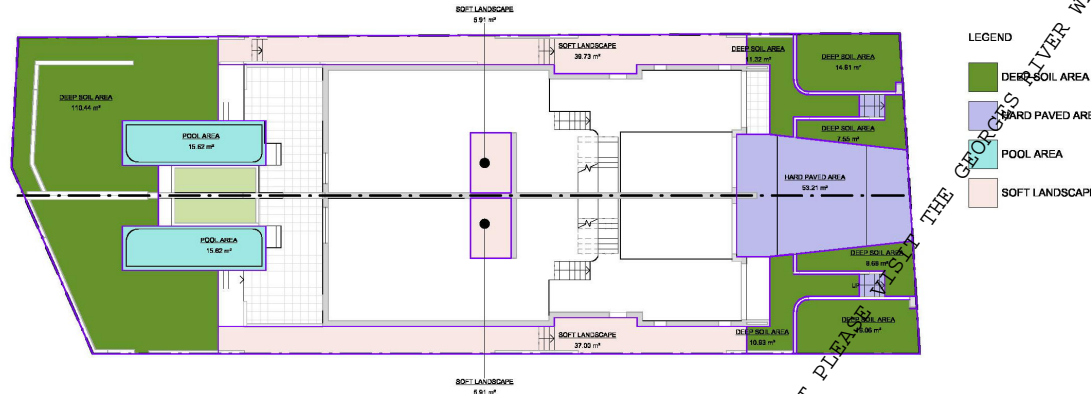
PROJECT STATUS
ISSUED FOR S 8.2 SUBMISSION 23/01/2026
 CLIENT DETAILS:
MR SONNY

ISSUE DETAILS		DESCRIPTION	INITIAL
REV	DATE		D.N
A	23/01/2026	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/05/2026	AMENDED AS PER COUNCIL LETTER DATED 23/04/2026	D.N

DRAWING DETAILS
SHADOW DIAGRAM
 START DATE:
21/05/24
 DRAWN BY:
D.N
 CHECKED BY:
D.N
 SCALE:
1 : 200
 DRAWING NO.
S8.2-800



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PROJECT DETAILS
PROPOSED ATTACHED DUAL OCCUPANCY

AT: 16 PEAKE PARADE, PAKEHURST
 PROJECT NO: 22156
 LOBBY AT: GEORGE RIVER COUNCIL

PROJECT STATUS
 ISSUED FOR S 8.2 SUBMISSION 23/01/2025

CLIENT DETAILS
 MR SONNY

ISSUE DETAILS		DESCRIPTION	INITIAL
REV	DATE		D.N
A	23/01/2025	ISSUED FOR S 8.2 SUBMISSION	D.N
B	23/01/2025	AMENDED AS PER COUNCIL LETTER DATED 21/04/2025	D.N

DRAWING DETAILS
DEEP SOIL PLAN

START DATE: 21/05/24
 DRAWN BY: D.N
 CHECKED BY: D.N

SCALE: As indicated
 DRAWING NO: S8.2-900
 ISSUE: B



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REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 04 JUNE 2026

LPP024-26 314-318 RAILWAY PARADE AND 1 JUBILEE AVENUE, CARLTON

LPP Report No	LPP024-26	Development Application No	DA2026/0025
Site Address & Ward Locality	314-318 Railway Parade and 1 Jubilee Avenue, Carlton Kogarah Bay Ward		
Proposed Development	Alterations and additions to the Royal Hotel		
Owners	Ms Peta Marlow and Mr Jason Marlow		
Applicant	Marlow Investments (No. 3) Pty Limited		
Planner/Architect	Darren Mah Design Pty Ltd		
Date Of Lodgement	2/02/2026		
Submissions	Nil		
Cost of Works	\$3,063,500.00		
Local Planning Panel Criteria	Demolition works to a Heritage item		
Report prepared by	Development and Building		
RECOMMENDATION	Approval		

Executive Summary

This matter is reported to Georges River Council's Local Planning Panel (the Panel) in accordance with Schedule 1, Part 4 of the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents, issued by the Minister for Planning and Public Spaces under section 9.1 of the Environmental Planning and Assessment Act 1979 on 6 March 2024.

The application seeks consent for demolition works to a heritage item which is defined as sensitive development in accordance with the Local Planning Panels Direction. As such, Council is unable to be the determining authority.

PROPOSAL

The development application seeks approval for proposed alterations and additions to the existing Royal Hotel development comprising the following:

Gaming Room

- Alterations and additions to the existing gaming room including new amenities by extending into sports/ TAB area and the existing south-western Railway Parade parking lot.
- The construction of contemporary style new single storey extension with an operable roof canopy above the gaming room area (additional GFA of 76.84sqm).
- Removal of the gaming room fit out and walls.
- Removal of the western side wall of the Royal Hotel.
- Removal of the existing WCs.
- Infill of doorway in western sports/ TAB bar wall.

- Construction of new WCs in the Sports/ TAB area.
- Removal of parts of walls/ doors at Railway Parade internal entrances to the Bistro and Gaming areas and the installation of new automatic sliding doors.
- The infill of two rood voids in the existing gaming area with metal roof sheeting to match the existing.

Car parking Area and Associated works

- The addition of a new car parking area located on the south-western lot (No. 318 Railway Parade, Carlton), including 10 car spaces, with one (1) relocated accessible car space. Therefore, there will be 23 car spaces in total.
- Alteration to widen the existing vehicular access via Railway Parade (not supported).
- Construction of a paved at-grade car park on remainder of the 318 Railway Parade.
- A ramp connecting the existing car parking area on No. 1 Jubilee Avenue to the existing car parking area at No. 318 Railway Parade.
- The demolition of the existing retaining wall and planter.
- The construction of a new planter box on the north-eastern site (No. 1 Jubilee Avenue).
- Addition of a lift from the Jubilee Avenue car park level and covered pedestrian access to the new gaming room extension entrance at the southern corner of Hotel.
- Addition of a tree at the Railway Parade driveway entrance, and
- Addition of garden beds along edges of car park on the Railway Parade lot.
- An OSD tank underneath the car parking area on the Railway Parade lot.

Signage

- A new standard parking sign and building logo sign is proposed on the western elevation.

ASSESSMENT

Development Application No. DA2026/0025 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, including:

- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- State Environmental Planning Policy (SEPP) (Industry and Employment) 2021;
- State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021;
- Georges River Local Environmental Plan 2021 (GRLEP 2021); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

The proposal has been assessed against the provisions of the relevant State Environmental Planning Policies, *Georges River Local Environmental Plan 2021* and *Georges River Development Control Plan 2021* and complies with the development standards of the Local Environmental Plan and meets the underlying objectives of Development Control Plan is worthy of support, subject to the recommended conditions of consent.

NOTIFICATION

The proposal was notified in accordance with the provisions of Council's Engagement Strategy. No submissions were received.

CONCLUSION

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, Development Application No. DA2026/0025 for alterations and additions to the existing Royal Hotel is recommended for approval subject to the recommended conditions held in Council's assessment report. The reasons for these recommendations are:

- The proposed development is permissible with consent in the subject zone.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021; and
- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

ATTACHMENTS

- Attachment [↓1](#) Final Assessment Report - 314 - 318 Railway Parade and 1 Jubilee Avenue Carlton - DA2026-0025
- Attachment [↓2](#) Architectural Plans - DA2026/0025 - 314-318 Railway Parade and 1 Jubilee Avenue, Carlton

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LPP024-26



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Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

Introduction	
Application Number	DA2026/0025
PAN	PAN-608271
Description	Alterations and additions at the Royal Hotel
Address	314-318 Railway Parade and 1 Jubilee Avenue, Carlton
Lot / DP	Lot 1 DP 174657 – Corner of Railway Parade and Jubilee Avenue frontages Lot 2 DP 1916 – Railway Parade frontage Lot 29 DP 1916 – Jubilee Avenue frontage
Applicant	Marlow Investments (No 3) Pty Ltd
Owner(s)	Ms Peta Marlow and Mr Jason Marlow
Responsible Officer	Allie Marks

Recommendation	
Summary	The development has been assessed having regards to the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
Approval	The assessment recommends that Council as the Consent Authority in accordance with Section 4.16 (1)(a) Environmental Planning & Assessment Act 1979, grant consent to Development Application, subject to the imposed conditions of consent.

Proposal	
Description	Alterations and additions at the Royal Hotel
Estimated Development Cost	\$3,063,500.00
Floor Space Ratio	Max. permissible FSR is 2.5:1 and the proposed FSR is 0.8:1 (935.12m ²)
Maximum Height of Building	21m
Vegetation Removal	Nil

The development application seeks approval for the following:

Gaming Room

Alterations and additions to the existing gaming room including new amenities by extending into sports/ TAB area and the existing south-western Railway Parade parking lot. A breakdown of the alterations and additions is as following:

- The construction of contemporary style new single storey extension with an operable roof canopy above the gaming room area (additional GFA of 76.84sqm).
- Removal of the gaming room fit out and walls.
- Removal of the western side wall of the Royal Hotel.
- Removal of the existing WCs.
- Infill of doorway in western sports/ TAB bar wall.
- Construction of new WCs in the Sports/ TAB area.



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- Removal of parts of walls/ doors at Railway Parade internal entrances to the Bistro and Gaming areas and the installation of new automatic sliding doors.
- The infill of two rood voids in the existing gaming area with metal roof sheeting to match the existing.

Car parking Area and Associated works

- The addition of a new car parking area located on the south-western lot (No. 318 Railway Parade, Carlton), including 10 car spaces, with one (1) relocated accessible car space. Therefore, there will be 23 car spaces in total.
- Alteration to widen the existing vehicular access via Railway Parade (not supported).
- Construction of a paved at-grade car park on remainder of the 318 Railway Parade.
- A ramp connecting the existing car parking area on No. 1 Jubilee Avenue to the existing car parking area at No. 318 Railway Parade.
- The demolition of the existing retaining wall and planter.
- The construction of a new planter box on the north-eastern site (No. 1 Jubilee Avenue).
- Addition of a lift from the Jubilee Avenue car park level and covered pedestrian access to the new gaming room extension entrance at the southern corner of Hotel.
- Addition of a tree at the Railway Parade driveway entrance, and
- Addition of garden beds along edges of car park on the Railway Parade lot.
- An OSD tank underneath the car parking area on the Railway Parade lot.

Signage

A new standard parking sign and building logo sign is proposed on the western elevation.

A site plan is provided below:

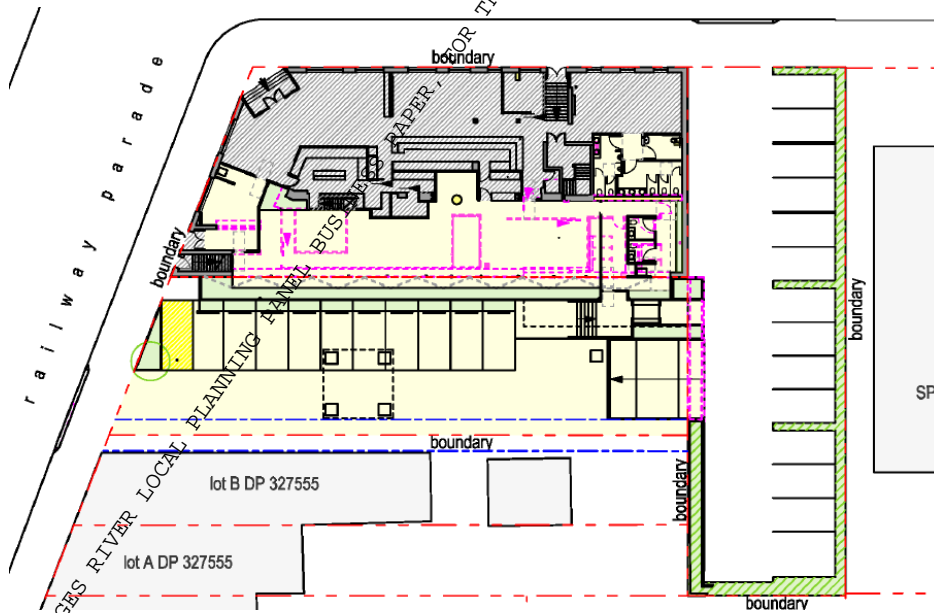


Figure 1 – Site plan (Source: Architectural Plans)

Aerial Image of Land Zoning provided below:



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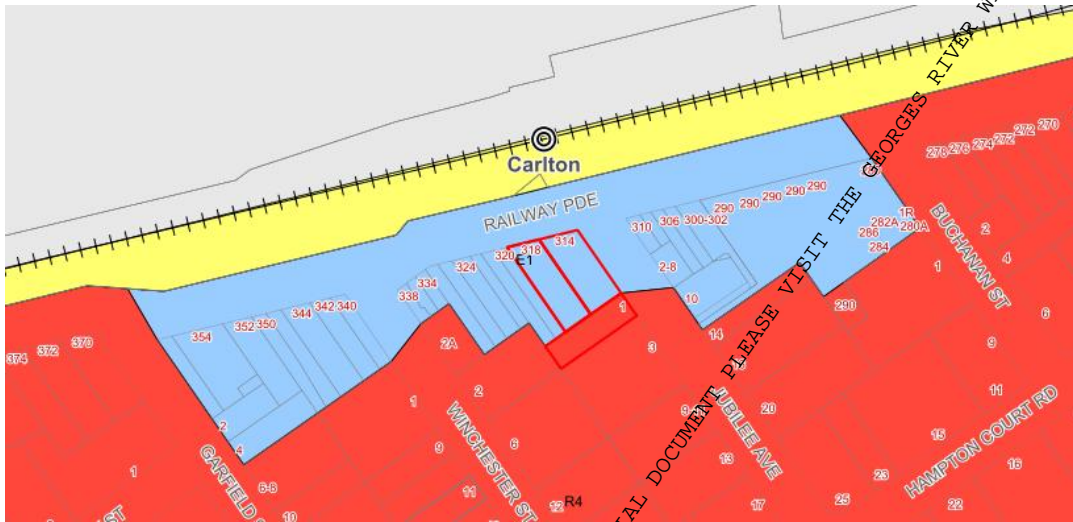


Figure 2 – Aerial view of development site outlined in red (Source: IntraMaps)

Aerial Image of Site is provided below:



Figure 3 – Aerial view of development site outlined in blue (Source: Nearmap)

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LPP024-26 Attachment 1

History			
Application Number	Description	Determined	Comments
DA152/1974	Internal alteration	1 July 1974	Approved
1996/DA-0192	Enclosure of existing Patio	27 June 1996	Approved
DA677/2003	Internal alteration	17 December 2003	Approved
DA169/2009	Alteration and addition	26 July 2010	Approved
DA169/2009/2	Alteration and addition	25 January 2016	Approved
DA195/2015	Construction of new car park	25 January 2016	Approved
DA195/2015/2	Demolition of existing dwelling and construction of a new car park	12 September 2016	Approved
DA195/2015/3	Construction of new car park	1 August 2017	Approved
DA2019/0459	Alteration and addition, demolition	23 March 2020	Approved
DA2023/0614	Demolition of a shop top development and ancillary structures	15 May 2024	Approved
DA2025/0498	Extension of Trading Hours at the Royal Hotel on the ground floor	31 January 2026	Approved

Processing		
Action	Date	Comments
Submission Date	Tuesday, 27 January 2026	Additional information requested
Lodgement Date	Monday, 2 February 2026	Information received and referrals sent out on 9 February 2026

Assessment - Section 4.15 Evaluation

The Provision of any Applicable State Environmental Planning Policy (SEPPs)

Environmental Planning Policies	Applicable	
	Y	N
SEPP (Biodiversity Conservation) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Industry and Employment) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Georges River Local Environmental Plan 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>

State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 6 Assessment



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Complies

The proposed modifications has been assessed against the provisions of Chapter 6 and complies. The modified development demonstrates a neutral or beneficial effect on water quality and minimises impacts on water flow, stormwater runoff, and groundwater. It avoids adverse effects on aquatic ecology, including riparian vegetation, wetlands, and migratory species, and includes appropriate erosion control measures.

The proposal ensures no release of pollutants during flooding and supports the natural recession of floodwaters into wetlands and riverine ecosystems.

Public access is maintained or improved, with stable and safe access points and no adverse impact on ecological values.

The development aligns with total catchment management principles, and therefore consultation with adjoining councils was not required.

**SEPP (Resilience and Hazards) 2021
Chapter 4 Remediation of land**

Chapter 4, Section 4.6 requires a consent authority to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land. Should the land be contaminated, the consent authority must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make it suitable for the proposed use, the consent authority must be satisfied that the land will be remediated before the land is used for that purpose.

A site inspection was undertaken and a review of the site history indicates that the site has been used for commercial purposes, and such uses and/ or development are not typically associated with activities that would result in the contamination of the site. Furthermore, the proposed development does not include any change to the use of the land that would result in any concerns with respect to contamination and does not propose any significant excavations on the site. There is no indication of previous uses that would cause contamination. In this regard the SEPP has been satisfied.

SEPP (Transport and Infrastructure) 2021

**Division 5 Electricity transmission or distribution
Subdivision 2 – Development likely to affect an electricity transmission or distribution network (Ausgrid)**

This section applies to development or modification applications which include:

- Penetration of ground within 2 metres of an underground power line
- Works within 10 metres of any part of an electricity tower
- Works immediately adjacent to a substation
- Works immediately adjacent to an electricity easement
- Works within 5m of an overhead power line
- Installation of a pool within 30 metres of supporting overhead electricity transmission lines or within 5 metres of overhead power lines

Y N N/A

2.48(2)(a)	Written notice to the electrical supply authority has been carried out.	Achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.48(2)(b)	Any response to the above has been considered.	No objection raised and conditions provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The application has been assessed against the relevant provisions of SEPP (Transport and Infrastructure) 2021. The proposal complies with the objectives and controls of the EPI.

**Subdivision 2 Development in or adjacent to rail corridors – notification and other requirements.
Impact of rail noise or vibration on non-rail development.**

This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—

- (a) residential accommodation,
- (b) a place of public worship,
- (c) a hospital,
- (d) an educational establishment or centre-based child care facility.

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SEPP (Transport and Infrastructure) 2021

Section 2.100 is applicable to this development as it is located on land adjacent to a rail corridor and is likely to be affected by rail noise or vibration.

The first floor comprises of hotel/motel accommodation and is existing, the proposal does not involve changes to the first floor and therefore, the proposal satisfies with the above clause.

SEPP (Industry and Employment) 2021

Chapter 3 – Advertising and Signage

- This Chapter aims—
- to ensure that signage (including advertising)—
- is compatible with the desired amenity and visual character of an area, and
- provides effective communication in suitable locations, and
- is of high quality design and finish, and
- to regulate signage (but not content) under Part 4 of the Act, and
- to provide time-limited consents for the display of certain advertisements, and
- to regulate the display of advertisements in transport corridors, and
- to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.
- This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.

Y N N/A

Schedule 5 – Assessment Criteria	Consideration of Schedule 5 SEPP (Industry and Employment) 2021	Achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Accordingly, the proposed 2 x signs are considered to be consistent with the Industry and Employment SEPP. A condition is included to ensure the scale, size and design compliments the district and existing building.

Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
2.2 Zoning and 2.3 Zone Objectives	Refer to LEP map.	<p>The Subject Site is zoned E1 Local Centre and R4 High Density Residential. The classification of the Application under the LEP is for a <i>pub</i>, which is a <i>food and drink premises</i> and a subset of <i>commercial premises</i>; as well as <i>hotel and motel accommodation</i>, which is a subset of <i>tourist and visitor accommodation</i>.</p> <p>Both uses are permitted with consent within the E1 Local Centre zone. The proposed alterations and additions to the existing Royal Hotel club is permissible in the zone with consent.</p> <p>The extent of the use within the land zoned R4 High Density Residential is for a car park which is permitted with consent in the zone.</p> <p>The proposed alterations and additions are consistent with these zone objectives in that the proposal provides entertainment and community uses within the Royal Hotel and provides employment</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Georges River Local Environmental Plan 2021					
Section	Text	Comment	Y	N	N/A
		opportunities. The proposal also maximises public transport use and walking given it is located in the Carlton Local Centre and contributes to the economic viability of the centre.			
2.7 Demolition	The demolition of a building requires development consent.	Only minor demolition is proposed. Refer to the accompany Heritage Impact Statement (HIS), prepared by Sue Rosen Associates and dated December 2025. Relevant conditions have been imposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Height of Buildings	(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, (b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas,	Standard: 21m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		No changes to height proposed.			
4.4 Floor space ratio	To ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,	Standard: 2.5:1 Total Site Area – 1112.2m ² Existing GFA – 858.28m ² Proposed GFA – 76.84m ² Total GFA – 935.12m ² Proposed FSR – 0.8:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.10 Heritage conservation	To conserve the environmental and cultural heritage of the Georges River local government area, including heritage items, conservation areas, archaeological sites, and Aboriginal places of significance.	The site is listed as a Heritage item of local significance under the GRLEP (Item 143 Royal Hotel). In addition, there is a Local Heritage items opposite the site. A Heritage Impact Statement (HIS) has been submitted and Council's Heritage Officer has provided comments and conditions. The site has previously undergone modifications since it was first constructed c1920. There is unlikely to be any impacts on these items arising from the proposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3 Stormwater management	To minimise the impacts of urban stormwater on land to which this Plan applies and on adjoining properties, native bushland and receiving waters	The proposed stormwater management is consistent with the requirements of this clause.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.9 Essential services	The property must have in place by determination the following services: (a) water, (b) electricity, (c) telecommunications facilities, (d) the disposal and management of sewage,	Provisions for the relevant services are made.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Georges River Local Environmental Plan 2021					
Section	Text	Comment	Y	N	N/A
	(e) stormwater drainage or on-site conservation, (f) suitable vehicular access.				
6.11 Environmental Sustainability	Applies to the E1 and R4 zone for alterations or additions to an existing building that, in the opinion of the consent authority, are significant. Development consent must not be granted to development on land to which this clause applies if the building is 1,500 square metres in gross floor area or greater unless adequate consideration has been given	The proposed alterations and additions to the existing building are not significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.13 Development in Certain Business Zones	Applies to the E1 zone.	The site retains the active ground floor public portion of the Hotel frontage. The proposed development involves the public portion of the Royal Hotel frontage on the ground floor and there are no residential or tourist accommodation uses proposed on the ground floor of the existing building. Accordingly, the proposal is consistent with this clause.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The application has been assessed against the relevant provisions of the Georges River Local Environmental Plan 2021. The proposal complies with one or more of the aims or controls of the EPI.					

Provisions of any Proposed Instrument

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

The proposed development is subject to the provisions of the Georges River Development Control Plan 2021. The following comments are made with respect to the proposal considering the objectives and controls contained within the DCP.

Part 3 – General Planning Considerations

3.7 Heritage

The works appropriately respect the setting of the Heritage-listed Royal Hotel and the Carlton Railway Station opposite the subject site. The new side addition along Railway Parade is low-scale and single-storey, with a contemporary design that avoids inappropriate replication of heritage detailing with the new addition being designed to be contextually sensitive, ensuring that its scale, form, and material palette complement rather than compete with the heritage item. Notwithstanding, the application was accompanied with A Heritage Impact Statement, prepared by Sue Rosen Associates and dated December 2025 and is supported by Council's Heritage Officer subject to conditions.

3.16 Water Management

The proposal complies with Appendix 4 of the GRDCP and therefore, complies with the controls of this section.

3.11 Ecologically Sustainable Development



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3.11.1 Energy and Water Efficiency

The applicant has submitted a BCA report, complying with the Section J Energy Efficiency of the BCA/NCC. Council's Building Surveyor raises no objections to the proposal, subject to conditions, which are included in the recommended conditions at the end of this report.

3.13 Parking, Access and Transport

The development provides a total of 23 off-street car parking spaces (13 existing and 11 new spaces).

Providing two way access onto Railway Parade is not considered to be acceptable on traffic and pedestrian safety grounds. Further, the proposed design is not capable of complying with AS/NZS 2890.1:2004 Parking facilities. Council's Traffic Officer has reviewed the proposal and provided detailed recommendations and conditions to ensure compliance with relevant parking and access requirements.

3.15 Public Domain

3.15.1 Infrastructure

There are minor works proposed facing the public domain and relevant recommendations and conditions have been provided by Council's Strategic Placemaking Specialist officer.

3.17 Universal/ Accessible Design

An *Access Design Review* prepared by Jensen Hughes dated 17 December 2025 ('Access Report') has considered the accessibility of the proposed alterations and additions in relation to the existing premises. In addition, one accessible car space has been provided. Council's Building Surveyor and Traffic Engineer raise no objections to the proposal, subject to conditions.

3.18 Advertising and Signage

The proposed signage is located on the south-western elevation of the building. The proposed signage is mainly the building logo and standard parking sign, along Railway Parade. An assessment against Chapter 3 Advertising and Signage of the SEPP (Industry and Employment) 2021 has been completed within this report. A condition is included to ensure the scale, size and design compliments the district and existing building.

3.19 Crime Prevention/Safety and Security

The alterations and additions will not diminish passive surveillance or patron safety. Entrances along Railway Parade and Jubilee Avenue are overlooked from within the hotel, and external areas are monitored by the sports/TAB bar, smoking area and bistro. No public spaces are created as part of the works, and the transition between public and private areas remains appropriate. The ground floor areas have been configured to ensure clear visibility from the public domain into the building at night, enabling effective passive surveillance across all relevant non-residential and foyer spaces. A referral was made to NSW Police and no objections were raised, subject to conditions.

3.20 Noise Generating Development

An Acoustic Report and a Plan of Management have been provided, which are considered within this report. The application was referred to Council's Environmental Health Officer – Acoustic for comment.

The applicant has provided an Acoustic Assessment advising that the minor changes in internal/ external layout will not greatly impact the noise from the use of the existing site, stating the noise will basically stay the same. The proposed alterations and additions were found to be satisfactory and generally the same as existing, subject to conditions.

The proposal will not cause unacceptable acoustic privacy impacts on adjoining properties, subject to the imposition of Environmental Health conditions.

Part 7 – Business Precincts

The development involves internal refurbishments, minor demolition of internal walls, and upgrades to the existing hotel facilities on the ground floor. No changes are proposed to the building height or overall massing. The slight increase in floor space is proposed along the south-western elevation and is minor in nature, relating to the gaming area. The alterations and additions do not alter the established scale of development within the business precinct. As such, the proposal maintains the intended built-form character and complies with the





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height, bulk and scale expectations of Part 7. The works do not alter the external presentation of the building in any significant way. The existing façade, street wall height and architectural character are retained, ensuring the development continues to contribute positively to the surrounding business centre. The proposal is consistent with the desired future character for business precincts, which encourages activation, maintenance of commercial uses and high-quality presentation to the public domain.

The hotel use is retained, and the internal and external upgrades enhance the functionality and amenity of the premises without reducing active frontage or diminishing engagement with the street. Entrances, sightlines and passive surveillance are not significantly changed, with conditions included to ensure continued support of a safe and active public domain. Furthermore, the HIS confirms that the proposed alterations and additions are largely internal fitouts, minor demolition of internal walls and the south-western external wall to provide a minor increase to the existing gaming area, as well as refurbishment works.

These alterations and additions do not adversely impact the significance of the Heritage item itself and the nearby Heritage item (Carlton Railway Station). The proposal therefore respects the Heritage setting and complies with the commercial locality controls that require development to maintain the visual prominence and integrity of Heritage items and Heritage items within the vicinity.

7.1.8 Plan of Management

An acceptable Plan of Management has been provided and addresses future mitigation and operation. No change to the patron capacity or hours of operation are proposed.

The submitted revised Plan of Management is considered acceptable, subject to Environmental Health conditions limiting noise and light nuisance.

Any Planning Agreement Under Section 7.4

There are no planning agreements that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.

The Likely Impacts of the Development

Section 4.15 (1) (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Likely Impacts of the Development	
Natural Environment	The subject site and immediate surrounding area have been historically used for commercial purposes and is located within a town centre setting. There are no changes to the natural topography of the site, there are no trees or vegetation proposed to be removed. In this regard, the proposed works will not adversely impact the natural environment.
Built Environment	The built form proposes minor changes to the width of the existing building, however, is not significant in nature and the bulk and scale remains compatible with the immediate surrounding context. The proposed design maintains visual interest to the façade and has been referred to Council's Heritage Officer and conditions have been included. The proposal complies with the planning controls. Accordingly, the proposal is not considered to result in any adverse material impacts on the built environment.
Social Impact	The proposal will have no significant social impact on the locality.

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Economic Impact	The proposal is not considered to result in an unreasonable material economic impact given the continued commercial use of the site.
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Site Suitability

The site is zoned E1 Local Centre and R4 High Density Residential zone pursuant to the GRLEP 2021. The proposed alterations and additions result in a good planning outcome (subject to the recommended conditions) which are considered to be compatible with the site and adjoining sites. It is considered that the proposal will not have any unreasonable impacts on adjoining properties, the streetscape or locality beyond in its current form subject to the recommended conditions of consent. The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use is permissible in the subject zones.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Submissions

Section 4.15 (d) any submissions made in accordance with this Act or the regulations

The application was notified to adjoining owners, occupiers for 14 days between 19 February 2026 and 5 March 2026. In response, no submissions were received to the proposal.

The Public Interest

Section 4.15 (e) the public interest.

The proposal is considered to be in the public interest for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Recommended condition have been imposed.

Contributions

The proposal is subject to Section 7.12 levies in accordance with *Georges River Council Local Contributions Plan 2021*. Should the application be approved the payment of the levy would be a condition of consent.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of EP&A Act. The proposal is considered to be an appropriate response to the context of the site and will result in a reasonable planning and urban design outcome, subject to the recommended conditions of consent.

The proposal has been assessed against the provisions of the relevant State Environmental Planning Policies, *Georges River Local Environmental Plan 2021* and *Georges River Development Control Plan 2021* and complies with the development standards of the Local Environmental Plan and meets the underlying objectives of Development Control Plan. The proposal is worthy of support, subject to the recommended conditions of consent.

Determination

Approval of Application

The proposed development forms a permissible, and existing use within the E1 Local Centre and R4 High Density Residential zone within the Georges River Local Environmental Plan 2021.

The proposal is suitable for the subject site as the objectives of the zone and the applicable planning controls have been reasonably satisfied.



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The alterations and additions will ensure the amenity of the surrounding area will not be adversely or unreasonably affected by the proposal.

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, as amended, it is sought that the Georges River Local Planning Panel grant approval to DA2026/0025 for alterations and additions to the Royal Hotel on Lot 1 in DP174657, Lot 2 and Lot 29 in DP 1916 known as 314-318 Railway Parade and 1 Jubilee Avenue, Carlton, subject to the conditions referenced in Appendix 4:

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Appendix 1 – Conditions

SPECIFIC DEVELOPMENT CONDITIONS

Development Details

1. Approved Plans

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/ or amended by conditions of this consent:

Description	Ref No.	Date	Rev.	Prepared by
Architectural Plans				
Site Plan	DA-01-1	09/09/2025		Darren Mah Designs Pty Ltd
Basement Demolition Plan	DA-01-2.1	13/01/2026	A	Darren Mah Designs Pty Ltd
Basement Plan	DA-01-2	09/09/2025	A	Darren Mah Designs Pty Ltd
Ground Floor Demolition Plan	DA-01-3.1	13/01/2026	A	Darren Mah Designs Pty Ltd
Ground Floor Plan	DA-01-3	09/09/2025	A	Darren Mah Designs Pty Ltd
First Floor Demolition Plan	DA-01-4.1	13/01/2026	A	Darren Mah Designs Pty Ltd
First Floor Plan	DA-01-4	09/09/2025	A	Darren Mah Designs Pty Ltd
Roof Demolition Plan	DA-01-5.1	13/01/2026	A	Darren Mah Designs Pty Ltd
Roof Plan	DA-01-5	09/09/2025	A	Darren Mah Designs Pty Ltd
Streetscape Elevations and Schedule of Finishes	DA-02-1	09/09/2025	A	Darren Mah Designs Pty Ltd
Elevations and Schedule of Finishes	DA-02-2	09/09/2025	A	Darren Mah Designs Pty Ltd
Sections	DA-03-1	09/09/2025	A	Darren Mah Designs Pty Ltd

Documents Relied Upon in Assessing

Description	Ref No.	Date	Rev	Prepared by
Plan of Management – 16 pages	-	21/02/2025	-	MHG
Acoustical Report	6564	18 November 2025	-	Koikas Acoustics
Access Design Review	250121	17 December 2025	1.2	Jensen Hughes
BCA Report	250121	15 December 2025	R1.2	Jensen Hughes
Heritage Impact Statement	-	December 2025	-	Sue Rosen Associates
Stormwater Plans	25003	29/09/2025	P2	TDL Engineering Consulting Pty Ltd



Description	Ref No.	Date	Rev	Prepared by
Traffic and Parking Assessment Report	25405	12 December 2025	-	Varga Traffic Planning Pty Ltd

2. Signage

- (a) Two signs shall ensure the scale, size and design complements the district and existing building.
- (b) A separate application shall be submitted to Council prior to the erection of any additional signage unless the proposed signage is 'exempt development' under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or any other applicable environmental planning instrument.
- (c) No posters or signage are to be hung from the awning structure obstructing sightlines.

3. Vehicle access – restricted to Jubilee Avenue

Vehicle movements into and out of the site from the existing lower level car park and the proposed upper level car park shall be via the vehicle crossing on Jubilee Avenue. Vehicle movements into and out of the site shall not take place from Railway Parade.

4. Upper level car park-Bi-directional arrows/pavement markings

The bi-directional arrows proposed at the north-western end of the upper level car park shall be deleted.

5. Blue parking sign – Hotel western wall

The proposed blue "P"/N1 parking sign shown on "west elevation" - Drawing No.DA-02-2 Revision "A" dated 9/9/2025 and on Drawing No. DA-04-2 Revision "A" shall be deleted.

6. Worksite traffic and pedestrian control

Traffic and pedestrian control shall be in accordance with TfNSW 'Traffic Control at Works Sites- Technical Manual' version 6.1- February 2022.

7. Vehicle entry/exit

The movement of all vehicles into and out of the site shall take place in a forward direction.

SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

8. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;



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- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate. The relevant Application Forms for these activities can be downloaded from Council's website www.georgesriver.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9330 6222.

9. Road Opening Permit

A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from the RMS, in the case of State roads, for every opening of a public road reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of work in the road.

10. Building – Hoarding Application

Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the [Local Government Act 1993](#) and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the [Local Government Act 1993](#) and Section 138 of the [Roads Act 1993](#):

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at www.georgesriver.nsw.gov.au) before the commencement of work; and

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

REQUIREMENTS OF CONCURRENCE, INTEGRATED AND OTHER GOVERNMENT AUTHORITIES

11. Sydney Water – Tap in™

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746).



The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plan prior to the issue of the Construction Certificate.

12. New or Modified Connection

To apply to connect or modify a connection for a residential or commercial premises Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>.

13. CCTV Coverage & Retention

- CCTV cover all internal and external areas, including car parks, access driveways, gaming areas, and all entry/exit points.
- Footage should record continuously and be retained for a minimum of **28 days**, with access provided to NSW Police upon request.

14. Security Personnel

- Licensed security officers provided as required
- Suitable special event management

15. External Lighting & Sightlines

- All external areas, including the car park at 38 Railway Parade, should be well-lit and maintained to ensure clear sightlines and reduce concealment opportunities.
- Landscaping should not obstruct surveillance opportunities.

16. Car Park Safety & Surveillance

- The car park should be patrolled by security personnel for at least **30 minutes post-closing**, consistent with the venue's management plan
- Clear signage indicating CCTV monitoring and security presence should be displayed.

17. Patron Dispersal Management

- Signage reminding patrons to leave quietly must be maintained at exits.
- Staff and security should actively manage closing-time patron dispersal to minimise noise and antisocial behaviour in adjoining residential areas.

18. Incident Register Compliance

The venue must maintain an incident register consistent with the Liquor Act and make it available to NSW Police on request.

19. Security – CCTV Coverage

CCTV coverage must include **all gaming machine areas**, cash handling points, and transitions to car park and street.

20. Security

Maintain minimum **1 security officer per floor** during peak periods (Thu–Sat evenings).

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE



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21. Fees to be paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate.

Please contact council prior to the payment of Section 7.11 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council. Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Builders Damage Deposit – 2 frontages (Railway Parade and Jubilee Avenue)	\$94,294.44
Inspection Fee for Refund of Damage Deposit – 2 frontages (Railway Parade and Jubilee Avenue)	\$770.00
DEVELOPMENT CONTRIBUTIONS	
<i>Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.12)</i>	\$30,635.00

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

A Section 7.12 contribution has been levied on the subject development pursuant to the Georges River Council Local Infrastructure Contributions Plan 2021.

Timing of Payment

The contribution must be paid and received by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Civic Centre, MacMahon Street, Hurstville and 2 Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

22. Damage Deposit – Major Works

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$94,294.44
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$770.



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- (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

23. Site Management Plan

A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

- (a) location of protective site fencing;
- (b) location of site storage areas/sheds/equipment;
- (c) location of building materials for construction, e.g. stockpiles
- (d) provisions for public safety;
- (e) dust control measures;
- (f) method used to provide site access location and materials used;
- (g) details of methods of disposal of demolition materials;
- (h) method used to provide protective measures for tree preservation;
- (i) provisions for temporary sanitary facilities;
- (j) location and size of waste containers/skip bins;
- (k) details of proposed sediment and erosion control measures;
- (l) method used to provide construction noise and vibration management;
- (m) construction and demolition traffic management details.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

24. Required Design Changes

The final stormwater plan is to be amended to comply with the following design issues. Prior to the issue of a Construction Certificate (CC), an amended stormwater plan prepared by a suitably qualified hydraulic engineer must be submitted prior to the issue of a construction certificate.

The PCA shall ensure that the following changes are required to be made:

- (a) The amended stormwater plan must demonstrate the provision of an additional, separate boundary pit only just for the new proposed stormwater system (and the new OSD tank), discharging with a new kerb outlet using (galvanised RHS) of this proposal. This new boundary pit can be located between the existing driveway crossing and the existing boundary pit - facing Jubilee Avenue. The new kerb outlet (RHS galvanised) must be of an appropriate size and suitable for connection to the existing brick kerb in Jubilee Avenue and clearly shown on the final plan.
- (b) Hydraulic justification must also be provided to demonstrate that the proposed stormwater system will prevent stormwater flooding within the existing carpark spaces and the adjoining public domain area.
- (c) It is required to investigate the depth of the existing Ø150mm outlet from the existing underground tank within the carpark of No. 1 Jubilee Avenue Carlton to ensure there is no clash with the new proposed Ø300 mm stormwater pipe.



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- (d) The Principal Certifier must ensure that the approved amended stormwater plan is implemented prior to the issue of the Construction Certificate.
- (e) The proposed stormwater system draining No. 318 Railway Parade Carlton must remain independent from the existing stormwater system draining No. 1 Jubilee Avenue Carlton.

25. Fire Safety Measures

Prior to the issue of a construction certificate a list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to either Council or a PCA. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or PCA will then issue a Fire Safety Schedule for the building.

26. Structural details

Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

27. Erosion and Sedimentation Control

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water run-off is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004](#).

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

28. Stormwater System

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system shall be submitted for approval with the Construction Certificate.

- (a) All stormwater as part of this proposal shall connect and drain by gravity to Council's kerb and gutter directly in front of the site on Jubilee Avenue via a new RHS connection from the property boundary to the street kerb, in accordance with AS/NZS 3500.3:2015 (as amended).
- (b) There shall be no conflict between the drainage plan and the landscape plan.
- (c) The stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, shall accompany the application for the Construction Certificate.

29. On-Site Detention



The submitted stormwater plan has been assessed as a concept plan only. Final detailed plan of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

- (a) The OSD volume and the permissible site discharge (PSD) shall comply with the requirement of Table (3) of Council's stormwater management policy.
- (b) The drainage engineer shall ensure the installation of the orifice plate using 0.5mm and the Maximesh RH3030.
- (c) The drainage engineer shall ensure to the PCA that the OSD system is operating hydraulically in a satisfactory condition and to his satisfaction.
- (d) Any OSD tank shall be certified to be structurally adequate to carry the designated loads to the satisfaction of the PCA.
- (e) The PCA shall ensure that there is no conflict between the final drainage plan and the landscape plan.

The OSD facility shall be designed to meet all legislated safety requirements and childproof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm. A durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:

"BEWARE: This is an on-site detention basin/tank for rainwater which could overflow during heavy storms."

Full details shall accompany the application for the Construction Certificate.

30. Stormwater Drainage Plan Details

Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer specialising in hydraulic engineering shall be submitted with the Construction Certificate application.

Prior to the commencement of construction works, the PCA shall ensure that all necessary civil and structural safety measures have been dealt with.

31. Partial conformity with the BCA – Clause 64 EP& A Regulation 2021

Pursuant to Clause 64 of the Environmental Planning and Assessment Regulation 2021, the existing building must be brought into partial conformity with the Building Code of Australia in respect to the provisions of:

- (a) Access and egress from the building – Section D.
- (b) Fire separation between existing occupancies- Section C.
- (c) Fire safety services and equipment - Section E.
- (d) Protection to openings that stand less than 3 metres from the boundary or fire source feature - Section E.

In this regard, detailed construction plans and specifications that demonstrate compliance with the above requirements of the BCA must be submitted to the Certifying Authority with the Construction Certificate application for approval. Should there be any non-compliance, an alternative method of fire protection and structural capacity must be submitted, with all supporting documents prepared by a suitably qualified person

32. Access for Persons with a Disability



Access and/ or sanitary facilities for persons with disabilities must be provided to the premises/ building in accordance with the requirements of the Premises Standards, the Building Code of Australia, and AS 1428.1. Details must be submitted with the Construction Certificate Application for approval.

33. Commonwealth Disability (Access to Premises) Standard

The Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (the Premises Standards) applies to all applications (i.e. Construction Certificate). This requires any new building, part of a building and the affected part of the existing building to comply with the Premises Standards, the Building Code of Australia and AS 1428.

34. Partial Conformity with the BCA – Upgrade – Clause 64 EP&A Regulation 2021

Pursuant to Clause [93 AND/OR 94] of the Environmental Planning and Assessment Regulation 2000, the existing building must be brought into partial conformity with the Building Code of Australia in respect to the provisions of:

- (a) Access and egress from the building - Section D.
- (b) Fire separation between existing occupancies- Section D.

35. Vehicle access – installation of fencing/barrier and signage

A barrier, open type fencing or similar shall be constructed along the north-western boundary of No.318 Railway Parade between the north-eastern edge of the right-of-carriageway and at least the landscaped area adjacent to the shared space at accessible car space 1. Signage containing appropriate wording shall be installed on or close to the barrier/fencing within the site adjacent to and clear of the right-of-carriageway that clearly states vehicles belonging to patrons and staff of the hotel are to exit the car park only via Jubilee Avenue. Details of the barrier/fencing and required signage which shall be clearly visible 24/7 shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate with both installed prior to the issue of the Occupation Certificate.

36. Existing/lower level car park-boom gate relocation and landscaping

The boom gate and any associated control mechanism shall be relocated further into the existing car park to provide for the B85 Australian Standard Design Vehicle when waiting at the boom gate to be standing fully within the site. The area occupying parking spaces 11 and 12 approximately shall be converted to landscaping. Details of the location of the boom gate and any associated control mechanism as well as the additional landscaped area shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate. The boom gate shall be relocated and operational and landscaping installed prior to the issue of the Occupation Certificate.

37. Proposed/upper level car park- extension of landscaping

The landscaped area adjacent to the shared area at carspace 1 shall be extended across the access aisle terminating at the north-eastern edge of the existing right-of-carriageway. Details of the amended landscaping shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate and the landscaped area installed prior to the issue of the Occupation Certificate.

38. Existing/lower level car park – speed hump

Documentation from a suitably qualified and experienced Traffic Engineering professional shall be submitted to the Certifying Authority certifying the existing speed hump in its current location satisfies the requirements of AS/NZS 2890.1:2004 *Parking Facilities, Part 1 – off street car parking*. Should the existing speed hump not meet current requirements, the Traffic Engineering professional shall detail the works required to satisfy the Australian Standard.

39. Construction vehicle and pedestrian plan of management



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Prior to the issuing of a Construction Certificate, a Construction Vehicle and Pedestrian Plan of Management (CVPPM) shall be submitted to Council for the approval of Council's Senior Traffic and Parking Assessment Officer. The CVPPM shall include, but not be limited to, the following:

- (a) The routes to be taken by trucks in the Georges River Council area when travelling to and from the site.
- (b) Confirm there will be no access for construction related vehicles of any size to Railway Parade.
- (c) The maximum truck size proposed during the various stages of development.
- (d) The approved hours of construction.
- (e) Copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by TfNSW accredited persons.
- (f) The location and length of any proposed Works Zones.

NOTE: The installation of Works Zones and any associated changes to existing parking control signs and Council infrastructure to implement the zones requires the prior approval of the Georges River Council Traffic Committee.

- (g) Any changes to on street parking at and near the site during the various stages of development including during and outside the approved hours of construction.
- (h) Any changes proposed to the movements of pedestrians and/or cyclists past the site both during and outside the approved hours of construction.

A copy of the approved CVPPM must be kept at the site and made available to the Certifying Authority, the NSW Police and Council on request.

40. Bicycle parking

Provision shall be made within the site for the parking of not less than four (4) bicycles. The facilities at which the bicycles will be parked/stored shall comply with the requirements of AS 2890.3:2015 *Parking Facilities, Part 3 – bicycle parking*. Details of the facilities shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate with the facilities installed and operational prior to the issue of the Occupation Certificate.

41. Existing/lower level car park-turning space

The "turning space" at the south-western end of the existing car park shall be suitably signposted and marked on the pavement to prevent it be use for parking. Details of the signs and marking shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate with the signs and markings installed prior to the issue of the Occupation Certificate.

42. Building works to comply with BCA - Heritage Buildings or Buildings Within Conservation Area

Any building works required to ensure compliance with the BCA or new building standards not specified in the submitted approved plan must not damage existing fabric and building features.

If such upgrading works will potentially impact on existing fabric and features, details of the works must be submitted and approved by Council's Heritage Advisor prior to issue of a Construction Certificate.

Reason: Heritage conservation.

43. Certification by Structural Engineer

Prior to the issue of a Construction Certificate, a suitably qualified Structural Engineer, experienced in dealing with heritage structures, shall provide a certificate to the satisfaction of Council, attesting that the existing building is capable of accommodating the additional and altered structural loading from the creation of new incisions to the external side wall.

Reason: To ensure the protection of significant fabric of the heritage item.

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44. Signage to southwestern elevation

The carparking sign and crown logo sign are to be repositioned to be a minimum of 2.0m measured from the edge of the return to the front elevation.

The signage shall be affixed using minimal fixing points and limited only to mortar joints.

Prior to the issue of a Construction Certificate, amended plans demonstrating compliance with this condition must be submitted to the satisfaction of Council.

Reason: To ensure the signage does not visually dominate the street presentation of the heritage item.

45. Acoustic Report Compliance

The Report submitted to Council as referenced in the Application must demonstrate compliance with the Acoustic Report referenced in this consent.

Certification provided by a suitably qualified and experienced acoustic consultant, referencing the Construction Certificate Plans and confirming that the requirements of the Acoustic Report are met must be provided to the satisfaction of the Certifying Authority prior to the release of the Construction Certificate.

The Acoustic Report Compliance Certificate must be incorporated into the Construction Certificate documentation.

Reason: To ensure the design of the development incorporates the measures outlined in the Acoustic Report. To provide appropriate acoustic levels to maintain the surrounding amenity.

46. Acoustic Report – Commercial/ Industrial – Mechanical Plant

The use of the premises and the operation of all mechanical plant and equipment must comply with the [Protection of the Environment Operations Act 1997](#) (as amended) and with the [NSW Environment Protection Authority's Noise Policy for Industry \(2017\)](#).

Prior to the release of a Construction Certificate, an Acoustic Report must be prepared by a suitably qualified acoustic consultant in accordance with the [NSW Environment Protection Authority's Noise Policy for Industry \(2017\)](#).

The recommendations of the Acoustic Report must be incorporated into the construction certificate plans, and the plans are to be certified to this effect by a suitably qualified and experienced Acoustic Consultant.

The Acoustic Report and certified plans must be incorporated into the Construction Certificate documentation.

Reason: To provide appropriate acoustic levels to maintain the surrounding amenity.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)

47. Before You Dig Australia

The applicant shall contact "Before You Dig Australia" to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Before You Dig Australia" shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

48. Drainage Engineering Site Inspection

Prior to the commencement of works:

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- The PCA shall ensure that a registered surveyor is engaged to verify the design surface and invert levels of Council's new pipe to Australian Height Datum

49. Demolition & Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015).

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au

50. Demolition Notification Requirements

The following notification requirements apply to this consent:

- The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

51. Demolition Work involving Asbestos Removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

52. Photographic Archival Recording

Prior to the commencement of any works, including the dismantling of fabric or demolition, a simplified Photographic Archival Recording shall be undertaken of the building (internally and externally) and submitted to the satisfaction of Council.

The Photographic Archival Recording shall be prepared in accordance with "Guidelines for preparing archival recordings of heritage items as a condition of consent" (Department of Climate Change, Energy, the Environment and Water, 2025) and must contain:



- (a) A brief report or introduction which explains the purposes of the Photographic Archival Recording and gives a brief description of the subject site, as well as details of the sequence in which images were taken.
- (b) A plan of the building and site marked up to indicate where the photographs were taken and the direction of the photograph.
- (c) A complete set of digital image files saved as JPEG or TIFF files with associated metadata, and cross-referenced to catalogue sheets.

The Photographic Archival Recording shall be submitted to Council on a suitable portable electronic storage device (such as USB). The digital version of the Photographic Archival Recording shall be arranged as a single parent folder containing the report, reference plans, saved as individual PDF documents. All electronic image files shall be arranged by their file type and saved as individual files, grouped in separate sub-folders, as set out below:

- Photographic Archival Recording - 314-318 Railway Parade and 1 Jubilee Avenue, Carlton.
 - o Report and Reference Plans – 314-318 Railway Parade and 1 Jubilee Avenue, Carlton.
 - o Electronic Image Files – JPEG – 314-318 Railway Parade and 1 Jubilee Avenue, Carlton.

Reason: Heritage conservation

53. Registered Surveyors Report – During Development Work

A report must be submitted to the PCA at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls – Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork – Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Pool Formwork – Before concreting of pool shell, detailing the location of the pool relative to the adjacent boundaries and its height relative to the datum shown on the approved plans.
- (f) Completion of any Roof Framing – Before roof covered detailing eaves/gutter setback from boundaries.
- (g) Completion of all Work – Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the PCA is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

54. Utility Arrangements

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

DURING CONSTRUCTION

55. Physical Connection of Stormwater to Site



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No work is permitted to proceed above the ground floor slab level of the building until there is a physical connection of the approved stormwater drainage system from the land the subject of this consent to Council's stormwater system in the street as per the conditions of this consent.

56. Cost of Works to be Borne by the Applicant

The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.

57. Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

58. Damage within Road Reserve and Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

59. Public Utility and Telecommunication Assets

The owner shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.

60. Site Maintenance

The premises shall be maintained in a manner that will not adversely impact upon public health and safety until such time as an occupation certificate is issued. The premises shall be maintained during construction in accordance with the following:

- (a) There must be no burning of any material.
- (b) All putrescible waste must be disposed of in a suitable manner within 24 hours of generation.
- (c) All grass and vegetation must be maintained within the development site so the grass and vegetation (excluding trees, shrubs and any other protected vegetation) does not exceed a height of 100 mm above ground level, until such a time that all approved landscaping works have been completed in accordance with the approved landscaping plan.
- (d) Any accumulated or ponded water must be removed within 5 days (weather permitting). The removal of any water must comply with the Protection of the Environment Operations Act 1997 (NSW) so as to not cause a pollution incident.
- (e) Secure fencing must be provided and installed within the boundary of the premises. Fencing must be maintained so as to eliminate access to the public.
- (f) All Activity associated with the development including storage or depositing of any goods or maintenance of any machinery and equipment must be conducted wholly within the site boundaries.

Reason: To protect the environment and maintain public health and safety

61. Hours of construction for demolition and building work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to



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the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Note: A penalty infringement notice may be issued for any offence.

62. Worksite Traffic and Pedestrian Control

Traffic and pedestrian control shall be in accordance with TfNSW 'Traffic Control at Work Sites – Technical Manual' version 6.1.

63. Archaeology

As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act 1977, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council, the Local Aboriginal Land Council and Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including any the statutory requirements under the Heritage Act 1977.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act 1977 impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

Reason: Statutory requirements for the protection of archaeology.

64. Reduction of rising damp and salt attack in buildings constructed prior to 1930

To avoid potential damage caused by rising damp and migrating salts, no concrete slab is to be laid directly on the ground either within the building or external to the building directly adjacent to the exterior walls.

Reason: Heritage conservation.

65. Temporary storage of materials, equipment and waste during works

All construction materials, equipment and demolition / construction waste shall be stored wholly within the allotment boundaries and shall be stored, contained or stockpiled in such locations that do not cause any impacts to existing built structures including ancillary structures, walls or fences, or established gardens.

Reason: Protection of significant features of the site.

66. General Heritage

- (a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing heritage item.
- (b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction.
- (c) All conservation and adaptation works are to be in accordance with the Articles of the Australia ICOMOS Burra Charter (2013).
- (d) New services are to be surface mounted rather than chased-in to existing walls to minimise impact on significant heritage fabric.
- (e) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.

Reason: Heritage conservation.



67. No demolition of extra fabric

Alterations to, and demolition of, the existing building shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council.

No work is to resume until the written approval of Council is obtained. Failure to comply with the provisions of this condition may result in the Council instituting legal proceedings.

Reason: Heritage conservation.

68. Uncovering of concealed architectural features or detailing

Should any concealed architectural features or detailing, not previously noted in the DA documentation, be discovered during demolition or building works, all works are to immediately cease and the architectural features or detailing to be photographically recorded and Council's Heritage Advisor is to be contacted for advice.

Reason: Heritage conservation.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

69. Requirements Prior to the Issue of the Occupation Certificate

The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- (a) All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (b) The internal driveway construction works, together with the provision for all services (conduits and pipes laid) shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (c) Construct any new vehicle crossings required.
- (d) Replace all redundant vehicle crossing laybacks with kerb and guttering, and replace redundant concrete with turf.

70. Fire Safety Certificate before Occupation or Use

In accordance with clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 on completion of building works and prior to the issue of an Occupation Certificate, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 83 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate as required pursuant to clause 86 of the aforesaid regulation is to state.

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so and the certificate be in the approved .
- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.



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In accordance with clause 85 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 a copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

71. Restriction to User and Positive Covenant for On-Site Detention Facility

A Restriction on Use of the Land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owners of the land. The terms of the instrument are to be in accordance with Council's standard terms and restrictions which are as follows.

72. Maintenance Schedule – On-site Stormwater Management

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

73. Works as Executed and Certification of Stormwater works

Prior to the issue of an Occupation Certificate, the PCA must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards. A works-as-executed drainage plan and certification must be forwarded to the PCA and Council, from a professional engineer specialising in hydraulic engineering.

This Plan and Certification shall confirm that the design and construction of the stormwater drainage system satisfies the conditions of development consent and the Construction Certificate stormwater design details approved by the PCA.

The works-as-executed drainage plan must be prepared by a professional engineer specialising in hydraulic engineering in conjunction with a Registered Surveyor and must include the following details (as applicable):

- (a) The location of any detention basin/s with finished surface levels;
- (b) Finished site contours at 0.2 metre intervals (if applicable)
- (c) Volume of storage available in any detention areas;
- (d) The location, diameter, gradient and material (i.e. PVC, RC etc.) of all stormwater pipes;
- (e) The orifice size/s (if applicable).

74. Stormwater drainage works – Works As Executed

Prior to the issue of the Occupation Certificate, storm water drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) That the works have been constructed in accordance with the approved design and will provide the detention storage volume in accordance with the submitted calculations;
- (c) Pipe invert levels and surface levels to Australian Height Datum.

75. Carpark – certification

Prior to the issue of an Occupation Certificate, documentation from a suitably qualified and experienced Traffic Engineering professional shall be submitted to the Certifying Authority certifying carparking facilities have been constructed in accordance with the approved plans and the relevant Australian Standard.

76. Car parks – marking of parking spaces and certification



Prior to the issue of an Occupation Certificate, documentation from a suitably qualified and experienced Traffic Engineering professional shall be submitted to the Certifying Authority certifying the carparking spaces have been marked in accordance with the approved plans and the relevant Australian Standards.

77. Slip Resistance

At completion of work an in-situ (on-site) test, in wet and dry conditions, must be carried out on the pedestrian floor surfaces used in the foyers, public corridors/hallways, stairs and ramps as well as the floor surfaces in wet rooms in any commercial/retail/residential units to ascertain the actual slip resistance of such surfaces taking into consideration the effects of grout, the gradients of the surface and changes from one material to another. The in-situ test must be carried out in accordance with AS/NZS 4663:2002. Proof of compliance must be submitted with the application for the Occupation Certificate for approval.

78. Industrial/ Commercial Premises – Operational Noise Emission

Prior to the issue of the Occupation Certificate, an Operational Noise Management Plan (ONMP) for the development, prepared by a suitably qualified and experienced acoustic expert, must be submitted to the satisfaction of the Certifying Authority. The ONMP must:

- (a) Describe all noise sources from the development.
- (b) Describe the control measures that will be implemented to minimise the noise emission in the area, including:
 - i. The management and mitigation measures to be employed on-site, and
 - ii. Identify high emission generating operational activities, including proposed times when these works will be carried out and mitigation measures to minimise adverse impacts from these activities.
- (c) Defines what constitutes a noise incident, and
- (d) Process/procedure for identifying and resolving noise complaints received.

The ONMP must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To protect the environment and to provide appropriate acoustic levels to maintain the surrounding amenity.

79. Acoustic Compliance – General Operation of Premises

A suitably qualified acoustic consultant or engineer must certify that the operation of the plant and equipment complies with the NSW Environment Protection Authority's "[Noise Policy for Industry \(2017\)](#)" (as amended).

The Acoustic Certification must be submitted to the Certifying Authority prior to the issue of any Occupation Certificate or use of the premises.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic level to surrounding amenities.

80. Lighting – General Nuisance

Any lighting on the premises must be designed and installed so as not to cause a nuisance to other residents in the area or motorists on nearby roads by light overspill or glare.

Reason: To protect neighbourhood amenity and road safety.

81. General Amenity of the Neighbourhood



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The implementation of the development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of due to the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, wastewater, waste products, grit, oil or other harmful products.

Reason: To protect the neighbourhood amenity.

82. Activities and storage of goods outside buildings

Any work or activity associated with the use of this development consent, including the storage or depositing of any goods or the maintenance of any machinery, shall be conducted within the building. External storage shall be limited to waste receptacles.

Reason: To protect public amenity

83. Offensive Noise

The use of the premises must not give rise to the transmission of Offensive Noise to any place of different occupancy. Offensive Noise is defined in the [Protection of the Environment Operations Act 1997](#) (NSW) (as amended).

Reason: To protect the neighbourhood amenity.

84. Acoustic Report – Commercial/industrial - Verification of Noise report

Within three months from the date of issue of an Occupation Certificate, an acoustic assessment must be carried out by an appropriately qualified acoustic consultant, in accordance with the NSW Environment Protection Authority's "[Noise Policy for Industry \(2017\)](#)" (Policy) submitted to Council for consideration.

The report should include, but not be limited to, details verifying that the noise control measures as recommended in the approved acoustic report referenced in this consent have been achieved, and if not, carry out the works required to achieve the required outcome/s within 28 days.

Reason: To ensure the premises comply with the Acoustic Report and reduce adverse impacts upon the environment and the surrounding neighbourhood.

Note: Where rectification works require further development consent or owners' consent, these must be sought prior to such works being carried out.

85. Acoustic mitigation infrastructure – Maintenance

Noise mitigation measures as outlined in the Acoustic Report prepared by "writer name", titled "report title" and dated "report date" must be maintained at all times to ensure their acoustic performance does not diminish.

Reason: To provide appropriate acoustic levels to maintain the surrounding amenity.

86. Acoustic Compliance – General Operation

The operation of the activity must comply with the NSW Environment Protection Authority's "[Noise Policy for Industry \(2017\)](#)" (as amended).

Reason: To ensure appropriate acoustic level to surrounding amenities.

OPERATIONS CONDITIONS (ON-GOING)

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87. Loading and Unloading

All loading and unloading for the use of the pub shall take place either within the site or in a legal on-street car space. Loading and unloading from no stopping zones on Jubilee Avenue is not permitted at any time.

88. Maintenance of Landscaping

The planter boxes must be maintained. Maintenance includes watering, weeding, removal of rubbish from the bases, fertilizing, pest and disease control, replacement of dead or dying plants and any other operations required to maintain healthy plants.

89. Noise Control

The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended).

90. Outdoor Lighting

To avoid annoyance to the occupants of adjoining premises or glare to motorist on nearby roads, outdoor lighting must comply with *AS 4282-1997: Control of the Obtrusive effects of outdoor lighting*.

91. Outdoor Gaming/Smoking Area – Air Lock Entry

There is to be air lock entry from the main club or hotel area into the outdoor smoking area and doors must be fitted with self closing device.

92. Annual Fire Safety Statement

The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:

- (a) Within 12 months after the date on which the fire safety certificate was received.
- (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
- (c) An annual fire safety statement is to be given in or to the effect of Clause 11 of the Provisions consequent on [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Amendment \(Construction Certificates\) Regulation 2023](#)
- (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

93. Requirement for a Construction Certificate

The erection of a building must not commence until a Construction Certificate has been issued.

94. Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) appointed a PCA for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:



- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the PCA of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An Information Pack is attached for your convenience should you wish to appoint Georges River Council as the PCA for your development.

95. Notification of Critical Stage Inspections

No later than two days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

96. Notice of Commencement

The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

A Notice of Commencement Form is attached for your convenience.

97. Occupation Certificate

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

Only the PCA appointed for the building work can issue the Occupation Certificate.

An Occupation Certificate Application Form is attached for your convenience.

PRESCRIBED CONDITIONS

98. Clause 69 – Building Code of Australia and Home Building Act 1989

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

99. Clause 70 – Erection of Signs

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

100. Clause 71 – Home Building Act 1989

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

101. Clause 73 – Erection of Signage for Maximum Number of Persons



This prescribed condition applies to entertainment venues, function centres, pubs, registered clubs and restaurants. This condition requires the erection of a sign which states the maximum number of persons (as specified in the consent) that are permitted in the building.

102. Clause 75 – BASIX Commitments

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

ADVICES

103. Long Service Levy

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

104. Council as PCA – Deemed to Satisfy Provisions of BCA

Should the Council be appointed as the PCA in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative fire solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justifying the non-compliances with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

105. Site Safety Fencing

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au)

106. Clause 42 – Entertainment Venues

Schedule 3A of the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#) outlines the prescribed conditions which apply to Entertainment Venues.

107. Food Premises

Information on Australian Standards can be obtained from www.standards.com.au



Guidelines and Food Safety Standards may be obtained by contacting the Food Standards Australia New Zealand Authority at foodstandards.gov.au or the NSW Food Authority on 1300 552 406, email: contact@foodauthority.nsw.gov.au or by visiting the website www.foodauthority.nsw.gov.au

Notification of Food Business under Section 100 of the [Food Act 2003](#) requires the proprietor of a food business to give written notice, in the approved form, before conducting a food business. Penalties apply for failure to comply.

108. Noise

Noise related conditions

Council will generally enforce noise related conditions in accordance with the Noise Guide for Local Government (<http://www.environment.nsw.gov.au/noise/nlg.htm>) and the Industrial Noise Guidelines (<http://www.environment.nsw.gov.au/noise/industrial.htm>) published by the Department of Environment and Conservation. Other state government authorities also regulate the Protection of the Environment Operations Act 1997.

Useful links relating to Noise:

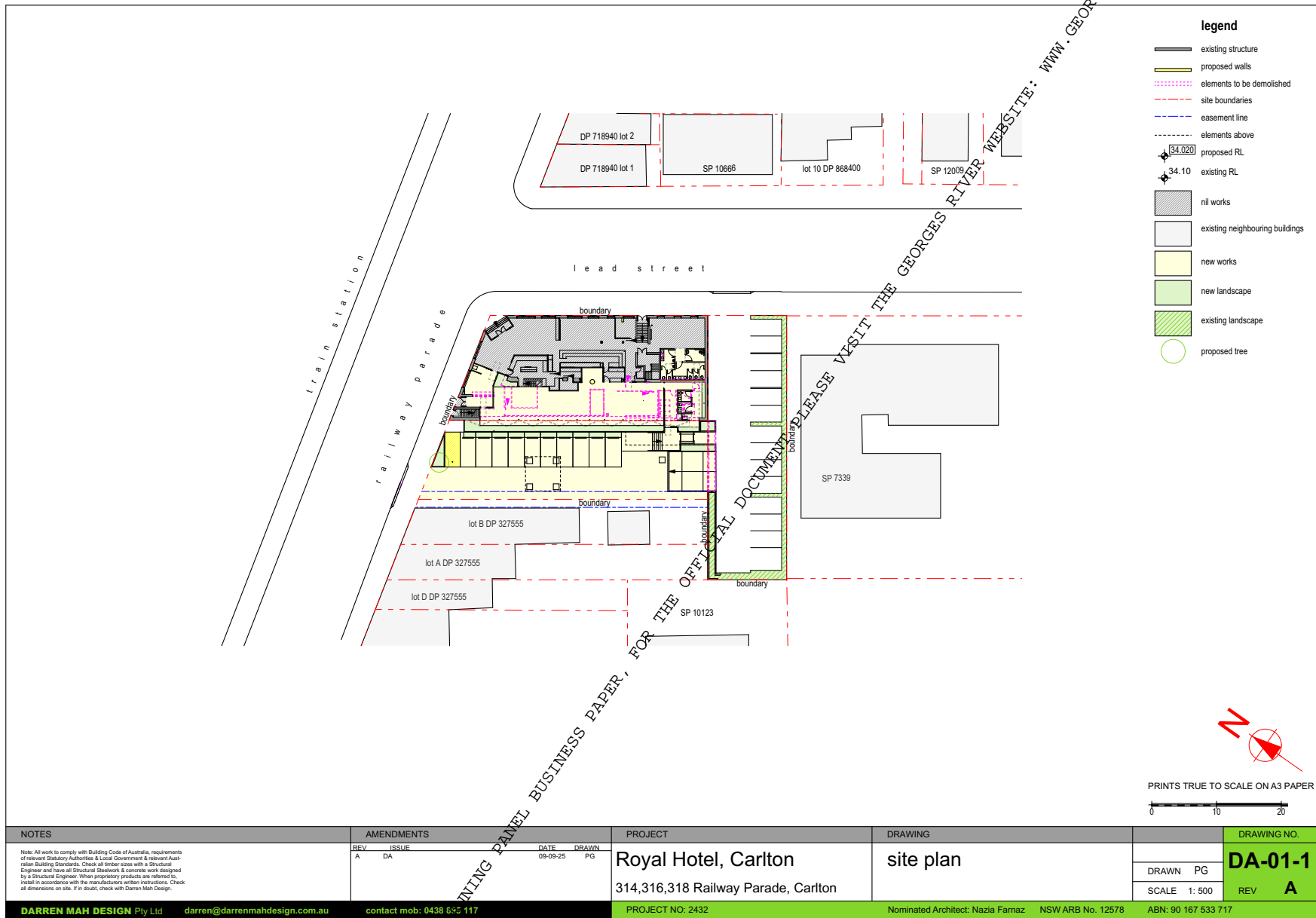
- (a) Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
- (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
- (c) New South Wales Government Legislation home page for access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2000 (www.legislation.nsw.gov.au).
- (d) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).
- (e) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).
- (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).

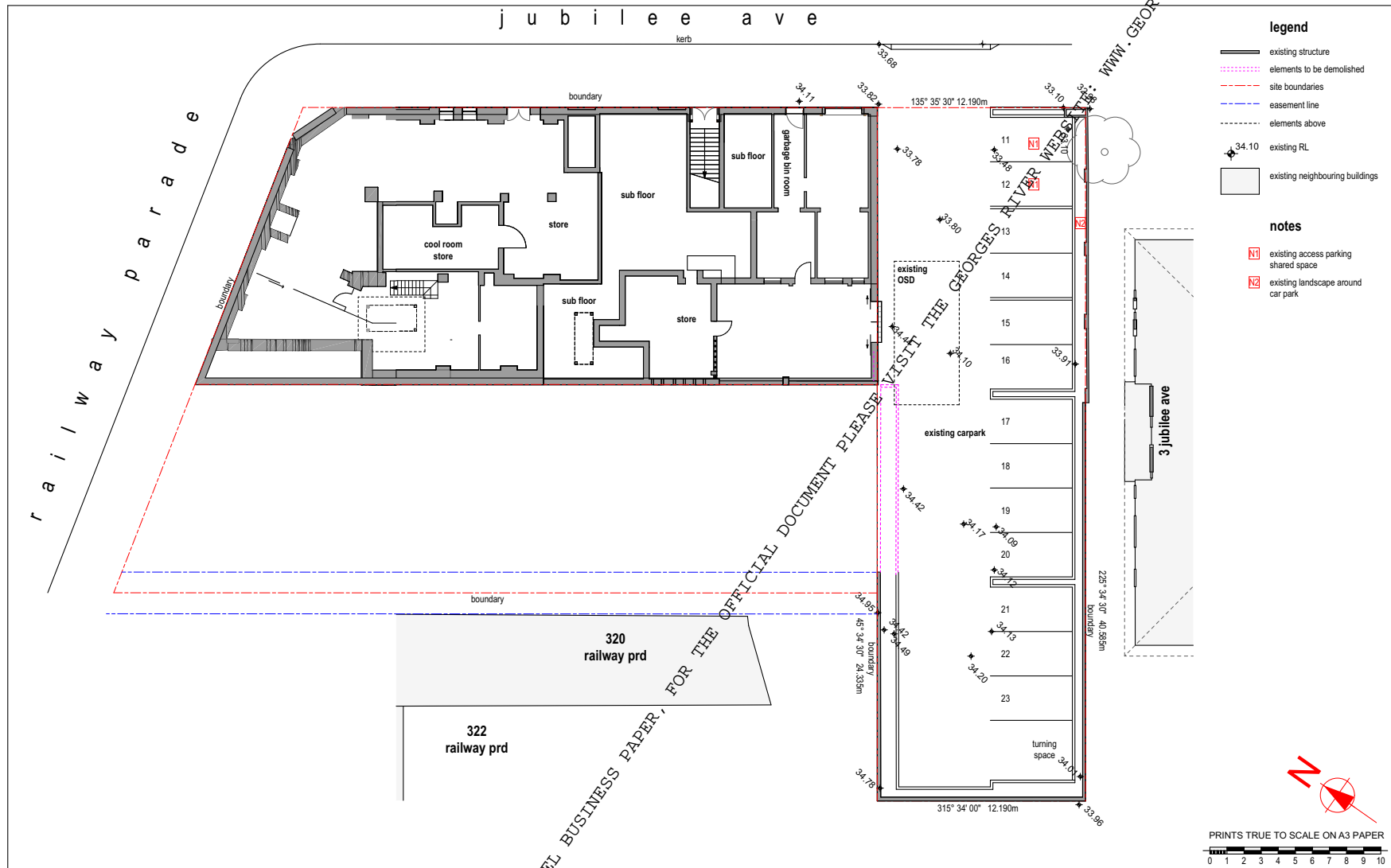
109. Electricity Supply

This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services) for further details and information on lodging your application to connect to the network



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- legend**
- existing structure
 - elements to be demolished
 - site boundaries
 - easement line
 - elements above
 - 34.10 existing RL
 - existing neighbouring buildings

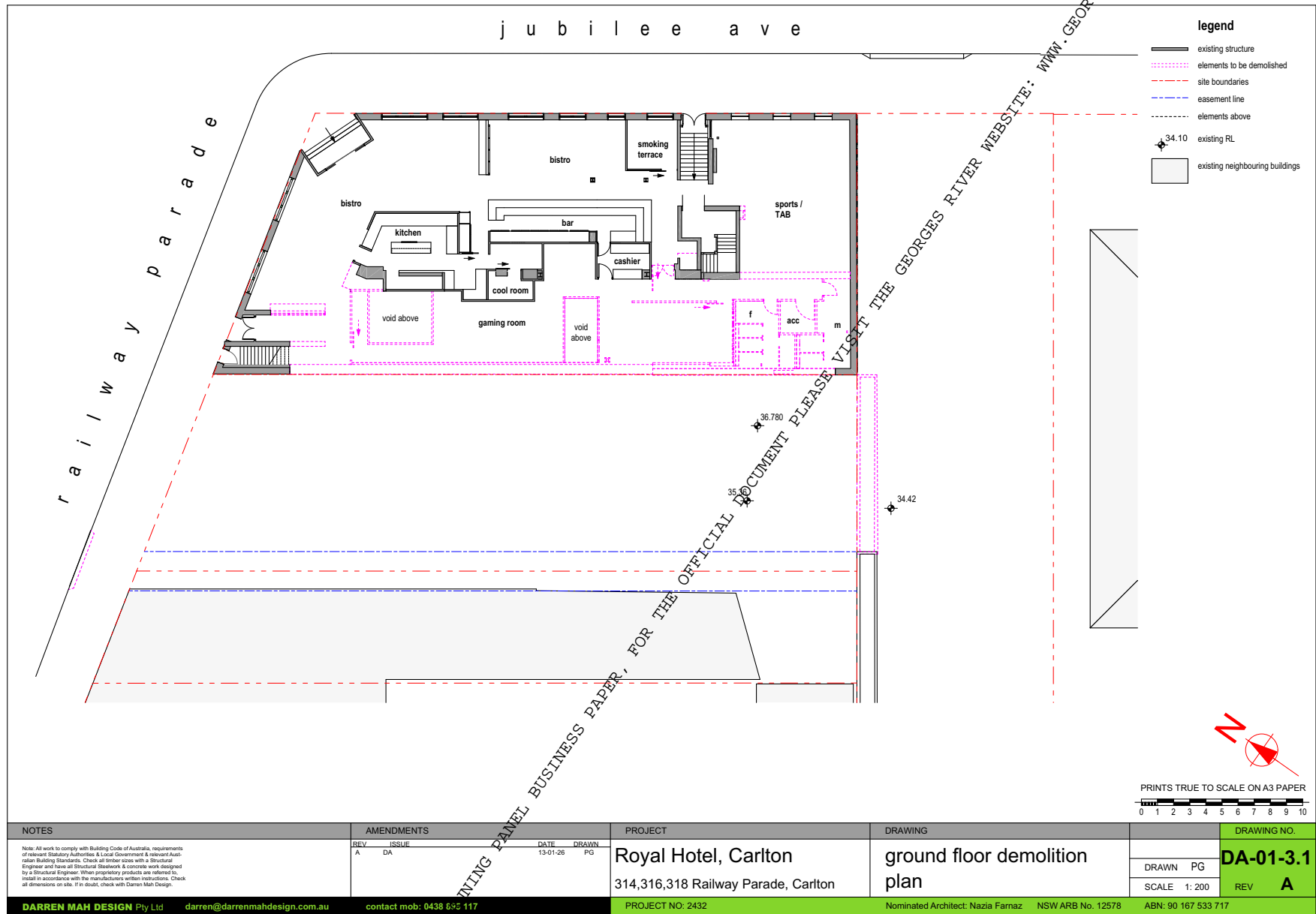
- notes**
- existing access parking shared space
 - existing landscape around car park

PRINTS TRUE TO SCALE ON A3 PAPER

<p>NOTES</p> <p>Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all timber sizes with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referred to, install in accordance with the manufacturers written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.</p>	<p>AMENDMENTS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>ISSUE</th> <th>DATE</th> <th>DRAWN</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA</td> <td>13-01-26</td> <td>PG</td> </tr> </tbody> </table>		REV	ISSUE	DATE	DRAWN	A	DA	13-01-26	PG	<p>PROJECT</p> <p>Royal Hotel, Carlton 314,316,318 Railway Parade, Carlton</p>	<p>DRAWING</p> <p>basement demolition plan</p>	<p>DRAWING NO.</p> <p>DA-01-2.1</p>
	REV	ISSUE	DATE	DRAWN									
	A	DA	13-01-26	PG									
		<p>PROJECT NO: 2432</p>	<p>Nominated Architect: Nazia Farnaz NSW ARB No. 12578</p>	<p>ABN: 90 167 533 717</p>									
<p>DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 632 117</p>													



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	A	DA	09-09-25	PG										
DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 832 117		PROJECT NO: 2432	Nominated Architect: Nazia Farnaz NSW ARB No. 12578 ABN: 90 167 533 717											



<p>NOTES</p> <p>Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all timber sizes with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referred to, install in accordance with the manufacturers written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.</p>	AMENDMENTS			
	REV	ISSUE	DATE	DRAWN
A	DA	13-01-26	PG	

PROJECT	
Royal Hotel, Carlton	
314,316,318 Railway Parade, Carlton	
PROJECT NO: 2432	

DRAWING	
ground floor demolition plan	

DRAWING NO.	
DRAWN	PG
SCALE	1: 200

DRAWING NO.	
DA-01-3.1	
REV	A

DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 832 117

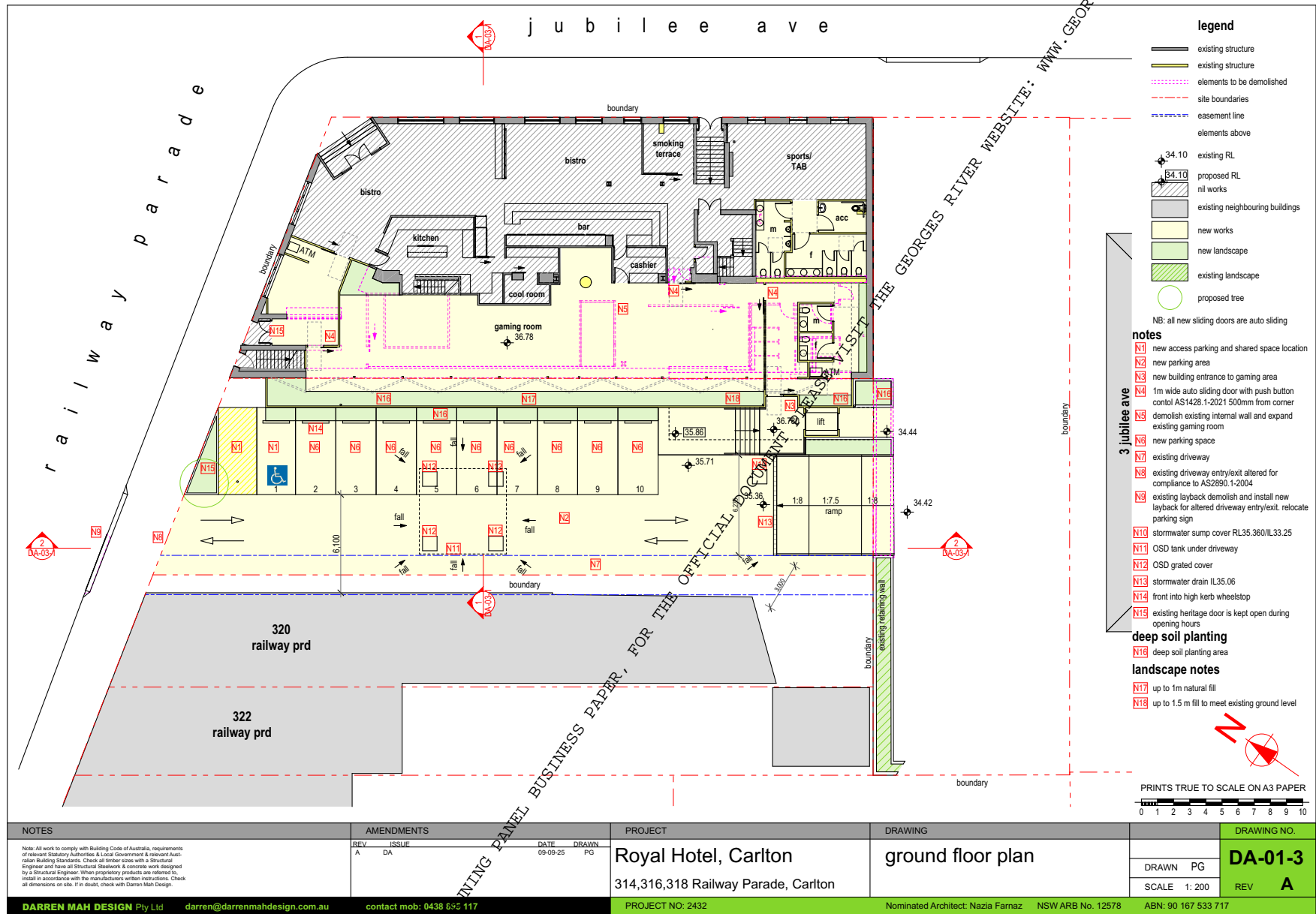
PROJECT NO: 2432

Nominated Architect: Nazia Farnaz NSW ARB No. 12578 ABN: 90 167 533 717

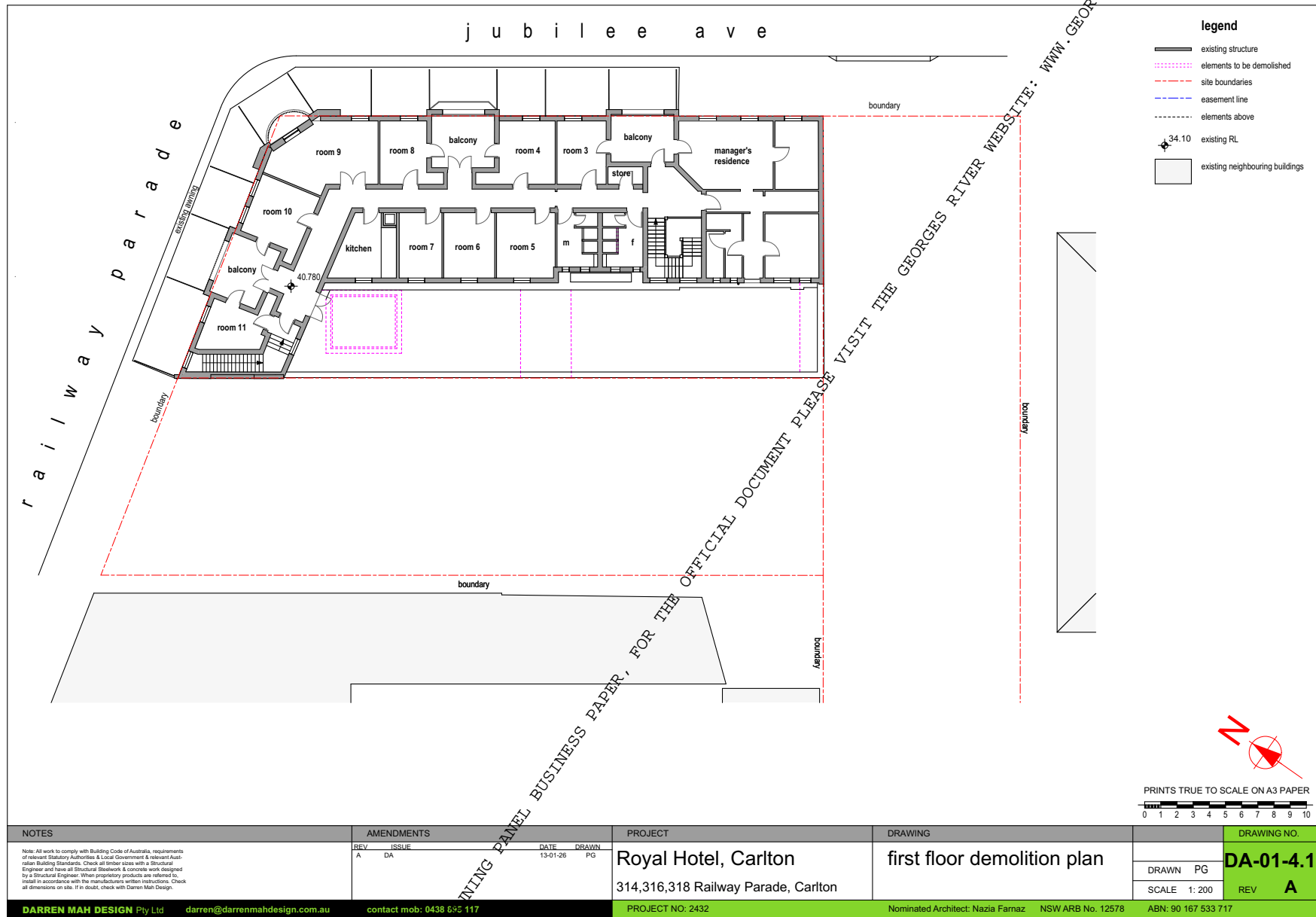
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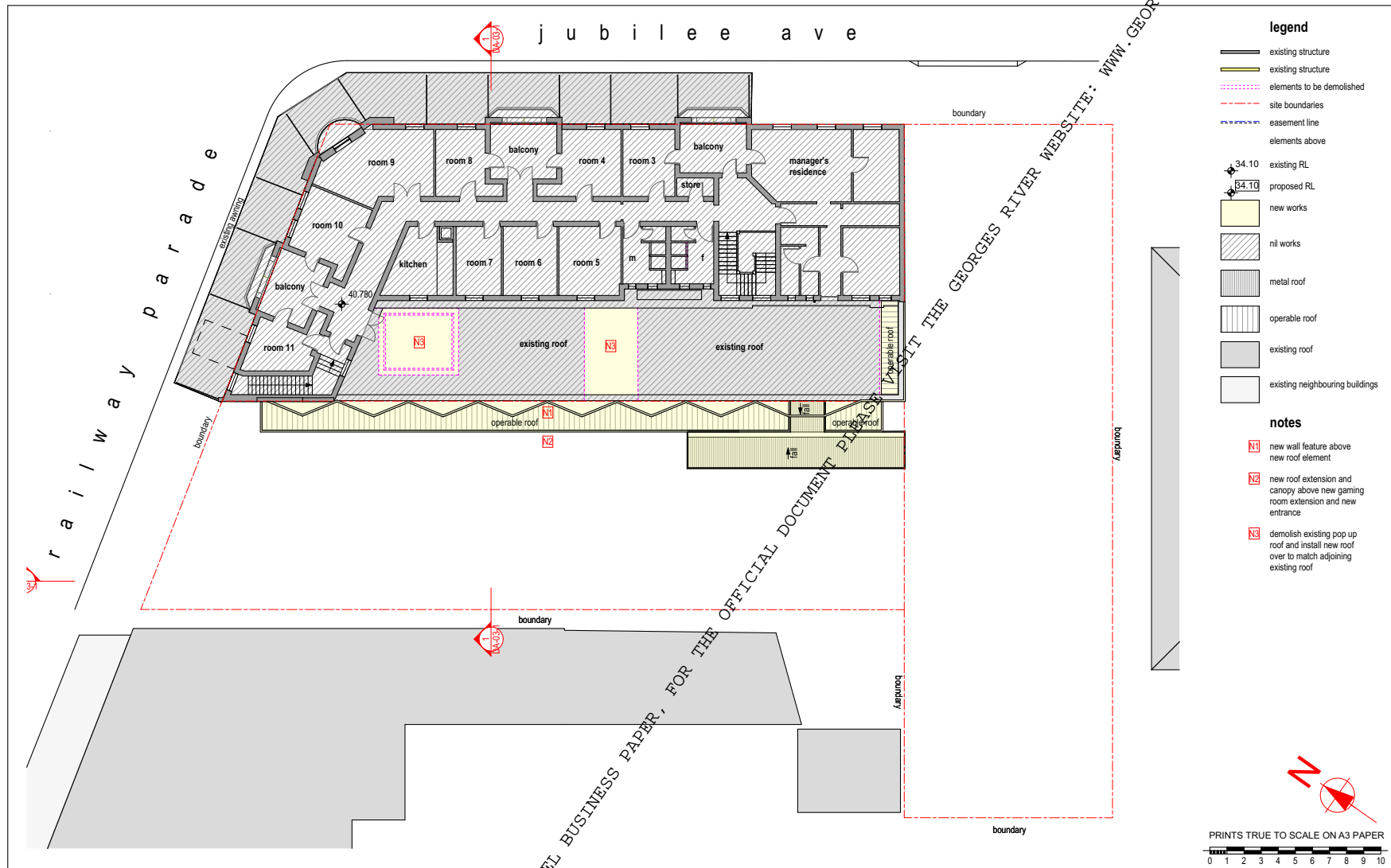
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NOTES	AMENDMENTS	PROJECT	DRAWING	DRAWING NO.												
<p>Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all minor slips with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referred to, install in accordance with the manufacturers written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>ISSUE</th> <th>DATE</th> <th>DRAWN</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA</td> <td>09-09-25</td> <td>PG</td> </tr> </tbody> </table>	REV	ISSUE	DATE	DRAWN	A	DA	09-09-25	PG	<p>Royal Hotel, Carlton 314,316,318 Railway Parade, Carlton</p>	<p>ground floor plan</p>	<table border="1"> <tbody> <tr> <td>DA-01-3</td> </tr> <tr> <td>DRAWN PG</td> </tr> <tr> <td>SCALE 1: 200</td> </tr> <tr> <td>REV A</td> </tr> </tbody> </table>	DA-01-3	DRAWN PG	SCALE 1: 200	REV A
REV	ISSUE	DATE	DRAWN													
A	DA	09-09-25	PG													
DA-01-3																
DRAWN PG																
SCALE 1: 200																
REV A																
<p>DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 832 117</p>		<p>PROJECT NO: 2432 Nominated Architect: Nazia Farnaz NSW ARB No. 12578 ABN: 90 167 533 717</p>														





- legend**
- existing structure
 - existing structure
 - elements to be demolished
 - site boundaries
 - easement line
 - easement above
 - 34.10 existing RL
 - 34.10 proposed RL
 - new works
 - nil works
 - metal roof
 - operable roof
 - existing roof
 - existing neighbouring buildings

- notes**
- N1** new wall feature above new roof element
 - N2** new roof extension and canopy above new gaming room extension and new entrance
 - N3** demolish existing pop up roof and install new roof over to match adjoining existing roof

NOTES

Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all timber sizes with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referred to, install in accordance with the manufacturers written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.

AMENDMENTS			
REV	ISSUE	DATE	DRAWN
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PROJECT

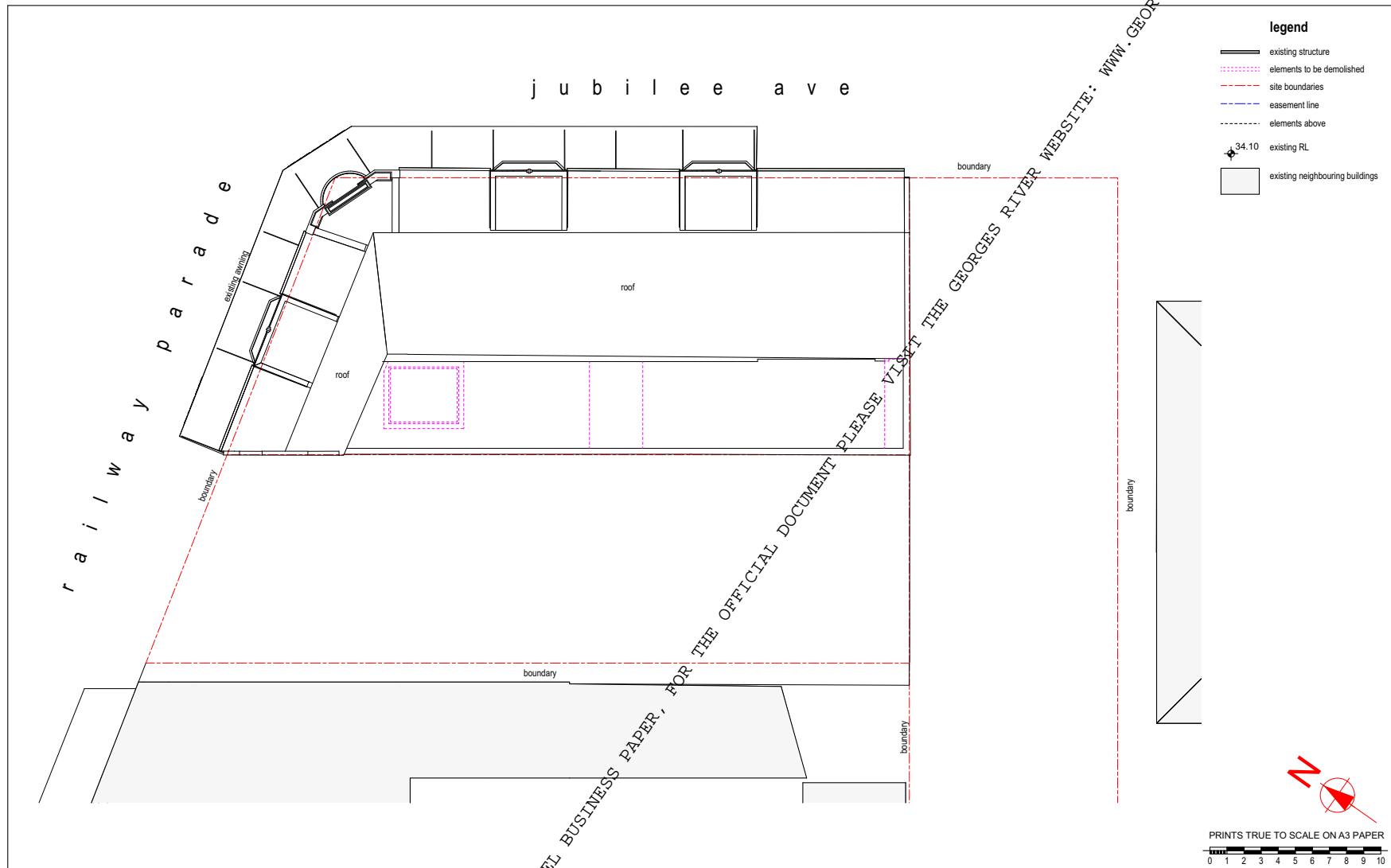
Royal Hotel, Carlton
314,316,318 Railway Parade, Carlton

DRAWING

first floor plan

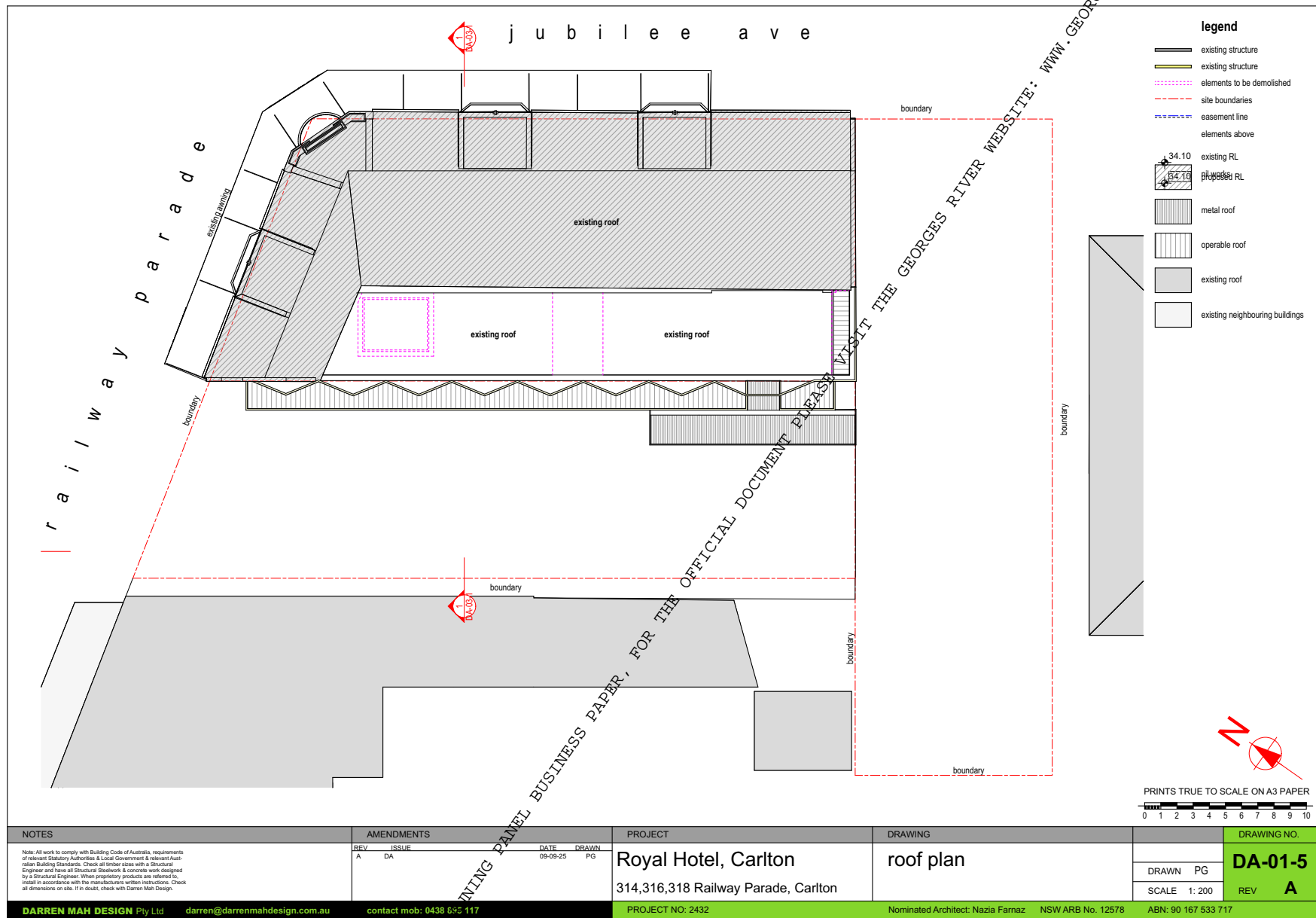
DRAWING NO.	
DRAWN	PG
SCALE	1: 200
REV	A

LPP024-26 Attachment 2



NOTES <small>Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all timber sizes with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referred to, install in accordance with the manufacturer's written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.</small>	AMENDMENTS <table border="1"> <thead> <tr> <th>REV</th> <th>ISSUE</th> <th>DATE</th> <th>DRAWN</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA</td> <td>13-01-26</td> <td>PG</td> </tr> </tbody> </table>				REV	ISSUE	DATE	DRAWN	A	DA	13-01-26	PG	PROJECT Royal Hotel, Carlton 314,316,318 Railway Parade, Carlton	DRAWING roof demolition plan	DRAWING NO. DA-01-5.1
	REV	ISSUE	DATE	DRAWN											
	A	DA	13-01-26	PG											
DRAWN PG		SCALE 1: 200		REV A											
DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 832 117		PROJECT NO: 2432	Nominated Architect: Nazia Farnaz NSW ARB No. 12578	ABN: 90 167 533 717											

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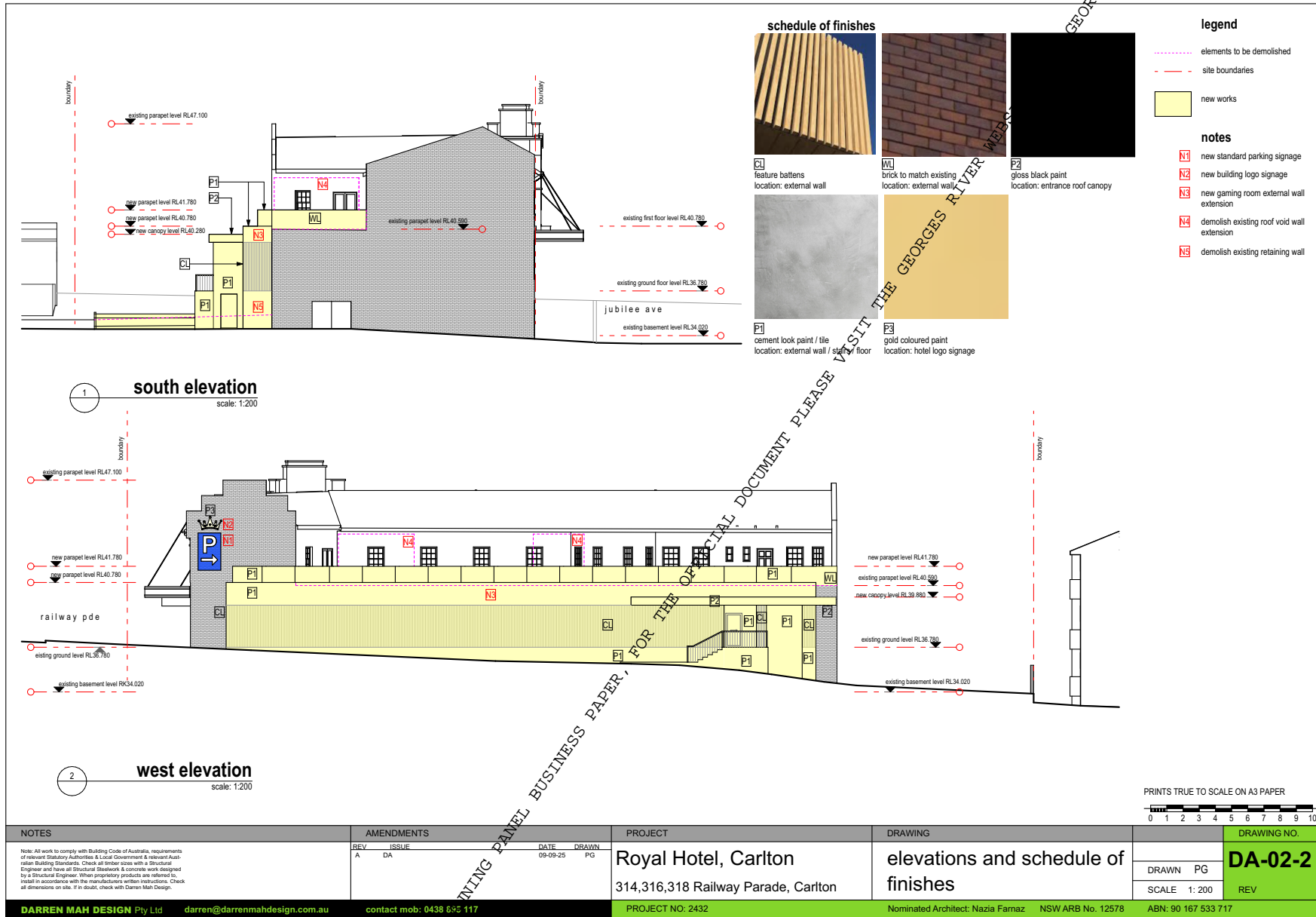
AMENDMENTS			
REV	ISSUE	DATE	DRAWN
A	DA	09-09-25	PG

PROJECT
 Royal Hotel, Carlton
 314,316,318 Railway Parade, Carlton

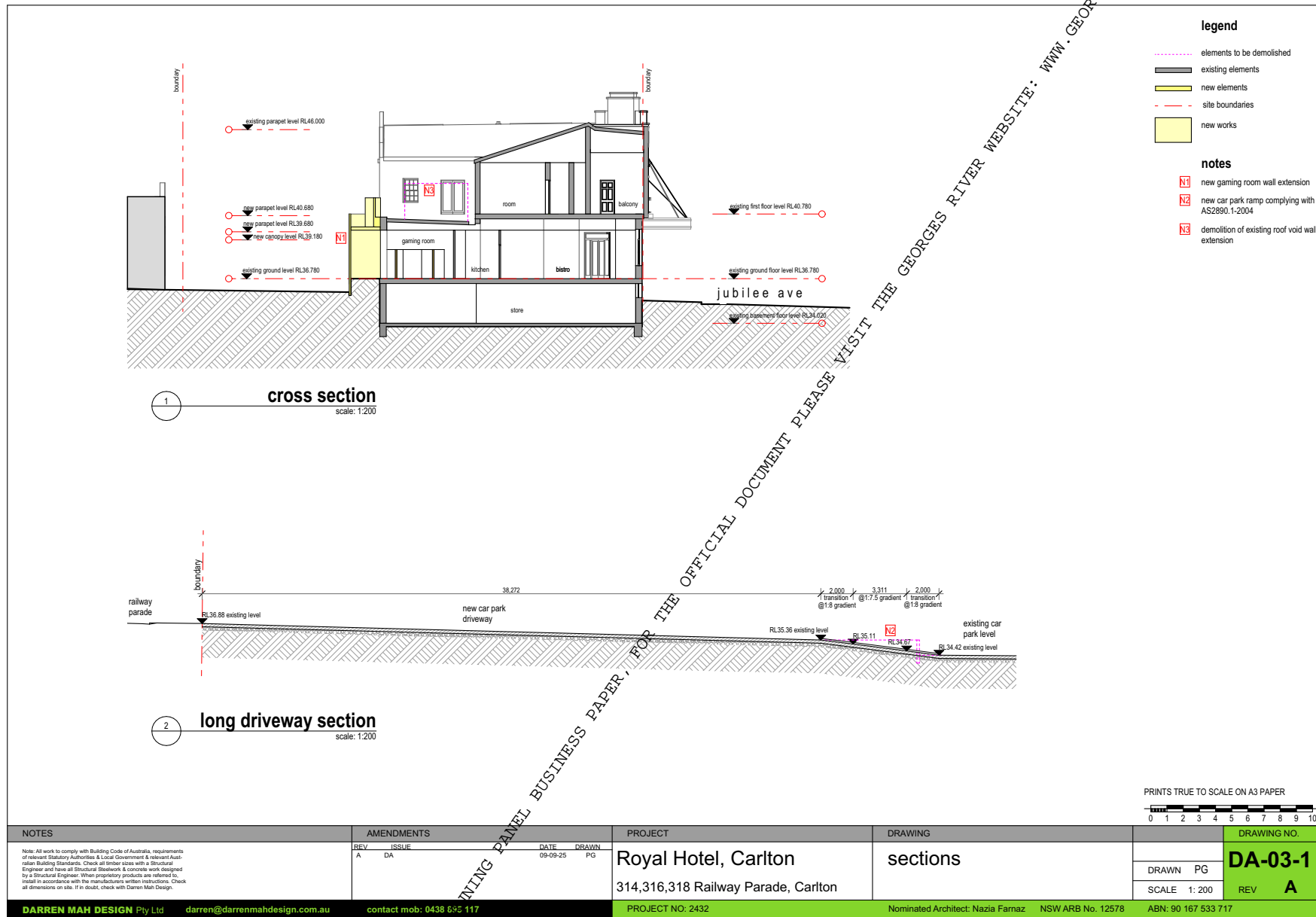
DRAWING
 roof plan

DRAWING NO.	
DRAWN	PG
SCALE	1: 200
REV	A





NOTES Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all timber sizes with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. Where proprietary products are referenced, install in accordance with the manufacturers written instructions. Check all dimensions on site. If in doubt, check with Darren Mah Design.	AMENDMENTS REV ISSUE DATE DRAWN A DA 09-09-25 PG		PROJECT Royal Hotel, Carlton 314,316,318 Railway Parade, Carlton	DRAWING elevations and schedule of finishes	DRAWING NO. DA-02-2
			PROJECT NO: 2432	Nominated Architect: Nazia Farnaz NSW ARB No. 12578	ABN: 90 167 533 717
	DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 632 117				



REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 04 JUNE 2026

LPP025-26 3 CROSS STREET HURSTVILLE

LPP Report No	LPP025-26	Development Application No	DA2026/0031
Site Address & Ward Locality	3 Cross Street Hurstville Hurstville Ward		
Proposed Development	Public domain and façade upgrade of Hurstville Westfield Shopping Centre		
Owners	Georges River Council P T Limited & D B Reef Funds Management Ltd		
Applicant	Scentre Design and Construction		
Planner/Architect	Scentre Design and Construction		
Date Of Lodgement	30/01/2026		
Submissions	Nil		
Cost of Works	\$4,900,000.00		
Local Planning Panel Criteria	The application is referred to Georges River Local Planning Panel for determination as one of the owners of the site is Georges River Council.		
Report prepared by	Development Assessment Planner		
RECOMMENDATION	Approval		

Executive Summary

PROPOSAL

This matter reported to Georges River Council's Local Planning Panel (the Panel) in accordance with Schedule 1, Part 3 of the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents, issued by the Minister for Planning and Public Spaces under section 9.1 of the Environmental Planning and Assessment Act 1979 on 6 March 2024.

The application seeks consent for a development which occurs on land owned by Georges River Council. As such, Council is unable to be the determining authority.

PROPOSAL

Development Application No. DA2026/0031 proposes public domain works and facade changes to 3 Cross Street, Hurstville, commonly known as Westfields Hurstville. The particulars of the proposal are as follows:

Works to the existing façade due to deterioration, including:

- New façade works
- Removal of external 'Westfield Shopping Town' on Humphreys Lane.

- External brick works
- External handrail along roof of the shopping centre to be removed and replaced with a new façade.
- Works along the entrance on Cross Street.
- Public domain works on Council land, involving:
 - Reinstating a concrete footpath along Humphreys Lane.

ASSESSMENT

Development Application No. DA2026/0031 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, including:

- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021;
- Hurstville Local Environmental Plan 1994 (HLEP 1994); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

The proposed development is compliant with the relevant matters of consideration prescribed by Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. The proposed facade works are compatible within the existing streetscape and are necessary for the structural integrity of the surrounding brick works. Furthermore, the public domain works have been assessed by Council's Assets team and are recommended for approval. A detailed consideration of these matters is provided in the attached assessment report. Collectively, the proposed development is worthy of support, subject to the recommended conditions of consent.

NOTIFICATION

The application was notified in accordance with Council's Community Engagement Policy between 11 March 2026 and 10 April 2026. No submissions were received during the neighbour notification period.

RECOMMENDATION

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, Development Application No. DA2026/0031 for public domain and facade upgrade of Hurstville Westfield Shopping Centre at 3 Cross Street, Hurstville, is recommended for approval subject to the recommended conditions held in Council's assessment report. The reasons for these recommendations are:

- The proposed development is permissible with the subject zone;
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

ATTACHMENTS

- Attachment ↓1 Final Assessment Report - 3 Cross Street Hurstville - DA2026/0031
- Attachment ↓2 Architectural Plans - 3 Cross Street Hurstville - DA2026/0031



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Delegated Assessment Report

DA2026/0031
 Lot 1 DP 808463
 3 Cross Street, HURSTVILLE

Acknowledgment of Country

Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

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Recommendation

Summary	The development has been assessed having regards to the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
Approval	The assessment recommends that Council as the Consent Authority in accordance with Section 4.16 (1)(a) <i>Environmental Planning & Assessment Act 1979</i> , grant consent to Development Application, subject to the imposed conditions of consent

Introduction

Application Number	DA2026/0031
PAN	PAN-608171
Description	Public domain and façade upgrade of Hurstville Westfield Shopping Centre
Address	3 Cross Street HURSTVILLE NSW 2220
Lot / DP	Lot 1 DP 808463
Date of Lodgement (Payment)	17 February 2026
Applicant	Kalyan Basetty
Owner(s)	Georges River Council & Stewart White
Responsible Officer	Alec Richardson

Site Affections

Affectation	Y	N	Comment
Georges River Local Environmental Plan 2021			
(5.1) Land Acquisition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.7) Development Below Mean High Water Mark	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.10) Heritage Conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.21) Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5.23) Public Bushland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.1) Acid Sulfate Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.4) Foreshore Area and Coastal Hazards and Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.5) Riparian Land and Waterways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.6) Foreshore Scenic Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.7) Airspace Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6.8) Development in Areas Subject to Aircraft Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Others			
Bushfire Prone Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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Site Affections			
Affection	Y	N	Comment
Council Owned Land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Works proposed within Council owned land. Owners consent provided.
Crown Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Narrow Lot Housing Precinct	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rail Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Road Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Road Widening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Proposal	
Description	Public domain and façade upgrade of Hurstville Westfield Shopping Centre
Estimated Development Cost	\$4,900,000.00

Referrals				
Authority and Trigger	Y	N	Date Referred	Comments
External Referral				
Ausgrid – Section 4.48 SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12 March 2026	No objections to the subject proposal.
Council Referrals				
Asset and Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-	No objections to the subject proposal.
Urban Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 April 2026	No objections to the subject proposal.

Assessment - Section 15 Evaluation

The Provision of any Applicable State Environmental Planning Policy (SEPPs)

Environmental Planning Policies	Applicable		Complies?
	Y	N/A	Y
SEPP (Biodiversity Conservation) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Housing) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPP (Industry and Employment) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPP (Sustainable Buildings) 2022	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valid BASIX supplied (dated 13 February 2026 - 1754404M_02)			
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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SEPP (Resilience and Hazards) 2021	Complies?		Comment
	Y	N	
Preliminary Provisions (Section 1.1 – 1.4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Definitions (Section 4.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contamination and remediation to be considered in determining development application (Section 4.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has historically been used for commercial purposes and there is no evidence that any use under Table 1 of the contaminated land planning guidelines has occurred on site. Given this, there is no evidence that the site is contaminated, and the site is considered suitable for the proposed development.

The Provision of any Applicable Local environmental Plan

Hurstville Local Environmental Plan	Applicable?		Complies?
	Y	N/A	Y/N
Part 1 - Preliminary			
2 Aims, objectives etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
3 Land to which plan applies. This plan applies to all land situated in the City of Hurstville, as shown edged by a broken black line and black bars on the map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 2 – General restrictions on development of land			
7 Zones indicated on the map Zone No 3 (b) (City Centre Business Zone).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
8 Zone objectives and development control table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
9 Council policies The council may only grant consent to the development of land where it has taken into consideration any planning and design principles or policies adopted by the council from time to time which may be relevant to the particular development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 3 – Special Provisions			
15 Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
21 Roads Discussion: Public domain works are proposed on Council land. As such, consent from Council was provided at document. The works were referred to Council's Public Domain team, where the submitted plans were found to be satisfactory with no conditions provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
26B Savings and transitional provisions Discussions: The subject site is identified as a 'deferred matter' site identified by the Georges River LEP 2021 Land Application Map. The Hurstville Local Environmental Plan 1994 will continue to apply to the deferred matter (Westfield site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Part 4 – Heritage Provisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y

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Discussion: The site is in the vicinity of a number of local heritage items on Forest Road and The Avenue. The application was not referred to Council's Heritage Advisor as the works are not deemed to impact surrounding Heritage items.			
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Provisions of any Proposed Instrument

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

Georges River Development Control Plan 2021				
Part	Name	Applicable?		Complies?
		Y	N/A	Y/N
Part 8.2	Hurstville Strategic Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
Appendices	Supporting Information (e.g. Exempt Tree Works)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Part 8.2.6.5 Retail Centre				
Control	Proposal	Applicable?		Complies?
		Y	N/A	Y/N
1. Provide a continuous awning along all active street frontages.	1. Not applicable – the only public domain works are along Humphreys Lane for the reconstruction of a new footpath.			
2. Maintain a street wall height of maximum three (3) storeys along The Avenue	2. Not applicable – no works along The Avenue proposed.			
3. Retain arcades and through-site links between Forest Road and secondary streets and laneways	3. Arcades and site links retained.			
4. Upgrade existing lanes and consolidate the location of essential services in new developments to create a pedestrian-friendly environment.	4. The proposal upgrades the existing footpath at Humphreys Lane in order to create a pedestrian-friendly environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Y
5. Maximise through-site links and active arcades linking Westfield to the surrounding streets by enhancing the visibility and amenity of the entrances.	5. The amenity of the area has been enhanced through this proposal due to the upgrade works proposed.			
6. Encourage outdoor dining on footpaths for both day-time and night-time trading. Note: An 'Outdoor Dining Permit' is required, please refer to Council's website for more information.	6. N/A – no outdoor dining proposed.			
	7. N/A – no retail proposed.			
	8. N/A – no lighting proposed within the development.			
Encourage retail and business premises to extend the hours of operation beyond the standard day-time trading schedule to diversify the offering of activities after 6pm.	9. The materiality used for the new façade works enhance the existing streetscape.			

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Part 8.2.6.5 Retail Centre

Control	Proposal	Applicable?		
		Y	N/A	Y/N
8. Ensure lighting is provided to positively contribute to the safety, legibility, wayfinding and visual interest of the public domain.				
9. Enhance the streetscape character through the use of scale, rhythm, materiality and/or landscaping in new developments				

Any Planning Agreement Under Section 7.4

There are no planning agreements that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.

The Significant Likely Impacts of the Development

Section 4.15 (1) (b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Significant Likely Impacts of the Development	
Natural Environment	The development is located within an established commercial area and is not considered to result in unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure is appropriate with its setting and is consistent with the desired future character of the site.
Social Impact	The proposal will have no significant social impact on the locality.
Economic Impact	The proposal is not considered to result in unreasonable economic impact

Site Suitability

The site is zoned Zone No 3 (b) (City Centre Business Zone). The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.

Submissions

The application was advertised and adjoining residents were notified by letter and given twenty-eight (28) days in which to view the plans and submit any comments on the proposal. No submissions were received during the neighbour notification period.

The Public Interest

The proposal is considered to be in the public interest for the following reasons:

- The proposed use is permissible in the subject zone.

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- The proposed development will not result in unreasonable amenity impacts to the adjoining development.

Contributions

The development is subject to Section 7.12 Contributions. In accordance with the Georges River Local Development Contributions Plan 2021, a condition of consent requiring payment of the contribution and identifying it is subject to indexation in accordance with the plan has been imposed.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been assessed against the provisions of the relevant State Environmental Planning Policy, Georges River Local Environmental Plan 2021 and Georges River Development Control Plan 2021 and complies with the development standards of the Local Environmental Plan and meets the objectives of the Development Control Plan. The proposal is recommended for approval subject to conditions.

Determination

Approval of Application

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), the delegated officer determines DA2026/0031 for public domain and façade upgrade of Hurstville Westfield Shopping Centre on Lot 1 DP 808463 but commonly known as Hurstville Westfield being 3 Cross Street Hurstville 2220, is approved subject to the conditions referenced below.

Signed

A Richardson

Assessing Officer: Alec Richardson

Title: Senior Development Assessment Planner

Date: 11 May 2026

The application is recommended for determination under the delegation associated with my position.

sgriffiths

Delegated Officer: Sophie Griffiths

Title: Acting Coordinator Development Assessment

Date: 25.05.2026

The application is determined in accordance with the recommendation and delegation under PLN03 associated with my position.

Appendix 1 - Conditions

Development Details

- Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Drawing No.	Date	Revision	Prepared by
Stage 1 Key Plan	C132758 – 01.0000	23/01/2026	A	Scentre Group
Stage 1 Humphreys Lane Proposed Façade Works CFC	C132758 – 01.0001	10/12/2025	A	Scentre Group
Stage 1 Misc. Existing Façade	C132758 – 01.0002	10/12/2025	A	Scentre Group
Stage 1 Rose Street Entry Existing Façade	C132758 – 01.0003	10/12/2025	A	Scentre Group
Stage 1 Ex. Plantroom Façade Sheet 1	C132758 – 01.0004	10/12/2025		Scentre Group
Stage 1 Ex. Plantroom Façade Sheet 2	C132758 – 01.0005	10/12/2025	A	Scentre Group
Stage 1 Humphreys Lane Proposed Façade Sections	C132758 – 01.0006	10/12/2025	A	Scentre Group
Stage 1 – Humphreys Lane Demolition	C132758 – 01.0008	19/12/2025	A	Scentre Group
RBSARS Ext. Cladding Scaffold & Hording Elevation and Plan – Humphreys Lane	C132758 – 07.0001	22/11/2023	A	Scentre Group

Separate Approvals Required Under Other Legislation

2. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the *Roads Act 1993* and/or Section 68 of the *Local Government Act 1993* for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a “works zone”;

- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate. The relevant Application Forms for these activities can be downloaded from Council's website www.georgesriver.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9330 6222.

3. Building – Hoarding Application

Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the [Local Government Act 1993](#) and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the [Local Government Act 1993](#) and Section 138 of the [Roads Act 1993](#):

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at www.georgesriver.nsw.gov.au) before the commencement of work; and

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

- ### 4. Sydney Water – Tap in TM –
- The approved plans must be submitted to a Sydney Water Tap in TM to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in TM agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

Prior to the Issue of a Construction Certificate



5. **Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit	\$7,500.00
Inspection Fee for Refund of Damage Deposit	\$220.00
Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 And Section 7.12)	\$49,000.00

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

A Section 7.12 contribution has been levied on the subject development pursuant to the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 And Section 7.12).

Timing of Payment

The contribution must be paid and received by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

6. **Damage Deposit - Minor Works** - In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$7,500.00.

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- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$220.00
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise, the amount will be either forfeited or partly refunded according to the amount of damage.

7. Erosion & Sedimentation Control

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan.
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- (c) All clean water run-off is diverted around cleared or exposed areas.
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways.
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works.
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway.
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- (h) Compliance with *Managing Urban Stormwater – Soils and Construction* (Blue Book) produced by Landcom 2004.

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

8. Site Management Plan

A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

- (a) location of protective site fencing;
- (b) location of site storage areas/sheds/equipment;
- (c) location of building materials for construction, e.g. stockpiles
- (d) provisions for public safety;
- (e) dust control measures;
- (f) method used to provide site access location and materials used;
- (g) details of methods of disposal of demolition materials;
- (h) method used to provide protective measures for tree preservation;
- (i) provisions for temporary sanitary facilities;
- (j) location and size of waste containers/skip bins;
- (k) details of proposed sediment and erosion control measures;
- (l) method used to provide construction noise and vibration management;

- (m) construction and demolition traffic management details.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

During Construction

- 9. Hours of construction for demolition and building work** - Unless authorised by Council:
- (a) Building construction and delivery of material hours are restricted to: 7.00 am to 5.00 pm (inclusive) Monday to Saturday and no work on Sundays and Public Holidays.
- 10. Waste Management Plan**
A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site clearing, extraction, and, or demolition works and the designated Waste Management Facility shall be submitted to the Certifying Authority prior to the issue of any Construction Certificate.
- 11. Construction and Demolition Waste**
The applicant must provide details of the proposed contractors used for managing demolition/construction wastes to Council prior to the issue of a Construction Certificate. The applicant must maintain records of licensed waste management disposal for up to 7 years as evidence of correct management of wastes from the development. Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the PCA and Council, where Council is not the Principal Certifying Authority.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)

- 12. Demolition & Asbestos**
The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW *Work Health & Safety Act 2011* and the NSW *Work Health & Safety Regulation 2011*. The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statements shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW *Work Health & Safety Act 2011* and the NSW *Work Health & Safety Regulation 2011* unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the Demolition Code of Practice (NSW Work Cover July 2015)

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au.

13. Demolition Notification Requirements

The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

14. Demolition work involving asbestos removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*.

15. Before you dig

The applicant shall contact "Before You Dig" ([www. https://www.byda.com.au](http://www.byda.com.au)) to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

DURING CONSTRUCTION

16. Site sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

17. Hours of construction for demolition and building work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except

between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Note: A penalty infringement notice may be issued for any offence.

18. Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the *Roads Act 1993* and/or under Section 68 of the *Local Government Act 1993*. Penalty infringement Notices may be issued for any offences and severe penalties apply.

19. Waste Management Facility

All materials removed from the site as a result of demolition, site clearing, site preparation and, or excavation shall be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like shall be ignited or burnt. Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the PCA and Council, where Council is not the Principal Certifying Authority.

20. Damage within Road Reserve and Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

21. Fire Safety Certificate before Occupation or Use

In accordance with Clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, on completion of building works and prior to the issue of an Occupation Certificate, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 41 of the aforesaid Regulation.

The Fire Safety Certificate must be in the form or to the effect of Clause 84 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so.
- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule. [NOTE: ATTACH SCHEDULE]

A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

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Operational Conditions (On-Going)

22. **Amenity of the neighbourhood** - The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.
23. **Outdoor Lighting – General Nuisance** – Any outdoor lighting on the premises must be designed so as not to cause a nuisance to other residences in the area or motorists on nearby roads by light overspill or glare. To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with AS 4282-1997: *Control of the obtrusive effects of outdoor lighting*.
24. **Amenity of the neighbourhood** - The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.
25. **Activities and storage of goods outside buildings** - Any work or activity associated with the development including storage or depositing of any goods or maintenance of any machinery shall be conducted within the building only.
26. **Annual Fire Safety Statement** - The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:
- Within 12 months after the date on which the fire safety certificate was received.
 - Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
 - An annual fire safety statement is to be given in or to the effect of Clause 88 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

Operational Requirements Under the Environmental Planning & Assessment Act 1979

27. **Requirement for a Construction Certificate** - The erection of a building must not commence until a Construction Certificate has been issued.
28. **Appointment of a PC** - The erection of a building must not commence until the applicant has:
- appointed a PC for the building work; and
 - if relevant, advised the PC that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- appoint a Principal Contractor to undertake the building work. If residential building

- work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (b) notify the PC of the details of any such appointment; and
 - (c) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An Information Pack is attached for your convenience should you wish to appoint Georges River Council as the PC for your development.

- 29. Notification Requirements of PC** - No later than two days before the building work commences, the PC must notify:
- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
 - (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.
- 30. Notice of Commencement** - The applicant must give at least two days notice to the Council and the PC of their intention to commence the erection of a building. A Notice of Commencement Form is attached for your convenience.
- 31. Critical Stage Inspections** - The last critical stage inspection must be undertaken by the PC. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the [Environmental Planning and Assessment Regulation 2000](#).
- 32. Notice to be given prior to critical stage inspections** - The principal contractor for a building site, or the owner-builder, must notify the PC at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed as the PC, 48 hours notice in writing, or alternatively 24 hours notice by facsimile or telephone, must be given when specified work requiring inspection has been completed.

- 33. Occupation Certificate** - A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part. Only the PC appointed for the building work can issue the Occupation Certificate.

An Occupation Certificate Application Form is attached for your convenience.

Prescribed Conditions

- 34.** Building Code of Australia & Home Building Act 1989 – Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the *Home Building Act 1989* relates, there is a requirement for a contract of insurance to be in force before any work commences.

35. **Erection of Signs** - Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the *Home Building Act 1989* relates, there is a requirement for a contract of insurance to be in force before any work commences.

Advice

36. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

37. **Ausgrid Overhead Powerlines are in the vicinity of the development** - The developer should refer to SafeWork NSW Document – Work Near Overhead

Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

For new connections or to alter the existing electrical connection to the property from the Ausgrid network, the proponent should engage an Accredited Service

Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details: <https://www.ausgrid.com.au/Connections/Get-connected>.

Should you have any enquiries, please contact Ausgrid at development@ausgrid.com.au

- 38. Council as PC- Deemed to Satisfy Provisions of BCA** - Should the Council be appointed as the PCA in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative fire solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justify the non-compliance with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.
- 39. Site Safety Fencing** - Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.
A demolition licence and/or a high risk work licence may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

END CONDITIONS

NOTES / ADVICES

1. Review of Determination - Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: Review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney South Planning Panel or the Land & Environment Court.
2. Appeal Rights - Part 8 (Reviews and appeals) of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.
3. Lapsing of Consent - This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

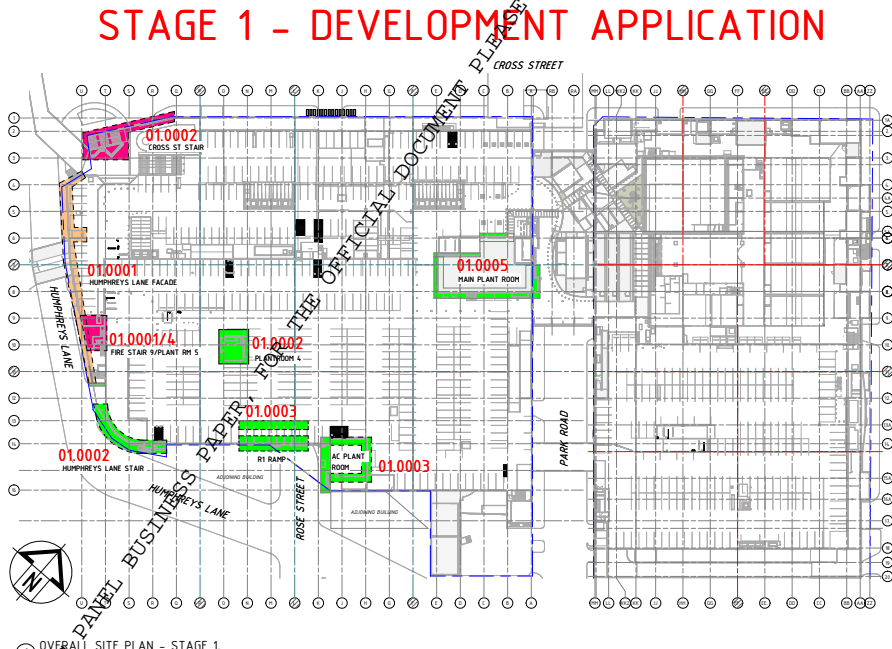


WESTFIELD HURSTVILLE: 3 CROSS ST, HURSTVILLE NSW 2220

RBSARS BRICKWORK RECTIFICATION
HIGH & VERY HIGH RISKS

Table with 2 columns: SHEET NUMBER, SHEET NAME. Rows include ST-0000 STAGE 1 - NEW PLAN, ST-0001 STAGE 1 - EXISTING FACADE, ST-0002 STAGE 1 - EXISTING FACADE, ST-0003 STAGE 1 - EXISTING FACADE, ST-0004 STAGE 1 - EXISTING FACADE, ST-0005 STAGE 1 - EXISTING FACADE, ST-0006 STAGE 1 - EXISTING FACADE, ST-0007 STAGE 1 - EXISTING FACADE, ST-0008 STAGE 1 - EXISTING FACADE, ST-0009 STAGE 1 - EXISTING FACADE, ST-0010 STAGE 1 - EXISTING FACADE.

- 15 GENERAL NOTES
1. LIGHT SHIP DRAWINGS TO THE PROJECT DESIGN MANAGER...
2. THE PROJECT DESIGN MANAGER...
3. ALL ARCHITECTURAL, OCCUPATION, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SAFETY DRAWINGS...
4. ALL ARCHITECTURAL DRAWINGS...
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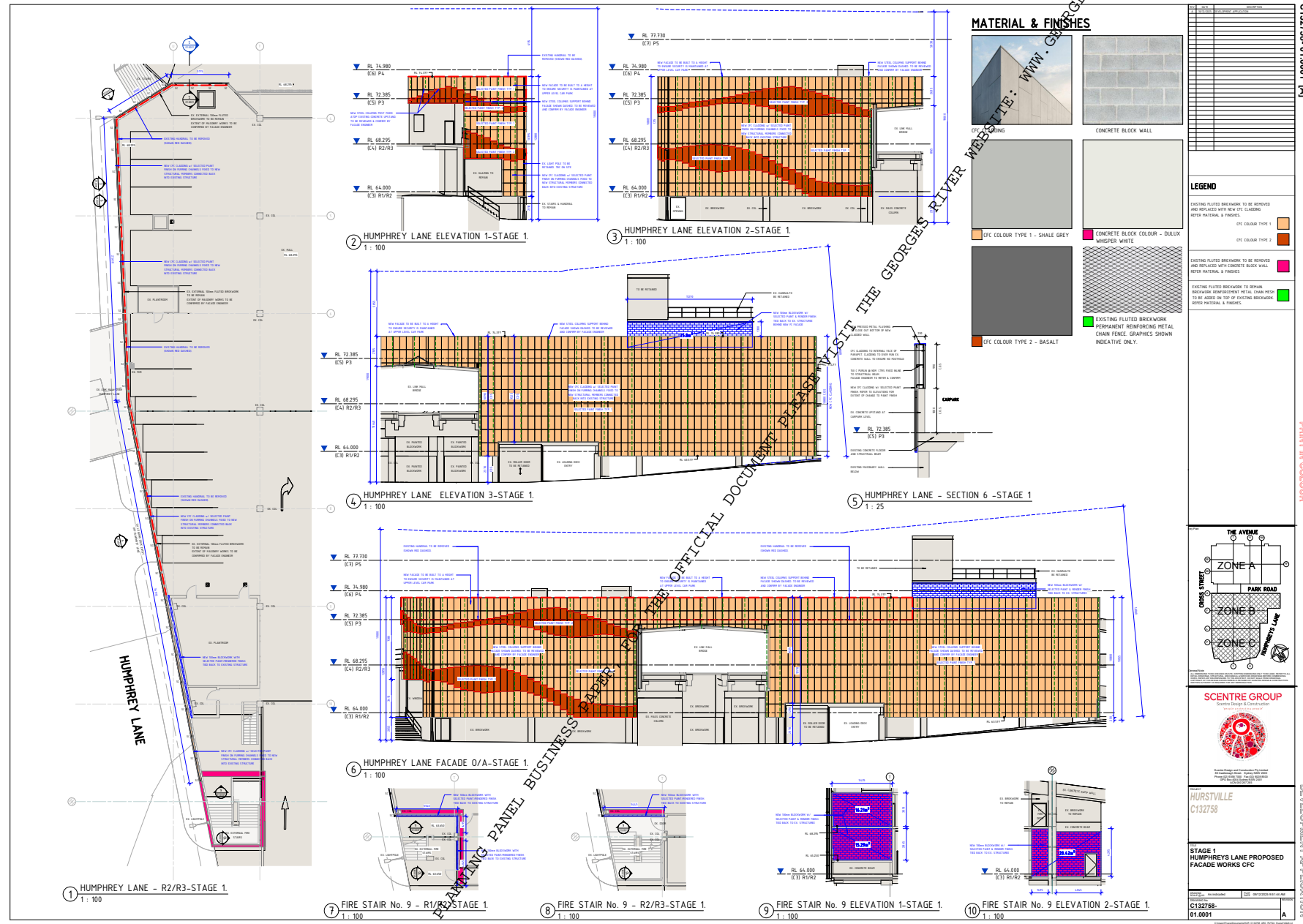


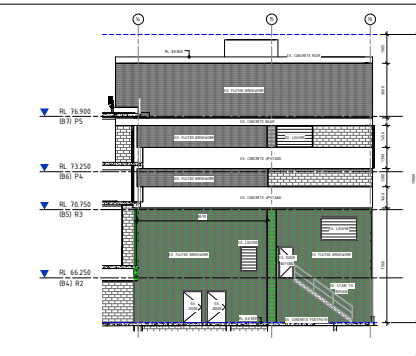
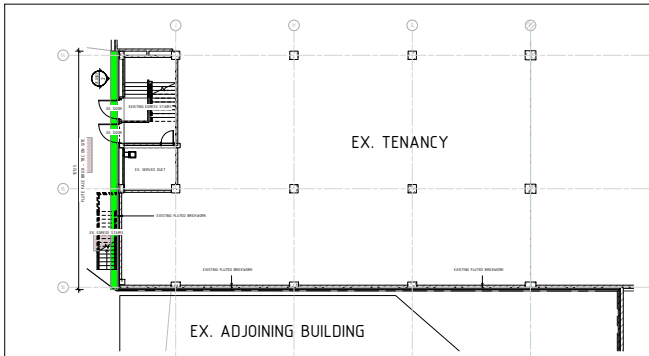
MATERIAL & FINISHES
CFC COLOUR TYPE 1 - SHALE GREY
CFC COLOUR TYPE 2 - BASALT
CONCRETE BLOCK WALL
CONCRETE BLOCK COLOUR - DULUX WHISPER WHITE
EXISTING FLUTED BRICKWORK PERMANENT REINFORCING METAL CHAIN FENCE GRAPHICS SHOWN INDICATIVE ONLY.

LEGEND
EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH NEW CFC CLADDING. REFER MATERIAL & FINISHES.
EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH CONCRETE BLOCK WALL. REFER MATERIAL & FINISHES.
EXISTING FLUTED BRICKWORK TO BE REPAIR. BRICKWORK REPAIR/REPLACEMENT METAL CHAIN FENCE TO BE ADDED ON TOP OF EXISTING BRICKWORK. REFER MATERIAL & FINISHES.
CFC COLOUR TYPE 1
CFC COLOUR TYPE 2
HURSTVILLE C132758
STAGE 1 KEY PLAN
C132758-01.0000

LPP025-26 Attachment 2

PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
OFFICIAL DOCUMENT
PRINT IN COLOUR
DEVELOPMENT APPLICATION





MATERIAL & FINISHES

	CONCRETE BLOCK WALL
	CONCRETE BLOCK COLOUR - DULUX WANDERER WHITE
	EXISTING FLUTED BRICKWORK PERMANENT REINFORCING METAL CHAIN FENCE. GRAPHICS SHOWN INDICATIVE ONLY.

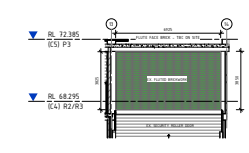
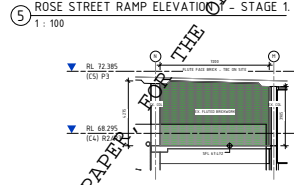
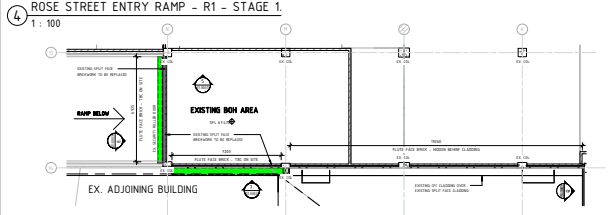
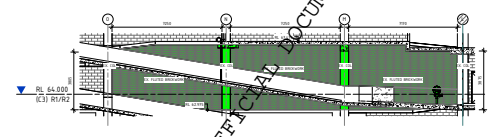
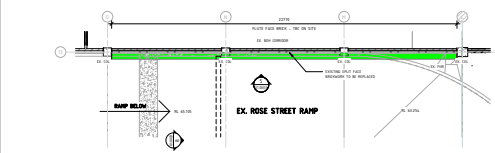
LEGEND

- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH CONCRETE BLOCK WALL. REFER MATERIAL & FINISHES.
- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH NEW CFC CLADDING. REFER MATERIAL & FINISHES.
- EXISTING FLUTED BRICKWORK TO BE REPAIR. BRICKWORK REINFORCING METAL CHAIN FENCE TO BE ADDED ON TOP OF EXISTING BRICKWORK. REFER MATERIAL & FINISHES.

PHOTOS



3 ROSE STREET PHOTOS - STAGE 1
1: 100



PHOTOS



9 ROSE STREET - RAMP PHOTO
1: 100

C132758-01.0003 [A]

PRINT IN COLOUR

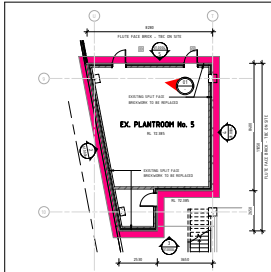
SCENTRE GROUP
Scentre Design & Construction

HURSTVILLE
C132758

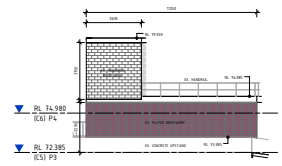
STAGE 1 ROSE STREET ENTRY EXISTING FACADE

DATE: 05/06/2024
SCALE: 1:100
DRAWN BY: [Name]
CHECKED BY: [Name]

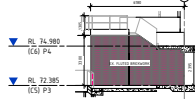
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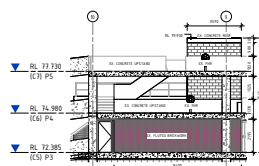
1 PLANT ROOM No. 5 - P3 - STAGE 1
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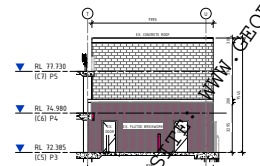
2 PLANT ROOM No. 5 ELEVATION 1 - STAGE 1
1: 100



3 PLANT ROOM No. 5 ELEVATION 2 - STAGE 1
1: 100



4 PLANT ROOM No. 5 ELEVATION 3 - STAGE 1
1: 100



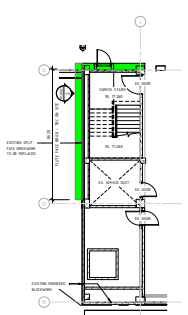
5 PLANT ROOM No. 5 ELEVATION 4 - STAGE 1
1: 100

PHOTOS

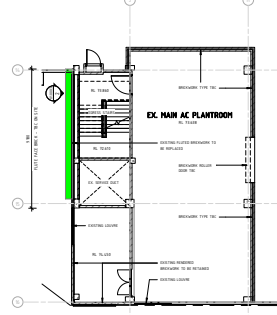


EXTERNAL PHOTOS

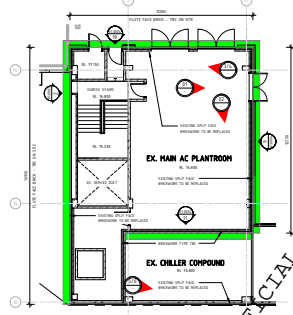
AHU 5 - PHOTO 01
INTERNAL PHOTO



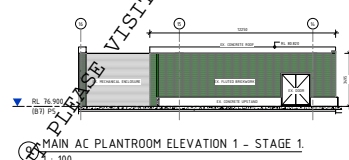
6 MAIN AC PLANTROOM - R3 - STAGE 1
1: 100



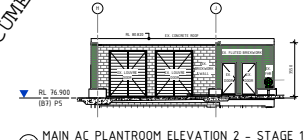
7 MAIN AC PLANTROOM - P4 - STAGE 1
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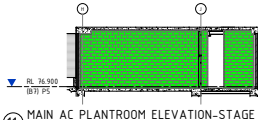
8 MAIN AC PLANTROOM - P5 - STAGE 1
1: 100



9 MAIN AC PLANTROOM ELEVATION 1 - STAGE 1
1: 100



10 MAIN AC PLANTROOM ELEVATION 2 - STAGE 1
1: 100



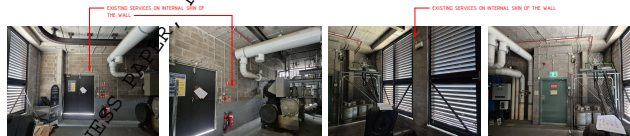
11 MAIN AC PLANTROOM ELEVATION-STAGE 1
1: 100

PHOTOS



EXTERNAL PHOTOS

12 MAIN AC PLANT ROOM PHOTOS - STAGE 1
1: 100



MAIN AC - PHOTO 01

MAIN AC - PHOTO 02

MAIN AC - PHOTO 03

MAIN AC - PHOTO 04



MAIN AC - PHOTO 05

MAIN AC - PHOTO 06

INTERNAL PHOTOS

MATERIAL & FINISHES

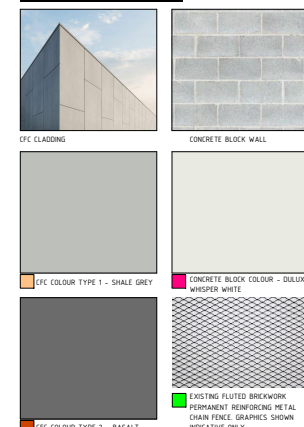
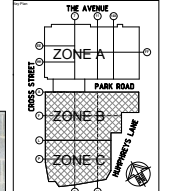


Table with 2 columns: Item, Description. Contains a list of items and their descriptions.

LEGEND table with 2 columns: Item, Description. Defines colors for CFC cladding and brickwork.

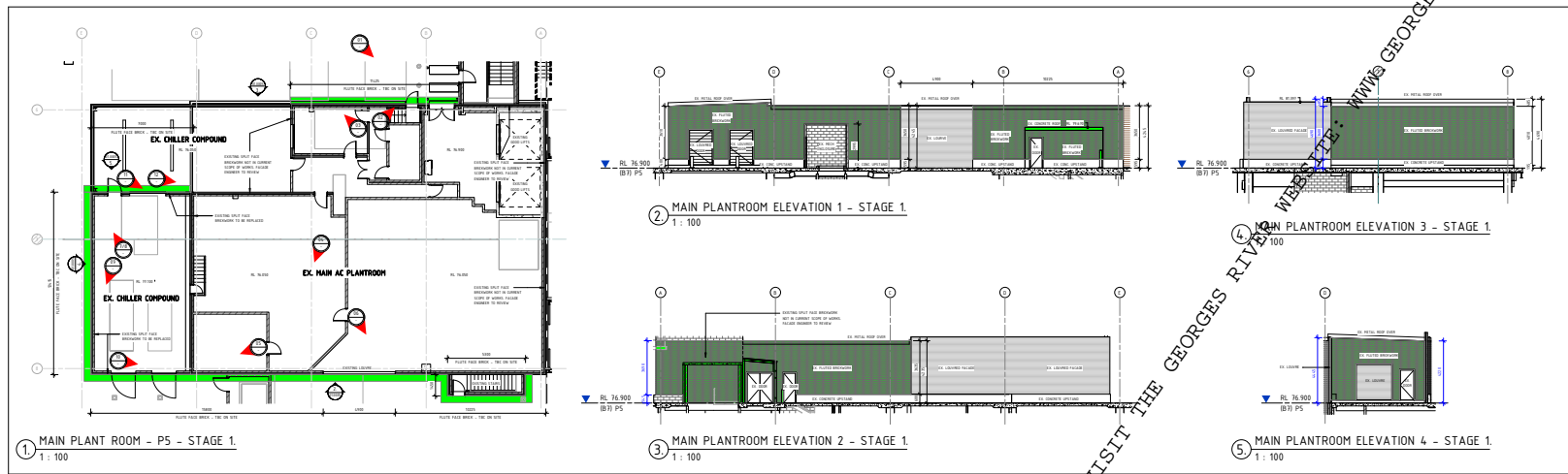


Project information block including 'HURSTVILLE C132758', 'STAGE 1 EX. PLANTROOM FACADE SHEET 1', and a table for revision and approval.

C132758- 01.0004 [A]

PRINT IN COLOUR

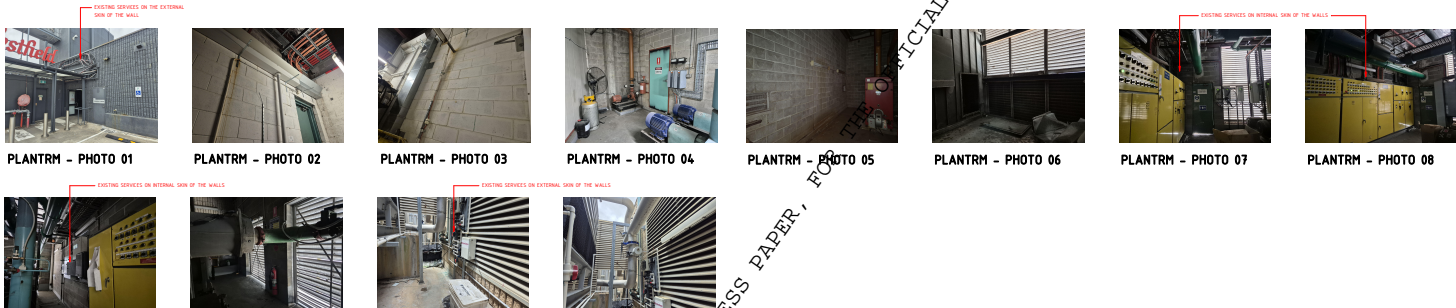
DEVELOPMENT APPLICATION



PHOTOS



EXTERNAL PHOTOS



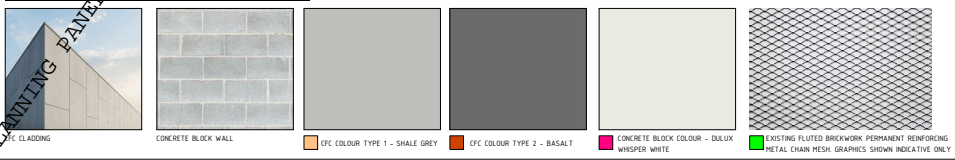
PLANTRM - PHOTO 01 PLANTRM - PHOTO 02 PLANTRM - PHOTO 03 PLANTRM - PHOTO 04 PLANTRM - PHOTO 05 PLANTRM - PHOTO 06 PLANTRM - PHOTO 07 PLANTRM - PHOTO 08

PLANTRM - PHOTO 09 PLANTRM - PHOTO 10 PLANTRM - PHOTO 11 PLANTRM - PHOTO 12

INTERNAL PHOTOS

6 MAIN PLANT ROOM PHOTOS - STAGE 1
1 : 100

MATERIAL & FINISHES



C132758- 01.0005 [A]

LEGEND

- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH NEW CFC CLADDING REFER MATERIAL & FINISHES
- CFC COLOUR TYPE 1
- CFC COLOUR TYPE 2
- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH CONCRETE BLOCK WALL REFER MATERIAL & FINISHES
- EXISTING FLUTED BRICKWORK TO BE REPAIR REFER MATERIAL & FINISHES
- EXISTING FLUTED BRICKWORK TO BE REPAIR BRICKWORK REINFORCING METAL CHAIN MESH TO BE ADDED ON TOP OF EXISTING BRICKWORK REFER MATERIAL & FINISHES

PLANTRM COLOURS

THE AVENUE
PARK ROAD
CROSS STREET
HURSTVILLE LANE
ZONE A
ZONE B
ZONE C

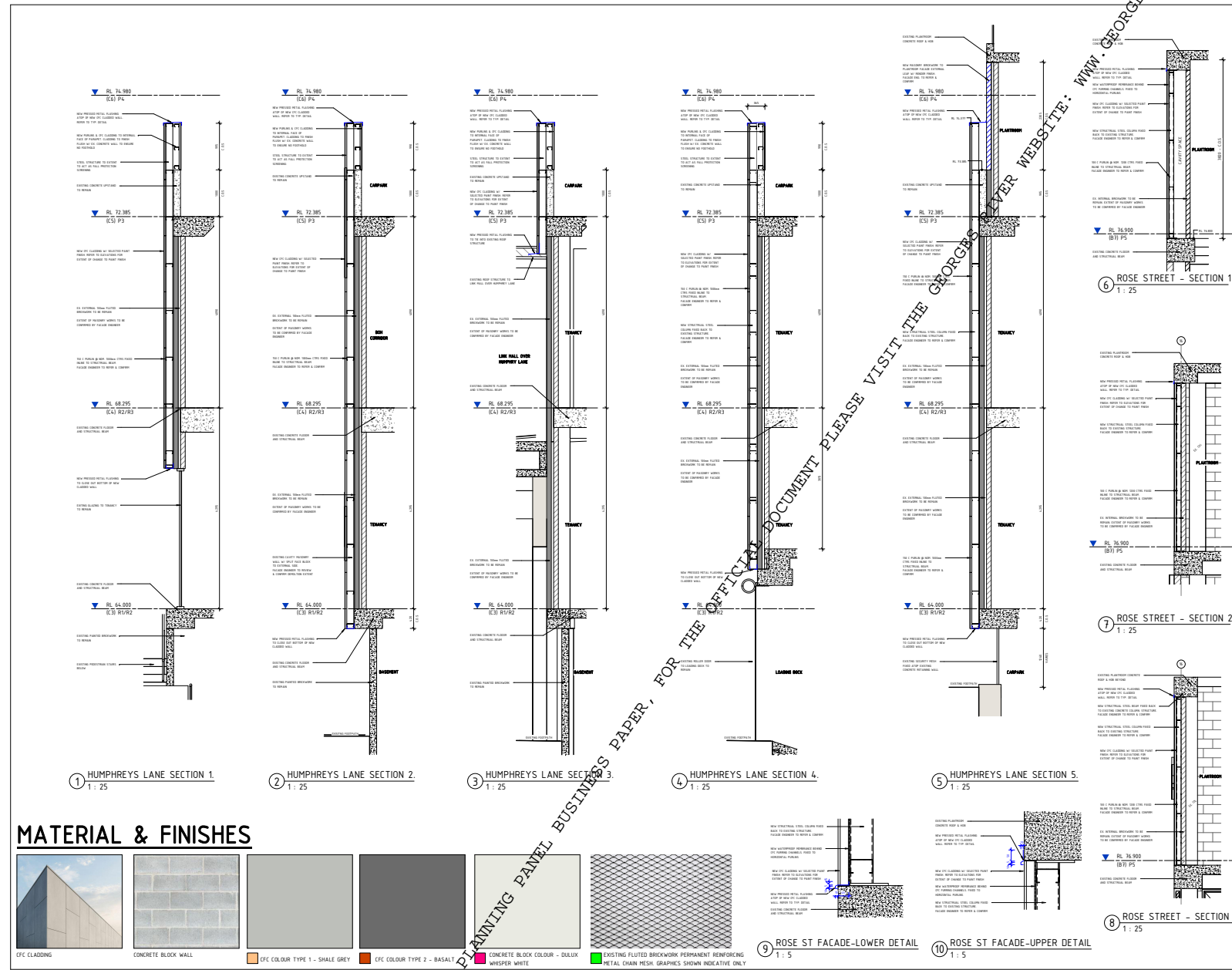
SCENTRE GROUP
Scenre Design & Construction
10/110 Hurstville Rd, Hurstville NSW 1513
Tel: 02 9550 1234
www.scenre.com.au

HURSTVILLE
C132758

STAGE 1
PLANTROOM FACADE - SHEET 2

DATE: 15/05/2024
SCALE: As Indicated
C132758-01.0005
A

DEVELOPMENT APPLICATION



MATERIAL & FINISHES

CFC CLADDING	CONCRETE BLOCK WALL	CFC COLOUR TYPE 1 - SHALE GREY	CFC COLOUR TYPE 2 - BASAL	CONCRETE BLOCK COLOUR - DULUX WHISPER WHITE	EXISTING FLUTED BRICKWORK PERMANENT REINFORCING METAL CHAIN MESH. GRAPHICS SHOWN INDICATIVE ONLY

C132758- 01.0006 [A]

LEGEND

- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH NEW CFC CLADDING. REFER MATERIAL & FINISHES.
- CFC COLOUR TYPE 1
- CFC COLOUR TYPE 2
- EXISTING FLUTED BRICKWORK TO BE REMOVED AND REPLACED WITH CONCRETE BLOCK WALL. REFER MATERIAL & FINISHES.
- EXISTING FLUTED BRICKWORK TO BE REPAIR. BRICKWORK REINFORCING METAL CHAIN MESH TO BE ADDED ON TOP OF EXISTING BRICKWORK. REFER MATERIAL & FINISHES.

PRINT IN COLOURS

SCENTRE GROUP
Scentre Design & Construction

HURSTVILLE C132758

STAGE 1 HUMPHREYS LANE PROPOSED FACADE SECTIONS

DEVELOPMENT APPLICATION

DATE: 10/06/2025
DRAWN BY: A
CHECKED BY: A
C132758-01.0006

NOTES & REFERENCES

REFERENCES

ARCHITECTURAL DRAWING

TYPICAL TAG LEGEND

ZONE PLAN NUMBERING CONVENTION

FOR DA APPROVAL

STAGE 1 - HUMPHREY LANE DEMOLITION

1:100

01.0008

A

REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 04 JUNE 2026

LPP026-26 1A BARRATT STREET (350 FOREST ROAD) HURSTVILLE

LPP Report No	LPP026-26	Development Application No	DA2026/0033
Site Address & Ward Locality	1A Barratt Street (350 Forest Road) Hurstville Hurstville Ward		
Proposed Development	Alterations and additions to the Hurstville Ritz Hotel		
Owners	The Trustee for Nelmeer Ashfield Trading Trust		
Applicant	Sonnell Hospitality c/o Urbis Ltd		
Planner/Architect	Planner – Urbis / Architect: Archeobiosis Architects		
Date Of Lodgement	12/02/2026		
Submissions	Nil		
Cost of Works	\$3,686,807.00		
Local Planning Panel Criteria	Heritage item and works on Council owned land		
Report prepared by	Development and Building		

RECOMMENDATION	Approval
-----------------------	----------

Executive Summary

This matter is reported to Georges River Council’s Local Planning Panel (the Panel) in accordance with Schedule 1, Part 1 and Part 4 of the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents, issued by the Minister for Planning and Public Spaces under section 9.1 of the Environmental Planning and Assessment Act 1979 on 6 March 2024.

The Development Application seeks consent for works on Council owned land and demolition works to a heritage item, being the Hurstville Ritz Hotel.

PROPOSAL

Development Application No. DA2026/0033 seeks consent for alterations and additions to the Hurstville Ritz Hotel comprising the following:

Indoor/Outdoor Sports Bar

- Alterations and additions to create an internal and external sports bar in the location of the existing outdoor bar.
- Conversion of the existing outdoor bar area into an indoor and outdoor sports bar (no increase to the footprint of the building).
- Construction of an outdoor sports bar (approx. 60sqm) adjoining an indoor sports bar (approx. 146sqm) in the north-western and central portion of the ground floor of the existing pub, along the MacMahon Street boundary.
- The outdoor sports bar has an enclosed roof and is fully enclosed behind new timber

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LPP026-26

louvres that are replacing existing.

Minor internal alterations

- Demolition of selected internal walls, doors and windows; relocation of the existing internal walls, doors and windows;
- The installation of new walls, stairs and glazing to create an indoor sports bar, dining/entertainment area and dining/ lounge area;
- Extensions and alterations to the existing kitchen area;
- Alterations to the existing bar and joinery and the installation of new associated equipment.
- New timber louvre to replace existing outside of the existing gaming room.

Beer Garden

- Conversion of the south-western existing indoor entertainment area into an extension of the existing outdoor Beer Garden (no increase to the footprint of the building).
- The existing south-western portion of the Beer Garden has an existing area of 33sqm and the proposed extension is 40sqm, which equates to 73sqm.

ASSESSMENT

Development Application No. DA2026/0033 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, including:

- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Industry and Employment) 2021;
- State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021;
- Georges River Local Environmental Plan 2021 (GRLEP 2021); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

The proposed development is generally compliant with the relevant matters of consideration prescribed by Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. A detailed consideration of these matters is provided in the attached assessment report. Collectively, the proposed development is worthy of support, subject to the recommended conditions of consent.

NOTIFICATION

The proposal was notified and advertised for 28 days from 4 March 2026 until 10 April 2026, in accordance with the provisions of Council's Engagement Strategy. No submissions were received.

CONCLUSION

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, Development Application No. DA2026/0033 for alterations and additions to the Hurstville Ritz Hotel is recommended for approval subject to the recommended conditions held in Council's assessment report. The reasons for these recommendations are:

- The proposed development is permissible with consent in the subject zone.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021; and

- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

ATTACHMENTS

- Attachment [↓](#)1 Final Assessment Report - 1A Barratt Street and 350 Forest Road, Hurstville - DA2026-0033
- Attachment [↓](#)2 Architectural Plans - 1A Barratt Street 350 Forest Road), Hurstville - DA2026/0033

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LPP026-26



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Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

Introduction	
Application Number	DA2026/0033
PAN	PAN-610073
Description	Alterations and additions to the Hurstville Ritz Hotel (Heritage item)
Address	1A Barratt Street and 350 Forest Road, Hurstville
Lot / DP	Lot C DP 168743 – Forest Road frontage Lot D DP 168743 – Forest Road frontage Lot E DP 168743 – Forest Road frontage Lot L DP 27426 – Barratt Street frontage Lot M DP 27426 – Barratt Street frontage Lot N DP 27426 – Barratt Street frontage Lot O DP 27426 – Barratt Street frontage Footpath Lease – Ritz Hotel Beer Garden – Council Owned Land
Applicant	Sonnel Hospitality c/o Uris Ltd
Owner(s)	The Trustee for Nelmeer Ashfield Trading Trust
Responsible Officer	Allie Marks

Recommendation	
Summary	The development has been assessed having regards to the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
Approval	The assessment recommends that Council as the Consent Authority in accordance with Section 4.16 (3)(a) <i>Environmental Planning & Assessment Act 1979</i> , grant consent to Development Application, subject to the imposed conditions of consent.

Proposal	
Description	Alterations and additions to the Hurstville Ritz Hotel (Heritage item)
Estimated Development Cost	\$3,686,807.00
Floor Space Ratio	Maximum allowable FSR = 3:1 (Max. GFA = 4,914m ²) – No change proposed
Maximum Height of Building	15m
Vegetation Removal	Nil

The development application seeks approval for the following:

Indoor/Outdoor Sports Bar

- Alterations and additions to create an internal and external sports bar in the location of the existing outdoor bar.
- Conversion of the existing outdoor bar area into an indoor and outdoor sports bar (no increase to the

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LPP026-26 Attachment 1



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- footprint of the building). The existing terrace has an area of 121sqm.
- The construction is proposed for an outdoor sports bar (approx. 60sqm) adjoining an indoor sports bar (approx. 146sqm) in the north-western and central portion of the ground floor of the existing pub, along the MacMahon Street boundary.
- The outdoor sports bar has an enclosed roof and is fully enclosed behind new timber louvres that are replacing existing. There are no gaming machines in either of these areas.

Minor internal alterations

- Demolition of selected internal walls, doors and windows; relocation of the existing internal walls, doors and windows;
- The installation of new walls, stairs and glazing to create an indoor sports bar, dining/ entertainment area and dining/ lounge area;
- Extensions and alterations to the existing kitchen area;
- Alterations to the existing bar and joinery and the installation of new associated equipment.
- New timber louvre to replace existing outside of the existing gaming room.

Beer Garden

- Conversion of the south-western existing indoor entertainment area into an extension of the existing outdoor Beer Garden (no increase to the footprint of the building).
- The existing south-western portion of the Beer Garden has an existing area of 33sqm and the proposed extension is 40sqm, which equates to 73sqm.

The proposed additions will comprise new additional screen walls to match the existing walls, with new decorative features. New landscaping is proposed along the Beer Garden elevation.

A site plan is provided below:

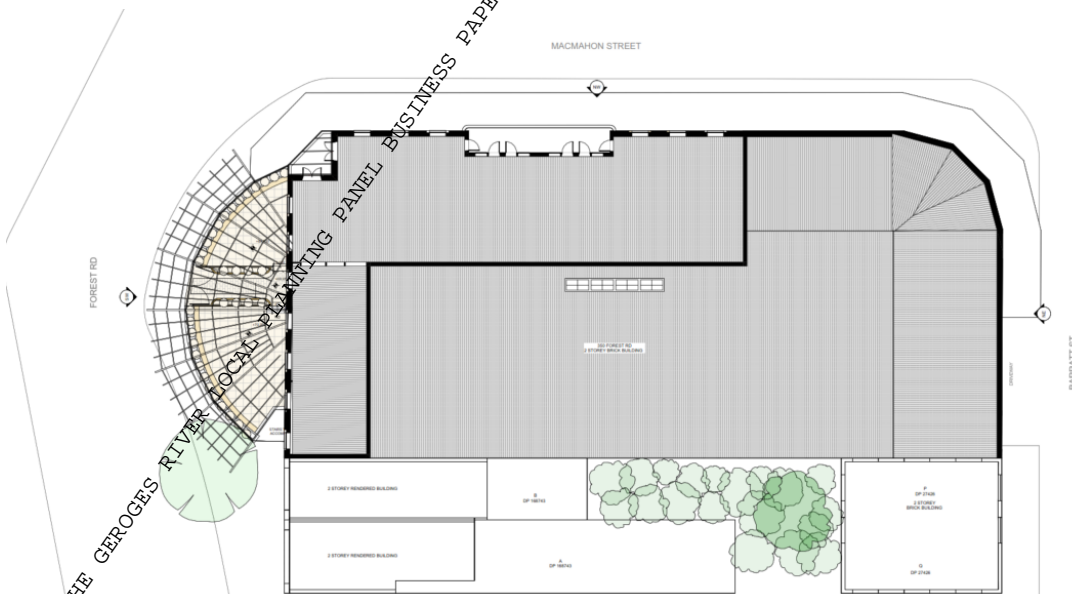


Figure 1 – Site plan (Source: Architectural Plans)

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Aerial Image of Land Zoning provide below:

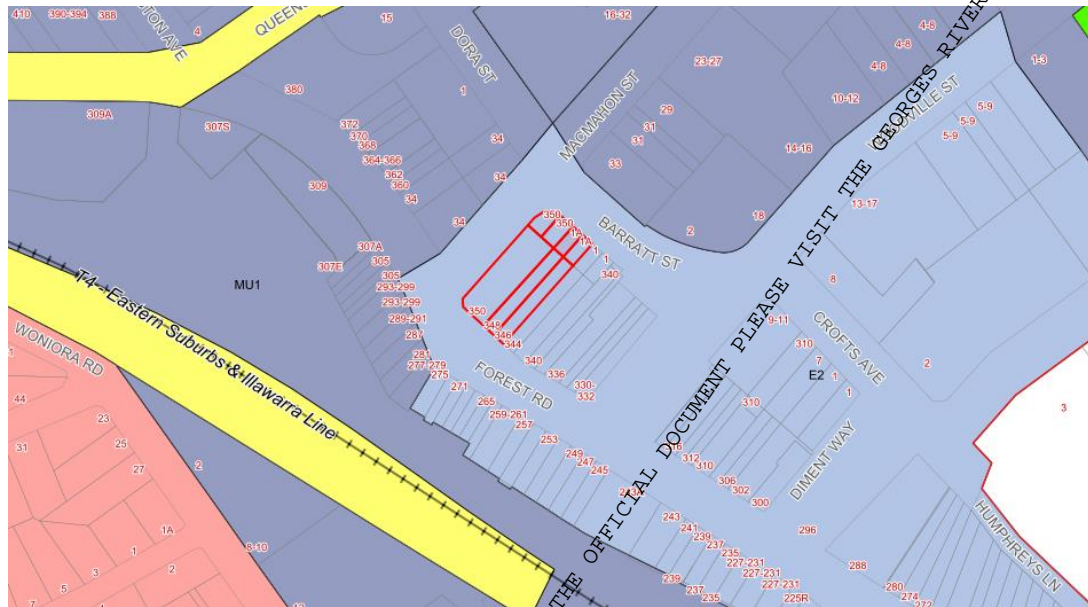


Figure 2 – Aerial view of development site outlined in red (Source: IntraMaps)

Aerial Image of Site is provided below:



Figure 3–Aerial view of development site outlined in red (Source: Nearmap)

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History			
Application Number	Description	Determined	Comments
DA2001/DA-0110	Internal refurbishment of the existing hotel	19 April 2001	Approved
2001/DA-0621	Four illuminated signs	7 September 2001	Approved
2001/DA-0716	A neon sign on the front awning of the Hurstville Ritz Hotel	18 October 2001	Approved
2003/DA-0064	Extension of trading hours	2 April 2003	Approved
2007/DA-0004	Alterations and additions to the Heritage Listed Hotel (the Ritz); raise parapet and roof to incorporate new roofed structure	3 July 2007	Approved
2007/DA-0248	The Ritz Hotel-Removal of existing window & replacement with louvres to create a smoking room on McMahon Street elevation	2 October 2007	Approved
2008/DA-0365	Alterations and additions to an existing hotel including internal reconfiguration to create a new gaming room and new TAB area (Lot E in DP 168743 and Lot L and M in DP 27426)	18 December 2008	Approved
2008/DA-0365.01 (MOD)	Modification application – Internal and external alterations to "Ritz" hotel	9 August 2011	Approved
2012/DA-0100	Addition of signage to "Ritz" Hotel	23 May 2012	Approved
149D2013/0054	Unauthorised toilets, smoking/gaming room and TAB area		Approved
DA2019/0054	Installation of two (2) business identification signs on the building facade	4 July 2019	Approved

Processing		
Action	Date	Comments
Submission	12 January 2026	Additional information requested
Lodgement	14 January 2026	Information received and referrals sent out
Request for further information	10 April 2026	Additional information request primarily relating to concerns raised by Heritage.
Response to RFI	23 April 2026	Response to concerns raised by Heritage is satisfactory.

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Assessment - Section 4.15 Evaluation

The Provision of any Applicable State Environmental Planning Policy (SEPPs)

Environmental Planning Policies	Applicable	
	Y	N
SEPP (Biodiversity Conservation) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Georges River Local Environmental Plan 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SEPP (Biodiversity and Conservation) 2021 Chapter 2
No removal

This application does not seek to remove any vegetation from the subject site and is therefore consistent with the aims of SEPP (Biodiversity).

SEPP (Resilience and Hazards) 2021
Chapter 4 Remediation of land

Chapter 4, Section 4.6 requires a consent authority to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land. Should the land be contaminated, the consent authority must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make it suitable for the proposed use, the consent authority must be satisfied that the land will be remediated before the land is used for that purpose.

- The subject site is zoned E2 Commercial Centre.
- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination.
- Historic aerial photographs do not indicate an obvious history of a previous land use that may have caused contamination.
- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
- The current approval was satisfied that the proposed alterations and additions are suitable for the intended existing use, and the alterations and additions will not result in a more sensitive land use.
- The Statement of Environmental Effects states that the property is not contaminated.

On this basis, the Site remains suitable for alterations and additions to the Hurstville Ritz Hotel.

SEPP (Transport and Infrastructure) 2021

Division 5 Electricity transmission or distribution
Subdivision 2 – Development likely to affect an electricity transmission or distribution network (Ausgrid)

This section applies to development or modification applications which include:

- Penetration of ground within 2 metres of an underground power line
- Works within 10 metres of any part of an electricity tower
- Works immediately adjacent to a substation
- Works immediately adjacent to an electricity easement
- Works within 5m of an overhead power line
- Installation of a pool within 30 metres of supporting overhead electricity transmission lines or within 5 metres of overhead power lines

Y N N/A

2.48(2)(a)	Written notice to the electrical supply authority has been carried out.	Achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SEPP (Transport and Infrastructure) 2021

2.48(2)(b)	Any response to the above has been considered.	No objection raised and conditions provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The application has been assessed against the relevant provisions of SEPP (Transport and Infrastructure) 2021. The proposal complies with the objectives and controls of the EPI.					

Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
2.2 Zoning and 2.3 Zone Objectives	Refer to LEP map.	<p>E2 Commercial Centre</p> <p>The proposal is consistent with the zone objectives and is satisfactory.</p> <p>The Subject Site is zoned E2 Commercial Centre. The classification of the Application under the LEP is for a <i>pub</i>, which is a <i>food and drink premises</i> and a subset of <i>commercial premises</i>; as well as <i>hotel and motel accommodation</i>, which is a subset of <i>tourist and visitor accommodation</i>.</p> <p>Both uses are permitted with consent within the E2 Commercial Centre zone. The proposed alterations and additions to the existing Hurstville Ritz Hotel club is permissible in the zone with consent.</p> <p>The proposed alterations and additions are consistent with these zone objectives in that the proposal provides entertainment and community uses within the Hurstville Ritz Hotel and provides employment opportunities. The proposal also maximises public transport use and walking given it is located in the Hurstville Strategic Centre and contributes to the economic viability of the centre.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.7 Demolition	The demolition of a building requires development consent.	Only minor internal demolition is proposed. Refer to the accompany Heritage Impact Statement (HIS), prepared by Urbis and dated 18 December 2025. Relevant conditions have been imposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Height of Buildings	<p>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,</p> <p>(b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas,</p>	<p>Standard: 15m</p> <p>No changed proposed.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
4.4 Floor space ratio	To ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,	Standard: 3:1 No changed proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.10 Heritage conservation	To conserve the environmental and cultural heritage of the Georges River local government area, including heritage items, conservation areas, archaeological sites, and Aboriginal places of significance.	The site is listed as a heritage item of local significance under the GRLEP (Item I103 Hurstville Hotel). In addition, there are various Local Heritage items within the vicinity of the site. Given the proposed works a Heritage Impact Statement (HIS) has been submitted and Council's Heritage Officer has provided comments and conditions. The site has previously undergone modifications since it was first constructed in 1937. There is unlikely to be any unreasonable impacts on these items arising from the proposal. On this basis, it is considered that the matters required to be considered prior to the grant of consent have been adequately considered and addressed by the proposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3 Stormwater management	To minimise the impacts of urban stormwater on land to which this Plan applies and on adjoining properties, native bushland and receiving waters	The proposal is acceptable having regard to Council's policies in relation to stormwater management subject to conditions of consent, which are included in the recommended conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.9 Essential services	The property must have in place by determination the following services: (a) water, (b) electricity, (c) telecommunications facilities, (d) the disposal and management of sewage, (e) stormwater drainage or on-site conservation, (f) suitable vehicular access.	The proposal has, or includes, arrangements that will make available these essential services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.11 Environmental Sustainability	Applies to the E2 zone for alterations or additions to an existing building that, in the opinion of the consent authority, are significant. Development consent must not be granted to development on land to which this clause applies if the building is 1,500 square metres in gross floor area or greater unless adequate consideration has been given.	The proposed additions/ external alterations to the existing building are not significant. In addition, the GFA is not proposed to be increased.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Georges River Local Environmental Plan 2021					
Section	Text	Comment	Y	N	N/A
6.13 Development in Certain Business Zones	Applies to the E2 zone.	The subject application does not propose any development on the ground floor of the subject site for the purposes of residential accommodation or tourist and visitor accommodation. The site retains the active ground floor commercial frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provisions of any Proposed Instrument

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

The proposed development is subject to the provisions of the Georges River Development Control Plan 2021. The following comments are made with respect to the proposal considering the objectives and controls contained within the DCP.

Georges River Development Control Plan 2021

Part 3 – General Planning Considerations

3.7 Heritage

The works appropriately respect the setting and building of the heritage-listed Hurstville Ritz Hotel and the adjoining Heritage items. The proposal retains the existing setback, form and curtilage. Alterations and additions are primarily confined to the building's interior. External works are limited to minor changes affecting only non-significant elements of the facades, ensuring the building's Heritage character is preserved. Notwithstanding the application was accompanied with A Heritage Impact Statement, prepared by Urbis and dated 18 December 2025 and is supported by Council's Heritage Officer, subject to conditions.

3.10 Water Management

The proposal complies with Appendix 4 of the GRDCP and therefore, complies with the controls of this section.

3.11 Ecologically Sustainable Development

3.11.1 Energy and Water Efficiency

The applicant has submitted a BCA report, complying with the Section J Energy Efficiency of the BCA/ NCC. Council's Building Surveyor raises no objections to the proposal, subject to conditions, which are included in the recommended conditions at the end of this report.

3.13 Parking, Access and Transport

No changes proposed to the existing traffic and parking situation.

3.15 Public Domain

3.15.1 Infrastructure

There are minor works proposed facing the public domain and relevant recommendations and conditions have been provided by Council's Strategic Placemaking Specialist officer.

3.17 Universal/ Accessible Design

An Access – Capability Statement prepared by MMBC Group dated 20 January 2026 ('Access Report') has considered the accessibility of the proposed alterations and additions in relation to the existing premises. The Access Report confirms that the accessible design provisions documented for the proposed development have been reviewed against the relevant legislation, codes and standards, and are capable of achieving compliance. Council's Building Surveyor raises no objections to the proposal.

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3.19 Crime Prevention/Safety and Security

The alterations and additions will not impact the passive surveillance of the site or the safety of patrons. There is surveillance of the Forest Road and MacMahon Street entrances to the development from within the existing pub on the site and the external areas are overlooked by the gaming area, outdoor pub area and the beer garden. Surveillance into the building at night is satisfactory and there are no public spaces proposed on the site. The transition between public and private spaces is satisfactory.

3.20 Noise Generating Development

Forest Road is not included in the "mandatory" or recommended category for this assessment (being land adjacent to a road corridor with >40,000 vehicles per day or between 20,000 and 40,000 vehicles per day respectively). An Acoustic Report and a Plan of Management have been provided which are considered within this report. The application was referred to Council's Environmental Health Officer – Acoustic for comment.

The applicant has provided an Acoustic Assessment advising that the minor changes in internal/ external layout will not greatly impact the noise from the use of the existing site, stating the noise will basically stay the same. The report outlines that further acoustic selection can be conducted within the CC stage. The proposed alterations and additions were found to be satisfactory and generally the same as existing, subject to standard and non-standard conditions. Non-standard noise condition to be added to include scope to measure the background noise level before any works are carried out to ensure there is a baseline background noise level to compare the existing noise to the future noise level impact once the changes are in place.

The proposal will not cause unacceptable acoustic privacy impacts on adjoining properties, subject to the imposition of Environmental Health conditions.

Part 7 – Business Precincts

The development involves internal refurbishments, minor demolition of internal walls, and upgrades to the existing hotel facilities. No changes are proposed to the building height, internal and external envelope or overall massing. The alterations and additions are contained within the existing built form and does not alter the established scale of development within the business precinct. As such, the proposal maintains the intended built-form character and complies with the height, bulk and scale expectations of Part 7.

The works do not alter the external presentation of the building in any significant way. The existing façade, street wall height and architectural character are retained, ensuring the development continues to contribute positively to the surrounding business centre. The proposal is consistent with the desired future character for business precincts, which encourages activation, maintenance of commercial uses and high-quality presentation to the public domain.

The pub use is retained, and the internal upgrades enhance the functionality and amenity of the premises without reducing active frontage or diminishing engagement with the street. Entrances, sightlines and passive surveillance remain unchanged and continue to support a safe and active public domain.

The HIS confirms that the proposed alterations and additions, being largely internal alterations and fitouts, as well as internal and external refurbishment works, including the replacement of a window fronting Macmahon Street with the original window to be reinstated, do not adversely impact the significance of the Heritage item itself, as well as the adjoining Heritage items. The external presentation of the building remains largely unchanged, with the alterations to the ground floor façade detailing the façade and providing articulation sympathetic to the Heritage item. There are no changes to the building height or bulk and scale. The proposal therefore respects the Heritage setting and complies with the commercial locality controls that require development to maintain the visual prominence and integrity of Heritage items and Heritage items within the vicinity.

7.1.8 Plan of Management

An acceptable Plan of Management has been provided and addresses future mitigation and operation. No change to the patron capacity or hours of operation are proposed.

Part 8 – Strategic Centres





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Part 8.2 Hurstville Strategic Centre
8.2.6.2 Forest Road High Street

Alterations and additions are proposed internally and externally, include to the existing beer garden, fronting Forest Road, prioritising retail activity and other active uses along Forest Road. There are minor works proposed facing the public domain and relevant recommendations and conditions have been provided by Council's Strategic Placemaking Specialist officer. In addition, there are no changes to the hours of operation and patron capacity, as well as to the proposed to the existing *hotel and motel accommodation* on the first floor.

For the reasons above, the proposed development is generally consistent with the Forest Road High Street area within the Hurstville Strategic Centre.

Any Planning Agreement Under Section 7.4

There are no planning agreements that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.

The Likely Impacts of the Development

Section 4.15 (1) (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Likely Impacts of the Development	
Natural Environment	The subject site and immediate surrounding area have been historically used for commercial purposes and is located within a town centre setting. There are no changes to the natural topography of the site, there are no trees or vegetation proposed to be removed. In this regard, the proposed works will not adversely impact the natural environment.
Built Environment	The built form remains unchanged and is of a bulk and scale that is compatible with the immediate surrounding context. The proposed design provides for decorative features and a replacement of louvres, adds visual interest to the façade and has been referred to Council's Heritage Officer and conditions have been included. The proposal complies with the planning controls. Accordingly, the proposal is not considered to result in any adverse material impacts on the built environment.
Social Impact	The proposal will have no significant social impact on the locality.
Economic Impact	The proposal is not considered to result in an unreasonable material economic impact given the continued commercial use of the site.

Site Suitability

The site is zoned E2 Commercial Centre zone pursuant to the GRLEP 2021. The proposed alterations and additions results in a good planning outcome (subject to the recommended conditions) which is considered to be compatible with the site and adjoining sites. It is considered that the proposal will not have any unreasonable impacts on adjoining properties, the streetscape or locality beyond in its current form subject to the recommended conditions of consent. The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

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Submissions

The application was notified to adjoining owners, occupiers for 28 days between 4 March 2026 and 10 April 2026 as required by Council's Community Engagement Strategy. No submissions were received to the proposal.

The Public Interest

The proposal is considered to be in the public interest for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Recommended condition have been imposed.

Contributions

The proposal is subject to Section 7.12 levies in accordance with *Georges River Council Local Contributions Plan 2021*. Should the application be approved the payment of the levy would be a condition of consent.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of EP&A Act. The proposal is considered to be an appropriate response to the context of the site and will result in a reasonable planning and urban design outcome, subject to the recommended conditions of consent.

The proposal has been assessed against the provisions of the relevant State Environmental Planning Policies, *Georges River Local Environmental Plan 2021* and *Georges River Development Control Plan 2021* and complies with the development standards of the Local Environmental Plan and meets the underlying objectives of Development Control Plan. The proposal is worthy of support, subject to the recommended conditions of consent.

Determination

Approval of Application

The proposed development forms a permissible, and existing use within the E2 Commercial Centre zone of the Georges River Local Environmental Plan 2021.

The proposal is suitable for the subject site as the objectives of the zone and the applicable planning controls have been reasonably satisfied.

The alterations and additions will ensure the amenity of the surrounding area will not be adversely or unreasonably affected by the proposal

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, as amended, it is recommended that the Georges River Local Planning Panel grant approval to DA2026/0033 for alterations and additions to the Hurstville Ritz Hotel on Lots C, D and E in DP 168743 and Lots L, M, N and O in DP 27426 known as 16 Barratt Street (350 Forest Road), Hurstville, subject to the conditions referenced in Appendix 1:

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Appendix 1 – Conditions

SPECIFIC DEVELOPMENT CONDITIONS

Development Details

1. Approved Plans

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/ or amended by conditions of this consent:

Description	Ref No.	Date	Issue	Prepared by
Architectural Plans				
Site Plan	DA100	08/12/2025	01	Archebiosis Architects
Ground Floor Plan – Demolition	DA102	08/12/2025	01	Archebiosis Architects
Ground Floor Plan – Proposed	DA103	08/12/2025	01	Archebiosis Architects
Ground Floor Plan – Indicative Furniture Layout	DA104	27/01/2026	01	Archebiosis Architects
Building Elevations – Proposed	DA200	07/05/2026	02	Archebiosis Architects
Building Elevations – Demolition	DA201	08/12/2025	01	Archebiosis Architects
Section AA & BB	DA300	08/12/2025	01	Archebiosis Architects

Approved Documents

Description	Ref No.	Date	Rev	Prepared by
Draft Plan of Management – 12 pages	-	28 January 2026	-	-
Acoustic Report	304617	15 January 2026	V1	ARUP
Access Report	25000802	20 January 2026		MBC Group
BCA Report	25000802	20 January 2026		MBC Group
Heritage Impact Statement	P0062667	18/12/2025	03	Urbis
Waste Management Plan	610.003325 .00001	12 December 2025	3.0	SLR Consulting Australia Pty Ltd

2. Signage

A separate application shall be submitted to Council prior to the erection of any signs unless the proposed signage is "Exempt Development" under State Environmental Planning policy (Exempt and Complying Development Codes) 2008 or any other applicable environmental planning instrument.



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SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

3. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate. The relevant Application Forms for these activities can be downloaded from Council's website www.georgesriver.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9330 6222.

4. Sydney Water – Tap in™

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

5. Building – Hoarding Application

Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the [Local Government Act 1993](#) and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the [Local Government Act 1993](#) and Section 138 of the [Roads Act 1993](#):



- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at www.georgesriver.nsw.gov.au) before the commencement of work; and
- (d) A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. Fees to be paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate.

Please contact council prior to the payment of Section 7.11 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council. Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Builders Damage Deposit - 3 frontages (Barratt Street, MacMahon Street and Forest Road)	\$129,780.00
Inspection Fee for Refund of Damage Deposit – 3 frontages (Barratt Street, MacMahon Street and Forest Road)	\$770.00
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.12)	\$36,868.07

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

The Section 7.12 contribution is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

Indexation



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The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the Georges River Council Local Infrastructure Contributions Plan 2021.

Timing of Payment

The contribution must be paid and received by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Civic Centre, MacMahon Street, Hurstville and 2 Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

7. **Damage Deposit – Major Works**

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$129,780.00.
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$770.
- (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

8. **Site Management Plan - Minor Development**

A Site Management Plan detailing all weather access control points, sedimentation controls, fencing, builder's site sheds office amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

9. **Fire Safety Measures**

Prior to the issue of a construction certificate a list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to either Council or a PCA. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or PCA will then issue a Fire Safety Schedule for the building.

10. **Building Works to Comply with BCA – Heritage Buildings**

Any building works required to ensure compliance with the BCA or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features.

If such upgrading works will potentially impact on existing fabric and features, details of the works must be submitted and approved by Council prior to issue of a Construction Certificate.





11. Certification by Structural Engineer

Prior to the issue of any Construction Certificate, a suitably qualified Structural Engineer, experienced in dealing with heritage structures, shall provide a certificate to the satisfaction of Council, attesting that the building is capable of tolerating the proposed alterations and additions without requiring the introduction of any additional permanent bracing or structural changes and that the works will not compromise the structural integrity of the existing building.

Reason: To ensure the protection of significant fabric of the heritage item.

12. Commissioning of a Heritage Consultant

The Applicant is to commission an experienced heritage consultant to work with the consultant team throughout the design development, contract documentation and construction stages of the project. Written details of the engagement of the experienced heritage consultant must be submitted to Council for approval prior to issuing of any Construction Certificate for works on the site.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority.

Reason: To ensure that all matters relating to significant fabric and spaces are resolved using best practice for heritage conservation.

13. Reinstatement of Ground Floor Windows to MacMahon Street Elevation

The reinstatement of the ground floor windows to the MacMahon Street elevation shall match the original detailing of the 1937 building in terms of the proportions of the window aperture, configuration of the window and detailing. Original photographic evidence per Figures 43, 46, 47 and 48 of the Heritage Impact Statement – Hurstville Ritz Hotel (LHA, December 2025) shall be used to inform detailing for authenticity.

Prior to the issue of a Construction Certificate, amended plans shall be submitted to the satisfaction of Council demonstrating compliance with this condition.

Reason: Heritage conservation.

14. Tiling to External Walls of Ground Floor

The external tiling to the ground floor walls of both the MacMahon Street and Forest Road frontages (aligned with the original 1937 building footprint) shall be of a pattern, arrangement, dimensions and appearance that matches the original tile detailing and theme (as evidenced in available historical photographic records) including the use of contrasting horizontal bands.

Prior to the issue of a Construction Certificate, an amended Materials and Colour Finishes Schedule together with elevation plans are to be submitted to the satisfaction of Council demonstrating compliance with this condition.

Reason: Heritage conservation.

15. Glass Awning Structure Condition Report

A Glass Awning Structure Condition Report is required to be submitted to the Principal Certifier prior to the issue of the Construction Certificate. If the awning is found to be in an unsuitable condition, this must be replaced as part of the development.

16. Landscape/ Garden Plan



A Landscape/ Garden Plan is required to be submitted to the Principal Certifier, demonstrating the specified plantings within the garden located on the boundary wall of the beer garden, prior to the issue of the Construction Certificate.

17. Access for Persons with a Disability

Access and/ or sanitary facilities for persons with disabilities must be provided to the premises/ building in accordance with the requirements of the Premises Standards, the Building Code of Australia, and AS 1428.1. Details must be submitted with the Construction Certificate Application for approval.

18. Commonwealth Disability (Access to Premises) Standard

The Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (the Premises Standards) applies to all applications (i.e. Construction Certificate). This requires any new building, part of a building and the affected part of the existing building to comply with the Premises Standards, the Building Code of Australia and AS 1428.

19. Alternative Means of Compliance with the BCA – Clause 62 and Clause 64 EP&A Regulation 2021

Pursuant to Clause 62 and 64 of the Environmental Planning and Assessment Regulation 2021, the existing buildings must be brought into **total** conformity with the Building Code of Australia. In this regard, construction plans that demonstrate compliance with the Building Code of Australia must be submitted to the Certifying Authority with the Construction Certificate application for approval.

Alternatively, if it is found that full compliance cannot be achieved due to the age and/or construction of the existing building, and to achieve full compliance will involve major and costly structural alterations having to be carried out to the existing building, a fire assessment report, to determine an alternative and/ or partial compliance with the BCA, must be prepared by an appropriately qualified and accredited fire safety engineer, justifying the non-compliance and detailing an alternative method of compliance with the Building Code of Australia. The report must also detail the measures contained in the building to protect persons using the building, to facilitate their egress in the event of fire as well as protection of fire brigade personnel during firefighting operations, and measures to restrict the spread of fire from the building to other buildings nearby.

20. Acoustic Report Compliance

The Report submitted to Council as referenced in the Application must demonstrate compliance with the Acoustic Report referenced in this consent.

Certification provided by a suitably qualified and experienced acoustic consultant, referencing the Construction Certificate Plans and confirming that the requirements of the Acoustic Report are met must be provided to the satisfaction of the Certifying Authority prior to the release of the Construction Certificate.

The Acoustic Report Compliance Certificate must be incorporated into the Construction Certificate documentation.

21. Acoustic Report – Commercial/ Industrial – Mechanical Plant

The use of the premises and the operation of all mechanical plant and equipment must comply with the [Protection of the Environment Operations Act 1997](#) (as amended) and with the [NSW Environment Protection Authority's Noise Policy for Industry \(2017\)](#).

Prior to the release of a Construction Certificate, an Acoustic Report must be prepared by a suitably qualified acoustic consultant in accordance with the [NSW Environment Protection Authority's Noise Policy for Industry \(2017\)](#).

The recommendations of the Acoustic Report must be incorporated into the construction certificate plans, and the plans are to be certified to this effect by a suitably qualified and experienced Acoustic Consultant.





The Acoustic Report and certified plans must be incorporated into the Construction Certificate documentation.

Reason: To provide appropriate acoustic levels to maintain the surrounding amenity.

22. Commercial Use – Trade Waste Agreement

The applicant must obtain a Trade Waste Agreement with Sydney Water prior to the issue of the Construction Certificate where applicable. The Trade Waste Agreement must be incorporated into the Construction Certificate documentation.

Reason: Ensure appropriate wastewater disposal from the site.

23. Food Premises – Details and Fit-Out

Details of the construction and fit-out of food premises must be submitted to the satisfaction of Council's Environmental Health Officer. The plans and specifications must demonstrate compliance with the:

- (a) [Food Act 2003](#) (NSW) (as amended),
- (b) [Food Regulation 2015](#) (NSW) (as amended),
- (c) [Food Standards Code](#) – Standard 3.2.3 (as amended) - published by Food Standards Australia,
- (d) AS4674:2004 – Design, Construction and Fit out of Food Premises, and
- (e) Sydney Water – Trade Waste Requirements.

Prior to the release of the Construction Certificate, written approval of Council's Environmental Health Officer must be provided to the Certifying Authority, and the plans approved by Council's Environmental Health Officer must be incorporated into the Construction Certificate documentation.

Reason: To ensure food premises are fitted out in accordance with legislative requirements.

24. Food Premises – Waste Facility

Details of the construction and fit-out of the waste storage facility must demonstrate compliance with the following:

- (a) [Food Act 2003](#) (NSW) (as amended),
- (b) [Food Regulation 2015](#) (NSW) (as amended),
- (c) AS4674:2004 – Design, Construction and Fit out of Food Premises, and
- (d) The current or most recent version of the [Food Standards Code](#) – Standard 3.2.3 - published by Food Standards Australia.

and must be:

- i. provided with a hose tap connected to the water supply, and
- ii. paved with impervious floor materials, and
- iii. coved at the intersection of the floor and the walls, and
- iv. graded and drained to a waste disposal system in accordance with the requirements of Sydney Water, and
- v. adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the [Protection of the Environment Operations Act 1997](#) (as amended), and
- vi. large enough to accommodate the bins required.

Prior to the release of the Construction Certificate, the written approval of Council's Environmental Health Officer.

25. Industrial/ Commercial – Operational Noise Management Plan



Prior to the issue of the Construction Certificate, an Operational Noise Management Plan (ONMP) for this development, must be submitted to the satisfaction of the Certifying Authority. The ONMP must:

- (a) Describe all noise sources from the development,
- (b) Describe the control measures that will be implemented to minimise the noise emission in the area including:
 - i. management and mitigation measures to be employed on-site, and
 - ii. Identify high emission generating operational activities, including proposed times when these works will be carried out and mitigation measures to minimise adverse impacts from these activities.
- (c) Defines what constitutes a noise incident.

The Operational Noise Management Plan must be incorporated into the Construction Certificate documentation.

Reason: To protect the environment and to provide appropriate acoustic levels to maintain the surrounding amenity.

26. Background Noise – Site Specific Calculation

Prior to the issue of the Construction Certificate an acoustic consultant is to measure the current background noise level at the site. This measurement is to be used as a baseline when the site-specific acoustic testing required by condition 20 is undertaken.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)

27. Demolition & Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015).

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au.

28. Demolition Notification Requirements

The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.





- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

29. Demolition Work involving Asbestos Removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

30. Registered Surveyors Report – During Development Work

A report must be submitted to the PCA at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls – Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork – Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Pool Formwork – Before concreting of pool shell, detailing the location of the pool relative to the adjacent boundaries and its height relative to the datum shown on the approved plans.
- (f) Completion of any Roof Framing – Before roof covered detailing eaves/gutter setback from boundaries.
- (g) Completion of all Work – Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the PCA is satisfied that the height and location of the building is proceeding in accordance with the approved plans

31. Heritage site induction ('toolbox talks')

Prior to the commencement of any works, all contractors, tradesmen and the like, shall be given a heritage site induction ('toolbox talk').

The heritage site induction shall be delivered by a suitably qualified Heritage Consultant and shall ensure that all contractors, tradesmen and the like, are made aware that:

- a) The site contains an item of heritage significance.
- b) All conservation works to the heritage item are to be undertaken in accordance with the Schedule of Conservation Works and undertaken by suitably qualified tradesmen.
- c) There are statutory obligations under the National Parks and Wildlife Act 1974 and Heritage Act 1977 for all works to cease and Georges River Council notified of any unexpected built archaeological or Aboriginal archaeological finds during works.

Reason: To ensure all persons undertaking works on the site are aware of the heritage restrictions and obligations.





32. Photographic Archival Recording

Prior to the commencement of any works, including the dismantling of fabric or demolition, a simplified Photographic Archival Recording shall be undertaken of the interior and exterior of the building and submitted to the satisfaction of Council.

The Photographic Archival Recording shall be prepared in accordance with "Guidelines for preparing archival recordings of heritage items as a condition of consent" (Department of Climate Change, Energy, the Environment and Water, 2025) and must contain:

- a) A brief report or introduction which explains the purposes of the Photographic Archival Recording and gives a brief description of the subject site, as well as details of the sequence in which images were taken.
- b) A plan of the building and site marked up to indicate where the photographs were taken and the direction of the photograph.
- c) A complete set of digital image files saved as JPEG or TIFF files with associated metadata, and cross-referenced to catalogue sheets.

The Photographic Archival Recording shall be submitted to Council on a suitable portable electronic storage device (such as USB). The digital version of the Photographic Archival Recording shall be arranged as a single parent folder containing the report, reference plans saved as individual PDF documents. All electronic image files shall be arranged by their file type and saved as individual files, grouped in separate sub-folders, as set out below:

- o Photographic Archival Recording – 1A Barratt Street (350 Forest Road), Hurstville.
- o Report and Reference Plans – 1A Barratt Street (350 Forest Road), Hurstville.
- o Electronic Image Files – JPEG – 1A Barratt Street (350 Forest Road), Hurstville.

Reason: Heritage conservation.

33. Before You Dig Australia

The applicant shall contact "Before You Dig Australia" to obtain a Service Diagram prior to the issuing of the Construction Certificate.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA).

34. Utility Arrangements

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

DURING CONSTRUCTION

35. Site sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

36. Archaeology



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As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act 1977, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council, the Local Aboriginal Land Council and Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including any the statutory requirements under the Heritage Act 1977.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act 1977 impose substantial penalty infringements and/ or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

Reason: Statutory requirements for the protection of archaeology.

37. Temporary storage of materials, equipment and waste during works

All construction materials, equipment and demolition / construction waste shall be stored wholly within the allotment boundaries and shall be stored, contained or stockpiled in such locations that do not cause any impacts to existing built structures including ancillary structures, walls or fences, or established gardens.

Reason: Protection of significant features of the site.

38. General Heritage

- a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing heritage item.
- b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction.
- c) All conservation and adaptation works are to be in accordance with the Articles of the Australia ICOMOS Burra Charter (2013)
- d) New services are to be surface mounted rather than chased-in to existing walls to minimise impact on significant heritage fabric.
- e) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.

Reason: Heritage conservation.

39. No Demolition of Extra Fabric

Alterations to, and demolition of, the existing building shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council.

No work is to resume until the written approval of Council is obtained. Failure to comply with the provisions of this condition may result in the Council instituting legal proceedings.

Reason: Heritage conservation.

40. Uncovering of concealed architectural features or detailing

Should any concealed architectural features or detailing attributed to the original 1937 building (inclusive of the original electric hoist), not previously noted in the DA documentation, be discovered during



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demolition or building works, all works are to immediately cease and the architectural features detailing to be photographically recorded and Council's Heritage Advisor is to be contacted for advice.

Reason: Heritage conservation.

41. Contaminated Land – Unexpected Contaminants Found During Demolition or Construction

Any new information that is identified during demolition, excavation or construction which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Certifying Authority (and Council if Council is not the Certifying Authority) immediately.

All works must cease and a qualified Land Contamination Consultant (certified under the consultant certification schemes recognised by the NSW EPA), must be engaged to assess and provide a Remedial Action Plan on the management of the contamination in accordance with any relevant NSW EPA adopted guidelines.

Works on site must not recommence until such time as the contaminants are managed in accordance with:

- the Remedial Action Plan, and
- a Validation Report and or Environmental Management Plan is obtained, and
- both Remedial Action Plan and Validation Report are provided to the Certifying Authority. If the Council is not the Council, then a copy of the Remedial Action Plan and the Validation Report is to be provided to Council.

Reason: To ensure legislative requirements are complied with and to protect the environment.

42. Site Maintenance

The premises shall be maintained in a manner that will not adversely impact upon public health and safety until such time as an occupation certificate is issued. The premises shall be maintained during construction in accordance with the following:

- There must be no burning of any material.
- All putrescible waste must be disposed of in a suitable manner within 24 hours of generation.
- All grass and vegetation must be maintained within the development site so the grass and vegetation (excluding trees, shrubs and any other protected vegetation) does not exceed a height of 100 mm above ground level, until such a time that all approved landscaping works have been completed in accordance with the approved landscaping plan.
- Any accumulated or ponded water must be removed within 5 days (weather permitting). The removal of any water must comply with the Protection of the Environment Operations Act 1997 (NSW) so as to not cause a pollution incident.
- Secure fencing must be provided and installed within the boundary of the premises. Fencing must be maintained so as to eliminate access to the public.
- All Activity associated with the development including storage or depositing of any goods or maintenance of any machinery and equipment must be conducted wholly within the site boundaries.

Reason: To protect the environment and maintain public health and safety

43. Hours of construction for demolition and building work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Note: A penalty infringement notice may be issued for any offence.



44. Utility Services

The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the Applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works.

45. Cost of work to be borne by the applicant

The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.

46. Road Opening Permit

A Road Opening Permit must be obtained from Council for every opening of a public road reserve to access services including sewer, water mains, gas mains, connecting of stormwater to the kerb and telecommunication. This is for any work that involves excavation through or within a public road, kerb and gutter, and or the public footway between the road and the property boundary. The permit is to be lodged prior to the commencement of works. Additional approval is required from Roads and Maritime Services for works on a State Road.

47. Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

48. Damage within Road Reserve and Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

49. Worksite Traffic and Pedestrian Control

Traffic and pedestrian control shall be in accordance with TfNSW *Traffic Control at Work Sites – Technical Manual* version 6.1.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

50. Requirements Prior to the Issue of the Occupation Certificate

The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- (a) Work as Executed Plans prepared by a Chartered Professional Engineer or a Registered Surveyor when all the site engineering works are complete shall be submitted to the PCA prior to the issue of the Occupation Certificate.
- (b) The construction of the alterations and additions shall be completed in accordance with the conditions and specifications of the Section 68 Activity Approval.

51. Fire Safety Certificate before Occupation or Use



In accordance with clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 on completion of building works and prior to the issue of an Occupation Certificate, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 83 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate as required pursuant to clause 86 of the aforesaid regulation is to state:

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so and the certificate be in the approved form.
- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.

In accordance with clause 85 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

52. Slip Resistance

At completion of work an in-situ (on-site) test, in wet and dry conditions, must be carried out on the pedestrian floor surfaces used in the foyers, public corridors/hallways, stairs and ramps as well as the floor surfaces in wet rooms in any commercial/retail residential units to ascertain the actual slip resistance of such surfaces taking into consideration the effects of grout, the gradients of the surface and changes from one material to another. The in-situ test must be carried out in accordance with AS/NZS 4663:2002. Proof of compliance must be submitted with the application for the Occupation Certificate for approval.

53. Industrial/ Commercial – Mechanical Ventilation

Prior to the issue of any Occupation Certificate or use of part or whole of the building, a report prepared by a suitably qualified engineer specialising in air quality and mechanical engineering must be submitted to the Certifying Authority.

The report must certify that the mechanical ventilation, as installed, complies in all respects with the:

- (a) [Protection of the Environment Operations Act 1997](#) (NSW) (as amended),
- (b) [Protection of the Environment Operations \(Clean Air\) Regulation 2022](#) (NSW) (as amended), and
- (c) The current or most recent version of AS1668.2 – *The use of ventilation and air conditioning in building, Part 2: Mechanical ventilation in buildings*.

The mechanical Ventilation Compliance Certificate must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure the premises are suitably fitted out to maintain air quality and reduce adverse impact to the environment and surrounding neighbourhood

54. Compliance with Acoustic Report – Mechanical Plants

Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the satisfaction of the Certifying Authority, certifying that the recommendations of the acoustic report submitted for the operation of mechanical plant and equipment have been implemented. The report must:

- (a) Tests results demonstrating that the operation of the mechanical plant and equipment does not give rise to a sound pressure level at any affected premises that exceeds the background LA90, 15 min noise level, measured in the absence of the noise sources under consideration, by more



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- than 5dB(A).
- (b) demonstrate compliance with the Protection of the Environment Operations Act.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic levels to maintain the surrounding amenity.

55. Acoustic Compliance – General Operation of Premises

A suitably qualified acoustic consultant or engineer must certify that the operation of the plant and equipment complies with the NSW Environment Protection Authority's "[Noise Policy for Industry \(2017\)](#)" (as amended).

The Acoustic Certification must be submitted to the Certifying Authority prior to the issue of any Occupation Certificate or use of the premises.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic level to surrounding amenities.

56. Food Premises – Environmental Health Inspection and Notification

Prior to the issue of any Occupation Certificate of occupation or use of the food premises, evidence demonstrating compliance with the below requirements must be provided to the satisfaction of the Certifying Authority:

- (a) Written confirmation of a satisfactory final inspection of the food premises fit out by Council's Environmental Health Officer and
- (b) Notification of the food business with Council as required under Section 100 of the [Food Act 2003](#) (NSW) (as amended).

Reason: To ensure the food premises fit-out complies with legislative requirements.

57. Lighting – General Nuisance

Any lighting on the premises must be designed and installed so as not to cause a nuisance to other residents in the area or motorists on nearby roads by light overspill or glare.

Reason: To protect neighbourhood amenity and road safety.

58. General Amenity of the Neighbourhood

The implementation of the development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of due to the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, wastewater, waste products, grit, oil or other harmful products.

Reason: To protect the neighbourhood amenity.

59. Offensive Noise

Any work or activity associated with the use of this development consent, including storage, or depositing of any goods or maintenance of any machinery shall be conducted within the building. External storage shall be limited to waste receptacles.

Reason: To protect public amenity.

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60. Acoustic Compliance – General Operation

The operation of the activity must comply with the NSW Environment Protection Authority's [Noise Policy for Industry \(2017\)](#) (as amended).

Reason: To ensure appropriate acoustic level to surrounding amenities.

61. Food Premises – Waste Receptacles and Storage

Appropriate waste and recycling containers must be provided to accommodate for waste generation rates of 0.3 to 0.6 square metres per 100 meals, plus 0.15 cubic metres of beverage containers per 100 meals.

All waste and recycling containers must be stored in the approved waste storage area and must be adequately serviced by a waste collection contractor.

Reason: To ensure appropriate waste containment and disposal. To protect the environment and maintain public health.

62. Food Premises – Cleaning of Waste Receptacles

The cleaning of waste receptacles must be conducted in a designated waste storage area. The washing of waste receptacles must be conducted so not allow or have the potential to allow polluted water to enter the stormwater drainage system. Where this cannot be achieved, a waste contractor must be engaged to remove and clean waste receptacles off-site.

The cleaning of waste receptacles must be carried out comply with the [Protection of the Environment Operations Act 1997](#) (NSW) (as amended).

Reason: To ensure appropriate wastewater containment and disposal. To protect the environment and maintain public health.

OPERATIONS CONDITIONS (ON-GOING)

63. No Painting or Rendering of Masonry or Stone

No painting or rendering shall be permitted to masonry or stone surfaces which have not previously been painted or rendered.

Reason: To protect the existing character of the heritage item

64. Maintenance of Landscaping

The planter boxes must be maintained. Maintenance includes watering, weeding, removal of rubbish from the bases, fertilizing, pest and disease control, replacement of dead or dying plants and any other operations required to maintain healthy plants.

65. Noise Control

The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended).

66. Smoke Area – Prohibition of Live Bands, Amplified Music or Speakers

There shall be no live bands, amplified music or speakers permitted in the smoke area at any time.

67. Outdoor Lighting



To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with AS 4282-1997: *Control of the obtrusive effects of outdoor lighting*.

68. Lighting – General Nuisance

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

69. Food premises – maintenance of food premises

The food premises must be maintained in accordance with the [Food Act 2003](#) (as amended), [Food Regulation 2015](#) (as amended); the Food Standards Code as published by Food Standards Australia & New Zealand and Australian Standard AS 4674-2004: *Construction and fit out of food premises (as amended)*.

70. Outdoor Gaming/Smoking Area – Air Lock Entry

There is to be air lock entry from the main club or hotel area into the outdoor smoking area and doors must be fitted with self closing device.

71. Annual Fire Safety Statement

The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:

- (a) Within 12 months after the date on which the fire safety certificate was received.
- (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
- (c) An annual fire safety statement is to be given in or to the effect of Clause 11 of the Provisions consequent on [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Amendment \(Construction Certificates\) Regulation 2023](#)
- (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

72. Requirement for a Construction Certificate

The erection of a building must not commence until a Construction Certificate has been issued.

73. Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) appointed a PCA for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the PCA of the details of any such appointment; and



- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An Information Pack is attached for your convenience should you wish to appoint Georges River Council as the PCA for your development.

74. Notification of Critical Stage Inspections

No later than two days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
 (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

75. Notice of Commencement

The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

A Notice of Commencement Form is attached for your convenience.

76. Critical Stage Inspections

The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class, under the Building Code of Australia and are listed in Clause 162A of the [Environmental Planning and Assessment Regulation 2000](#)

77. Notice to be given prior to critical stage inspections

The principal contractor for a building site, or the owner-builder, must notify the PCA at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed as the PCA, 48 hours notice in writing, or alternatively 24 hours notice by facsimile or telephone, must be given when specified work requiring inspection has been completed.

78. Occupation Certificate

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

Only the PCA appointed for the building work can issue the Occupation Certificate.

An Occupation Certificate Application Form is attached for your convenience.

PRESCRIBED CONDITIONS

79. Clause 69 – Building Code of Australia and Home Building Act 1989

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

80. Clause 70 – Erection of Signs

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.



81. Clause 71 – Home Building Act 1989

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

82. Clause 73 – Erection of Signage for Maximum Number of Persons

This prescribed condition applies to entertainment venues, function centres, pubs, registered clubs and restaurants. This condition requires the erection of a sign which states the maximum number of persons (as specified in the consent) that are permitted in the building.

83. Clause 75 – BASIX Commitments

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

ADVICES

84. Long Service Levy

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

85. Council as PCA – Deemed to Satisfy Provisions of BCA

Should the Council be appointed as the PCA in determining the Construction Certificate, the building must comply with all the applicable provisions of the BCA. However, if an alternative fire solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justify the non-compliance with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

86. Clause 42 – Entertainment Venues

Schedule 3A of the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#) outlines the prescribed conditions which apply to Entertainment Venues.

87. Food Premises

Information on Australian Standards can be obtained from www.standards.com.au



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Guidelines and Food Safety Standards may be obtained by contacting the Food Standards Australia New Zealand Authority at foodstandards.gov.au or the NSW Food Authority on 1300 552 406, email: contact@foodauthority.nsw.gov.au or by visiting the website www.foodauthority.nsw.gov.au

Notification of Food Business under Section 100 of the [Food Act 2003](#) requires the proprietor of a food business to give written notice, in the approved form, before conducting a food business. Penalties apply for failure to comply.

88. Noise

Noise related conditions

Council will generally enforce noise related conditions in accordance with the Noise Guide for Local Government (<http://www.environment.nsw.gov.au/noise/nlg.htm>) and the Industrial Noise Guidelines (<http://www.environment.nsw.gov.au/noise/industrial.htm>) published by the Department of Environment and Conservation. Other state government authorities also regulate the Protection of the Environment Operations Act 1997.

Useful links relating to Noise:

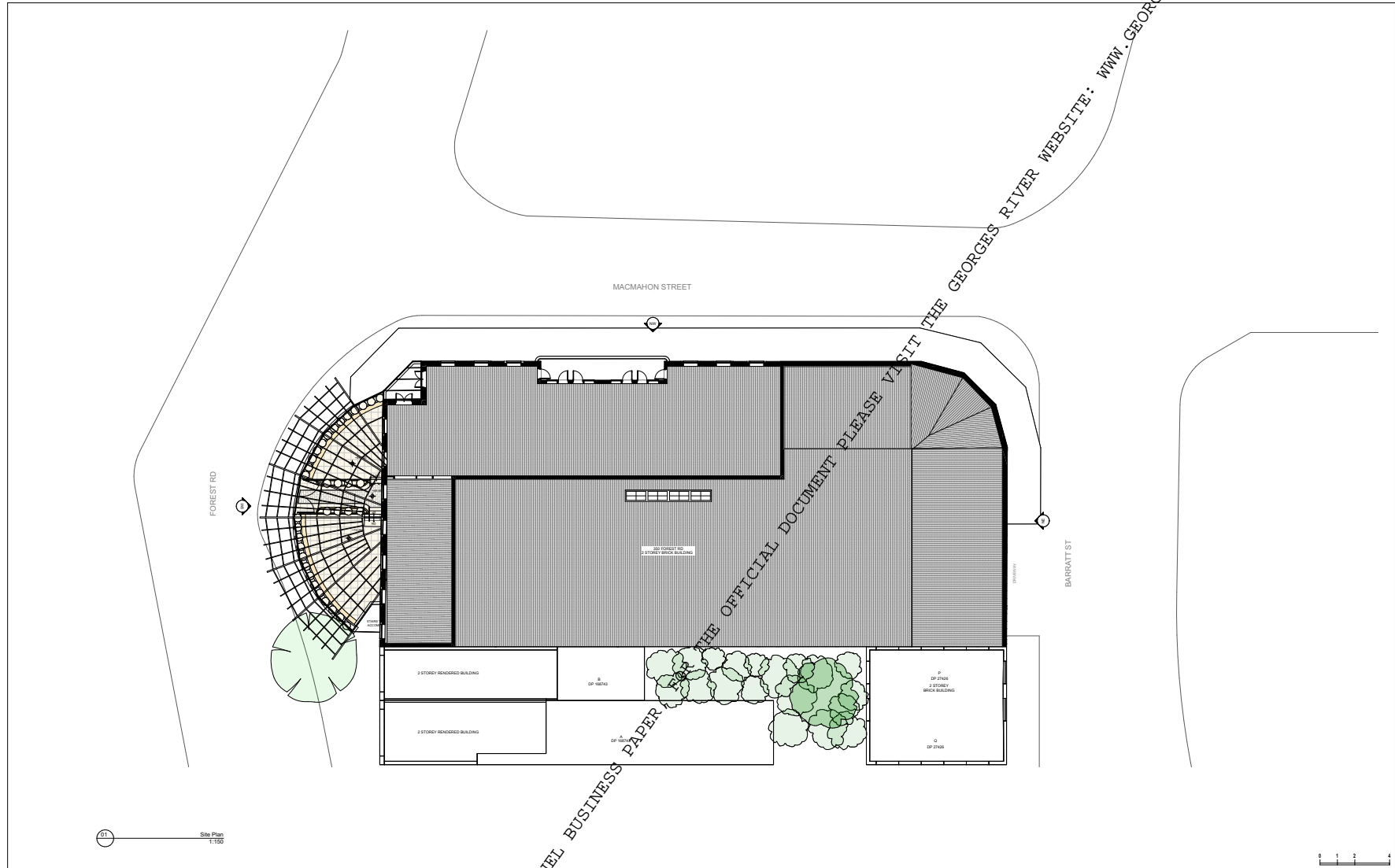
- (a) Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
- (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
- (c) New South Wales Government Legislation home page for access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2000 (www.legislation.nsw.gov.au).
- (d) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).
- (e) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).
- (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).

89. Electricity Supply

This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services) for further details and information on lodging your application to connect to the network.



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Legend:
 Existing Works (hatched box)
 Demolition Works (dashed line)
 Proposed New Works (solid line)
 Boundary Line (dashed line)
 T: Tile
 P: Paint

Issue	Description	Date
01	Issue for EIA	08/12/2025

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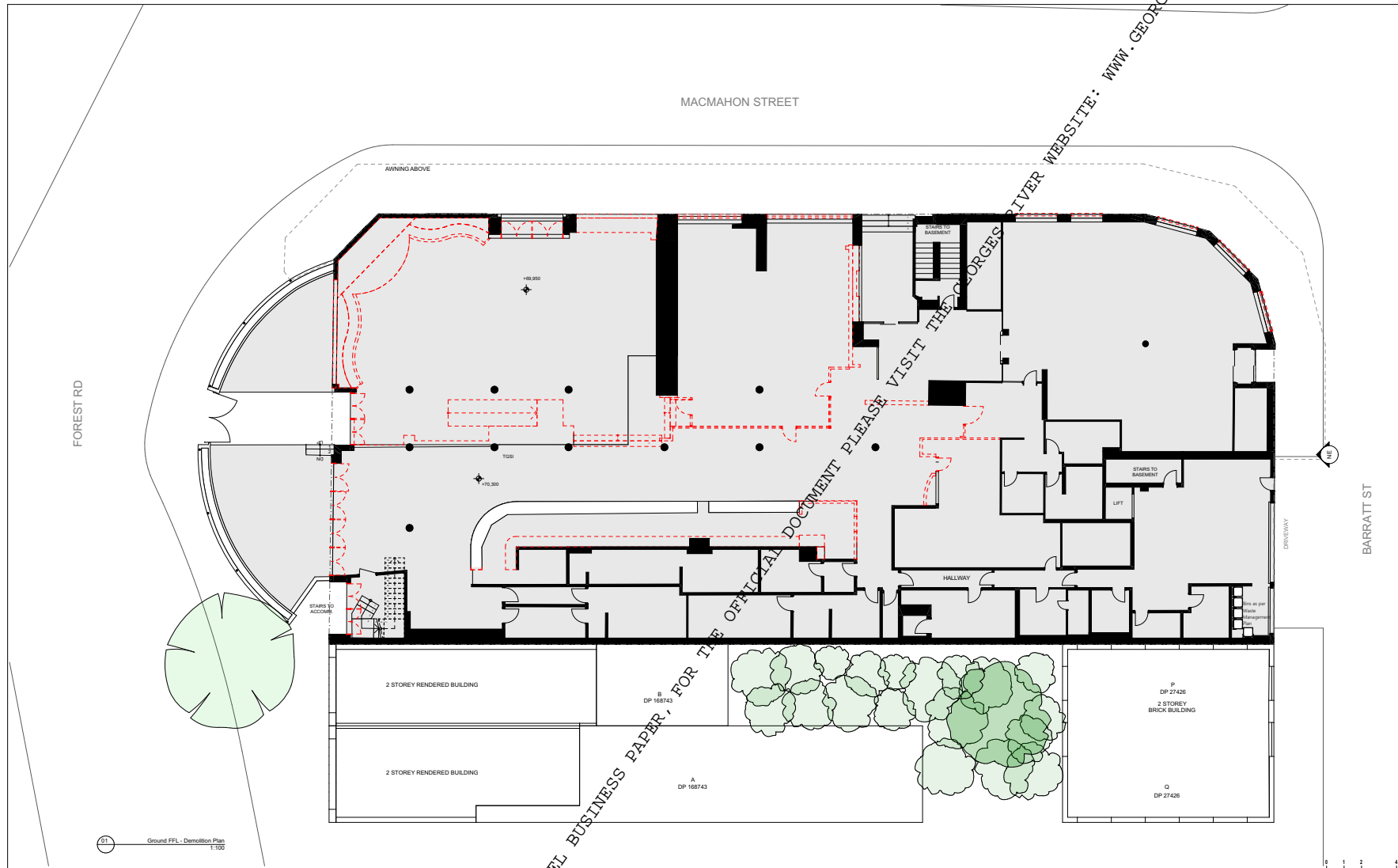
Project
 Hurstville Ritz Hotel
Project address
 350 Forest Rd Hurstville NSW 2220
Status
 DA

Drawing content
 Site Plan
Scale
 1:150 @A1
 Reduce by 50% @A3
Date
 08/12/2025



Drawing No.
 DA100
Issue No.
 01

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 GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER



Legend:
 Existing Works
 Demolition Works
 Proposed New Works
 Boundary Line
 T: Tile
 P: Paint

Issue	Description	Date
01	Issue for DA	08/12/2025

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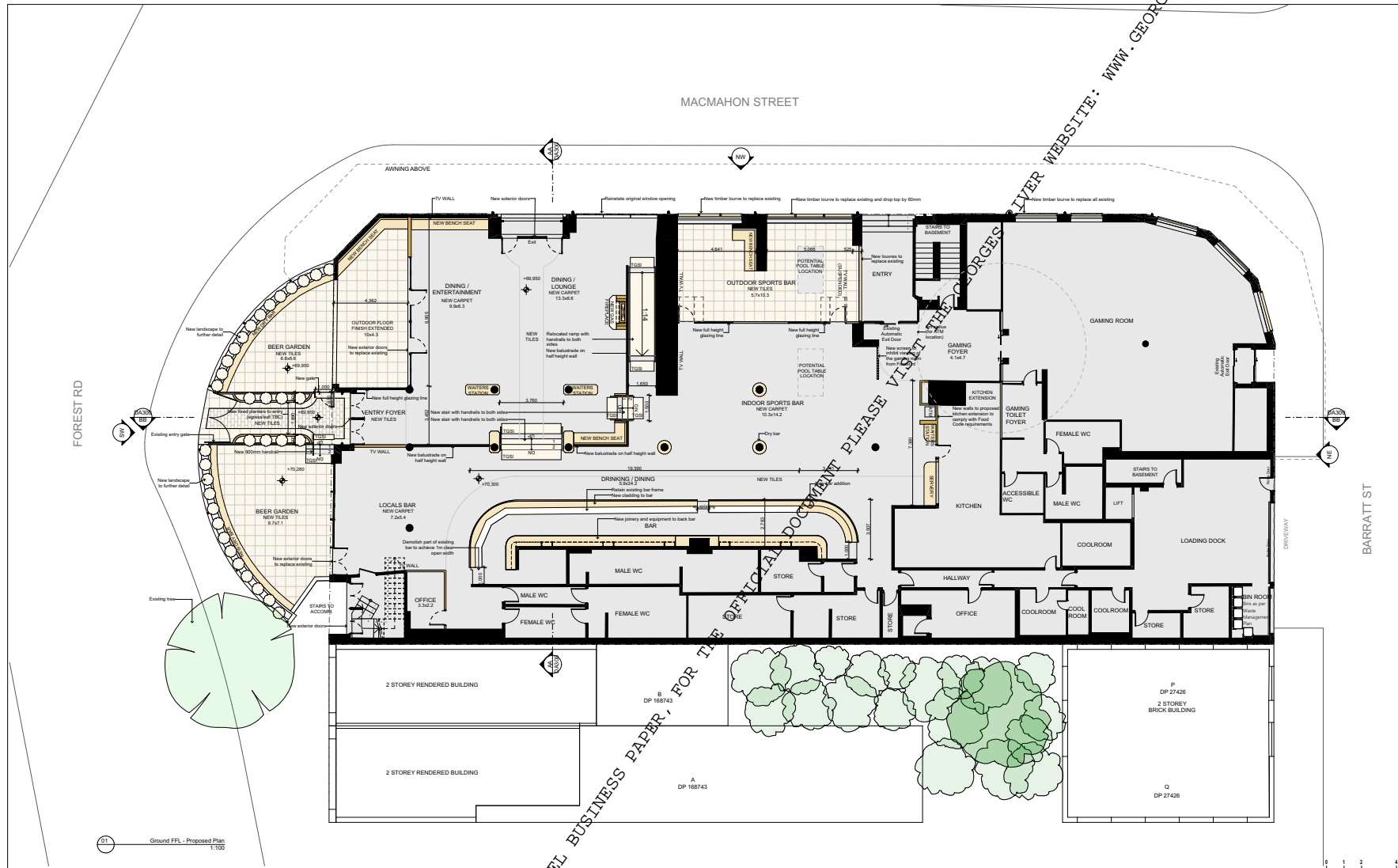
Project
 Hurstville Ritz Hotel
Project address
 350 Forest Rd Hurstville NSW 2220
Status
 DA

Drawing content
 Ground Floor Plan - Demolition
Scale
 1:100 @A1
 Reduce by 50% @A3
Date
 08/12/2025



Drawing No.
 DA102
Issue No.
 01

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Legend:
 Existing Works
 Demolition Works
 Proposed New Works
 Boundary Line
 T: Tile
 P: Paint

Issue	Description	Date
01	Issue for DA	08/12/2025

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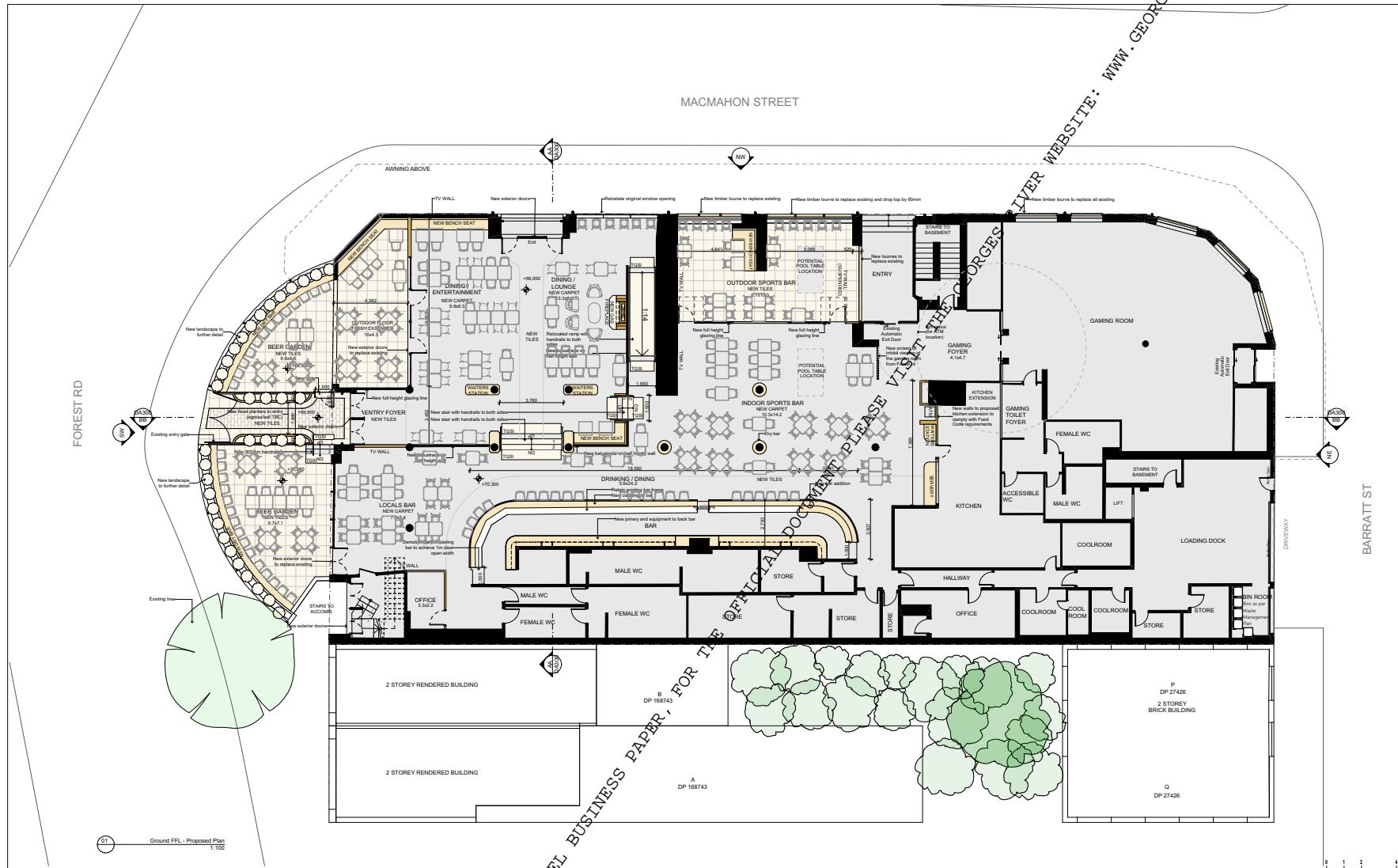
Project
 Hurstville Ritz Hotel
Project address
 350 Forest Rd Hurstville NSW 2220
Status
 DA

Drawing content
 Ground Floor Plan - Proposed
Scale
 1:100 @A1
 Reduce by 50% @A3
Date
 08/12/2025



Drawing No.
 DA103
Issue No.
 01

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Legend:
 Existing Works
 Demolition Works
 Proposed New Works
 Boundary Line
 T: Tile
 P: Paint

Issue	Description	Date
01	Issue for DA	27/01/2026

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Project
 Hurstville Ritz Hotel
Project address
 350 Forest Rd Hurstville NSW 2220
Status
 DA

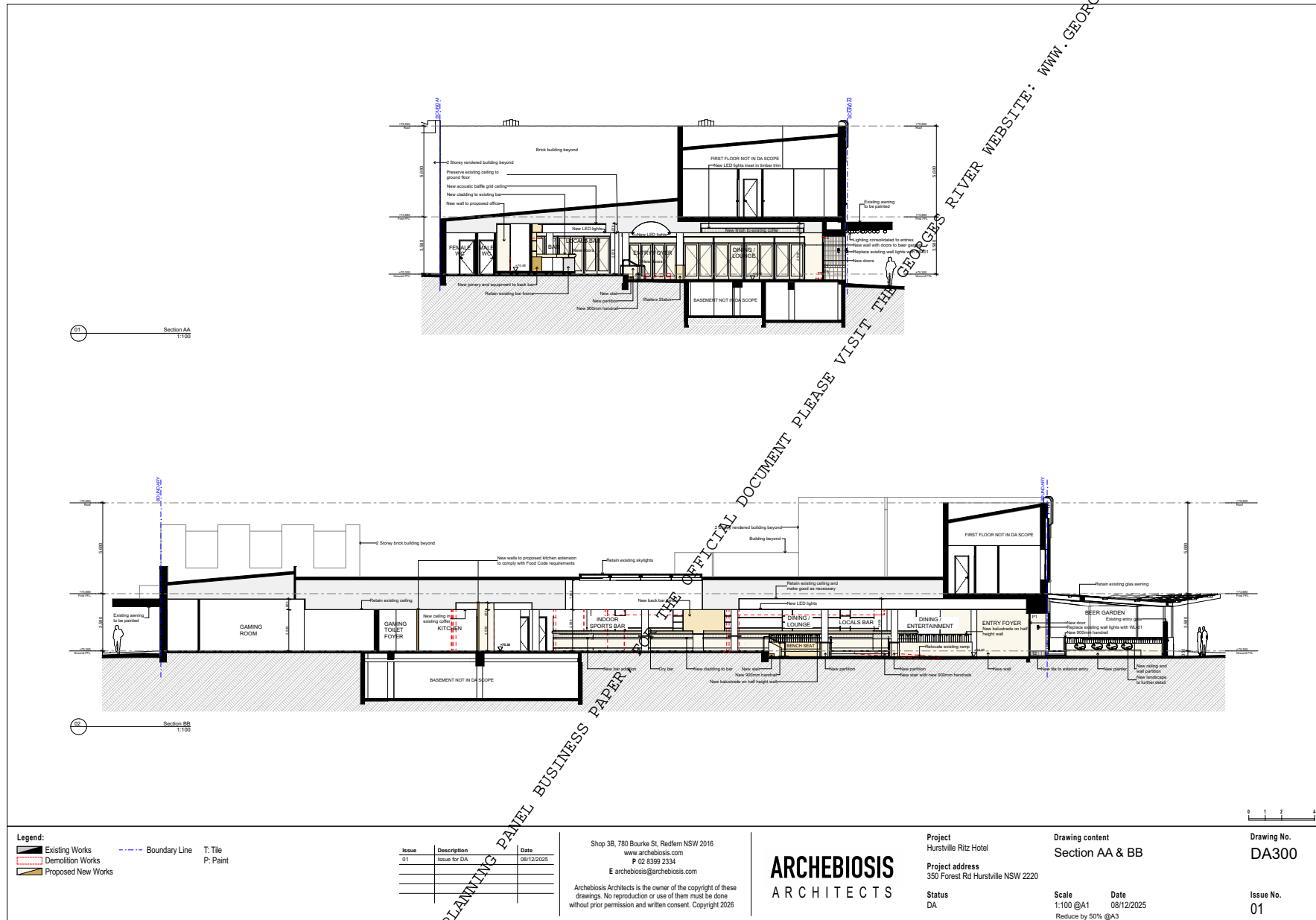
Drawing content
 Ground Floor Plan -
 Indicative Furniture
 Layout
Scale
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 Reduce by 50% @A3
Date
 27/01/2026



Drawing No.
 DA104
Issue No.
 01

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