AGENDA

Georges River Local Planning Panel

Thursday, 18 June 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre, Hurstville

Participants:

Stuart McDonald (Chairperson)

Stephen Alchin (Expert Panel Member)

Stephen Davies (Expert Panel Member)

Lisa Pemberton (Community Representative)

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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. I pay my respect 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

LPP027-26 **118-124 Princes Highway Beverley Park – DA2025/0494**
(Report by Principal Planner) 3

LPP028-26 **18 & 18A Letitia Street, Oatley – DA2026/0010**
(Report by Development Assessment Planner) 92

LPP029-26 **109-117 The Avenue & 106, 106A & 108 Park Road Hurstville – DA2025/0488**
(Report by Principal Planner) 153

LPP030-26 **280-298 Railway Parade Carlton – DA2025/0581**
(Report by Senior Development Assessment Planner) 250

LPP031-26 **10-14 Vaughan Street Blakehurst – DA2026/0066**
(Report by Principal Planner) 361

9. CONFIRMATION OF MINUTES

Georges River Local Planning Panel Meeting - 18 June 2026

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REPORTS AND LPP DELIBERATIONS

REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 18 JUNE 2026

LPP027-26 118-124 PRINCES HIGHWAY BEVERLEY PARK

LPP Report No	**LPP027-26**	**Development Application No**	**DA2025/0494**
Site Address & Ward Locality	118-124 Princes Highway Beverley Park Blakehurst Ward		
Proposed Development	Alterations to existing registered club and construction of a multi-storey car park		
Owners	St George Leagues Club Limited		
Applicant	Kristy Hodgkinson – Hamptons Property Services		
Planner/Architect	Hampton Property Services		
Date Of Lodgement	12/11/2025		
Submissions	Nine (9)		
Cost of Works	$51,862,555		
Local Planning Panel Criteria	Regionally Significant Development (General Development with Estimated Development Cost > $30 million)		
Report prepared by	Development and Building		

RECOMMENDATION	Approval, subject to conditions.

EXECUTIVE SUMMARY

Section 275(3A) of the *Environmental Planning and Assessment Regulation 2021* provides that a council must not determine a development application on behalf of a Sydney district or regional planning panel if the application falls within a category identified in the *Instruction on functions not exercisable by council on behalf of Sydney district or regional planning panels – certain regionally significant development applications* (The instruction). The instruction specifies that councils are not permitted to determine development applications lodged before 4 September 2024. As the subject application was lodged on 4 November 2025, it does not fall within this exclusion. Accordingly, the Local Planning Panel is the appropriate consent authority for the determination of this application

PROPOSAL

The application seeks to amend development consent DA2023/0491 (granted 20 March 2025) and authorise additional works at the site, including a new multi-storey car park.

The proposed amendments include:

- northern, southern and western building facades (including the entrance porte cochere);
- reinstatement of the original vehicular access arrangements to Princes Highway;
- revised landscape design;
- reconfigured ground floor car parking layout; and

- an amended lower ground floor pedestrian entry incorporating a new lift and escalators to the ground floor of the Club.

In addition to the amendments to Development Consent No. DA20253/0491, the Development Application proposes construction of a new above-ground multi-storey car park at the southern end of the site, together with reconfiguration of existing at-grade parking areas.

Upon completion, the site will provide a total of 720 car parking spaces, being a net increase of 191 spaces. The spaces will incorporate 22 accessible spaces and 23 EV charging bays.

The application does not propose any changes to the approved internal club fit-out, the approved stormwater pipe relocation and associated easement, or the northern and eastern car parking areas.

ASSESSMENT

Development Application No. DA2025/0494 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 an assessment against the relevant provisions contained within:

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

The St George Leagues Club is defined as a registered club under the definitions contained within the GRLEP 2021. This use is not permitted in the R2 Low Density Residential zone, however, the applicant has suitably demonstrated that the site benefits from existing use rights pursuant to Division 4.11 of the Environmental Planning and Assessment Act 1979.

The proposed development, comprising alterations and additions to the existing St George Leagues Club and construction of a multi-storey car park, is considered acceptable having regard to the relevant matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. The development facilitates the orderly expansion of a long-established registered club, delivering improved functionality, upgraded built form, and a substantial increase in on-site parking supply. The proposal responds to the operational needs of the existing use, and remains consistent with the historic and ongoing function of the site.

The development represents a logical and modest expansion of that use, maintaining its ancillary nature while improving service provision to patrons. The design incorporates appropriate setbacks, landscaping and screening to ensure a suitable interface with adjoining low-density residential properties, thereby maintaining residential amenity and achieving an appropriate transition in built form. The proposal is therefore compatible with the character of the locality and satisfies the underlying objectives of the planning controls.

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LPP027-26

The proposed variation to Clause 4.3 Height of Buildings is supported by a Clause 4.6 Written Request prepared by the applicant. Council has considered the proposed variation and Clause 4.6 Written Request supports the proposal, despite exceeding the 9m limit with the main club building alterations proposing a height of 15.882m and the car park lift overrun proposing a height of 11.5m. The proposed variation is justified on the basis that compliance is unreasonable and unnecessary in the circumstances and there are sufficient environmental planning grounds justifying the variation, given the existing building already significantly exceeds the height control. The non-compliant elements are centrally located, well setback from property boundaries (in excess of 17m), and will not result in unacceptable impacts in terms of overshadowing, privacy, visual bulk or view loss. The variation achieves the objectives of the height standard, maintains compatibility with the established built form, and results in a cohesive and suitable architectural outcome.

Similarly, the proposed variation to Clause 4.4 Floor Space Ratio of the GRLEP 2021 is supported by a Clause 4.6 Written Request prepared by the applicant. The proposed FSR of 0.566:1 represents a minor 2.95% departure from the 0.55:1 control and is notably less than the previously approved FSR for the site of 0.59:1. The proposed variation is justified on the basis that compliance with the standard is unreasonable and unnecessary in the circumstances and there are sufficient environmental planning grounds justifying the variation the variation given the additional floor area is modest, centrally located, and does not contribute to adverse impacts on adjoining properties, traffic, infrastructure or environmental qualities. The proposal satisfies the objectives of the FSR control by maintaining appropriate bulk, scale and development intensity.
Overall, the proposal has been designed to minimise environmental and amenity impacts, with no unreasonable effects on the natural or built environment. Technical assessments confirm acceptable outcomes in relation to traffic, parking, stormwater, contamination, noise and visual impacts. The development delivers improved design outcomes and increased parking capacity, supporting the ongoing viability of the club while responding to community needs. Accordingly, the Clause 4.6 Written Requests are well founded, and the proposal is considered to be in the public interest and suitable for approval subject to conditions.

NOTIFICATION

The application was originally notified 27 November 2025 as a development application however, as the application was submitted as an 'Integrated Development Application' the DA was renotified on the 5 February 2026 for a period of 28 days in accordance with Council's Community Engagement Strategy. Nine (9) submissions were received during the notification period. Details of the submissions are outlined in the assessment report.

RECOMMENDATION

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, Development Application DA2025/0494 for Alterations and additions to licenced club and construction of a multi-storey car park on Lots 6-10 DP 16229 and Lot 1 DP 814106 on land known as 118-124 Princes Highway Beverley Park, be approved for reasons contained in the attached Assessment Report.

ATTACHMENTS

Attachment ⇩1	Architectural Drawings - 118-124 Princes Highway, Beverley Park - DA2025/0494
Attachment ⇩2	Landscape Plans - 118- 124 Princes Highway, Beverley Park - DA2025/0494
Attachment ⇩3	Assessment Report- 118-124 Princes Highway Beverley Park - DA2025/0494

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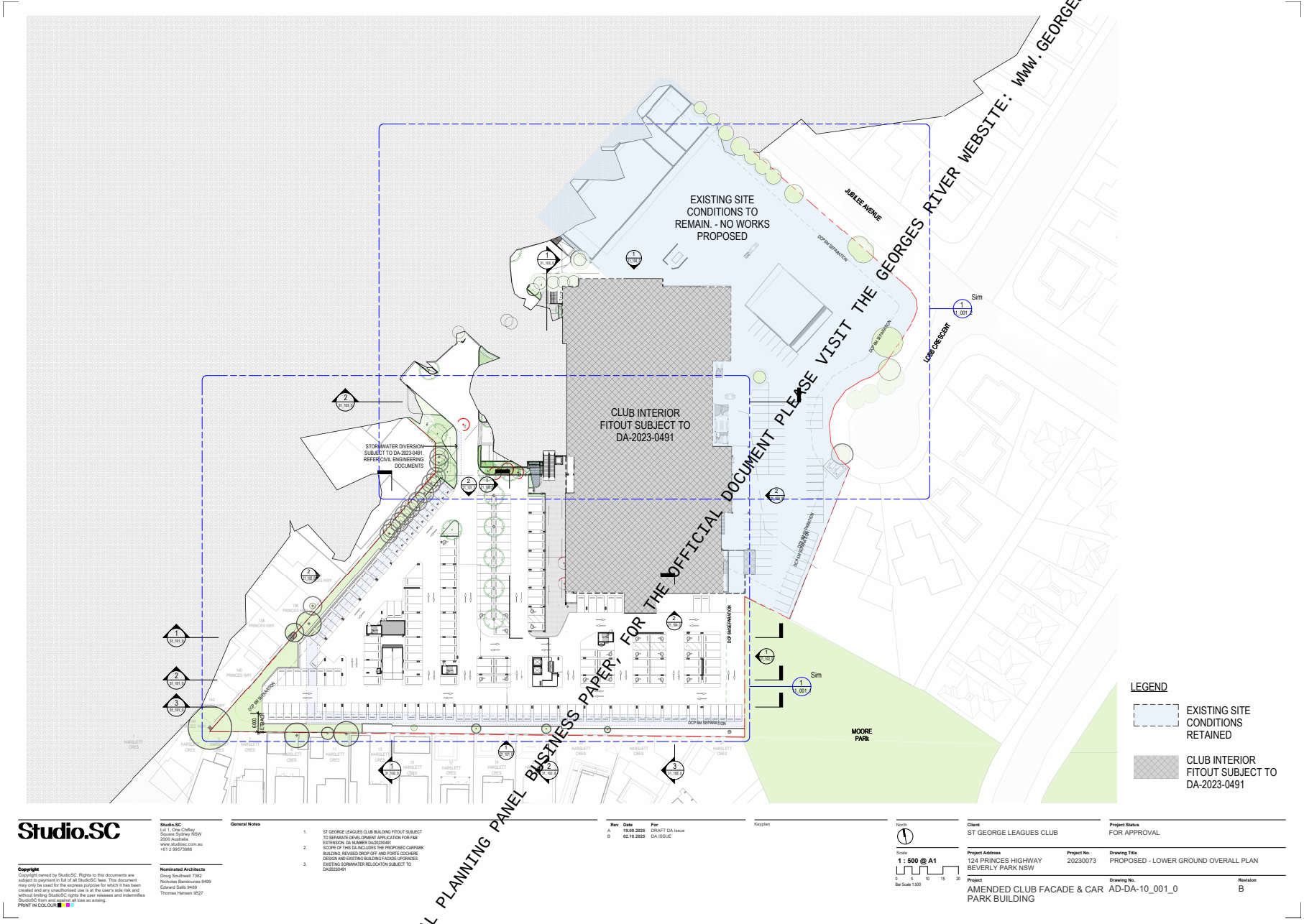

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Nicholas Bandcuraas 8409
Edward Sails 9469
Thomas Hansen 9527

General Notes

1. ST GEORGE LEAGUES CLUB BUILDING FITOUT SUBJECT TO SEPARATE DEVELOPMENT APPLICATION FOR F&B EXTENSION. DA NUMBER DA/2023/0491
2. SCOPE OF THIS DA INCLUDES THE PROPOSED CARPARK BUILDING, REVISED DROP-OFF AND PORTE COCHERE DESIGN AND EXISTING BUILDING FACADE UPGRADES
3. EXISTING STORMWATER RELOCATON SUBJECT TO DA/2023/0491

Rev	Date	For
A	15.09.2025	DRAFT DA Issue
B	02.10.2025	DA ISSUE

Keyplan

North

Scale
1 : 500 @ A1
0 5 10 15 20
Bar Scale 1:500

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
PROPOSED - LOWER GROUND OVERALL PLAN

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-10_001_0

Revision
B

LPP027-26 Attachment 1

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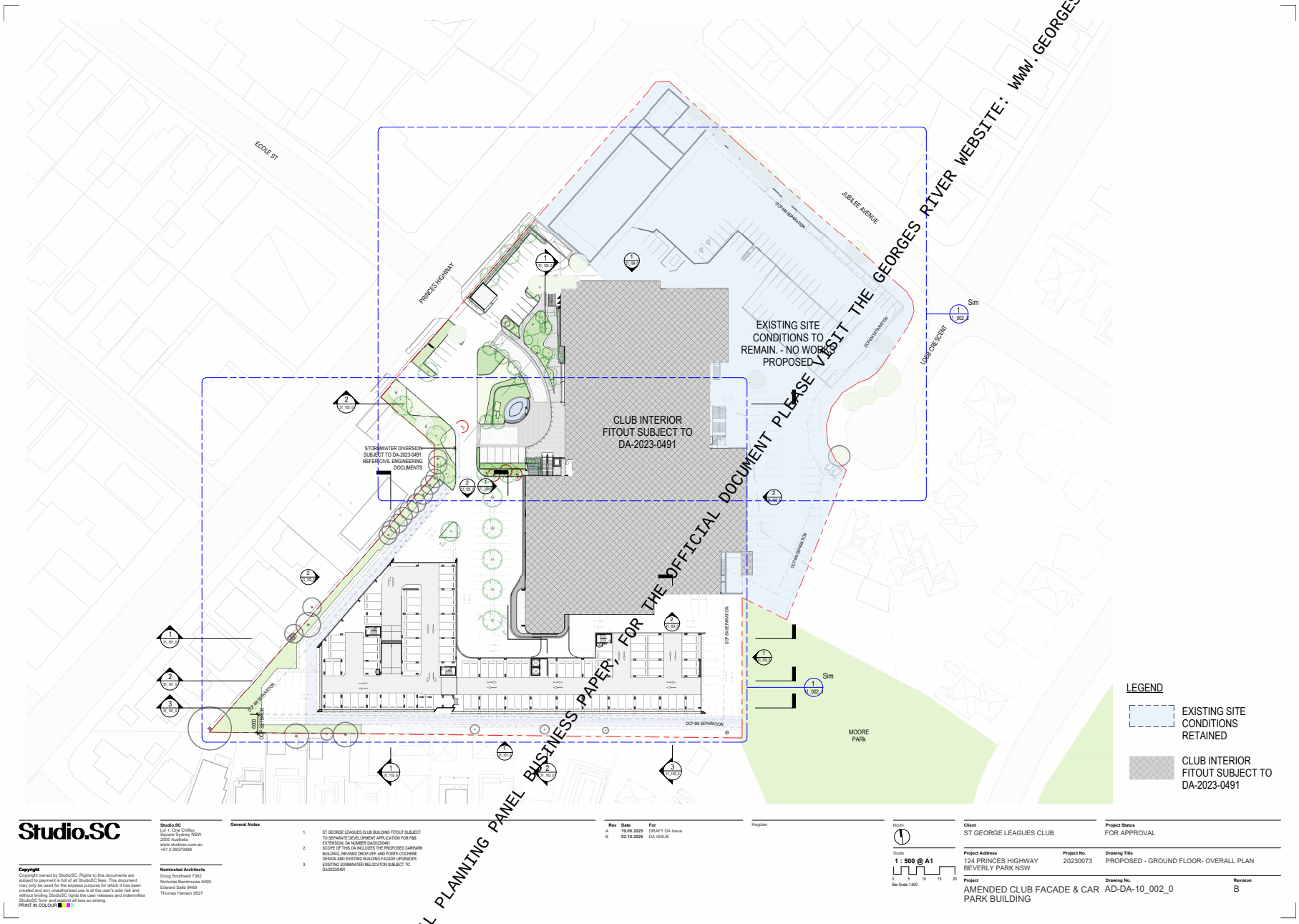

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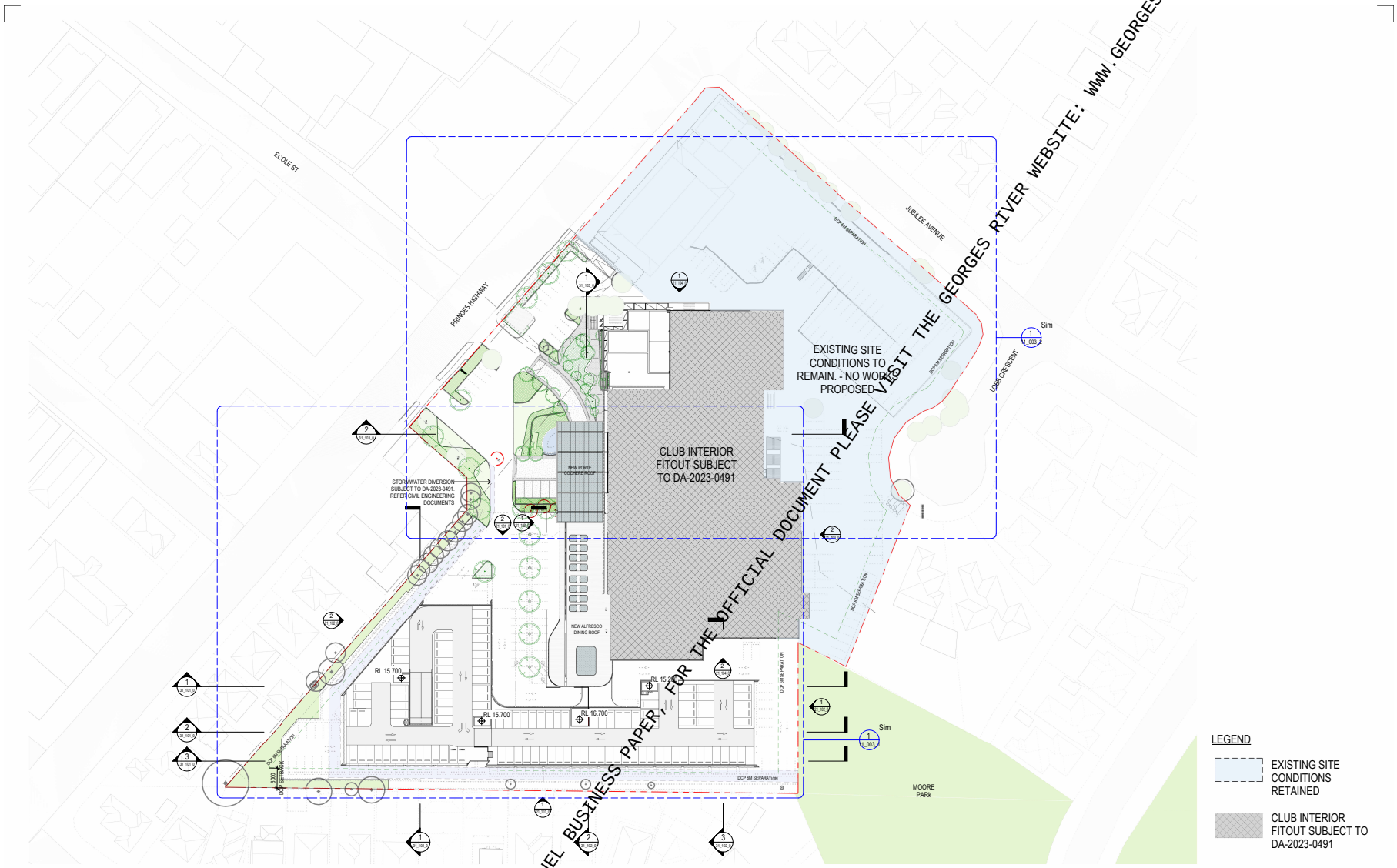

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Keyplan

North

Scale
1 : 500 @ A1
0 5 10 15 20
Bar Scale 1:500

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
PROPOSED - LEVEL 1 OVERALL PLAN

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-10_003_0

Revision
B

LPP027-26 Attachment 1

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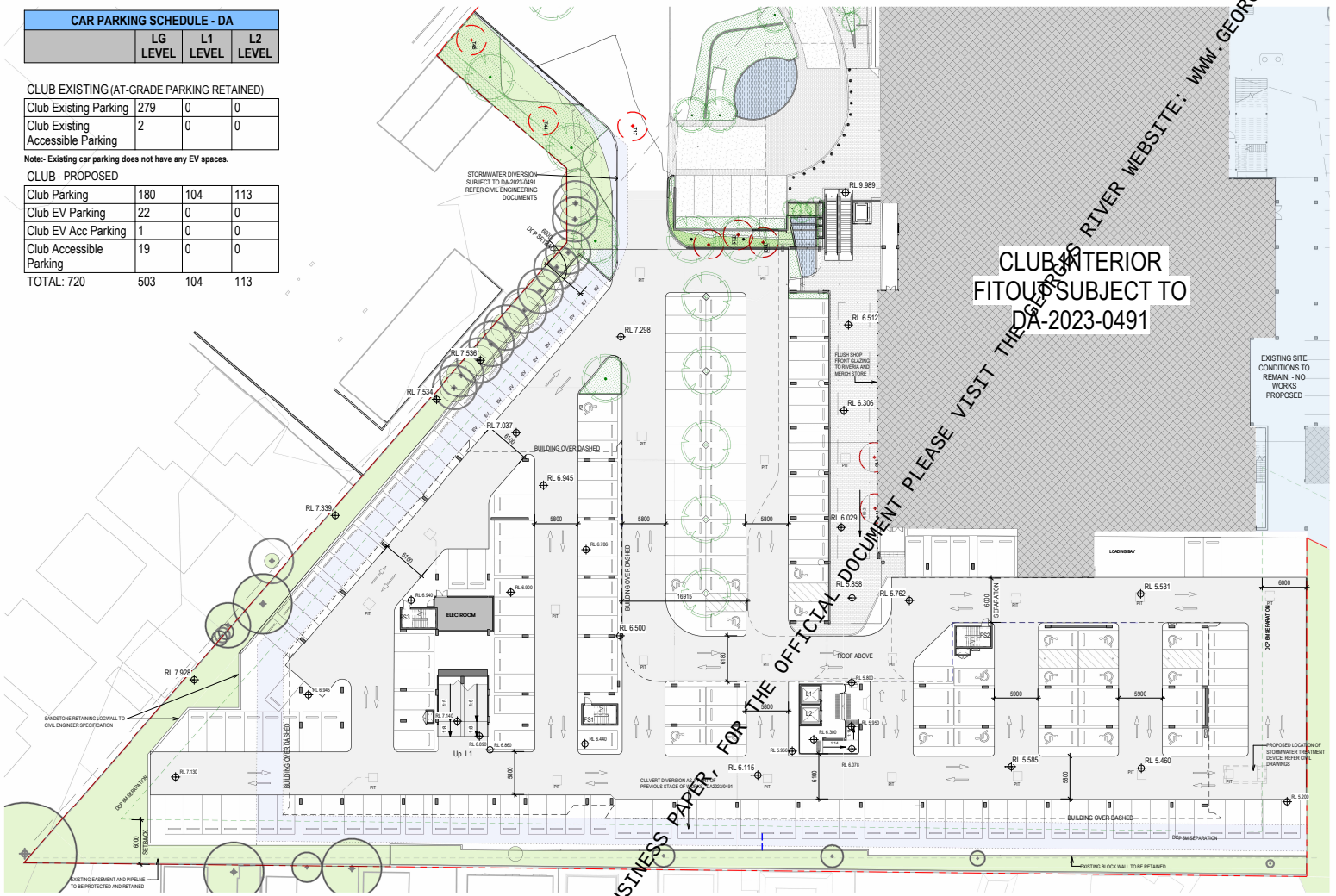
CAR PARKING SCHEDULE - DA			
	LG LEVEL	L1 LEVEL	L2 LEVEL
CLUB EXISTING (AT-GRADE PARKING RETAINED)			
Club Existing Parking	279	0	0
Club Existing Accessible Parking	2	0	0
Note:- Existing car parking does not have any EV spaces.			
CLUB - PROPOSED			
Club Parking	180	104	113
Club EV Parking	22	0	0
Club EV Acc Parking	1	0	0
Club Accessible Parking	19	0	0
TOTAL: 720	503	104	113



1 GA PLAN - LOWER GF CARPARK ZONE
1 : 250

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

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A	14.08.2024	ISSUED FOR INFORMATION
B	27.09.2024	DRAFT DA Issue
C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client	ST GEORGE LEAGUES CLUB
Project Status	FOR APPROVAL
Project Address	124 PRINCES HIGHWAY BEVERLY PARK NSW
Project No.	20230073
Drawing Title	GA PLAN - LOWER GF CARPARK ZONE
Project	AMENDED CLUB FACADE & CAR PARK BUILDING
Drawing No.	AD-DA-11_001_1
Revision	D

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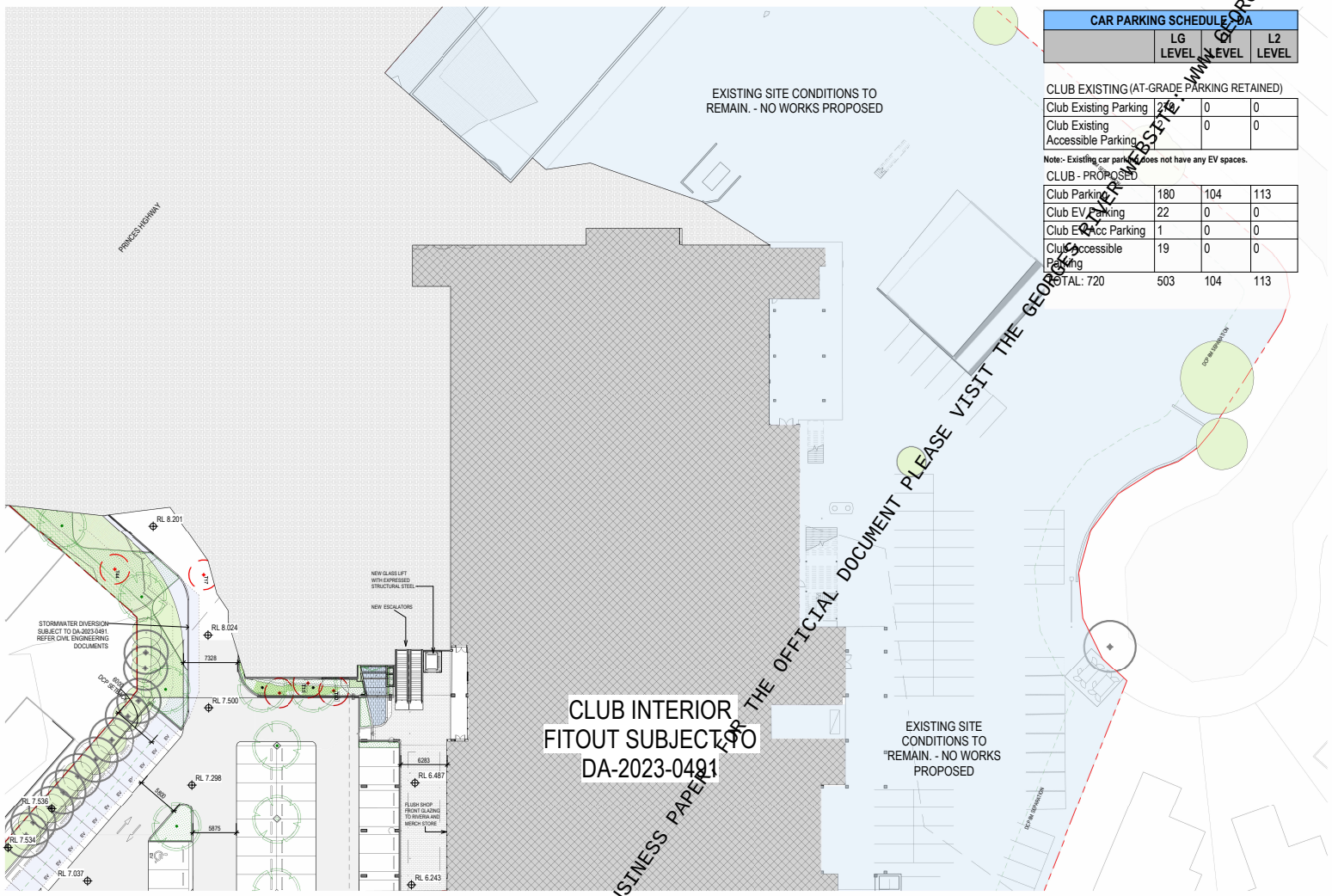

CAR PARKING SCHEDULE - DA			
	LG LEVEL	L1 LEVEL	L2 LEVEL
CLUB EXISTING (AT-GRADE PARKING RETAINED)			
Club Existing Parking	276	0	0
Club Existing Accessible Parking	11	0	0
Note:- Existing car park does not have any EV spaces.			
CLUB - PROPOSED			
Club Parking	180	104	113
Club EV Parking	22	0	0
Club EV Acc Parking	1	0	0
Club Accessible Parking	19	0	0
TOTAL: 720	503	104	113

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

1 GA PLAN - GF DROP OFF ZONE
1 : 250

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Thomas Hansen 9527

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Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN - LOWER GF DROP OFF ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_001_2

Revision
B

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CAR PARKING SCHEDULE - DA	LG LEVEL	L1 LEVEL	L2 LEVEL
CLUB EXISTING (AT-GRADE PARKING RETAINED)			
Club Existing Parking	279	0	0
Club Existing Accessible Parking	2	0	0
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CLUB - PROPOSED			
Club Parking	180	104	113
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Club EV Acc Parking	1	0	0
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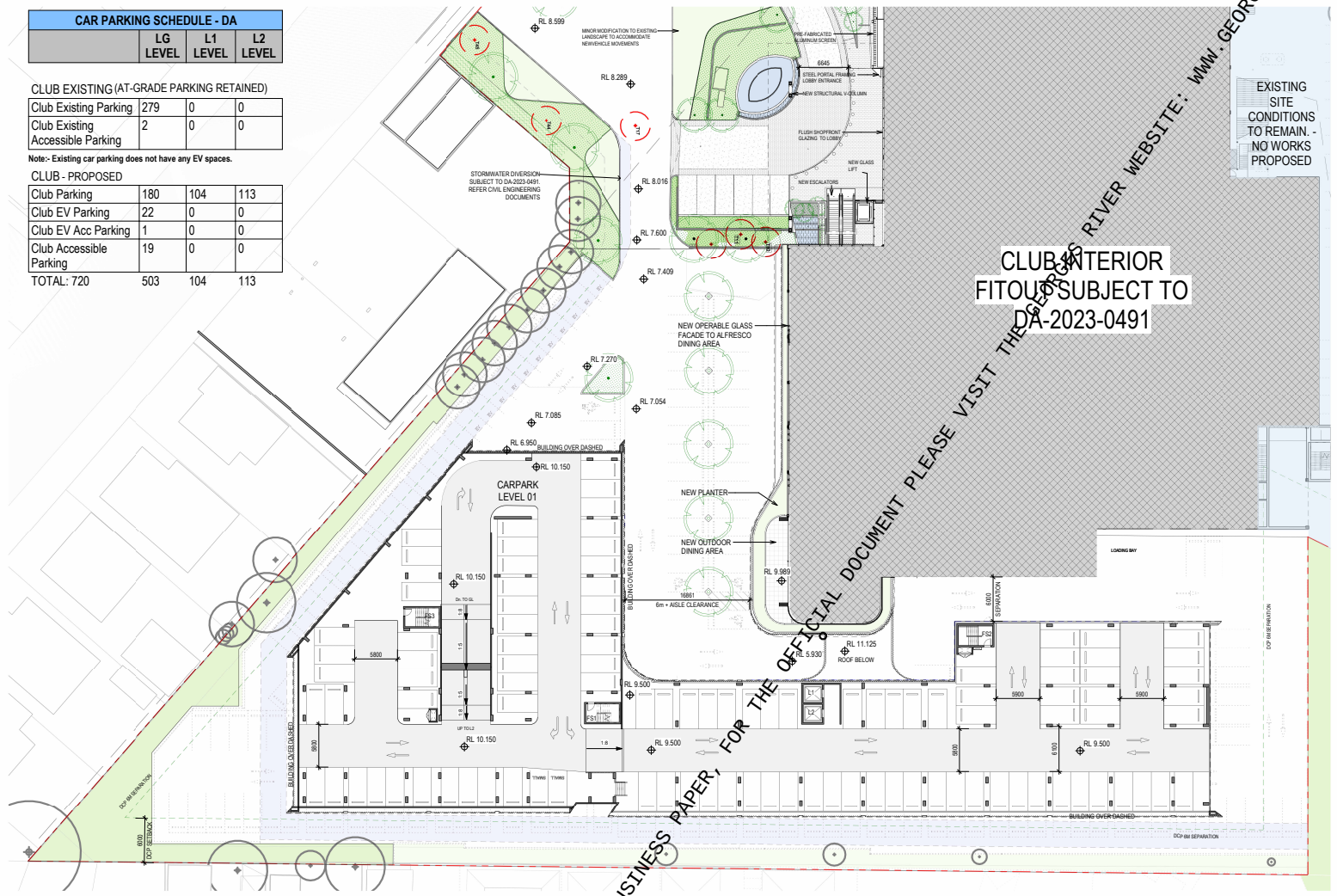

1 GA PLAN - LEVEL 1 CARPARK ZONE
1 : 250

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

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Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN - LEVEL 1 CARPARK ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_002_1

Revision
D

LPP027-26 Attachment 1

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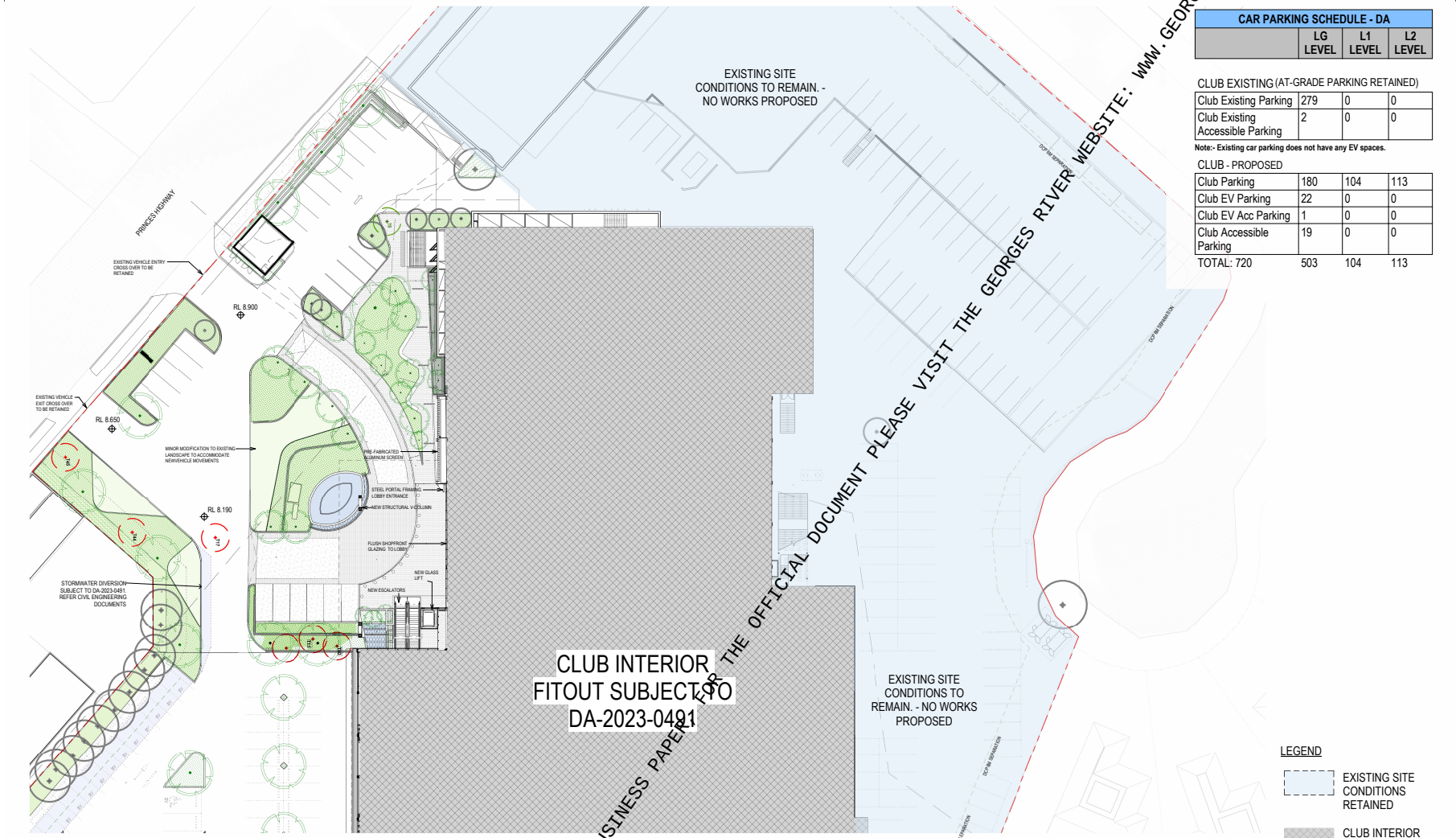

1 GA PLAN - LEVEL 1 DROP OFF ZONE
1 : 250

CAR PARKING SCHEDULE - DA

	LG LEVEL	L1 LEVEL	L2 LEVEL
CLUB EXISTING (AT-GRADE PARKING RETAINED)			
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Keyplan

North

Scale
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Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN - LEVEL 1 DROP OFF ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_002_2

Revision
B

LPP027-26 Attachment 1

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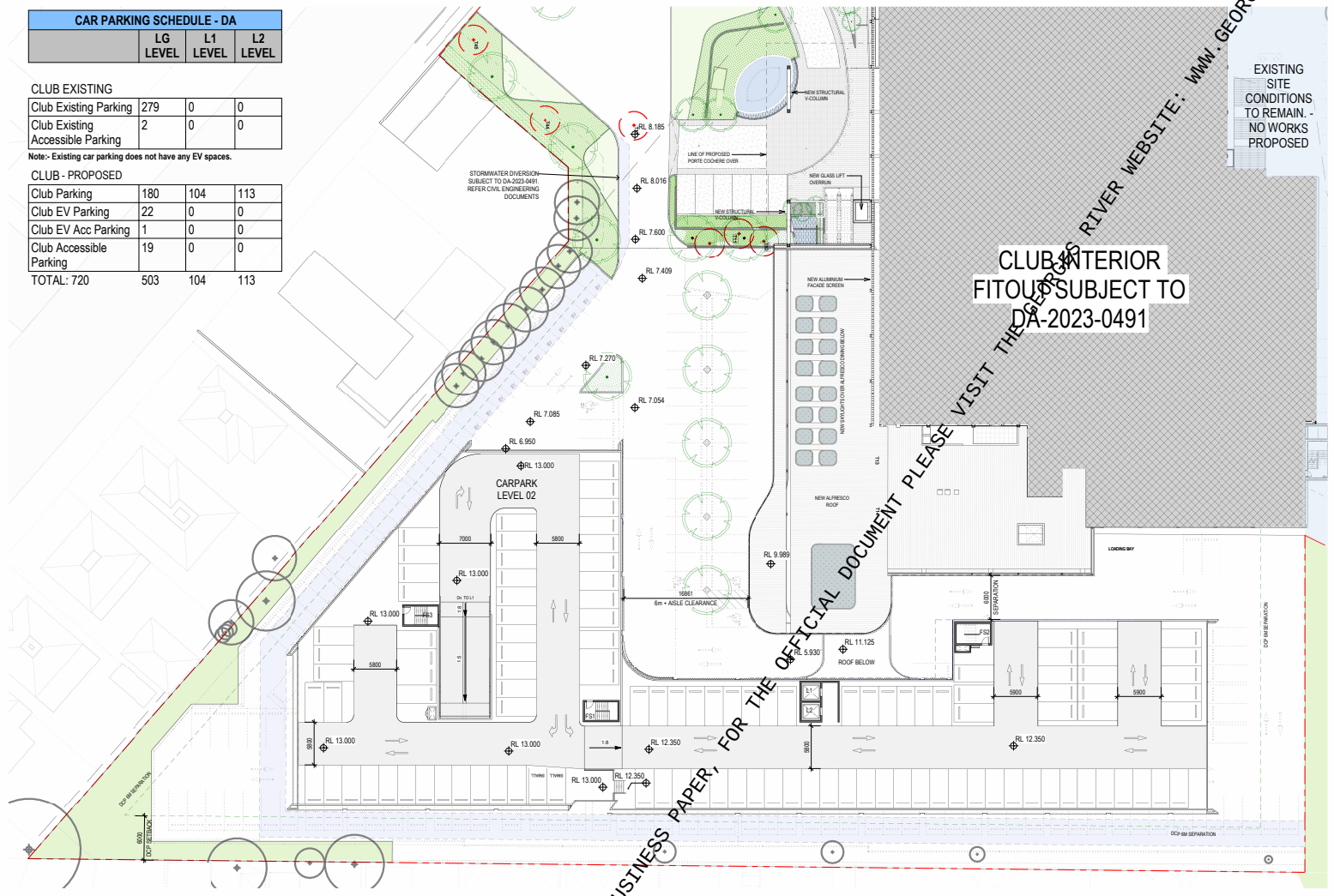
Club EV Acc Parking	1	0	0
Club Accessible Parking	19	0	0
TOTAL: 720	503	104	113



1 GA PLAN - LEVEL 2 CARPARK ZONE
1 : 250

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

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Nicholas Bandcunas 8499
Edward Sallis 9469
Thomas Hansen 9527

General Notes

1. ST GEORGE LEAGUES CLUB BUILDING FITOUT SUBJECT TO SEPARATE DEVELOPMENT APPLICATION FOR F&B EXTENSION. DA NUMBER DA/2023/0491
2. SCOPE OF THIS DA INCLUDES THE PROPOSED CARPARK BUILDING, REVISED DROP-OFF AND PORTE COCHERE DESIGN AND EXISTING BUILDING FACADE UPGRADES
3. EXISTING STORMWATER RELOCATON SUBJECT TO DA/2023/0491

Rev	Date	For
A	14.08.2024	ISSUED FOR INFORMATION
B	27.09.2024	DRAFT DA Issue
C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client	ST GEORGE LEAGUES CLUB
Project Status	FOR APPROVAL
Project Address	124 PRINCES HIGHWAY BEVERLY PARK NSW
Project No.	20230073
Drawing Title	GA PLAN - LEVEL 2 CARPARK ZONE
Project	AMENDED CLUB FACADE & CAR PARK BUILDING
Drawing No.	AD-DA-11_003_1
Revision	D

LPP027-26 Attachment 1

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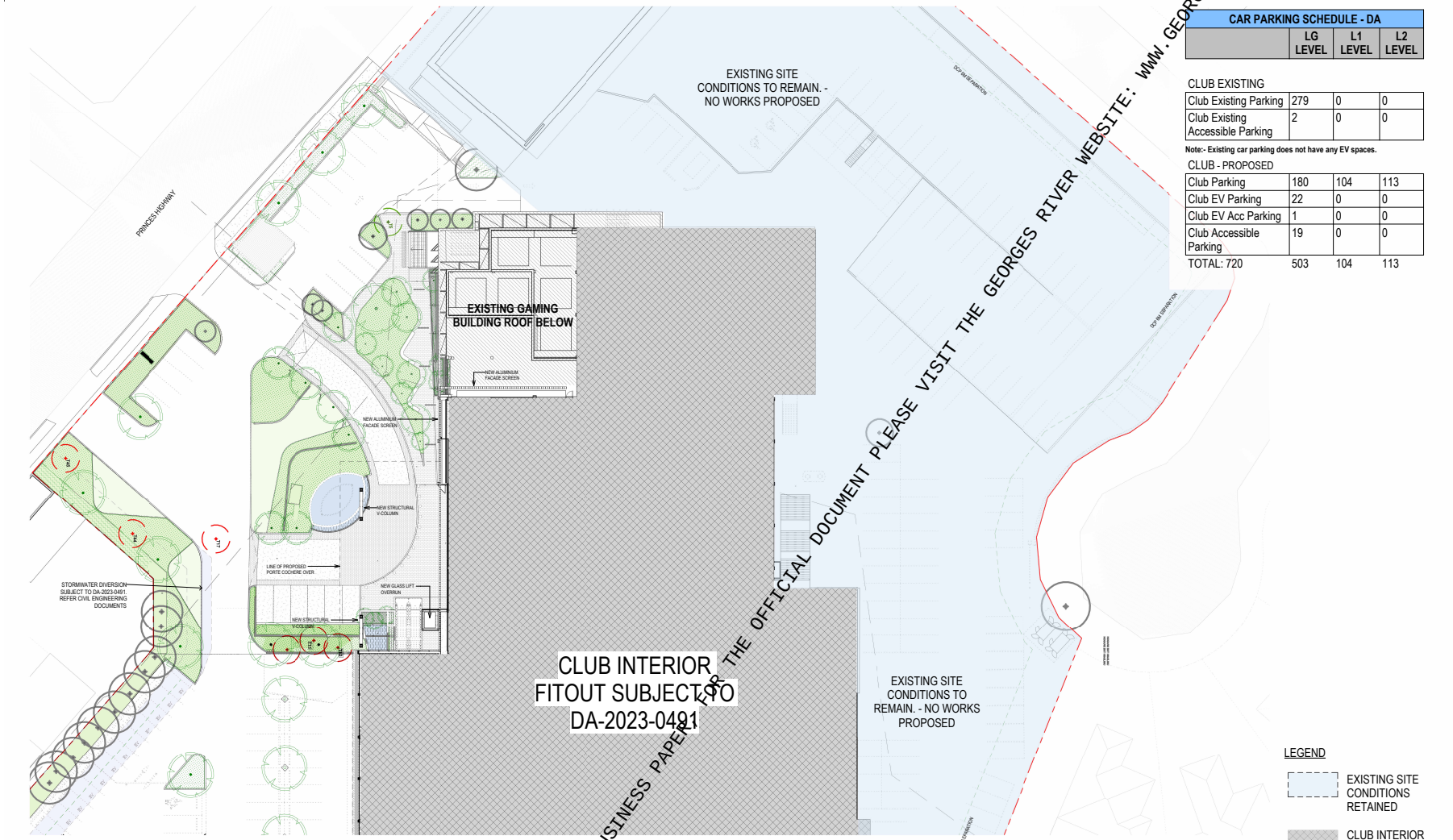

1 GA PLAN - LEVEL 2 DROP OFF ZONE
1 : 250

CAR PARKING SCHEDULE - DA

	LG LEVEL	L1 LEVEL	L2 LEVEL
CLUB EXISTING			
Club Existing Parking	279	0	0
Club Existing Accessible Parking	2	0	0
Note:- Existing car parking does not have any EV spaces.			
CLUB - PROPOSED			
Club Parking	180	104	113
Club EV Parking	22	0	0
Club EV Acc Parking	1	0	0
Club Accessible Parking	19	0	0
TOTAL: 720	503	104	113

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

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Thomas Hansen 9527

General Notes

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3. EXISTING STORMWATER RELOCATION SUBJECT TO DA/2023/0491

Rev	Date	For
A	15.09.2025	DRAFT DA Issue
B	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN - LEVEL 2 DROP OFF ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_003_2

Revision
B

LPP027-26 Attachment 1

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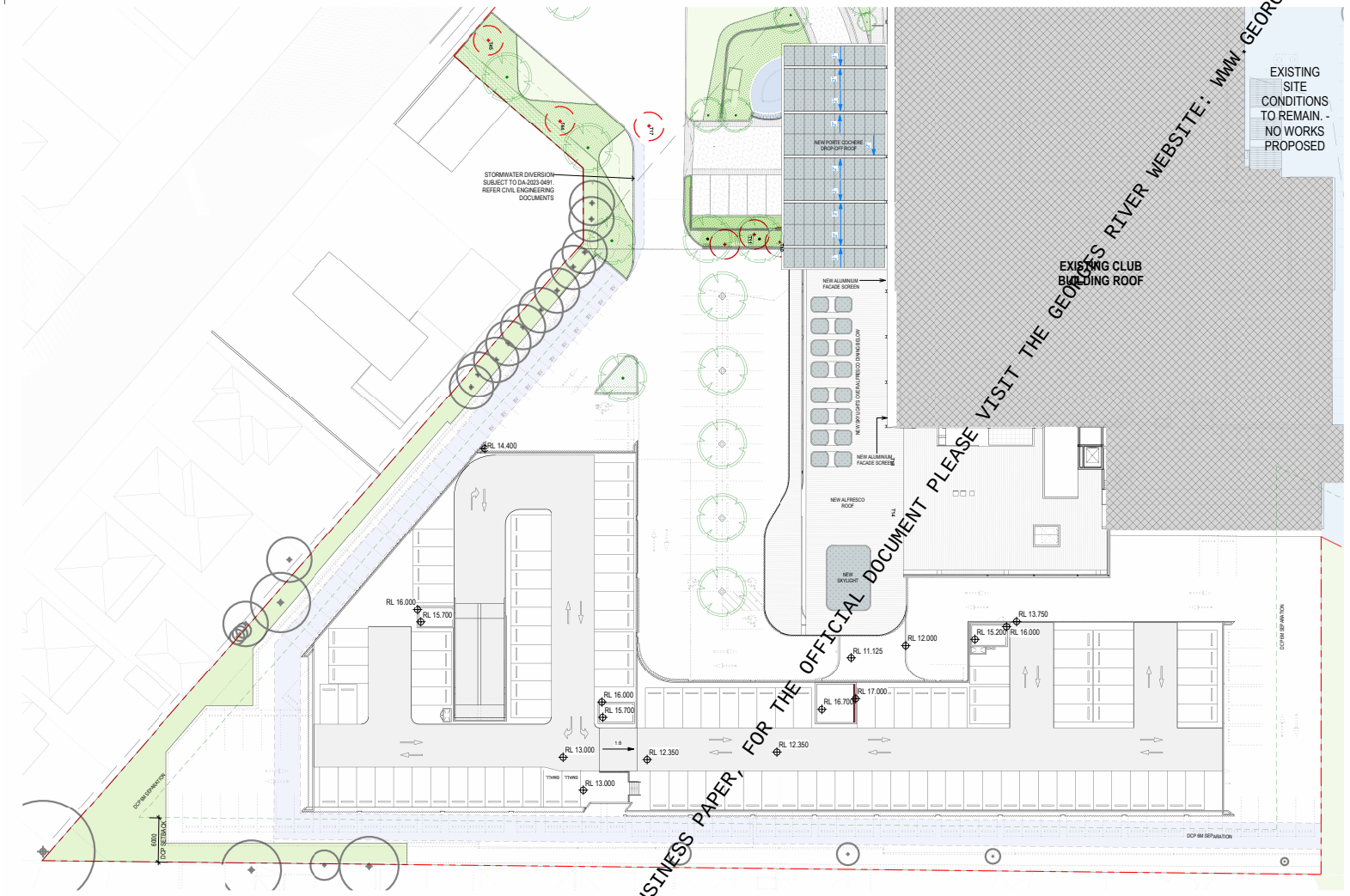

1 GA PLAN -ROOF CARPARK ZONE
1 : 250

LEGEND

EXISTING SITE CONDITIONS RETAINED

CLUB INTERIOR FITOUT SUBJECT TO DA-2023-0491

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D	02.10.2025	DA ISSUE

Keyplan

North

Scale
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0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN -ROOF CARPARK ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_004_1

Revision
D

LPP027-26 Attachment 1

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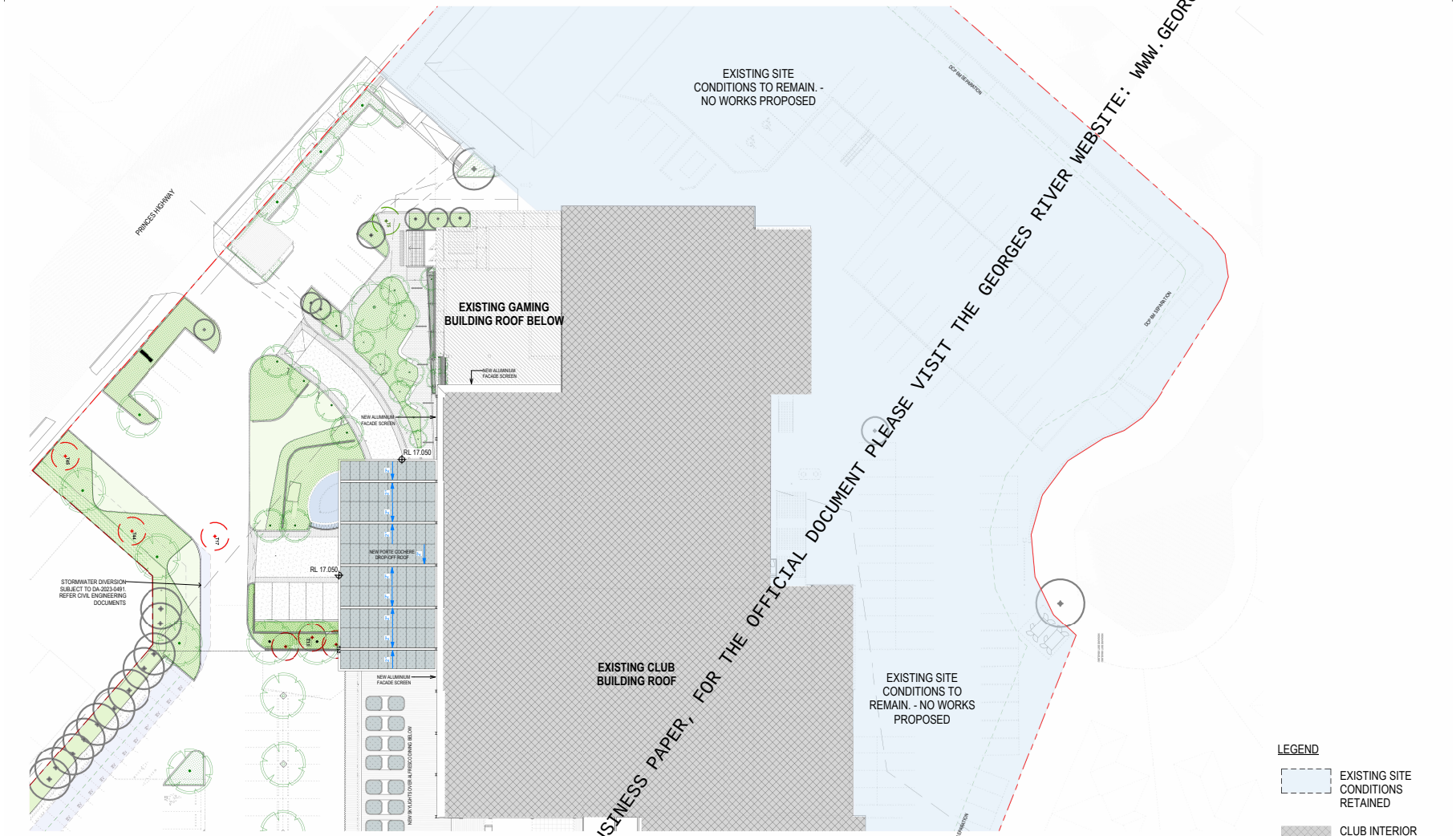

1 GA PLAN -ROOF DROP OFF ZONE
1 : 250

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Rev	Date	For
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B	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY BEVERLY PARK NSW

Project No.
20230073

Drawing Title
GA PLAN -ROOF DROP OFF ZONE

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-11_004_2

Revision
B

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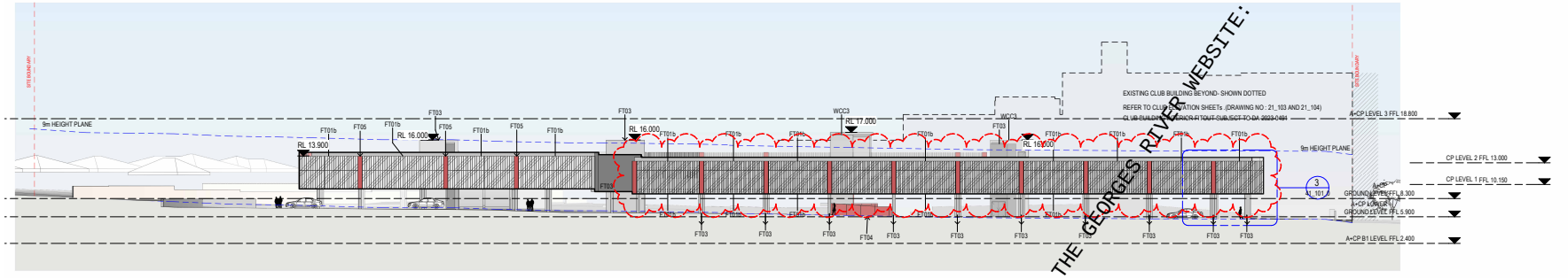
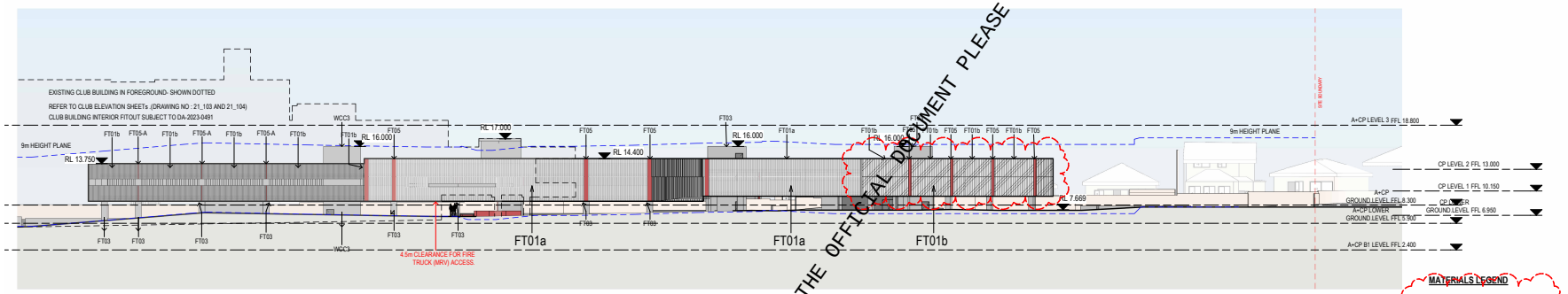


1 ELEVATION - SOUTH
1 : 250



2 ELEVATION -NORTH
1 : 250

MATERIALS LEGEND

- FT 01a - PERFORATED METAL
- FT 01b - SOLID METAL FACADE
- FT 02 - PAINTED CONCRETE
- FT 03 - EXPOSED CONCRETE
- FT 04 - FEATURE RED PAINT FINISH
- FT 05 - WIDE METAL REVEAL IN FEATURE RED
- FT 05A - NARROW METAL REVEAL IN FEATURE RED

ALL UPSTAND WALLS, STRUCTURAL WALLS AND COLUMNS INCLUDING LIFT & STAIRCASE SHAFT ARE EXPOSED CONCRETE

LIFT DOORS, LIFT PORTALS AND METAL PLATES FEATURING AROUND THE ACCESS RAMP ARE PAINTED IN FEATURE RED

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Thomas Hansen 9527

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A	27.09.2024	DRAFT DA Issue
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C	02.10.2025	DA ISSUE
D	15.05.2026	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 0.5 1 1.5 2
Bar Scale 1:50

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
ELEVATION - NORTH, SOUTH - CARPARK

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-21_101_0

Revision
D

LPP027-26 Attachment 1

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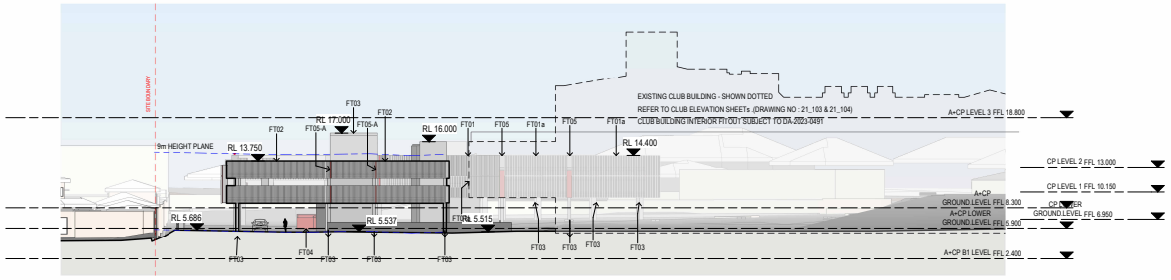
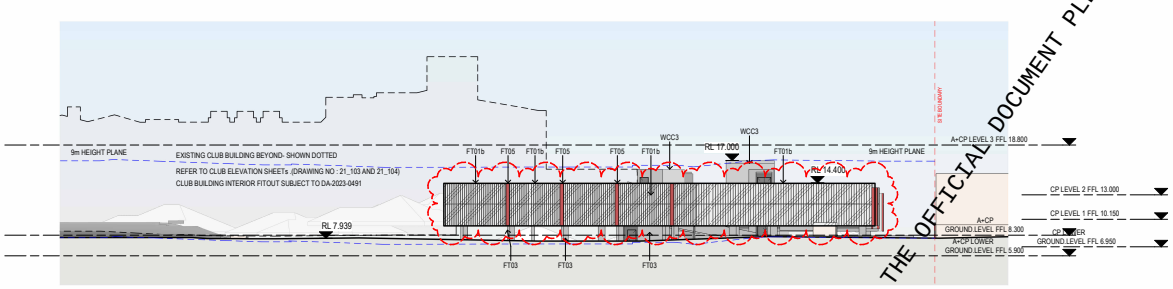
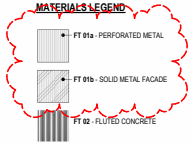


1 ELEVATION - EAST
1 : 250



2 ELEVATION - WEST
1 : 250



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D	15.05.2026	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 0.5 1 1.5 2
Bar Scale 1:50

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
ELEVATION - EAST, WEST- CARPARK

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-21_102_0

Revision
D

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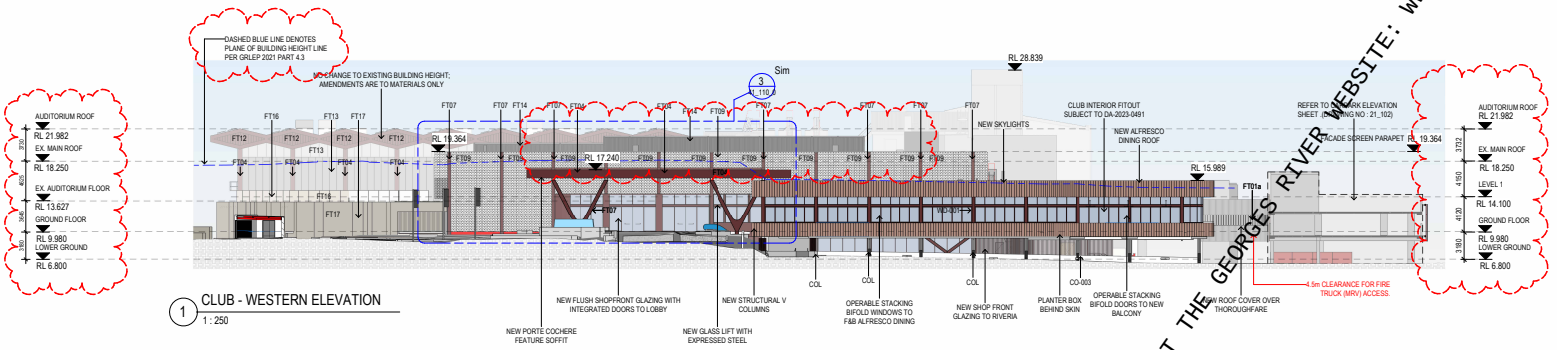
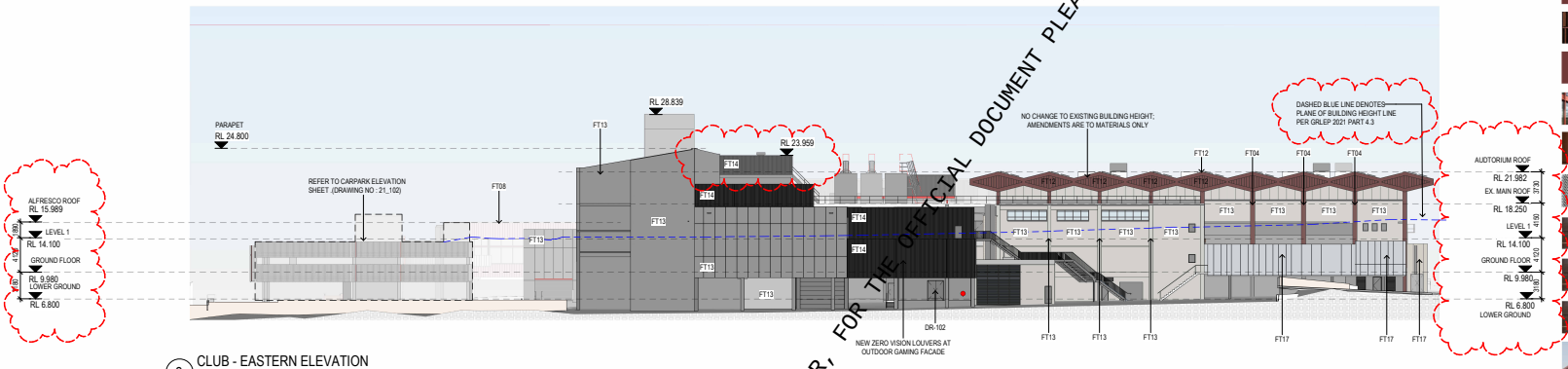


1 CLUB - WESTERN ELEVATION
1 : 250



2 CLUB - EASTERN ELEVATION
1 : 250

MATERIALS & FACADE LEGEND

- FT 01 - PERFORATED METAL FACADE ON UPSTAND WALL
- FT 03 - EXPOSED CONCRETE
- FT 04 - FEATURE RED PAINT FINISH ON FACADE ELEMENT/ ARTICULATION
- FT 05 - WIDE METAL REVEAL IN FEATURE RED
- FT 06 - STEEL PORTAL FRAMING LOBBY IN FEATURE RED
- FT 07 - EXPRESSED STRUCTURAL COLUMNS AND BEAMS IN FEATURE RED*
- FT 08 - PROFILED ALUMINIUM FACADE SCREEN - POWDER COATED IN TERRACOTTA RED
- FT 09 - PREFABRICATED ALUMINIUM SCREEN
- FT 10 - OPERABLE BIFOLD STACKING WINDOW SYSTEM WITH FEATURE RED FRAMES
- FT 10A - OPERABLE BIFOLD STACKING DOOR WITH FEATURE RED FRAMES
- FT 11 - FLUSHED SHOPFRONT GLAZING WITH FEATURE RED FRAMES
- FT 12 - RED PAINT FINISH TO AUDITORIUM ROOF, FASCIA,SOFFIT & ARTICUATION
- FT 13 - DULUX DIESKAU GREY PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 14 - ZERO VISION LOUVERS
- FT 16 - DULUX WHISPER WHITE PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 17 - DULUX BEIGE ROYAL PAINT FINISH TO EXISTING CLUB BUILDING WALLS

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C	02.10.2025	DA ISSUE
D	27.05.2026	DA ISSUE - ADDITIONAL LEVELS ADDED

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
ELEVATION - EAST AND WEST - CLUB

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-21_103_0

Revision
D

LPP027-26 Attachment 1

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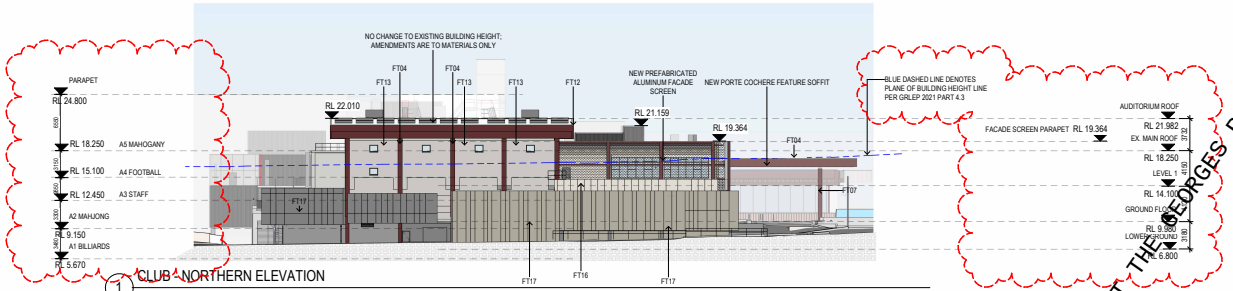
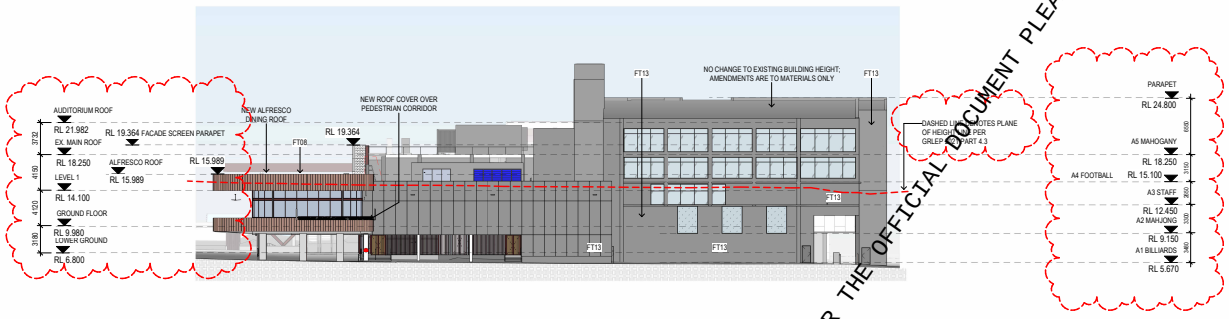


1 CLUB - NORTHERN ELEVATION
1 : 250



2 CLUB - SOUTHERN ELEVATION
1 : 250

MATERIALS & FACADE LEGEND

- FT 01 - PERFORATED METAL FACADE ON UPSTAND WALL
- FT 03 - EXPOSED CONCRETE
- FT 04 - FEATURE RED PAINT FINISH ON FACADE ELEMENT/ ARTICULATION
- FT 05 - WIDE METAL REVEAL IN FEATURE RED
- FT 06 - STEEL PORTAL FRAMING LOBBY IN FEATURE RED
- FT 07 - EXPRESSED STRUCTURAL COLUMNS AND BEAMS IN FEATURE RED*
- FT 08 - PROFILED ALUMINUM FACADE SCREEN - POWDER COATED IN TERRACOTTA RED
- FT 09 - PREFABRICATED ALUMINUM SCREEN
- FT 10 - OPERABLE BIFOLD STACKING WINDOW SYSTEM WITH FEATURE RED FRAMES
- FT 10A - OPERABLE BIFOLD STACKING DOOR WITH FEATURE RED FRAMES
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- FT 13 - DULUX DIESKAU GREY PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 14 - ZERO VISION LOUVERS
- FT 16 - DULUX WHISPER WHITE PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 17 - DULUX BEIGE ROYAL PAINT FINISH TO EXISTING CLUB BUILDING WALLS

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Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client ST GEORGE LEAGUES CLUB		**Project Status** FOR APPROVAL
Project Address 124 PRINCES HIGHWAY BEVERLY PARK NSW	**Project No.** 20230073	**Drawing Title** ELEVATION - NORTH AND SOUTH- CLUB
Project AMENDED CLUB FACADE & CAR PARK BUILDING	**Drawing No.** AD-DA-21_104_0	**Revision** D

LPP027-26 Attachment 1

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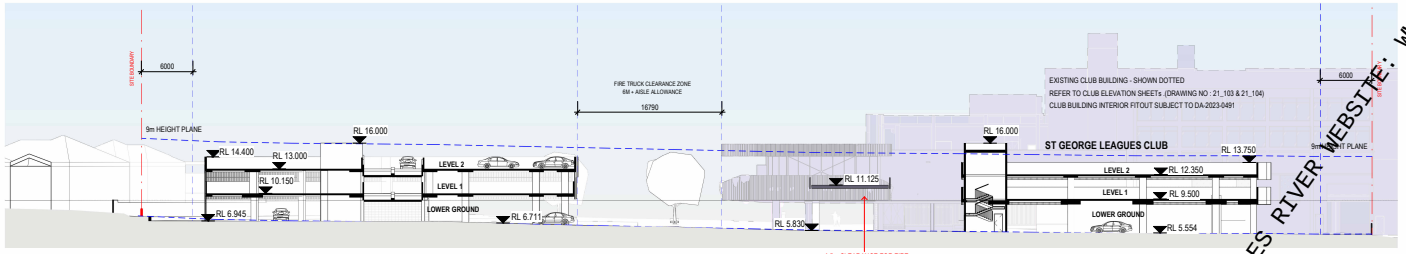

1 DA SECTION A-A
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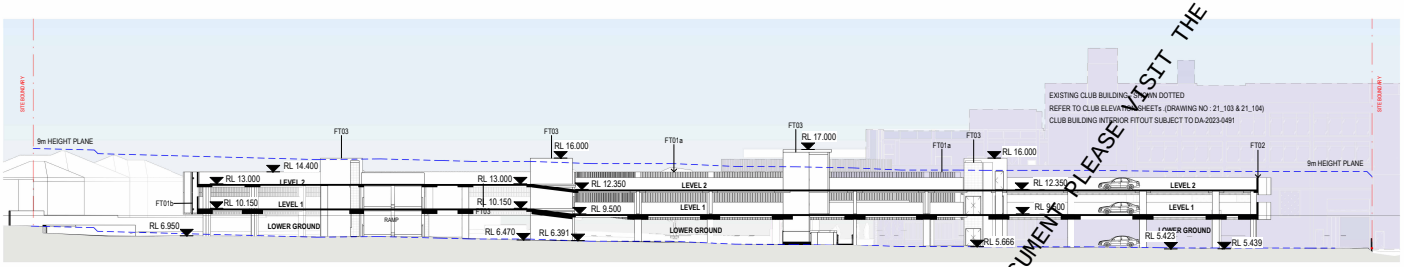

2 DA SECTION B-B
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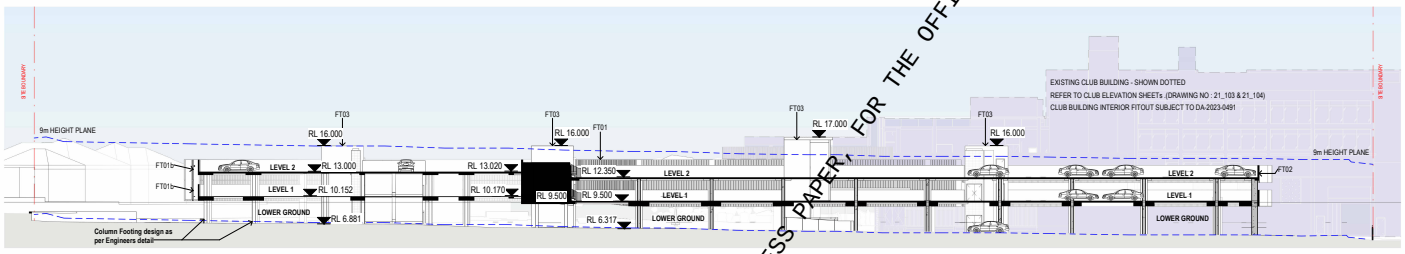
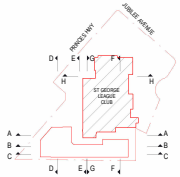


3 DA SECTION C-C
1 : 250

MATERIALS LEGEND

- **FT 01a** - PERFORATED METAL FACADE ON UPSTAND WALL
- **FT 01b** - SOLID METAL FACADE ON UPSTAND WALL
- **FT 02** - FLUTED CONCRETE ON UPSTAND WALL
- **FT 03** - EXPOSED CONCRETE
- **FT 04** - FEATURE RED PAINT FINISH ON FACADE ELEMENT
- **FT 05** - WIDE METAL REVEAL IN FEATURE RED
- **FT 05A** - NARROW METAL REVEAL IN FEATURE RED



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Doug Southwell 7362
Nicholas Bandcunas 8499
Edward Sallis 9469
Thomas Hansen 9527

General Notes

Rev	Date	For
A	19.08.2024	Revised Layout Update
B	27.09.2024	DRAFT DA Issue
C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

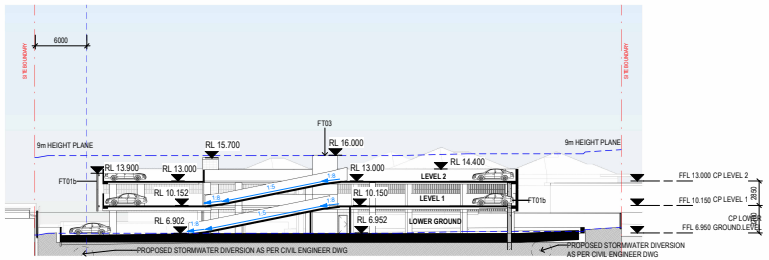
Keyplan

North

Scale
As indicated @ A1
Bar Scale 1:250

Client ST GEORGE LEAGUES CLUB		**Project Status** FOR APPROVAL
Project Address 124 PRINCES HIGHWAY BEVERLY PARK NSW	**Project No.** 20230073	**Drawing Title** SECTION A, B, C - CARPARK
Project AMENDED CLUB FACADE & CAR PARK BUILDING	**Drawing No.** AD-DA-31_101_0	**Revision** D

LPP027-26 Attachment 1



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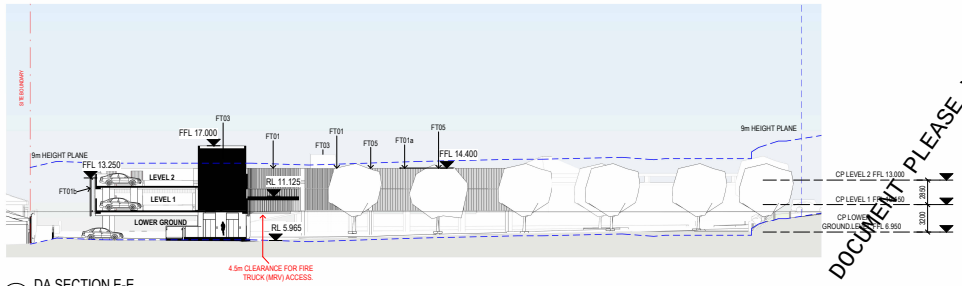

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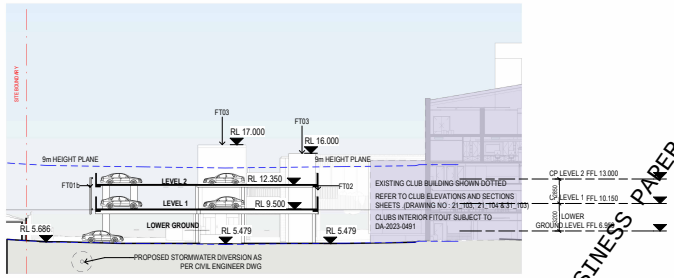
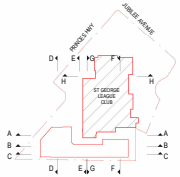


3 DA SECTION F-F
1 : 250

MATERIALS LEGEND

- **FT 01a** - PERFORATED METAL FACADE ON UPSTAND WALL
- **FT 01b** - SOLID METAL FACADE ON UPSTAND WALL
- **FT 02** - FLUTED CONCRETE ON UPSTAND WALL
- **FT 03** - EXPOSED CONCRETE
- **FT 04** - FEATURE RED PAINT FINISH ON FACADE ELEMENT
- **FT 05** - WIDE METAL REVEAL IN FEATURE RED
- **FT 05A** - NARROW METAL REVEAL IN FEATURE RED



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C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
SECTION D, E, F- CARPARK

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-31_102_0

Revision
D

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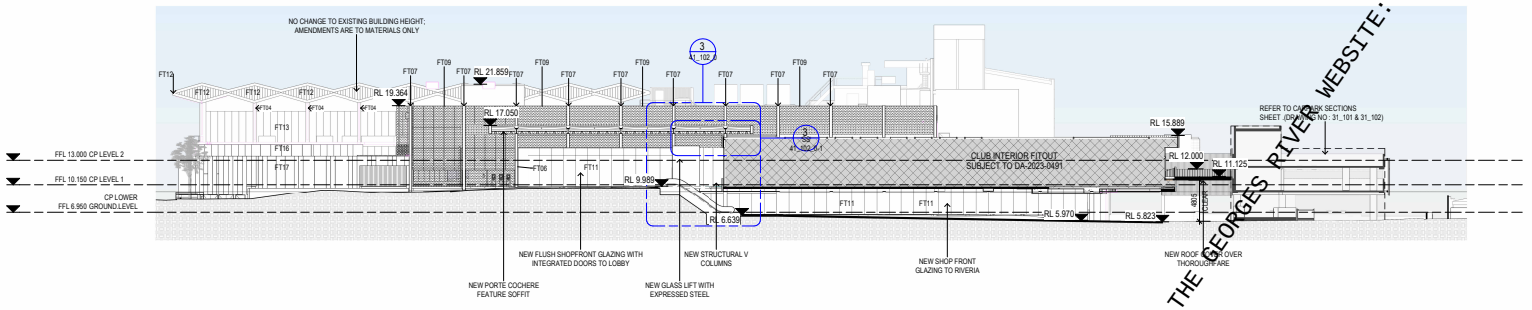

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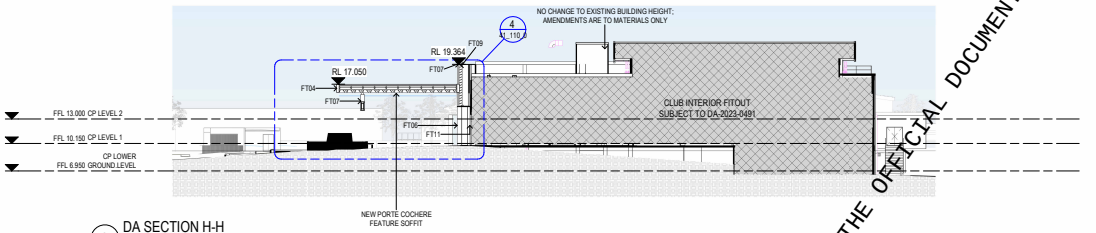
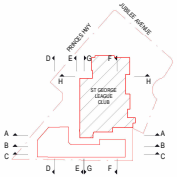


2 DA SECTION H-H
1 : 250

MATERIALS & FACADE LEGEND

- FT 01 - PERFORATED METAL FACADE ON UPSTAND WALL
- FT 03 - EXPOSED CONCRETE
- FT 04 - FEATURE RED PAINT FINISH ON FACADE ELEMENT/ ARTICULATION
- FT 05 - WIDE METAL REVEAL IN FEATURE RED
- FT 06 - STEEL PORTAL FRAMING LOBBY IN FEATURE RED
- FT 07 - EXPRESSED STRUCTURAL COLUMNS AND BEAMS IN FEATURE RED*
- FT 08 - PROFILED ALUMINIUM FACADE SCREEN - POWDER COATED IN TERRACOTTA RED
- FT 09 - PREFABRICATED ALUMINIUM SCREEN
- FT 10 - OPERABLE BIFOLD STACKING WINDOW SYSTEM WITH FEATURE RED FRAMES
- FT 10A - OPERABLE BIFOLD STACKING DOOR WITH FEATURE RED FRAMES
- FT 11 - FLUSHED SHOPFRONT GLAZING WITH FEATURE RED FRAMES
- FT 12 - RED PAINT FINISH TO AUDITORIUM ROOF, FASCIA,SOFFIT & ARTICUATION
- FT 13 - DULUX DIESKAU GREY PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 14 - ZERO VISION LOUVERS
- FT 16 - DULUX WHISPER WHITE PAINT FINISH TO EXISTING CLUB BUILDING WALLS
- FT 17 - DULUX BEIGE ROYAL PAINT FINISH TO EXISTING CLUB BUILDING WALLS



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C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 0.5 1 1.5 2
Bar Scale 1:50

Client ST GEORGE LEAGUES CLUB		**Project Status** FOR APPROVAL
Project Address 124 PRINCES HIGHWAY BEVERLY PARK NSW	**Project No.** 20230073	**Drawing Title** SECTION G, H- CLUB
Project AMENDED CLUB FACADE & CAR PARK BUILDING	**Drawing No.** AD-DA-31_103_0	**Revision** D

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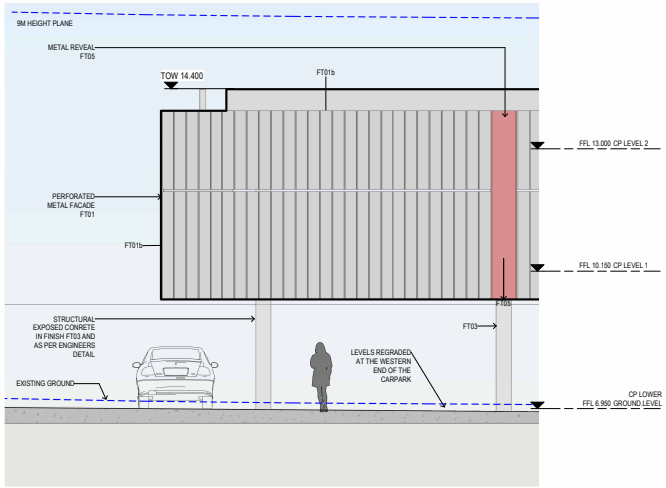

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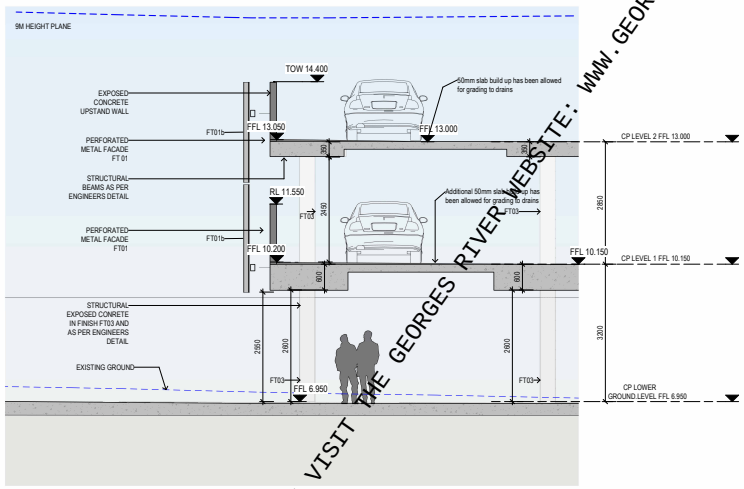

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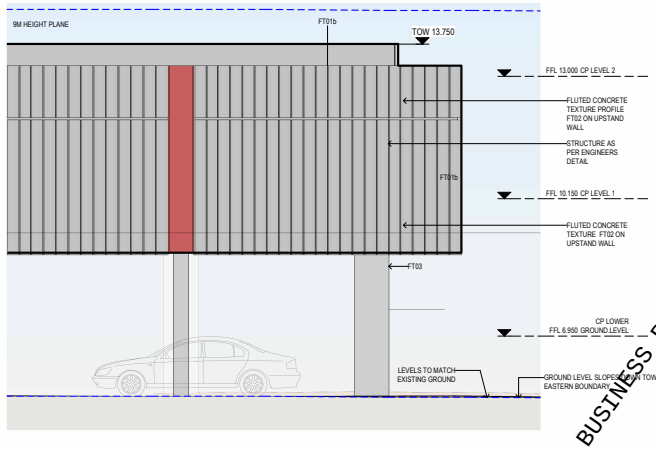

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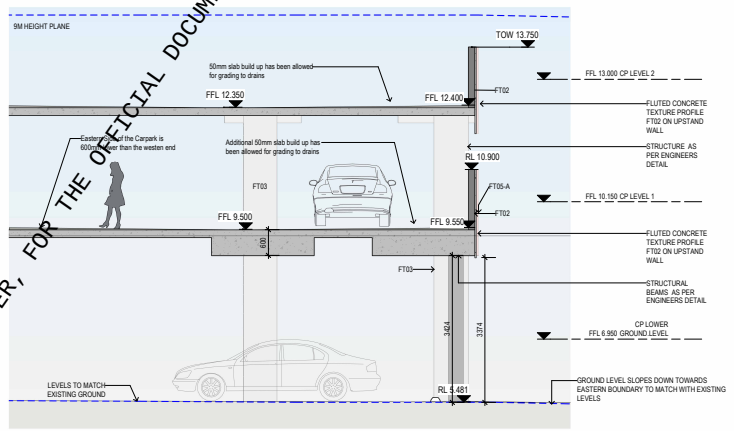

4 DA-DETAIL SECTION EAST
1 : 50



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General Notes

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B	27.09.2024	DRAFT DA Issue
C	19.09.2025	DRAFT DA Issue
D	02.10.2025	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 0.5 1 1.5 2
Bar Scale 1:50

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
DETAIL SECTIONS- CARPARK

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-41_101_0

Revision
D

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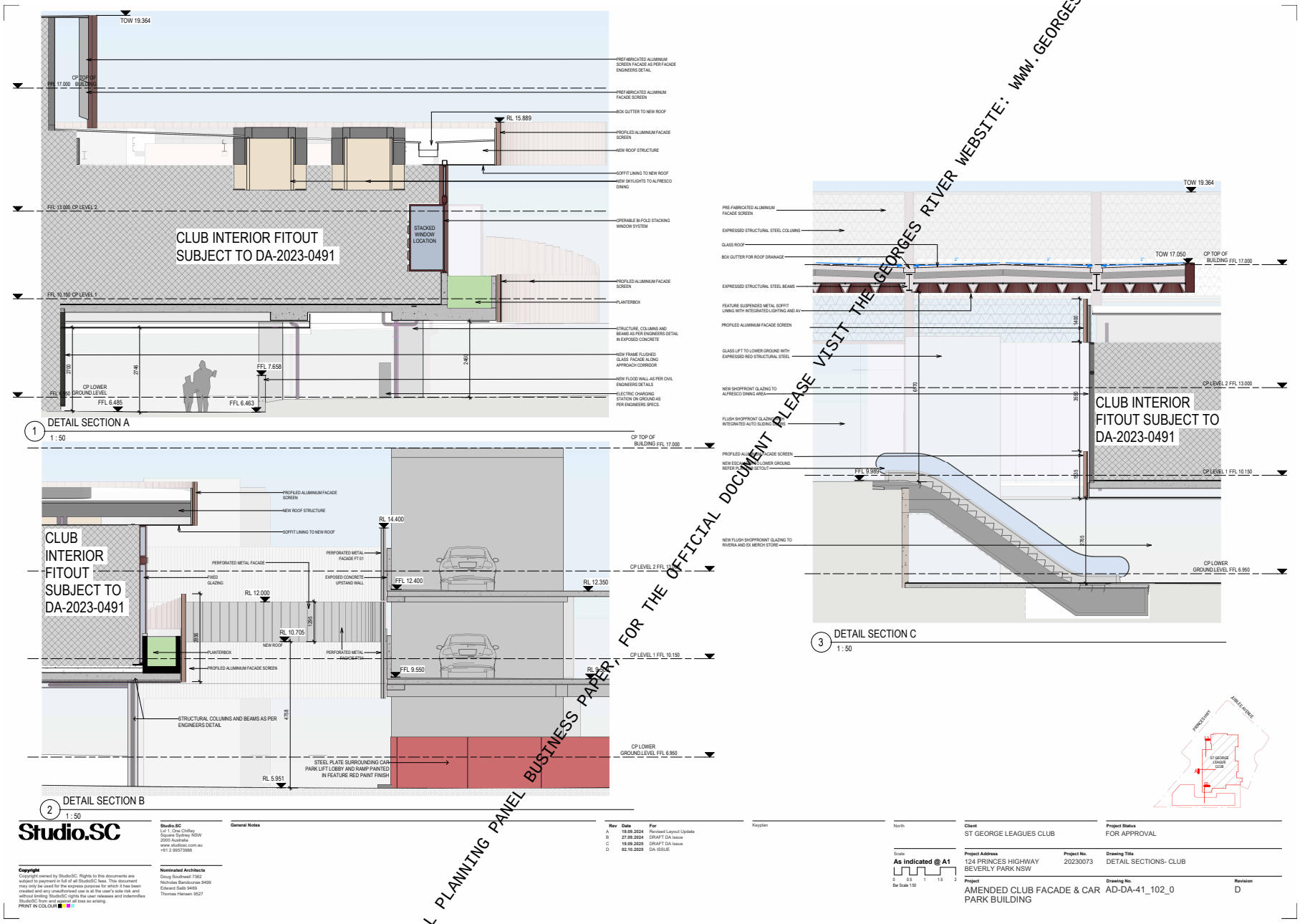

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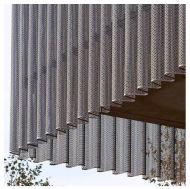
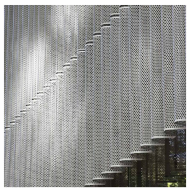
1 ELEVATION - NORTH
1 : 250

FT01a PERFORATED SCULPTED METAL FACADE





FT01b SOLID SCULPTED METAL FACADE



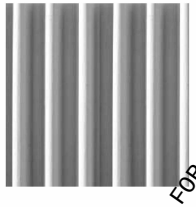


FT04 RED PAINT FINISH





FT02 FLUTED CONCRETE

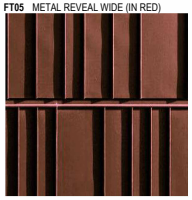




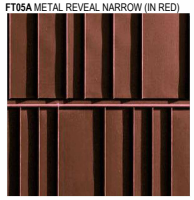
FT03 CONCRETE (EXPOSED)



FT05 METAL REVEAL WIDE (IN RED)



FT05A METAL REVEAL NARROW (IN RED)



MATERIALS LEGEND

- **FT 01a** - PERFORATED METAL
- **FT 01b** - SOLID METAL FACADE
- **FT 02** - FLUTED CONCRETE
- **FT 03** - EXPOSED CONCRETE
- **FT 04** - FEATURE RED PAINT FINISH
- **FT 05** - WIDE METAL REVEAL IN FEATURE RED
- **FT 05A** - NARROW METAL REVEAL IN FEATURE RED

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General Notes

Rev	Date	For
A	27.08.2024	DRAFT DA Issue
B	19.09.2025	DRAFT DA Issue
C	02.10.2025	DA ISSUE
D	15.05.2026	DA ISSUE

Keyplan

North

Scale
As indicated @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
ST GEORGE LEAGUES CLUB

Project Status
FOR APPROVAL

Project Address
124 PRINCES HIGHWAY
BEVERLY PARK NSW

Project No.
20230073

Drawing Title
EXTERNAL FINISHES AND MATERIALS- CARPARK BUILDING

Project
AMENDED CLUB FACADE & CAR PARK BUILDING

Drawing No.
AD-DA-90_001_0

Revision
D

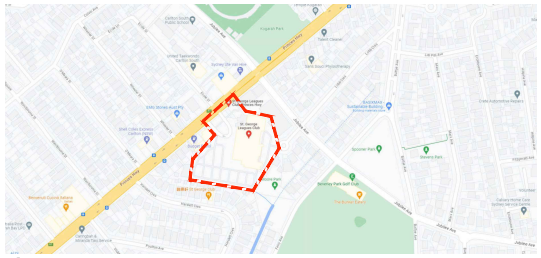
LPP027-26 Attachment 2

St George Leagues Club: Carpark

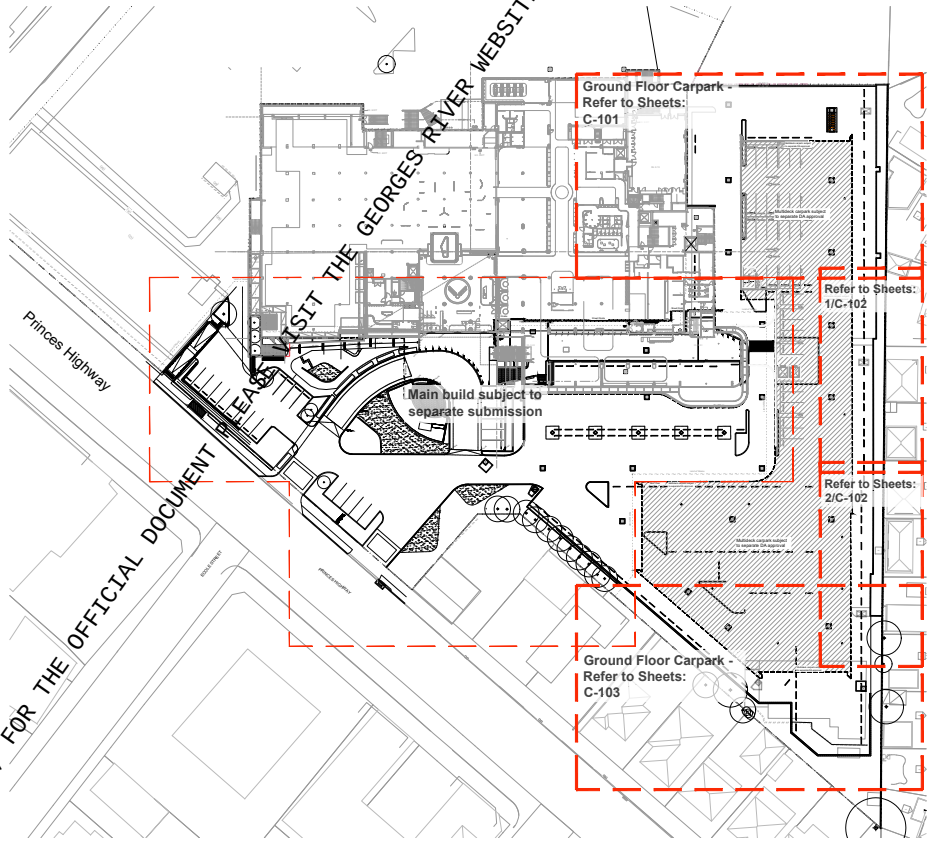
For Development Application

DRAWING SCHEDULE

DWG NO.	DRAWING TITLE	SCALE @ A1
C-000	Landscape Cover Sheet	N/A
C-100	Landscape Planting Master Schedule	N/A
C-101	Landscape Ground Floor Carpark - Planting Plan 01	1:100
C-102	Landscape Ground Floor Carpark - Planting Plan 02	1:100
C-103	Landscape Ground Floor Carpark - Planting Plan 03	1:100
C-601	Landscape Sections 01	As Shown



Location Plan



Site Plan @ 1:500

Site Boundary

Extent of Works

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A1

Issue	Revision Description	Drawn	Check	Date
A	For Development Application	MJW	RS	29.04.2026

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Fax: (61 2) 9698 2877
www.siteimage.com.au

Client: St George Leagues Club

Project: St George Leagues Club
124 Princes Hwy, Beverley Park

Drawing Name: Landscape Cover Sheet

For Development Application

Scale: as shown @ A1

Job Number	Drawing Number	Issue
SS23-5147	C-000	A

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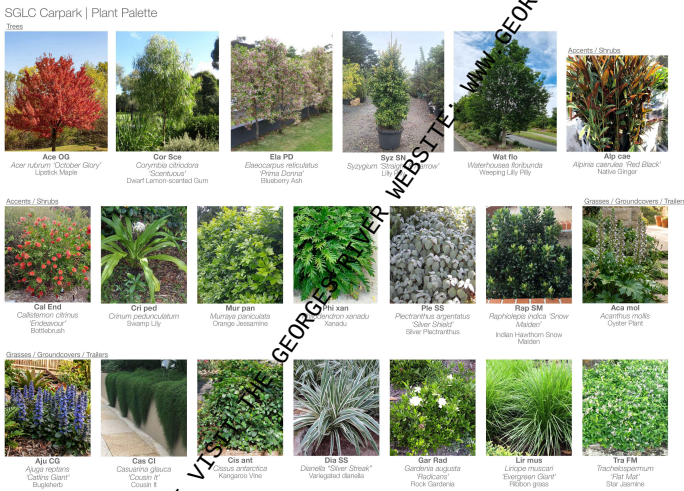
LPP027-26 Attachment 2

SS23-5147 St George Leagues Club
Carpark Plant Schedule

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT & SPREAD (m)	SPACING	POT SIZE
	TREES				
Ace OG	*Acer rubrum 'October Glory'*	Lipstick Maple	15 x 12	As shown	100L
Cor Sce	*Corymbia citriodora 'Scentuous'*	Dwarf Lemon-scented Gum	9 x 5	As shown	100L
Ela PD	*Elaeocarpus reticulatus 'Prima Donna'*	Blueberry Ash	8 x 4	As shown	100L
Syz SN	*Syzygium 'Straight & Narrow'*	Lilly Pilly	8.0 x 1.5	As shown	100L
Wat flo	*Waterhousea floribunda*	Weeping Lilly Pilly	10 x 5	As shown	100L
	ACCENTS / SHRUBS				
Alp cae	*Alpinia caerulea* 'Red Back'	Native Ginger	2.0 x 1.5	700mm	300mm
Cal End	*Callistemon citrinus 'Endeavour'*	Bottlebrush	3.0 x 2.0	1000mm	300mm
Cri ped	*Crinum pedunculatum*	Swamp Lily	1.5 x 1.5	700mm	300mm
Mur pan	*Murraya paniculata*	Orange Jessamine	4.0 x 3.0	700mm	300mm
Phi xan	*Philodendron 'Xanadu'*	Xanadu	1.0 x 1.0	700mm	200mm
Ple SS	*Plectranthus argentatus 'Silver Shield'*	Silver Plectranthus	1.0 x 1.0	700mm	200mm
Rap SM	*Rhaphiolepis 'Snow Maiden'*	Rhaphiolepis	0.75 x 0.75	700mm	200mm
	GROUNDCOVERS / GRASSES / CLIMBERS				
Aca mol	*Acanthus mollis*	Oyster Plant	1.0 x 1.0	500mm	140mm
Aju CG	*Ajuga reptans 'Catlins Giant'*	Bugleherb	0.3 x 1.0	400mm	140mm
Cas Cl	*Casuarina "Cousin It"*	Cousin It	0.3 x 1	400mm	200mm
Cis ant	*Cissus antarctica*	Kangaroo Vine	0.3 x 1.0	400mm	140mm
Dia SS	*Dianella "Silver Streak"*	Variegated dianella	0.4 x 0.4	300mm	140mm
Gar Rad	*Gardenia augusta 'Radicans'*	Rock Gardenia	0.6 x 0.9	400mm	140mm
Lir mus	*Liriope muscari 'Evergreen Giant'*	Ribbon grass	0.4 x 0.4	300mm	140mm
Tra FM	*Trachelospermum 'Flat Mat'*	Star Jasmine	0.3 x 2.0	400mm	140mm





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A1

A For Development Application MJW RS 29.04.2026
Issue Revision Description Drawn Check Date

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Fax: (61 2) 9698 2877
www.siteimage.com.au

Client
St George Leagues Club

Project
St George Leagues Club
124 Princes Hwy, Beverley Park

Drawing Name
Landscape Planting Master Schedule

For Development Application

Scale n/a
Job Number SS23-5147
Drawing Number C-100
Issue A

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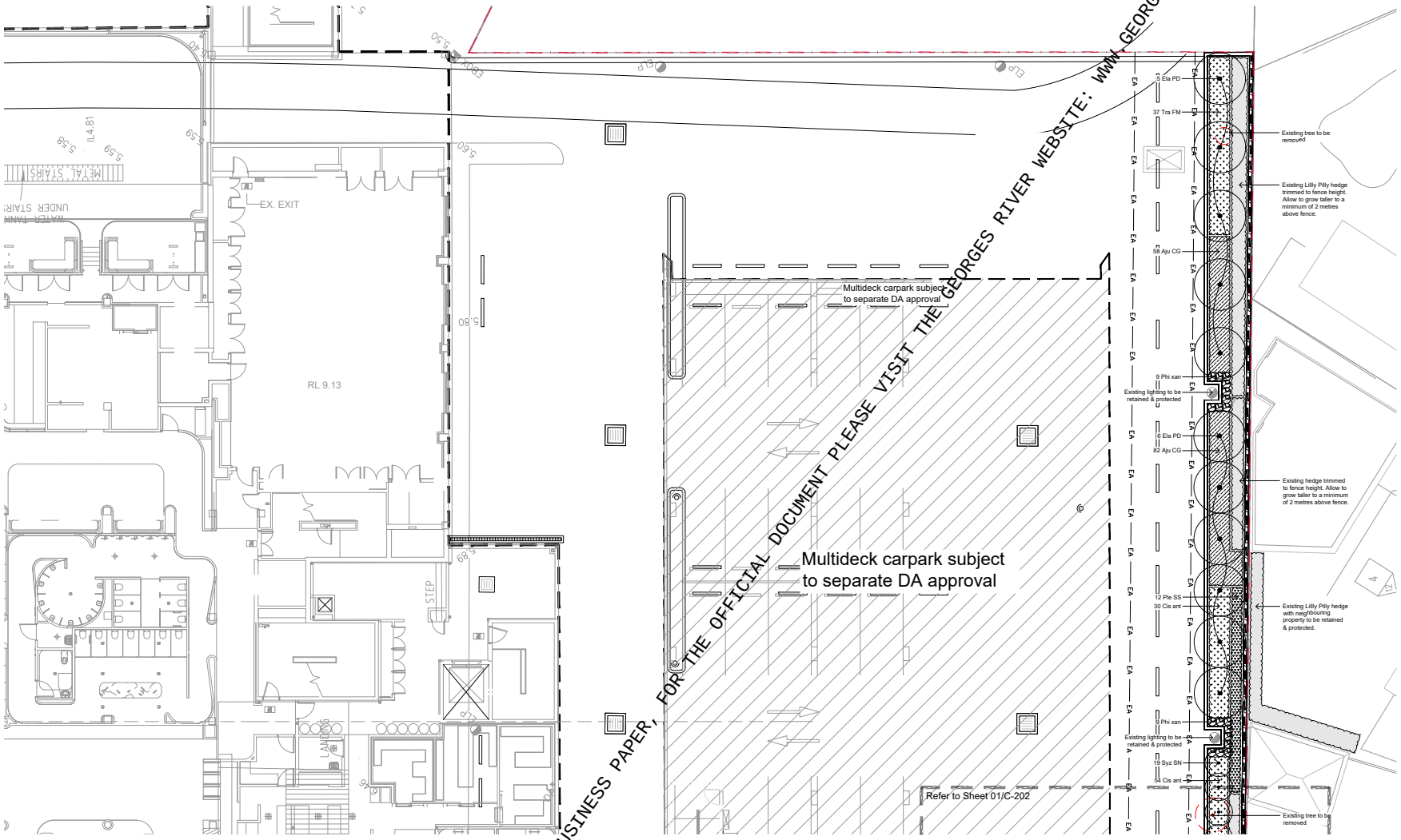

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Legend

Key Plan

A1

Issue	Revision Description	Drawn	Check	Date
A	For Development Application	MJW	RS	29.04.2026

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www.siteimage.com.au

Client
St George Leagues Club

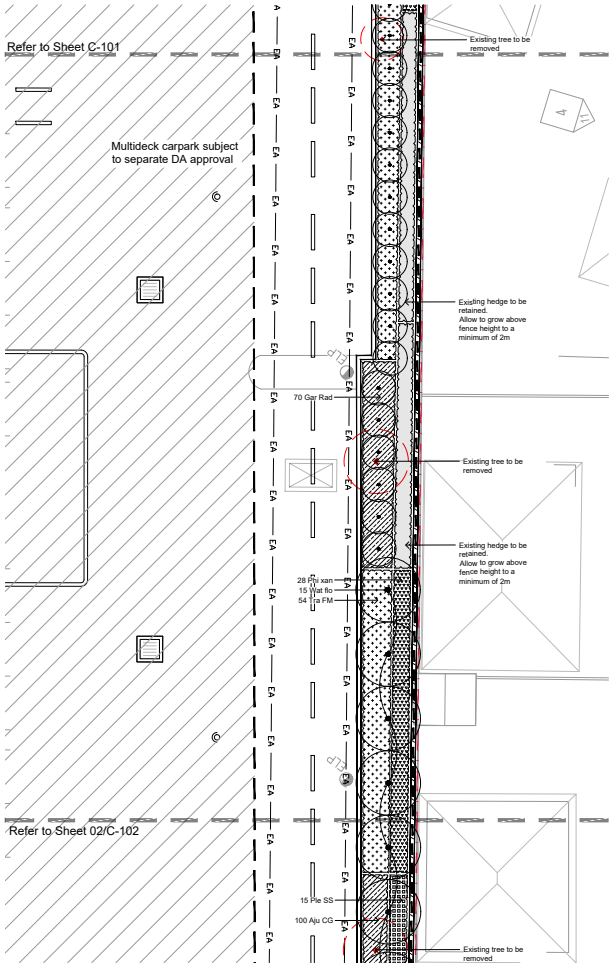
Project
St George Leagues Club
124 Princes Hwy, Beverley Park

Drawing Name
Landscape Ground Floor - Carpark Planting Plan 01

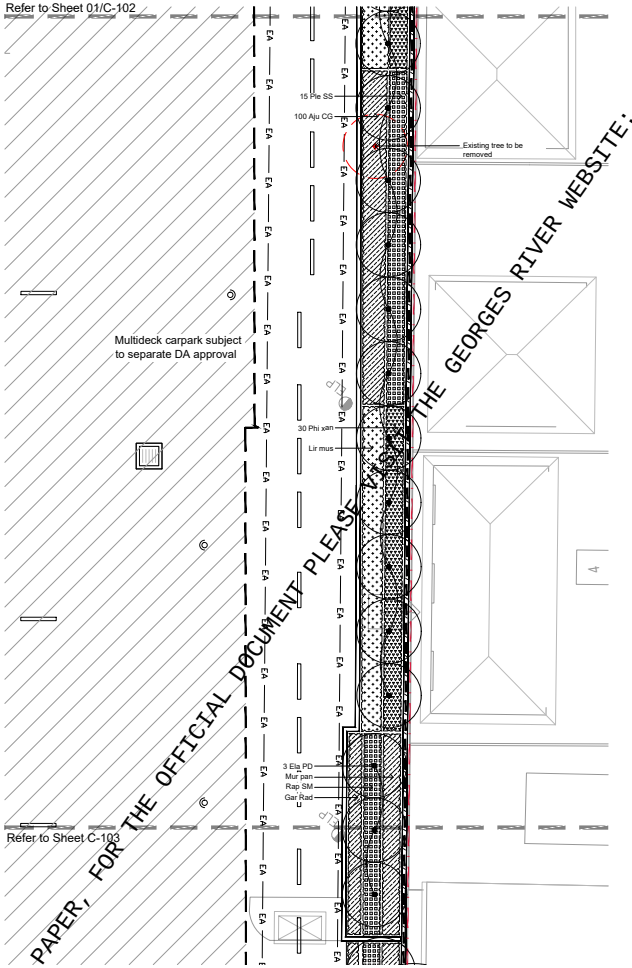
For Development Application

Scale 1:100 @ A1
Job Number SS23-5147
Drawing Number C-101
Issue A

LPP027-26 Attachment 2



01 C-102 Landscape Ground Floor - Carpark
Scale 1:100



02 C-102 Landscape Ground Floor - Carpark
Scale 1:100

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Legend

A1

Issue	Revision Description	Drawn	Check	Date
A	For Development Application	MJW	RS	29.04.2026

Key Plan

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Client
St George Leagues Club

Project
St George Leagues Club
124 Princes Hwy, Beverley Park

Drawing Name
Landscape Ground Floor - Carpark
Planting Plan 02

For Development Application

Scale 1:100 @ A1
0 1 2 3 4 5m

Job Number	Drawing Number	Issue
SS23-5147	C-102	A

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A1

A For Development Application MJW RS 29.04.2026
Issue Revision Description Drawn Check Date

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Client
St George Leagues Club

Project
St George Leagues Club
124 Princes Hwy, Beverley Park

Drawing Name
Landscape Ground Floor - Carpark Planting Plan 03

For Development Application

Scale 1:100 @ A1
Job Number SS23-5147
Drawing Number C-103
Issue A

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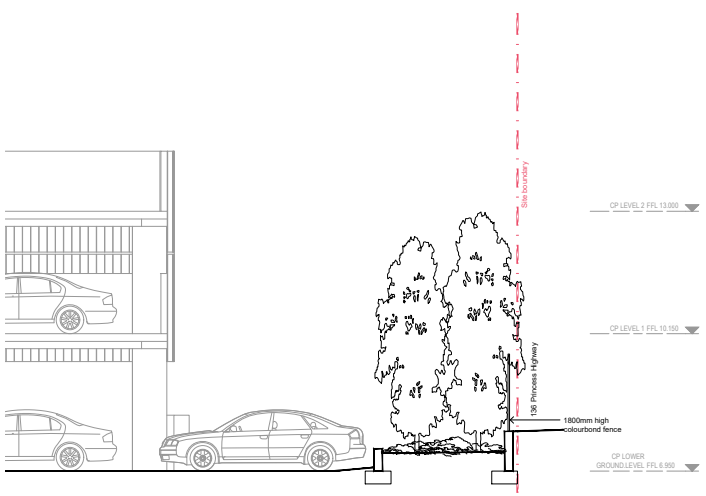

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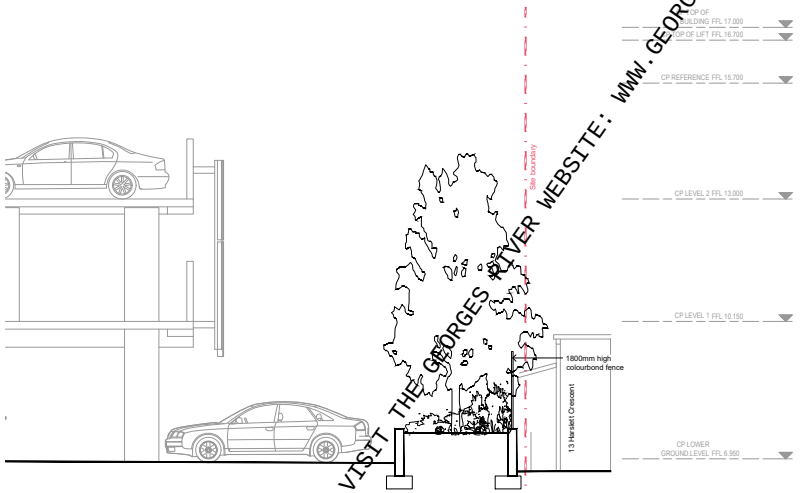

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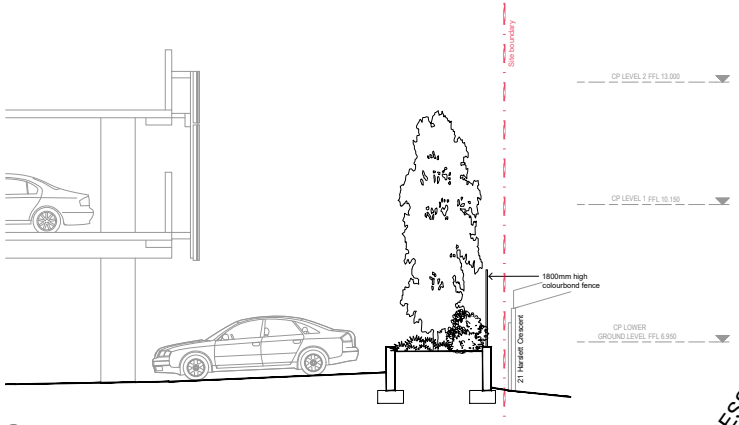

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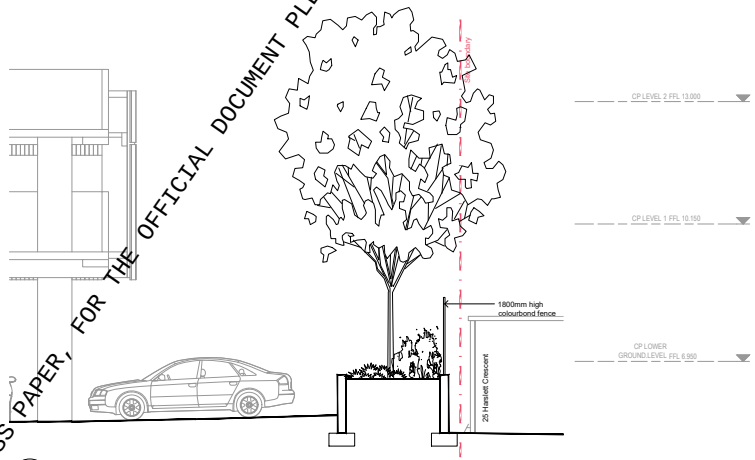

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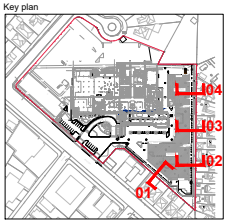
Key plan



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Client
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Project
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Drawing Name
Sections 01

For Development Application

Scale as shown @ A1

Job Number	Drawing Number	Issue
SS23-5147	C-601	A

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Assessment Report – Alterations and Additions to St George Leagues Club

APPLICATION No DA2025/0494

Lots 6-10 in DP 16229
Lot 1 in DP 814106

118-124 Princes Highway, Beverley Park

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) *Environmental Planning & Assessment Act* 1979, grant consent to Development Application, subject to the imposed conditions of consent.

Introduction	
Application Number	DA2025/0494
PAN	PAN-587686
Description	Alterations to existing registered club and construction of a multi-storey car park.
Address	118-124 Princes Highway, Beverley Park
Lot / DP	Lot 6-10 DP 16229 Lot 1 DP 814106
Date of Lodgement (Payment)	12/11/2025
Applicant	Kristy Hodgkinson – Hamptons Property Services
Owner(s)	St George Leagues Club Limited
Responsible Officer	Louise Meilak

Site Affectations

Affectation	Y	N	Comment
Georges River Local Environmental Plan 2021			
(5.1) Land Acquisition	☐	☒	
(5.7) Development Below Mean High Water Mark	☐	☒	
(5.10) Heritage Conservation	☐	☒	
(5.21) Flood Planning	☒	☐	Beverley Park Overland Flow Risk Management Study
(5.23) Public Bushland	☐	☒	
(6.1) Acid Sulfate Soils	☒	☐	Class 5 within 500m of Class 2.
(6.4) Foreshore Area and Coastal Hazards and Risk	☐	☒	
(6.5) Riparian Land and Waterways	☐	☒	
(6.6) Foreshore Scenic Protection Area	☐	☒	
(6.7) Airspace Operations	☐	☒	
(6.8) Development in Areas Subject to Aircraft Noise	☐	☒	
Others			
Bushfire Prone Land	☐	☒	

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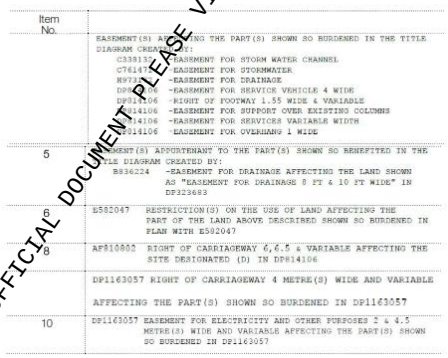
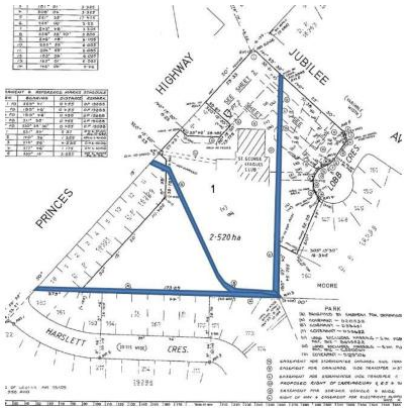
Site Affectations

Affectation	Y	N	Comment
Contamination	☒	☐	A Remedial Action Plan (RAP) has been submitted, demonstrating that the site can be made suitable for the intended use. Appropriate conditions are recommended, should consent be granted.
Council Owned Land	☐	☒	
Crown Land	☐	☒	
Easements	☒	☐	There are several easements across the sites, see blow:  Item No. EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY: C338130 -EASEMENT FOR STORM WATER CHANNEL C761475 -EASEMENT FOR STORMWATER H973[illegible] -EASEMENT FOR DRAINAGE DP[illegible] -EASEMENT FOR SERVICE VEHICLE 4 WIDE DP814106 -RIGHT OF FOOTWAY 1.55 WIDE & VARIABLE [illegible]814106 -EASEMENT FOR SUPPORT OVER EXISTING COLUMNS [illegible]814106 -EASEMENT FOR SERVICES VARIABLE WIDTH [illegible]814106 -EASEMENT FOR OVERHANG 1 WIDE 5 EASEMENT(S) APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM CREATED BY: B836224 -EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN AS "EASEMENT FOR DRAINAGE 8 FT & 10 FT WIDE" IN DP323683 6 E582047 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH E582047 8 AF810802 RIGHT OF CARRIAGEWAY 6,6.5 & VARIABLE AFFECTING THE SITE DESIGNATED (D) IN DP814106 DP1163057 RIGHT OF CARRIAGEWAY 4 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1163057 10 DP1163057 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 & 4.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1163057 The most significant is the stormwater easement, however, this was approved to be relocated under DA2023/0491, no changes are proposed under this DA. See image below: 
Narrow Lot Housing Precinct	☐	☒	
Rail Noise	☐	☒	
Road Noise	☐	☒	
Road Widening	☐	☒	

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Proposal

Description	The application seeks to amend Development Consent No. DA2023/0491 (granted 20 March 2025) and authorise additional works at the site, including a new multi-storey car park. The proposed modifications include amendments to: • northern, southern and western building facades (including the entrance porte cochere) • reinstatement of the original vehicular access arrangements to Princes Highway • revised landscape design • reconfigured ground floor car parking layout; and • an amended lower ground floor pedestrian entry incorporating a new lift and escalators to the ground floor of the Club. In addition to the amendments, the application proposes construction of a new above-ground multi-storey car park at the southern end of the site, together with reconfiguration of existing at-grade parking areas. Refer Images below. Upon completion, the site will provide a total of 720 car parking spaces, being a net increase of 191 spaces. The spaces will incorporate 22 accessible spaces and 23 EV charging bays. The application does not propose any changes to the approved internal club fit-out, the approved stormwater pipe relocation and associated easement, or the northern and eastern car parking areas.  
Estimated Development Cost	$51,862,555 (incl. GST)

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Site Description

The site is known as 118-124 Princes Highway, Beverley Park ('the site') and is legally described as Lot 10 in DP16229 and Lots 6-10 in DP16229. The site has an area of 25,242m².

The site forms an irregularly shaped allotment, with frontages to Princes Highway, Jubilee Avenue and Lobb Crescent. The site is occupied by the St Georges Leagues Club with associated parking areas, and a child care centre on the corner of Princes Highway and Jubilee Avenue.

A total of 519 off-street car parking spaces service the existing club and the childcare. Vehicular access to the site is provided via separate entry and exit driveways located off the Princes Highway site frontage as well as a combined entry/exit driveway located off the Jubilee Avenue site frontage. A service driveway is also located off the Lobb Crescent site frontage which is subject to time restrictions and generally used for deliveries only.

The surrounding area is characterised by a mix of residential development, commercial highway development and recreation areas including Beverley Park Golf Club and Kogarah Park Netstrata Jubilee Stadium.

The existing club premises comprises the following:

Basement level	Plant areas, offices, loading areas, storerooms, cold rooms, amenities, sauna, jacuzzi, Riviera function room and bar
Ground floor level	Bistro, kitchen, offices, function rooms, internal and external gaming areas, Club entry, amenities, TAB room and East Terrace
First floor	Auditorium, function rooms and bars, offices and amenities

The existing building has approval for a maximum capacity of 2,278 people at any one time. However, the recently approved application DA2023/0491 increased capacity to 3402 persons, noting that these works have not yet commenced.

The existing hours of operation (278/2008) for the existing function rooms (as places of public entertainment) are from 7am to 1am (Monday to Saturday) and Midday to midnight (Sundays). The hours for the Club operation are as per liquor licence – Unrestricted, however gaming shutdown hours 4am-10am (Monday to Friday) and 6am to 9am (Saturday, Sunday and Public Holidays).

DA2023/0491, approved on 20 March 2025, includes Conditions 63 and 64 which limits the hours of operation as follows:

63. ***Hours of Operation*** *– The approved hours of operation for the operation of public entertainment on site shall be restricted to the following:*
    - *Monday to Saturday: 7am to 1am; and*
    - *Sundays 12 noon to 12 midnight*

The outdoor alfresco areas are limited in hours of operation as follows

64. Operational Restrictions – Alfresco (Western Elevation)

- *Operable windows open until 10pm with 540 patrons,*
- *Operable windows closed from 10pm to 12am (Monday to Sunday).*

External Smoking Terrace (Eastern Elevation)

- *Limited to 50 patrons up until 12am and then limited to 10 patrons between 12am and 7am.*

The following photographs illustrate the existing site and nearby residential properties, positioned along the southern boundary.

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Site Description













The surrounding area is characterised by residential, commercial and recreational land uses. Land fronting Princes Highway is a mix of low scale residential and commercial uses, land to the south, north-west and north-east is predominantly low-density residential development, and the Beverley Park Golf Club and Jubilee Stadium are located a short walk from the site.

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Background

History

The following applications are relevant to the proposed works:

DA/CDC Number	Proposed Works	Determination	Date	Relevance
DA2023/0491	Internal and external alterations to existing registered club	Approved	20 March 2025	This application approved substantial modification and demolition of the existing building.
DA2024/0183	Alterations and additions to a Registered Club	Approved	23 August 2024	The proposed works approved the demolition of existing wall panels on the northern and western elevations and installation of new ALPOLIC non-combustible wall panels on the northern and western elevation.
DA2023/0011	Alterations and additions to a registered club	Approval by LPP	20 July 2023	The proposal involves internal alteration to the northwestern corner of the club – DA2023/0011 will not affect the proposed panel works.
DA245/2008	Demolition of outbuilding & alterations & additions, including new administration office, alfresco gaming terrace & internal refurbishment.	Approved	20 October 2008	DA245/2008 grants approval for the northwestern extension of the club building. The proposed wall panel works rely upon the building components approved under DA245/2008
4/23 D151	Construction of club building and use as a club	Approval	1960	This application gives approval to the original club building. The use as a club did not require development consent in 1960.

Referrals

Authority and Trigger	Y	N	Date Referred	Comments
External Referral				
Ausgrid – Section 4.48 SEPP (Transport and Infrastructure) 2021	☒	☐	28/11/2025	No objection to proposal
Transport for NSW	☒	☐	28/11/2025	No objection, subject to inclusion of conditions should consent be granted.
Sydney Water	☒	☐	28/11/2025	No objection, subject to inclusion of conditions and forwarding of information sheet to the applicant, should consent be granted.
Water NSW (IDA)	☒	☐	10/02/206	No objection subject to inclusion of the General Terms of Approval conditions, should consent be granted.

LPP027-26 Attachment 3

Referrals

Authority and Trigger	Y	N	Date Referred	Comments
Council Referrals				
Development Engineering	☒	☐	24/11/2025	No objection, subject to imposition of appropriate conditions, should consent be granted.
Traffic	☒	☐	24/11/2025	No objection, subject to imposition of appropriate conditions, should consent be granted.
Landscape	☒	☐	24/11/2025	No objection, subject to imposition of appropriate conditions, should consent be granted. It is noted that further landscaping has been incorporated along the southern boundary and the amended documentation was referred back to landscaping for comment, with no further objections raised.
Urban Design	☒	☐	24/11/2025	Comments received on 28 January 2026. Additional information was received on 20 and 21 May 2026 addressing these comments.
Environmental Health	☒	☐	24/11/2025	Comments received on 12 December 2025, requested additional information: • Acoustic testing data gap analysis • Further ASS assessment. • Amended DSI that addresses the GAP analysis • RAP Additional information was received on 20 and 21 May 2026. Council's EHO reviewed the amended documentation and has provided no objection, subject to imposition of recommended conditions, should consent be granted.
Strategic Planning	☒	☐	24/11/2025	No objection, provided development is wholly within the existing club owned land.
Infrastructure and Assets	☒	☐	03/12//2025 13/01/2026	No objection, subject to engineering comments, should consent be granted.
Building	☐	☐	18/12//2025	No objection, subject to conditions be imposed, should consent be granted.

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LPP027-26 Attachment 3

Assessment - Section 4.15 Evaluation

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

Environmental Planning Policies	Applicable Y	Complies? N/A	Y
SEPP (Planning Systems) 2021 Regional Significant development pursuant to Schedule 6. The Regional Panel no longer exists, and the application will need to be determined by the LPP.	☒	☐	☒
SEPP (Biodiversity Conservation) 2021 • Chapter 2 applies - proposal will not require the removal of any additional trees, proposal will remain consistent with SEPP. • Chapter 6 applies as the site is located within the Georgs River Regulated Catchment - stormwater has been assessed by Council's engineer as being suitable, subject to imposition of conditions, should consent be granted.	☒	☐	☒
SEPP (Resilience and Hazards) 2021 Chapter 4 Section 4.6 applies as the detailed site investigation report has identified the site as being contaminated. The submitted RAP has determined that the site can be made suitable for the intended use, appropriate conditions are recommended.	☒	☐	☒
SEPP (Sustainable Buildings) 2022 Chapter 3 and schedule 3 do not apply as the development is not associated with a new or extended *prescribed office premises, prescribed hotel or motel accommodation or prescribed serviced apartment.* Notwithstanding, the DA is accompanied by a sustainability report demonstrating consistency with the ESD objectives under the GRLEP 2021 and also provides a NABERS embodied emission report.	☐	☒	☐
SEPP (Transport and Infrastructure) 2021 Section 2.48 applies as proposed works within 5m of an exposed electricity power pole. Section 2.119 applies as site adjoins classified road. Section 2.122 requires referral to TfNSW as the development is defined as traffic generating development. On 15/12/25, comments were received raising no objection subject to imposition of conditions, should consent be granted.	☒	☐	☒

The Provision of any Applicable Local Environmental Plan

Georges River Local Environmental Plan	Applicable? Y	Complies? N/A	Y/N
Zoning (Clause 2.1 – 2.3) The site is zoned R2 Low Density Residential and a Registered Club is not permissible within the current zone but existing use rights have previously been established and this is discussed below. The objectives of the R2 zone are as follows: • To provide for the housing needs of the community • To enable other land uses that provide facilities or services to meet the day-to-day needs of residents • The promote a high standard of urban design and built form that enhances the local character of the suburb and achieves a high level of residential amenity, and	☒	☐	N

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• To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River Local Government Area. The proposed car park is ancillary to the existing club which provides a facility to meet the day-to day needs of the residents.			
Height of Buildings (Clause 4.3 - 4.3A) Maximum height permitted = 9m Proposed heights: • 15.882m (eastern façade of main club) • 14.359m (western façade of main club) • 11.521m (proposed car park lift overrun)	☒	☐	N Refer to clause 4.6 discussion below.
Floor Space Ratio (Clause 4.4 – 4.5) Maximum permitted FSR = 0.55:1 Existing FSR = 0.53:1 (13,260m²) Approved FSR under DA2023/0491 = 0.57:1 (14,372m²) Proposed FSR = 0.566:1 (14,292m²)	☒	☐	N Refer to clause 4.6 discussion below.
Exceptions to Development Standards (clause 4.6) – a clause 4.6 variation report to address height has been provided, refer to discussion below.	☒	☐	Y Refer to clause 4.6 discussion below.
Heritage Conservation (Clause 5.10)	☐	☒	NA
Flood Planning (Clause 5.21 – 5.22) – Council's engineer has reviewed the proposed stormwater and raised no objection, subject to inclusion of appropriate conditions, should consent be granted.	☒	☐	Y
Acid Sulfate Soils (Clause 6.1) Council's EHO has raised no concern and appropriate conditions are recommended.	☒	☐	Y .
Earthworks (Clause 6.2) A geotechnical report has been submitted to support the proposed works, conditions are recommended, should consent be granted.	☒	☐	Y
Stormwater Management (Clause 6.3) Council's engineer is satisfied that the proposed works will connect to the previously approved system under DA2023/0491). Appropriate conditions are recommended.	☒	☐	Y
Airspace Operations (Clause 6.7) The site is located within the middle horizontal surface between RL70 and RL88 AHD, the maximum of height of the building will be below RL 21.962 and the existing building has a height of RL26.85, on this basis the development will not penetrate the Obstacle Limitation Surface Map and does not require referral.	☐	☒	NA
Essential Services (Clause 6.9) Adequate access, water and electricity is available to service the proposed works.	☒	☐	Y

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Landscape Areas in Certain Residential and Conservation Zones (Clause 6.12) Suitable landscaping will be provided to satisfy the objectives and provide suitable screening along the southern boundary.	☒	☐	Y

Existing Use Rights

The St George Leagues Club is now defined as a ***registered club*** under the definitions contained within the GRLEP2021. A ***registered club*** is listed as a prohibited use in the current R2 Low density zone pursuant to the provisions of GRLEP 2021. Accordingly, the applicant states that existing use rights are relied upon for permissibility.

Existing use is defined in Section 4.65 of the EP&A Act as:

(a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and

(b) the use of a building, work or land

(i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and

(ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.

The construction of the registered club was first approved in 1960 under consent No. 4/23 D151, as outlined in DA history table above, approval for use as a club did not require development consent in 1960, as it was a permitted use under the *County of Cumberland Planning Scheme Ordinance 1951*. In addition, there has been numerous DAs that have demonstrated existing use rights across the site since, refer to DA history in table above.

It is noted that the gazettal of the *Kogarah Planning Scheme Ordinance* on 29 October 1976, zoned the subject site 2(a1), which prohibited a ***Licenced Club*** land use, this land use term is now best defined as a ***registered club*** under the GRLEP 2021.

Section 4.66 – '*Continuance of and limitations on existing use'* - of the EP&A Act states the following:

(1) Except where expressly provided in this act, nothing in this act or an environmental planning instrument prevents the continuance of an existing use.

(2) Nothing in subsection (1) authorises—

(a) any alteration or extension to or rebuilding of a building or work, or

(b) any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before the coming into operation of the instrument therein mentioned, or

(c) without affecting paragraph (a) or (b), any enlargement or expansion or intensification of an existing use, or

(d) the continuance of the use therein mentioned in breach of any consent in force under this act in relation to that use or any condition imposed or applicable to that consent or in breach of any condition referred to in section 4.17(1)(b), or

(e) the continuance of the use therein mentioned where that use is abandoned.

(3) Without limiting the generality of subsection (2)(e), a use is to be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.

(4) (Repealed)

In addressing subsection (2), the proposed alterations and additions and construction of a multi-storey car park have not sought to rely purely upon these clauses. A Development Application has been applied for, and an assessment has been made against the Regulations.

Section 4.67 'Regulations respecting existing use' states:

(1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to—

(a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and

(b) the change of an existing use to another use, and

(c) the enlargement or expansion or intensification of an existing use.

(d) (Repealed)"

Given that the proposal seeks to undertake alterations and additions along with an expansion of the club to provide a multi-storey car park, therefore expand/enlarging the existing use, an assessment against the relevant regulations is provided below.

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Part 7 Existing uses—the Act, Div 4.11 of the Environmental Planning and Assessment Regulation 2021 details certain developments that are potentially permissible on sites that rely on **existing use rights**, including an existing use that is proposing to be '*enlarged, expanded or intensified*', or '*rebuilt*', as per Section 163 '*Certain development allowed*'.

Section 164 '*Enlargement, expansion and intensification of existing uses*' states:

(1) Development consent is required for any enlargement, expansion or intensification of an existing use.
(2) The enlargement, expansion or intensification must be—
(a) for the existing use and for no other use, and
(b) carried out only on the land on which the existing use was carried out immediately before
(c) the relevant day.

The proposal involves the alterations and additions to the existing registered club and expansion to provide a new multi-storey car park. The new proposal will provide for a minor intensification through the delivery of additional floor space to connect the car park to the entry of the club, however, the provision of the multi-story car park will service the patrons attending the existing club. The multi-storey carpark building will increase the built form across the site result in in an enlargement of the premises with a minor intensification of use.

165 '*Alteration of buildings and works*' states:

(1) Development consent is required for an alteration of a building or work used for an existing use.
(2) The alteration must be—
(a) for the existing use of the building or work and for no other use, and
(b) erected or carried out only on the land on which the building or work was erected or carried out immediately before the relevant day.

With regard to subsections (1) of Section 164 and 165 of the Act, Development Consent has been sought to undertake works to enlarge/expand upon the existing use of the site.

With regard to subsection (2)(a), the existing and proposed alterations and additions and ancillary multi-storey carpark are associated with the continuing use of the site as a 'registered club', being the existing use exclusively, which is for a ***registered club***. No other uses are proposed on site. Therefore, it is deemed that this subsection is satisfied. Regarding subsection (2) (b), the proposed works are proposed to be carried out only upon the land on which the building or work was erected or carried out, immediately before the relevant day, the car park will be positioned over the land currently used as an ancillary car park. Therefore, it is deemed that this subsection is satisfied.

It is deemed that the proposed development benefits from existing use rights and is consistent with the requirements of the Division 4.11, Cause 4.66 of the *Environmental Planning and Assessment Act 1979, Part 7 Existing uses—the Act, Div 4.11 of the Environmental Planning and Assessment Regulation 2021.*

Clause 4.6 Variation – Height

A clause 4.6 Variation is required as the application will exceed the height control as outlined in the table below.

Name of Clause	Proposed Variation
4.3 – Height Maximum of 9m	Main building – has an existing approved height of 22.05m (RL28.839) but new elements are proposed and seek a height variation above 9m as follows: • 14.359m (59.5%) – eastern elevation of club • 15.882m (76.4%) – western elevation of club • 11.521m (28.01%) – lift overrun associated with car park

Clause 4.6 Assessment

The Applicant has submitted a clause 4.6 submission to vary clause 4.3 - Height.

Pursuant to clause 4.6 of the GRLEP 2021, development consent may be granted even though the development would contravene a development standard if the relevant matters in clause 4.6(3) are satisfied.

Clause 4.6(3) states:

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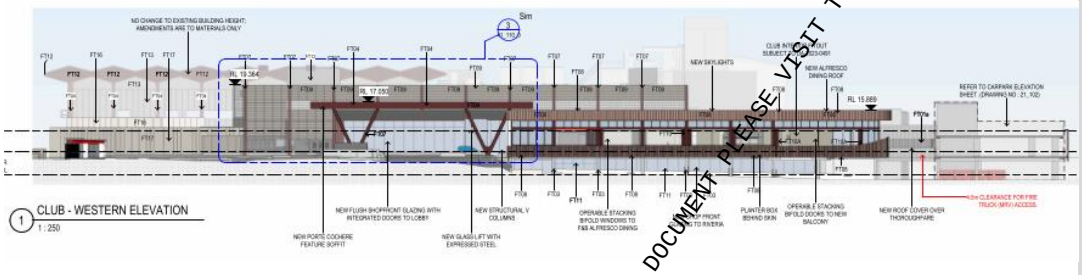
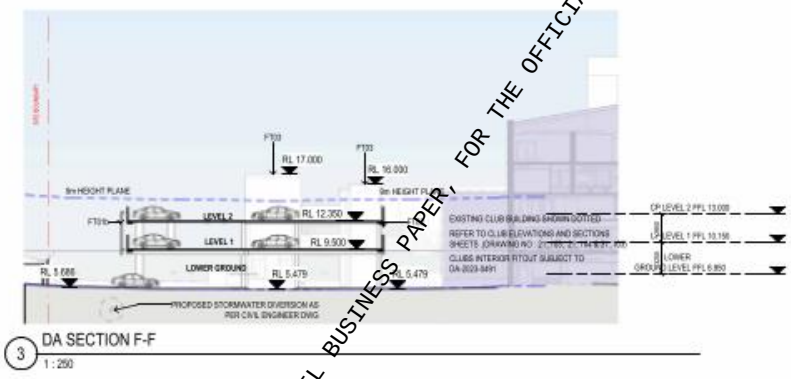
(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

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

The proposal will increase the height of the eastern and western elevation of the main club building and lift overrun of the new multi-storey carpark and both will exceed the 9m height control, with respective heights of up to 15.882m (76.4%) and 11.521m (28.01%). It is noted that the existing height of the building is 22.05m (RL28.839), having an existing exceedance of 13.05m or a 145% variation.

The extent of proposed variation is illustrated in the images below:





The assessment of the clause 4.6 variation request is contained below:

Adequacy of the written request pursuant to the matters outlined in clause 4.6 (3)

Clause 4.6(3)(a) compliance with the development standard is unreasonable or unnecessary in the circumstances

The applicant in their clause 4.6 Written Request has relied upon *Wehbe V Pittwater Council (2007) NSW LEC 827*, and the five following criteria where compliance with a development standard would be unreasonable or unnecessary in the circumstances of the case:

1. *The objectives of the standard are achieved notwithstanding non-compliance with the standard*
2. *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary*
3. *The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable*
4. *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable; and*
5. *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard that would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

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The abovementioned matters of considerations form the basis to determine whether the compliance with development standard is unreasonable or unnecessary in the circumstances of the case. The applicant has relied on the first and fifth test to demonstrate reasonableness, refer to their justification and discussion below.

Wehbe First Test: Objectives of the Standard

In response to this criterion, the applicant's justification is summarised below in respect of the objectives of the standard:

(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, the proposal is consistent with this objective as outlined below:
- façade elements seek to replace existing elements (i.e. Porte cochere)
- existing building is significantly higher than these proposed works, with these elements sitting below the already approved maximum height
- elements provide articulation and varied materiality, to minimise bulk and scale and provide a contemporary relationship with the existing club
- lift overrun of the car park will be setback approximately17.3m from the southern boundary and 17.8m from the south-western boundary, being recessive in nature to ensure that there is no impact on compatibility with adjoining residential properties; and
- there is no desired future character elements outlined in the planning controls for the site.

(b) To minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas, the proposal is consistent with this objective as outlined below:
- No impacts from the proposed height of the club building.
- The shadow from the lift overrun will not impact neighbouring properties.
- The lift is centralised in the car park and setback from side boundaries, minimising visual impact.
- The non-compliant elements will be set below the maximum height of the existing club, resulting in no view loss.
- The setback of the lift from the boundary adjoining the residential properties is more than 17m, there will be no loss of privacy.

(c) to ensure an appropriate height transition between new buildings and—
(i) adjoining land uses, or
(ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance.
- Facade works are positioned within the centre of the site with a substantial setback from boundaries
- The lift overrun is setback in excess of 17m from side boundaries, providing for appropriate separation and transition.

A detailed assessment of the proposal against the clause's objectives is contained below:

Objective	Assessment
(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,	The proposed additions to the club building will not be highly visible from the public domain, as the building remains centrally located within the site and set back from side boundaries, which are adjoined by low-density dwellings. The existing building and previous approval (DA2023/00491) already result in a building height of 22.05m, significantly exceeding the 9m height control. The current changes involve facade modifications, with the main club building, which will maintain appropriate setbacks from adjoining residential dwellings ensuring that there are no detrimental impacts across these low-density properties from the additional height. The lift overrun will exceed the 9m height limit but is positioned more than 17m from side boundaries. Visual impact analysis demonstrates it will not be highly discernible from public areas or nearby properties. The car park edges will achieve compliance with the 9m control and the shadow form the lift overrun will be absorbed into the shadow of the complaint car park roof. Overall, the elements exceeding the 9m height control will not have a significant visual impact, are consistent with the building's siting, and provide an appropriate transition to the lower-scale built form along the southern boundary, where a 6m setback will be provided to enable screen planting.

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(b)	to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas,	The proposed height variations have no impact on overshadowing, any additional shadow cast by the non-compliant heights will be absorbed into the compliant height shadow and existing shadows that will be cast between 10am and 2pm. The car park proposed a setback of 6m from the southern boundary, which adjoins low-density residential dwellings, the proposed lift and facade non-compliant elements will not be highly visible from the rear of the residential properties or adjoining public open space, as shown in the visual impact analysis modelled from the rear of residential properties and Moore Park, these images have been extracted and provide below:  **View from rear of 13 Harslett Crescent**  **View from rear of 11 Harslett Crescent**  **View from Moore Park** There are no significant views affected, noting that the non-compliant elements and the height of the existing club building obscures sightlines across the site.

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	There will be no loss of privacy from the non-compliant club facade elements, nor the lift overrun, these non-compliant elements are setback more than 17m from any boundary. Overall, the height exceedance is justified and acceptable in this instance.
(c) to ensure an appropriate height transition between new buildings and— (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance.	The proposed height variation will result in no impacts on adjoining properties given distance from the side boundaries, being in excess of 17m and any shadow cast by this non-compliance is absorbed within the site. No heritage items, heritage conservation areas or Aboriginal place of heritage significance are affected by the proposed height variation.

As outlined above, the proposal has demonstrated consistency with the objectives of the standard.

Wehbe Fifth Test: Zoning

In response to this criterion, the applicant indicated the following:

- *The site has been used for its existing purpose since the 1950s. Despite new planning instruments being implemented overtime, the zoning has not been updated to reflect the use of the site which is for a registered club. In turn, the height of building standard is not reflective of what is located on the land which is unreasonable*

The historical use of the site for a ***registered club*** is inconsistent with the R2 low density residential zoning and given the existing club exceeds the maximum height currently, compliance with the height standard is unreasonable on this basis.

Conclusion

As discussed above, the applicant's justification satisfactorily demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

Clause 4.6(3)(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

In response to this subclause, the applicant's response, from the clause 4.6 variation report, is provided below:

- *the design of the alterations to the building facade, including the non-compliant height of the building provides a scale, form and materiality that will enhance the architectural presentation of the existing built form and provide a more visually appealing presentation in the context of the site*
- *the proposed façade changes provide a more modern architectural design approach that is reflective of current club design and will improve the attractiveness of the building in a more contemporary manner, while relating to the historical cues of the existing building*
- *the proposed changes to the façade and the introduction of the multi-storey car park, do not result in adverse impacts to adjoining properties, including solar access, cross ventilation and view sharing, nor do adverse privacy impacts result*
- *the proposed multi-storey car park ensures that there is safe and convenient access to additional car parking provision without adversely impacting adjoining properties*
- *the proposed works allow for the continued orderly and economic use and development of the land, while responding to community needs to provide additional on-site car parking, noting that the proposal is provides sufficient setbacks, landscape and separation requirements*
- *the proposed works have been sensitively designed to ensure that there are no adverse environmental outcomes, nor impacts on adjoining or proximate properties.*

It is considered that the proposal demonstrates sufficient environmental planning grounds to warrant the variation for the following reasons:

- The height is below the maximum previously approved.
- There will be no detrimental impact from overshadowing, view loss, overlooking and bulk and scale.
- The facade elements to be installed and position of the lift overrun will not be highly discernible from the public domain or adjoining residential properties.
- The scale of the bult form will remain acceptable when viewing the scale of surrounding development and former approvals.
- The car park elevations are below the maximum height of 9m, and adequate setbacks provide for an appropriate transition.

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- The proposed height variation aligns with the objectives of the zone and clause 4.3.

The clause 4.6 variation request has been assessed and is satisfactory with regards to the matters it is required to address under clause 4.6(3) a variation to clause 4.3 of the GRLEP 2021 is recommended.

Clause 4.6 Variation – Floor Space Ratio

A clause 4.6 Variation is required as the application will exceed the height control as outlined in the table below.

Name of Clause	Proposed Variation
4.4 – Floor space ratio Maximum of 0.55:1 (14,410m²)	Proposed FSR = 0.566:1 (14,292m²), being a 2.95% variation.

Clause 4.6 Assessment

The Applicant has submitted a clause 4.6 submission to vary clause 4.4 – Floor Space Ratio under the GRLEP 2021.

Pursuant to clause 4.6 of the GRLEP 2021, development consent may be granted even though the development would contravene a development standard if the relevant matters in clause 4.6(3) are satisfied.

Clause 4.6(3) states:

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) there are sufficient environmental planning grounds to justify contravening the development standard.

The current club has a floor space ratio of 0.53:1 (13,260m²) and the recently approved development application DA2023/0489, for the site, endorsed an FSR of 0.567:1 (14,372m²).

The proposal will seek a minor exceedance of the maximum FSR control of 0.55:1, being 0.566:1 (14,292m²) being a 2.95% variation. However, this is lower than the FSR of 0.567:1 (14,372m²) of the previously approved FSR under DA2023/0491. It is noted that the changes to FSR result from the changes to the main building and connection to the new car park and entry to the club, the car park will not deliver any additional GFA.

Adequacy of the written request pursuant to the matters outlined in clause 4.6 (3)

Clause 4.6(3)(a) compliance with the development standard is unreasonable or unnecessary in the circumstances

The applicant in their clause 4.6 Written Request has relied upon *Wehbe V Pittwater Council (2007) NSW LEC 827*, and the five following criteria where compliance with a development standard would be unreasonable or unnecessary in the circumstances of the case:

1. *The objectives of the standard are achieved notwithstanding non-compliance with the standard;*
2. *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
3. *The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
4. *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
5. *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard that would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

The above mentioned matters of considerations form the basis to determine whether the compliance with development standard is unreasonable or unnecessary in the circumstances of the case. The assessment is as follows:

Wehbe First Test: Objectives

In response to this criterion, the applicant's justification is summarised below in respect of the objectives of the standard:

(a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,

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- The proposal involves a non-compliant extension to the existing building that remains compatible in bulk, scale, and character while enhancing its architectural expression, and will be setback from the boundaries of the site.
- No specific future character requirements applying to the site.

(b) to ensure that development provides appropriate built form transition between new buildings and—
(i) adjoining land uses, or
(ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance,

- The additional GFA is centrally located, well-setback additions that will not impact adjoining uses and, despite non-compliance, meet the objective, with no nearby heritage or Aboriginal constraints.

(c) to control development density and intensity of land use, taking into account—
(i) the environmental constraints and values of the site, including retaining the scenic, visual, and landscape qualities of the area, and
(ii) the amenity of adjoining land and the public domain, and
(iii) the availability of infrastructure to service the site, and
(iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic that a development will generate.

- The proposed density increase has no adverse environmental, visual, amenity, traffic, or infrastructure impacts, with only minor additional peak trips, and sufficient services available to support it.

An assessment of the proposal against the clause's objectives is contained below:

Objective	Assessment
(a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,	The proposed development will not result in detrimental bulk or scale, noting the site has accommodated a club use for over 50 years. The additional GFA is reduced compared to DA2023/00491 (approximately 80 m² less) and will have minimal visibility from adjoining properties due to screening by the proposed multi-storey car park and existing built form, which also buffers views from nearby roads. The car park does not contribute to GFA and is supported by appropriate setbacks, including: • 7.8m –22.4 m to the north-western (Princes Highway) boundary • 6.6m –7.8 m to the southern boundary • 11.6 m to the eastern (Moore Park) boundary Overall, the proposal is compatible with the site's character and has been designed to minimise bulk and scale impacts on lower-density development to the west and south, with landscaping along the southern boundary and delivering an appropriate transition to the lower density residential properties and public open space to the east.
(b) to ensure that development provides appropriate built form transition between new buildings and— (i) adjoining land uses, or	The proposal provides an appropriate built form transition to adjoining land uses, with setbacks and site planning ensuring a suitable interface with lower-density development to the west and south, and an appropriate relationship with public open space to the east.
(ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance,	There are no heritage items, heritage conservation areas, or Aboriginal places of heritage significance on or adjacent to the site. As such, the proposal will not impact heritage significance and satisfies the objective in this regard. Overall, the development achieves a compatible and well-resolved transition in built form without adverse impacts on surrounding land uses or heritage values.
(c) to control development density and intensity of land use, taking into account—	The proposed development achieves an appropriate density and intensity of land use having regard to the relevant considerations.

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(i) the environmental constraints and values of the site, including retaining the scenic, visual, and landscape qualities of the area, and	Environmental and scenic qualities of the site are maintained, with the built form centrally located and designed to minimise visual impacts through setbacks and screening, ensuring the character of the locality is preserved.
(ii) the amenity of adjoining land and the public domain, and	The amenity of adjoining land and the public domain is protected. Adequate setbacks and built form design maintain privacy, with no unreasonable overlooking or view loss to neighbouring properties.
(iii) the availability of infrastructure to service the site, and	The site is adequately serviced by existing infrastructure, which has sufficient capacity to a ccommodate the development.
(iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic that a development will generate.	The local and regional road network has the capacity to support the proposed development. Transport for NSW and Council's engineers have reviewed the proposal and raised no objections in relation to traffic generation, confirming that vehicular and pedestrian movements can be safely and efficiently accommodated. Overall, the proposal represents an appropriate level of development intensity for the site, with no adverse impacts on environmental values, surrounding amenity, infrastructure or the road network.

As outlined above, the proposal is consistent with the objectives of the standard.

Wehbe Fifth Test: Zoning

In response to this criterion, the applicant indicated the following:

- *The site has been used for its existing purpose since the 1950s. Despite new planning instruments being implemented overtime, the zoning has not been updated to reflect the use of the site which is for a registered club. In turn, the floor space ratio is not reflective of what is located on the land, which is unreasonable*

The historical use of the site for a club is inconsistent with the R2 low density residential zoning and given the existing club use and reasonable expansion, including approved of a larger premises under DA2023/04191, the FSR standard is unreasonable on this basis.

Conclusion

As discussed above, the applicant's justification satisfactorily demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

Clause 4.6(3)(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

In response to this subclause, the applicant indicated the following (as summarised from the clause 4.6 variation report):

- *the proposed facade changes provide a more modern architectural design approach that is reflective of current club design and will improve the attractiveness of the building in a more contemporary manner while relating to the historical cues of the existing building*
- *the proposed changes to the façade and the introduction of the multi-storey car park, do not result in*
- *adverse impacts to adjoining properties, including solar access, cross ventilation and view sharing, nor do adverse privacy impacts result*
- *the proposed works allow for the continued orderly and economic use and development of the land,*
- *while responding to community needs to provide additional floor space to suit user requirements*
- *the proposed works have been sensitively designed to ensure that there are no adverse environmental outcomes, nor impacts on adjoining or proximate properties.*

It is considered that the proposal demonstrates sufficient environmental planning grounds to warrant the variation for the following reasons:

- The FSR is below the maximum previously approved under DA2023/0491.
- There will be no detrimental impact from overshadowing, view loss, overlooking and bulk and scale and appropriate transition and landscaping has been provided.
- The additional GFA will not be highly discernible from the public domain.
- The scale of the bult form will remain acceptable when viewing the scale of surrounding development.
- The proposed FSR variation aligns with the objectives of the zone and Clause 4.3.

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The clause 4.6 variation request has been assessed and is considered to be satisfactory with regards to the matters it is required to address under clause 4.6(3) and a variation to the FSR control is recommended.

Provisions of any Proposed Instrument
No relevant proposed instruments apply to the proposed development or the subject site.

Provisions of any Development Control Plan

Georges River Development Control Plan 2021

		Applicable?		Complies?
Part	**Name**	Y	N/A	Y/N
Part 3	General Planning Considerations	☒	☐	Y
Part 5	Residential Locality Statements	☒	☐	Y

Part 3.2 Biodiversity

		Applicable?		Complies?
Part	**Proposal**	Y	N/A	Y/N
1. Development is to comply with the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021. 2. Development is to comply with the provisions of the Biodiversity Conservation Act 2016 and the Biodiversity Regulation 2017. 3. All works are to comply with Council's Tree Management Policy.	No trees are proposed for removal, all trees to be removed were approved under DA2023/0491. The proposal will remain consistent with the Biodiversity SEPP and involve additional planting along the southern boundary to establish a buffer between the building and low-density residential properties to the south.	☒	☐	Y

Part 3.3 Landscaping

		Applicable?		Complies?
Part	**Proposal**	Y	N/A	Y/N
1. Landscaping on site should be incorporated into the site planning of a development to (where appropriate). 2. Indigenous planting 3. Hydrology 4. Public domain compliance 5. Topsoil/mulch 6. Structured landscaping 7. Green roofs/walls	The proposed landscaping is considered to be appropriate and will be in improvement on the existing at-grade car parking area to the south of the club building. The planting along the southern boundary will provide a suitable buffer between the building and lower density residential properties to the south. Council's landscape officer has recommended appropriate conditions to ensure growth of planted vegetation.	☒	☐	Y

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Part 3.5 Earthworks

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
• Maintain natural ground level within 900 mm of side/rear boundaries • Limit cut/fill to max 1 m change from natural/existing levels • Locate development to avoid vegetation clearing • Undertake TPZ works in accordance with AS 4970 (tree protection) • Provide sufficient soil depth to support trees, shrubs, and gardens • Ensure earthworks do not increase/concentrate stormwater or worsen flooding • Use only VENM or EPA-approved resource recovery fill material • Comply with Council SMP Ch.6 for cut/fill on flood-affected sites	Minor excavation is associated with the construction of the new car park, the accompanying geotechnical confirms the steps required to ensure structural stability, appropriate conditions are recommended to be imposed, should consent be granted. WaterNSW has issued their GTAs and should consent be granted, these are recommended to be included in the consent.	☒	☐	Y

Part 3.10 Water Management

Part	Name	Applicable? Y	N/A	Complies? Y/N
• Comply with Council's SWMP for stormwater management, flooding and overland flowpath • Incorporate WSUD initiatives into design • Manage stormwater runoff • Ensure no runoff impacts on adjoining properties • Include measures to control pollutants in stormwater discharge • Treat runoff	Council's engineer has reviewed the accompanying stormwater drawings, easement diversion drawings and flood report and is satisfied that the proposed works will satisfy Council's SWMP, appropriate conditions shall be included, should consent be granted. As discussed above, WaterNSW has issued their GTAs and these are recommended to be included in the consent, should consent be granted.	☒	☐	Y

Part 3.11 Ecological Sustainable Development

Part	Name	Applicable? Y	N/A	Complies? Y/N
7. Development must comply with Clause 6.10 Design Excellence of Georges River LEP 2021. 8. All development must comply with Section J Energy Efficiency of the BCA/NCC. 9. The energy efficiency provisions of the Building	A sustainability report and embodied emissions report accompanies the application, and this demonstrates compliance with the objectives of the SEPP (Sustainable Buildings) 2021. .	☒	☐	Y

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Part 3.11 Ecological Sustainable Development

		Applicable?		Complies?
Part	**Name**	Y	N/A	Y/N
Code of Australia should be incorporated into the design of non-residential buildings. 10. Water conservation principles should be incorporated into non-residential developments.				

Part 3.12 Waste Management

		Applicable?		Complies?
Part	**Name**	Y	N/A	Y/N
1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (see Appendix 4).	Waste Management Plan submitted as part of this development application and is satisfactory.	☒	☐	Y

Part 3.13 Parking, Access and Transport

		Applicable?		Complies?
Part	**Name**	Y	N/A	Y/N
Detailed parking and traffic study required to determine car parking demands	Approved car spaces = 529 (DA2023/0491) Proposed car spaces = 720 (includes: 22 accessible spaces and 23 EV charging spaces (includes 1 x accessible EV space)). The accompanying Traffic and Parking Assessment Report prepared by CJP Consulting Engineers dated 17 October 2025 determined that 672 car spaces were required. The proposal seeks to deliver a total of 720 car spaces, being a net increase of 191 spaces, including 22 accessible spaces. The swept path analysis within the accompanying traffic and parking assessment demonstrates that a Heavy Rigid Vehicle can enter and leave the site in a forward direction. Overall, Council's engineer is satisfied that the proposal will not have a cumulative impact on the surrounding traffic network and adequate car parking spaces, design of car spaces and loading areas and routes have all be designed to comply with AS2890, suitable conditions have been recommended should consent be granted.	☒	☐	Y

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Part 5 Residential Locality Statements

Part	Name	Applicable? Y	N/A	Complies? Y/N
Part 5.19 – Beverley Park and Ramsgate • Retain and enhance the existing low density suburban residential character through articulated contemporary developments that respond to the human scale. • Encourage well-designed high density residential development in designated areas along Rocky Point Road. • Encourage tree planting and landscaping within the front setback space to create a tree lined streetscape character. • Encourage consistent setbacks of buildings from the street and the provision of landscaping within the front setback. • Encourage development that provides a suitable transition between low scale residential areas and high-density residential character towards Princes Highway where applicable.	The existing club has been insitu since the late 1960s and has increased in size of the years with the approval of various development applications, the site has consisted of on non-residential typology for many years. The alterations and additions to the club and new multi-storey ancillary car park, are consistent with the current use of the site and higher density development towards the Princes Highway edge of the suburb locality, the development remains consistent with the character of the site, within the suburb locality.	☒	☐	Y

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,

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Significant Likely Impacts of the Development	
Natural Environment	The development is located adjacent to an established low density 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 within its setting and is generally consistent with the long-term character of the site. The height transition, setbacks, materials and finishes combined with landscaping will suitably screen the development from the adjoining low-density residential development. The built form and supporting infrastructure are inappropriate for the setting.
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 R2 Low Density Residential. The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use has demonstrated existing use rights, and the club has been in existence since the late 1960s
- The proposed development will not result in unreasonable impacts to the natural and built environment and the car park has been positioned above ground to minimise impact groundwater
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours, due to setbacks from the side boundaries, materials and finishes and future landscaping.

Submissions

The application was originally notified 27 November 2025 as a development application however, as the application was submitted as an 'Integrated Development Application' the DA was renotified on the 5 February 2026 for a period of 28 days in accordance with Council's Community Engagement Strategy. Nine (9) submissions were received during the notification period.

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

Issue	Response
R2 Low Density Residential Zoning	The application has demonstrated existing use rights, the development is permissible on this basis. The club has been in existence since the 1960s and the setbacks combined with landscaping is a suitable development of the site.
Height	The proposal is accompanied by a clause 4.6 variation, the proposed areas of non-compliance will not result in unreasonable overshadowing, overlooking or view loss impacts. The proposed height has been suitably justified in the report. There have been previous approvals granted by Council to exceed the 9m height control and the existing building significantly exceeds the maximum height currently. On this basis, the minor areas of non-compliance are setback over 17m from any shared boundary and on this basis are supported.
Bulk and Scale	The car park is setback between 6.6m and 7.8m from the southern boundary, the acoustic screening is waved in form and consists of a variety of vertical and horizontal elements to provide visual interest.

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	The height of the building along the southern elevation will be between 6.64m to 8.9m, when combined with landscaped screen planting along the southern boundary will ensure that there is adequate separation to allow for transition to lower density properties to the south.
Visual Impact	A visual impact assessment has been prepared by the applicant, and it demonstrates that the setbacks, height, landscaping and materials and finishes will result in an acceptable built form when viewed from adjacent residential properties and the public domain.
Interface with residential properties along Harslett Crescent	The proposed setback along the common boundary will be in excess of 6m and when combined with the compliant height at the edge of the car park and future landscaping, the interface is considered suitable. The non-compliant height elements will not be easily discernible from the rear of the residential properties along Harslett Crescent.
Light Pollution from car headlights and lights within the car park	The southern facade is proposed to be solid metal, and this will minimise light spill. Suitable conditions are recommended.
Acoustic Impacts	The submitted acoustic assessment has been reviewed by Council's Environmental Health Officer and appropriate conditions have been recommended to mitigate impacts for adjoining sites. A condition will be imposed to measure operations once operational.
Privacy	The southern elevation will be setback in excess of 6 metres, and the screen will be solid in form as shown on the sections within the architectural drawing set, on this basis privacy will be maintained.
Property Value	The value of land is not considered to be a planning consideration.
Traffic Impact	Both Transport for NSW and Council's traffic engineer have assessed the proposal and the increased car parking spaces, and traffic generation is found to be acceptable and will not detrimentally impact the surrounding street network, subject to recommended conditions.
Loss of Amenity	As discussed above and below, the amenity of adjoining properties is maintained and mitigated by way of: • Car park is setback in excess of 6m from the boundary • Solid screen along the southern elevation • No increased shadow between 10am and 2pm on 21 June • Imposition of recommended conditions to mitigate noise, light spill, construction activities and management.
Construction and Geotechnical Risks	Council's Environmental Health Officer has reviewed the submitted geotechnical report and potential for ASS, appropriate conditions have been recommended to mitigate risks to the development and adjoining properties.
Light spill	The screening along the southern elevation will consist of a solid sculpted metal facade, this will ensure that light spill will not have adverse impacts on nearby residential properties. In addition, conditions will be imposed to manage light spill and luminance levels.
24-hour operation, 7 days a week – impact from noise and light spill	The car park does have the ability to operate 24 hours, 7 days a week. Conditions are recommended to measure acoustic impacts once operational. In respect of light spill, conditions are recommended to ensure that luminance levels do not detrimentally impact the residential properties to the south, south-east and east.

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Clause 4.6 Height Variation Report not satisfactory	The proposed height variations are acceptable, and the areas of non-compliance will not detrimentally affect adjoining properties, as addressed in detail above within this report.
Vibration Risks and Construction	Council's Environmental Health Officer has reviewed the amended acoustic report which addresses vibration impacts, appropriate conditions are recommended to mitigate impacts on nearby residential properties.
Overshadowing	The submitted shadow diagrams demonstrate that the rear open space and windows of the residential dwellings along Harslett Street will have no increased shadow between 10am and 2pm on the 21 June.
Material Concerns	Concern was raised with the perforation along the southern facade due to potential noise and light spill through openings. The façade will be a solid metal finish which will mitigate light spill and noise. The use of red elements in the façade is considered to be appropriate, and the applicant has confirmed that the red will be a burgundy colour not corporate red, this is consistent with the photomontages, and an acceptable subtle colour finish suitable for use throughout the proposed car park.
Fire Safety and Egress	Concern was raised with the need for a fire engineering performance solution with the proposed car park. The BCA report was reviewed by Council's Building Surveyor, and they have confirmed that the proposal is acceptable subject to conditions.
Contamination	A remedial action plan has been submitted and reviewed by Council's Environmental Health Officer, and they are satisfied that the site can be made suitable for the intended use, suitable conditions have been recommended to manage remediation requirements.
Acid Sulfate Soils	A preliminary acid sulfate soils assessment summary letter was submitted to Council and Council's Environmental Health Officer, and they are satisfied with the findings that the ASS presence is unlikely. An unexpected finds condition is recommended to be included.
Lack of Landscaping Information	The applicant has provided amended landscaping plans which have been reviewed by Council's landscape officers and confirmed that the soil depths can sustain the future screen planting that will buffer the future building, suitable conditions will be imposed to approve this landscaping and ensure ongoing management.
Position car park on northern side of building	The position of the car park has been determined to be a suitable location and is positioned in an area that is currently utilised for car parking.

Revised 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.

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Contributions

The development is subject to Section 7.11 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.

The Housing Productivity Contribution is not applicable as the proposal will decrease the previously approved gross floor area under DA2023/0491.

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.

Council's delegate supports the request for variation under clause 4.6 of Georges River Local Environmental Plan 2021, in relation to both the Clause 4.3 height and Clause 4.4 floor space ration development standards, the variations sought satisfy the objectives of the standard and sufficient environmental planning grounds have been provided in the written request for variation justifying that compliance would be unnecessary and unreasonable in the circumstances of the case. The proposal is also in the public interest, and it satisfies the objectives of the zone resulting in no adverse environmental impacts but rather a superior design outcome.

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 DA2025/0494 for the alterations to existing registered club and construction of a multi-storey car park on Lots 6-10 DP 16229 and Lot 1 DP 814106 on land known as 118-124 Princes Highway Beverley Park, as an approval for the reasons below, subject to the conditions referenced in Appendix 1:

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.

Signed

Louise Meilak

Assessing Officer: Louise Meilak
Title: Principal Planner
Date: 3 June 2026

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

Delegated Officer: Aidan Harrington
Title: Coordinator Development Assessment
Date: 4 June 2026

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

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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				
Lower Ground Overall	AD-DA-10_001_0	02/10/25	B	Studio.SC
Ground Floor Overall	AD-DA-10_002_0	02/10/25	B	Studio.SC
Level 1 Overall	AD-DA-10_003_0	02/10/25	B	Studio.SC
GA Plan – Lower GF Carpark Zone	AD-DA-11_001_1	02/10/25	D	Studio.SC
GA Plan – Lower GF Drop Off Zone	AD-DA-11_001_2	02/10/25	B	Studio.SC
GA Plan – Level 1 – Carpark Zone	AD-DA-11_002_1	02/10/25	D	Studio.SC
GA Plan – Level 1 – Drop Off Zone	AD-DA-11_002_2	02/10/25	B	Studio.SC
GA Plan – Level 2 Carpark Zone	AD-DA-11_003_1	02/10/25	D	Studio.SC
GA Plan – Level 2 Dropp Off Zone	AD-DA-11_003_2	02/10/25	B	Studio.SC
GA Plan – Roof Carpark Zone	AD-DA-11_004_1	02/10/25	D	Studio.SC
GA Plan – Roof Drop Off Zone	AD-DA-11_004_2	02/10/25	B	Studio.SC
Elevation – North, South - Carpark	AD-DA-21_101_0	15/05/26	D	Studio.SC
Elevation – East, West – Carpark	AD-DA-21_102_0	15/05/26	D	Studio.SC
Elevation – East and West Club	AD-DA-21_103_0	27/05/26	D	Studio.SC
Elevation – North and South – Club	AD-DA-21_104_0	27/05/26	D	Studio.SC
Section A, B, C – Carpark	AD-DA-31_101_0	02/10/25	D	Studio.SC
Section D, E, F – Carpark	AD-DA-31_102_0	02/10/25	D	Studio.SC
Section G, H – Club	AD-DA-31_103_0	02/10/25	D	Studio.SC
Detail Sections – Carpark	AD-DA-41_101_0	02/10/25	D	Studio.SC
Detail Sections – Club	AD-DA-41_102_0	02/10/25	D	Studio.SC
External Finishes and Materials – Carpark Building	AD-DA-90_001_0	15/05/26	D	Studio.SC
Landscape Plans				
Landscape Cover Sheet	C-000	29/04/26	A	Site Image
Landscape Planting Master Schedule	C-100	29/04/26	A	Site Image
Landscape Ground Floor Carpark – Planting Plan 01	C-101	29/04/26	A	Site Image
Landscape Ground Floor Carpark – Planting Plan 01	C-102	29/04/26	A	Site Image
Landscape Ground Floor Carpark – Planting Plan 01	C-103	29/04/26	A	Site Image
Landscape Sections 01	C-601	29/04/26	A	Site Image

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Documents Relied Upon in Assessing

Description	Ref No.	Date	Rev	Prepared by
Acoustic Report	SP01	1/7/24	5	Northrop
BCA Report		29/10/25	2	Certatude
Noise and Vibration Impact Assessment	240476	23/04/26	4	PWNA
Remedial Action Plan	E36068BWrpt3Rev1-RAP	21/05/26	1	JK Environments
Flood Impact Assessment	NS230861	21/10/25	02	ACOR Consultants
Traffic & Park Assessment Report	24094	17/10/25	Final	CJP Consulting Engineers
Arboricultural Impact Assessment		21/10/25	C	Birds Tree Consultancy
Operational Waste Management Plan	4289	23/08/23	B	EF Consulting
Preliminary Acid Sulfate Soil Assessment Summary Letter	E36068BWletRev1	21/05/26	1	JK Environments
Sustainability Report	251327-00-SE-RP01	23/10/25	B	Northrop
Geotechnical Investigation	E26389.G03_Rev2	28/10/25	2	EI Australia
Access Report	IAC-1877	12/10/25	C	iAcess Consultants

2. **Compliance with DA2023/0491 –** The development is to comply with the conditions of consent for DA2023/0491 unless the condition is superseded by a condition of this consent.

3. **Stormwater Diversion Works Approved under DA2023/0491** – This consent does not approve any amendments to the stormwater diversion works approved under DA2023/0491.

SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

4. **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;

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(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 6400.

5. **Driveway Crossing - Major 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.

6. **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.

7. **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.

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8. Transport for NSW Requirements –

(a) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon the Princes Highway including changes to the drainage system in the Princes Highway are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

(b) Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

(c) The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required by Conditions 1 and 2 that impact the Princes Highway.

(d) A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on the Princes Highway during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf.

(e) Should you have any further inquiries in relation to this matter, please contact Shengxi Lin, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

9. Sydney Water Requirements -

(a) Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. The compliance certificate also identifies any applicable Infrastructure Contribution charges. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying throughan authorised WSC or Sydney Water.

(b) Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Refer to attached Sydney Water Development Application Information Sheet to assist with progressing the development application approval.

10. Ausgrid –

(a) Ausgrid Underground Cables are in the vicinity of the development

Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

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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 Dial Before You Dig (DBYD).

In addition to DBYD the proponent should refer to the following documents to support safety in design and construction:

SafeWork Australia – Excavation Code of Practice.

Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables.

The following points should also be taken into consideration.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

(b) 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.

(c) New Driveways - Proximity to Existing Poles

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

(d) New or modified connection

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommend 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

(e) Ausgrid Kiosk Substation in the vicinity of the development

There is an existing kiosk style electricity substation that may be impacted by the proposed construction. Subsidence and vibration must be minimised at the substation site. The use of ground anchors under a substation is generally not permitted due to the presence of underground cabling and earthing conductors which may be more than 10m deep. A further area of exclusion may be required in some circumstances.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Any portion of a building other than a BCA class 10a structure constructed from non-combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHZ) (ICNIRP 2010).

For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to these property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.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-Safely/Clearance-enquiries

Should you require further information please contact Ausgrid via email to

Development@ausgrid.com.au

11. WaterNSW (Dewatering) –

(a) Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.

(b) All extracted groundwater must be discharged from the site in accordance with Council requirements for storm water drainage or in accordance with any applicable trade waste agreement.

(c) The design and construction of the building must prevent:

(i) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below -ground levels that maybe impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation;

(ii) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and

(iii) any elevated water table from rising to within 1.0 m below the natural ground surface.

(d) Construction Phase Monitoring programme and content:

(i) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW):

a. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a

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minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW.

b. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater;
c. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW;
d. QA: Include details of quality assurance and control
e. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories.

(ii) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme).

(e) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW.

The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW):

(i) All results from the Approved Monitoring Programme; and
(ii) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website.

The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.waternsw.com.au/customer-service/water-licensing/dewatering.

(f) The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June).The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following:

(i) Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation
(ii) Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions
(iii) Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS))
(iv) Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual.

(g) Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval).

Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

(h) The following construction phase monitoring requirements apply (Works Approval):

(i) The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW.
(ii) The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme).
(iii) The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.

(i) Construction phase monitoring bore requirements GTA:

(i) Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supplywork approval.

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(ii) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW.
(iii) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supplywork approval.
(iv) The monitoring bores should be used to develop a water table map for the site and its near environs.
(v) The monitoring bores must be protected from construction damage.

Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.

(j) A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity.

Advisory Note: An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force

(k) A water access licence, for the relevant water source, must be obtained prior to extracting groundwater, unless an exemption applies.

Advisory Note: See Schedule 4 of the Water Management (General) Regulation 2025.

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

12. **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	
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	$ 196,524.00
Inspection Fee for Refund of Damage Deposit	$ 385.00 per required inspection
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.12)	$518,625.55

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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 7.11 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
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 relevant Section 94 Development Contributions Plan.

Timing of Payment
The contribution must be paid and receipted 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.

13. **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: **$196,524.00**

(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: **$385.00 per required inspection**.

(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.

14. **Car Park Lighting –** Prior to the issue of a construction certificate, a compliance certificate must be provided by a suitable qualified lighting consultant and submitted to the certifying authority, to confirm that the car park lighting to be installed complies with the relevant Australian standards to ensure there will be no adverse impacts on the amenity of the surrounding area by light spill and or glare, particularly to nearby residential properties positioned along the Princes Highway and Harslett Crescent.

15. **Vehicle turn bay – Lower GF Carpark Zone –** to satisfy the requirements of *AS/NZS 2890.1:2004 Parking Facilities, Part 1 – off street car parking* at Clause *2.4.2 (c),* a vehicle turn bay shall be provided at the western end of the access aisle on the "Lower GF Carpark Zone" with the design of the turn bay being submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate. The turn bay shall:

(a) Be designed to cater for the turning of the B99 Australian Standard Design Vehicle with a minimum number of forward and reversing movements.

(b) Be designed by a suitably qualified and experienced Traffic Engineering professional.

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(c) Be suitably signposted and marked to prevent the bay being used as a parking space.

16. **Small Car Spaces – Signs and Markings** – The six (6) "small' car spaces located on the southern wall of the multi storey car park shall be suitably signposted and marked to restrict the use of the spaces to small cars only. Details of the signage and markings shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate and the signs and markings installed prior to the issue of the Occupation Certificate.

17. **Major Development** - 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.

18. **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 Principal Certifier. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or Principal Certifier will then issue a Fire Safety Schedule for the building.

19. **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.

20. **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.

21. **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.

22. **Geotechnical report -** Geotechnical Reports: 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:

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(a) 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.

(b) Dilapidation Reports on the adjoining properties including, but not limited to (address) and (address) prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the PCA and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.

(c) On-site guidance by a vibration specialist during the early part of excavation.

(d) 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.

(e) Sides of the excavation are to be piered prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

23. Landscape Plan – Amendment - Plans submitted with the construction certificate must illustrate that the approved landscape plan has been amended to incorporate the following changes:

(a) Details are required to be provided demonstrating that all proposed podium planting meets the soil depth and volume requirements of the ADG prior and includes details of proposed waterproofing, drainage and irrigation.

(b) Plans are required to show the automatic irrigation system to service all soft landscape areas including podium planting and modular planter boxes per the specifications on the Landscape Plan.

(c) Where trees are shown to be within or to the edge of carpark areas, details are to be provided demonstrating that optimal soil depths and volumes will be achieved including the provision of structural soils, stratal vaults, permeable paving etc to ensure that trees have opportunity for optimal growth.

(d) Proposed tree planting locations are to be amended to avoid conflicts with existing and proposed SW and sewer services and ensure adequate soil area and volume available.

The amended landscape plan must be lodged for approval by the PCA prior to the issue of a construction certificate.

24. Tree Protection Plan - The following trees are to be retained and protected in accordance with the approved Arboricultural Impact Assessment Report (AIA) as part of the proposed works:

Tree ID Number and Species	Location
1 – *Magnolia grandiflora*	Per approved AIA
2-6 – *Livistona australis*	Per approved AIA
15 – *Callistemon viminalis*	Per approved AIA
16 – *Magnolia grandiflora*	Per approved AIA
18 – Callistemon viminalis	Per approved AIA

29 – *Mangifera indica*	Per approved AIA
31-34 – *Syzygium australe*	Per approved AIA
35 – *Robinia pseudoacacia*	Per approved AIA
36 – *Chamaecyparis obtusa cv*	Per approved AIA
37 – *Lagerstroemia indica*	Per approved AIA
38 – Callistemon viminalis	Per approved AIA
39-41 – *Lagerstroemia indica*	Per approved AIA
42-43 – *Syzygium australe*	Per approved AIA
44-45 – *Plumeria rubra*	Per approved AIA

A site-specific tree protection plan and specification in accordance with *AS 4970-2025: Protection of trees on development sites* prepared by an AQF Level 5 Arborist must be lodged for approval by Council's Senior Landscape & Arboricultural Assessment Officer prior to the issue of a construction certificate. The plan must include the following as a minimum:

- Name of AQF Level 5 Arborist, contact information, plan number and date
- Scale
- North point
- Location of all existing trees on site, on adjoining properties within 5 metres of the boundary fence and street trees.
- All trees clearly labelled for retention or removal.
- Existing and proposed RLs at the base of each tree
- TPZ, SRZ and canopy dimensions
- Incursion areas and percentages
- Locations, dimensions and specifications for tree protection measures including fencing, trunk and ground protection

25. 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.

26. Notice of Requirements for a Section 73 Certificate - A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to

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build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Notice of requirements must be submitted prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

27. 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.

28. Contaminated Land – Environmental Management Plan - An Environmental Management Plan, prepared by a Contaminated Land Consultant (certified under the consultant certification schemes recognised by the NSW Environmental Protection Authority), must be submitted to the satisfaction of the Certifying Authority.

The Environmental Management Plan must be incorporated into the Construction Certificate documentation.

Reason: To ensure appropriate management of contaminants. To protect the environment and maintain public health.

29. Contaminated Land – Site Audit Statement - To ensure that the Detailed Site Investigation (DSI) has been completed appropriately and any Remedial Action Plan (RAP) proposed for the site will result in the land being made suitable for the proposed use, a Site Audit Statement (SAS) completed by an accredited site auditor under the *Contaminated Land Management Act 1997* (NSW) must be submitted to the satisfaction of the Certifying Authority.

The SAS must demonstrate that the DSI and RAP, required to be prepared, have been completed in accordance with the current or most recent version of NSW EPA Consultants Reporting on Contaminated Land Guidelines and that the land can be made suitable for the proposed use by the implementation of any specified RAP. This must be provided to Council and the accredited certifier prior to the issue of any construction certificate.

The SAS must be incorporated into the Construction Certificate documentation.

Reason: To ensure appropriate site remediation and to protect the environment and maintain public health.

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

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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.

31. **Hazardous Material Survey Report** - Prior to the issue of the Construction Certificate, a Hazardous Material Survey must be prepared by a suitable qualified occupational hygienist and must be submitted to the satisfaction of the Certifying Authority.

32. **Construction vehicle and pedestrian plan of management** – 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 be prepared for the various stages of the development and include, but not be limited to, the following:

(a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
(b) Indicate the consent approved hours of work.
(c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
(d) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site. The developer/builder shall liaise fortnightly with other identified developers/builders to minimize any cumulative traffic impacts.
(e) Include a plan showing the location of any schools, pre schools and long day care centres within 200m of the site.
(f) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
(g) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
(h) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
(i) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
(j) Provide swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:
- Are required to confirm truck movements into and out of the site associated with the various stages of development will not damage public or private infrastructure/property.
- Are required to confirm truck movements into and out of the site can be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
- Shall be prepared by a suitably qualified and experienced traffic engineering consultant.

(k) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones. NOTE: Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.
(l) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking, parking in NO STOPPING/NO STANDING zones or across neighboring property driveways is not permitted.

NOTE: A copy of the approved CVPPM must be kept at the site and made available to the Principal Certifying Authority or Council on request:

33. **Pre-Construction Dilapidation Report – Private Land**

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A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

(a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer

(b) Affected properties along Harslett Crescent that are adjacent to the development site; and

(c) Affected properties along the Princes Highway that are adjacent to the development site

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to the Principal Certifier to obtain their agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

34. Stormwater System

The submitted stormwater plans prepared by ACOR Consultants have been assessed as a concept plans 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.

(a) The Principal Certifier shall ensure that all stormwater runoff from the proposed development area shall drain by gravity to existing satisfactory on-site drainage system to Council's stormwater pipe system without any nuisance flooding to adjoining property owners and the drainage system must be in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).

(b) 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 Management Policy, shall accompany the application for the Construction Certificate.

(c) Details of all the pipe drainage diversion works and within public domain area must be submitted to Council's Assets and Infra-structure unit for S68 approval.

35. Driveway Construction Plan Details

Detailed engineering plans for the driveway shall be submitted with the relevant Construction Certificate application for approval that show:

(a) Longitudinal and cross sections, gradients, type of construction materials designed in accordance with 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.

36. Council Property Shoring

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Prior to the issue of the Construction Certificate, plans and specifications prepared by a professional engineer specialising in practising structural engineering must detail how Council's property shall be supported at all times.

Where any shoring is to be supporting, or located on Council's property, certified structural engineering drawings detailing; the extent of the encroachment, the type of shoring and the method of removal, shall be included on the plans. Where the shoring cannot be removed, the plans must detail that the shoring will be cut to 150mm below footpath level and the gap between the shoring and any building shall be filled with a 5MPa lean concrete mix.

37. **Structural Details -** Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete pipe and pit works, structural beams, columns OSD/Rainwater Tanks & 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.

38. **Traffic Management – Compliance with AS2890.2 –** 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). A certification is to be submitted from a qualified consulting traffic engineer outlining that traffic management systems design complied with AS2890.2.

39. **Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993**

This Development Consent does not give approval to undertake works on public infrastructure. A separate approval for 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) Existing pipe diversion & ancillary works within the property & road reserve. This includes connections to Council's system upstream and downstream

(b) Stormwater & ancillary works to public infrastructure on private land

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. DA2020/****) 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 required to carry out the approved development. These will include but are not limited to costs associated with applications, design, construction, any required modifications to public service utilities, inspections, preparation of Work-as-Executed plans, preparation of dilapidation reports including CCTV footage of the stormwater system both before and upon completion of the works.

A stormwater bond in accordance Council's adopted Fees and Charges shall also be required to be lodged prior to the commencement of works on Council's stormwater system.

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 storm water drainage system are to be arranged by the applicant.

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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.

The Application Form for this activity 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 6400.

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

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

40. **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 Principal Certifier 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.

41. **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.

42. **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.

43. **Contaminated Land – Prior to Undertaking Remediation Works** - Written notice must be submitted to Council's Environmental Health Officer 30 days prior to the commencement of remediation works, in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (as amended).

Reason: To satisfy legislative requirements.

44. **Contaminated Land – Prior to the Commencement of any work** – Prior to the commencement of any work (including demolition and excavation), the applicant must engage an appropriately qualified Land Contamination Consultant (certified under the consultant certification schemes recognised by the NSW EPA), to supervise and manage on-site works and remediation in accordance with the:

(a) NSW Environment Protection Authority "Consultants Reporting on Contaminated Land Guidelines" (as amended)
(b) NSW Environment Protection Authority guidelines under the Contaminated Land Management Act 1997 (NSW) (as amended)
(c) State Environmental Planning Policy (Resilience and Hazards) 2021 (as amended), and
(d) The Remedial Action Plan as referenced in this consent.

Evidence of the engagement must be submitted to the Certifying Authority. If Council is not the Certifying Authority, a copy is to be provided to Council prior to the commencement of any work.

Reason: To ensure remediation is appropriately carried out. To protect the environment and maintain public health.

45. **Asbestos (hazardous management strategy) -** The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the "Code of Practice: How to Safely Remove Asbestos" published by Safe Work Australia.

The strategy shall be submitted to the Principal Certifying Authority prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

46. **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.

47. **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.

48. **Dilapidation Report on Public Land – Major Development Only**
Prior to the commencement of works (including demolition and excavation), a dilapidation report must be prepared for the Council infrastructure adjoining the development site, including:

(a) Footpaths, Kerb and gutter and roadways
(b) Stormwater drainage pits and pipes

The report must include the following:

(a) Photographs showing the existing condition of the road pavement fronting the site,
(b) Photographs showing the existing condition of the kerb and gutter fronting the site,
(c) Photographs showing the existing condition of the footpath pavement fronting the site,
(d) Photographs showing the existing condition of any retaining walls within the footway or road, and
(e) Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and
(f) The full name and signature of the structural engineer.
(g) The Dilapidation Report must be prepared by a qualified structural engineer. The report must be provided to the PCA and a copy provided to the Council.

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The Dilapidation Report must be prepared by a professional engineer. The report must be provided to the PCA and a copy provided to the Council.

The report is to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

Note: Council will use this report to determine whether to refund the damage deposit after the completion of works.

DURING CONSTRUCTION

49. **Tree Removal Prohibited –** 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.

50. **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.

51. **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 pipe drainage system.

52. **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.

53. **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.

54. **Building Materials – Flood Prone Land** - All building materials used to construct the proposed buildings must be constructed using flood proof materials up to the 1:100 year ARI flood level in that location and this must be specified by the manufacturer. All electrical services must also be located above the 1:100 year flood level as determined by the submitted Flood Risk Management Report and the Certifying Authority ensures that the flood levels are adhered to in the design. The applicant should refer to the NSW Government Public *Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas*, Chapter 4.3'.

55. **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.

56. **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

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57. **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.

58. **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.

59. **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 Acton 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:

(a) the Remedial Action Plan, and

(b) a Validation Report and or Environmental Management Plan is obtained, and

(c) 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.

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 removed daily.

(c) All grass and vegetation must be maintained so the grass and vegetation (excluding trees) does not exceed a height of 100 mm above ground level.

(d) Any accumulated or ponded water must be removed within 5 days (weather permits). 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) Fencing must be provided and installed within the boundary of the premises. Fencing must be maintained so 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 within the premises.

61. **Tree Removal Prohibited -** No tree on the subject property, Council's public footway, public reserves or on neighbouring properties and protected under the Georges River Tree Management Policy 2019 may be removed, pruned or otherwise damaged without Council consent.

62. **Tree Removal and Replacement Planting -** Permission was previously granted for the removal under D2025/0491 of the following trees:

Tree ID Number and Species	Location
7-12 – *Livistona australis*	Per approved AIA
13-14 – *Magnolia grandiflora*	Per approved AIA
17-28 – *Nerium oleander*	Per approved AIA

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45 – *Plumeria rubra*	Per approved AIA

(a) 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).*

(b) Replacement tree planting is to be undertaken in accordance with the approved landscape plan as amended by this consent.

63. Tree Protection & Compliance with Tree Protection Plan - The tree protection measures and recommendations outlined in the approved Tree Protection Plan must be implemented throughout the relevant stages of construction in accordance with Section 4 – Australian Standard AS 4970-2025: Protection of trees on development sites.

a) The following trees are to be retained and protected as part of the proposed works:

Tree ID Number and Species	Location
1 – *Magnolia grandiflora*	Per approved AIA
2-6 – *Livistona australis*	Per approved AIA
15 – *Callistemon viminalis*	Per approved AIA
16 – *Magnolia grandiflora*	Per approved AIA
18 – Callistemon viminalis	Per approved AIA
29 – *Mangifera indica*	Per approved AIA
30 – *Melaleuca bracteata*	Per approved AIA
31-34 – *Syzygium australe*	Per approved AIA
35 – *Robinia pseudoacacia*	Per approved AIA
36 – *Chamaecyparis obtusa cv*	Per approved AIA
37 – *Lagerstroemia indica*	Per approved AIA
38 – Callistemon viminalis	Per approved AIA
39-41 – *Lagerstroemia indica*	Per approved AIA
42-43 – *Syzygium australe*	Per approved AIA
44-45 – *Plumeria rubra*	Per approved AIA

b) 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:

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Hold Point	Action Required by AQF Level 5 Project Arborist
1. a) Prior to commencement of demolition/construction works.	Site meeting with builder to discuss and confirm understanding of tree protection measures required.
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.
2. Works within the TPZ areas of trees to be retained	Supervise, direct and photograph all approved works with the TPZ areas of tree to be retained.
3. Prior to issue of Occupation Certificate	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

64. Landscape Works

All landscape works shall be carried out in accordance with the approved landscape plans prepared by *Site Image* dated 25 July 2024 subject to the following -

a) The applicant must engage a licensed and reputable nursery grower early within the build phase and order all trees and 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 trees proposed upon the approved landscape plan shall comply with AS 2303 – 2018, *Tree Stock for Landscape use* and *NATSPEC Specifying Trees: a guide to assessment of tree quality (2003)*.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

65. 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.

66. Contaminated Land – Site Validation Report - A Site Validation Report, prepared by a Contaminated Land Consultant (certified under the consultant certification schemes recognised by the NSW EPA), in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW) (as

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amended), must be submitted to the satisfaction of the Certifying Authority prior to issuing the Occupation Certificate.

The Site Validation Report must include:
(a) A notice of completion of remediation works
(b) Details of site management requirements (if any), and
(c) A clear statement on the suitability of the proposed site use.

The Site Validation Report must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure site remediation works are appropriately completed. To protect the environment and maintain public health.

67. **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 4 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 is 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.

68. **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.

69. Council Pipe Drainage Easement - The applicant must create 3500mm wide Easement to Drain Water along the proposed pipe diversion alignment with the subject property. The easement must allow for a piped, gravity fed system of drainage of stormwater from the subject site with direct, underground connection to Council's culvert downstream.

Evidence of registration of the easement to drain water benefitting Council and burdening the title of the subject property is to be provided to Council.

70. **Requirements prior to the issue of the Occupation Certificate - Stormwater Works** - 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 including the pipe diversion works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.

71. **Acoustic Certification –** Prior to the issue of any Occupation Certificate, or use of the premises, a report prepared by a suitably qualified acoustic consultant or engineer must be submitted to the Certifying Authority, certifying that the construction has incorporated the recommendations in the Acoustic Report as referenced in this consent.

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

72. **Completion of Tree Works** – All tree protection and Project Arborist works set out in the approved tree protection plan and Project Arborist hold points must be completed prior to the issue of a final occupation certificate for the site. A certificate of compliance prepared by the AQF Level 5 Project Arborist and all required monitoring documentation must be submitted to the PCA for approval prior to the issue of an occupation certificate. Documentation must be made available to Council's Tree Compliance Officer on request.

73. **Completion of all Landscape Works –** All landscape works, the planting of all tree and plant material in accordance with approved landscape plans (at CC) 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 Principal Certifier for approval prior to the issue of an occupation certificate.

74. **Major Development** - Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface. All car parking spaces are to be line marked in accordance with AS1742, 'Australian Standard Manual of Uniform Traffic Control Devices' and the relevant guidelines published by the RMS.

75. **Development Engineering - Restriction on use of land for overland flow** - An additional Restriction of Use of the Land is to be created using Section 88E of the Conveyancing Act 1919 over the subject property on which this development is to be carried out. This Restriction shall ensure that the stormwater overland flow-path, as determined by Council, be maintained free from obstructions at all times and shall be worded as follows:

In relation to the stormwater overland flow-path as identified by Flood Impact Assessment Report, Prepared by ACOR Consultants, Dated 03/06/2024, the following Restrictions on The Use of The Land will apply to all areas of the lot located below 1% AEP flood Levels in accordance with the flood report:

(a) Property boundary fencing is not to obstruct the free flow of surface waters across the overland flow path in any way.
(b) No building structures, walls, fences, trees, shrubs, grass or other vegetation shall be erected or planted within the site of the overland flow path and/or easement to drain water (where existing or proposed on site), except with the approval of Council.
(c) The existing natural ground levels of the site shall not be raised or lowered or retaining walls constructed unless specified detailed plans are first submitted to and approved by Council.
(d) The overland flow path must be kept clear of obstructions at all times and maintained to the satisfaction of Council.

This Restriction shall benefit Georges River Council and Georges River Council is to be nominated as the Authority to release, vary or modify this Restriction. This Restriction on Use of Land shall be registered on the title of the land, prior to the issue of Any Occupation Certificate for the development (Interim or Final Occupation Certificate).

Documentary evidence of the registration of this Restriction on title is to be supplied to the Principal Certifying Authority when application for an occupation certificate is made.

76. **Stormwater drainage works – Works As Executed**

Prior to the issue of the Occupation Certificate, storm water drainage works are to be certified by a qualified 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) Pipe invert levels and surface levels to Australian Height Datum;

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(c) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

77. 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/pipe drainage diversion 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 jointly and duly signed by a Chartered Professional Engineer and Registered Surveyor when all the site engineering works and Pipe Drainage Diversion works plans are all complete shall be submitted to the PCA prior to the issue of the Occupation Certificate.

(f) The construction of the drainage construction works shall be completed in accordance with the conditions and specifications of the Section 68 Activity Approval.

78. Completion of Major Works

Prior to the issue of a Final Occupation Certificate, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

(a) Stormwater pipes, pits and connections to public stormwater systems within the road related area;

(b) Driveways and vehicular crossings within the road related area;

(c) Removal of redundant driveways and vehicular crossings;

(d) New footpaths within the road related area;

(e) Relocation of existing power/light pole

(f) Relocation/provision of street signs

(g) New or replacement street trees;

(h) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street.

(i) New or reinstated kerb and guttering within the road related area; and

(j) New or reinstated road surface pavement within the road.

Council's Assets and Infrastructure Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. Note: The damage deposit paid to Council will not be released until the works have been completed to Council's satisfaction.

79. Traffic Control Devices

The internal road network, pedestrian facilities and parking facilities (including visitor parking and employee parking) shall be designated and line marked in accordance with Australian Standard - AS1742, Manual of Uniform Traffic Control Devices.

80. Dilapidation Report on Public Land for Major Development Only

Upon completion of works, a follow up dilapidation report must be prepared for the items of Council infrastructure adjoining the development site including:

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(a) Footpaths, Kerb, and gutter

(b) Drainage Infrastructure

The dilapidation report must be prepared by a professional engineer specialising in structural engineering, and include:

(a) Photographs showing the condition of the road pavement fronting the site

(b) Photographs showing the condition of the kerb and gutter fronting the site

(c) Photographs showing the condition of the footway including footpath pavement fronting the site

(d) Photographs showing the condition of retaining walls within the footway or road

(e) Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and

(f) The full name and signature of the professional engineer.

The report must be provided to the PCA and a copy provided to the Council. The reports are to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

NOTE: Council will use this report to determine whether or not to refund the damage deposit.

Council's Assets and Infrastructure Division must advise in writing that the works have been completed to their satisfaction prior to the issue of an Occupation Certificate.

81. Internal Roads - Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface. All car parking spaces are to be line marked in accordance with AS1742, 'Australian Standard Manual of Uniform Traffic Control Devices' and the relevant guidelines published by TfNSW.

82. Carpark Layout, Design and Certification - The layout and design of off street car parking areas shall comply with the requirements of *AS/NZS 2890.1:2004 Parking Facilities, Part 1- Off street Car parking* and other Australian Standards as applicable.

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

83. Marking of parking spaces and certification - Prior to the issue of an Occupation Certificate, all parking spaces shall be clearly designated and linemarked to comply with *AS1742, Manual of uniform Traffic Control Devices.*

Documentation from a suitably qualified and experienced Traffic Engineering consultant shall be submitted to the Principal Certifying Authority certifying the carparking spaces have been marked in accordance with the approved plans and the above Australian Standard.

84. Ongoing Tree Maintenance Works

(a) All newly planted trees must be maintained until they reach a height where they are protected by Councils Tree Management Controls. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying trees and other operations required to maintain healthy trees.

(b) If any trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species and pot/bag size. If the trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size.

85. Acoustic mitigation infrastructure – Maintenance - Noise mitigation measures as outlined in the Acoustic Report prepared by Pulse White Roise Acoustics, titled Noise and Vibration Impact

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Assessment" and dated 23 April 2026 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 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 an appropriate acoustic level to surrounding amenities.

87. **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 an appropriate acoustic level to surrounding amenities.

88. **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).

89. **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)" and must be submitted to Council for consideration.

This 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, provide further works required to achieve the required outcome/s.

Where the non-compliance result in breach of the above Policy, the uses must cease, and the rectification works must be completed prior to the use recommencing.

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

90. **Lighting – General Nuisance –** To protect neighbourhood amenity and road safety, any 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 ensuring there are no adverse impacts on the amenity of the surrounding area by light overspill or glare and must comply with:

(a) The current or latest version of AS4282-1997: *Control of the obtrusive effects of outdoor lighting*

91. **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 the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, wastewater, waste products, grit, oil or other harmful products.

92. **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. External storage shall be limited to waste receptacles.

93. **Traffic Management Requirements** – The following must be complied with:

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

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- Vehicular entry/exit movements shall be carried out in a forward direction at all times.
- Loading and unloading of vehicles and delivery of goods to the building are to be carried out fully within the confines of the site.
- The maximum size of vehicle using the proposed development shall be limited to Medium Rigid Vehicle (MRV) as denoted in AS2890.2-2018: Parking Facilities – Part 2- Off-street commercial vehicle parking
- All plantings in the landscaped areas on both sides of the exit driveway to the Princes Highway shall be maintained at heights that provide minimum sightlines for pedestrians in accordance with s3.2.4 of AS/NZS2890.1:2004 Parking Facilities, Part 1- off street car parking.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

94. **Requirement for a Construction Certificate –** The erection of a building must not commence until a Construction Certificate has been issued.

95. 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.

96. **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.

97. **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.

98. **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.

99. **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 hour's notice by facsimile or telephone, must be given when specified work requiring inspection has been completed.

100. **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

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101. **Clause 98 - 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.

102. **Clause 98A – 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.

103. **Clause 98C - Entertainment Venues -** Schedule 3A of the Environmental Planning and Assessment Regulation 2000 outlines the prescribed conditions which apply to Entertainment Venues.

104. **Clause 98D - Erection of sign 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.

105. **Clause 98E - 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

END CONDITIONS

NOTES / ADVICES

1. **Review of Determination** - Part 8 Section 8.2A 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 lodged within 6 months from its determination.

2. **Appeal Rights -** Division 8 (Appeals and Related matters) Part 8 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 operates from the date the original consent was determined, ie 21 June 2018, except as qualified by Section 4.50 of the Act.

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 4.53of the Environmental Planning and Assessment Act 1979 as amended.

4. **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/nglg.htm) and the Industrial Noise Guidelines (http://www.environment.nsw.gov.au/noise/industrial.htm) publish 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:

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(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).

5. **Council as Principal Certifier** - Compliance with the BCA - Should the Council be appointed as the Principal Certifying Authority in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative 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.

6. **Energy Efficiency Provisions -** Should Council be appointed as the Principal Certifying Authority, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the Principal Certifying Authority.

7. **Council as Principal Certifier -** Total Conformity with BCA - Should the Council be appointed as the Principal Certifying Authority, the Construction Certificate Application must be accompanied by the following details, with plans prepared and certified by an appropriately qualified person demonstrating compliance with the BCA:

- Mechanical ventilation to bathroom, laundry and basement areas not afforded natural ventilation.
- Provision of natural light to all habitable areas.
- Fire-fighting services and equipment including hydrant and booster assembly systems, sprinkler and valve room systems, hose reels, portable fire extinguishers, smoke hazard management systems and sound & warning systems.
- Emergency lighting and exit signs throughout, including terrace areas, lobby and basement areas.
- Construction of all fire (smoke) doors including warning and operational signage to required exit and exit door areas.
- Egress, travel distance and the discharge from an exit including the swing of exit doors.
- The protection of openings including spandrel separation.
- Fire compartmentation and fire wall separation details including all stairway, lift and service shaft areas.
- Protection of openings including paths of travel from fire isolated exists
- Re-entry facilities from fire isolated exit stairways.
- Sound transmission and insulation details.
- Window schedule is to include the protection of openable windows.
- The location of sanitary facilities for employees in accordance with Table F2.1

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In this regard, detailed construction plans and specifications that demonstrate compliance with the above requirements of the BCA must be submitted to the Principal Certifying Authority with the Construction Certificate Application. 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.

In the event that full compliance with the BCA cannot be achieved and the services of a fire engineer are obtained to determine an alternative method of compliance with the BCA, such report must be submitted to and endorsed by the Principal Certifying Authority prior to issue of the Construction Certificate.

8. **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).

9. **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.

10. **Sydney Water Section 73 Certificates -** The Section 73 Certificate must be a separate certificate that relates specifically to this development consent. For example, if the development consent relates to the subdivision of the land, a Section 73 certificate for the construction of the building that is subject to a different development consent will not suffice.

11. **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.

12. **Security deposit administration & compliance fee -** Under Section 97 (5) of the Local Government Act 1993, a security deposit (or part) if repaid to the person who provided it is to be repaid with any interest accrued on the deposit (or part) as a consequence of its investment.

    Council must cover administration and other costs incurred in the investment of these monies. The current charge is $50.00 plus 2% of the bond amount per annum.

    The interest rate applied to bonds is set at Council's business banking facility rate as at 1 July each year. Council will accept a bank guarantee in lieu of a deposit.

    All interest earned on security deposits will be used to offset the Security Deposit Administration and Compliance fee. Where interest earned on a deposit is not sufficient to meet the fee, it will be accepted in full satisfaction of the fee.

13. **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:

    (a) Complete the Driveway Crossing on Council Road Reserve Application Form which can be downloaded from Georges River Council's Website at www.georgesriver.nsw.gov.au.

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(b) In the Application Form, quote the Development Consent No. (eg. DA2025/0494) 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 Vehicular 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 by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

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 storm water 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.

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REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 18 JUNE 2026

LPP028-26 18 & 18A LETITIA STREET, OATLEY

LPP Report No	**LPP028-26**	**Development Application No**	**DA2026/0010**
Site Address & Ward Locality	18 & 18A Letitia Street, Oatley Blakehurst Ward		
Proposed Development	Alterations and additions to two buildings creating a single mixed use development comprising shop top housing		
Owners	ATEF Elassi and Dania Elassi		
Applicant	Dania Elassi		
Planner/Architect	The Planning Co.		
Submissions	One		
Cost of Works	$2,257,648.00		
Local Planning Panel Criteria	The application must be determined by the Local Planning Panel as it falls under Schedule 1, Clause 4 (b) of the Local Planning Panels Direction.		
Report prepared by	Development Assessment Planner		

RECOMMENDATION	Approval, subject to conditions.

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.

PROPOSAL

The proposal is for the demolition of internal walls within the ground floor and basement area, excavation and alterations and additions to the existing buildings and consolidation to create a shop top housing development, involving the following works on each level:

- Basement Level
  - New storage areas, with stairways and new OSD system.
- Ground Floor
  - Minor alterations to both shops including the removal of existing stairs and walls;
  - New central stairs connecting the basement, carport, shop and residential levels;
  - Two rear carports behind both shops;

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- First Floor
    - Conversion of the existing office and alterations and additions to create a new two-bedroom unit at No. 18 Letitia Street;
    - Alterations and additions to existing residential unit at 18A Letitia Street to create a two-bedroom unit;
- New Second Floor
    - A new storey comprising of two residential units with the following layout:
        - 2 bedrooms with one ensuite;
        - Open plan kitchen, living and dining;
        - Study;
        - Bathroom; and
        - Balconies located on the western side.

SUBMISSIONS

The proposal was notified in accordance with the provisions of Council's Engagement Strategy. One submission was received and is discussed further in the attached assessment report.

ASSESSMENT

Development Application No. DA2026/0010 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 (Housing) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 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 and is worthy of support, subject to the recommended conditions of consent.

The proposal provides two (2) on-site parking spaces where eight (8) spaces are required under the DCP, a variation to car parking is considered acceptable and justified having regard to the site's existing non-compliance, the adaptive reuse of an existing building, and the limited capacity to provide additional parking without unreasonable excavation. Importantly, the site is located within close proximity to public transport, including Oatley railway station, and benefits from available on-street and off-street parking within the established centre. The proposal does not result in a significant intensification of parking demand, and Council's Traffic Engineer has raised no objections to the shortfall. On this basis, the parking variation is supported.

There are some minor non-compliances with the Apartment design Guideline in relation to solar access, ceiling heights, separation distances and communal open space. However, these are justified in the report and have generally resulted from the adaptive reuse of the existing buildings. The development has been designed to maintain privacy to adjoining properties, the site is in close proximity to open space and services, all units are generous in sizing and the non-compliant floor to ceiling heights enable the delivery of the two car spaces onsite.

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CONCLUSION

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, Development Application No. DA2026/0010 for Alterations and additions to two buildings creating a single mixed use development comprising shop top housing at 18 & 18A Letitia Street, OATLEY NSW 2223 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 proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

ATTACHMENTS

Attachment ⇩1 Architectural Plans - 18 & 18A Letitia Street, OATLEY - DA2026/0010

Attachment ⇩2 Assessment Report - 18 & 18A Letitia Street Oatley - DA2026/0010

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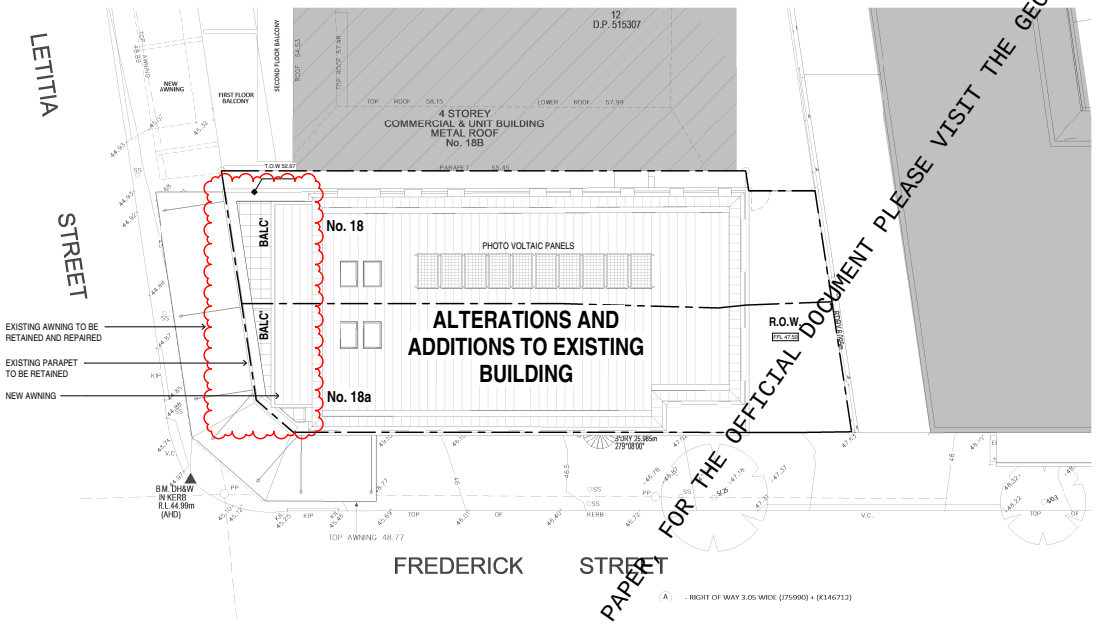
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER



1 SITE / ROOF PLAN
SCALE 1 : 100

A - RIGHT OF WAY 3.05 WIDE (J75990) + (K146712)

CERTIFICATE NUMBER: No. 1827697M

BASIX NOTES

REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

FLOORS
CONCRETE. R2.5 INSULATION TO SUSPENDED FLOOR EXPOSED TO OUTSIDE AIR

EXTERNAL WALLS
UNIT 1 - CAVITY BRICK R1.0 BULK INSULATION TO NORTH FACADE
UNIT 2 - CAVITY BRICK R1.0 BULK INSULATION TO SOUTH FACING FACADE.
UNIT 1 & 2 - BRICK VENEER, R2.5 INSULATION
UNIT 3 & 4 - METAL CLADDING STUD FRAME - R2.5 BULK INSULATION

CEILINGS
UNITS 1 & 2 - PLASTERBOARD R2.5 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR
UNITS 3 & 4 - PLASTERBOARD R4.0 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR

GLAZING DOORS/WINDOWS
GLAZED WINDOWS AND DOORS:
UNITS 1 & 2 -
DOUBLE HUNG WINDOWS - TIMBER FRAME, SINGLE GLAZED
COMFORT PLUS OR SIMILAR, U VALUE 3.14 OR LESS AND SHGC 0.50 +/- 5%
SLIDING & FIXED WINDOWS - TIMBER FRAME , SINGLE GLAZED LOW E OR SIMILAR, U VALUE 4.30 OR LESS AND SHGC 0.50 +/- 5%.

UNITS 3 & 4 -
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CEILING FANS TO UNITS 3 & 4
1400MM CEILING FANS TO LIVING
1200MM CEILING FANS TO BEDROOMS

WATER
4 STARS TO ALL SHOWER HEADS, TOILET FLUSHING SYSTEMS, ALL KITCHEN TAPS
5 STAR TO ALL BATHROOM TAPS, DISHWASHERS

ENERGY
- GAS INSTANT HOT WATER
- BATHROOM, KITCHEN, LAUNDRY TO BE INDIVIDUAL FANS DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF
- COOLING AND HEATING SYSTEM TO BE AIR CONDITIONING SINGLE PHASE - EER 3.0-3.5 LIVING/BED.
- ELECTRICAL COOKTOP & OVENS
- DISHWASHER 3.5 STARS
- PHOTOVOLTAIC SYSTEM 3.0kW

SITE CALCULATIONS

SITE AREA	= 329.61m²

FLOOR SPACE
LEP 2023 - ZONE E1 LOCAL CENTRE

maximum FSR for Zone B2 = 2.5:1
[329.61 x 2.5 = 824.025m²

PROPOSED FLOOR AREAS

BASEMENT FLOOR AREA :	= 93 m²
GROUND FLOOR AREA :	= 159 m²
FIRST FLOOR AREA :	= 201 m²
SECOND FLOOR AREA :	= 178 m²
TOTAL :	= 631 m²
PROPOSED FSR :	= 1.91 : 1

LANDSCAPING
LEP 2023 - ZONE B2 - LOCAL CENTRE
minimum landscaping for Zone B2 = N/A

PROPOSED LANDSCAPING = Nil

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE:
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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI
PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
SHEET TITLE: SITE / ROOF PLAN

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

DRAWN	AP
CHECK	AL
DATE	APRIL 26
SCALE	1 : 100@A1
SHEET	2
JOB No.	2970.1
ISSUE	01

ISSUE FOR DA APPLICATION

DOCUMENT FOR THE OFFICIAL GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU



1 SITE ANALYSIS PLAN
NTS

A - View of 18B Letitia Street

B - View from Letitia Street

C - View from Frederick Street

D - Rear of site viewed from neighbour acess

E - Rear of site viewed from neighbour access

F - Rear of site viewed from neighbour access

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

2	RFI AMENDMENTS	23.04.26 JC
1	DEVELOPMENT APPLICATION PLANS	25/12/2025 AL
ISSUE	AMENDMENT	DATE INT

ELASSI

18 AND 18A LETITIA STREET, OATLEY

ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE

SITE ANALYSIS PLAN

Innovate Architects

BC/AI | AS SHOWN @A1
GJ | 2
APRIL 26
2970.1 | 02
ISSUE FOR DA APPLICATION

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER

LPP028-26 Attachment 1

WWW.GEORGESRIVER.NSW.GOV.AU

THE GEORGES RIVER WEBSITE:

PLEASE VISIT

DOCUMENT

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FOR

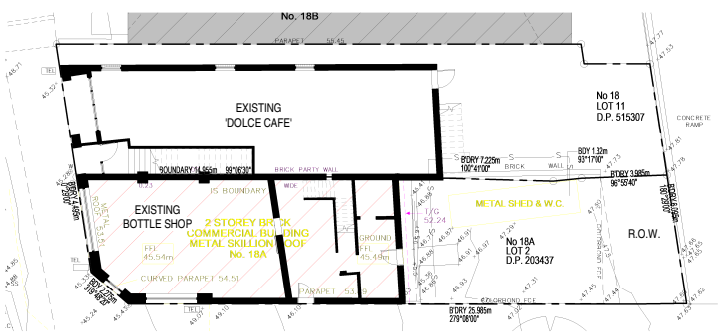
PAPER,

BUSINESS

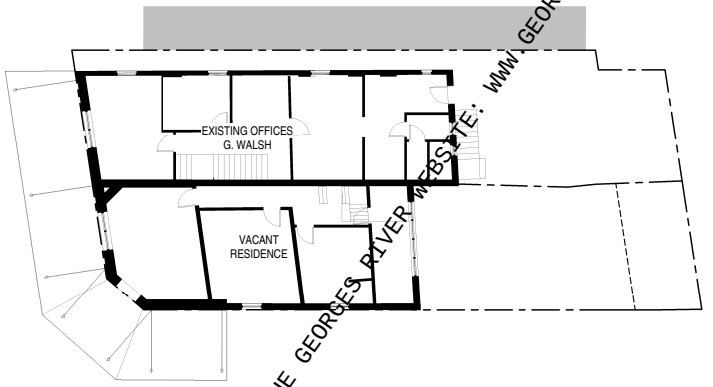
PANEL

LOCAL

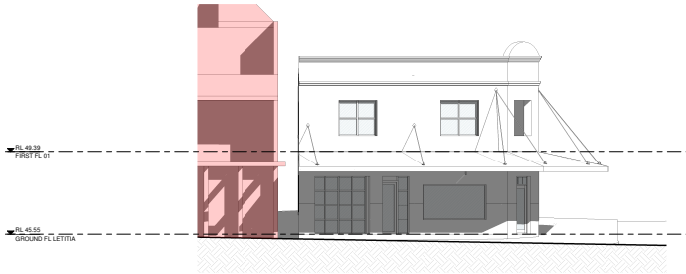
RIVER



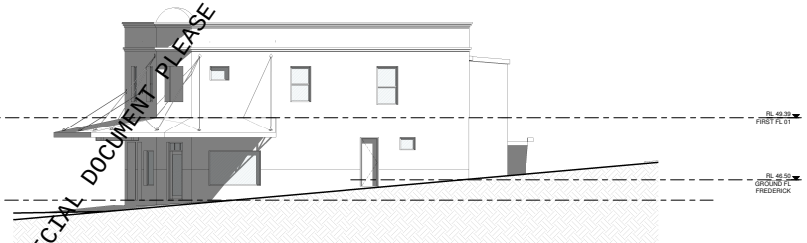
1 EXISTING GROUND FLOOR PLAN
SCALE 1 : 100



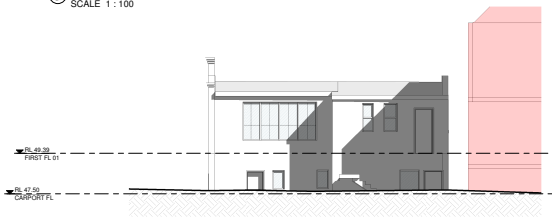
2 EXISTING FIRST FLOOR PLAN
SCALE 1 : 100



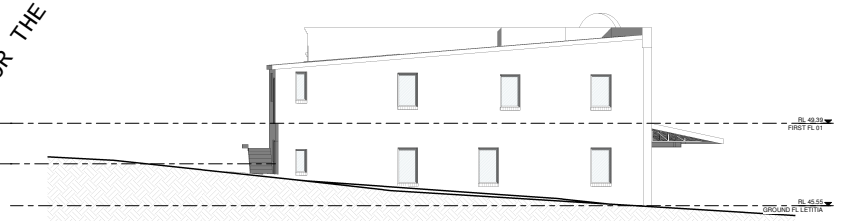
3 LETITIA STREET ELEVATION (WEST) - EXISTING
SCALE 1 : 100



4 SIDE ELEVATION (SOUTH) - EXISTING
SCALE 1 : 100



5 REAR ELEVATION (EAST) - EXISTING
SCALE 1 : 100



6 SIDE ELEVATION (NORTH) - EXISTING
SCALE 1 : 100

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI
PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
DRAWING: EXISTING FLOOR PLANS & ELEVATIONS

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

DRAWN	AP
CHECK	AL
DATE	APRIL 26
JOB NUMBER	2970.1
SCALE	1 : 100@A1
SHEET	2
REV	03

ISSUE FOR DA APPLICATION

LPP028-26 Attachment 1

PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU TO VIEW THE DEFINITIVE DOCUMENT
PAPER COPY FOR BUSINESS PLANNING PANEL LOCAL PLANNING PANEL

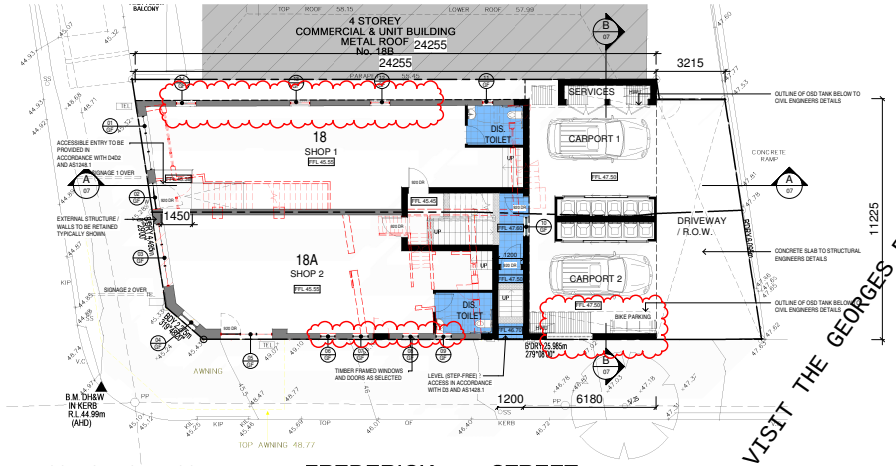
LEGEND

- EXISTING STRUCTURE TO REMAIN
- PROPOSED STRUCTURE
- EXISTING WALLS & STRUCTURES TO BE REMOVED - TYPICAL

COLOUR LEGEND

NOTE: ALL NEW WORKS ARE SHOWN COLOURED

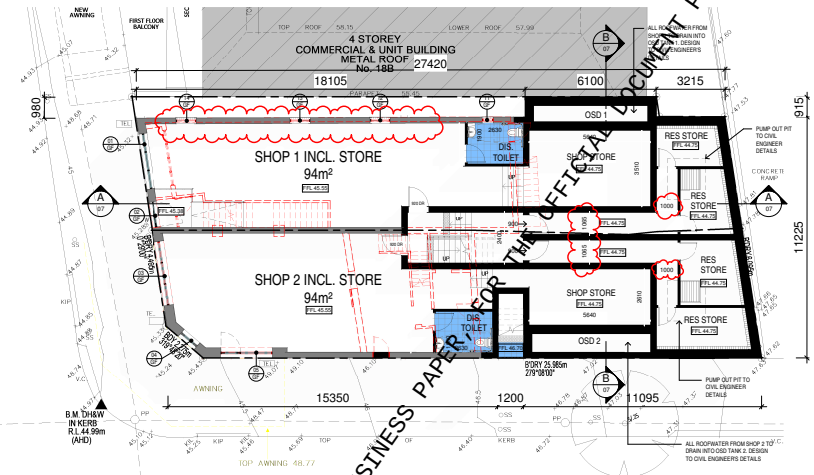
- CONCRETE - WHITE
- TIMBER - LIGHT YELLOW
- TILE - LIGHT BLUE
- CARPET - LIGHT ORANGE



2 GROUND FLOOR / CARPORT FLOOR PLAN
SCALE 1 : 100

FREDERICK STREET

A - RIGHT OF WAY 3.05 WIDE (J75990) + (K146712)



1 BASEMENT FLOOR PLAN
SCALE 1 : 100

FREDERICK STREET

A - RIGHT OF WAY 3.05 WIDE (J75990) + (K146712)

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

CERTIFICATE NUMBER: No. 1827697M

BASIX NOTES

REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

FLOORS
CONCRETE SL: R2.5 INSULATION TO SUSPENDED FLOOR EXPOSED TO OUTSIDE AIR

EXTERNAL WALLS
UNIT 1 - CAVITY BRICK R1.0 BULK INSULATION TO NORTH FACADE
UNIT 2 - CAVITY BRICK R1.0 BULK INSULATION TO SOUTH FACING FACADE
UNIT 1 & 2 - BRICK VENEER, R2.5 INSULATION
UNIT 3 & 4 - METAL CLADDING STUD FRAME - R2.5 BULK INSULATION

CEILINGS
UNITS 1 & 2 - PLASTERBOARD R2.5 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR
UNITS 3 & 4 - PLASTERBOARD R4.0 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR

GLAZING DOORS/WINDOWS
GLAZED WINDOWS AND DOORS:
UNITS 1 & 2 -
DOUBLE HUNG WINDOWS - TIMBER FRAME, SINGLE GLAZED
COMFORT PLUS OR SIMILAR, U VALUE 3.14 OR LESS AND SHGC 0.50 +/- 5%
SLIDING & FIXED WINDOWS - TIMBER FRAME, SINGLE GLAZED LOW E OR SIMILAR, U VALUE 4.30 OR LESS AND SHGC 0.50 +/- 5%.

UNITS 3 & 4 -
DOUBLE HUNG WINDOWS - ALUMINIUM FRAME, DOUBLE GLAZED ARGON FILL OR SIMILAR, U VALUE 4.50 OR LESS AND SHGC 0.61 +/- 5%

CEILING FANS TO UNITS 3 & 4
1400MM CEILING FANS TO LIVING
1200MM CEILING FANS TO BEDROOMS

WATER
4 STARS TO ALL SHOWER HEADS, TOILET FLUSHING SYSTEMS, ALL KITCHEN TAPS
5 STAR TO ALL BATHROOM TAPS, DISHWASHERS

ENERGY
- GAS INSTANT HOT WATER
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- COOLING AND HEATING SYSTEM TO BE AIR CONDITIONING SINGLE PHASE - EER 3.0-3.5 LIVING/BED.
- ELECTRICAL COOKTOP & OVENS
- DISHWASHER 3.5 STARS
- PHOTOVOLTAIC SYSTEM 3.0kW

SITE CALCULATIONS

SITE AREA = 329.61m²

FLOOR SPACE
LEP 2023 - ZONE E1 LOCAL CENTRE

maximum FSR for Zone B2 = 2.5:1
[329.61 x 2.5 = 824.025m²

PROPOSED FLOOR AREAS

BASEMENT FLOOR AREA :	= 93 m²
GROUND FLOOR AREA :	= 159 m²
FIRST FLOOR AREA :	= 201 m²
SECOND FLOOR AREA :	= 178 m²
TOTAL :	= 631 m²
PROPOSED FSR :	= 1.91 : 1

LANDSCAPING
LEP 2023 - ZONE B2 - LOCAL CENTRE

minimum landscaping for Zone B2 = N/A

PROPOSED LANDSCAPING = Nil

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CLIENT: ELASSI
PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DESCRIPTION: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
DRAWING TITLE: FLOOR PLANS

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

DRAWN	JC
CHECKED	AL
DATE	APRIL 26
JOB No.	2970.1
SCALE	1 : 100@A1
SHEET	2
REVISION	04

ISSUE FOR DA APPLICATION

PAPER COPY OF THIS DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
PAPER FOR THE ORIGINAL BUSINESS PLANNING PANEL LOCAL

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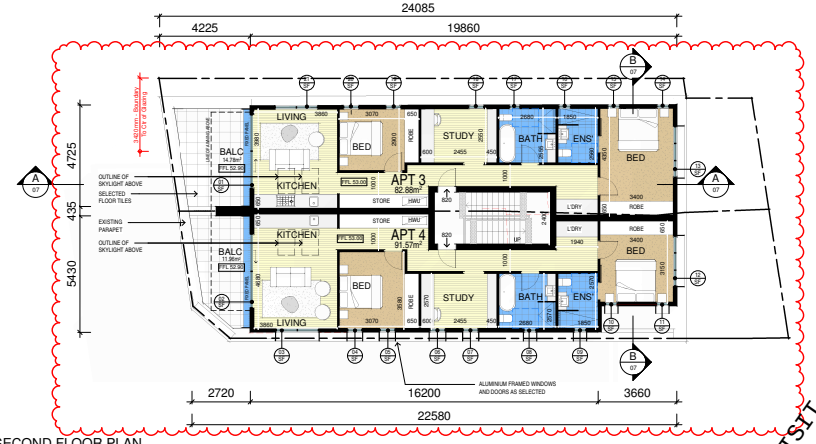

② SECOND FLOOR PLAN
SCALE 1 : 100



① FIRST FLOOR PLAN
SCALE 1 : 100

CERTIFICATE NUMBER: No. 1827697M

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LEP 2023 - ZONE E1 LOCAL CENTRE

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LEP 2023 - ZONE B2 - LOCAL CENTRE

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DRAWING TYPE: FLOOR PLANS

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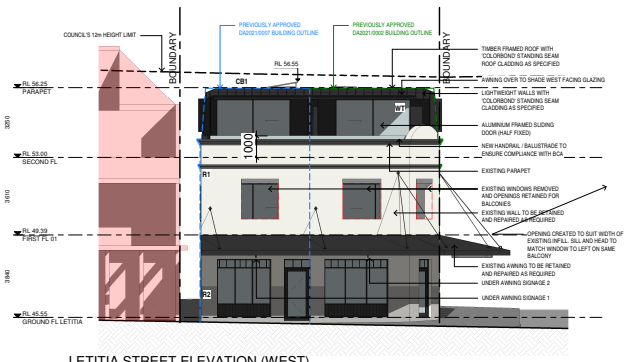
DATE	APRIL 26
JOB No.	2970.1
SCALE	1 : 100@A1
SHEET	2
ISSUE	05

ISSUE FOR DA APPLICATION

WWW.GEORGESRIVER.NSW.GOV.AU
PLEASE VISIT THE GEORGES RIVER WEBSITE:
THE OFFICIAL DOCUMENT FOR THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,



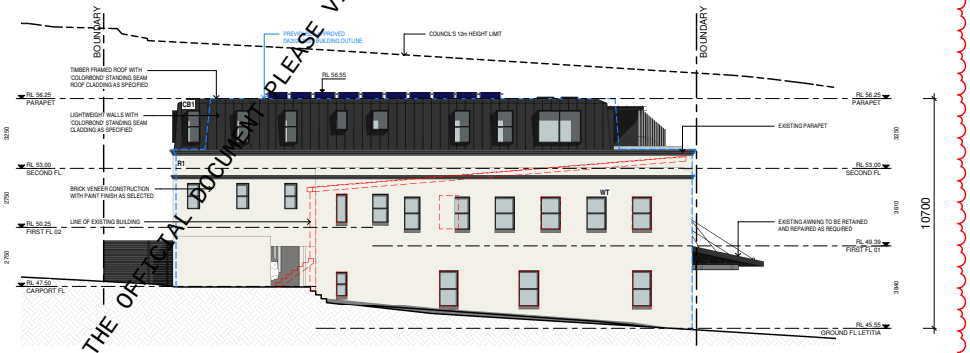
1 LETITIA STREET ELEVATION (WEST)
SCALE 1 : 100



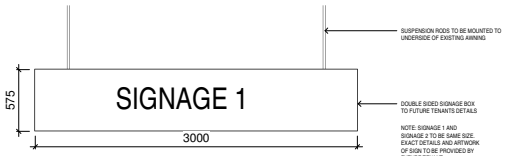
2 SIDE ELEVATION (SOUTH)
SCALE 1 : 100



3 REAR ELEVATION (EAST)
SCALE 1 : 100

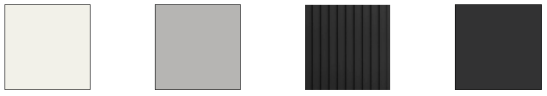


4 SIDE ELEVATION NORTH
SCALE 1 : 100



5 SIGNAGE DETAIL
SCALE 1 : 20

EXTERNAL FINISHES SCHEDULE



R1 : RENDER PAINT FINISH COLOUR: DULUX SNOWY MOUNTAINS QUARTER TO EXTERNAL WALLS, COLUMNS, & TRIMS	R2 : RENDER PAINT FINISH COLOUR: DULUX SILKWORT GREY TO EXTERNAL WALLS	CB1 : COLOURBOND STANDING SEAM WALL CLADDING COLOUR: MONUMENT TO UPPER LEVEL ROOF AND WALL CLADDING	WT : DULUX POWDERCOAT FINISH WINDOW FRAME COLOUR: MONUMENT TO WINDOW FRAMES

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI	PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE	DRAWING TITLE: ELEVATIONS, SIGNAGE & EXTERNAL FINISHES

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

DRAWN	JC	SCALE	As indicated@A1
CHECKED	AL	ISSUE	2
DATE	APRIL 26		
JOB NUMBER	2970.1	SHEET	06

ISSUE FOR DA APPLICATION

LPP028-26 Attachment 1

THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU PLEASE VISIT THE OFFICIAL DOCUMENT FOR THE PLANNING PANEL BUSINESS PAPER FOR GEORGES RIVER LOCAL

LEGEND

EXISTING STRUCTURE TO REMAIN
PROPOSED STRUCTURE
EXISTING WALLS & STRUCTURES TO BE REMOVED - TYPICAL

SEDIMENT & EROSION CONTROL LEGEND

1 CATCH DRAINS AND PERIMETER BANKS
Allow for diversion of up slope stormwater around the work site and other disturbed surfaces.

2 SEDIMENT BARRIER FENCE
Refer to Detail

3 SAND AND SOIL STOCKPILES
Place stockpiles wholly on the construction site and behind a sediment barrier. Soil or cement should be covered at the end of each day if excessive wind or rain is likely.

4 CONCRETE WASTE AND WASHING
Place stockpiles wholly on the construction site and behind a sediment barrier. Soil or cement should be covered at the end of each day if excessive wind or rain is likely.

5 LITTER AND WASTE CONTROL
All hard waste and litter must be stored on site to prevent any materials from entering the stormwater system and adjacent areas by wind or water action.

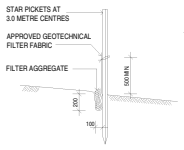
6 SINGLE GRAVELLED ENTRY / EXIT
Restrict vehicle access to one entry/ exit point. adding gravel to the access point to allow all weather entry / exit, to reduce the amount of soil carried of the site by vehicels, and to provide a permiment base for the driveway.

CONSTRUCTION MANAGEMENT NOTES

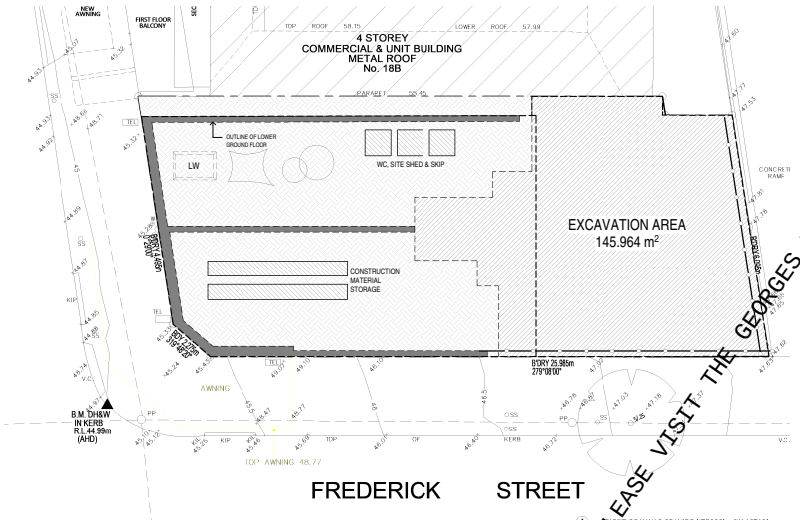
1. NO VEGETATION OR GRASS COVER IS TO BE REMOVED EXCEPT WITHIN AREAS OF NEW CONSTRUCTION
2. INSTALL HAY BALES OR SEDIMENT CONTROL FENCING AS NECESSARY TO ENSURE THAT SILT FROM ANY DISTURBED AREAS IS TRAPPED ON-SITE
3. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH AREA TO PROVIDE SAFE EXTERNAL ACCESS FOR PEDESTRIANS
4. ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL.
5. ALL CONSTRUCTION MATERIALS & SITE SHEDS ARE TO BE KEPT WITHIN THE SITE AT ALL TIMES.

SOIL & WATER MANAGEMENT NOTES

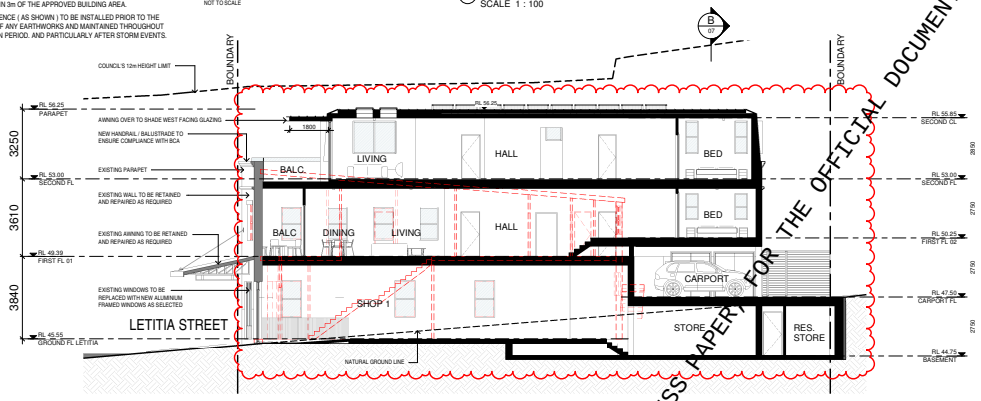
1. WHEREVER POSSIBLE, EXISTING VEGETATION & GRASS COVER IS TO BE LEFT UNDISTURBED
2. REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
3. TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AND PARTICULARLY AFTER STORM EVENTS.



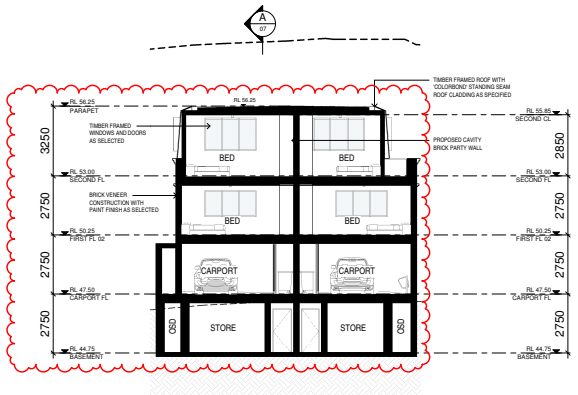
SILT FENCE BARRIER DETAIL
NOT TO SCALE



EXCAVATION, EROSION & SEDIMENT CONTROL PLAN AND CONSTRUCTION MANAGEMENT PLAN
1 SCALE 1 : 100



A SECTION A-A
SCALE 1 : 100



B SECTION B-B
SCALE 1 : 100

CERTIFICATE NUMBER: No. 1827697M

BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

FLOORS
CONCRETE: R2.5 INSULATION TO SUSPENDED FLOOR EXPOSED TO OUTSIDE AIR

EXTERNAL WALLS
UNIT 1 - CAVITY BRICK R1.0 BULK INSULATION TO NORTH FACADE
UNIT 2 - CAVITY BRICK R1.0 BULK INSULATION TO SOUTH FACING FACADE.
UNIT 1 & 2 - BRICK VENEER, R2.5 INSULATION
UNIT 3 & 4 - METAL CLADDING STUD FRAME - R2.5 BULK INSULATION

CEILINGS
UNITS 1 & 2 - PLASTERBOARD R2.5 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR
UNITS 3 & 4 - PLASTERBOARD R4.0 INSULATION TO CEILINGS EXPOSED TO OUTSIDE AIR

GLAZING DOORS/WINDOWS
GLAZED WINDOWS AND DOORS:
UNITS 1 & 2 -
DOUBLE HUNG WINDOWS - TIMBER FRAME, SINGLE GLAZED
COMFORT PLUS OR SIMILAR, U VALUE 3.14 OR LESS AND SHGC 0.50 +/- 5%
SLIDING & FIXED WINDOWS - TIMBER FRAME , SINGLE GLAZED LOW E OR SIMILAR, U VALUE 4.30 OR LESS AND SHGC 0.52 +/- 5%.

UNITS 3 & 4 -
DOUBLE HUNG WINDOWS - ALUMINIUM FRAME, DOUBLE GLAZED ARGON FILL OR SIMILAR, U VALUE 4.50 OR LESS AND SHGC 0.61 +/- 5%

CEILING FANS TO UNITS 3 & 4
1400MM CEILING FANS TO LIVING
1200MM CEILING FANS TO BEDROOMS

WATER
4 STARS TO ALL SHOWER HEADS, TOILET FLUSHING SYSTEMS, ALL KITCHEN TAPS
5 STAR TO ALL BATHROOM TAPS, DISHWASHERS

ENERGY
- GAS INSTANT HOT WATER
- BATHROOM, KITCHEN, LAUNDRY TO BE INDIVIDUAL FANS DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF
- COOLING AND HEATING SYSTEM TO BE AIR CONDITIONING SINGLE PHASE - EER 3.5-3.5 LIVING/BED.
- ELECTRICAL COOKTOP & OVENS
- DISHWASHER 3.5 STARS
- PHOTOVOLTAIC SYSTEM 3.0W

DEVELOPMENT APPLICATION
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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI
PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
DRAWING TITLE: SECTIONS, EXCAVATION, EROSION & SEDIMENT CONTROL & CONSTRUCTION MANAGEMENT PLAN

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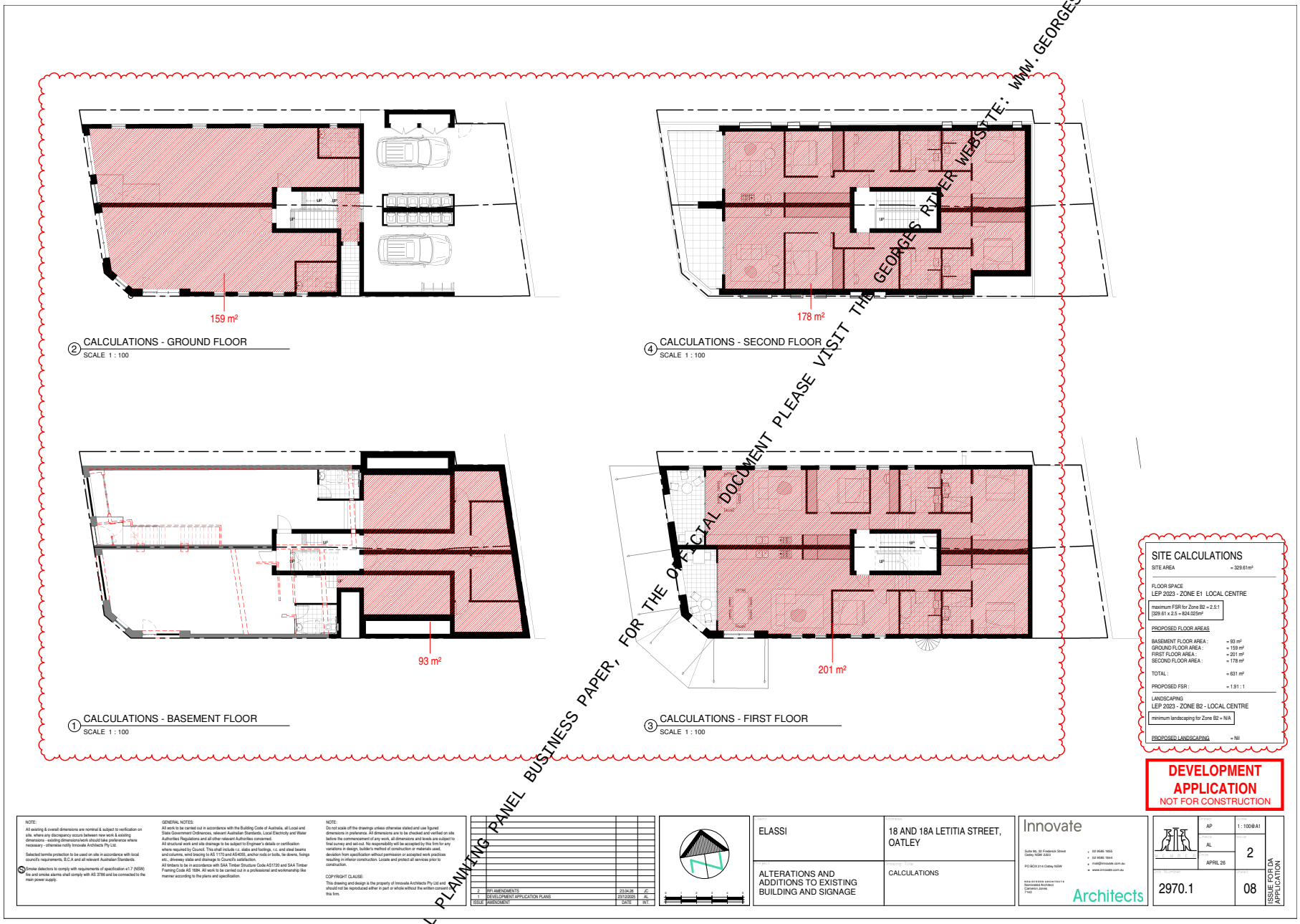
w www.innovate.com.au
REGISTERED ARCHITECTS
Nominated Architect Cameron Jones 7143

DRAWN	AP	SCALE	1 : 100@A1
CHKD	AL	SHEET	2
DATE	APRIL 26		
JOB No.	2970.1	ISSUE	07

ISSUE FOR DA APPLICATION

LPP028-26 Attachment 1

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU



LPP028-26 Attachment 1

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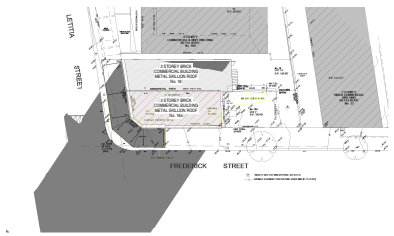

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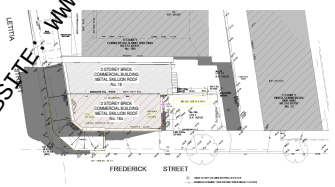

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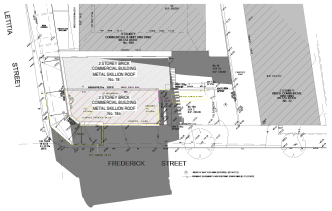

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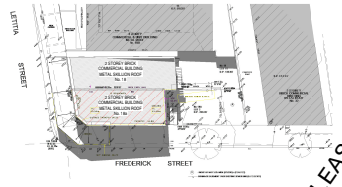

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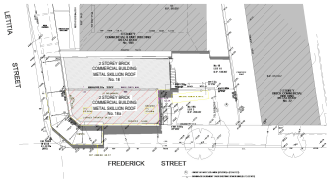

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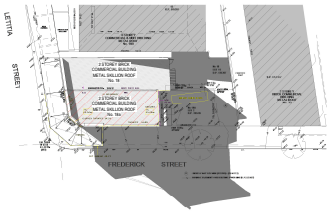
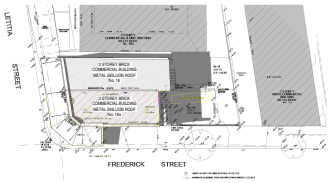


3 PM
WINTER SOLSTICE (JUNE 21)



3 PM
EQUINOX (SEPT 21)



3 PM
SUMMER SOLSTICE (DEC 21)

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
ADDRESS: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: EXISTING SHADOW DIAGRAMS

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

DRAWN	AP
CHECKED	AL
DATE	APRIL 26
JOB NUMBER	2970.1
SCALE	NTS@A1
ISSUE	2
SHEET	09

ISSUE FOR DA APPLICATION

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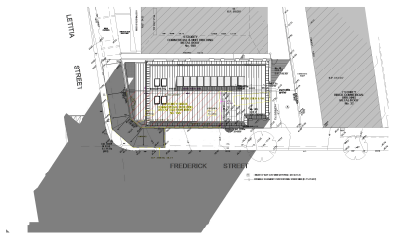

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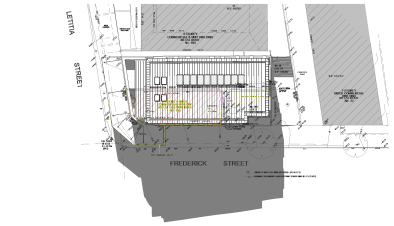

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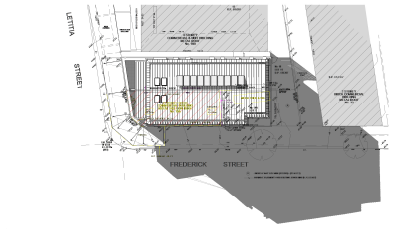

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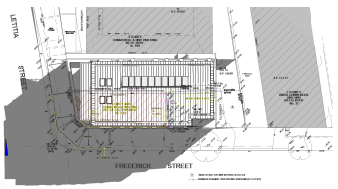
WINTER SOLSTICE (JUNE 21)



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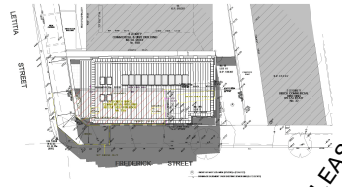

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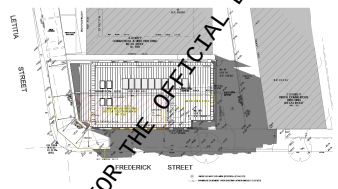

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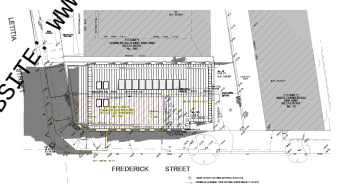
EQUINOX (SEPT 21)



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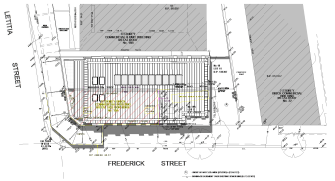

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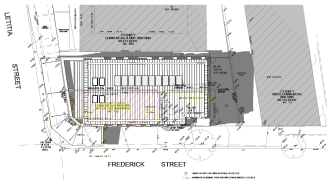

3 PM
SUMMER SOLSTICE (DEC 21)

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
ADDRESS: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: PROPOSED SHADOW DIAGRAMS

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

DRAWN	AP
CHECKED	AL
DATE	APRIL 26
JOB No.	2970.1
SCALE	NTS@A1
ISSUE	2
SHEET	10

ISSUE FOR DA APPLICATION

LPP028-26 Attachment 1

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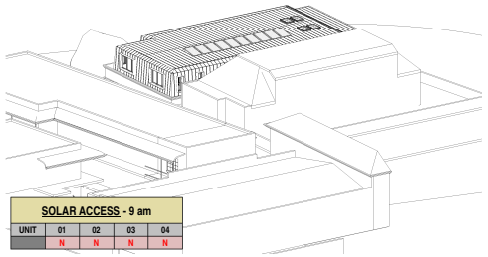
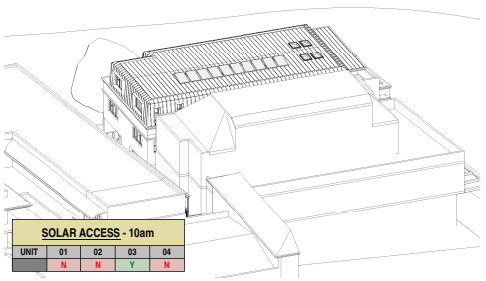


SOLAR ACCESS - 9 am

UNIT	01	02	03	04
	N	N	N	N

9 AM



SOLAR ACCESS - 10am

UNIT	01	02	03	04
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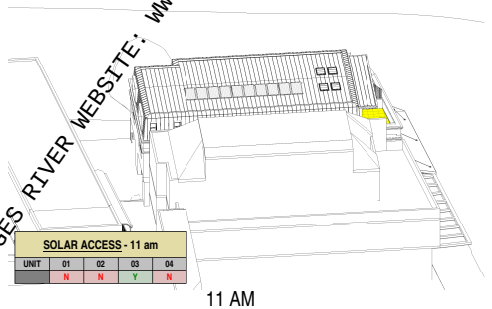
10 AM



SOLAR ACCESS - 11 am

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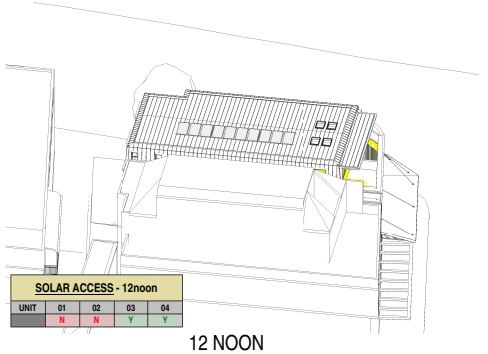
11 AM



SOLAR ACCESS - 12noon

UNIT	01	02	03	04
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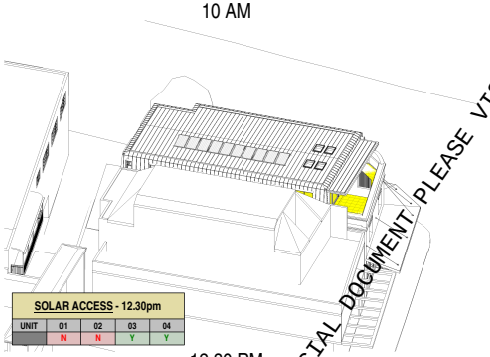
12 NOON



SOLAR ACCESS - 12.30pm

UNIT	01	02	03	04
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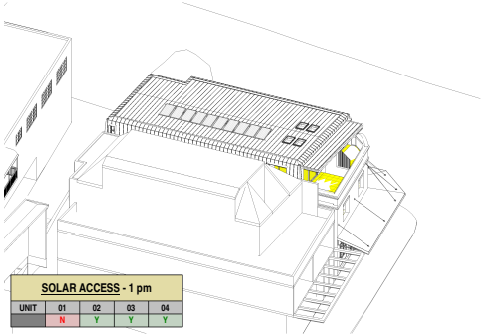
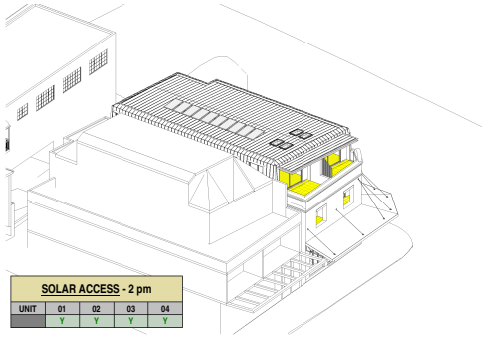
12.30 PM



SOLAR ACCESS - 1 pm

UNIT	01	02	03	04
	N	Y	Y	Y

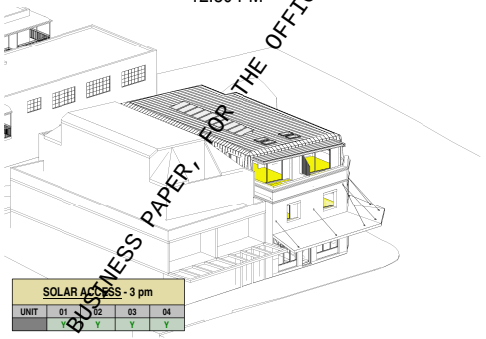
1 PM



SOLAR ACCESS - 2 pm

UNIT	01	02	03	04
	Y	Y	Y	Y

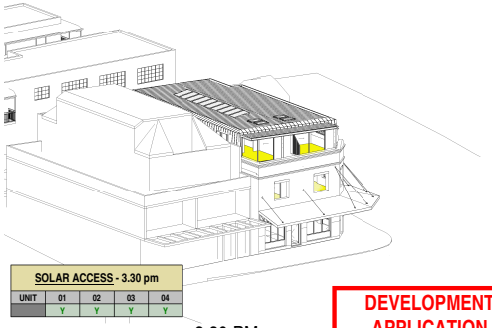
2 PM



SOLAR ACCESS - 3 pm

UNIT	01	02	03	04
	Y	Y	Y	Y

3 PM



SOLAR ACCESS - 3.30 pm

UNIT	01	02	03	04
	Y	Y	Y	Y

3.30 PM

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI	PROJECT: 18 AND 18A LETITIA STREET, OATLEY
PROJECT TITLE: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE	DRAWING TITLE: SOLAR EYE - WINTER SOLSTICE (JUN 21)

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

DRAWN: AP	SCALE: NTS@A1
CHECKED: AL	SHEET: 2
DATE: APRIL 26	
JOB NUMBER: 2970.1	REVISION: 11

ISSUE FOR DA APPLICATION

LPP028-26 Attachment 1

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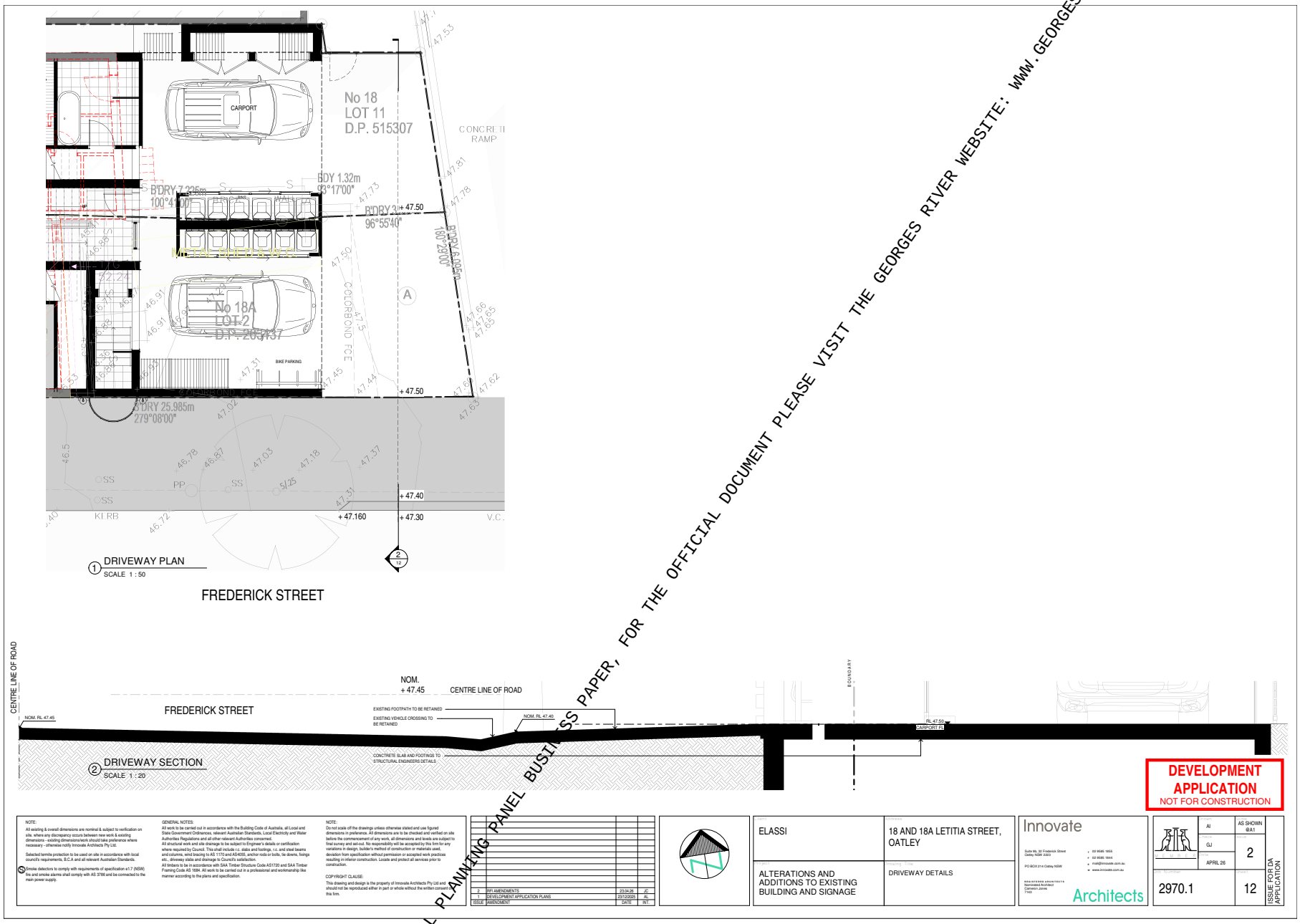

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GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER



IMAGE 1
VIEW LOOKING WEST ALONG FREDERICK ST FOOTPATH, TOWARDS SUBJECT PROPERTY.



IMAGE 2
VIEW LOOKING NORTH WEST TOWARDS SUBJECT PROPERTY FROM FREDERICK ST.



IMAGE 3
VIEW LOOKING NORTH TOWARDS SUBJECT PROPERTY FROM CARPARK OF OATLEY UNITING CHURCH.



IMAGE 4
VIEW LOOKING NORTH ALONG LETITIA ST TOWARDS SUBJECT PROPERTY.



IMAGE 5
IMAGE LOOKING EAST ALONG FREDERICK ST TOWARDS SUBJECT PROPERTY.



IMAGE 6
LOOKING SOUTH ALONG LATITIA ST, TOWARDS SUBJECT PROPERTY.

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

0 1 2 3 4 5

CLIENT: ELASSI
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE
ADDRESS: 18 AND 18A LETITIA STREET, OATLEY
DRAWING TITLE: 3D VIEWS - PHOTOMONTAGE

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Nominated Architect
Cameron Jones
7143
Architects

DRAWN	AI
SCALE	NTS@A1
CHECKED	GJ
ISSUE	2
DATE	APRIL 26
JOB NUMBER	2970.1
SHEET	13

ISSUE FOR DA APPLICATION

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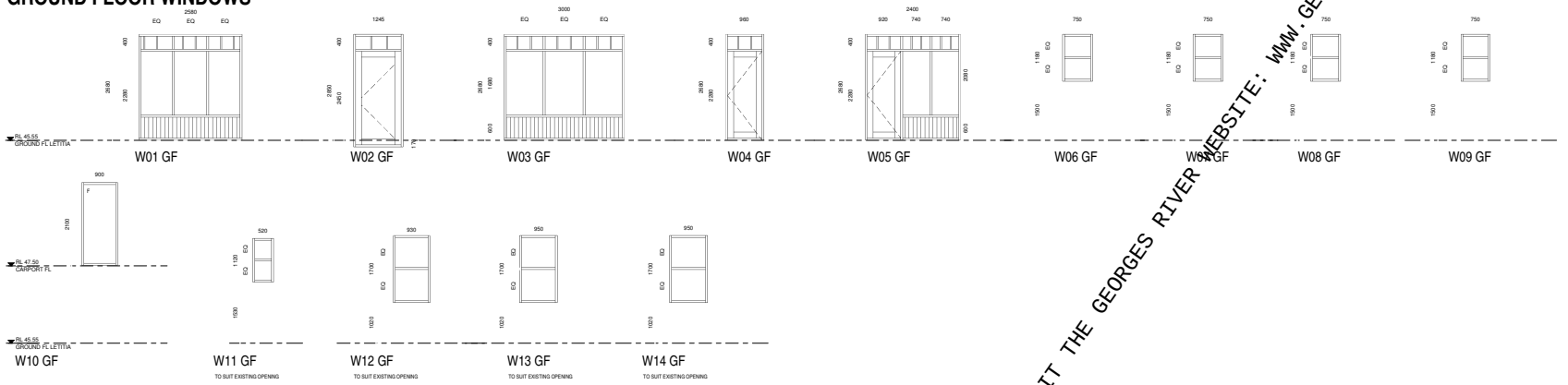
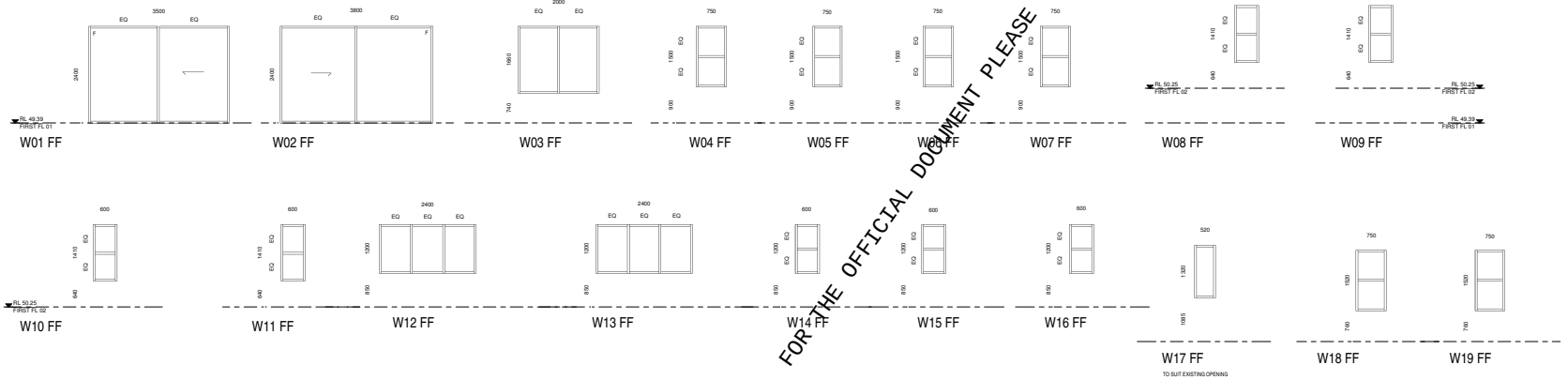
GROUND FLOOR WINDOWS



FIRST FLOOR WINDOWS



NOTE:
ALL SHOPS WINDOWS TO BE SINGLE GLAZED TIMBER FRAMED.

ALL RESIDENTIAL WINDOWS ON FIRST FLOOR TO BE TIMBER FRAMED.

ALL RESIDENTIAL WINDOWS ON SECOND FLOOR TO BE ALUMINIUM FRAMED.

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI	PROJECT: 18 AND 18A LETITIA STREET, OATLEY
DRAWING: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE	DRAWING TITLE: GROUND AND FIRST FLOOR WINDOW SCHEDULE

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

DRAWN: AP	SCALE: 1 : 50@A1
CHECKED: AL	SHEET: 2
DATE: APRIL 26	
JOB NUMBER: 2970.1	DRAWING NUMBER: CC12

ISSUED FOR DA APPLICATION

LPP028-26 Attachment 1

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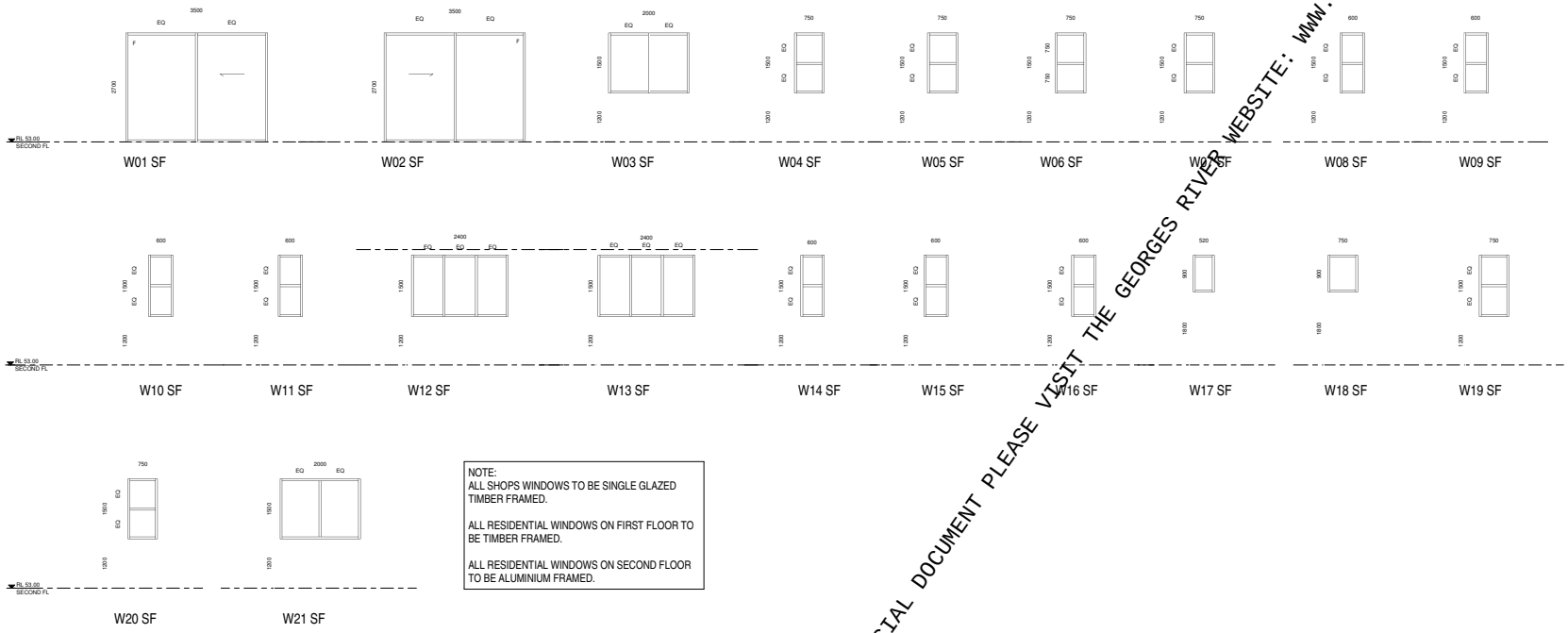
SECOND FLOOR WINDOWS



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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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ISSUE	AMENDMENT	DATE	INT
2	RFI AMENDMENTS	23.04.26	JC
1	DEVELOPMENT APPLICATION PLANS	23/12/2025	AL

CLIENT: ELASSI

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND SIGNAGE

ADDRESS: 18 AND 18A LETITIA STREET, OATLEY

DRAWING TITLE: SECOND FLOOR WINDOW SCHEDULE

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

DRAWN: AP
CHECKED: AL
DATE: APRIL 26
SCALE: 1 : 50@A1
PROJECT No.: 2970.1
DRAWING No.: CC13
2
ISSUED FOR DA APPLICATION

LPP028-26 Attachment 2

Georges River Local Planning Panel Meeting

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	DA2026/0010
PAN	PAN-605949
Description	Alterations and additions to two buildings creating a single mixed use development comprising shop top housing
Address	18 Letitia Street, OATLEY NSW 2223 18A Letitia Street, OATLEY NSW 2223
Lot / DP	Lot 11 DP 515307 Lot 2 DP 203437
Applicant	Dania Elassi
Owner(s)	Atef Elassi and Dania Elassi
Responsible Officer	Principle Planner

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 Georges River Local Planning Panel as the Consent Authority in accordance with Section 4.16 (1)(b) *Environmental Planning & Assessment Act* 1979, approve the Development Application due to the reasons discussed within this report.

Proposal

Car Parking	2 Parking Spaces at Rear (as existing)

Proposal	The demolition of internal walls within the ground floor and basement area, excavation and alterations and additions to the existing buildings and consolidation to create a shop top housing development, involving the following works on each level:
	- Basement Level
	  o New storage areas, with stairways and new OSD system
	- Ground Floor
	  o Minor alterations to both shops including the removal of existing stairs and walls
	  o New central stairs connecting the basement, carport, shop and residential levels.
	  o Two rear carports behind both shops
	- First Floor
	  o Conversion of the existing office at No. 18 Letitia Street and existing residential unit at 18A Letitia Street to create 2 x two-bedroom units.
	- New Second Floor
	  o A new storey comprising of 2 x two-bedroom residential units with the following layout:
	  ▪ 2 bedrooms with one ensuite

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Proposal	
	▪ Open plan kitchen, living and dining ▪ Study ▪ Bathroom; and ▪ Balconies located on the western side.
Estimated Development Cost	$2,257,648.00
FSR	The maximum permitted floor space ratio under the Georges River Local Environmental Plan 2021 is 2.5:1 or 824.025m². The submitted floor space calculations indicate that the proposal provides a maximum floor space of 1.98:1 or 653m².
Land Use	Shop Top Housing
Maximum Height of Building	10.7m
Number of Units	4 x two-bedroom residential units

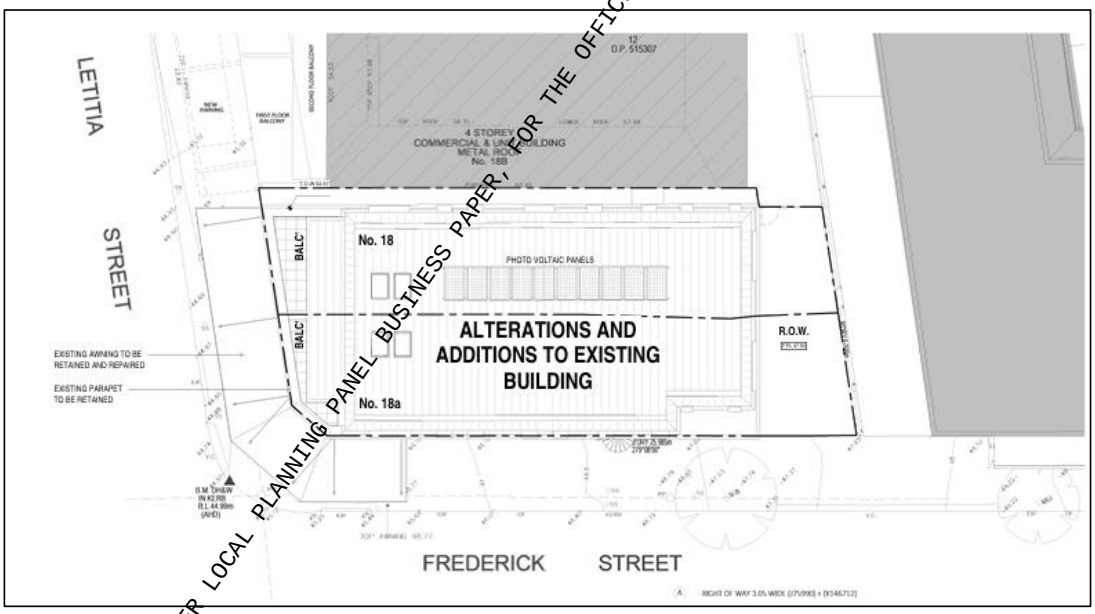

Figure 1 – Site plan *(Source: Architectural Plans)*

LPP028-26 Attachment 2

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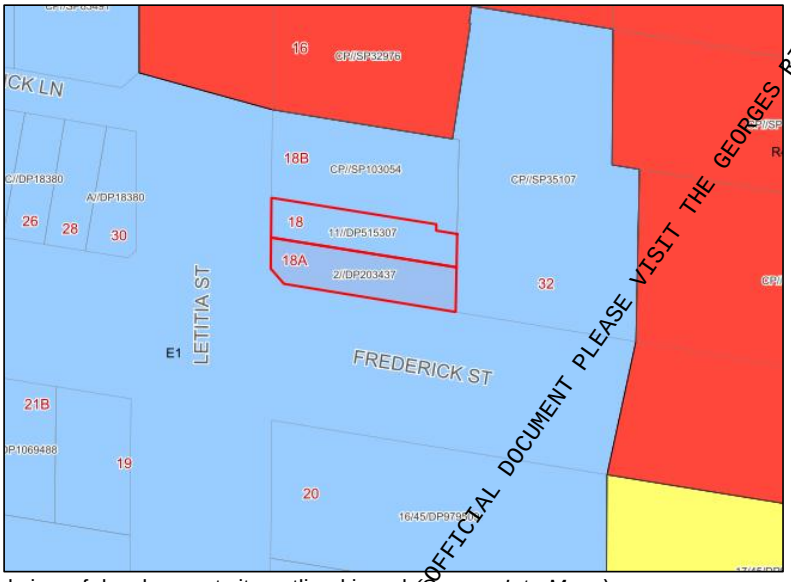

Figure 2 –Aerial view of development site outlined in red *(Source: IntraMaps)*



Figure 3–Aerial view of development site outlined in red *(Source: IntraMaps)*

Processing	
Action	**Date**
Submission	16 January 2026
Lodgement	20 January 2026

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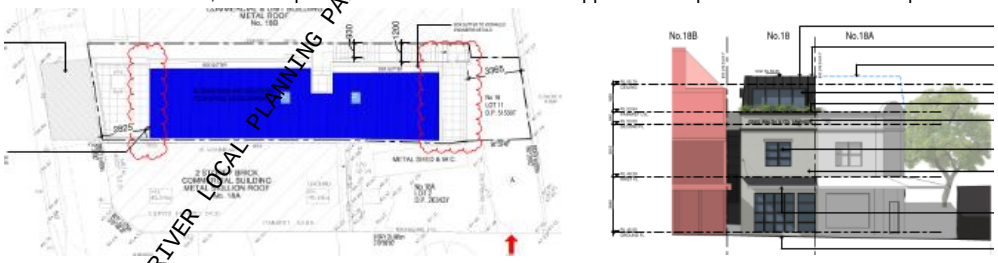
Request for Additional Information	10 April 2026 Council issued a letter detailing the following issues with the application: - The proposal provides no private open space for Apartments 1 and 2, not complying with Objective 4E-1 of the Apartment Design Guide. - The proposal fails to achieve design excellence, as the west facing elevation associated with Apartment 3 and 4 contains excessive glazing. - Insufficient parking is provided on site in accordance with Section 3.13 of GRDCP 2021. - The proposal fails to provide adequate bicycle parking spaces - The proposal fails to demonstrate adequate sightlines for traffic and will impact on pedestrian safety. Furthermore, the following information was missing: - RL's were not provided to the top of the photovoltaic panels on the roof - The submitted Waste Management Plan is incomplete. - The Access Report identified the need for a performance-based solution for the stair access from the basement storage, however it was not demonstrated how this would be achieved. - Non-compliances with BCA
Amended Plans Submitted	24 April 2026 The applicant submitted additional information to address the concerns raised.

Current Approved Development Application – 18 Letitia Street, Oatley – DA2021/0007

On 16 June 2022, the LPP approved DA2021/0007 for the demolition works and alterations and additions to a mixed use building containing retail premises and shop top housing. The proposal included the following works:

- Storage Level: Excavation to provide OSD, separate storerooms for the café, office and residential unit, and stair access to the carport above.
- Ground Level - Letitia Street: No change to the existing café.
- Ground Level – east: Carport for one vehicle, commercial and residential bin storage areas, and new stair access to levels above.
- First Floor – office: Extension of the existing office to provide additional office space of 30sqm.
- Second Floor – residential: New residential unit containing two bedrooms one with ensuite, bathroom, study, laundry, kitchen, living area and two balconies.

This DA remains active, with a lapse date of 16 June 2027. The approved site plan and elevations are provided below:



Approved Site and Elevation Plan – 18 Letitia Street, Oatley (Source: Council Stamped Plans)

Current Approved Development Application – 18A Letitia Street, Oatley – DA2021/0002

On 16 June 2022, the LPP concurrently approved DA2021/0002 for the demolition works and alterations & additions to a mixed use building containing a retail premises (used as a licensed premises) and shop top housing.

The approved works are as follows:

- Ground Level - Letitia Street: No change to the existing bottle shop other than the removal of walls and the stairs to facilitate the upper level works.

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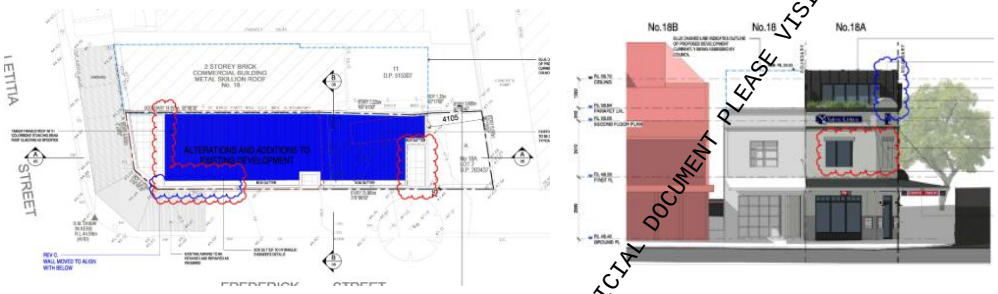
- Ground Level – east: Excavation to accommodate a new storage room, WC and cellar for use by the existing bottle shop.
- Carport Floor Level – east: Carport for one vehicle, commercial and residential bin storage areas, OSD, new entry from Frederick Street and stair access to the residential levels above.
- First Floor – residential: Alterations and additions to the existing unit to create a two bedroom unit.
- Second Floor – residential: New residential unit containing two bedrooms one with and ensuite, bathroom, laundry, kitchen, dining area and two balconies one fronting Letitia Street and the other rear facing.

The DA remains active, with a lapse date of 16 June 2027. The approved site plan and elevations are below:



Approved Site and Elevation Plan – 18A Letitia Street, Oatley (Source: Council Stamped Plans)

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	☒	☐
SEPP (Housing) 2021	☒	☐
SEPP (Resilience and Hazards) 2021	☒	☐
SEPP (Sustainable Buildings) 2022	☒	☐
SEPP (Transport and Infrastructure) 2021	☒	☐
Georges River Local Environmental Plan 2021	☒	☐

Compliance with the identified applicable State Environmental Planning Policies (SEPP) is detailed below.

SEPP (Biodiversity and Conservation) 2021 Chapter 6

Intro

Chapter 6 of SEPP (Biodiversity) applies to all development on land in a regulated catchment. The following parts of Georges River Council fall within the regulated catchment of the Georges River.

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

Applicable

Complies

The proposed development has been assessed against the provisions of Chapter 6 and complies. The 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.

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SEPP (HOUSING) 2021

CHAPTER 4 – DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT

SECTION 148 NON-DISCRETIONARY DEVELOPMENT STANDARDS FOR RESIDENTIAL APARTMENT DEVELOPMENT—THE ACT, S 4.15

Standard	Proposed	Compliance
1) The following are non-discretionary development standards— (a) The car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide, (b) The internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide, (c) The ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.	The proposal complies with Control (b) and (c) noted. It is noted that the car parking for the building does not comply with the required standard. However, as the proposal results in the adaptive re-use and expansion of the existing buildings, which currently have limited onsite parking, and the site is located within the Oatley local centre, a variation to car parking rates is supportable. Refer to the DCP section below for further justification.	☒ Yes – on merit ☐ 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,
(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

The table below assesses the proposal against the provisions outlined in the Apartment Design Code.

Standard	Proposal	Complies
3B - Orientation		
3B-2 **Objective** Overshadowing of neighbouring properties is minimised during mid-winter. <u>Design Guidance</u> Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	All adjoining properties will not be impacted in regard to overshadowing, with the proposal being located on a corner allotment and on the southern side.	Yes
3D – Communal and Public Open Space		

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3D-1 **Objective** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping <u>Design criteria</u> Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Communal open space is not provided due to the adaptive reuse of the existing buildings and conversion to shop top housing. A variation is supported as the development will only deliver four (4) residential apartments and all four apartments within the proposal will provide adequately sized balconies in the form of private open space (POS) whist adaptively reusing an existing building. In addition, the location of the site within a local centre and in close proximity to services and public open space further justifies a variation.	No – a variation is justified.
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 <u>Design criteria</u> Separation between windows 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: Habitable rooms and balconies – 6m Non-habitable rooms – 3m	Northern setback – 0.9m (existing) Eastern setback – between 3.79m and 4.9m to boundary and between 7.58m and 8.69m to adjoining commercial building at 32 Frederick Street. The existing building has a northern side setback of 0.9m, which is to remain as existing, and the adjoining development at 18B Letitia Street has a blank southern facing facade on a nil setback. Furthermore, the eastern rear setback provides a suitable setback across an existing ROW (to be retained) and additional separation from the adjoining non-residential building due to the vehicular access and car park. The proposed separation is supported for the following reasons: • are no adverse privacy impacts • the eastern rooms are a non-intensive room use (i.e. bedroom); and • the proposal provides high sill heights that limit overlooking into adjoining properties.	No
3H – Vehicular Access		
3H-1 **Objective** Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicular access is provided at the rear of the site and is considered acceptable.	Yes
3J – Bicycle and Car Parking		

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3J-1 Objective <u>Design criteria</u> For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area: The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	Refer to the DCP section of this report below for car parking justification. Sufficient bicycle parking will be provided within the carport area and this is acceptable.	Yes
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 **Design Criteria** 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 A maximum of 15% of apartments in a building may receive no direct sunlight between 9am and 3pm in midwinter.	50% of units will achieve compliance. Unit 1 and 2 receive adequate solar access to POS but cannot achieve compliant solar access to the internal living areas of each unit, for reasons outlined below: • adaptive reuse of the existing building • delivery of POS to be positioned on the western (street frontage) of the dwelling following the removal of the existing windows; and • east to west orientation of the site. Units 3 and 4 receive adequate solar access to each unit and POS balcony areas. Units 1 and 2 will receive daylight and ventilation from windows positioned along the northern and southern elevations and this offsets the reduced solar access, as discussed above. In addition, the proposal is not dissimilar to the previously approved development, refer to DA2021/0002 and DA2021/0007. For these reasons the application should be supported.	No
4B – Natural Ventilation		
4B – 3 **Objective** The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>Design Guidance</u>	100% of units achieve cross ventilation. Unit depths exceed 18m, however, this is suitable as all units will have full size side windows along the side boundaries, which will support cross ventilation.	Yes

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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 Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		
4C – Ceiling Heights		
4C – 1 **Design Criteria** 2.7m habitable rooms 2.4m non-habitable 3.3m ground and first floor in mixed use areas	The existing ground and first floor level floor to ceiling heights are maintained, the floor to ceiling heights are as follows: • ground level - 3.54m. • first level - 2.45m to 3.31m; and • second level – 2.85m. A variation to the floor to ceiling heights for the first level is supported as the lower height of 2.45m applies to the eastern bedroom, hallway, bathroom and ensuite for units 1 and 2 only and the remaining 2/3 of the unit will have ceiling heights that significantly exceed the 2.7m minimum. In addition, the reduced floor to ceiling height will enable the delivery of the car parking spaces at the rear. A condition is recommended to require the eastern bedrooms within unit 1 and 2 to have a ceiling height greater than 2.4m, given they are habitable rooms.	No
4D – Apartment Size and Layout		
4D – 1 **Objective** The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity <u>Design criteria</u> Apartments are required to have the following minimum internal areas: 2 bedroom = 70m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. **4D – 2** **Objective** Environmental performance of the apartment is maximised <u>Design criteria</u>	Each proposed unit provides two bedrooms with an area greater than 75m².	Yes

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Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Designed to comply.	
Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Designed to comply	
4D – 3 **Objective** Apartment layouts are designed to accommodate a variety of household activities and needs <u>Design criteria</u> Master bedrooms have a minimum area of 10m2 And other bedrooms 9m2 (excluding wardrobe space)	All bedrooms comply exclusive of wardrobe space.	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have compliant dimensions.	
Living rooms or combined living/dining rooms have a minimum width of: 4m for 2 and 3 bedroom apartments	Combined living and dining spaces have a compliant width.	
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All units have a width of more than 4m.	
4E – Private Open Space and Balconies		
4E-1 **Objective** Apartments provide appropriately sized private open space and balconies to enhance residential amenity <u>Design criteria</u> All apartments are required to have primary balconies as follows: 2 bedrooms = 10sqm, 2m dimension For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Each dwelling is provided with balconies that have compliant sized balconies, they do have a varied width of between 1.8m and 2.5m but this results from the adaptive reuse of the existing building and should be supported in this instance.	Yes
4F- Common circulation and spaces		
4F-1 **Objective** Common circulation spaces achieve good amenity and properly service the number of apartments **Design Criteria** 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Proposal is designed to comply for common circulation.	Yes

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4G – Storage		
4G-1 **Objective** Adequate, well designed storage is provided in each apartment **Design Criteria** 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: a. 8sqm for two bedroom At least 50% of the required storage is to be located within the apartment.	Each unit is provided with basement storage and storage within the dwellings with compliant dimensions.	
4H – Acoustic Privacy		
4H-1 **Objective** Noise transfer is minimised through the siting of buildings and building layout **4H-2** **Objective** Noise impacts are mitigated within apartments through layout and acoustic treatments	Although the separation distances between both adjoining properties do not numerically comply, the building construction can be attenuated via condition of consent to ensure compliance is achieved with the relevant control.	Yes
4K – Apartment Mix		
4K-1 **Objective** A range of apartment types and sizes is provided to cater for different household types now and into the future	The proposal is for the construction of 3 new apartment units, all proposing a layout with 2 bedrooms. This is considered acceptable as it is an adaptive reuse of an existing shoptop housing complex to provide an additional two apartment units.	Yes
4M – Facades		
4M-1 **Objective** Building facades provide visual interest along the street while respecting the character of the local area	The proposed design along Letitia Street provides varied building elements, with changes of colour and detail to provide visual interest.	Yes
4Q – Universal Design		
4Q-1 **Objective** Universal design features are included in apartment design to promote flexible housing for all community members	Designed to comply – the proposal achieves the benchmark required under the Liveable Housing Guidelines.	Yes
4R – Adaptive Reuse		
4R-1 **Objective** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place **4R-2** **Objective**	Designed to comply – the proposed adaptive reuse of the existing building has been designed to complement the existing character of the area, allowing for the interpretation and future evolution of the building.	Yes

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Adapted buildings provide residential amenity while not precluding future adaptive reuse	As it is an adaptive reuse, the proposal is unable to comply with some of the controls stipulated under the ADG but variations are justified as retention of the existing built form is supported. Car parking proposed on the site is not compliant, and as such, the variation is recommended for approval. Please refer to the DCP section of this report for an assessment on the parking parameters.	
4S – Mixed Use		
4S-1 **Objective** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. **4S-2** **Objective** Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Designed to comply – the proposal is well situated within the Oatley local centre, around existing public transport and shops. The design of the proposal is well integrated within the existing streetscape and will provide a positive contribution to the area.	Yes
4W – Waste Management		
4W-1 **Objective** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Designed to comply – compliant Waste Management Plan submitted, and the location of waste bins on site have been designed to minimise adverse impacts onto the existing streetscape and amenity.	Yes

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 E1 Local 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 Statement of Environmental Effects states that the property is not contaminated.

The previous approvals (DA2021/0002 and DA2021/0007) determined that the site was suitable for shop top housing development, and the subject site continues to remain suitable for the proposed land use as there have been no others uses between the previous approval and now that would likely contaminate the site.

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SEPP (Sustainable Buildings) 2022

Intro

SEPP (Sustainable Buildings) 2022 aims to encourage the design and delivery of sustainable buildings, ensure consistent assessment of sustainability in buildings, minimise the consumption of energy, reduce greenhouse gas emissions, minimise the consumption of mains-supplied potable water and to ensure good thermal performance of buildings. The SEPP sets standards for BASIX buildings, which are defined as developments which include at least 1 dwelling (excluding boarding houses, hostels and co-living housing which accommodate more than 12 residents) and have a gross floor area exceeding 300m2.

Schedule 1 of the SEPP sets out standards which apply to the erection of a new BASIX building.

Schedule 2 of the SEPP sets out standards which apply to alterations to a BASIX building with construction costs in excess of $50,000.00 as well as to the construction of a swimming pool, spa or combination thereof which serve a single dwelling and which have a capacity of 40,000L or more.

Note: if a swimming pool and spa are to be constructed as part of the same application as alterations to a dwelling which exceed $50,000.00 in construction costs, then BASIX requirements adhere to the pool regardless of volume.

Note: standards may not apply to heritage items or an item in a heritage conservation area where the Planning Secretary is satisfied the development is not capable of achieving compliance.

SEPP (Sustainable Buildings) 2022

Assessment

Certificate Number:	1827697M
Certificate Date:	19 December 2025

The application has been assessed against the relevant provisions of SEPP (Sustainable Buildings) 2021. The proposal complies with the objectives of the EPI.

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 / 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.	Notified.	☒	☐	☐
2.48(2)(b)	Any response to the above has been considered.	Conditions of consent imposed.	☒	☐	☐

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.	E1 Local Centre	☒	☐	☐

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Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
2.3 Zone objectives	• To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To maximise public transport patronage and encourage walking and cycling. • To encourage development that is compatible with the centre's position on the centres hierarchy.	The proposal complies with the objectives of the zone.	☒	☐	☐
2.7 Demolition	The demolition of a building requires development consent.	Demolition plan provided.	☒	☐	☐
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: 12m Proposed: 10.7m	☒	☐	☐
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 Proposed: 1.98:1	☒	☐	☐
4.5 Calculation of floor space ratio and site area	To set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios	The application has been assessed in accordance with the provisions of this section.	☒	☐	☐
4.6	(a) to provide an appropriate degree of flexibility in applying certain	Not applicable	☐	☐	☒

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Georges River Local Environmental Plan 2021					
Section	**Text**	**Comment**		**N**	**N/A**
Exceptions to development standards	development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.				
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	Appropriate stormwater management proposed.	☒	☐	☐
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.	Appropriate management of essential services is proposed.	☒	☐	☐
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 is contrary to the objectives of 6.10 of the GRLEP 2021.	☒	☐	☐
The application has been assessed against the relevant provisions of the Georges River Local Environmental Plan 2021. The proposal does comply with 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.

3.10 Water Management					
Clause	**Text**	**Comment**	**Y**	**N**	**N/A**
Stormwater Management	The development must comply with Council's Stormwater Management Policy, incorporate WSUD principles, ensure on-site detention does not compromise deep soil zones or landscaping, and manage runoff to prevent adverse impacts on neighbouring properties.	The proposal has been designed to comply with the relevant controls.	☒	☐	☐
The application has been assessed against the relevant provisions of the Georges River Development Control Plan 2021 Part 3.10. The proposal complies with the objectives and controls of this section of the DCP.					

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3.13 Parking Access and Transportation

Clause	Text	Comment		N	N/A
5.	Parking Rate for Proposal - 8 spaces required 1 space per 1 and 2 beds (4 required) Shop = 3.1 spaces required	Does not comply – 2 spaces proposed on site, increasing from 1.	☐	☒	☒
6.	<u>Parking Credits</u> 6. A parking credit is available when developing a site already occupied by a building. Provided the development retains the structure of the existing building, the proposed development will be exempted from the parking requirements for the existing floor space. 7. Where the development is for the change of use of an existing building and the new use requires more parking than the old use, the credit is for the original use, even though the floor space may not be increasing. For example, converting a warehouse with no parking into a shop, with no increase in floor space would still be required to provide extra parking but this will be for the shop requirement minus the warehouse requirement.	Existing use required following: • Cafe (66m²) – 1 per 40m² = 2 spaces • Bottle Shop (45m²) – 1 per 60m² = 1 space • Office (66m²) – 1 per 60m² = 2 spaces A total of spaces would have been required, however only 1 car space was provided. On this basis, a credit of four (4) car spaces is available. The proposal will deliver one (1) additional car space and seeks a variation of two (2) car spaces, this is justified below.	☒	☐	☐
Variation Request – The proposal does not comply with the minimum parking requirements stipulated above, providing only two (2) car spaces instead of the required 8 car spaces. The site has an existing non-compliance in regard to parking, refer to parking credit discussion above, only 1 car space is currently located at the rear of the site, whereas the current use would require five (5) car spaces under Part 3.13 of GR DCP 2021. As the development involves retains the existing structure, a parking credit of four (4) spaces applies resulting in a shortfall of two (2) car spaces. the proposed variation is recommended to be supported for the following reasons: • adaptive re-use of an existing building within the Oatley local centre which provides for daily services and conveniences • parking credit of four (4) car spaces • the site is within 300m walking distance to the Oatley train station; • the commercial ground level uses will service local residents and on street parking will be available for multipurpose trips reducing the need of car parking onsite; and • the reuse of the existing building will not allow for the delivery of basement car parking. Council's Traffic Engineer has reviewed the supporting documentation and the submitted traffic report and is satisfied with the non-compliance. As such, it is considered that the proposal is satisfactory with the proposed parking on site.				
The application has been assessed against the relevant provisions of the Georges River Development Control Plan 2021 Part 3.13. The proposal complies with the objectives and controls of this section of the DCP.					

LPP028-26 Attachment 2

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Part 7 – Business Precincts

Part 7 – Business Precincts 7.1.2 Built Form					
Clause	**Text**	**Comment**	**Y**	**N**	**N/A**
Minimum Site Requirements	A minimum street frontage of 27m is required for new developments taller than 3 storeys .	Adequate street frontage provided.	☒	☐	☐
Streetscape	• Match Character Statement (or existing shopfront rhythm) and deliver high-quality, efficient design. • Avoid blank walls; treat unavoidable ones with artwork/landscaping. • Maintain consistent street wall and awning heights; continuous frontage with parapets for screening. • Provide continuous awnings for pedestrian protection. • Locate vehicle access off main streets (rear/secondary) and minimise driveway widths. • Ensure active frontages have level entries; address corners with articulated buildings. • Design openings for privacy, outlook, and streetscape. • Integrate and conceal services/plant; roofs should be attractive and not bulky, with fixtures hidden from street view.	The proposed built form is acceptable within the character statement of the centre, that being the Oatley local centre. It is noted that the statement states that new buildings should maintain a two storey maximum within the area, however, as the proposal is compliant with the maximum height standard under Clause 4.3 of GR LEP 2021, positioned on the corner and has previous three (3) storey approval, it is considered that the third storey and overall scale is acceptable form a bulk and scale perspective. Blank walls have been minimised with the inclusion of new window openings. Pedestrian entry points are suitable, and awnings retained.	☒	☐	☐
Setbacks	1. Buildings adjacent to public roads are generally to align with and be built to the street frontage to provide continuity in the streetscape and encourage active frontages to ground level.	Existing setbacks of the building remain.	Y		
Building Height and Interface	1. Maximum Height of Buildings is contained within clause 4.3 and the associated Height of Buildings Map in GRLEP 2021. 2. New buildings are also to consider and respond to the predominant and characteristic height of buildings within the relevant centre; as well as	Designed to comply – building height complies with the GRLEP standard.	Y		

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Clause	Text	Comment	Y	N	N/A
	consider the topography and shape of the site itself and any adjacent residential interface.				
Part 7 – Business Precincts 7.1.3 Design					
Design Excellence	1. Compliance with Clause 6.10 of the GRLEP 2021. The Development Application must identify, through a design statement, how design excellence will be achieved in the proposed development. The design statement must include drawings and examples of the building features, textures, materials, finishes and colours and how they are suitable to the subject site and its context.	Designed to comply – the design of the shop top housing is compliant with the objective and controls of Cl 6.10 of GRLEP 2021.	Y		
Building Facades	Controls require articulated, well-proportioned façades with active corners, strong vertical rhythms and integrated elements, using solid materials while avoiding blank walls, excessive glazing and visible services, and ensuring amenity, privacy, solar access and contextual (including heritage) responsiveness for cohesive and functional design.	Designed to comply – the existing facades of the building are to be extended, with the new extension being compliant within the existing streetscape.	Y		
Awnings	These controls require continuous, coordinated awnings along shopfronts that are consistent in height, design, and alignment, provide effective weather and sun protection, wrap around corners, and integrate with building scale and street context. Awnings must be flat, appropriately positioned between ground and first floor, include recessed lighting with concealed services, respond to levels and entrances, and retain significant heritage elements where existing structures are upgraded.	Designed to comply – the existing awning is to be maintained and repaired if required.	Y		
Public Domain Interface at Ground Level	These controls require development to align with the Desired Future Character, clearly address the street with identifiable entries, and avoid placing primary private open space at ground-level street frontages for mixed-use buildings. They also emphasise a strong, pedestrian-friendly interface with the public domain and may require developers to deliver streetscape upgrades such	Designed to comply – existing shops on ground floor are to be maintained and incorporated within the existing streetscape and public domain.	Y		

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Part 7 – Business Precincts 7.1.2 Built Form					
Clause	**Text**	**Comment**	**Y**	**N**	**N/A**
	as paving, landscaping, lighting, and street furniture.				
Active Street Frontages	These controls require active street frontages to integrate landscaping and public domain elements, maintain safe and accessible pedestrian movement (including outdoor dining), orient uses to enhance amenity and views, and ensure any works—especially near heritage items—are appropriately designed.	Designed to comply – existing street frontage is to remain and is compliant.	Y		
Materials and Finishes	These controls require the use of high-quality, durable, and complementary materials that enhance façade articulation, avoid large unbroken surfaces, and ensure finishes do not cause glare or negatively impact the safety and amenity of the surrounding environment.	Designed to comply – materials and finishes utilised are compatible with the existing streetscape.	Y		
Shop Top Housing	These controls require mixed-use developments to prioritise active ground floor retail frontages with strong visual connections to the street, maintain compatible integration of residential and commercial uses above, ensure accessible and engaging pedestrian entry, and enhance activation through corner treatments, openable shopfronts, and well-designed access, while discreetly managing residential functions.	Designed to comply – shops are provided on the ground floor with residential units on the first and second floor and are compliant with the controls and objectives.	Y		

Part 7 – Business Precincts 7.1.4 Amenity					
Visual Privacy	Potential visual privacy impacts are to be mitigated by the following design measures: a. Fixed screens of a reasonable density (minimum 75% block out); b. Fixed windows with translucent glazing (providing natural ventilation is not compromised); c. Appropriate screen planting or planter boxes. Note: This option is only acceptable where it is demonstrated that the longevity of the screen planting will be guaranteed. d. Windows are to be off-set or splayed; and e. Windows with sill heights of 1.8 metres or more above floor level or	Designed to comply – minimal visual privacy from upper residential floors proposed.	Y		

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Part 7 – Business Precincts 7.1.4 Amenity					
	fixed translucent glazing to any part of a window lower than 1.8 metres above floor level.				
Acoustic Privacy	These controls require developments near major noise sources to incorporate effective acoustic design—such as shielding, compliant construction standards, and careful layout of sensitive spaces—to maintain acceptable indoor noise levels while minimising impacts on building design, streetscape character, and neighbouring uses.	Designed to comply subject to conditions of consent.	Y		
Interface between Business Zones and Adjoining Land Uses	These controls require development to clearly define public and private boundaries, manage impacts such as overshadowing, noise, odour, and visual privacy through appropriate design, setbacks, and screening, and ensure compatibility with surrounding residential areas, heritage contexts, and sensitive uses.	Designed to comply.	Y		
Utility Infrastructure	These controls require utility infrastructure to be planned early, located within the site, undergrounded where possible, and integrated into the building design to protect streetscape quality, heritage values, and visual amenity, while ensuring any associated works (such as tree replacement, lighting, and pavement restoration).	All utility infrastructures are provided subject to conditions of consent.	Y		
Site Isolation	1. Development for the purpose of commercial or mixed use development is not to result in the creation of an isolated site that could not be developed in compliance with the relevant planning controls, including the Georges River LEP 2021 and this DCP.	Designed to comply – no site isolation evident within the proposed development.	Y		
Part 7 – Business Precincts 7.2.5 Oatley Local Centre (Frederick Street)					
Objectives	a) Retain the main street village character of the Oatley commercial centre through appropriate design and built form. b) Provide consistency in design and materials to ensure that future development in the Centre maintains the village character. c) Encourage the continuation of active frontages to the street by promoting retail/ commercial uses at ground floor.	Designed to comply – the proposal is consistent with the objectives of the area and design to be compatible within the Oatley desired future character.	Y		

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Part 7 – Business Precincts 7.2.5 Oatley Local Centre (Frederick Street)					
	d) Ensure that any re-development on sites adjacent to the railway station are consistent in scale with the remainder of the Oatley Commercial Centre. Georges River DCP 2021 – Part 7 Business Precincts – Amendment No.6 – 10 June 2024 51 e) Encourage residential development in the commercial centre core on upper levels to provide additional housing opportunities in the centre, close to the railway line. f) Provide additional opportunities in the Centre for off-street parking to supplement existing parking.				
Amalgamation	All sites are required to be amalgamated as shown below in Figure 18.	The proposal will amalgamate the two sites.	Y		

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 development is considered to not result in an unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure are appropriate for the setting and are consistent with the desired future character of the site.
Social Impact	The proposal will not 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 E1 Local Centre. 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 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 submission was received during the neighbour notification period.

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

Issue	Comment
Height of Building	Concerns were raised stating that the proposal is over on the maximum 12m height standard for the site. The application has been assessed to be compliant with a maximum height of 11.1m from existing ground level.
Losing Village Character	Concerns were raised regarding the proposal not being designed within the character of the locality. The design has been assessed as being compatible with the desired future character of the Oatley locality, and it will not significantly alter the existing streetscape.
Loss of Sunlight	Concerns were raised regarding the potential loss of sunlight onto the adjoining footpath. It is noted that the proposal will have an impact on adjoining pedestrian pathways, however, as it is on the southern side of the proposal and the proposal is compliant on height, the application is determined to be acceptable.
Pressure on Schools and Infrastructure	Concerns were raised regarding the potential pressure that the proposed development onto schools and associated infrastructure. As the proposal will be intensified by two additional units, it is considered that the impact onto existing infrastructure will be minimal.

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.

Referrals

Internal Referrals		
Specialist	**Comment**	**Outcome**
Health	No objections raised with regard to the proposal.	Conditions provided.
Urban Design	No objections raised with regard to the proposal.	No conditions recommended.
Traffic	No objections raised with regard to the proposal.	Conditions provided.
Building Surveyor	No objections raised with regard to the proposal.	Conditions provided.
Engineering	No objections raised with regard to the proposal.	Conditions provided.

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External Referrals		
Referral Body	**Comment**	**Outcome**
Ausgrid	The referral body has considered the following planning provisions: - Clause 2.48 of SEPP (Transport and Infrastructure) 2021. No objections raised with regard to the proposal and conditions recommended.	Conditions of consent imposed.

Contributions

The development is subject to Section 7.11 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 DA2026/0010 for Alterations and additions to two buildings creating a single mixed use development comprising shop top housing on Lot 11 DP 515307 on land known as 18 and 18A Letitia Street, OATLEY NSW 2223, as an approval for the reasons below subject to the conditions referenced in Appendix 1.

Signed

Louise Meilak

Assessing Officer: Louise Meilak
Title: Principal Planner
Date:03/06/2026

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

Delegated Officer: Peter Oriehov
Title: Coordinator Development Assessment
Date:03/06/2026

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

Appendix 1 – Conditions

Development Details

1. **Fit-out of commercial premises** - No approval is granted for the use or fit-out of the commercial

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premises. Separate Development Consent for the use and fit-out is required prior to the occupation of the retail component of the development.

2. **Signage** - A separate application shall be submitted to Council prior to the erection of any 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.

3. **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	Reference No.	Date	Revision	Prepared by
Site/Roof Plan	2970.1 Sheet No. 01	23.04.26	2	Innovate Architects
Floor Plans	2970.1 Sheet No. 04	23.04.26	2	Innovate Architects
Floor Plans	2970.1 Sheet No. 05	23.04.26	2	Innovate Architects
Elevations, Signage & External Finishes	2970.1 Sheet No. 06	23.04.26	2	Innovate Architects
Sections, Excavation, Erosion & Sediment Control & Construction Management Plan	2970.1 Sheet No. 07	23.04.26	2	Innovate Architects
Driveway Details	2970.1 Sheet No. 12	23.04.26	2	Innovate Architects

Plans/Reports relied on:

Description	Reference No.	Date	Revision	Prepared by
Access Design Review	120658 ADR 1.0	22 December 2025	-	Jensen Hughes
Traffic and Parking Assessment	25472	22 December 2025	-	TTPP
Waste Management Plan	-	17.04.2026	REV 01	Innovate
BCA Assessment Report	120658	22 December 2025	BCA R1.0	Jensen Hughes

Separate Approvals Required Under Other Legislation

4. **Vehicular Crossing - Minor Development -** Constructing a vehicular crossing and/or footpath requires a separate approval under Section 138 of the Roads Act 1993 prior to the issue of the Construction Certificate.

To apply for approval, complete the Driveway Crossing on Council Road Reserve Application Form which can be downloaded from Georges River Council's Website: 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 Vehicular Crossing applications.

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Please note, that 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 by a private contractor in accordance with Council's Specification for Vehicular Crossings and Associated Works prior to the issue of the Occupation 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 <http://www.legislation.nsw.gov.au/> 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 <http://www.legislation.nsw.gov.au/> and Section 138 of the Roads Act 1993 <http://legislation.nsw.gov.au/>:

   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 <http://www.georgesriver.nsw.gov.au>) before the commencement of work; and
   d) 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.

6. **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";

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(i) Digging up or disturbing the surface of a public road (eg Opening the road for the purpose of connections to utility providers);

(j) Stormwater and ancillary works in the road reserve;

(k) Stormwater and ancillary to public infrastructure on private land; and

(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 6400.

7. **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.

8. **Building – Ground Anchors –** In the event that the excavation associated with the basement carpark is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways, an application must be lodged with Council under Section 68 of the Local Government Act 1993 and the Roads Act 1993 for approval, prior to commencement of those works. The following details must be submitted.

   a. That cable anchors will be stressed released when the building extends above ground level to the satisfaction of Council.
   b. The applicant has indemnified Council from all public liability claims arising from the proposed works, and provide adequate insurance cover to the satisfaction of council.
   c. Documentary evidence of such insurance cover to the value of $20 million.
   d. The applicant must register a non-terminating bank guarantee in favour of Council for the amount of [$50,000].
   e. The guarantee will be released when the cables are stress released. In this regard it will be necessary for a certificate to be submitted to Council from a structural engineer at that time verifying that the cables have been stress released.
   f. That in the event of any works taking place on Council's roadways/footways adjoining the property while the anchors are still stressed, all costs associated with overcoming the difficulties caused by the presence of the 'live' anchors will be borne by the applicant.

Requirements of Concurrence, Integrated & Other Government Authorities

9. **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.

10. **Ausgrid Underground Cables In the Vicinity of the Development -** Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways. 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

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You Dig Australia (BYDA) In addition to BYDA the proponent should refer to the following documents to support safety in design and construction: SafeWork Australia - Excavation Code of Practice. Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. The following points should also be taken into consideration. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing. Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

11. **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.

12. **New Driveways – Proximity to Existing Poles –** Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for an deviation to this distance.

13. **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-connectedAdditional 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.

14. **Notice of Requirements for a Section 73 Certificate** - A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the Sydney Water Act 1994 <http://legislation.nsw.gov.au/> must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au <http://www.sydneywater.com.au> then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

    Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

    The Notice of requirements must be submitted prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

Prior to the Issue of a Construction Certificate

15. **Pre-Construction Dilapidation Report - Private Land** - A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the

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current structural condition of adjoining premises including but not limited to:

a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

16. **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.

17. **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 runoff 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.

18. **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

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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).

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	
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	$48,241.08
Inspection Fee for Refund of Damage Deposit	$220.00
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Local Infrastructure Contributions Plan 2021	$22,576.48

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
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 relevant Section 94 Development Contributions Plan.

Timing of Payment
The contribution must be paid and receipted 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.

19. **Housing and Productivity Contribution –** Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$32,436.54

The HPC must be paid using the NSW planning portal.

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At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC 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 HPC Order exempts the development from the contribution.

20. **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: $48,241.08.
    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 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.

21. **BASIX Commitments** - All energy efficiency measures as detailed in the BASIX Certificate No. 1827697M be implemented on the plans lodged with the application for the Construction Certificate.

22. **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.

23. **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.

24. **Access for persons with a disability –** Access 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.

25. **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:

    a. 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.
    b. Dilapidation Reports on the adjoining properties including, but not limited to (address) and

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(address) prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the PCA and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.

c. On-site guidance by a vibration specialist during the early part of excavation.
d. 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.
e. Sides of the excavation are to be piered prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

26. **Partial conformity with the BCA –** 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 egresss 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 C.

    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.

27. **Waste Management Plan** - Waste management provisions at the site will be delivered in accordance with the Waste Management Plan.

28. **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.

    a. All stormwater shall drain by gravity minimum at 1% grade to Council's kerb and gutter in accordance with the AS 3500.3: 2015 (as amended) as indicated on the stormwater plan dwg No. C02, Revision 2, dated 19/12/2025 prepared by 'Greenview Consulting'.
    b. 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 plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate. An on-site detention (OSD) facility designed by a professional engineer who specialises in Hydraulic Engineering is to be constructed in accordance with Council's stormwater management policy.
    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 and the Maximesh RH3030.
    c. The OSD system is to be provided with an access for future maintenance and show on plan.
    d. The OSD system is to be provided with sufficient ventilation.
    e. Any OSD tank shall be certified to be structurally adequate by a practicing structural engineer

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to the satisfaction of the PCA.

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. **Pump-Out System Design for Stormwater Disposal –** The design of the pump-out system for storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:
    a. The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the rate of inflow for the one-hour duration storm. The holding tank shall be capable of holding one hour's runoff from a one-hour duration storm of the 1 in 20 year storm;
    b. The pump system shall be regularly maintained and serviced, every six (6) months; and
    c. Any drainage disposal to the street gutter from a pump system must have a stilling sump provided at the property line, connected to the street gutter by a suitable gravity line.

Details and certification of compliance from a professional engineer specialising in civil engineering shall be provided for approval with the Construction Certificate application.

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

31. **Notice of Commencement** - The beneficiary of the development consent must give at least two (2) days notice to the Council and the Principal Certifier of their intention to commence the erection of a building.

32. **Notification of Critical Stage Inspections** - No later than two (2) days before the building work commences, the Principal Certifier must notify:

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

33. **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.

34. **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.

35. **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.

36. **Dial before your dig** - 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 "BYDA" shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

37. **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 Works

38. **Worksite traffic and pedestrian control – During Works** Traffic and pedestrian control shall be in accordance with TfNSW 'Traffic Control at Works Sites- Technical Manual" version 6.1 and the approved construction vehicle and pedestrian plan of management while the works approved under this consent are being carried out.

39. **Physical connection of stormwater to site** - 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 as per the conditions of this consent.

40. **Damage within Road Reserve & Council Assets** - The owner will 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.

41. **Public Utility & Telecommunication Assets** - The owner will 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.

42. **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.

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43. **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.

44. **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.

45. **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.

46. **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.
    b. Demolition and excavation works are restricted to: 8.00 am to 5.00 pm (inclusive) Monday to Friday only. Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site.

47. **Ground levels and retaining walls** - The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

48. **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:

    a. the Remedial Action Plan, and
    b. a Validation Report and or Environmental Management Plan is obtained, and
    c. both the 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.

49. **Acid Sulfate – Unexpected Finding –** Any new information identified during excavation or construction which as the potential to alter previous conclusions about the presence of Potential Acid Sulfate Soils (PASS) or Actual Acid Sulfate Soils (AASS) across the site, must be notified to the Principal Certifying Authority and Council, if Council is not the principal certifying authority) immediately.

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All works must cease, and a suitably qualified and experienced Environmental Consultant, certified under the consultant certification schemes recognised by the NSW EPA, is engaged to assess and provide documentation to the management of the PASS or AASS in accordance with Acid Sulfate Manual 1998.

Works on site must not recommence until such time as Council has reviewed the documentation and has accepted the contamination management in writing to the applicant.

50. **Site Maintenance –** The premises shall be maintained in a manner that will not adversely impact 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 not to 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.

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.

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 issue of the Occupation Certificate

52. **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.
    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.

53. **Fire Safety Certification 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 the 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 Certification 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

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the land on which the building is situated, such as 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 of the 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.

54. **BASIX Commitments** – Certification that all measures as detailed in the BASIX Certificate have been implemented within the development must accompany the Occupation Certificate with implementation confirmed to the satisfaction of the Certification Authority.

55. **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 if 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

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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.

56. **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.

57. **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;

Operational Conditions (On-Going)

58. **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).

59. **Maintenance of Sound Attenuation -** Sound attenuation must be maintained in accordance with the Acoustic Report titled Acoustical Report – DA Stage prepared by Koikas Acoustics Pty Ltd and dated 17 May 2021.

60. **Outdoor Lighting -** To avoid annoyance to the occupants of adjoining premises or glare to motorist on nearby roads, outdoor lighting must comply with *AS 4282-2019*: *Control of the obtrusive effects of outdoor lighting*.

61. **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.

62. **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.

63. **Activities and Storage of Goods Outside Buildings** - There will be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.

64. **Annual Fire Safety Statement** - The owner of the building premises will ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building.

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The annual fire safety statement will 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 181 of the *Environmental Planning and Assessment Regulation 2021*.
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.

65. **Responsibility of Owners Corporation** - The Owners Corporation will be responsible for presenting all approved waste and recycling receptacles for collection, and returning all receptacles to the Main Waste Collection Room, as soon as practicable after they have been serviced.

The Owners Corporation will also be responsible for maintaining all equipment, systems, facilities and storage areas used in conjunction with the provision of waste management services in accordance with all applicable regulatory requirements, relevant health and environmental standards, and to the satisfaction of Council.

66. **Entering & Exiting of Vehicles** - All vehicles shall enter and exit the premises in a forward direction.

Operational Requirements Under the Environmental Planning & Assessment Act 1979

67. **Requirement for a Construction Certificate** - The erection of a building must not commence until a Construction Certificate has been issued.

68. **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:

(a) 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 PCA 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 PCA for your development.

69. **Notification Requirements of PCA** - 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.

70. **Notice of Commencement** - The applicant must give at least two days notice to the Council and the

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PCA of their intention to commence the erection of a building.

A Notice of Commencement Form is attached for your convenience.

71. **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.

72. **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.

73. **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.

END CONDITIONS

NOTES/ADVICES

1. **Review of Determination** - Division 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 submitted, reviewed and 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, Crown Development 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 within 12 months of the date of this determination notice.

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.

4. **Access to NSW Legislations (Acts, Regulations and Planning Instruments)** - NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

5. **Energy Efficiency Provisions** - Should Council be appointed as the PCA, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be

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identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the PCA.

Energy efficiency provisions relate only to new building work or the installation of new measure. Existing building fabric and measures may not be upgraded.

6. **Compliance with Access, Mobility and AS4299** - Adaptable Housing - Should the Council be appointment as the PCA, the Construction Certificate Application must be accompanied by detailed working plans and a report or a Certificate of Compliance from an Accredited Access Consultant certifying that the building design and access to the adaptable units complies with Council's DCP and AS 4299 Adaptable Housing.

7. **Site Audit Statement -** Council may require a site audit of the Detailed Site Investigation report, Remediation Action Plan, Environmental Management Plan and/or Validation Report. If requested, a Site Audit Statement (SAS) and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997*, verifying the information contained in the report is to be submitted to Council.

8. **Certified Contaminated Land Consultant -** A certified Contaminated Land Consultant is a certified Environmental Practitioner (Site Contamination) (CEnvP(SC)) or certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM)

   Information relating to certified Contaminated Land Consultant or accredited site auditors can be found on the NSW EPA webpage: https://www.epa.nsw.gov.au/your-environment/contaminated-land/

9. **Water Access Licence -** The removal of groundwater during construction may require a Water Access Licence by Water NSW. Information relating to obtaining a Water Access Licence can be found on the WaterNSW webpage: https://www.waternsw.com.au/customer-service/water-licensing/dewatering#stay

10. **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/nglg.htm) and the *Noise Policy for Industry* https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017) publish 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

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professionals (www.aaac.org.au).

(f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).

11. **Acoustic Engineer Contacts & Reference Material -** Further information including lists of Acoustic Engineers can be obtained from:

(a) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au)

(b) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au)

(c) NSW Industrial Noise Policy – Office of Environment & Heritage (www.environment.nsw.gov.au)

12. **Sydney Water Section 73 Certificates** - The Section 73 Certificate must be a separate certificate that relates specifically to this development consent. For example, if the development consent relates to the subdivision of the land, a Section 73 Certificate for the construction of the building that is subject to a different development consent will not suffice.

13. **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.

14. **Disability Discrimination Act** - This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which refers to AS1428.1-Design for Access and Mobility.

15. **Access for persons with disabilities** - Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.

16. **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.

17 **Security deposit administration & compliance fee** - Under Section 97 (5) of the Local Government Act 1993, a security deposit (or part) if repaid to the person who provided it is to be repaid with any interest accrued on the deposit (or part) as a consequence of its investment.

Council must cover administration and other costs incurred in the investment of these monies. The current charge is $50.00 plus 2% of the bond amount per annum.

The interest rate applied to bonds is set at Council's business banking facility rate as at 1 July each year. Council will accept a bank guarantee in lieu of a deposit.

All interest earned on security deposits will be used to offset the Security Deposit administration and Compliance fee. Where interest earned on a deposit is not sufficient to meet the fee, it will be accepted in full satisfaction of the fee.

18. **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.

19. **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).

20. **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

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(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. DA2018/0[illegible]) 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.

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REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 18 JUNE 2026

LPP029-26 109-117 THE AVENUE & 106, 106A & 108 PARK ROAD HURSTVILLE

LPP Report No	**LPP029-26**	**Development Application No**	**DA2025/0488**
Site Address & Ward Locality	109-117 The Avenue & 106, 106A & 108 Park Road Hurstville Hurstville Ward		
Proposed Development	Change of use from residential to educational establishment (117 The Avenue and 106 & 106A Park Road), demolition works, construction of a new part (2) two storey and part (3) storey Senior School Study Centre, construction of a new staff carpark with multi-purpose sports court above, new landscaping and other ancillary works. The application is Integrated Development under the Water Management Act 2000.		
Owners	Anglican Schools Corporation		
Applicant	Anglican Schools Corporation		
Planner/Architect	EPM Projects		
Date Of Lodgement	4/11/2025		
Submissions	One (1)		
Cost of Works	$32,940,673		
Local Planning Panel Criteria	Schedule 6 Regionally Significant Development – Private infrastructure and community facilities over $5 million		
Report prepared by	Principal Planner		

RECOMMENDATION	Approval

EXECUTIVE SUMMARY

Section 275(3A) of the *Environmental Planning and Assessment Regulation 2021* provides that a council must not determine a development application on behalf of a Sydney district or regional planning panel if the application falls within a category identified in the *Instruction on functions not exercisable by council on behalf of Sydney district or regional planning panels – certain regionally significant development applications* (The instruction). The instruction specifies that councils are not permitted to determine development applications lodged before 4 September 2024. As the subject application was lodged on 4 November 2025, it does not fall within this exclusion. Accordingly, the Local Planning Panel is the appropriate consent authority for the determination of this application

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PROPOSAL

The integrated development application DA2025/0488 seeks consent for the expansion of the Danebank Anglican School at its northern campus through a change of use of recently acquired residential properties, demolition of existing dwellings, and construction of a new part two and part three storey Senior School Study Centre (SSSC), along with associated car parking with sports court above, landscaping, and infrastructure works. The proposal has been assessed under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, having regard to the relevant State Environmental Planning Policies, the Georges River Local Environmental Plan 2021, and the Georges River Development Control Plan 2021. The site is appropriately zoned for educational use, with the proposal permissible within both the SP2 and R2 zones, and it is considered to be a logical extension of the existing school operations.

The assessment finds that the proposal generally satisfies the applicable planning controls and objectives, with the following key technical matters: traffic, engineering, landscaping, heritage, and servicing being satisfactory addressed through detailed design and recommended conditions of consent. External referral authorities, including Ausgrid, Sydney Water, Sydney Airport Corporation and WaterNSW, raised no objections subject to conditions, and Council's internal specialists similarly supported the development. Environmental impacts such as tree removal, stormwater management, excavation and remediation have been appropriately addressed, with mitigation measures incorporated into the design and recommended conditions of consent. While some design concerns were initially raised by Urban Design and additional information was requested regarding contamination and acoustic impacts, these matters are capable of being resolved and managed and on this basis the proposal is recommended for approval.

Having regard to the likely impacts of the development, the proposal is considered to result in acceptable outcomes for the natural and built environment, maintaining compatibility with the surrounding residential locality while delivering improved educational facilities. The development will not generate significant adverse social or economic impacts and is considered suitable for the site, given its established use and strategic function. On balance, the proposal is considered to be in the public interest, providing upgraded educational infrastructure without unreasonable impacts on adjoining properties. Accordingly, the assessment concludes that the application warrants approval, subject to appropriate conditions to ensure compliance with relevant standards and to manage construction and operational impacts.

ASSESSMENT

Development Application No. DA2025/0488 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 (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2021
- Georges River Local Environmental Plan 2021 (GRLEP 2021); and
- Georges River Development Control Plan 2021 (GRDCP 2021).

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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. Development Application DA2025/0488 is considered to be regionally significant development under Schedule 6(5) of the SEPP Planning Systems 2021, with Private infrastructure and community facilities over $5 million, the LPP is required to determine such applications now given recent legislative changes to the former Regional Panels. The development is also captured under Integrated Development, requiring dewatering of the Site, Water NSW has issued GTA, which will be incorporated into the recommended conditions of consent.

The design of the proposal has satisfactorily addressed the design quality principles in schools under Schedule 8 of the Transport and Infrastructure SEPP 2021.

The written request to vary the Clause 4.4 Floor space ratio development standard under Clause 4.6 of the Georges River Local Environmental Plan 2021 demonstrates that strict compliance with the standard is unnecessary and unreasonable in the circumstances, having regard to the site's established educational use, maintaining a compliant FSR if applied across the entirety of the site and the need to accommodate contemporary school facilities. The variation is considered to achieve the objectives of the standard and the zone, while resulting in an appropriate built form outcome that is compatible with the surrounding context. On this basis, the Clause 4.6 variation is supported, as it is justified on environmental planning grounds and is not considered to result in any adverse impacts.

The SSSC building has an appropriate height transition towards the residential property to the north and the built form will be consistent with the character along The Avenue. The elevated terrace has an acoustic screen and planter bed whilst windows on the first and second floor have been offset or setback, all these design elements ensure that both visual and acoustic privacy is protected for nearby residential dwellings. Council's EHO has reviewed the acoustic report and determined that the proposal is acceptable subject to recommended acoustic conditions.

The proposed car park and elevated sports court will enable the drop-off for mini-buses to be undertaken onsite, this is a positive outcome for the surrounding traffic network. Initially the Park Road facade and side elevations were excessively bulky, however, the applicant submitted amended drawings to address these concerns and the Park Road frontage now has improved articulation, to further to align with the two-storey residential character along this street. The side of the building has been setback along the side boundaries and adequate landscaping provided to soften the built form when viewed from adjoining properties.

There are no planning controls for educational facilities, within the GRDCP 2021. Notwithstanding, an assessment against Part 6.1.2 Residential Controls of the GRDCP 2021 was undertaken by Council, given proximity to the R2 zone and an assessment confirms the proposal will comply with respect to building setbacks, streetscape and built form. A variation of the rear setback (being a maximum of 15% of the length of the side boundary) for the SSSC building, is acceptable as there are secondary dwellings positioned at the rear of the adjoining residential properties and this reduces any impacts associated with the proposed SSSC building.

SUBMISSIONS

The application was placed on public exhibition for 28 (twenty-eight) days from 13 November 2025 to 17 December 2025. One (1) submission was received during this period and is discussed further in the attached assessment report.

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CONCLUSION

Following consideration of the matters for consideration under Section 4.15(1) of the Environmental Planning & Assessment Act, 1979 ('the EP&A Act'), which included an assessment against the provisions contained within the relevant State and local environmental planning policies, the proposal is worthy of support. The development is not considered to result in any unacceptable adverse environmental impacts and is not contrary to the public interest. It has been demonstrated that the development is suitable for the site and its surrounds and through its innovative design would maintain and protect the amenity of the adjoining properties.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(a) of the *EP&A Act*, DA2025/0488 is recommended for approval subject to the reasons contained at **Attachment A** of this report.

ATTACHMENTS

Attachment ⇩1	Architectural Drawings - 109-117 The Avenue & 106, 106A & 108 Park Road Hurstville - DA2025-0488
Attachment ⇩2	Assessment Report - Danebank - 109-117 The Avenue & 106, 106A & 108 Park Road Hurstville - DA2025-0488

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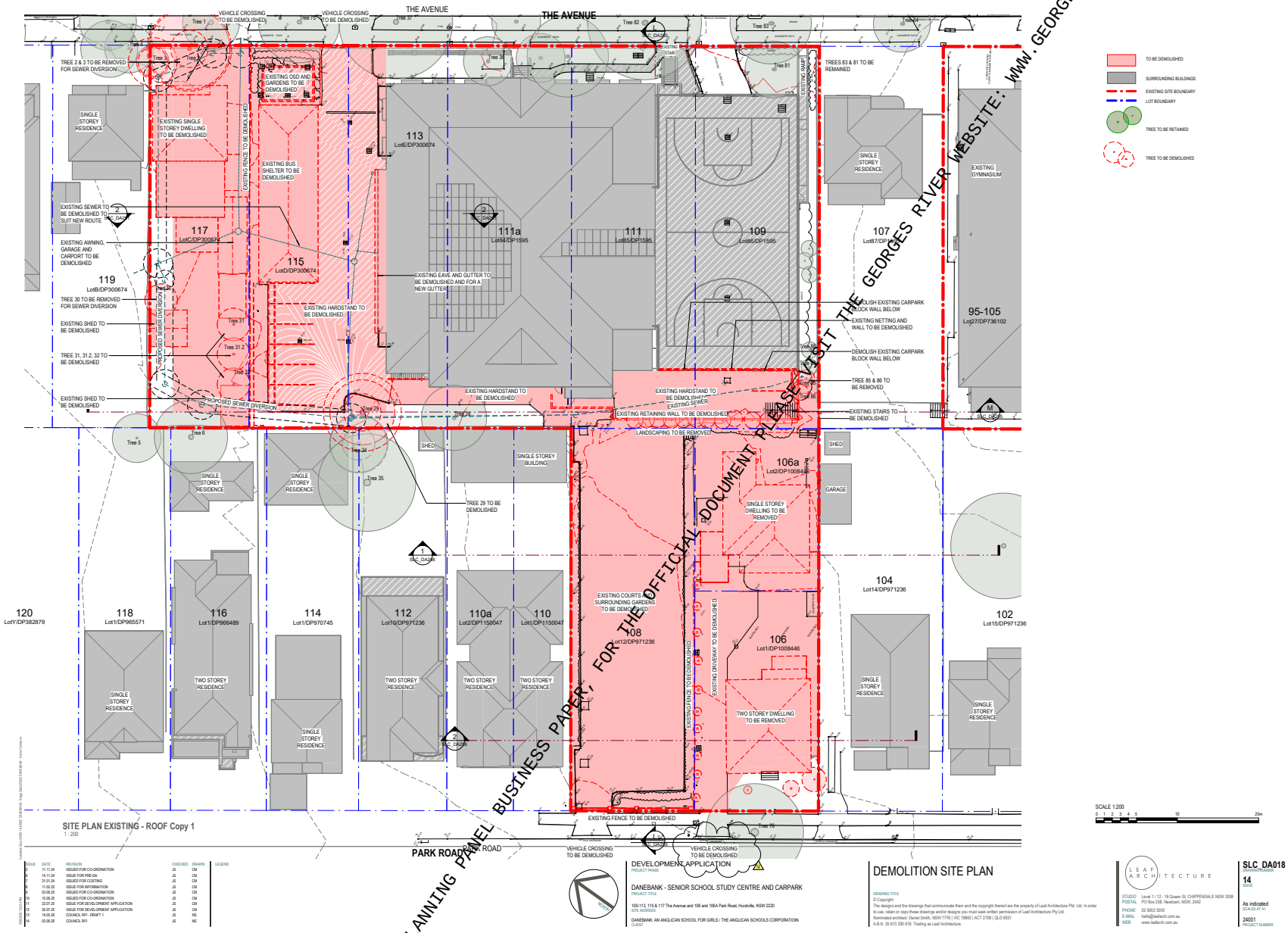

LPP029-26 Attachment 1

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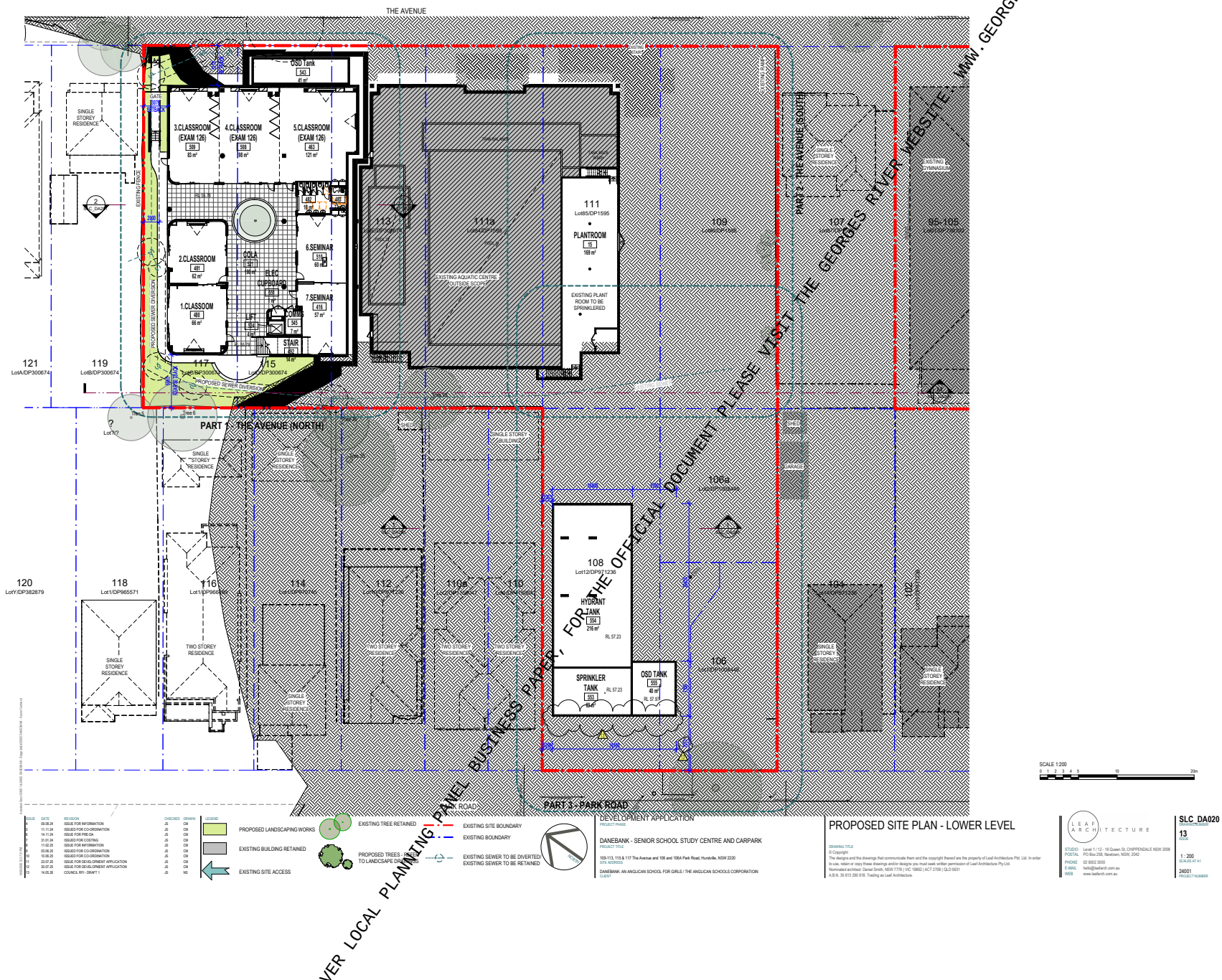

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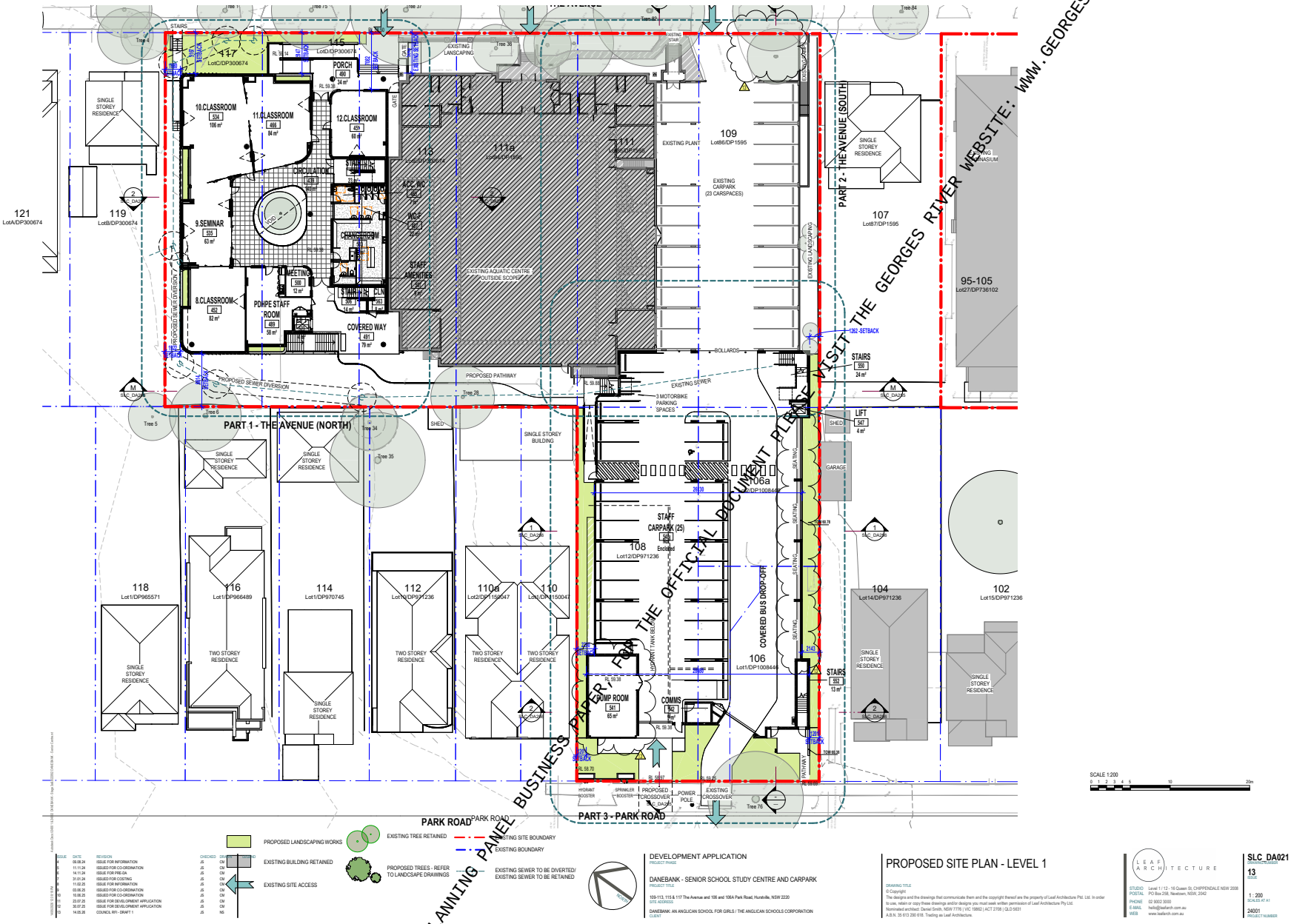

PROPOSED LANDSCAPING WORKS
EXISTING BUILDING RETAINED
EXISTING SITE ACCESS
EXISTING TREE RETAINED
PROPOSED TREES - REFER TO LANDSCAPE DRAWINGS
EXISTING SITE BOUNDARY
EXISTING BOUNDARY
EXISTING SEWER TO BE DIVERTED/ EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220

DANEBANK: AN ANGLICAN SCHOOL FOR GIRLS / THE ANGLICAN SCHOOLS CORPORATION

PROPOSED SITE PLAN - LEVEL 1

LEAF ARCHITECTURE

SLC_DA021

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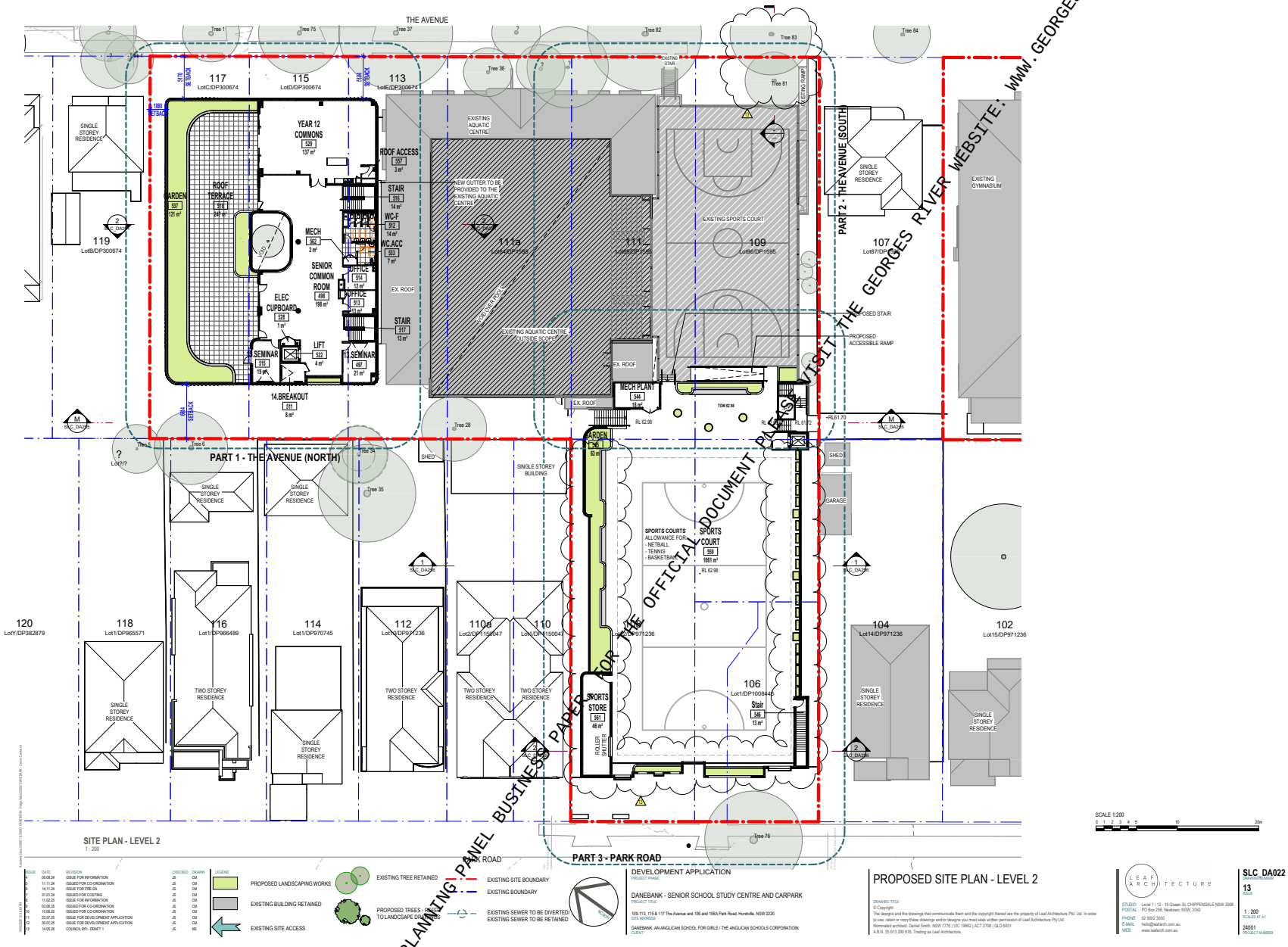
LPP029-26 Attachment 1



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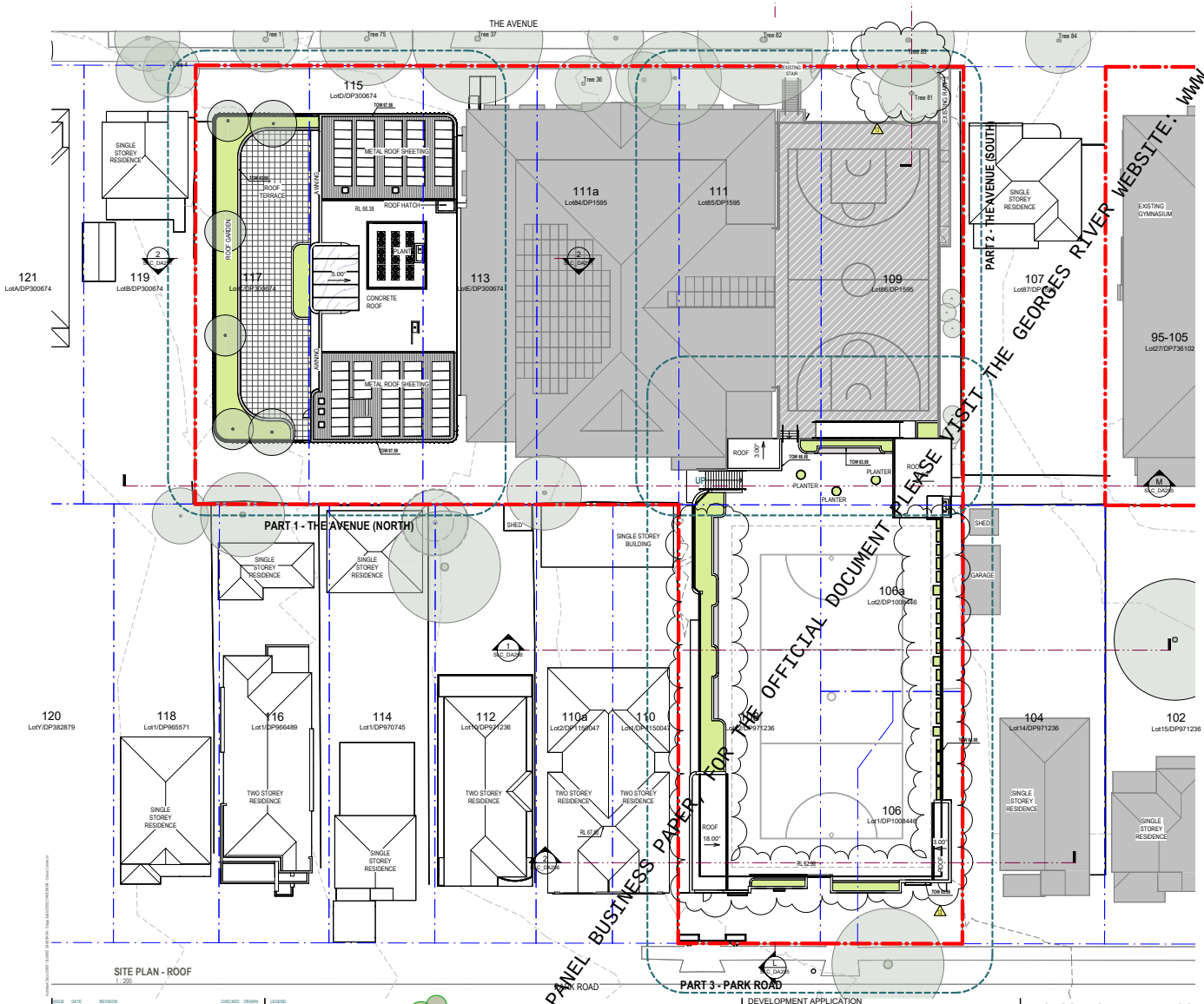

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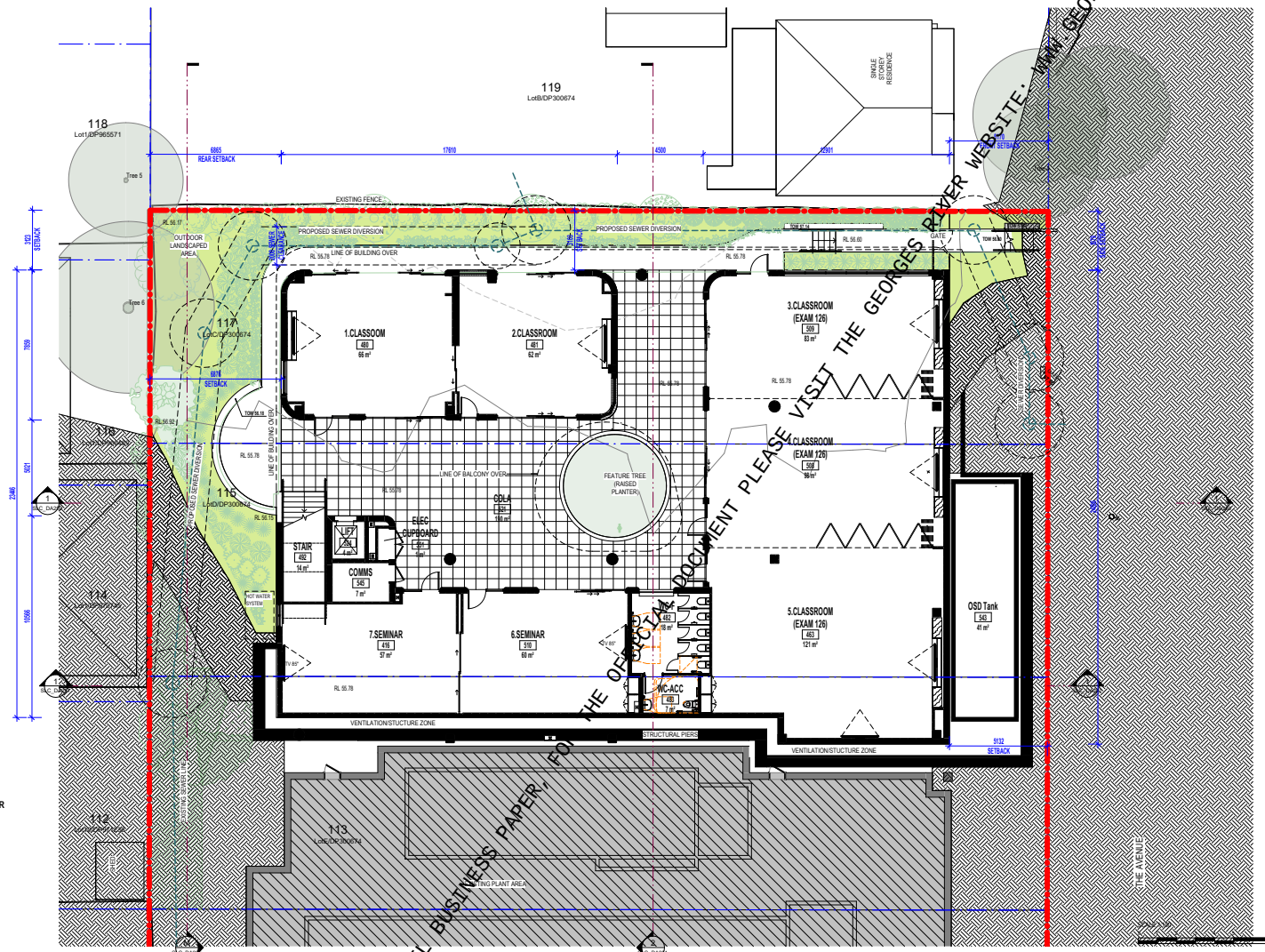

SENIOR LEARNING CENTER - PROPOSED LOWER LEVEL PLAN
1 : 100

NOTE
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILED LANDSCAPING PLANS

ISSUE	DATE	REVISION	CHECKED	DRAWN
A	18.06.24	ISSUE FOR INFORMATION	JS	CM
B	08.08.24	ISSUE FOR INFORMATION	JS	CM
C	11.10.24	ISSUED FOR CO-ORDINATION	JS	CM
D	14.11.24	ISSUE FOR PRE-DA	JS	CM
E	31.01.24	ISSUED FOR COSTING	JS	CM
F	11.02.25	ISSUE FOR INFORMATION	JS	CM
G	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
H	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
I	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
J	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND
- PROPOSED LANDSCAPING WORKS
- EXISTING BUILDING RETAINED
- EXISTING SITE ACCESS
- EXISTING TREE RETAINED
- PROPOSED TREES TO LANDSCAPE DRAWINGS
- EXISTING SITE BOUNDARY
- EXISTING BOUNDARY
- EXISTING SEWER TO BE DIVERTED/ EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

DANEBANK: AN ANGLICAN SCHOOL FOR GIRLS / THE ANGLICAN SCHOOLS CORPORATION
CLIENT

GA PLAN (PART 1 - SENIOR LEARNING CENTRE) LOWER LEVEL
DRAWING TITLE

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Nominated architect: Daniel Smith, NSW 7776 | VIC 19862 | ACT 2758 | QLD 5831
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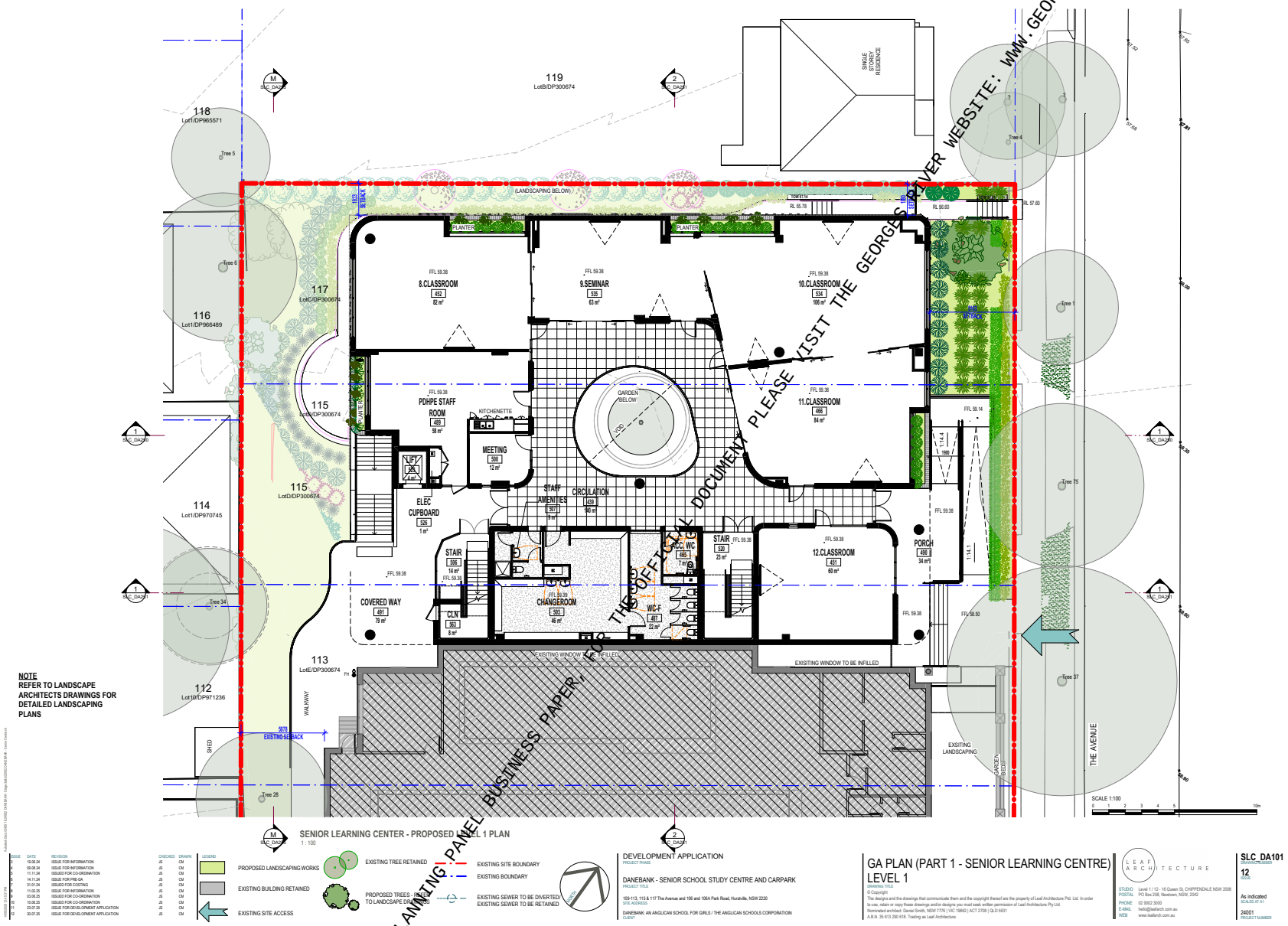

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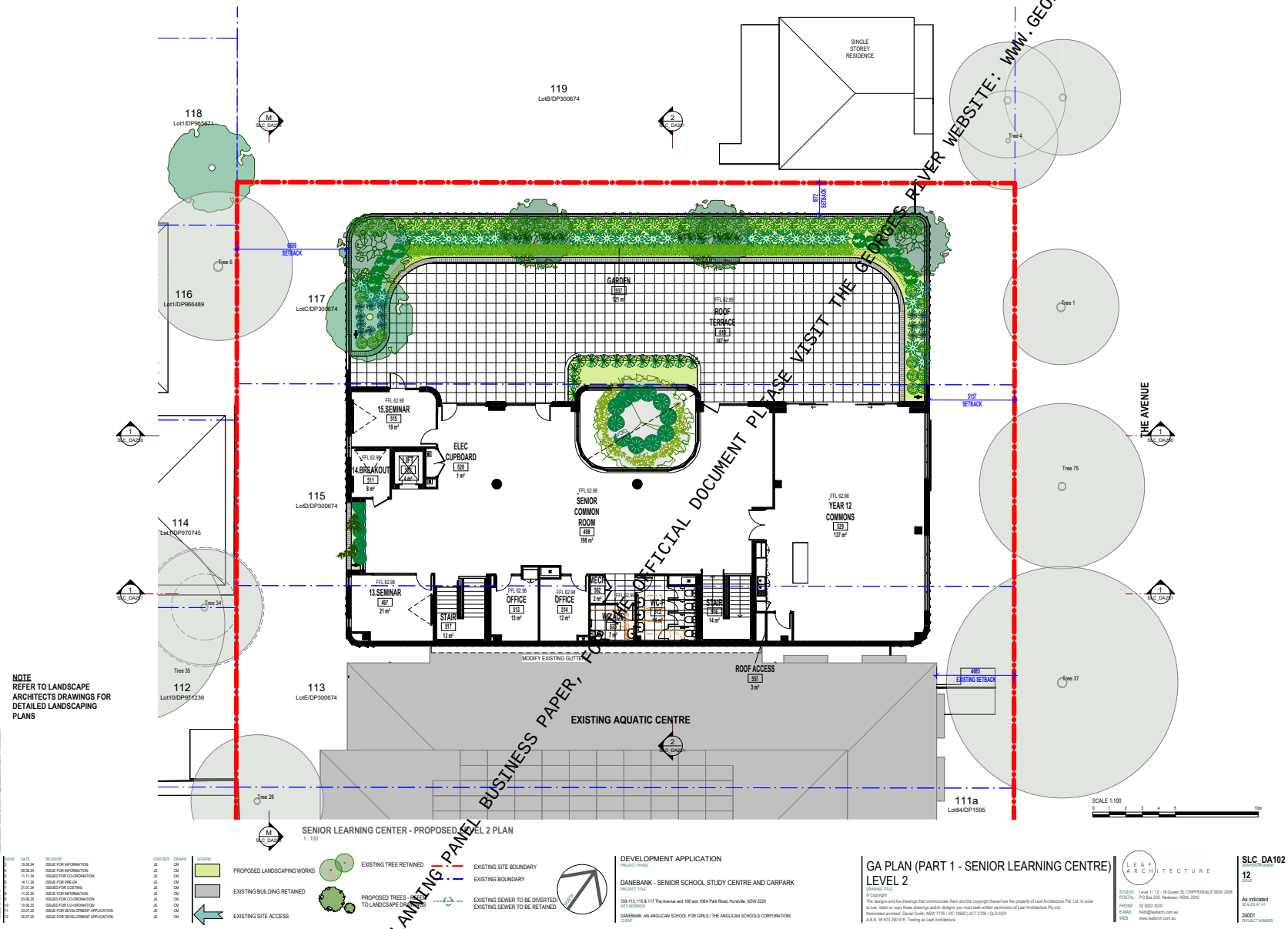

NOTE
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILED LANDSCAPING PLANS

SENIOR LEARNING CENTER - PROPOSED LEVEL 2 PLAN
1 : 100

SCALE 1:100

ISSUE	DATE	REVISION	CHECKED	DRAWN
A	19.06.24	ISSUE FOR INFORMATION	JS	CM
B	09.08.24	ISSUE FOR INFORMATION	JS	CM
C	11.10.24	ISSUED FOR CO-ORDINATION	JS	CM
D	14.11.24	ISSUE FOR PRE-DA	JS	CM
E	31.01.24	ISSUED FOR COSTING	JS	CM
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G	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
H	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
I	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
J	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND
- PROPOSED LANDSCAPING WORKS
- EXISTING BUILDING RETAINED
- EXISTING SITE ACCESS
- EXISTING TREE RETAINED
- PROPOSED TREES TO LANDSCAPE DRAWINGS
- EXISTING SITE BOUNDARY
- EXISTING BOUNDARY
- EXISTING SEWER TO BE DIVERTED / EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

DANEBANK: AN ANGLICAN SCHOOL FOR GIRLS / THE ANGLICAN SCHOOLS CORPORATION
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GA PLAN (PART 1 - SENIOR LEARNING CENTRE) LEVEL 2
DRAWING TITLE

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DRAWING NUMBER
12
ISSUE
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SCALES AT A1
24001
PROJECT NUMBER

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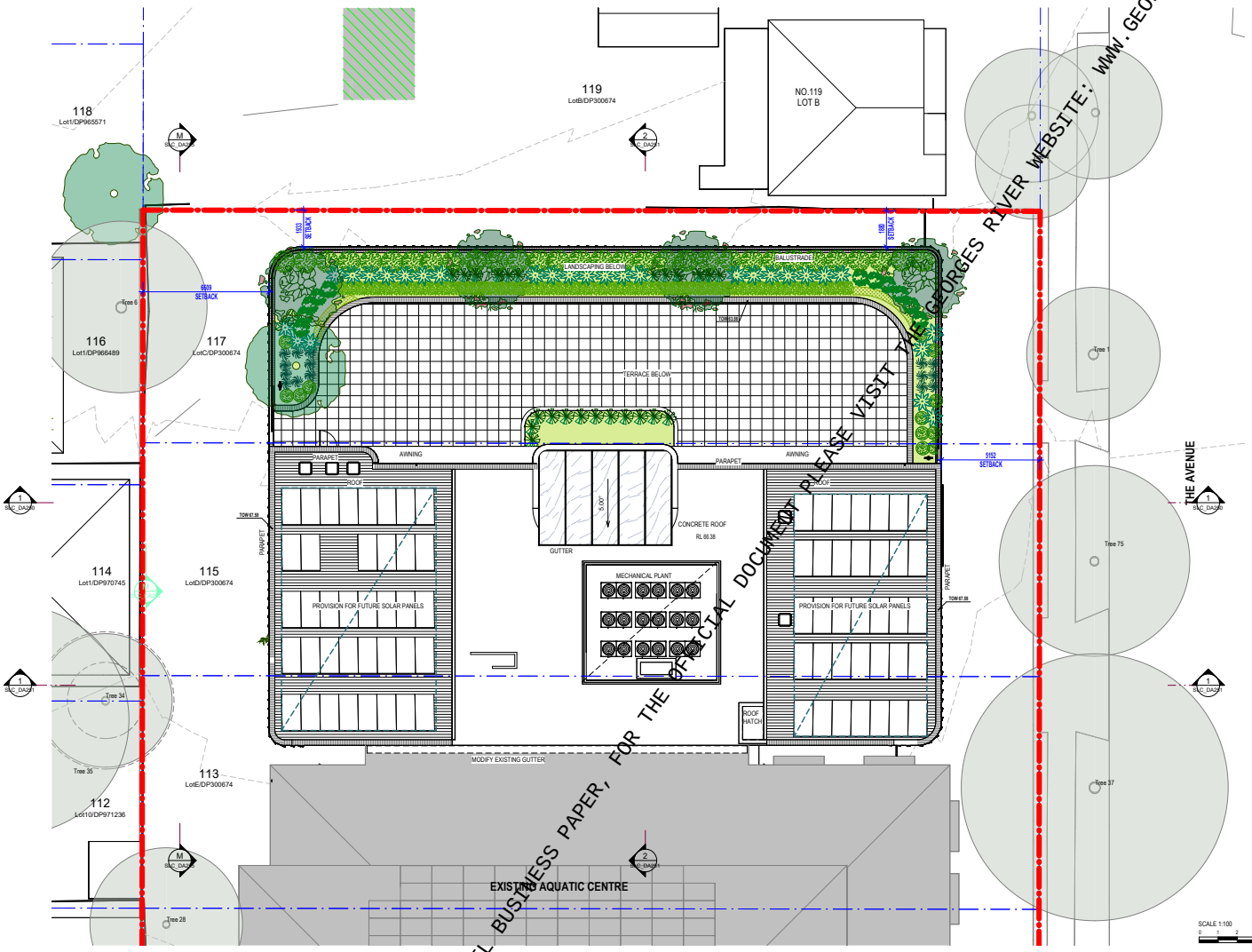

NOTE
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILED LANDSCAPING PLANS

SCALE 1:100

SENIOR LEARNING CENTER - PROPOSED ROOF PLAN
1 : 100

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D	14.11.24	ISSUE FOR PRE-DA	JS	CM
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I	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
J	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND
- PROPOSED LANDSCAPING WORKS
- EXISTING BUILDING RETAINED
- EXISTING SITE ACCESS
- EXISTING TREE RETAINED
- PROPOSED TREES TO LANDSCAPE DRAWINGS
- EXISTING SITE BOUNDARY
- EXISTING BOUNDARY
- EXISTING SEWER TO BE DIVERTED / EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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GA PLAN (PART 1 - SENIOR LEARNING CENTRE) ROOF
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PROJECT NUMBER

LPP029-26 Attachment 1

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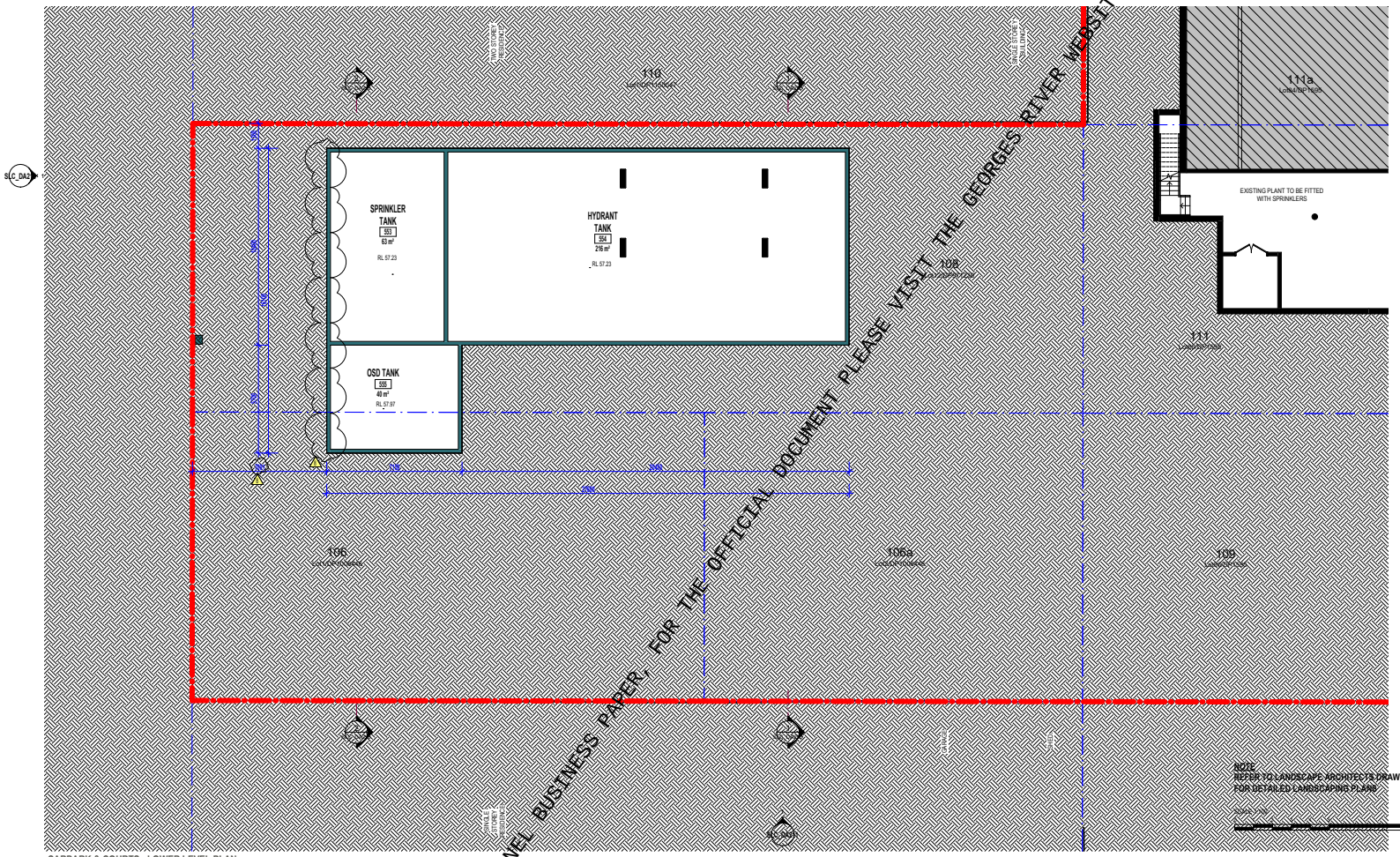

CARPARK & COURTS - LOWER LEVEL PLAN
1 : 100

PROPOSED LANDSCAPING WORKS
EXISTING BUILDING RETAINED
EXISTING SITE ACCESS
EXISTING TREE RETAINED
PROPOSED TREES TO LANDSCAPE DRAWINGS
EXISTING SITE BOUNDARY
EXISTING BOUNDARY
EXISTING SEWER TO BE DIVERTED/ EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION
DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
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GA PLAN (PART 3 - PARK ROAD) LOWER LEVEL

LEAF ARCHITECTURE

SLC_DA110
8
As indicated
24001

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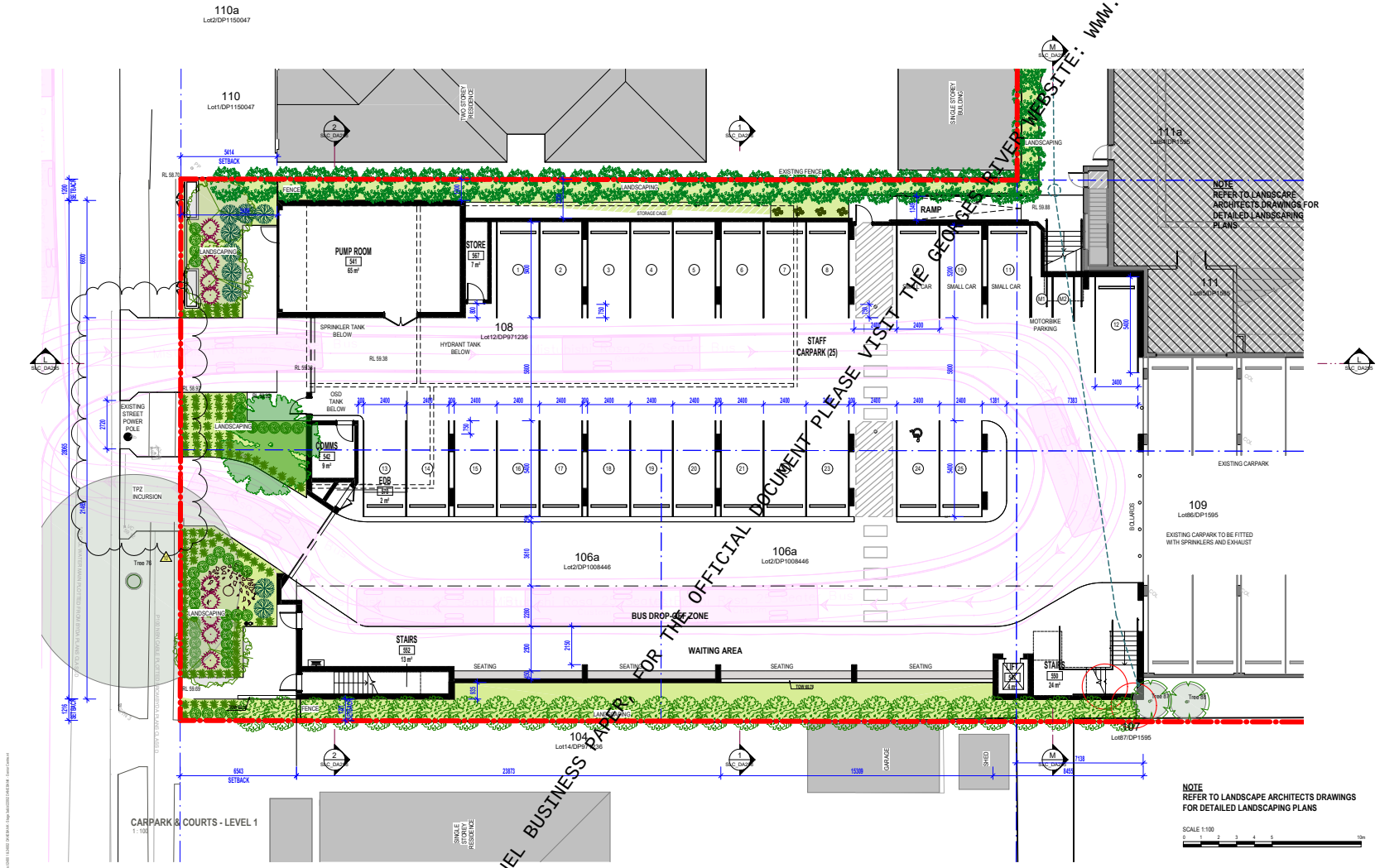

LPP029-26 Attachment 1



NOTE
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SCALE 1:100

CARPARK & COURTS - LEVEL 2
1 : 100

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3	11.02.25	ISSUE FOR INFORMATION	JS	CM
4	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
5	10.08.25	ISSUED FOR CO-ORDINATION	JS	CM
6	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
7	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
8	08.05.26	ISSUED FOR CO-ORDINATION	JS	NS
9	14.05.26	COUNCIL RFI - DRAFT 1	JS	NS

LEGEND
PROPOSED LANDSCAPING WORKS
EXISTING BUILDING RETAINED
EXISTING SITE ACCESS
EXISTING TREE RETAINED
PROPOSED TREES - REFER TO LANDSCAPE DRAWINGS
EXISTING SITE BOUNDARY
EXISTING BOUNDARY
EXISTING SEWER TO BE DIVERTED
EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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GA PLAN (PART 3 - PARK ROAD) LEVEL 2
DRAWING TITLE

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SLC_DA112
DRAWING NUMBER
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ISSUE
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24001
PROJECT NUMBER

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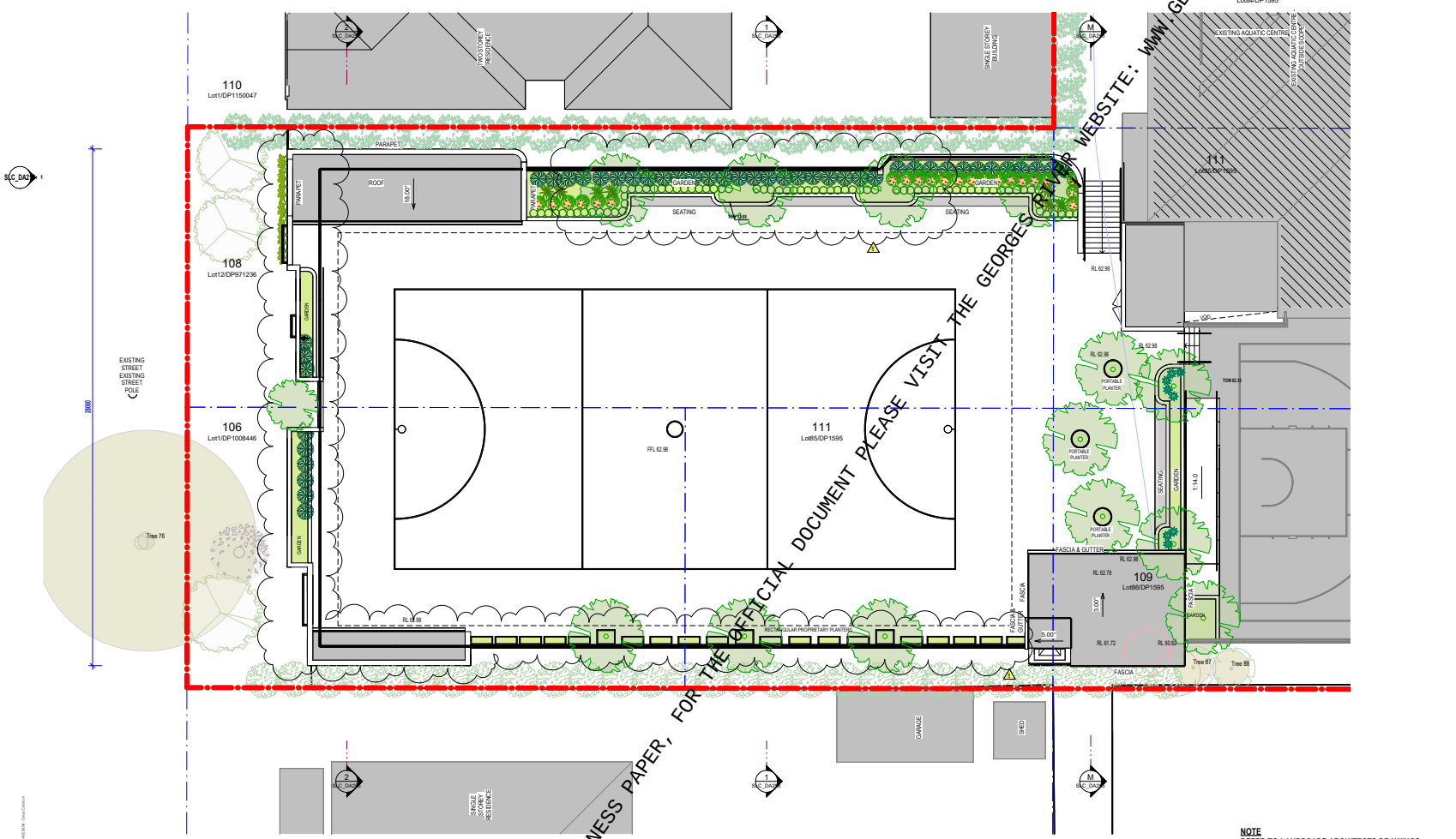

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NOTE
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILED LANDSCAPING PLANS

SCALE 1:100

PROPOSED LANDSCAPING WORKS
EXISTING BUILDING RETAINED
EXISTING SITE ACCESS
EXISTING TREE RETAINED
PROPOSED TREES TO LANDSCAPE DRAWINGS
EXISTING SITE BOUNDARY
EXISTING BOUNDARY
EXISTING SEWER TO BE DIVERTED
EXISTING SEWER TO BE RETAINED

DEVELOPMENT APPLICATION

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK

GA PLAN (PART 3 - PARK ROAD) ROOF

LEAF ARCHITECTURE

SLC_DA113

8

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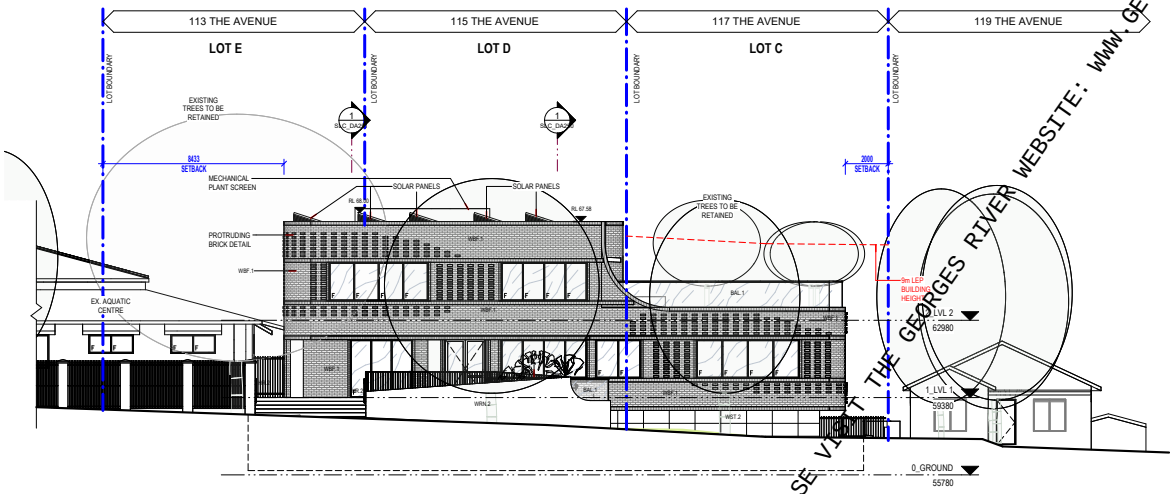
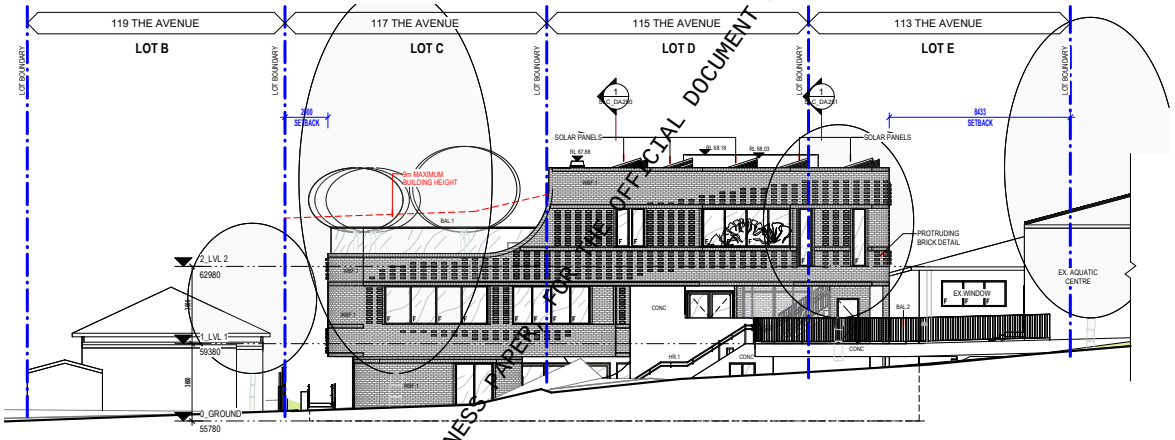


ELEVATION A (THE AVENUE)
1 : 100



ELEVATION B (REAR)
1 : 100

MATERIAL - THE AVENUE



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4	08.08.24	ISSUE FOR INFORMATION	JS	CM
5	11.11.24	ISSUED FOR CO-ORDINATION	JS	CM
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7	31.01.24	ISSUED FOR COSTING	JS	CM
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9	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
10	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
11	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
12	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND
LOT BOUNDARY
HEIGHT EXTENT (9M)

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

DANEBANK: AN ANGLICAN SCHOOL FOR GIRLS / THE ANGLICAN SCHOOLS CORPORATION
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ELEVATIONS (PART 1 - SENIOR LEARNING CENTRE)
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SLC_DA200
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12
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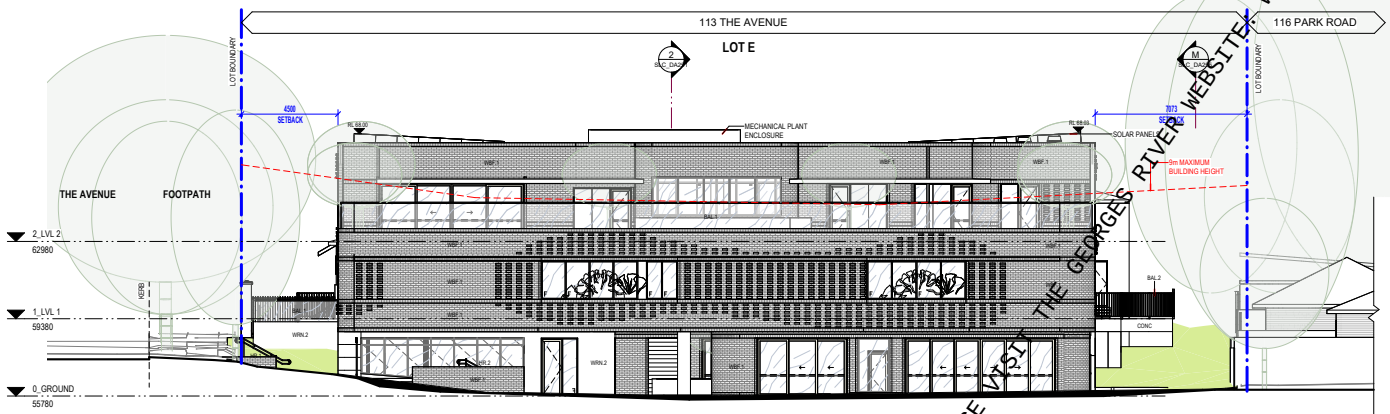
24001
PROJECT NUMBER



ELEVATION C
1 : 100

MATERIAL - THE AVENUE



PRIMARY BRICK FINISH FACEBRICK - **WBF.1**

PRIMARY SOLID COLOUR RENDER - **WRN.1** POWDERCOAT - **PCA.1**

SECONDARY COLOUR RENDER - **WRN.2** POWDERCOAT - **PCA.2**

SECONDARY TEXTURE - STONE - **WST.2**

ACCENT TIMBER - **TIM**

GLASS BALUSTRADE - **BAL.1**

METAL CHARCOAL PALISADE FENCE - **BAL.2**

STAINLESS STEEL DOUBLE HANDRAIL - **HR.SWR.2**

FACADE PROTRUDING BRICK DETAIL

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3	19.06.24	ISSUE FOR INFORMATION	JS	CM
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5	11.10.24	ISSUED FOR CO-ORDINATION	JS	CM
6	14.11.24	ISSUE FOR PRE-DA	JS	CM
7	31.01.24	ISSUED FOR COSTING	JS	CM
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10	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
11	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
12	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND
LOT BOUNDARY
HEIGHT EXTENT (RM)

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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ELEVATIONS (PART 1 - SENIOR LEARNING CENTRE)
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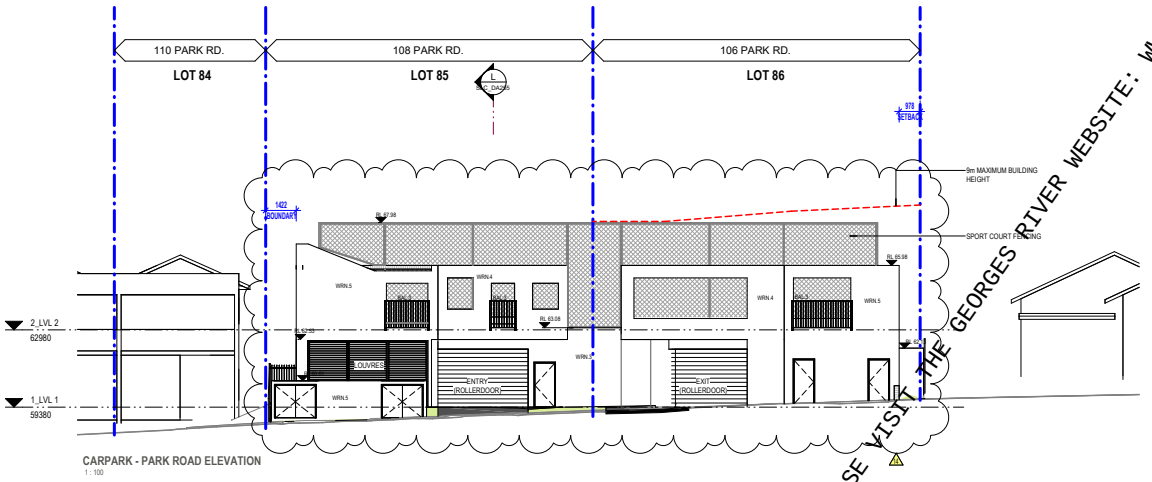
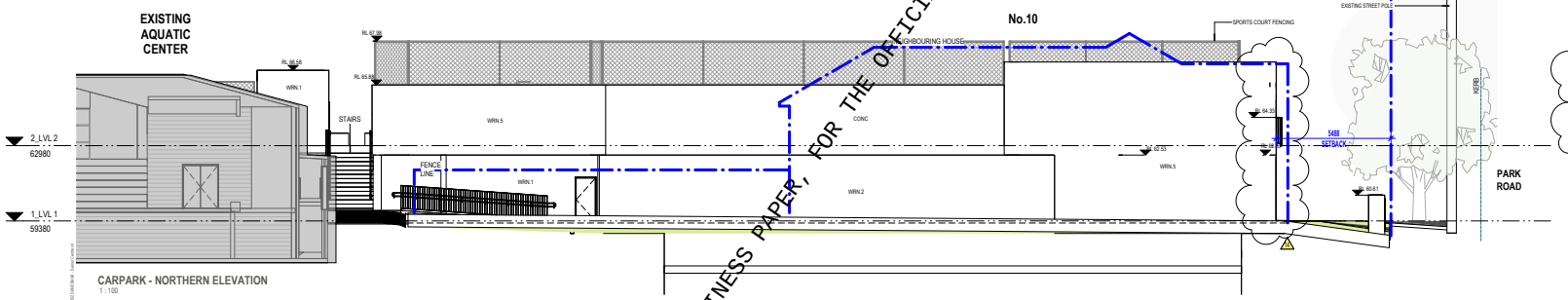


CARPARK - PARK ROAD ELEVATION
1 : 100



CARPARK - NORTHERN ELEVATION
1 : 100



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A	11.11.24	ISSUED FOR CO-ORDINATION	JS	CM
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11	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
12	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
13	08.08.25	ISSUED FOR CO-ORDINATION	JS	NS
14	14.08.26	COUNCIL RFI - DRAFT 1	JS	NS

LEGEND
LOT BOUNDARY
HEIGHT EXTENT (9M)

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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ELEVATIONS (PART 3 - PARK ROAD)
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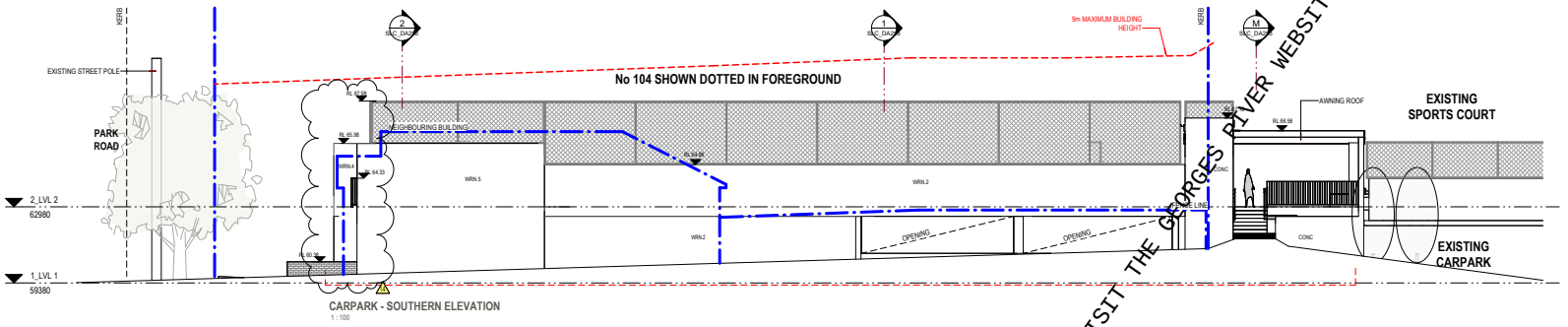

CARPARK - SOUTHERN ELEVATION
1 : 100

ISSUE	DATE	REVISION	CHECKED	DRAWN
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12	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
13	08.08.25	ISSUED FOR CO-ORDINATION	JS	NS
14	14.08.25	COUNCIL RFI - DRAFT 1	JS	NS

LEGEND
LOT BOUNDARY
HEIGHT EXTENT (9M)

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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PROJECT NUMBER

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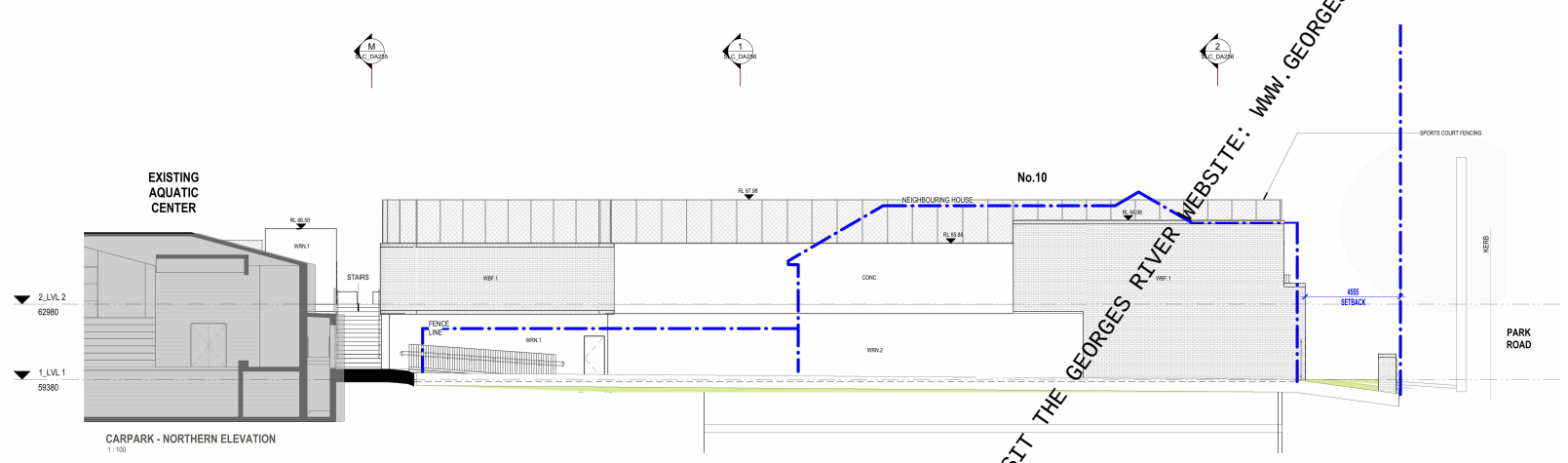
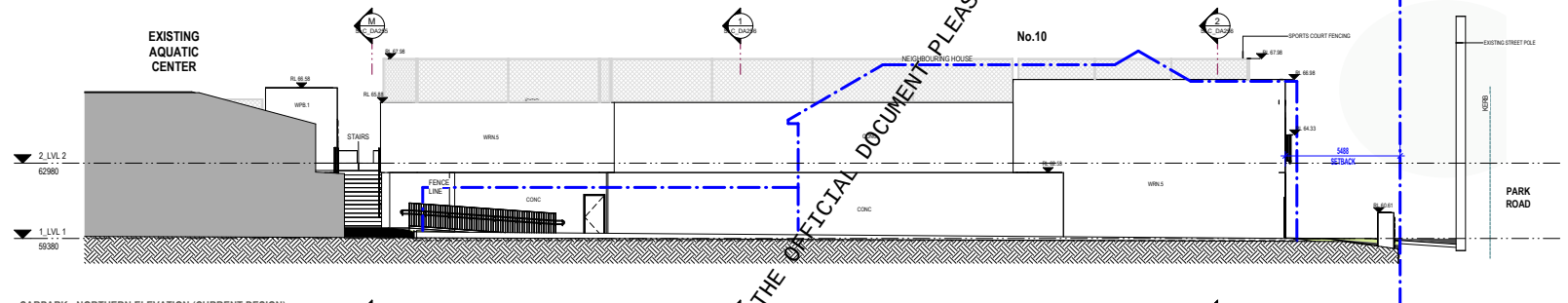
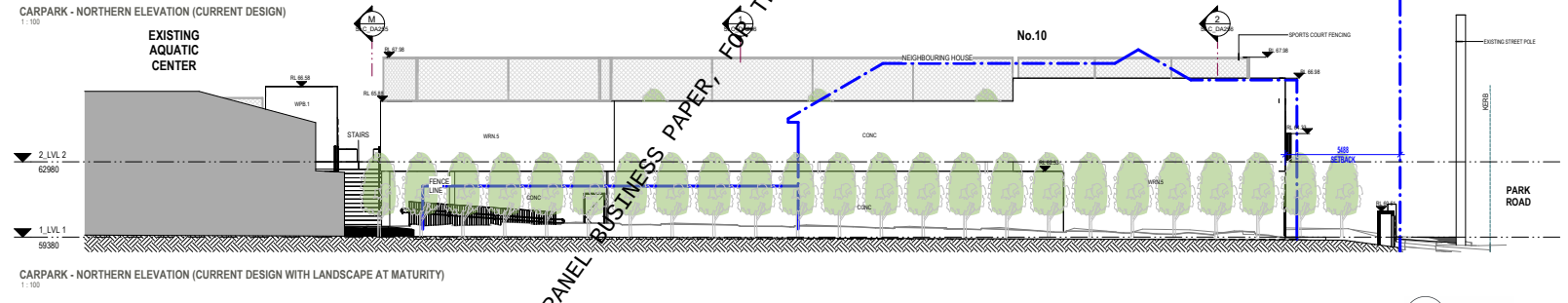


CARPARK - NORTHERN ELEVATION
1 : 100

CARPARK - NORTHERN ELEVATION (PREVIOUS DA ISSUED)
1 : 100



CARPARK - NORTHERN ELEVATION (CURRENT DESIGN)
1 : 100



CARPARK - NORTHERN ELEVATION (CURRENT DESIGN WITH LANDSCAPE AT MATURITY)
1 : 100

ISSUE	DATE	REVISION	CHECKED	DRAWN
1	04.05.26	INTERNAL REVIEW	JS	NS
2	14.05.26	COUNCIL RFI - DRAFT 1	JS	NS

LEGEND

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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NORTH ELEVATIONS (PART 3 - COMPARISON)
DRAWING TITLE

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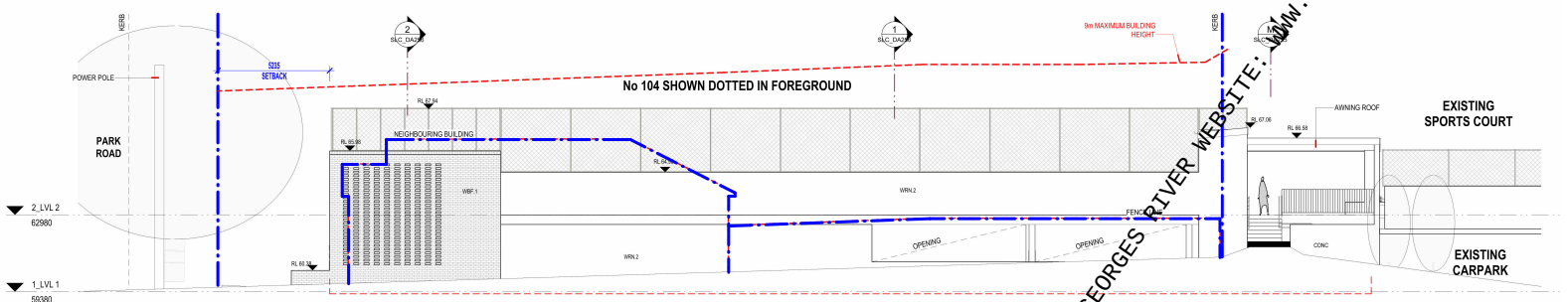
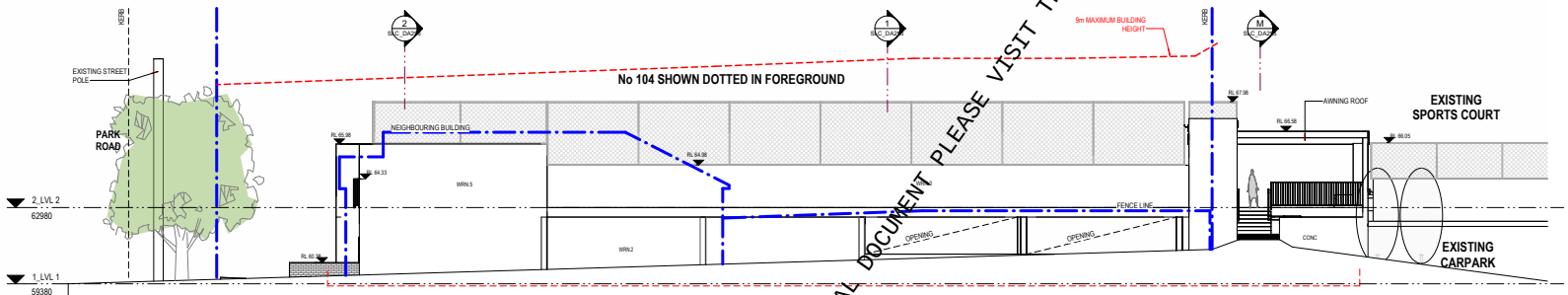
SLC_DA215
DRAWING NUMBER
2
ISSUE
1 : 100
SCALES AT A1
24001
PROJECT NUMBER

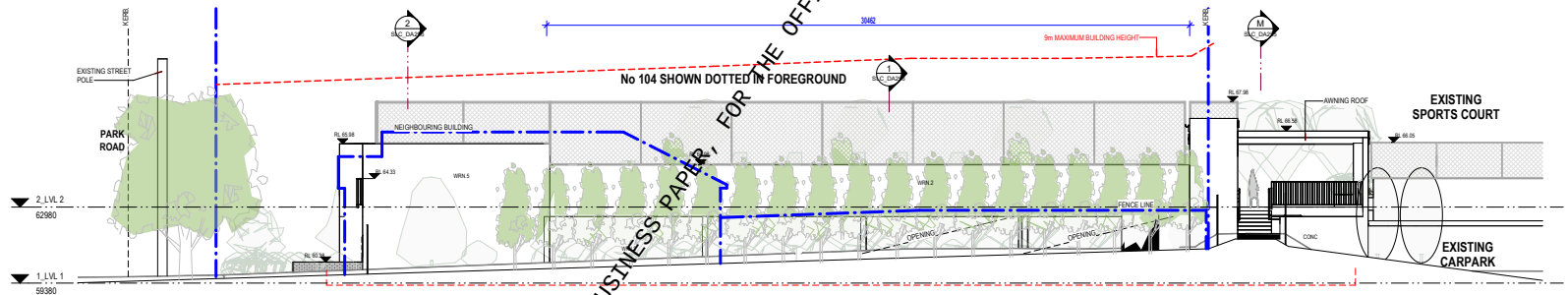
LPP029-26 Attachment 1



CARPARK - SOUTHERN ELEVATION (PREVIOUS DA ISSUED)



CARPARK - SOUTHERN ELEVATION (CURRENT DESIGN)
1 : 100



CARPARK - SOUTHERN ELEVATION (CURRENT DESIGN WITH LANDSCAPE AT MATURITY)
1 : 100

ISSUE	DATE	REVISION	CHECKED	DRAWN	LEGEND
1	04.05.26	INTERNAL REVIEW	JS	NS	
2	14.05.26	COUNCIL RFI - DRAFT 1	JS	NS	

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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SOUTH ELEVATIONS (PART 3 - COMPARISON)

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SLC_DA216
DRAWING/PROGRAM
2
ISSUE
1 : 100
SCALES AT A1
24001
PROJECT NUMBER

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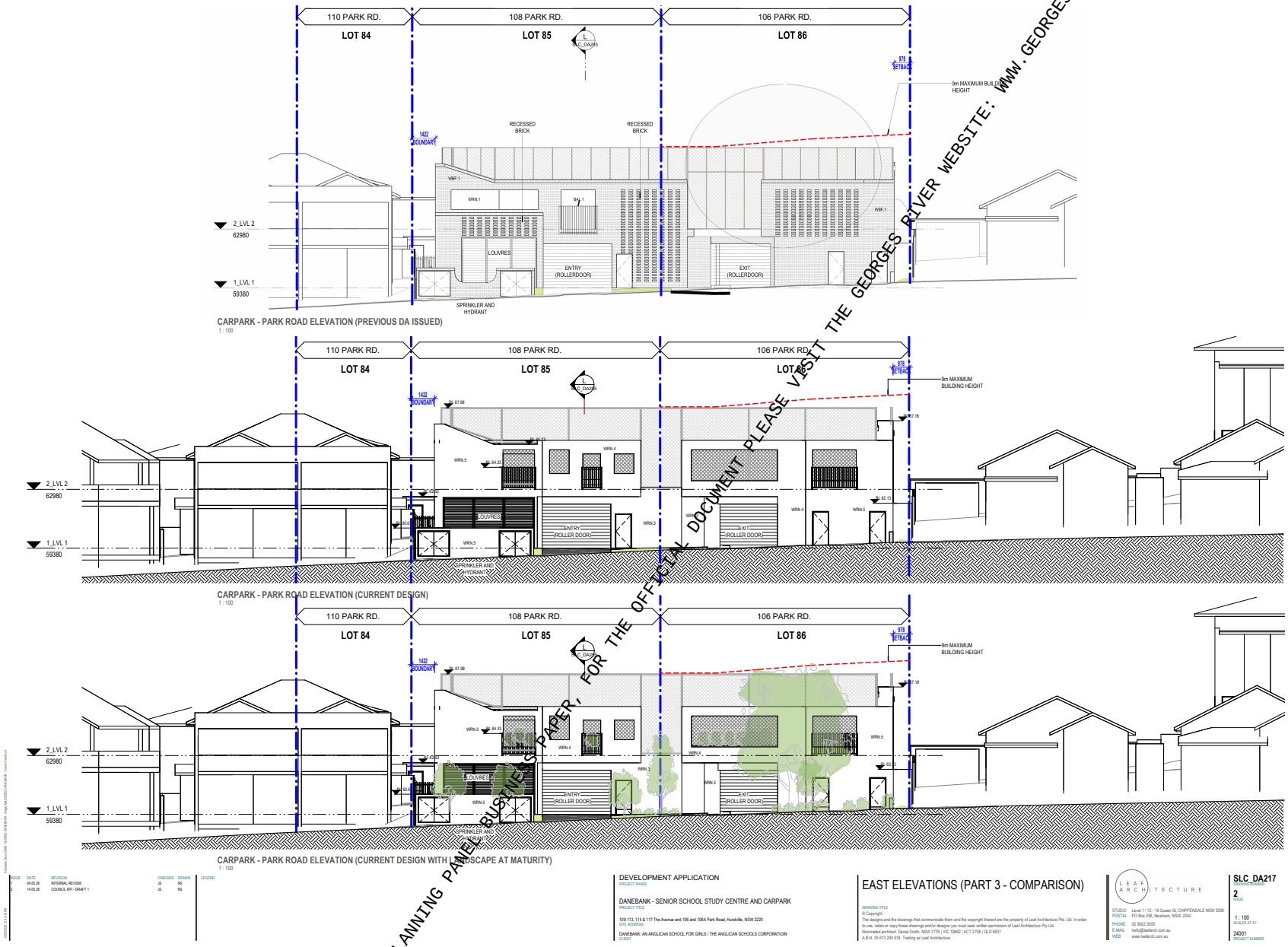

DEVELOPMENT APPLICATION

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220

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EAST ELEVATIONS (PART 3 - COMPARISON)

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SLC_DA217
DRAWING NUMBER

2
ISSUE

1 : 100
SCALED AT A1

24001
PROJECT NUMBER

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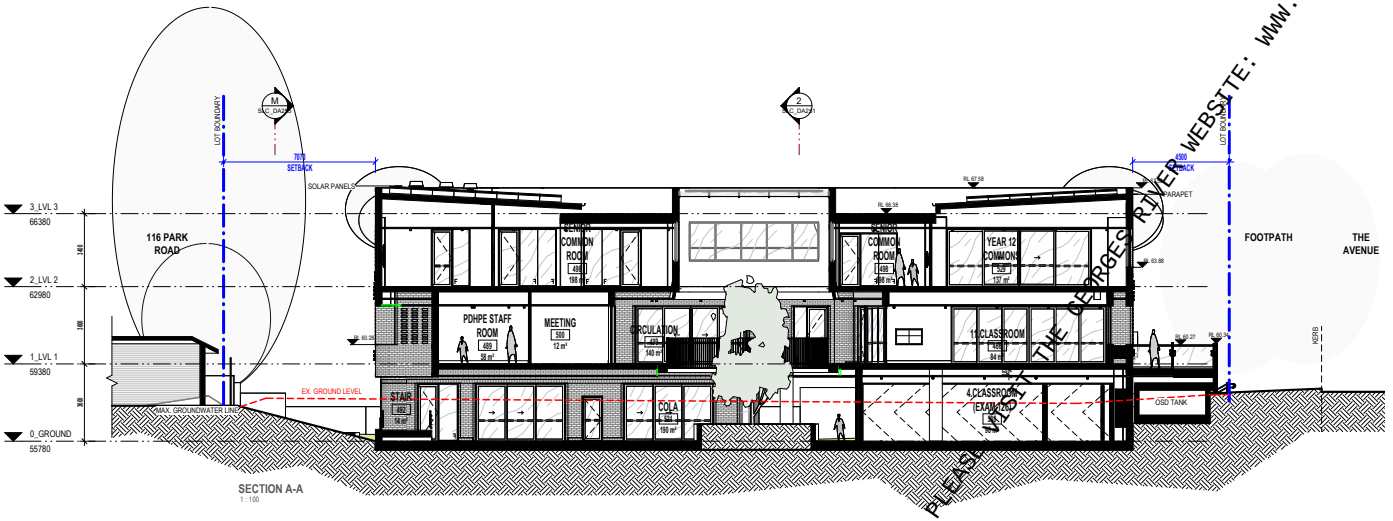
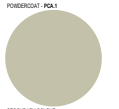


SECTION A-A
1 : 100

MATERIAL - THE AVENUE

PRIMARY BRICK FINISH FACEBRICK - WBF.1

PRIMARY SOLID COLOUR RENDER - WRNL1
POWDERCOAT - PCA.1


SECONDARY COLOUR RENDER - WRNL2
POWDERCOAT - PCA.2


SECONDARY TEXTURE - STONE - WST.2


ACCENT TIMBER - TIM


GLASS BALUSTRADE - BAL.1


METAL CHARCOAL PALISADE FENCE - BAL.2


STAINLESS STEEL DOUBLE HANDRAIL - HR.1/HR.2


FACADE PROTRUDING BRICK DETAIL

ISSUE	DATE	REVISION	CHECKED	DRAWN
A	30.04.24	ISSUE FOR PRE-DA	JS	CM
B	09.08.24	ISSUE FOR INFORMATION	JS	CM
C	11.10.24	ISSUED FOR CO-ORDINATION	JS	CM
D	14.11.24	ISSUE FOR PRE-DA	JS	CM
E	31.01.24	ISSUED FOR COSTING	JS	CM
F	11.02.25	ISSUE FOR INFORMATION	JS	CM
G	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
H	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
I	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
J	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM

LEGEND

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

DANEBANK: AN ANGLICAN SCHOOL FOR GIRLS / THE ANGLICAN SCHOOLS CORPORATION
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SECTIONS (PART 1 - SENIOR LEARNING CENTRE)
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SLC_DA250
DRAWING NUMBER
11
ISSUE
1 : 100
SCALES AT A1
24001
PROJECT NUMBER

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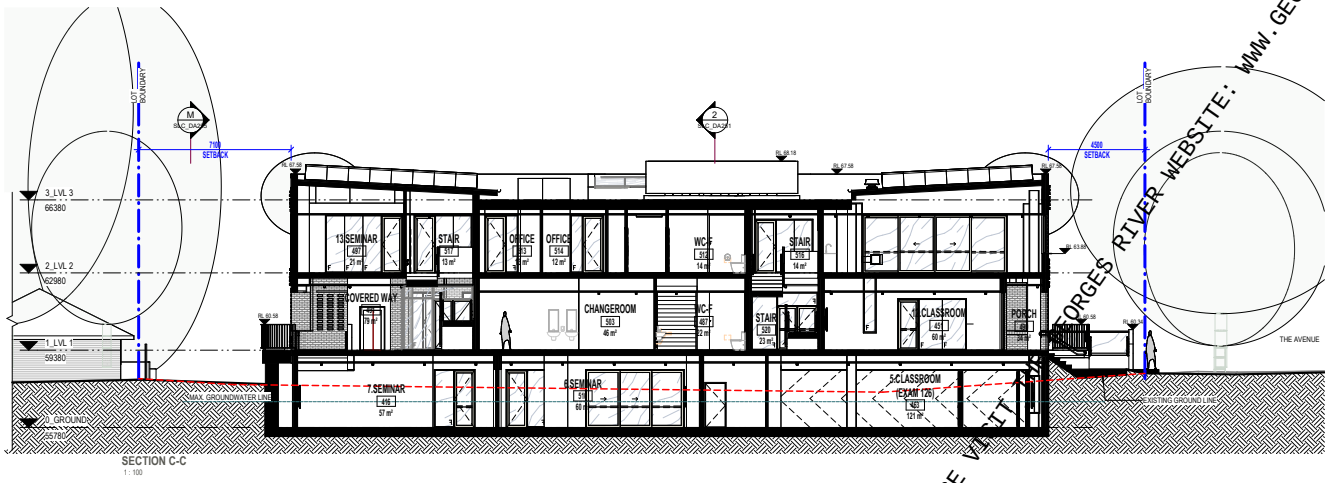
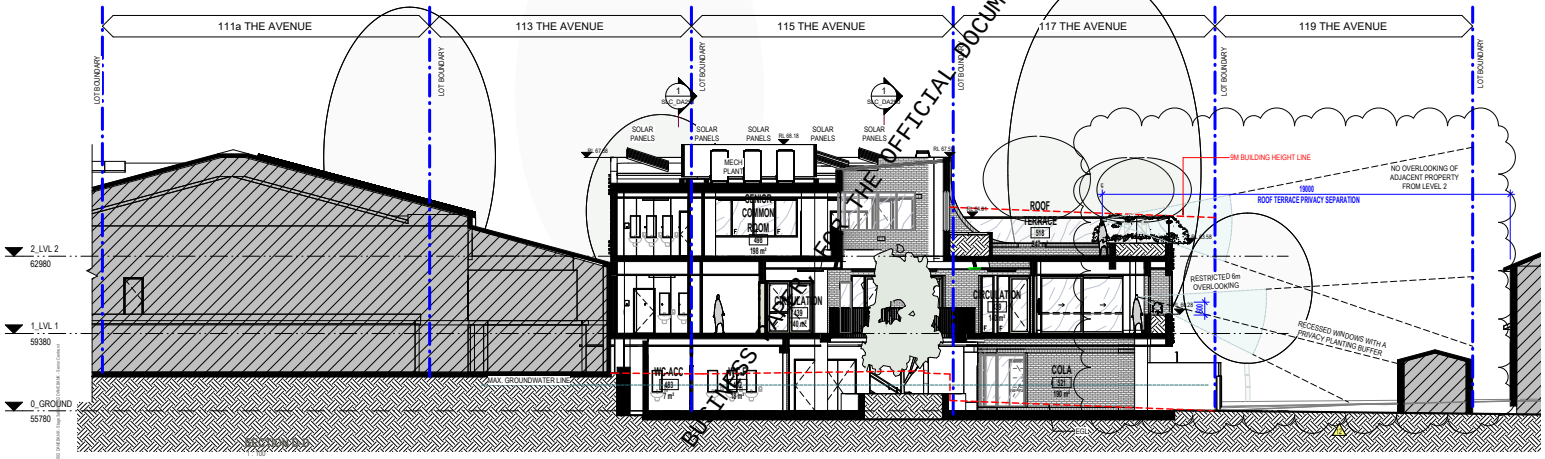


SECTION C-C
1 : 100



SECTION D-D
1 : 100

MATERIAL - THE AVENUE



ISSUE	DATE	REVISION	CHECKED	DRAWN
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B	11.11.24	ISSUED FOR CO-ORDINATION	JS	CM
C	14.11.24	ISSUE FOR PRE-DA	JS	CM
D	31.01.24	ISSUED FOR COSTING	JS	CM
E	11.02.25	ISSUE FOR INFORMATION	JS	CM
F	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
G	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
H	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
I	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
J	17.04.26	COUNCIL RFI	JS	CM

LEGEND

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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SECTIONS (PART 1 - SENIOR LEARNING CENTRE)
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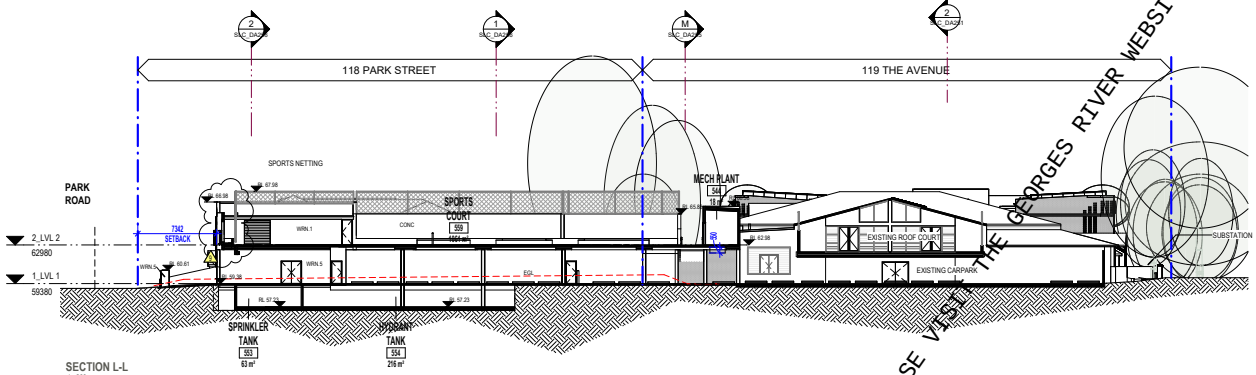
SLC_DA251
DRAWING NUMBER

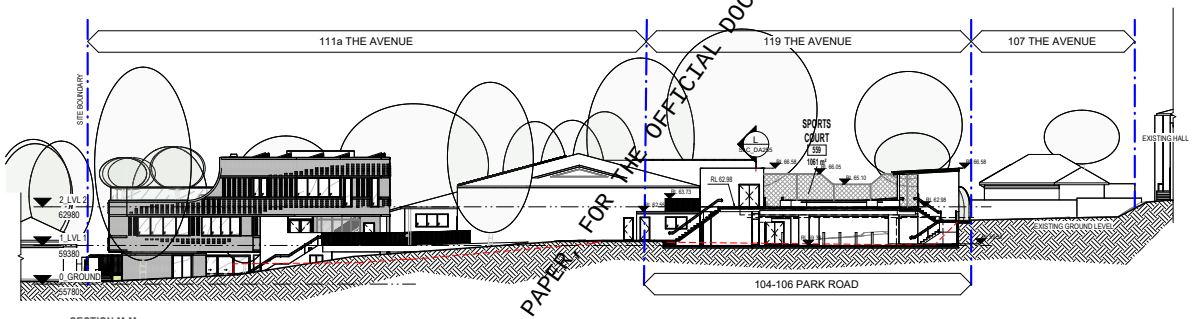
12
ISSUE

1 : 100
SCALES AT A1

24001
PROJECT NUMBER

LPP029-26 Attachment 1





MATERIAL - THE AVENUE



ISSUE	DATE	REVISION	CHECKED	DRAWN	LEGEND
1	30.04.24	ISSUE FOR PRE-DA	JS	CM	
2	14.11.24	ISSUE FOR PRE-DA	JS	CM	
3	11.02.25	ISSUE FOR INFORMATION	JS	CM	
4	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM	
5	10.08.25	ISSUED FOR CO-ORDINATION	JS	CM	
6	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM	
7	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM	
8	08.05.26	ISSUED FOR CO-ORDINATION	JS	NS	
9	14.05.26	COUNCIL RFI - DRAFT 1	JS	NS	

PRE-DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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SECTIONS (PART 2 - PARK ROAD)
DRAWING TITLE

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SLC_DA255
DRAWING/PROGRAM
9
ISSUE
As indicated
SCALES AT A1
24001
PROJECT NUMBER

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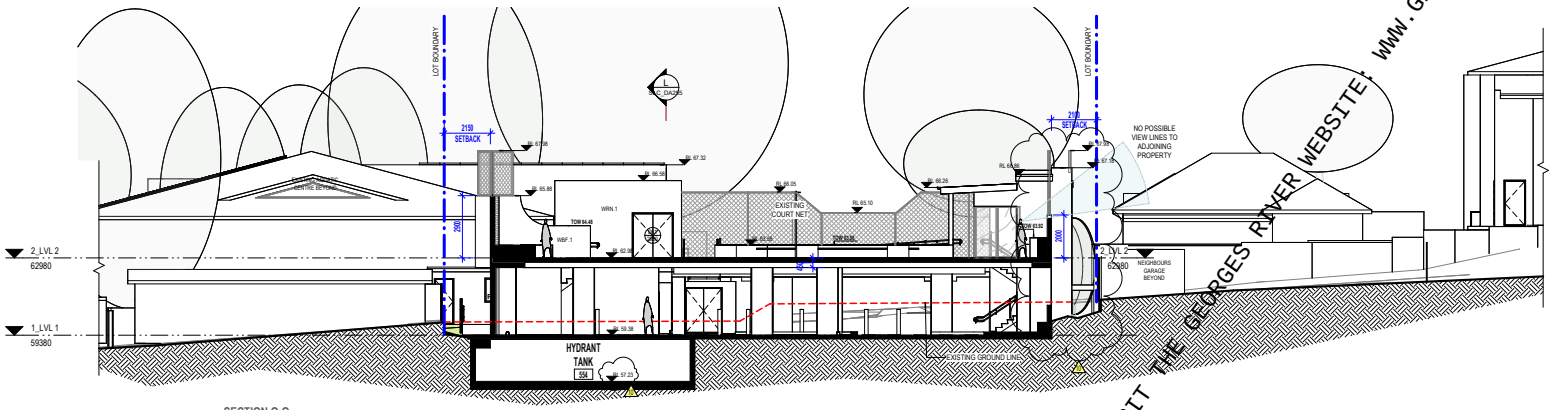
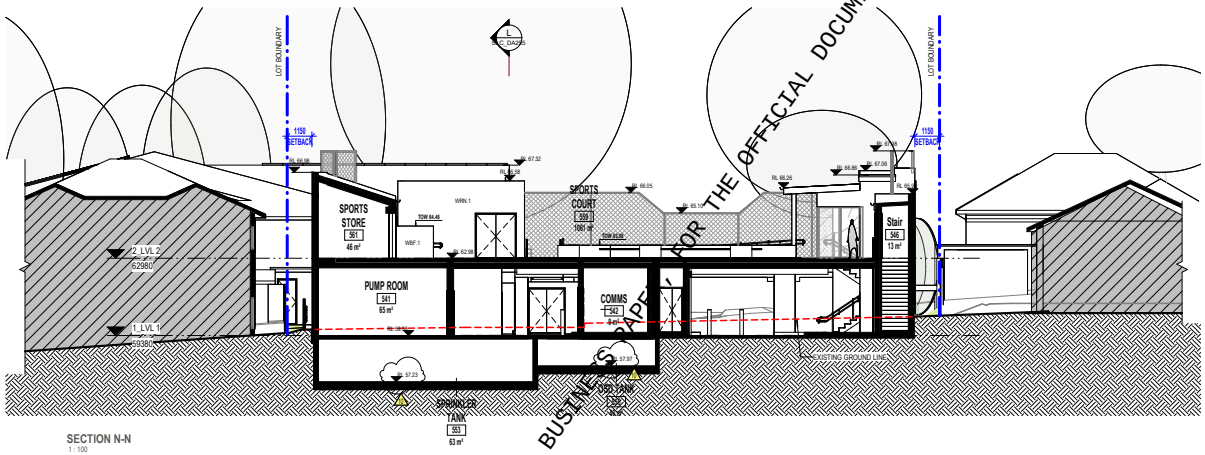


SECTION O-O
1 : 100



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B	14.11.24	ISSUE FOR PRE-DA	JS	CM
C	11.02.25	ISSUE FOR INFORMATION	JS	CM
D	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM
E	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM
F	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
G	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM
H	17.04.26	COUNCIL RFI	JS	CM
I	08.05.26	ISSUED FOR CO-ORDINATION	JS	NS
J	14.05.26	COUNCIL RFI - DRAFT 1	JS	NS

LEGEND

PRE-DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

169-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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SECTIONS (PART 2 - PARK ROAD)
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SLC_DA256
DRAWING NUMBER
10
ISSUE
1 : 100
SCALE AT A1
24001
PROJECT NUMBER

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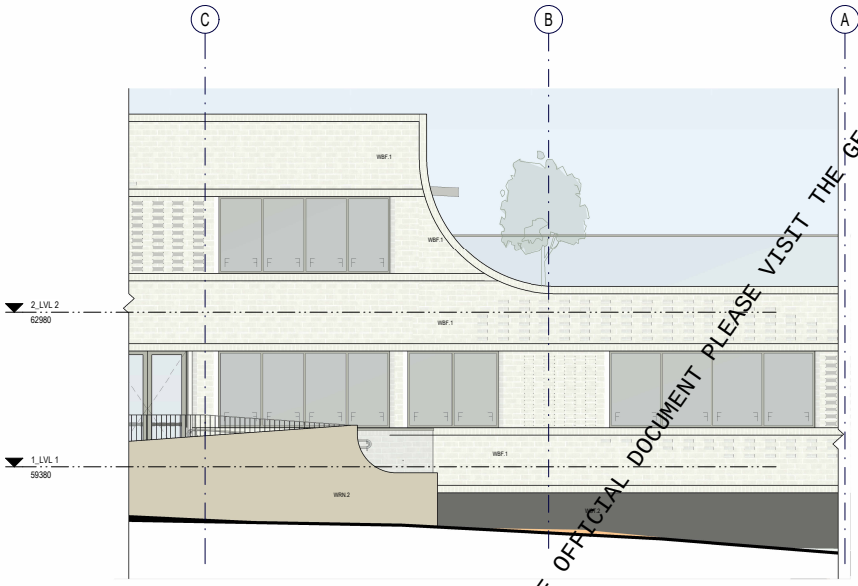
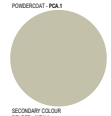


MATERIAL ELEVATION - THE AVENUE DETAIL
1 : 50

MATERIAL - THE AVENUE

PRIMARY BRICK FINISH FACEBRICK - **WBF.1**

PRIMARY SOLID COLOUR RENDER - **WRN.1**
POWDERCOAT - **PCA.1**


SECONDARY COLOUR RENDER - **WRN.2**
POWDERCOAT - **PCA.2**

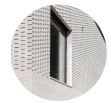

SECONDARY TEXTURE - STONE - **WST.2**


ACCENT TIMBER - **TM**


GLASS BALUSTRADE- **BAL.1**


METAL CHARCOAL PALISADE FENCE- **BAL.2**


STAINLESS STEEL DOUBLE HANDRAIL - **HR.1HR.2**


FACADE PROTRUDING BRICK DETAIL

ISSUE	DATE	REVISION	CHECKED	DRAWN	LEGEND
1	03.06.25	ISSUED FOR CO-ORDINATION	JS	CM	
2	10.06.25	ISSUED FOR CO-ORDINATION	JS	CM	
3	23.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM	
4	30.07.25	ISSUE FOR DEVELOPMENT APPLICATION	JS	CM	

DEVELOPMENT APPLICATION
PROJECT PHASE

DANEBANK - SENIOR SCHOOL STUDY CENTRE AND CARPARK
PROJECT TITLE

109-113, 115 & 117 The Avenue and 106 and 106A Park Road, Hurstville, NSW 2220
SITE ADDRESS

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MATERIAL ELEVATION
DRAWING TITLE

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SLC_DA290
DRAWING/TRANSMISSION
4
ISSUE
As indicated
SCALES AT A1
24001
PROJECT NUMBER

LPP029-26 Attachment 1

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Delegated Assessment Report – Danebank

APPLICATION No DA2025/0488

109-117 The Avenue, Hurstville and 106, 106A and 108 Park Road, Hurstville

Lot 12 & 84 to 86 DP 1595
Lot E DP 300674
Lot C & D DP300674
Lot 1 & 2 DP 1008446

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.

LPP029-26 Attachment 2

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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) *Environmental Planning & Assessment Act* 1979, grant consent to Development Application, subject to the imposed conditions of consent.

Proposal

The Integrated Development Application comprise the following works:

- A Change of Use from residential to an educational establishment on 106 Park Road (Lot 12/DP971236), 106A Park Road (Lot 2/DP1008446) and 117 The Avenue (Lot C/DP300674).
- Demolition of three (3) existing dwellings at 117 The Avenue and 106 and 106A Park Road
- Removal of existing at-grade parking and bus shelter at 115 The Avenue.
- Removal of existing half court on Park Road.
- Construction of a new part two (2) storey and part three (3) storey SSSC Building containing nine (9) General Learning Areas (GLAs), five (5) seminar rooms, staff room, student amenities and change rooms, senior school common room, staff offices and roof terrace.
- New on-site staff carpark (total of 26 spaces) including provision for mini-bus drop-off and pick- up facility with multi-purpose sports court located above.
- Provision for new services infrastructure including pump room, hydrant, sprinkler and OSD tanks.
- Landscaping and other ancillary works.

Senior School Study Centre



Car Park and Sports Court



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Proposal	
Estimated Development Cost	$32,940.673 (incl. GST)

Introduction	
Application Number	DA2025/0488
PAN	PAN - 584443
Description	Change of use from residential to educational establishment (117 The Avenue and 106 and 106A Park Road), demolition works, construction of a new part (2) two storey and part (3) storey Senior School Study Centre, construction of a new staff carpark with multi-purpose sports court above, new landscaping and other ancillary works. This application is Integrated Development under the Water Management Act 2000.
Address	109 to 117 The Avenue, Hurstville and 106, 106A and 108 Park Road, Hurstville.
Lot / DP	Lot 84 to 86 DP 1595 Lot E DP 300674 Lot 12 DP 1595 Lot C & D DP300674 Lot 1 & 2 DP 1008446
Date of Lodgement (Payment)	31 October 2025
Applicant	Anglican Schools Corporation
Owner(s)	Anglican Schools Corporation
Responsible Officer	Louise Meilak – Principal Planner

Site Affectations

Affectation	Y	N	Comment
Georges River Local Environmental Plan 2021			
(5.1) Land Acquisition	☐	☒	
(5.7) Development Below Mean High Water Mark	☐	☒	
(5.10) Heritage Conservation	☐	☒	Site is not heritage listed but is in close proximity to the following heritage items: ▪ Item I141 'Federation house "Oswaldene" and setting', 90 The Avenue, Hurstville ▪ Item I142 'Federation house "Loraine" and setting', 92 The Avenue Hurstville ▪ Item I144 "Pair of Victorian semi-detached houses and settings', 110-112 The Avenue, Hurstville
(5.21) Flood Planning	☒	☐	Hurstville Overland Flood Study identifies parts of the site as being affected by the 1% AEP flood extent.
(5.23) Public Bushland	☐	☒	
(6.1) Acid Sulfate Soils	☐	☒	
(6.4) Foreshore Area and Coastal Hazards and Risk	☐	☒	

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Site Affectations

Affectation	Y	N	Comment
(6.5) Riparian Land and Waterways	☐	☒	
(6.6) Foreshore Scenic Protection Area	☐	☒	
(6.7) Airspace Operations	☒	☐	Application was referred to Sydney Airport, no objection raised, conditions to be imposed.
(6.8) Development in Areas Subject to Aircraft Noise	☐	☒	
Others			
Bushfire Prone Land	☐	☒	
Contamination	☐	☒	
Council Owned Land	☐	☒	
Crown Land	☐	☒	
Easements	☒	☐	ROW easement burdening 106 Park Road. Sydney Water Sewer requires diversion as it traverses the site.
Narrow Lot Housing Precinct	☐	☒	
Rail Noise	☐	☒	
Road Noise	☐	☒	
Road Widening	☐	☒	

Site and Locality

Site

Danebank is a private Anglican girls' school catering to students from pre-kindergarten through to Year 12, operating under the Anglican Schools Corporation. The school is spread across two separate campuses:

- The Northern campus is situated at 109–115 The Avenue and 106A and 108 Park Road, Hurstville. This campus has recently expanded its footprint through the acquisition of neighbouring properties at 117 The Avenue and 106 Park Road, Hurstville.
- The Southern campus occupies 83–89 and 95 The Avenue, along with 78–80 Park Road.

Figure 1 below illustrates the wider campus:

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Site and Locality

Site



Figure 1: Danebank Campus Location (Source: EPM SEE 2025)

The proposed works will be undertaken on the northern campus on the site known as 109-117 The Avenue, Hurstville and 106-106a and 108 Park Road Hurstville, which has a combined site area of 5,294.3m².

The legal description of each lot and respective site area is provided in *Table 1*.

Table 1: Legal Property Address of Site, Zoning and Site Area

Address	Lot and DP	Zone	Site Area
109-113 The Avenue, Hurstville	14/1595	SP2	715.3m²
	85/1595	SP2	715.3m²
	86/1595	SP2	715.3m²
	E/300674	SP2	572.2m²
	12/1595	SP2	715.4m²
115 The Avenue, Hurstville	D/300674	SP2	572.2m²
117 The Avenue, Hurstville	C/300674	R2	572.2m²
106 Park Road, Hurstville	1/1008446	R2	412m²
106a Park Road, Hurstville	2/1008446	SP2	304.4m²
Total Site Area			**5,294.3m²**

The site is zoned part SP2 Educational Establishment and Part R2 Low Density Residential (recently acquired properties) under Georges River Local Environmental Plan 2021 (GRLEP 2021), refer to *Table 1* above and as shown in Figure 2 below.

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Site and Locality

Site

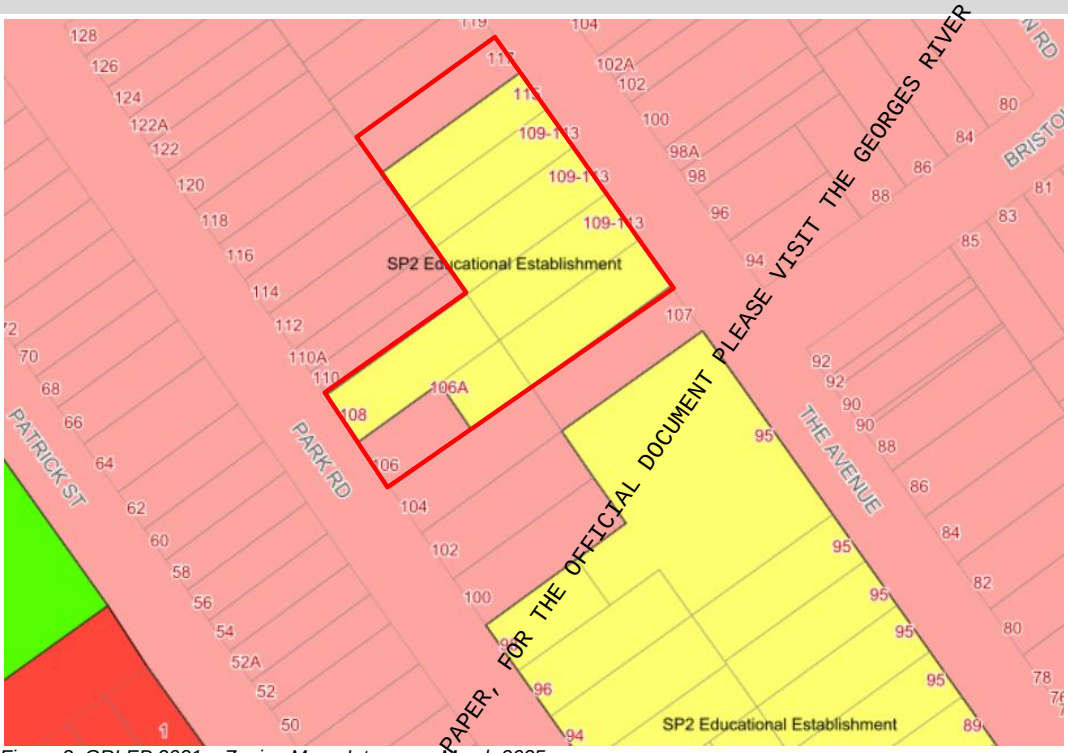

Figure 2: GRLEP 2021 – Zoning Map : Intramaps March 2025

Danebank Anglican School currently occupies and has approved use for an Educational Establishment across the following sites:

- 109-115 The Avenue, Hurstville; and
- 108 Park Road, Hurstville

The remaining residential sites have recently been acquired and now seek approval for use as an Educational Establishment:

- 117 The Avenue, Hurstville
- 106 and 106A Park Road, Hurstville

The northern campus is currently occupied by the following development:

- Two (2) storey Aquatic Centre and associated at-grade parking
- Tennis court with basement parking
- Multi-purpose sports court
- Two (2) two storey dwellings and one (1) one-story dwelling

Locality

The site is surrounded by R2 Low Density Residential zoning consisting of one and two storey dwelling houses and dual occupancies. The southern campus is zoned SP2 Educational Establishment and is separated from the northern campus by the R2 zone which contains residential properties.

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Site and Locality

Site

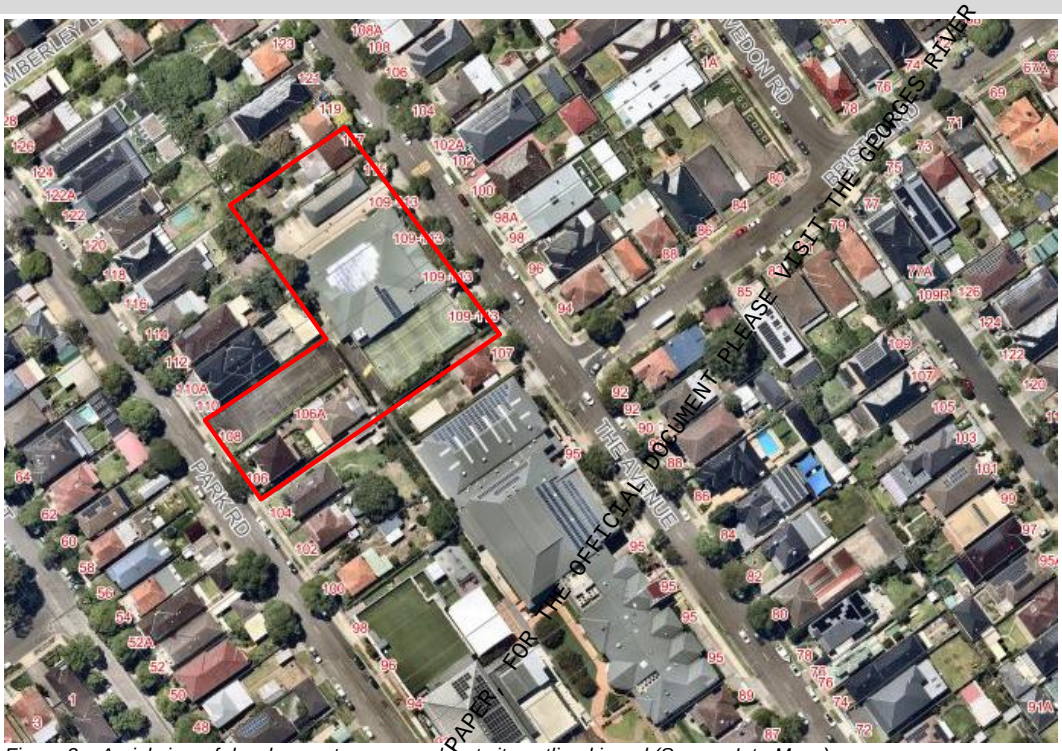

Figure 3 – Aerial view of development area on subject site outlined in red (Source: IntraMaps)

Development Application History

The site has an extensive development history relating to alterations and additions and expansion of the Danebank Anglican School as provided below.

Date	DA No.	Description
15 July 1993	DA No. 526/92	Development consent granted for the construction of a school library, staff room, class rooms, stores and a below ground car park at 82 Park Road, Hurstville. Subsequently modified on 17 September 1993 to reduce the size of the building.
14 December 1995	DA No. D/A00472/95	Development consent granted for the use of the heritage building at 89 The Avenue, Hurstville as a classroom facility.
4 March 1997	DA No. D/A/00442/96	Development consent granted for the conversion of the heritage building at 87 The Avenue, Hurstville into a music teaching facility for school use.
6 May 1998	DA No. 229/97	Development consent granted for the construction of two additional buildings to accommodate a swimming pool complex and gymnasium for Danebank School at 95–99 and 109–111 The Avenue, Hurstville. Modified by application no. AD53/03 on 11 August 2003 to extend the hours of operation of the swimming pool building.
9 November 1998	DA No. 19988064	Development consent granted for construction of a gymnasium, swimming pool complex, playing court and basement car park at 109–113A The Avenue, Hurstville.

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Development Application History

The site has an extensive development history relating to alterations and additions and expansion of the Danebank Anglican School as provided below.

Date	DA No.	Description
3 April 2000	DA No. 19991208	Development consent granted for alterations and additions to the Danebank Junior School adjacent to the Park Road frontage.
25 July 2001	DA No. 20010507	Development consent granted for internal alterations and upgrading of existing school rooms (science block) fronting Park Road.
3 October 2001	DA No. 20010612	Development consent granted for demolition works and construction of classrooms adjacent to the Park Road frontage.
20 November 2002	DA No. 20020664	Consent granted for demolition works, partial retention of a heritage item, construction of a new classroom building and extension of the existing bus drive through.
7 July 2004	DA No. 20031035	Development consent granted for demolition of the school hall and the construction of a school hall, classrooms and basement car park at 95–105 The Avenue.
3 January 2006	DA No. 05/DA-593	Development consent granted to increase staff and student numbers to 84 and 950 respectively. MOD2013/0022 subsequently approved on 7 August 2013 to amend this consent, allowing a further increase in students to 1,000 and staff to 120.
2 May 2008	DA No. 07/DA-497	Development consent granted for the demolition of an existing dwelling, construction of a bin enclosure, driveway and shade structure at 80 Park Road and 83 The Avenue, Hurstville.
2 November 2011	DA No. 09/DA-0380	Development consent granted for the construction of a shade structure on the school grounds at 85 The Avenue, Hurstville.
25 September 2014	DA No. DA2014/0359	Application for additions to Danebank Anglican School — demolition of three heritage-listed dwellings and construction of a 3-storey building with basement parking and associated landscaping at 83–89 The Avenue, Hurstville — refused by the Joint Regional Planning Panel primarily for heritage reasons.
6 December 2016	DA No. DA2016/0338	Application submitted for demolition of existing junior and senior buildings and construction of a 5-storey educational facility comprising offices, library, classrooms and outdoor learning space over basement parking. Proposed increase in student numbers from 1,000 to 1,200 at 86–94 Park Road, Hurstville.
18 April 2017	DA No. 2017/0035	Proposal for alterations and additions to School Building comprising extension of lift shaft and stairwell.
10 June 2022	DA No. 2021/0215	Demolition of the existing dwelling, tree removal and installation of a modular classroom building accommodating 5 classrooms and sanitary facilities to be used as an educational establishment associated with the Danebank School for Girls, landscaping, signage and site works.
5 May 2023	DA No. 2022/0456	Demolition and installation of substation, blast wall, fence works, bollards, fixing of windows and tree removal.
17 December 2024	DA No. 2024/0609	Alterations and additions to existing school. Demolition of exiting demountable buildings and construction of a new two storey science laboratory building with associated landscaping and site infrastructure.

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Referrals

Authority and Trigger	Y	N	Date Referred	Comments
External Referral				
Ausgrid – Section 4.48 SEPP (Transport and Infrastructure) 2021	☒	☐	11/11/2025	No objection, subject to conditions, should consent be granted.
Sydney Water – Section 78 of the Sydney Water Act 1994	☒	☐	11/11/2025	No objection, subject to imposition of conditions, should consent be granted.
WaterNSW – Section 90(2) of the Water Management Act 2000	☒	☐	11/11/2025	On 2/12/25, WaterNSW requested further information in regard to dewatering. On 11/12/25, the applicant provided a direct response to WaterNSW. On 7/01/26, WaterNSW issued their General Terms of Approval, these will be imposed, should consent be granted.
Council Referrals				
Development Engineering	☒	☐	11/11/2025	No objection, subject to imposition of conditions, should consent be granted.
Traffic	☒	☐	11/11/2025 12/03/2026	No objection, subject to imposition of conditions, should consent be granted.
Landscape	☒	☐	11/11/2025	No objection, subject to imposition of conditions, should consent be granted.
Heritage	☒	☐	11/11/2025	No objection, subject to imposition of conditions, should consent be granted.
Environmental Health	☒	☐	11/11/2025 10/03/2025	No objection, subject to imposition of conditions, should consent be granted.
Building Surveyor	☒	☐	11/11/2025	No objection, subject to imposition of conditions, should consent be granted.
Urban Design	☒	☐	11/11/2025	On 10/02/2025, Council's Urban Designer provided comments on the design and could not support in its current form, the reasons have been summarised below: • Inconsistent with future neighbourhood character • Removal of trees • Public domain and private interface along The Avenue and Park Road • Built form, scale and visual impact

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Referrals				
Authority and Trigger	**Y**	**N**	**Date Referred**	**Comments**
				• Setbacks • Building services • Architectural expression and aesthetics Amended plans submitted to Council are considered to adequately address the abovementioned concerns.
Waste Officer	☒	☐	11/11/2025	No comments provided, planner to assess separately.
Public Domain	☒	☐	02/06/2026	No objection, subject to imposition of conditions, should consent be granted.

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	☒	☐	☒
SEPP (Planning Systems) 2021	☒	☐	☒
SEPP (Resilience and Hazards) 2021	☒	☐	☒
SEPP (Sustainable Buildings) 2022 ESD Report submitted with DA.	☒	☐	☒
SEPP (Transport and Infrastructure) 2021	☒	☐	☒

SEPP (Biodiversity Conservation) 2021	Complies?		Comment
	Y	N	
Chapter 2 – Vegetation in non-rural areas	☒	☐	The removal of the nine (9) trees has been supported by Council's tree officer, suitable landscaping is proposed. Conditions have been recommended.
Chapter 6 – Water Catchments Site is located within the Georges River regulated catchment.	☒	☐	Adequate stormwater management will suitably manage run-off into the stormwater system and minimise impacts on the Georges River. WaterNSW have issued GTAs to manage dewatering, conditions will be included.

SEPP (Planning Systems) 2021	Applies?		Comment
	Y	N	
Schedule 1 – State significant development – general	☐	☒	Section 15 outlines the thresholds for educational establishments to trigger state significant development. Section 15(1) provides as follows: *Development that has an estimated development cost of more than $20 million that*

			(1) Development that has an estimated development cost of more than $20 million that— *(a) is for the purpose of a new school, or* *(b) involves the erection of a building for an existing school on land that, immediately before the commencement of the development, was not used for the purposes of a school.* The submitted SEE identifies that calculations prepared by Leaf Architecture determine that 60% of the proposed development is situated within the existing school boundary, while 40% is located outside it. Based on the total EDC of $29,946,067, the proportion attributable to works outside the school boundary is $11,978,426.80. As such, the development on the land that is not within the boundaries of the existing school is less than $20 million and the development is not SSD.
Chapter 2 – State and regional development	☒	☐	Chapter 2 aims to identify development that is State significant development, that is State significant infrastructure and critical State significant infrastructure and identify development that is regionally significant development. Chapter 2, Part 2.4, Section 2.19 (1) states: *(1) Development specified in Schedule 6 is declared to be regionally significant development for the purposes of the Act.* This Chapter is applicable due to being captured within the triggers of Schedule 6.
Schedule 6(5) Private infrastructure and community facilities over $5 million	☒	☒	Schedule 6 outlines thresholds for development types which constitute regionally significant development. Section 5 identifies private infrastructure and community facilities which have an estimated development cost of more than $5 million as being regionally significant. A 'Cost Estimate Report' prepared by MBM identifies the EDC of the proposal will exceed $5 million in accordance with the requirements of the EP&A Act, Planning Circular PS 24-002 Change to how development costs are calculated for planning purposes, and the AQIS Practice Standard. As such, the proposed development is classified as regionally significant development, but given the recent changes to the EP&A Act all regionally significant Das are required to be determined by the LPP.

SEPP (Resilience and Hazards) 2021	**Complies?** Y	N	**Comment**
Preliminary Provisions (Section 1.1 – 1.4)	☒	☐	Consistent.
Definitions (Section 4.3)	☒	☐	Noted.
Contamination and remediation to be considered in determining development application (Section 4.6)	☒	☐	Site can be made suitable, refer to discussion below.
Discussion:			

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Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 is relevant to the proposal.

Chapter 4 aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

The submitted Detailed Site Investigation (DSI) prepared by JK Environments Dated 25 August 2025 identifies that areas of environmental concern include fill material containing lead, pesticides and hazardous building materials including asbestos. The report identifies an asbestos management plan prepared by a Licensed Asbestos Assessor is to be prepared and implemented until the site is developed. Primary risks identified within the report are associated with lead and asbestos in fill soil which require remediation, as addressed within the submitted Remediation Action Plan (RAP).

Remediation of the site is required, and a RAP has been submitted with the application. Council's EHO has determined that the site can be made suitable for the intended use, subject to conditions.

SEPP (Sustainable Buildings) 2021	Complies? Y	N	Comment
Chapter 3 – Standards for non-residential development	☒	☐	Proposal is consistent with the SEPP requirements.
Section 3.1	☒	☐	The SEPP applies as the new building exceeds more than $5 million.
Section 3.2	☒	☐	An embodied emissions report has been prepared and submitted with the application. The proposal is satisfactory and satisfies the ESD commitments.

SEPP (Transport and Infrastructure) 2021	Complies? Y	N	Comment
Chapter 2 Infrastructure			
Section 2.8 – development within 5m of powerlines	☒	☐	Ausgrid raised no objection, subject to conditions.
Chapter 3 Educational Establishment and Child Care Centres			
Part 3.1 Preliminary			
3.1 Aims			
3.1 Required to satisfy the aims of Chapter 3.	☒	☐	Consistent.
3.6(1) Relationship to other environmental planning instruments			
If there is an inconsistency between this Chapter and another environmental planning instrument, whether made before or after the commencement of this Chapter, this Chapter prevails to the extent of the inconsistency.	☒	☐	Noted.
Section 3.36 Schools – development permitted with consent			
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	☒	☐	The Site is zoned part SP2 Education establishments and part R2 Low density residential. Educational facilities are permissible within the SP2 zone and the R2 low density zone, as the R2 zone is a prescribed zone.
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.	☒	☐	Noted.

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(6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration— (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	☒	☐	Refer to Schedule 8 assessment below. The proposed development comprises the construction of a new part two-storey and part three-storey building, an on-site car park, and a rooftop multi-purpose playing court. The design quality of the development has been assessed against the Design Quality Principles set out in Schedule 8 of this SEPP. The proposal is considered to adequately respond to the positive qualities of the established setting, landscape and heritage within The Avenue and Park Road, in accordance with the design quality principles. In accordance with clause (6)(b), the proposed development incorporates facilities that can be shared with the wider community, including the multi-purpose sports courts located on the rooftop level. The submitted SEE addresses that these facilities provide opportunities for community use outside of school operating hours, thereby enabling the shared use of school recreational facilities.
(7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.	☒	☐	Noted. Section 6.10 of the GRLEP 2021 does not apply in this instance.
(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	☒	☐	The GRDCP 2021 does not contain any development controls relating to educational facilities.
Schedule 8 Design Quality Principles in Schools			
1 Responsive to context • Schools should be designed to respond to and enhance the positive qualities of their surroundings. • In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change. • Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.	☒	☐	The proposed building has been designed to respond positively to its surrounding context, including the established character of the school campus, the adjacent residential streetscape, and the heritage qualities identified within the locality. The design draws on the material palette and architectural language of the existing school buildings while incorporating contemporary elements that reflect nearby residential development, ensuring the new building is integrated with both its educational and residential settings. The proposed schedule of finishes includes a light cream-coloured brick that references the materials used in existing school buildings along the Danebank street frontage, providing visual continuity across the campus. Curved brick detailing has been incorporated into the facade to soften the building's presentation to The Avenue. The textured brickwork introduces visual interest and depth through changing patterns of light and shadow throughout the day. The building setback is consistent with adjoining development, maintaining the spatial character of the street. Landscaping is provided within the northern, eastern and western setback areas. Planting has also been

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			incorporated into the building facade to strengthen the connection between the built form and its landscape setting. This integrated landscape approach enhances site amenity, contributes positively to the streetscape, and assists in mitigating visual impacts on neighbouring properties. The materials and finishes are suitable.
2 Sustainable, efficient and resilient • Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country. • Schools should be designed to be durable and resilient in an evolving climate. • Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.	☒	☐	The proposed development has been designed to deliver positive environmental, social and economic outcomes through durable construction and the integration of landscaping throughout the site. The building materials and facade treatments have been selected to improve environmental performance and respond to climate conditions. The design incorporates windows with a deep setback from the facade as well as high-performance glazing to minimise solar heat gain and reduce operational energy demand. The development provides access to views of landscaped areas throughout the building, including from the central planted atrium. Landscaping has been integrated into the facades of both the SSSE and car park buildings to provide shading, improve amenity and maximise vegetation within the development footprint. To minimise the consumption of natural resources, energy and water efficient fixtures and fittings are proposed to be incorporated throughout both buildings. Interior finishes will be specified to be low in volatile organic compounds (VOCs), durable and, where practicable, contain a high recycled content. These measures contribute to reducing resource consumption and supporting the long-term environmental performance of the development.
3 Accessible and inclusive • School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities. • Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a sense of belonging and seek to reflect the cultural diversity of the student body and community. • Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.	☒	☐	The SSSC building provides two main staircases and a lift access. The path of travel to the building from the street to the main entry is accessible and the classrooms and walkways have been designed for ease of movement of people with a disability. Accessible toilet facilities are provided across all three levels of the building. The proposed carpark and multipurpose sports court building is provided with a lift, connecting the carpark with the courts above. The proposed buildings are considered to have been adequately designed to be welcoming, easy to navigate, accessible and inclusive.
4 Healthy and safe • Good school design should support wellbeing by creating healthy internal and external environments. • The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment.	☒	☐	The SSSE building establishes a secure frontage to The Avenue, with controlled access provided via an entry door that remains locked during school hours. A secure side fence and gate seperate the northern landscaped areas from the school grounds, providing a clear distinction between public and private spaces while maintaining a welcoming streetscape.

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• In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.			The development also supports safe movement to and from the school through clearly defined pedestrian access and integration with the surrounding street network. The proposed design also provides clear sight lines from the ground floor to the street allowing for casual surveillance to the public domain and the inclusion of windows that overlook the landscaped areas along The Avenue allowing for a welcoming and open environment. The driveway entry and exits have been assessed by Council's traffic engineer to ensure clear sight lines for vehicles entering and exiting the carpark. The two openings of the carpark building facing Park Road are proposed to be fitted with roller shutters, electronically controlled to allow entry and exit by staff and for minibuses. The roller shutters are proposed to be closed throughout the school day, preventing public access into the carpark. The proposed development is considered to be designed to support the wellbeing, safety and security of students, staff and visitors through the provision of healthy, accessible and well defined internal and external environments.
5 Functional and comfortable • Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities. • In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy. • Schools should include appropriate indoor and outdoor learning and play spaces, access to services and adequate storage.	☒	☐	The proposed development provides high-quality indoor and outdoor learning, recreation and community spaces that are accessible and fit for purpose. The SSSE building incorporates flexible learning environments with access to natural light, ventilation, outlook and visual privacy, supporting student wellbeing and engagement. Thermal comfort is enhanced through automatic temperature controls and interior blinds for glare reduction measures. The development includes a range of landscaped outdoor spaces, including the central atrium, senior terrace and rooftop sports courts, which support both active and passive recreation, outdoor learning and connection to nature. The car park and sports courts have been designed to ensure safe, efficient and functional use, while landscaping and building design measures contribute to the amenity of the site and surrounding area.
6 Flexible and adaptable • In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning. • Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities. • Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.	☒	☐	The proposed SSSE building has been designed to support evolving educational needs through flexible learning spaces, including nine general learning areas, five seminar rooms, a staff room, student amenities and changerooms, a senior school common room, staff offices and a rooftop terrace. The submitted Architectural Design Statement prepared by Leaf Architecture addresses that the design will include operable walls, movable furniture and minimal fixed joinery to allow spaces to be reconfigured to accommodate changing teaching methods and community uses. The building's structural design adopts a "long life, loose fit" approach, enabling future adaptation and refurbishment while minimising environmental impacts over the life cycle of the development.
7 Visually appealing	☒	☐	The development application has been amended to remove the originally proposed substation fronting The

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• School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements. • Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood. • The identity and street presence of schools should respond to the existing or desired future character of their locations. • The design of schools should reflect the school's civic role and community significance.			Avenue enabling the retention of two street trees and further enhancing street presentation and character. The Park Road frontage has been amended to create a residential scale and provide additional openings that contribute to delivering a more human-scale built form. The proposed SSSE and car park buildings utilise high quality, durable materials and integrated landscaping to create a balanced composition of built and natural elements. The overall built form and landscaped design contribute positively to neighbourhood character, streetscape amenity.

The Provision of any Applicable Local Environmental Plan

Georges River Local Environmental Plan	Applicable? Y	N/A	Complies? Y/N
Zoning (Clause 2.1 – 2.3) **Discussion:** The subject site is zoned R2 Low density residential and SP2 Infrastructure (Educational Establishment). The proposed use is a permissible use and is consistent with the objectives of each of the above stated zones.	☒	☐	Y
Minimum Lot Sizes (Clause 4.1 – 4.1B)	☐	☒	
Height of Buildings (Clause 4.3 - 4.3A) **Discussion:** The portion of the site located within an R2 Low density residential zone (number 117 The avenue and number 106 Park Road) is subject to a maximum 9m building height development standard. The proposed development has been designed to ensure the maximum building height development standard is not exceeded by locating the sports court within the rooftop of the car park over lots 106 and 108 Park Road. Similarly, the portion of the development located within the allotment identified as 117 The Avenue which is subject to the maximum 9m building height restriction has been provided as a rooftop terrace permitting the development to remain under the 9m building height. The maximum building height proposed is 9m which is found to comply with the development standard.	☒	☐	Y
Floor Space Ratio (Clause 4.4 – 4.5) **Discussion:** Refer to Clause 4.6 discussion below.	☒	☐	N, Refer to Clause 4.6 discussion.
Exceptions to Development Standards (Clause 4.6)	☒	☐	See discussion below.
Heritage Conservation (Clause 5.10) **Discussion:** A heritage impact statement has been submitted with the subject application. Conditions of consent relating to heritage conservation are to be imposed, should consent be granted.	☒	☐	Y
Flood Planning (Clause 5.21 – 5.22) **Discussion:** The subject site is not within a flood prone area.	☐	☒	

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Acid Sulfate Soils (Clause 6.1) **Discussion:** The subject site is not affected by acid sulfate soils.	☐	☒	
Earthworks (Clause 6.2) **Discussion:** A geotechnical report has been submitted to support the proposed works, conditions are recommended, should consent be granted.	☒	☐	Y
Stormwater Management (Clause 6.3) **Discussion:** Council's engineer has reviewed the proposed stormwater and raises no objection, subject to inclusion of appropriate conditions, should consent be granted.	☒	☐	Y
Airspace Operations (Clause 6.7) **Discussion:** A referral has been made to Sydney Airport for comment on the proposed development. Conditions are recommended, should consent be granted.	☒	☐	Y
Essential Services (Clause 6.9) **Discussion:** Adequate access, water and electricity is available to service the proposed works.	☒	☐	Y
Landscape Areas in Certain Residential and Conservation Zones (Clause 6.12) **Discussion:** The objectives under Clause 6.12(1) and requirements under Clause 6.12(4) apply to the development, as the site is zoned R2 low density residential. The proposed development includes the planting of 17 new trees which is considered to satisfy the objectives and provide suitable tree canopy within the site.	☒	☐	Y

Discussion:

Clause 4.6 Variation – Floor Space Ratio

A clause 4.6 Variation is required as the application will exceed the height control as outlined in the table below.

Name of Clause	Proposed Variation
4.4 – Floor space ratio Maximum of 0.55:1 117 The Avenue (314.7m^2)	Proposed FSR = 0.9813:1 (246.8m^2), being a 78.42% variation.

Clause 4.6 Assessment

The Applicant has submitted a clause 4.6 submission to vary clause 4.4 – Floor Space Ratio under the GRLEP 2021.

Pursuant to clause 4.6 of the GRLEP 2021, development consent may be granted even though the development would contravene a development standard if the relevant matters in clause 4.6(3) are satisfied.

Clause 4.6(3) states:

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) there are sufficient environmental planning grounds to justify contravening the development standard.

The maximum permitted FSR requirement of 0.55:1 is applicable to the lots identified as 117 The Avenue and 106 Park Road which form part of the Site. Noting that 106 Park Road relates to a car park, this allotment does demonstrate a non-compliance with the development standard. The breach pertains only to the lot identified as 117 The Avenue. The remaining allotments which form part of the Site do not have a maximum permitted FSR requirement.

Adequacy of the written request pursuant to the matters outlined in Clause 4.6 (3)

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Clause 4.6(3)(a) compliance with the development standard is unreasonable or unnecessary in the circumstances

The applicant in their Clause 4.6 Written Request has relied upon *Wehbe V Pittwater Council (2007) NSW LEC 827*, and the five following criteria where compliance with a development standard would be unreasonable or unnecessary in the circumstances of the case:

1. *Establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the standard are achieved notwithstanding the non-compliance with the standard*
2. *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
3. *The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
4. *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
5. *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard that would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

The abovementioned matters of considerations form the basis to determine whether the compliance with development standard is unreasonable or unnecessary in the circumstances of the case. The assessment is as follows:

<u>*Wehbe First Test: Objectives*</u>

In response to this criterion, the applicant's justification is summarised below in respect of the objectives of the standard:

(a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,

- Compliance with the FSR development standard would be achieved across the entire Danebank campus if the 0.55:1 FSR control applicable to Nos. 117 and 106 were extended to the remainder of the site.
- The development remains consistent with the desired future character with regard to bulk and scale by achieving compliance with the maximum permitted building height, landscaping and building siting requirements.

(b) to ensure that development provides an appropriate built form transition between new buildings and—
(i) adjoining land uses, or
(ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance,

- The proposal allows for an appropriate transition between the existing residential developments to the north and south of the subject site.
- The additional gross floor area beyond the maximum permitted floor space ratio on the allotment identified as No. 117 The Avenue provides an appropriate transition between buildings and nearby heritage items without impacting heritage conservation areas or Aboriginal places of heritage significance.

(c) to control development density and intensity of land use, taking into account—
(i) the environmental constraints and values of the site, including retaining the scenic, visual, and landscape qualities of the area, and
(ii) the amenity of adjoining land and the public domain, and
(iii) the availability of infrastructure to service the site, and
(iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic that a development will generate.

- The proposed density increase provides consistent landscaped setbacks, responds to the built form and scale controls, provides a compliant building height and has no adverse environmental, visual overshadowing or amenity.
- The proposed reduction in the GFA on No. 117 The Avenue and relocation of gross floor area to other parts of the Site that are not subject to a maximum FSR development standard is not considered to result in any change to the vehicular and pedestrian movements to the Site.

<u>An assessment of the proposal against the clause's objectives is contained below:</u>

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Objective	Assessment
(a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,	The maximum permitted floor space ratio of 0.55:1 applies to number 117 The Avenue and 106 Park Road whereas, the remaining lots that make up 'the Site' do not have a FSR restriction. The proposed development will not result in detrimental bulk or scale, noting that in the instance the maximum 0.55:1 requirement was extended to apply to the entirety of the Site, compliance would be achieved, with a maximum proposed FSR of 0.53:1. The proposed design of the building is demonstrated to achieve a high level of compliance with Council's maximum permitted building height development standard, landscaping, setbacks, overshadowing, and siting requirements. As such, the overall design is considered to be compatible with the site's character and has been designed to minimise bulk and scale impacts on surrounding lower-density development within the locality. The inclusion of landscaped setbacks and the inclusion of 16 replacement tree plantings across the entirety of the Site aid to improve tree canopy, increasing the character value and street presentation.
(b) to ensure that development provides appropriate built form transition between new buildings and— (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance,	The proposal provides an appropriate built form transition to adjoining land uses, with setbacks and site planning ensuring a suitable interface with lower-density development within the locality. A review of the submitted heritage impact assessment report was completed, and appropriate conditions of consent have been recommended, should development consent be granted. As such, the proposal will not impact heritage significance and satisfies the objective in this regard. The development achieves a compatible transition in built form without adverse impacts on surrounding land uses or heritage values.
(c) to control development density and intensity of land use, taking into account— (i) the environmental constraints and values of the site, including retaining the scenic, visual, and landscape qualities of the area, and (ii) the amenity of adjoining land and the public domain and (iii) the availability of infrastructure to service the site and (iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic that a development will generate,	The proposed development achieves an appropriate density and intensity of land use having regard to the relevant considerations. Environmental and scenic qualities of the site are maintained, with the built form being designed to minimise visual impacts adequate setbacks between the school and adjoining residential properties, building height transition, landscaping and retention of street trees, ensuring the character of the locality is preserved. The amenity of adjoining land and the public domain is protected. Adequate setbacks and built form design and use of planter beds will ensure privacy is maintained, with no unreasonable overlooking or view loss to neighbouring properties. The proposed design provides adequate infrastructure to allow for servicing of the site, which has sufficient capacity to accommodate the development. The local and regional road network has the capacity to support the proposed development. Council's development and traffic engineers have reviewed the proposal and raised no objections in relation to traffic generation, confirming that vehicular and pedestrian movements can be safely and efficiently accommodated. Overall, the proposal represents an appropriate level of development intensity for the site, with no adverse impacts on environmental values, surrounding amenity, infrastructure, or the road network.

As outlined above, the proposal is consistent with the objectives of the standard.

Wehbe Fifth Test: Zoning

In response to this criterion, the applicant indicated the following:

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- *The Proposal does not provide for housing, but the proposed use as an educational establishment is permitted with consent in the zone. The Proposal ensures that the proposed non-residential use is carried out in a way that does not impact on the amenity of the surrounding low density residential environment.*
- *The Proposal enables development for an educational establishment which provides services to meet the day-to-day needs of residents.*
- *The Proposal provides landscaped setbacks that are consistent with the landscape setting of the surrounding area.*

The use of the site for an educational establishment is a permissible use within the R2 low density residential zoning, which is not inconsistent with this objective. The proposed development has demonstrated provide facilities or services to meet the day-to-day needs of residents which is facilitated through the inclusion of additional classrooms and amenities which suit the needs of the school.

Conclusion

As discussed above, the applicant's justification satisfactorily demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

Clause 4.6(3)(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

In response to this subclause, the applicant indicated the following (as summarised from the Clause 4.6 variation report):

- *The proposed FSR variation is consistent with the objectives of the R2 Low Density Residential zone.*
- *The Proposal provides compliant setbacks and complies with the maximum building height controls, resulting in a built form and scale that is consistent with the intention of the controls and does not generate unreasonable amenity impacts.*
- *The Proposal will not result in unreasonable acoustic, visual privacy, overshadowing or solar access impacts and complies with Council's relevant controls.*
- *Landscaping has been integrated within the building design and setbacks, with retained street trees and additional planting enhancing the presentation of the school and complying with Council's landscaping controls.*
- *Car parking complies with Council's provision rates, with 18 additional spaces provided, and the school will continue to operate in accordance with the approved Traffic Management Plan.*
- *The Proposal has been architecturally designed to provide a materiality and form that integrates with the surrounding environment and sets a desirable precedent for future development.*
- *The additional FSR will facilitate additional classrooms and amenities to meet the needs of the school and aligns with the zone objectives.*

It is considered that the proposal demonstrates sufficient environmental planning grounds to warrant the variation for the following reasons:

- The FSR is below the maximum requirement when applying the maximum requirement across the entirety of the Site.
- There will be no adverse impact from overshadowing, view loss, overlooking and bulk and scale and appropriate transition and landscaping has been provided.
- The scale of the built form will remain acceptable when viewing the scale of surrounding development.
- The proposed FSR variation aligns with the objectives of the zone and Clause 4.6.

The clause 4.6 variation request has been assessed and is considered to be satisfactory with regards to the matters it is required to address under clause 4.6(3) and a variation to the FSR control is recommended.

Provisions of any Proposed Instrument

Section 4.15(1) (a) (i) - Provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Council is currently undertaking public consultation on PP-2025-1286 - Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal between 23 February 2026 and 30 March 2026. This Planning Proposal is seeking changes to the GRLEP 2021 following studies completed by Council, directions from the NSW Government, and a Gateway determination that requires further consultation with the community.

These changes relate to:

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- Biodiversity protection;
- Foreshore scenic character areas; and
- Lot size, floor space and landscaped area requirements in selected parts of the LGA.

The proposed development has considered the effect of this Planning Proposal and is generally consistent with the intended outcomes.

Provisions of any Development Control Plan

Georges River Development Control Plan 2021

		Applicable?		Complies?
Part	**Name**	Y	N/A	Y/N
Part 3	General Planning Considerations	☒	☐	Y
Part 4	General Land Use	☐	☒	
Part 5	Residential Locality Statements	☒	☐	Y
Part 6.1	Low Density Residential Controls (although not applicable key design parameters have been discussed below).	☐	☒	
Appendices	Supporting Information (e.g. Exempt Tree Works)	☒	☐	Y

Part 3.2 Biodiversity

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. Development is to comply with the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021. 2. Development is to comply with the provisions of the Biodiversity Conservation Act 2016 and the Biodiversity Regulation 2017. 3. All works are to comply with Council's Tree Management Policy. 4 requirements of Council's Tree Management Policy. 9. Approval through a Development Application is required for tree removal and works.	An Arboricultural impact assessment report has been reviewed by Council's Landscape Officers, who have provided conditions of consent, should development consent be granted.	☒	☐	Y

Part 3.3 Landscaping

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. Landscaping on site should be incorporated into the site planning of a development. 2. Landscape planting should achieve a mature height in scale with the structures on the site. 3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed in GRDCP 2021 Backyard Biodiversity Guide on Council's	The application has been referred to Council's Landscape Officer for review. A detailed review of the proposal and relevant documentation confirmed the proposed landscape works will not detrimentally affect any landscape elements relating to the existing heritage items nearby. The amended drawings demonstrate an overall increased I the proposed deep soil	☒	☐	Y

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Part 3.2 Biodiversity

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
website and Council's Tree Management Policy (and its Appendix 1 – Tree Planting). 6. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.	areas across the northern campus to a total of 663sqm or 12.5% of the site area. Conditions of consent have been recommended with respect to relevant tree retention and safe tree removals, should development consent be granted.			

Part 3.5 Earthworks

Control	Proposal	Applicable? Y	N/A	Complies? 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). 3. Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level. 4. Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered. 5. Development is to be located so that clearing of vegetation is avoided. 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). 7. Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens. 8. Earthworks are not to increase or concentrate overland stormwater flow or aggravating existing flood conditions, on adjacent land. 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). 10. For sites identified as flood affected, any cut and fill works, included in the development are to comply with the requirements of Council's Stormwater Management Policy, specifically Chapter 6 – Flooding and Overland Flow.	The proposed development will undertake bulk excavation resulting the removal of 3312m² of cut from the site. This will enable excavation for construction of the car park and new building, with depths reaching up to 3m in parts. A Geotechnical Report prepared by JK Geotechnics accompanies the application and has identified that dewatering will be required based on the level excavation, GTA have been received by WaterNSW. In addition, batter slopes and/or shoring will be required for land adjacent to the excavated areas. Council's EHO has requested a construction and vibration management plans to be prepared, this has now been submitted, and Council is satisfied that the excavation works will be suitably managed, appropriate conditions imposed. Trees to be retained can be suitably protected and sustained, as confirmed by Council's Tree Management Officer. The submitted DSI identifies that areas of environmental concern include fill material containing lead, pesticides and hazardous building materials including asbestos. The report identifies an asbestos management plan prepared by a Licensed Asbestos Assessor is to be prepared and implemented until the site is developed. Primary risks identified within the report are associated with lead and asbestos in fill soil which require remediation, as addressed within the submitted Remediation Action Plan (RAP). Remediation of the site is required to render the site suitable for the proposed development, from a contamination viewpoint and appropriate conditions are recommended.	☒	☐	Y

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Part 3.2 Biodiversity

Control	Proposal	Applicable? Y	N/A	Complies? Y/N

Part 3.6 Contaminated Land

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
1. Each development application is to include information sufficient to allow Council to meet its obligation to determine whether development should be restricted due to the presence of contamination.	The application provides a PSI, DSI and RAP which identify remediation works are required pertaining to contaminated in-situ soil and asbestos. The recommendations outlined within the above listed documents are to form part of the development consent, should consent be granted for the proposed development.	☒	☐	Y

Part 3.7 Heritage

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area				
1. Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work. 2. Maintain significant public domain views to and from the heritage item or heritage conservation area. 3. Ensure compatibility with the orientation and alignment of the heritage item. 4. Provide an adequate area around the heritage item to allow for its interpretation. 5. Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting. 6. Protect and allow for interpretation of archaeological features as appropriate.	The site is located in close proximity to the following heritage items: • Item I141 'Federation house "Oswaldene" and setting', 90 The Avenue, Hurstville • Item I142 'Federation house "Loraine" and setting', 92 The Avenue Hurstville • Item I144 "Pair of Victorian semi-detached houses and settings', 110-112 The Avenue, Hurstville. Heritage referral comments confirm that the proposed works are considered to satisfy the objectives and requirements of clause 5.10 of the Georges River LEP 2021 and demonstrates consistency with the provisions of Part 3.7 of the Georges River DCP 2021.	☒	☐	Y

Part 3.10 Water Management

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
Stormwater Management 1. Development must comply with Council's Stormwater Management Policy which provides detail of drainage requirements for different development types. Consultation with Council is recommended.	The proposal was referred to Councils Principal Development Engineer. No objection was raised with respect to the management and disposal of stormwater. The proposal is consistent with the objectives and purpose of this clause. As	☒	☐	Y

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Part 3.10 Water Management

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
	such, specific conditions of consent have been recommended.			

Part 3.11 Ecologically Sustainable Development

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
Non-Residential Buildings 7. Development must comply with Clause 6.10 Design Excellence of Georges River LEP 2021. 8. All development must comply with Section J Energy Efficiency of the BCA/NCC. 9. The energy efficiency provisions of the Building Code of Australia should be incorporated into the design of non-residential buildings.	An Ecologically Sustainable Design (ESD) report has been prepared by JHA that provides a summary of the ESD initiatives and Section J statement of compliance, demonstrating that the ESD initiatives have been incorporated into the design of the proposal. As required under section 3.2(2) of the Sustainable Buildings SEPP, a NABERS Embodied Emissions Materials Form has also been completed by MBM Pty Ltd.	☒	☐	Y

Part 3.12 Waste Management

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (see Appendix 4)	An 'Operational, Construction and Demolition Waste Management Plan' has been prepared by Tandem Solutions that describes the management of waste during demolition, construction and operation of the proposal. The proposal is considered satisfactory with regards to the matters identified	☒	☐	Y

Part 3.13 Parking Access and Transport

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
Parking Rates 1. The car parking rate for development types are outlined in Table 1 – Parking Requirements. In the event of a discrepancy between the parking rates specified in this Part of the DCP and any another, the specific requirements identified within the detailed controls for a locality/area shall prevail. 3. It should be noted that the parking spaces required by this DCP are minimum numbers. Some uses, due to the nature of their operation, may warrant additional parking spaces and these may be required by Council. 5. In calculating the total number of car parking spaces required for a development	The proposed development doesn't seek to increase staff or student numbers which remain at a capacity limit of 1,200 students and 138 staff, approved under DA2016/0338. The proposal seeks to deliver a new staff parking area on site for twenty-five (25) staff parking spaces (includes one (1) accessible space) and an internal drop off/pick-up point for buses. As a result, six (6) car spaces are removed. A parking rate for secondary schools of two (2) spaces per classroom is required.	☒	☐	Y

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Part 3.10 Water Management

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater). *Table 1:* Secondary School: • 2 spaces per classroom • 1 space per 10 students over 17 years • Secondary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements	The proposal will deliver nine (9) GLA classrooms, this equates to a need for eighteen (18) car spaces, to service this new building. A further six (6) relocated car spaces will also be provided, equating to a total of twenty-four (24) spaces. Overall, a total of twenty-eight (28) car spaces will be provided, this is acceptable as the previous DA NO. D2016/0338 imposed condition 45 which required a minimum rate of 154 car spaces to be maintained across the school. A total of 187 car spaces will be provided across the school campuses, should consent be granted, the car parking onsite has therefore increased from 154 to 161 across the past few years with various approvals. The proposed bus drop off/pickup bay within the car parking area is supported and will require operation and management to be consistent with the schools Plan of Management. A traffic and parking assessment prepared by McLaren Traffic Engineering and Road Safety Consultants was submitted with the application and reviewed by Council's traffic engineer, raising no objection to the proposal.			

Part 3.14 Utilities

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
1. Applicants should consult service providers for energy, electricity, gas, water, telephone, national broadband network (NBN) fibre cables and fire requirements. 5. Air conditioning units and mechanical plant should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments. 6. Car parking areas are to be designed and constructed so that electric vehicle and bicycle charging points can be installed now or at a later date. This will include the provision of 3 phase power to car parking areas for residential flat buildings, shop top housing and non-residential buildings. The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the applicant's expense, by underground	The proposal has and includes arrangements that will make available these essential services. Refer to accompanying Essential Services Report prepared by JHA consultants.	☒	☐	Y

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Part 3.10 Water Management

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines.				

Part 3.17 Universal/Accessible Design

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
General 1. All new building work should comply with the accessibility provisions of the Building Code of Australia (BCA) and the Disability (Access to Premises - Buildings) Standards 2010 where required.	A 'BCA Compliance Statement and Access Report' have been prepared by Credwell and accompany this development application. The proposal is capable of complying, appropriate conditions are recommended.	☒	☐	Y

Part 3.19 Crime Prevention/Safety and Security

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
Surveillance 2. In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries. 3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment. 4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain. 5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.	An assessment of the principles of Crime Prevention Through Environmental Design (CPTED) is provided within the Statement of Environmental Effects. The proposed design of the development promotes natural surveillance of the public domain and interior of the school site. Main student thoroughfares are demonstrated to be passively surveillance from classrooms. Additionally, the design is demonstrated to minimise blind corners. The application has been found to consider crime prevention through environmental design by implementing safety, security and passive surveillance measures.	☒	☐	Y

Part 3.20 Noise and Vibration

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
2. If the building is located within a specific area identified on the OLS map or seeks to exceed the height limit specified in the map the application must be referred to Civil Aviation Safety Authority and Airservices Australia for assessment. 3. Developments must consider the operating heights of all construction cranes or	The site is located within the Sydney Airport flight path. Sydney airport corporation has provided conditions to form part of the development consent, should consent be granted.	☒	☐	Y

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Part 3.19 Crime Prevention/Safety and Security

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
machinery (short term-controlled activities) that may exceed the OLS height limits thereby penetrating the prescribed airspace. Consideration should be given to the timing and location for the proposed controlled activity on site for referral to Civil Aviation Safety Authority and Airservices Australia. 4. Approval to operate construction equipment (i.e. cranes) shall be obtained prior to any commencement of construction, where the prescribed airspace is affected.				

Part 3.20.3 Noise Generating Development

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
1. Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the Protection of the Environment Operations Act 1997. 2. Noise generating developments should be accompanied by an acoustic report that demonstrates the development is sited and designed to: i. Minimise the effect of noise and vibration on surrounding sensitive landuses; and ii. Comply with relevant State Government and Council guidelines.	A Noise Impact Assessment (NIA) prepared by E-Lab Consulting dated 11 May 2026 has been submitted with the application. The NIA provides an assessment of the impacts of noise emissions from the proposed development and concludes that the development is unlikely to have an adverse impact on the amenity of any adjoining properties and that traffic noise is unlikely to have any impacts on the amenity of the proposed classrooms. Appropriate conditions are recommended to manage activities and ensure that compliance is achieved once operational, a time-limited trail period us recommended for use of the terrace area for functions, to ensure that the use is well-managed.	☒	☐	Y

Part 5 Residential Character Statement – Hurstville (non-CBD)

Control	Proposal	Applicable? Y	N/A	Complies? Y/N
• Retain and enhance the existing low density suburban residential character through articulated contemporary developments that respond to the human scale. • Conserve the high quality of existing streetscape within the Heritage Conservation Area. • Encourage well-designed medium and high-density residential development towards the Hurstville City Centre. • Encourage tree planting and landscaping within the front setback space to enhance the existing leafy streetscape character. • Encourage consistent setbacks of buildings from the street and the provision of	The proposal is consistent with the future desired character of the precinct. Heritage referral comments address that while the subject site is in the vicinity of numerous items of local heritage significance, there is sufficient spatial separation afforded, together with existing intervening built forms, such that the proposed redevelopment of the site will have a very low visual impact on the setting and context of the heritage items.	☒	☐	Y

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Part 5 Residential Character Statement – Hurstville (non-CBD)

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
landscaping within the front setback with uniform front fence heights				

Part 6 – Residential Controls

Whilst it is noted that there are no specific development controls relating to educational establishments within under the GRDCP 2021. The subject site directly adjoins the R2 Low Density Residential zoning. As a result, consideration is to be given to the low-density surrounding context. A merit assessment has been conducted below utilising the controls within the relevant chapter of the GRDCP 2021.

Part 6.1.2.1 Streetscape Character and Built Form

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. New buildings and additions are to consider the Desired Future Character statement in Part 5 of this DCP. 2. New buildings and additions are to be designed with an articulated front façade. 3. Development must be sensitively designed so as to minimise adverse impacts on the amenity and view corridors of neighbouring public and private property while maintaining reasonable amenity for the proposed development and is to balance this requirement with the amenity afforded to the new development.	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.	☒	☐	Y

Part 6.1.2.2 Building Scale and Height

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood, and consider the topography and form of the site. 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. 3. A maximum of two (2) storeys plus basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above existing ground level.	The proposal considers and responds to the predominant and desired future scale of buildings within the neighbourhood and has regard to the topography and form of the site. The proposed development exceeds he maximum permitted two storey development control however, the application does not relate to a dwelling house. A variation to this control is deemed acceptable in this instance, as the new SSSC buildings steps down to a two storey form at the northern end.	☒	☐	Y

Part 6.1.2.3 Setbacks

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N

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Part 6.1.2.1 Streetscape Character and Built Form

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. The minimum setback from the primary street boundary is: 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. 2. Balconies cannot encroach into the front setback space. 4. Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is the greater 5(ii). The minimum side setbacks for ground and first floor is 1.2m for lots greater than 12.5m in width measured at the front building line for the length of the development.	See Discussion below.	☒	☐	Y

Discussion:

SSSC – The Avenue

The SSSC provides a 5.157m front setback to The Avenue, consistent with adjoining residential developments.

At the roof level, a 1.872 side setback is proposed to the north-eastern side setback adjoining residential allotment 119 The Avenue. It is noted this side setback is measured to the rooftop garden and a further setback of 4.8m is provided to the terrace.

A rear setback of 6.865m is provided at ground level, reducing to 6.614m at Level 1 and 2. This falls sort of the 15% requirement of 7.057m but a variation is supported for following reasons:

- the SSSC building is positioned on the southern side of residential property at 119 The Avenue; and
- the residential properties at 114 and 116 Park Road, positioned to the rear of the proposed SSSC, contain secondary dwellings in close proximity to the southwestern (rear boundary) which will buffer visual impact from the adjacent sites.

Sports Court Building – Park Road

The amended plans demonstrate an increased front setback from Park Road to 5.4m, which is consistent with the front setback of the adjacent dwelling at 110 Park Road.

At 106 Park Road the pump room is demonstrated to have a 1.2m side setback to the adjoining two storey residence at No. 110 Park Rd. The building is then stepped back to 2.2m to enable to be suitably landscaped and decrease the bulk and scale when viewed from the rear of the residential dwelling.

A1.206m side setback is provided to the southeastern side setback, where is adjoins the residential property at No.104 Park Road, the sports court building sets back a further 950mm to achieve a separation of 2.156m to support landscaped and provide visual relief to the adjacent residential property.

Overall, the proposed front and side setbacks are suitable, and the development should be supported.

Part 6.1.2.6 Excavation

	Applicable?	Complies?

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Part 6.1.2.1 Streetscape Character and Built Form

		Applicable?		Complies?
Control	**Proposal**	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.	A geotechnical report has been submitted with the subject application which is to form part of the documents relied upon within the development consent, should consent be granted for the subject application.	☒	☐	Y

Part 6.1.2.10 Solar Access

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. New buildings and additions are sited and designed to facilitate 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. 3. Direct sunlight to north-facing windows of habitable rooms and 50% of the principal private open space area of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.	The submitted shadow diagrams demonstrate an acceptable outcome regarding overshadowing. There will be some increases shadow to the rear of the residential properties at 104, 112 and 114 Park Road, however, in excess of 3 hours of solar access will be maintained to more than 50% of the rear POS of each property. The existing dwelling windows of the above properties will remain unaffected. Due to the sites north-easterly aspect for the SSDC, the proposed development is considered to receive ample amount of sunlight throughout the hours of 9am to 3pm on June 21.	☒	☐	Y

Part 6.1.2.11 Materials, Colour schemes and Details

		Applicable?		Complies?
Control	**Proposal**	Y	N/A	Y/N
1. Large expansive surfaces of predominantly white, light or primary colours which would dominate the streetscape or other vistas should not 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.	Materials, colours and finishes vary along both street frontages, on that basis the design is suitable.	☒	☐	Y

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.

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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 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 R2 Low Density Residential and SP2 Infrastructure (Educational Establishment). 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 submission was received during the neighbour notification period.

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

Issue	Response (Will be issued to Objector)
Lack of access to architectural plans	All documentation submitted at lodgement are readily available on Council's DA tracker, accessible via Council's website. Revised architectural plans demonstrate an improvement in amenity and design and as such, do not require renotification in accordance with Council's Community Engagement Strategy 2026-2036.
Existing and proposed bus operations not utilising the designated parking bays	Conditions of consent have been imposed to ensure the bus operations are in accordance with the approved plan of management.
Revise rooftop court activity times directly adjacent to residential property	A revised Acoustic Report has been provided in response to Council request for further information. Council's Environmental Health Officer has reviewed the acoustic report and advised the proposal is worthy of support, subject to conditions of consent. A trial period has been recommended to ensure that the terrace is managed well without adverse impact to adjoining residential properties.
Stormwater, road condition and surcharging from previous development	Council's Development Engineer has reviewed the proposed development and advised the proposal is supported, subject to conditions of consent.

Site contamination, asbestos and reliance on remediation	A Preliminary Site Investigation, Detailed Site Investigation and Remediation Action Plan have been submitted with the application and are to form part of the development consent and suitable conditions have been recommended to ensure that the site is suitable for the intended educational use.

Revised 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 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.

Council's delegate supports the request for variation under Clause 4.6 of Georges River Local Environmental Plan 2021, in relation to the Clause 4.4(2) Floor Space Ratio development standard, as the variation sought satisfies the objectives of the standard and sufficient environmental planning grounds have been provided in the written request for variation justifying that compliance would be unnecessary and unreasonable in the circumstances of the case. The proposal is also in the public interest and it satisfies the objectives of the zone resulting in no adverse environmental impacts but rather a superior design outcome.

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 DA2025/0488 for Change of use from residential to educational establishment, demolition works construction of a new part (2) two storey and part (3) three storey Senior School Study Centre, construction of a new staff carpark with multi-purpose sports court above, new landscaping and other ancillary works on Lot/s 12, 84, 85 and 86 in DP 1595 as well as Lot C, D and E in DP 300674 and Lots 1 and in DP 1108446 on land known as 109-117 The Avenue and 106-108 Park Road Hurstville NSW 2200 as an approval for the reasons below subject to the conditions referenced in Appendix 1:

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.

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Appendix 1 - Conditions

SPECIFIC DEVELOPMENT CONDITIONS

Schedule A – Site Specific Conditions

GENERAL CONDITIONS
These conditions have been imposed to ensure that the development is carried out in accordance with the approved plans and to ensure that the appropriate fees and bonds are paid in relation to the development.

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:

Reference No.	Date	Description	Revision	Prepared by
Architectural Drawings				
SLC_DA018	03.06.26	Demolition Site Plan	Issue 14	Leaf Architecture
SLC_DA020	14.05.26	Proposed Site Plan – Lower Level	Issue 13	Leaf Architecture
SLC_DA021	14.05.26	Proposed Site Plan – Level 1	Issue 13	Leaf Architecture
SLC_DA022	14.05.26	Proposed Site Plan – Level 2	Issue 13	Leaf Architecture
SLC_DA023	14.05.26	Proposed Site Plan Roof	Issue 13	Leaf Architecture
SLC DA100	30.07.25	GA Plan (Part 1 - Senior Learning Centre) Lower Level	Issue 12	Leaf Architecture
SLC DA101	30.07.25	GA Plan (Part 1 - Senior Learning Centre) Level 1	Issue 12	Leaf Architecture
SLC DA102	30.07.25	GA Plan (Part 1 - Senior Learning Centre) Level 2	Issue 12	Leaf Architecture
SLC DA103	30.07.25	GA Plan (Part 1 - Senior Learning Centre) Roof	Issue 12	Leaf Architecture
SLC DA110	14.05.26	GA Plan (Part 3 - Park Road) Lower Level	Issue 8	Leaf Architecture
SLC DA111	03.06.26	GA Plan (Part 3 - Park Road) Level 1	Issue 10	Leaf Architecture

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SLC DA112	14.05.26	GA Plan (Part 3 - Park Road) Level 2	Issue 9	Leaf Architecture
SLC DA113	14.05.26	GA Plan (Part 3 - Park Road) Roof	Issue 8	Leaf Architecture
SLC DA200	30.07.25	Elevations (Part 1 - Senior Learning Centre)	Issue 12	Leaf Architecture
SLC DA201	30.07.25	Elevations (Part 1 - Senior Learning Centre)	Issue 12	Leaf Architecture
SLC DA210	14.05.26	Elevations (Part 3 - Park Road)	Issue 14	Leaf Architecture
SLC DA211	14.05.26	Elevations (Part 3 - Park Road)	Issue 14	Leaf Architecture
SLC DA215	14.05.26	North Elevations (Part 3 - Comparison)	Issue 2	Leaf Architecture
SLC_DA216	14.05.26	South Elevations (Part 3 - Comparison)	Issue 2	Leaf Architecture
SLC_DA217	14.05.26	East Elevations (Part 3 – Comparison)	Issue 2	Leaf Architecture
SLC_DA250	30.07.25	Sections (Part 1 – Senior Learning Centre)	Issue 11	Leaf Architecture
SLC_DA251	17.04.26	Sections (Part 1 – Senior Learning Centre)	Issue 12	Leaf Architecture
SLC_DA255	14.05.26	Sections (Part 2 – Park Road)	Issue 9	Leaf Architecture
SLC_DA256	14.05.26	Sections (Part 2 – Park Road)	Issue 10	Leaf Architecture
SLC DA290	30.07.25	Material Elevation	Issue 4	Leaf Architecture
Landscape Drawings				
L-010	19.05.2025	Landscape Plan - Senior Learning Centre - Lower Level	Issue E	Space Landscape Designs

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L-020	19.08.2025	Landscape Plan - Senior Learning Centre – Level 1	Issue G	Space Landscape Designs
L-030	19.08.2025	Landscape Plan - Senior Learning Centre – Level 2	Issue G	Space Landscape Designs
L-110	12.05.2026	Landscape Plan – Carpark & Court – Level 1	Issue F	Space Landscape Designs
L-120	12.05.26	Landscape Plan - Carpark & Court – Level 2	Issue H	Space Landscape Designs
L-140	13.05.2026	Tree Removal and Replacement	Issue E	Space Landscape Designs
L-150	31.07.2025	Landscape Details and Specifications	Issue A	Space Landscape Designs

Documents Relied Upon

Reference No.	Date	Description	Revision	Prepared by
-	July 2025	Operational, Construction & Demolition Waste Management Plan (Senior School Study Centre & Carpark)	-	Tandem Solutions
P01556	11 May 2026	Construction Noise and Vibration Management Plan	003	E-LAB Consulting
P01556	11 May 2026	Noise Impact Assessment – Senior School Study Centre	004	E-LAB Consulting
E37093Btlet-CP	20 April 2026	Certified Practitioner Review of Contaminated Land Reports	-	JKEnvironments
240327	08 August 2025	Ecologically Sustainable Design Report	C	JHA Services
37092PNlet1	11 December 2025	Geotechnical Investigation	Rev1	JK Geotechnics
E37093BTrpt3-DSI	25 August 2025	Detailed Site Investigation	E37093BTrpt3-DSI	JK Geotechnics
E37093BTrpt4-RAP	25 August 2025	Remediation Action Plan	E37093BTrpt4-RAP	JK Geotechnics
TDAS – Stage 3a CEN22.2107	20 August 2025	Arboricultural Impact Assessment (AIA)	1	Tree Report
240063-Access-r3-Stage 3a	08 August 2025	Access Report	240063-Access-r3-Stage 3a	Credwell

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SEPARATE APPROVALS UNDER OTHER LEGISLATION

These conditions have been imposed to ensure that the applicant is aware of any separate approvals required under other legislation, for example: approvals required under the Local Government Act 1993 or the Roads Act 1993.

2. Section 138 Roads Act 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.

A separate approval is required to be lodged and approved 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):

(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 and ancillary works in the road reserve; and
(k) Stormwater and 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 Georges River Council’s website at: www.georgesriver.nsw.gov.au

For further information, please contact Council’s Customer Service Centre on (02) 9330 6400.

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 hoarding or C type scaffold, in accordance with the requirements of Work Cover Authority of NSW, must be erected along that portion of the footway/roadway where the building is within 3.0 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 s68 of the Local Government Act and s138 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 on our website) before the commencement of work; and

(d) A Public Risk Insurance Policy with a minimum cover of $10 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; and

4. Engineering - Road Opening Permit

A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from the Roads and Traffic Authority, 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.

REQUIREMENTS OF OTHER GOVERNMENT AGENCIES

These conditions have been imposed by other NSW Government agencies either through their role as referral bodies, concurrence authorities or by issuing General Terms of Approval under the Integrated provisions of the Environmental Planning and Assessment Act 1979.

5. Sydney Water – Tap in TM
The approved plans must be submitted to a Sydney Water Tap inTM 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 inTM agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

6. 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.

7. New Driveways - Proximity to Existing Poles
Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

8. 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

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

Should you require further information please contact Ausgrid via email to Development@ausgrid.com.au

9. Sydney Airport advice

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Should the height of any temporary structure and/or equipment be greater than 15.24 metres AEGH, a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.

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

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

10. Notice of Requirements for a Section 73 Certificate

A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Notice of requirements must be submitted prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

11. Section 73 Compliance Certificate – Sydney Water

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. The compliance certificate also identifies any applicable Infrastructure Contribution charges. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

12. Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

13. Requirements of Water NSW

(a) Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which

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this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.

(b) All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.

(c) The design and construction of the building must prevent:

(i) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation;

(ii) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c)any elevated water table from rising to within 1.0m below the natural ground surface

.

(d) Construction Phase Monitoring programme and content:

(i) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published b y the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW):

- Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW.
- Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater
- Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW
- QA: Include details of quality assurance and control; and
- Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories.

(e) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)

(f) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW.

(g) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published,

the completion report must include the following (unless otherwise agreed in writing by WaterNSW):

- All results from the Approved Monitoring Programme; and
- Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website.

The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSWwebsitewww.waternsw.com.au/customer-service/water-licensing/dewatering

(h) The extraction limit shall be set at a total of3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit condition. Any application to increase the extraction limit must be in writing and provide all information required fora hydrogeological assessment.

(i) Advisory note: Any application to increase the extraction limit should include the following:

- Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation
- Survey plan showing ground surface elevation across the site
- Architectural drawings showing basement dimensions
- Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS))
- Laboratory test results for soil sampling testing for ASS
- If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual.

(i) Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval).

Advisory note: an extension of this approval maybe applied for within 6 months of the expiry of Term.

(j) This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition 20 above. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

(k) The following construction phase monitoring requirements apply (Works Approval):

(i) The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW.

(ii) The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme).

(iii) The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.

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(l) Construction phase monitoring bore requirements GTA

(i) Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supply work approval

(ii) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW.

(iii) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supply work approval.

(iv) The monitoring bores should be used to develop a water table map for the site and its near environs.

(v) The monitoring bores must be protected from construction damage.

Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.

(m) A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity.

Advisory Note: AA approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.

(n) A water access licence, for the relevant water source, must be obtained prior to extracting groundwater, unless an exemption applies.

Advisory Note: See Schedule 4 of the Water Management(General) Regulation 2025.

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

These conditions either require modification to the development proposal or further investigation/information prior to the issue of the Construction Certificate to ensure that there is no adverse impact.

14. 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	

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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	$139,383.72
Inspection Fee for Refund of Damage Deposit	$385 per inspection
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Section 7.12 Development Contributions Plan 2021	$329,406.73

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 Section 94A Contributions Plan 2017.

Timing of Payment
The contribution must be paid and receipted 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.

15. Damage Deposit - Major Works

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

(i) 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: $139,383.72.
(ii) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: $385 per inspection.
(iii) 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.

16. Final Driveway layout – The final design and configuration of the driveway on Council land shall be subject to the approval of Council's Assets and Infrastructure Department under Section 138 of the Roads Act 1993. The internal driveway layout must be amended as necessary to align with the approved Section 138 application. The Section 138 approval shall be obtained prior to the issue of a Construction Certificate.

17. Erosion & Sedimentation Control

Erosion and sediment controls must be provided to ensure:

(a) Compliance with the approved Erosion & Sediment Control Plan

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(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 clan 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 before the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

18. Contaminated Land – Site Validation Report

A Site Validation Report, prepared by a Contaminated Land Consultant (certified under the consultant certification schemes recognised by the NSW EPA), in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (as amended), must be submitted to the satisfaction of the Certifying Authority.

The Site Validation Report must include:
(a) A notice of completion of remediation works
(b) Details of site management requirements (if any), and
(c) A clear statement on the suitability of the proposed site use.

The Site Validation Report must be incorporated into the Construction Certificate documentation.

Reason: To ensure remediation works are carried out to required standards and to ensure the land is suitable for the proposed use. To protect the environment and maintain public health.

19. Contaminated Land – Site Audit Statement

To ensure that the Detailed Site Investigation (DSI) has been completed appropriately and any Remedial Action Plan (RAP) proposed for the site will result in the land being made suitable for the proposed use, a Site Audit Statement (SAS) completed by an accredited site auditor under the *Contaminated Land Management Act 1997* (NSW) must be submitted to the satisfaction of the Certifying Authority.

The SAS must demonstrate that the DSI and RAP, required to be prepared, has been completed in accordance with the current or most recent version of NSW EPA Consultants Reporting on Contaminated Land Guidelines and that the land can be made suitable for the proposed use by the implementation of any specified RAP. This must be provided to Council and the accredited certifier prior to the issue of any construction certificate.

The SAS must be incorporated into the Construction Certificate documentation.

Reason: To ensure appropriate site remediation and to protect the environment and maintain public health.

20. Pre-Construction Dilapidation Report – Private Land

A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-

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Construction Dilapidation Report detailing the current structural condition of all adjoining premises that shall be affected by the excavation as determined by the consulting engineer.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Principal Certifier and to obtain the Principal Certifiers agreement that the report can be completed without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

21. 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.

22. 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.

23. Small car spaces – signs and pavement markings

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Small car spaces 10,11 and 12 shall be suitably signposted and provided with pavement markings that restricts their use to small cars only. Details of the required signs and pavement markings shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate and the signs and pavement markings installed prior to the issue of the Occupation Certificate.

24. Small car spaces-wheel stops

Wheel stops shall be installed in small car spaces 10,11 and 12:

(a) at a location within the space that provides for the parking of a small vehicle as described in Clause *A6* of *AS/NZS 2890.1:2004 Parking Facilities, Part 1 – off street car parking.*
(b) at a location that provides for the small vehicle to be parked fully within the reduced length parking bays and not encroach into the access aisle.

Details of the location of the wheel stops within each space shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate and the wheel stops installed prior to the issue of the Occupation Certificate.

25. Detailed Construction Noise Vibration Management Plan

Prior to the issue of the Construction Certificate, a Detailed Construction Noise Vibration Management Plan (DCNVMP) for this development, must be submitted to the satisfaction of the Council. The DCNVMP must:

- Identify nearby residential and commercial receivers
- Identify hours for the proposed construction works
- Provide a complaint handling strategy
- Provide a proposed list of noise generating equipment, including their expected noise levels
- Identify all highly intrusive noise generating activities including the use of hydraulic hammers, piling etc and strategies to mitigate potential noise impacts
- Describe the procedures for achieving the noise management levels in the EPA's *Draft Construction Noise Guideline*
- Detail strategies to manage vibration
- Detail strategies to control environmental pollutants such as air and water pollution
- Detail the proposed timeframes for each stage of the development, including demolition, excavation and construction

The site-specific Construction Noise Vibration 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. Site Management Plan - Major Development

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

- location of protective site fencing;
- location of site storage areas/sheds/equipment;
- location of building materials for construction, e.g. stockpiles
- provisions for public safety;
- dust control measures;
- method used to provide site access location and materials used;
- details of methods of disposal of demolition materials;
- method used to provide protective measures for tree preservation;
- provisions for temporary sanitary facilities;

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- location and size of waste containers/skip bins;
- details of proposed sediment and erosion control measures;
- method used to provide construction noise and vibration management;
- construction traffic management details;
- safety management plan for the protection of the students and staff in and around the site during construction.

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 retained on site and is to be made available upon request.

27. Construction vehicle and pedestrian plan of management

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, prior to the issue of a Construction Certificate. The CVPPM shall be prepared for the various stages of the development and include, but not be limited to, the following:

(a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
(b) Indicate the consent approved hours of work.
(c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
(d) Include a clause that states heavy vehicles will not be permitted to enter or exit the site or travel fully along or part way into a gazetted 40kph school zone in the vicinity of the site.
(e) Include a plan of the 40kph school zones in the vicinity of the site.
(f) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site.
(g) The developer/builder shall liaise fortnightly with other identified developers/builders to minimise any cumulative traffic impacts.
(h) Include a plan showing the location of any schools, preschools and long day care centres within 200m of the site.
(i) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
(j) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
(k) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
(l) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
(m) Provide swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:
    - Are required to confirm truck movements into and out of the site associated with the various stages of development will not damage public or private infrastructure/property.
    - Are required to confirm truck movements into and out of the site can be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
    - Shall be prepared by a suitably qualified and experienced traffic engineering consultant.
(n) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones. NOTE: Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.
(o) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking,

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parking in NO STOPPING/NO STANDING zones or across neighbouring property driveways is not permitted.

NOTE: A copy of the approved CVPPM must be kept at the site and made available to the Principal Certifying Authority or Council on request.

28. Main Switchboard

If located within the building which sustains emergency equipment operating in the emergency mode must be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30.

29. Section J Energy Provisions

All energy efficiency measures must be implemented as per Accredited Energy Consultants Report prior to the application for the Construction Certificate (CC) to satisfy all the deemed-to-satisfy provisions of relevant parts of Section J, NCC 2022 Volume 1.

30. 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.

31. Structural details

Engineer's details prepared by a practising Structural Engineer being used to construct structural related works, structural beams, columns & any 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 Certifying Authority.

32. Engineer's Certificate

A certificate from a professional Engineer specialising in structural engineering certifying the structural adequacy of the existing structure, to support all proposed additional superimposed loads shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

33. 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. In accordance with Clause D4D2 of NCC/BCA 2022 Vol 1, General building access requirements for Class 9b facility, access must be provided to and within all areas normally used by the occupants.

34. 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.

(a) All stormwater shall drain by gravity to the proposed kerb inlet pit located in front of the property in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).
(b) 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 (2016) and Council's Stormwater Drainage Guidelines, shall accompany the application for the Construction Certificate.

(c) The sub soil drainage for the below ground structures including basement car parks shall be designed in accordance with the findings and recommendations in the geotechnical report. The geotechnical report should assess any possible impact of the proposed development upon existing ground water table and surrounding land and buildings.

35. Stormwater Systems with Basement

The underground basement car park must pump all stormwater and seepage groundwater to a nominated basement tank and must pump out to the OSD tank.

The design of the proposed drainage system must be prepared by a professional engineer who specialises in hydraulic engineering and be submitted for approval with the Construction Certificate application.

36. Protection of basement from inundation of stormwater waters

The protection of the underground basement shall be protected from possible inundation by surface waters from the street.

Evidence from a professional engineer who specialises in hydraulic engineering that this design requirement has been adhered to shall be submitted with the Construction Certificate application.

37. Pump-Out System Design for Stormwater Disposal (If Required)

If required by the Council approved Concept Stormwater Plan, Then the design of the pump-out system for all storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:

(a) The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the rate of inflow for the one-hour duration storm. The holding tank shall be capable of holding total volume of runoff generated by the 1% AEP 3-hour storm event of the area of the contributing ramp assuming pumps are not working. The minimum tank must be greater than 5.0 cubic meter;

(b) The pump system shall be regularly maintained and serviced, every six (6) months; and

(c) The drainage disposal from a pump system must connected to the OSD tank.

Details and certification of compliance from a professional engineer specialising in civil engineering shall be provided for approval with the Construction Certificate application.

38. Vehicular Access Grades

While reconfiguring, realigning and proposing any vehicular access, the applicant must submit a profile (longitudinal section) demonstrating access clearance by the B85 Design Vehicle (85% percentile vehicle in accordance with AS2890.1 2004) for the entry.

This profile (scale 1:20) is to show levels and grades from road centreline to the proposed internal garage floor level including but not limited to levels of, road centreline, changes of grade on road surface, lip of gutter, invert of gutter, back of vehicular crossing (gutter layback), front of path, back of path and boundary. The profiles provided are to also include the natural surface of the land as well as the proposed design including cut and fill dimensions.

Additional profiles are to be provided on either side of driveway when longitudinal grade of road exceeds 25%.

The profile will be used to assess suitability of proposed internal driveway levels and does not represent final footpath or road levels. The levels on Council's road related area including boundary level will be verified following the submission of an "Application for Driveway Crossing and Associated Works on Council Road Reserve" issued under Section 138 Roads Act.

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39. On-site Stormwater Detention

The submitted Concept Stormwater and Twin OSD tank plans prepared by Burzulis Associates which have been assessed as a concept plans only. Final detailed plans of the drainage system, prepared by a consulting stormwater drainage engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

(a) An OSD facility designed by a professional engineer who specialises in Hydraulics engineering must be designed, approved and installed.
(b) The required Twin OSD storage tanks requirements and permissible discharge are to be calculated in accordance with Council's Stormwater Management Policy.
(c) A minimum (OSD Tank 01 = 42 cubic meter and OSD Tank 02 = 48.4 cubic meter) tanks volumes are to be provided in accordance with the Stormwater Concept Plan and Council's Stormwater Management Policy.
(d) The OSD facility shall be designed to meet all legislated safety requirements. 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."

(e) Full details shall accompany the application for the Construction Certificate.

40. 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) A longitudinal driveway sections are to be prepared by a qualified civil/traffic engineer and be submitted for to and approved by the Certifying Authority. These profiles are to be at 1:100 scale along both edges of the proposed driveway, starting from the centreline of the frontage street carriageway to the proposed basement floor level.
(d) The civil/traffic engineer shall provide specific written certification on the plans that:
  i) Vehicular access can be obtained using grades of 25% (1 in 4) maximum; and
  ii) All changes in grade (transitions) comply with Australian Standard 2890.1 (2004)

41. Council Property Shoring

Prior to the issue of the Construction Certificate, plans and specifications prepared by a professional engineer specialising in practising structural engineering must detail how Council's property shall be supported at all times.

Where any shoring is to be supporting, or located on Council's property, certified structural engineering drawings detailing; the extent of the encroachment, the type of shoring and the method of removal, shall be included on the plans. Where the shoring cannot be removed, the plans must detail that the shoring will be cut to 150mm below footpath level and the gap between the shoring and any building shall be filled with a 5MPa lean concrete mix.

42. Geotechnical Report

A Geotechnical Report: The applicant must submit a Geotechnical Report, prepared by a consulting 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 must be based on data from the site, and not a desk top study. The recommendations of the report are to be included in the specifications for the construction certificate and is to inlcude:

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(i) 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.

(ii) Dilapidation Reports on the adjoining properties prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the Certifier and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.

(iii) On-site guidance by a vibration specialist during the early part of excavation.

(iv) 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.

(v) Sides of the excavation are to be piered prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

43. Traffic Management – Compliance with AS2890.2

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). A certification is to be submitted from a qualified consulting traffic engineer outlining that traffic management systems design complied with AS2890.2.

44. Stormwater Drainage Application

This Development Consent does not give approval to undertake works on public infrastructure.
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 new pits/pipes and associated connections to Council's drainage systems.

(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.

The Application Form for this activity 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 6400.

45. Waste – 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 Principal Certifying Authority prior to the issue of any Construction Certificate.

46. Tree Protection Plan

A site-specific tree protection plan and specification in accordance with *AS 4970-2025: Protection of trees on development sites* prepared by an AQF Level 5 Arborist must be lodged for approval by the PCA prior to the issue of a construction certificate. The plan must include the following as a minimum:

- Name of AQF Level 5 Arborist, contact information, plan number and date
- Drawn to scale
- North point
- Location of all existing trees on site, on adjoining properties within 5 metres of the boundary fence and street trees.
- All trees clearly labelled for retention, removal, transplanting or pruning
- Existing and proposed RL's at the base of each tree
- Accurate TPZ, SRZ and canopy dimensions
- Incursion areas and percentages

- Locations, dimensions and specifications for tree protection measures including fencing, trunk and ground protection.

47. Tree Sensitive Design

Relocate the proposed sewer pit to outside the NRZ area for Tree 6 and relocate the proposed sewer line as close as possible to the proposed building to reduce impacts on Tree 6. Aside from excavation required for the proposed sewer, no changes in level within the NRZ area for Tree 6.

Plans submitted with the construction certificate must reflect the above requirements.

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

These conditions have been imposed to ensure that all pre-commencement matters are dealt with and finalised prior to the commencement of work.

48. Boundary Levels – Park Road

Prior to works commencing on the proposed car parking area, an application shall be made to Council to obtain required boundary levels for both vehicle crossings.

49. Site sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), the durable site sign issued by Georges River 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.

50. Demolition and Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2011 - Demolition of Structures, NSW Work Health and Safety Act 2011 and the NSW Work Health and 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 Principal Certifying Authority 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 and Safety Act 2011 and the NSW Work Health and Safety Regulation 2011 unless specified in the Act and/or Regulation that a license is not required.

The asbestos removal work shall also be undertaken in accordance with the How to Safely Remove Asbestos: Code of Practice published by Work Cover NSW.

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

51. 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.

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(b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Hurstville City Council advising of the demolition date, details of the WorkCover 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.

52. 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.

53. 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.

54. Dilapidation Report on Public Land

Prior to the commencement of works (including demolition and excavation), a dilapidation report must be prepared for the Council infrastructure adjoining the development site.

The report must include the following:
(a) Photographs showing the existing condition of the road pavement fronting the site,
(b) Photographs showing the existing condition of the kerb and gutter fronting the site,
(c) Photographs showing the existing condition of the footpath pavement fronting the site,
(d) Photographs showing the existing condition of any retaining walls within the footway or road, and
(e) The full name and signature of the structural engineer.

The Dilapidation Report must be prepared by a professional engineer. The report must be provided to the PCA and a copy provided to the Council.

The report is to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

Note: Council will use this report to determine whether to refund the damage deposit after the completion of works.

55. 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.

56. Contaminated Land – Prior to Undertaking Remediation Works

Written notice must be submitted to Council's Environmental Health Officer 30 days prior to the commencement of remediation works, in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (as amended).

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57. Contaminated Land – Prior to the Commencement of any work

Prior to the commencement of any work (including demolition and excavation), the applicant must engage an appropriately qualified Land Contamination Consultant (certified under the consultant certification schemes recognised by the NSW EPA), to supervise and manage on-site works and remediation in accordance with the:

(a) NSW Environment Protection Authority "Consultants Reporting on Contaminated Land Guidelines" (as amended),
(b) NSW Environment Protection Authority guidelines under the Contaminated Land Management Act 1997 (NSW) (as amended),
(c) State Environmental Planning Policy (Resilience and Hazards) 2021 (as amended), and
(d) The Remedial Action Plan as referenced in this consent.

Evidence of the engagement must be submitted to the Certifying Authority. If Council is not the Certifying Authority, a copy is to be provided to Council prior to the commencement of any work.

58. Asbestos (hazardous management strategy)

The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the "Code of Practice: How to Safely Remove Asbestos" published by Safe Work Australia.

The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

DURING CONSTRUCTION

These conditions have been imposed to ensure that there is minimal impact on the adjoining development and surrounding locality during the construction phase of the development.

59. Hours of construction, demolition and building related work

Any work 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 shall be permitted to be performed on any Sunday, Good Friday, Christmas Day or any Public Holiday. A penalty infringement notice may be issued for any offence.

In addition to the foregoing requirements, construction work on all buildings shall be prohibited on Saturdays and Sundays on weekends adjacent to a public holiday.

60. Ground levels & retaining walls

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved separately by Council.

61. 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 that is the subject of this consent to OSD Tank 01 to kerb inlet pit on The Avenue and OSD Tank 02 to Park Road existing stormwater infrastructure connection.

62. Utility Services

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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.

63. 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.

64. 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.

65. 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.

66. 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.

67. Tree Removals

Permission is granted for the removal of Trees 2, 3, 29, 30, 31, 31,2, 32, 85 & 86 in accordance with the approved Arboricultural Impact Assessment Report by Lex Atkins dated 20.08.2025.

(a) 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).

68. Tree Protection & Compliance with Arborists Report & Tree Protection Plan

Trees 1, 4, 5, 6, 7, 28, 33, 34, 35, 36, 75, 81, 82, 83, 84, 87, 88, 89, 90 & 91 must be retained and protected as part of the proposed development, The tree protection measures and recommendations outlined in Sections 5 & 6 of the approved Arboricultural Impact Assessment Report by Lex Atkins dated 20.08.2025, and Tree Protection Plan must be implemented throughout the relevant stages of construction in accordance with *Section 4 - Australian Standard AS 4970-2025: Protection of trees on development sites*.

(a) 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:

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Hold Point	Action Required by AQF Level 5 Project Arborist
1. a) Prior to commencement of demolition/construction works.	Site meeting with builder to discuss and confirm understanding of tree protection measures required.
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 Sections 5 & 6 of the approved Arboricultural Impact Assessment Report, Tree Protection Plan & AS4970-2025.
2. Works within the NRZ areas of trees to be retained	Supervise, direct and photograph all approved works with the NRZ areas of trees to be retained.
3. Once per month during construction	Inspect, photograph and report on tree health and condition, maintenance of tree protection measures and remedial tree works as required.
4. Prior to issue of Occupation Certificate	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

69. Landscape Works

All landscape works shall be carried out in accordance with the approved landscape plans and specifications by Space Landscape Designs Revision G dated 19.08.2025, subject to the following -

(a) The applicant must engage a licensed and reputable nursery grower early within the build phase and order all trees and 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 trees proposed upon the approved landscape plan shall comply with AS 2303 – 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003).

70. 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.

71. 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.

72. Vehicle Entry/Exit

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Vehicle movements into and out of the site shall be carried out in a forward direction at all times.

73. 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 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.

74. 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.

75. Waste – 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 whatsoever or in association with the work on site. Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the Principal Certifying Authority.

76. 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 Acton 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:

(a) the Remedial Action Plan, and
(b) a Validation Report and or Environmental Management Plan is obtained, and
(c) 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.

77. Contaminated Land – Remediation Works

All remediation work must be carried out in accordance with: -

(a) State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW) (as amended).
(b) Guidelines made or approved by the NSW EPA including the:
    i. National Environment Protection (Assessment of Site Contamination) Measure 1999 (April

2013) (ASC NEPM) (as amended),

ii. The current or most recent version of the "Consultants Reporting on Contaminated Land – Contaminated Land Guidelines" published by the NSW Environment Protection Authority , and

iii. NSW Environment Protection Authority – Guidelines for the NSW site auditor scheme (3rd edition 2017) (as amended).

(c) The approved Remediation Action Plan referenced in this consent.

Reason: To ensure the land is appropriately remediated. To protect the environment and maintain public health.

78. Contaminated soil disposal

All soil excavated during demolition or construction work that are to be disposed of must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) before being transported from the site.

Any soil to be removed from the site that is found to be contaminated must be disposed of to an EPA licensed landfill. Receipts from the disposal of the contaminated material must be provided upon request from the regulatory authority.

Reason: To ensure appropriate disposal of contaminated soil. To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

79. 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.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

These conditions have been imposed to ensure that all works have been completed in accordance with the Development Consent prior to the issue of the Occupation Certificate.

80. Plan of Management

Prior to the commencement of use the Plan of Management shall be amended to be consistent with the conditions approved under DA2025/0488. In particular, the hours of operation shall be amended to be consistent with Condition 104 below. The amended Plan of Management shall be submitted to the Principal Certifying Authority and a copy forwarded to Goerges River Council prior to the issue of an Occupation Certificate.

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81. Completion of Landscape Works

All landscape works, the planting of all tree and plant material in accordance with approved landscape plans and specifications 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.

82. Completion of Tree Works

All tree protection and project arborist work detailed in Sections 5 & 6 of the approved Arboricultural Impact Assessment and Tree Protection Plan must be completed prior to the issue of a final occupation certificate for the site. A certificate of compliance prepared by the AQF Level 5 Project Arborist and all required monitoring documentation must be submitted to the PCA for approval prior to the issue of an occupation certificate. Documentation must be made available to Council's Tree Compliance Officer on request.

83. Driveways and Ramps – Design Certification

The design and construction of the vehicle crossings/driveways and internal ramps shall comply with the requirements of AS/NZS 2890.1:2004 Parking Facilities, Part 1- Off street car parking.
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 vehicle crossings/driveways ramps have been constructed in accordance with the approved plans and the above Australian Standard.

84. Carpark - layout, design and certification

The layout and design of off street car parking areas shall comply with the requirements of AS/NZS 2890.1:2004 Parking Facilities, Part 1- Off street Car parking and other Australian Standards as applicable.
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 has been constructed in accordance with the approved plans and the above Australian Standard.

85. Marking of parking spaces and certification

Prior to the issue of an Occupation Certificate, all parking spaces shall be clearly designated and linemarked to comply with *AS1742, Manual of uniform Traffic Control Devices.*
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 above Australian Standard.

86. Completion of Removal of redundant Driveway and landscaping reinstatement works

Prior to the issue of a Final Occupation Certificate, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

(a) Removal of redundant driveway and vehicular crossing and layback and reinstatement with turf and footpath and new reinstated kerb and guttering within the road related area.

Councils Assets and Infrastructure Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. [Note: The damage deposit paid to Council will not be released until the works have been completed to Council's satisfaction.

87. 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.

88. 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.

89. 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) A Section 73 (Sydney Water) Compliance Certificate for the Subdivision shall be issued and submitted to the PCA prior to the issue of the Occupation Certificate.

(f) 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.

90. 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;

91. 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

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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."

92. Positive Covenants

(a) The registered proprietor of the lot(s) hereby burdened will in respect of the system:

i. keep the system clean and free from silt, rubbish and debris
ii. maintain and repair at the sole expense of the registered proprietors the whole of the system so that if functions in a safe and efficient manner
iii. 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
iv. 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.

(b) Pursuant to Section 88F(3) of the Conveyancing Act 1919 the Council shall have the following additional powers:

i. 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 (d)(iv) above
ii. the Council may recover from the registered proprietor in a Court of competent jurisdiction:
   a. any expense reasonably incurred by it in exercising its powers under subparagraph (a.) hereof. Such expense shall include reasonable wages for the Council's employees engaged in effecting the work referred to in (1) 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.
   b. 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.

93. 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.

94. Contaminated Land – Site Validation Report

A Site Validation Report, prepared by a Contaminated Land Consultant (certified under the consultant certification schemes recognised by the NSW EPA), in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW) (as amended), must be submitted to the satisfaction of the Certifying Authority prior to issuing the Occupation Certificate.

The Site Validation Report must include:

(a) A notice of completion of remediation works,
(b) Details of site management requirements (if any), and
(c) A clear statement on the suitability of the proposed site use.

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The Site Validation Report must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure site remediation works are appropriately completed. To protect the environment and maintain public health.

95. Contaminated Land – Site Validation Report (for unexpected findings)

Where any unexpected contaminants (defined under the Contamination Lands Act) are found during demolition or construction, a Site Validation Report prepared by a Contaminated Land Consultant (certified under the consultant certification schemes recognised by the NSW EPA) in accordance with the *Protection of the Environment Operations (Clean Air) Regulation 2022 (NSW) (as amended)*, must be submitted to the satisfaction of the Certifying Authority.

The Site Validation Report must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure site remediation works are appropriately completed. To protect the environment and maintain public health.

96. Acoustic Certification

Prior to the issue of any Occupation Certificate, or use of the premises, a report prepared by a suitably qualified acoustic consultant or engineer must be submitted to the Certifying Authority, certifying that the construction has incorporated the recommendations in the Acoustic Report as referenced in this consent.

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

Reason: To ensure appropriate acoustic level to surrounding amenities.

97. 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 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.

98. Completion of Major Works

Prior to the issue of a Final Occupation Certificate, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

(a) Driveways and vehicular crossings within the road related area;
(b) Removal of redundant driveways and vehicular crossings;

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(c) New footpaths within the road related area;
(d) Relocation of any existing above ground utility services
(e) Relocation/provision of street signs
(f) New or replacement street trees;
(g) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street.
(h) New or reinstated kerb and guttering within the road related area; and
(i) New or reinstated road surface pavement within the road.

Council's Engineering Services Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. Note: The damage deposit paid to Council will not be released until the works have been completed to Council's satisfaction.

99. Post Construction Dilapidation report (Private Land)

At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the adjoining premises.

The report is to be prepared at the expense of the applicant and submitted to the PCA prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damaged has occurred to the adjoining premises, the PCA, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the PCA prior to the issue of any Occupation Certificate.

100. Requirements prior to the issue of the Occupation Certificate - Stormwater and Onsite Detention Works

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 including a certificate from consulting stormwater drainage engineer submitted to Council prior to the issue of the Occupation Certificate.
(b) Work as Executed Plans jointly prepared and duly signed by a Chartered Consulting Stormwater Drainage Engineer and Registered Surveyor (registration number) when all the site engineering works are complete shall be submitted to the PCA and the Council (for Council's final approval of WAE plans) prior to the issue of the Occupation Certificate.

101. Traffic Control Devices

The internal road network, pedestrian facilities and parking facilities (including visitor parking and employee parking) shall be designated and line marked in accordance with Australian Standard - AS1742, Manual of Uniform Traffic Control Devices.

If an exit from car park utilises a pedestrian footpath, then a warning system such as flashing light and/or 'alarm sound' must be installed on the subject property to alert pedestrians of vehicles exiting the car park. The Alarm System must be designed and installed in accordance with AS2890.1 -2004.

102. Dilapidation Report on Public Land for Major Development Only

Upon completion of works, a follow up dilapidation report must be prepared for the items of Council infrastructure adjoining the development site:

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The dilapidation report must be prepared by a professional engineer specialising in structural engineering, and include:

(a) Photographs showing the condition of the road pavement fronting the site
(b) Photographs showing the condition of the kerb and gutter fronting the site
(c) Photographs showing the condition of the footway including footpath pavement fronting the site

103. Stormwater drainage works – Works As Executed - Underground Tank

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) The structural adequacy of the On-Site Detention system (OSD) and the structural certification from qualified consulting structural engineer involved the design of OSD tank structures;
(c) 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;
(d) Pipe invert levels and surface levels to Australian Height Datum;
(e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.
(f) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink;
(g) The Work-As-Executed plans have been jointly prepared and duly signed by registered surveyor (registration number) and consulting OSD design engineer certifying the accuracy of dimensions, invert levels, surface levels, storage volume etc.
(h) 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 Principal Certifier.

Council must be advised in writing that they are satisfied with the Works-As-Executed plans (with copies of plans & certifications to Council for record) prior to the issue of an Occupation Certificate.

ONGOING CONDITIONS

These conditions have been imposed to ensure that the use or operation of the development does not adversely impact on the amenity of the neighbourhood or environment.

104. Hours of Use and Operation

The hours of operation and use of the outdoor terrace and elevated sports court on Park Road are regulated as follows:

(a) The hours of operation and use of the terrace and elevated sports court on Park Road must be restricted to between 8.00am and 6.00pm, 7 days a week as follows:

Area of Use	Daytime	
SSSC Terrace	Monday to Friday 8am to 6pm	Weekend 8am to 6pm
Conditions of use	Maximum of 4 hours a day use: Limited to a 120-person maximum capacity, with allowance for some groups shouting. Beyond 4 hours a day use: Limited to a120 maximum capacity, with no shouting and no amplified speakers.	120-person maximum capacity. Used for gatherings and functions only, with no amplified audio (speakers)
Sports Court – Park Road	Monday to Friday 8am to 6pm	Weekend 8am to 6pm

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Conditions of use	Maximum of 4 hours a day use: Limited to a 120-person maximum capacity. Basketball, tennis, hockey, pickleball, volleyball and netball training and matches/competitions with 100-person crowd capacity. Beyond 4 hours a day use: Netball, hockey, pickleball, volleyball and tennis training only with no crowds and no whistles.	Netball, hockey, pickleball, volleyball and tennis training only with no crowds and no whistles.

(b) During special events noise emissions from the school must be managed to ensure reasonable amenity for surrounding residences and the following noise management measures are to be adopted to minimise noise impacts during special events:

i. Activities of special events to be carried between 8am to 10pm to minimise noise time disturbance and any outdoor usage shall be limited between 8am to 6pm

ii. Where amplified music or speech is expected outdoors, the school is to manage volume and duration to prevent offensive noise and if required a Noise Management Plan to be prepared prior to any event.

(c) Notwithstanding (a) above, the use of the SSSC terrace may operate between 7.00am and 10.00pm for a trial period of 2 years from the date of issue of the Occupation Certificate for development application DA2025/0488. The evening operation and use must be undertaken in accordance with the following conditions:

Area of Use	**Evening Use**
SSSC Terrace	6pm to 10pm
Conditions of use	120-person maximum capacity. Used for gatherings and functions only, with no amplified audio (speakers)

(d) Notwithstanding (a) above, the use of the sports court on Park Road may operate between 7.00am and 8.00am Monday to Friday for a trial period of 2 years from the date of issue of the Occupation Certificate for development application DA2025/0488. The morning operation and use must be undertaken in accordance with the following conditions:

Area of Use	**Morning Use**
Sports Court – Park Road	7am to 8am
Conditions of use	Maximum of 4 hours a day use: Limited to a 120-person maximum capacity. Basketball, tennis, hockey, pickleball, volleyball and netball training and matches/competitions with 100-person crowd capacity. Beyond 4 hours a day use: Netball, hockey, pickleball, volleyball and tennis training only with no crowds and no whistles.

(e) Council's Development and Building Section is to be informed in writing of the date of commencement of the trial hours. Email notification is to be sent to postconsent@georgesriver.nsw.gov.au

(f) A further application may be lodged to continue the operating hours outlined in (b) and (c) above not less than 30 days before the end of the trial period. Council's consideration of a proposed continuation and/or extension of the hours permitted by the trial will be based on, among other things, the performance of the operator in relation to the compliance with development consent conditions and any substantiated complaints received.

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105. Ongoing Tree & Landscape Maintenance Works

(a) All 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 turfed areas.
(b) Trees must be maintained until they reach a height where they are protected by Councils Tree Management Controls. If any trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species and pot/bag size. If the trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, 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.

106. 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.
(a) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
(b) An annual fire safety statement is to be given in or to the effect of Clause 181 of the Environmental Planning and Assessment Regulation 2000.
(c) 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.

107. 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.

108. 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.

109. Acoustic mitigation infrastructure – Maintenance

Noise mitigation measures as outlined in the Acoustic Report prepared by E-LAB Consulting, titled Noise Impact Assessment, reference: P01556, Rev: 004 and dated 11 May 2026, must be implemented and maintained at all times to ensure their acoustic performance does not diminish.

110. Operational Management Plan

The operation of the premises must comply with the Operational Management Plan prepared by Danebank Anglican School for Girls, dated 11 May 2026.

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

ADVICE

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This advice has been included to provide additional information and where available direct the applicant to additional sources of information based on the development type.

111. Access for persons with disabilities
Access must be provided to and within all areas normally used by the occupants. Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.

112. Exit signs
An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each door providing direct egress from a storey to—
* An enclosed stairway, passageway or ramp serving as a required exit; and
* An external stairway, passageway or ramp serving as a required exit; and
* An external access balcony leading to a required exit.

113. Emergency lighting requirements
Every required emergency lighting system must comply with AS/NZS 2293.1. In any room having a floor area more than 300 m2 require emergency light

114. Signage
This building required to be accessible braille and tactile signage complying with Specification 15 must incorporate the international symbol of access or deafness, as appropriate, Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.

115. Site Safety Fencing
Site fencing must be erected in accordance with WorkCover 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.

For more information visit www.workcover.nsw.gov.au

116. Long Service Levy (ADV17.2)

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.

117. Building - Council as PCA - Deemed to Satisfy Provisions of BCA - Should the Council be appointed as the Principal Certifying Authority in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative 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.

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118. 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:

(a) Complete the Driveway Crossing on Council Road Reserve Application Form which can be downloaded from Georges River Council's Website at www.georgesriver.nsw.gov.au.
(b)
(c) In the Application Form, quote the Development Consent No. (eg. 2012/DA[insert number]) and reference this condition number (e.g. Condition 23).
(d)
(e) 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 Vehicular 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 by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

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 storm water 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.

Schedule B – Prescribed Conditions

Prescribed conditions are those which are mandated under Division 8A of the *Environmental Planning and Assessment Regulation 2000* and given weight by Section 80A (11) of the Environmental Planning and Assessment Act 1979.

Detailed below is a **summary** of all the prescribed conditions which apply to development in New South Wales. Please refer to the full details of the prescribed conditions as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which prescribed conditions apply.

119. 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.

120. 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 Principal Certifying Authority and the Principal Contractor.

121. Home Building Act 1989 (PRE16.4)

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.

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Schedule C – Operational & Statutory Conditions

These conditions comprise the operational and statutory conditions which must be satisfied under the Environmental Planning and Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000. Please refer to the full details of the Act and Regulations as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which operational and statutory conditions apply.

122. **Requirement for a Construction Certificate** – The erection of a building must not commence until a Construction Certificate has been issued.

123. **Appointment of a Principal Certifying Authority** - The erection of a building must not commence until the beneficiary of the development consent has:

(a) appointed a Principal Certifying Authority (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, then the beneficiary of the consent 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.

124. **Notification of Critical Stage Inspections** - No later than two (2) 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 beneficiary of the development consent of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

125. **Notice of Commencement** - The beneficiary of the development consent must give at least two (2) 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.

126. **Critical Stage Inspections** - The last critical stage inspection must be undertaken by the Principal Certifying Authority. 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.

127. **Notice to be given prior to critical stage inspections** - The principal contractor for a building site, or the owner-builder, must notify the principal certifying authority at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed PCA, forty eight (48) hours notice in writing, or alternatively twenty four (24) hours notice by facsimile or telephone, must be given to when specified work requiring inspection has been completed.

128. **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 Principal Certifying Authority appointed for the building work can issue the Occupation Certificate. An Occupation Certificate Application Form is attached for your convenience.
If you need more information, please contact Council referencing the DA number on 9330-6400 between 9.00am -11.00am business days.

REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 18 JUNE 2026

LPP030-26 280-298 RAILWAY PARADE CARLTON

LPP Report No	**LPP030-26**	**Development Application No**	**DA2025/0581**
Site Address & Ward Locality	280-298 Railway Parade Carlton Kogarah Bay Ward		
Proposed Development	Alterations and additions to mixed use development		
Owners	Network Strata Services Pty Ltd		
Applicant	Willow Frank Consulting Pty Ltd		
Planner/Architect	Willow Frank Consulting Pty Ltd		
Date Of Lodgement	7/01/2026		
Submissions	Nil		
Cost of Works	$2,075,000.00		
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	Senior Development Assessment Planner		

RECOMMENDATION	Approval

EXCUTIVE SUMMARY

In accordance with Schedule 1 of the Local Planning Panels Direction, development to which the State Environmental Planning Policy (Housing) 2021, Chapter 4 (Design of residential apartment development) applies is considered 'sensitive development'.

The proposal seeks consent for the construction of a 7-storey mixed-use development comprising 56 dwellings, basement parking for 60 vehicles, associated site and civil works, landscaping and fencing. As such, Chapter 4 of the Housing SEPP applies to this application and therefore is subject to determination by the Local Planning Panel.

PROPOSAL

The proposal seeks consent for the construction of a 7-storey mixed-use development comprising 56 dwellings, basement parking for 60 vehicles, associated site and civil works, landscaping and fencing. As such, Chapter 4 of the Housing SEPP applies to this application and therefore is subject to determination by the Local Planning Panel.

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The current proposal is an amendment to the original development approval DA2020/0056, which authorised a two-stage mixed-use development. Since that approval, the applicant has acquired additional adjoining land parcels, including a closed section of Buchanan Street now zoned B2 Local Centre, which were not part of the original site. Several modifications to the consent have since been approved, addressing design, layout, roof plant, public domain works and specific conditions. The present application DA2025/0581 seeks to supersede the previously approved Stage 2 works by incorporating the newly acquired land and revising the development. The amendment also proposes to modify Stage 2 by changing its use from 100% affordable rental housing to a shop-top housing development with 15% of apartments provided as affordable housing, and by adding six additional apartments on the seventh floor (Level 6) of the approved building.

ASSESSMENT

The subject development site is 280-298 Railway Parade, Carlton, and is legally described as Lot 1 DP 1295967. The site is irregular in shape and has an area of 3,650m^2. Approximately 3,444.6m^2 of the site is zoned E1 Local Centre and 205m^2 is zoned R4 High Density Residential. The site has a 78m frontage to Railway Parade and 38m to Buchanan Street. Access to the site is also provided via Jubilee Avenue.

DA2025/0581 has been assessed against the principal planning controls relevant to the proposal, which include the following:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Georges River Local Environmental Plan 2021; and
- Georges River Development Control Plan 2021

The proposal necessitated the requirement for referral to agencies for concurrence pursuant to State Environmental Planning Policy (Transport and Infrastructure) 2021 ('Transport and Infrastructure SEPP'). Referral to Transport for NSW (Sydney Trains) and Ausgrid were made, and no objections were raised by either agency.

The proposal aligns with the applicable planning framework, including the Housing SEPP, and complies with key controls such as FSR, height, affordable housing provision, parking and design quality requirements.

The design quality principles have been satisfactorily addressed, with the development presenting an appropriate built form, good residential amenity and a positive contribution to the desired future character of the locality. The application demonstrates that the proposal will not result in unacceptable environmental impacts and is suitable for the site and its surrounds. Following assessment under the EP&A Act and relevant planning controls, the development is considered supportable.

SUBMISSIONS

The application was placed on public exhibition for 21 (twenty-one) days from 5 February 2026 to 26 February 2026, no submissions were received during this period.

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CONCLUSION

Following consideration of the matters for consideration under Section 4.15(1) of the Environmental Planning & Assessment Act, 1979 ('the EP&A Act'), which included an assessment against the provisions contained within the relevant State and local environmental planning policies, the proposal is worthy of support. The development is not considered to result in any unacceptable adverse environmental impacts and is not contrary to the public interest. It has been demonstrated that the development is suitable for the site and its surrounds and through its innovative design would maintain and protect the amenity of the adjoining properties.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(a) of the *EP&A Act*, DA2025/0581 is recommended for approval subject to the reasons contained at **Attachment A** of this report.

ATTACHMENTS

Attachment ⇩1 Architectural Plans - 280-298 Railway Parade, Carlton - DA2025/0581

Attachment ⇩2 Assessment Report - 280-298 Railway Parade, Carlton - DA2025/0581

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LPP030-26 Attachment 1

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•Ne Level 6: Roof terrace + 6 units
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CARLTON STAGE 2

280-298 RAILWAY PARADE
CARLTON NSW 2218

DA0.00 PRELIMINARIES		
DA0.01	COVER SHEET	AR
DA0.02	DATA SHEET	AH
DA1.00 GENERAL		
DA1.02	SITE ANALYSIS	A
DA1.03	SITE PLAN & LAND ALLOCATION	Q
DA1.05	STREETSCAPE	A
DA1.06	LOCAL CHARACTER ANALYSIS	A
DA1.07	LOCAL CHARACTER APPLIED TO THE DEVELOPMENT	A
DA2.00 FLOOR PLANS		
DA2.23	FLOOR PLAN - BASEMENT 3	AF
DA2.24	FLOOR PLAN - BASEMENT 2	AJ
DA2.25	FLOOR PLAN - BASEMENT 1	AJ
DA2.26	FLOOR PLAN - LEVEL GROUND	AR
DA2.27	FLOOR PLAN - LEVEL 1	AL
DA2.28	FLOOR PLAN - LEVEL 2	AJ
DA2.29	FLOOR PLAN - LEVEL 3	AJ
DA2.30	FLOOR PLAN - LEVEL 4	AJ
DA2.31	FLOOR PLAN - LEVEL 5	AK
DA2.32	FLOOR PLAN - LEVEL 6	AL
DA2.33	FLOOR PLAN - ROOF PLAN	AJ
DA3.00 ELEVATIONS		
DA3.01	ELEVATION - NORTH-WEST	AG
DA3.02	ELEVATION - NORTH- EAST	AH
DA3.03	ELEVATION - SOUTH-EAST	AG
DA3.04	ELEVATION - SOUTH-WEST	AF
DA4.00 SECTIONS		
DA4.01	SECTION AA	AB
DA4.03	SECTION CC	Y
DA4.04	SECTION DD	AD
DA4.06	SECTION GG	Q
DA4.07	SECTION HH	S
DA5.00 DIAGRAMS		
DA5.01	GFA	W
DA5.04	SHADOW ANALYSIS 21JUN 9AM	O
DA5.05	SHADOW ANALYSIS 21JUN 10AM	N
DA5.06	SHADOW ANALYSIS 21JUN 11AM	N
DA5.07	SHADOW ANALYSIS 21JUN 12PM	N
DA5.08	SHADOW ANALYSIS 21JUN 1PM	N
DA5.09	SHADOW ANALYSIS 21JUN 2PM	N
DA5.10	SHADOW ANALYSIS 21JUN 3PM	N
DA5.18	SHADOW CAST ANALYSIS 1-7BUCHANAN ST	O
DA5.19	SHADOW CAST ANALYSIS 14JUBILEE AVENUE	N
DA5.20	SHADOW CAST ANALYSIS 16JUBILEE AVENUE	N
DA5.21	SHADOW CAST ANALYSIS 10JUBILEE AVENUE	K
DA5.22	SHADOW CAST ANALYSIS 20JUBILEE AVENUE	H
DA5.52	SHADOW CAST NW FACADE 16 JUBILEE AVENUE- PROPOSED	H
DA5.55	VIEWS FROM THE SUN - 16 JUBILEE AVENUE - PROPOSED	H
DA5.56	VIEWS FROM THE SUN - 16 JUBILEE AVENUE - PROPOSED	H
DA5.57	SHADOW CAST NW FACADE 16JUBILEE AVE- 15min - APPROVED	G
DA5.58	SHADOW CAST NW FACADE 16JUBILEE AVE- 15min - APPROVED	G
DA5.59	SHADOW CAST NW FACADE 16JUBILEE AVE- 15min - APPROVED	G
DA5.64	SHADOW CAST NE FACADE 16JUBILEE AVE- PROPOSED	G
DA5.82	SOLAR ACCESS & CROSS VENTILATION	E
DA5.90	27.3m HEIGHT LIMIT PLANE	B
DA5.91	27.3m HEIGHT LIMIT PLANE	B
DA5.92	27.3m HEIGHT LIMIT PLANE	B
DA7.00 MATERIAL BOARD		
DA7.01	MATERIAL BOARD FRONT FACADE	M
DA7.02	MATERIAL BOARD REAR FACADE	G
DA8.00 VIEWS		
DA8.01	VIEW 1	N
DA8.02	VIEW 2	N
DA8.03	VIEW 3	M



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AH	10/05/2024	FOR SUBMISSION	PS
AI	13/05/2024	FOR SUBMISSION	PS
AJ	22/05/2024	FOR SUBMISSION	PS
AK	23/05/2024	FOR SUBMISSION	PS
AL	30/05/2024	FOR SUBMISSION	PS
AM	18/09/2024	FOR SUBMISSION	PS
AN	06/11/2024	FOR SUBMISSION	PS
AO	11/11/2024	FOR SUBMISSION	PS
AP	31/07/2025	AMENDED DA	PS
AQ	29/10/2025	AMENDED DA	PS
AR	15/12/2025	AMENDED DA	PS

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CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
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JOB	DRAWING		REVISION
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DA - ROOM SCHEDULE

NUMBER	TYPE	UNIT TYPE	INTERNAL (m²)	BALCONY (m²)	LHDG	ADAPTABLE	CROSS VENTILATION	SOLAR ACCESS
LEVEL 01								
A1.1		2 BED	79.0 m²	13.0 m²	SILVER		YES	YES
A1.2		1 BED	50.0 m²	17.0 m²				YES
A1.3		1 BED	50.0 m²	8.0 m²				YES
A1.4		2 BED	82.0 m²	14.0 m²			YES	YES
A1.5		2 BED	78.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
B1.1	AFFORDABLE	2 BED	78.0 m²	11.0 m²			YES	YES
B1.2	AFFORDABLE	1 BED	50.0 m²	17.0 m²				YES
B1.3	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B1.4	AFFORDABLE	2 BED	81.0 m²	18.0 m²	SILVER		YES	YES
B1.5	AFFORDABLE	2 BED	77.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
LEVEL 02								
A2.1		2 BED	79.0 m²	13.0 m²			YES	YES
A2.2		1 BED	50.0 m²	8.0 m²				YES
A2.3		1 BED	50.0 m²	8.0 m²				YES
A2.4		2 BED	84.0 m²	15.0 m²			YES	YES
A2.5		2 BED	78.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
B2.1	AFFORDABLE	2 BED	78.0 m²	12.0 m²			YES	YES
B2.2	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B2.3	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B2.4	AFFORDABLE	2 BED	81.0 m²	10.0 m²			YES	YES
B2.5	AFFORDABLE	2 BED	77.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
LEVEL 03								
A3.1		2 BED	79.0 m²	13.0 m²			YES	YES
A3.2		1 BED	50.0 m²	8.0 m²				YES
A3.3		1 BED	50.0 m²	8.0 m²				YES
A3.4		2 BED	84.0 m²	15.0 m²			YES	YES
A3.5		2 BED	78.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
B3.1	AFFORDABLE	2 BED	78.0 m²	12.0 m²			YES	YES
B3.2	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B3.3	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B3.4	AFFORDABLE	2 BED	80.0 m²	10.0 m²			YES	YES
B3.5	AFFORDABLE	2 BED	77.0 m²	14.0 m²	SILVER	ADAPTABLE	YES	
LEVEL 04								
A4.1		2 BED	79.0 m²	13.0 m²			YES	YES
A4.2		1 BED	50.0 m²	8.0 m²				YES
A4.3		1 BED	50.0 m²	8.0 m²				YES
A4.4		2 BED	84.0 m²	15.0 m²			YES	YES
A4.5		2 BED	78.0 m²	14.0 m²	SILVER		YES	
B4.1	AFFORDABLE	2 BED	78.0 m²	12.0 m²			YES	YES
B4.2	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B4.3	AFFORDABLE	1 BED	50.0 m²	8.0 m²				YES
B4.4	AFFORDABLE	2 BED	81.0 m²	10.0 m²			YES	YES
B4.5	AFFORDABLE	2 BED	77.0 m²	14.0 m²	SILVER		YES	
LEVEL 05								
A5.1		2 BED	79.0 m²	13.0 m²			YES	YES
A5.2		1 BED	50.0 m²	8.0 m²				YES
A5.3		1 BED	50.0 m²	8.0 m²				YES
A5.4		2 BED	85.0 m²	15.0 m²			YES	YES
A5.5		2 BED	78.0 m²	14.0 m²	SILVER		YES	
B5.1		2 BED	78.0 m²	12.0 m²			YES	YES
B5.2		1 BED	50.0 m²	8.0 m²				YES
B5.3		1 BED	50.0 m²	8.0 m²				YES
B5.4		2 BED	81.0 m²	10.0 m²			YES	YES
B5.5		2 BED	77.0 m²	14.0 m²	SILVER		YES	
LEVEL 06								
A6.1		2 BED	79.0 m²	13.0 m²			YES	YES
A6.2		1 BED	50.0 m²	8.0 m²				YES
A6.3		1 BED	50.0 m²	8.0 m²			YES	YES
B6.1		1 BED	50.0 m²	8.0 m²			YES	YES
B6.2		1 BED	50.0 m²	8.0 m²				YES
B6.3		2 BED	76.0 m²	11.0 m²			YES	YES
TOTAL			3738.0 m²	630.0 m²				

•New Level 6: Roof terrace + 6 units

SITE AREA 3,444.6m²

MAXIMUM GFA PERMITTED UNDER LEP
Site area 3,398.7m²
FSR control 2.5:1
Maximum GFA =Site area x FSR 8,496.75m²

AFFORDABLE HOUSING BONUS
Bonus under the SEPP (15%affordable housing provided) 30%
Bonus =Site area x 0.3 2,549.03m²

MAXIMUM GFA INCLUDING BONUS 11,045.78m²

GFA STAGE 1		
Level	Name	Area
GROUND LEVEL	COMMERCIAL	556.7 m²
GROUND LEVEL	RETAIL	185.2 m²
LEVEL 01	COMMERCIAL	1105.6 m²
LEVEL 02	COMMERCIAL	1105.6 m²
LEVEL 03	COMMERCIAL	1105.6 m²
LEVEL 04	COMMERCIAL	1105.6 m²
LEVEL 05	COMMERCIAL	40.3 m²

TOTAL APPROVED GFA 5,204.6m²
STAGE 1: 2,138.3m²
SITE AREA:

GFA STAGE 1 UNCHANGED

APPROVED GFA STAGE 2		
GROUND LEVEL	RESIDENTIAL	195.6m2
GROUND LEVEL	RETAIL	539.6m2
LEVEL 01	RESIDENTIAL	744.0m2
LEVEL 02	RESIDENTIAL	744.0m2
LEVEL 03	RESIDENTIAL	744.0m2
LEVEL 04	RESIDENTIAL	744.0m2
LEVEL 05	RESIDENTIAL	744.0m2
LEVEL 06	RESIDENTIAL	67.6m2

TOTAL APPROVED GFA STAGE 2: 4,522.8m²

GFA STAGE 2 PROPOSED		
GROUND LEVEL	RESIDENTIAL	229.6 m²
GROUND LEVEL	RETAIL	504.7 m²
LEVEL 01	RESIDENTIAL	744.0 m²
LEVEL 02	RESIDENTIAL	744.0 m²
LEVEL 03	RESIDENTIAL	744.0 m²
LEVEL 04	RESIDENTIAL	744.0 m²
LEVEL 05	RESIDENTIAL	744.0 m²
LEVEL 06	RESIDENTIAL	396.7 m²

TOTAL PROPOSED GFA STAGE 2: 4,851.0m²

STAGE 1 APPROVED GFA: 5,204.6m²
STAGE 2 PROPOSED GFA: 4,851.0m²
TOTAL PROPOSED GFA: 10,055.6m²
SITE AREA: 3,444.6m²
PROPOSED FSR: 2.92:1

UNIT MIX	
1 BED	24
2 BED	32

STAGE 2
PARKING APPROVED: (MOD2024/0075 12Dec2024)
RESIDENTIAL 50 (5 ACC)
VISITORS 10
RETAIL 14 (1 ACC)
COURIER 3
1 CAR WASH BAY SHARED WITH VISITOR
39 BICYCLES
8 MOTORCYCLES

STAGE 2
PARKING PROPOSED FOLLOWING HOUSING SEPP
RESIDENTIAL 38(5ACC)
AFFORDABLE 10
VISITORS 12 (1/5dwellings)
RETAIL 14 (1/60sqm)(1 ACC)
COURIER 3
1 CAR WASH BAY SHARED WITH VISITOR
31 BICYCLES
8 MOTORCYCLES

CROSS VENTILATION: 34/56UNITS = 60.7%

SOLAR ACCESS: 46/56UNITS = 82.1%

CAR PARKING HOUSING SEPP			
UNIT TYPE	NUMBER OF UNITS	HOUSING SEPP	REQUIRED
AFFORDABLE UNITS			
1B	8	0.4	3.2
2B	12	0.5	6
3B	-	1	-
RESIDENTIAL UNITS			
1B	16	0.5	8
2B	20	1	20
3B	-	1.5	-
			37.2

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T	28/03/2024	FOR COMMENTS	PS
U	09/04/2024	FOR COMMENTS	PS
V	22/04/2024	FOR COMMENTS	PS
W	23/04/2024	FOR COMMENTS	PS
X	30/04/2024	FOR COMMENTS	PS
Y	08/05/2024	FOR SUBMISSION	PS
Z	10/05/2024	FOR SUBMISSION	PS
AB	13/05/2024	FOR SUBMISSION	PS
AC	23/05/2024	FOR SUBMISSION	PS
AD	18/06/2024	FOR SUBMISSION	PS
AE	11/11/2024	FOR SUBMISSION	PS
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AG	29/10/2025	AMENDED DA	PS
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SCALE

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18077

DATE
15/12/2025

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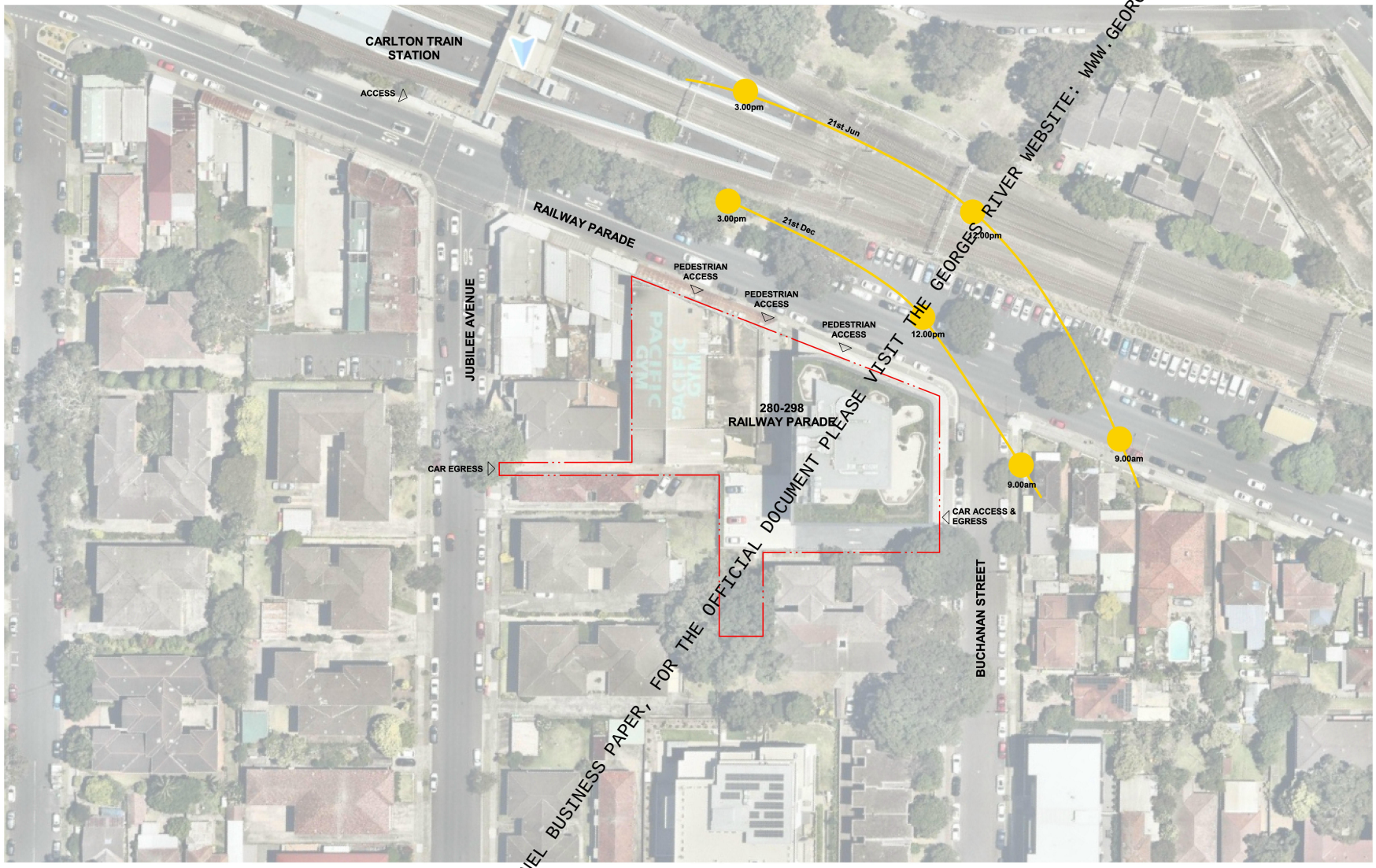
AH



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SITE ANALYSIS

SCALE
1 : 250 @A1
1 : 500 @A3

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28/10/2025

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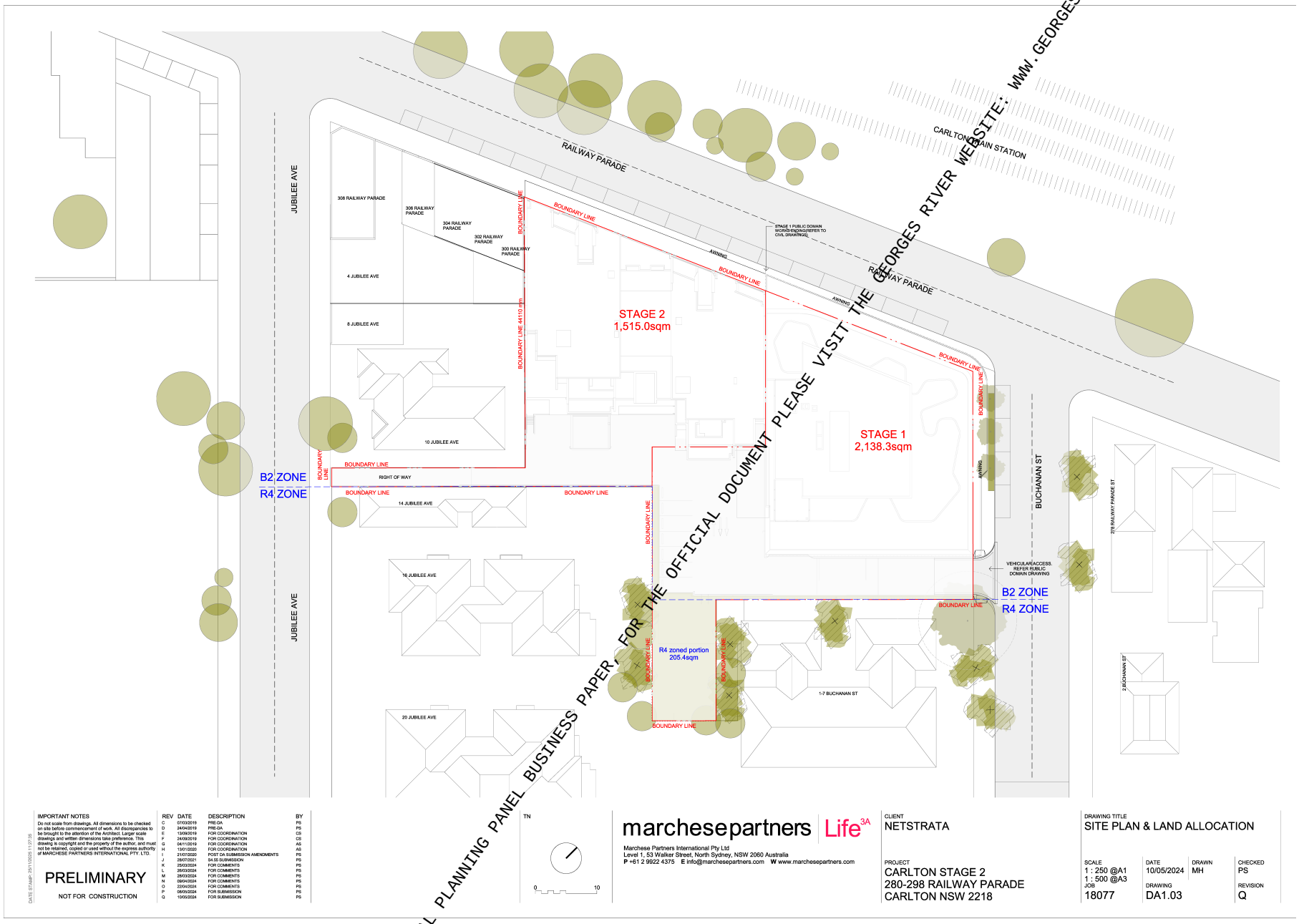

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CARLTON STAGE 2
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STREETSCAPE

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA1.05	A

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RAILWAY PARADE STREET PANORAMA



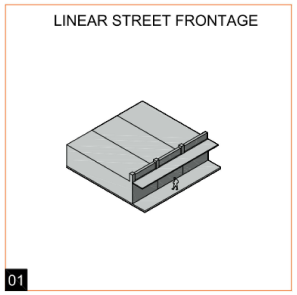
1. LINEAR STREET FRONTAGE
The height of the buildings in the center varies - although the center retains predominantly single storey streetscape (...)
- Section D2, Carlton North, Kogarah DCP 2013

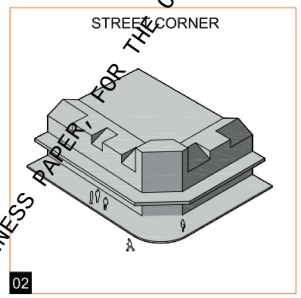


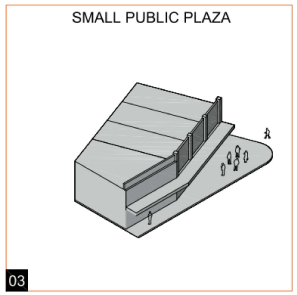
2. STREET CORNER
The Royal Hotel on the corner of of Railway Pde and Jubile Ave is identified as a Heritage Item.
- Section D2, Carlton North, Kogarah DCP 2013



3. PUBLIC PLAZA
The small public plaza on the corner of Winchester contributes positively to pedestrian scale and chara of the locality.
- Section D2, Carlton North, Kogarah DCP 2013







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DATE STAMP: 29/11/2025 12:08:23

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REV	DATE	DESCRIPTION	BY
A	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
LOCAL CHARACTER ANALYSIS

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA1.06	A

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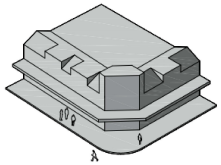
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS

•New Level 6: Roof terrace + 6 units

LOCAL CONTEXT

STREET CORNER



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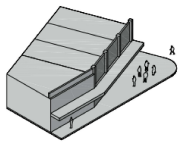

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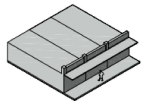

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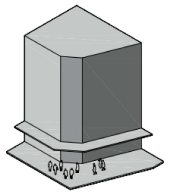
STREET CORNER



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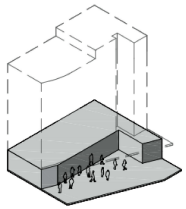

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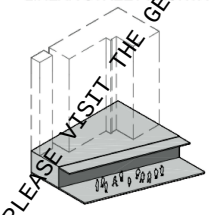

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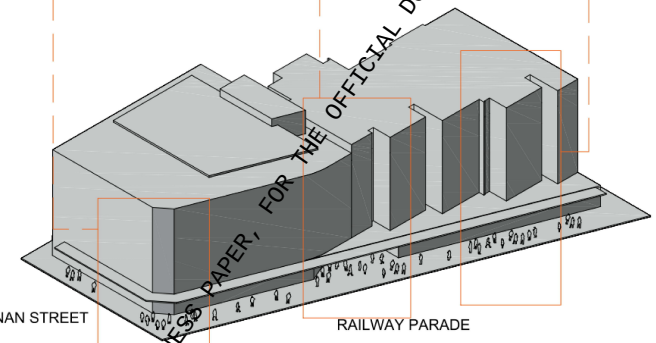

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
LOCAL CHARACTER APPLIED TO THE DEVELOPMENT

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA1.07		A

LPP030-26 Attachment 1

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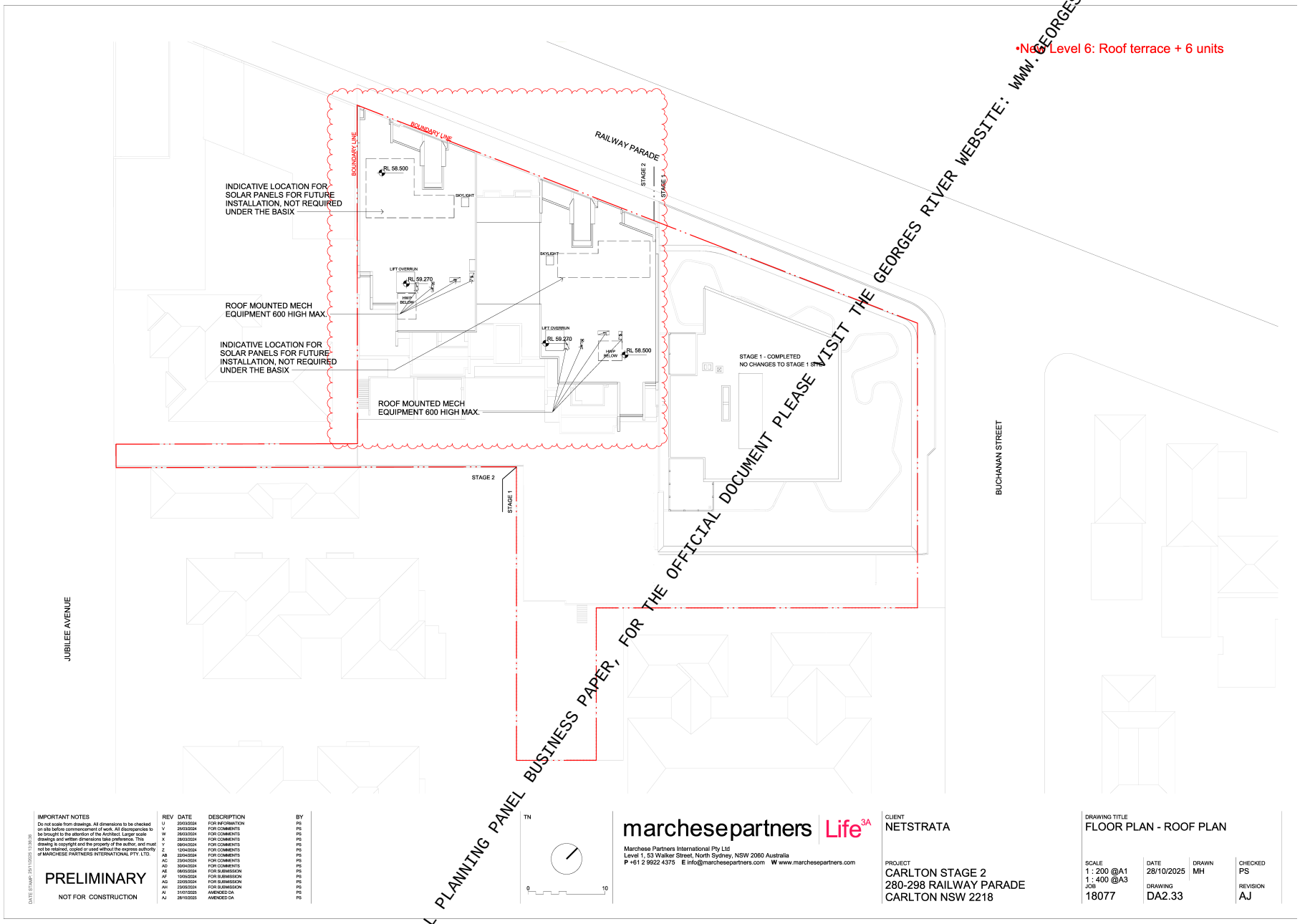

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•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
R	19/03/2024	COUNCIL RFI	PS
S	20/03/2024	FOR INFORMATION	PS
T	25/03/2024	FOR COMMENTS	PS
U	28/03/2024	FOR COMMENTS	PS
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AB	10/05/2024	FOR SUBMISSION	PS
AC	23/05/2024	FOR SUBMISSION	PS
AD	06/11/2024	FOR SUBMISSION	PS
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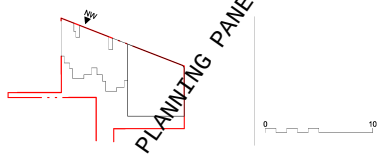

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
ELEVATION - NORTH-WEST

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA3.01		AG

DATE STAMP: 25/11/2025 11:29:03

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•New Level 6: Roof terrace + 6 units



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S	19/03/2024	COUNCIL RFI	PS
T	20/03/2024	FOR INFORMATION	PS
U	25/03/2024	FOR COMMENTS	PS
V	28/03/2024	FOR COMMENTS	PS
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AF	11/11/2024	FOR SUBMISSION	PS
AG	31/07/2025	AMENDED DA	PS
AH	28/10/2025	AMENDED DA	PS



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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
ELEVATION - NORTH- EAST

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA3.02		AH

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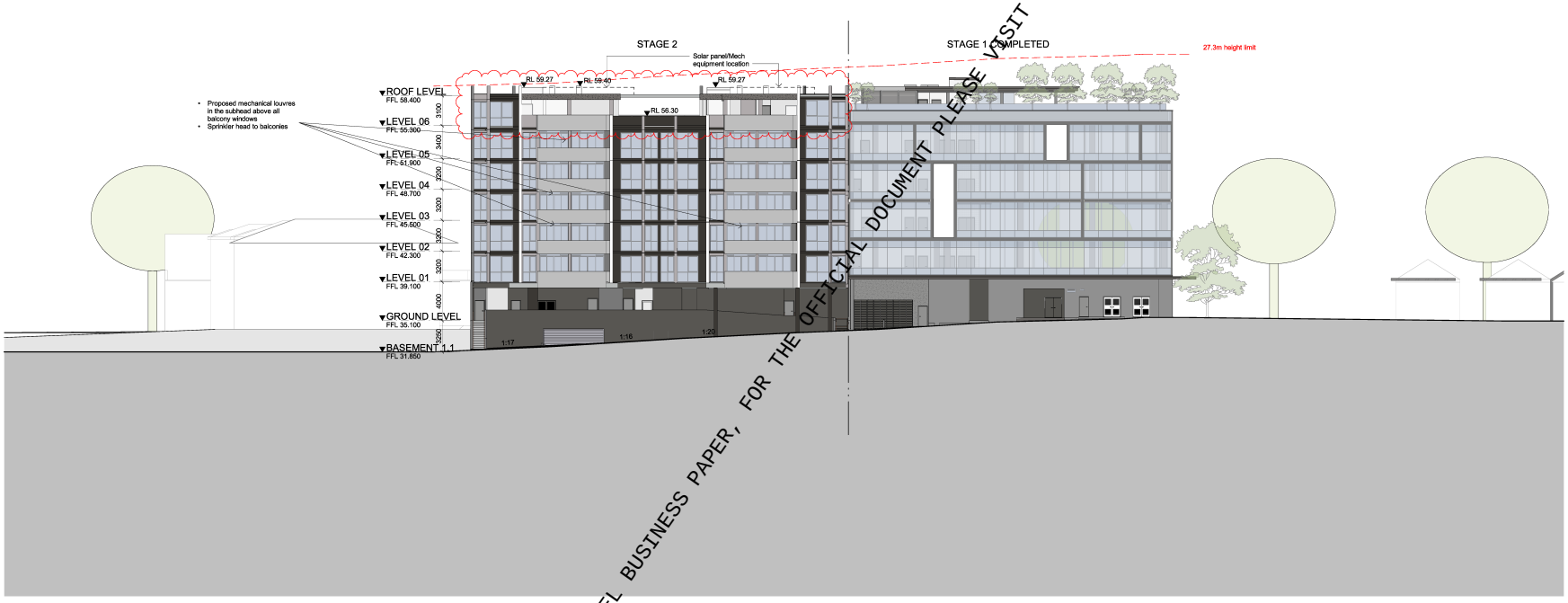
•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
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S	20/03/2024	FOR INFORMATION	PS
T	25/03/2024	FOR COMMENTS	PS
U	26/03/2024	FOR COMMENTS	PS
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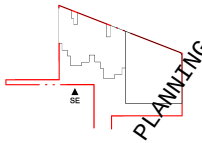

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
ELEVATION - SOUTH-EAST

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA3.03	AG

DATE STAMP: 29/11/2025 11:29:40

•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
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S	20/03/2024	FOR INFORMATION	PS
T	25/03/2024	FOR COMMENTS	PS
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AB	10/05/2024	FOR SUBMISSION	PS
AC	23/05/2024	FOR SUBMISSION	PS
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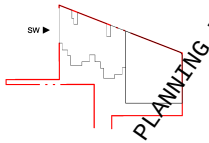

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
ELEVATION - SOUTH-WEST

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA3.04	AF

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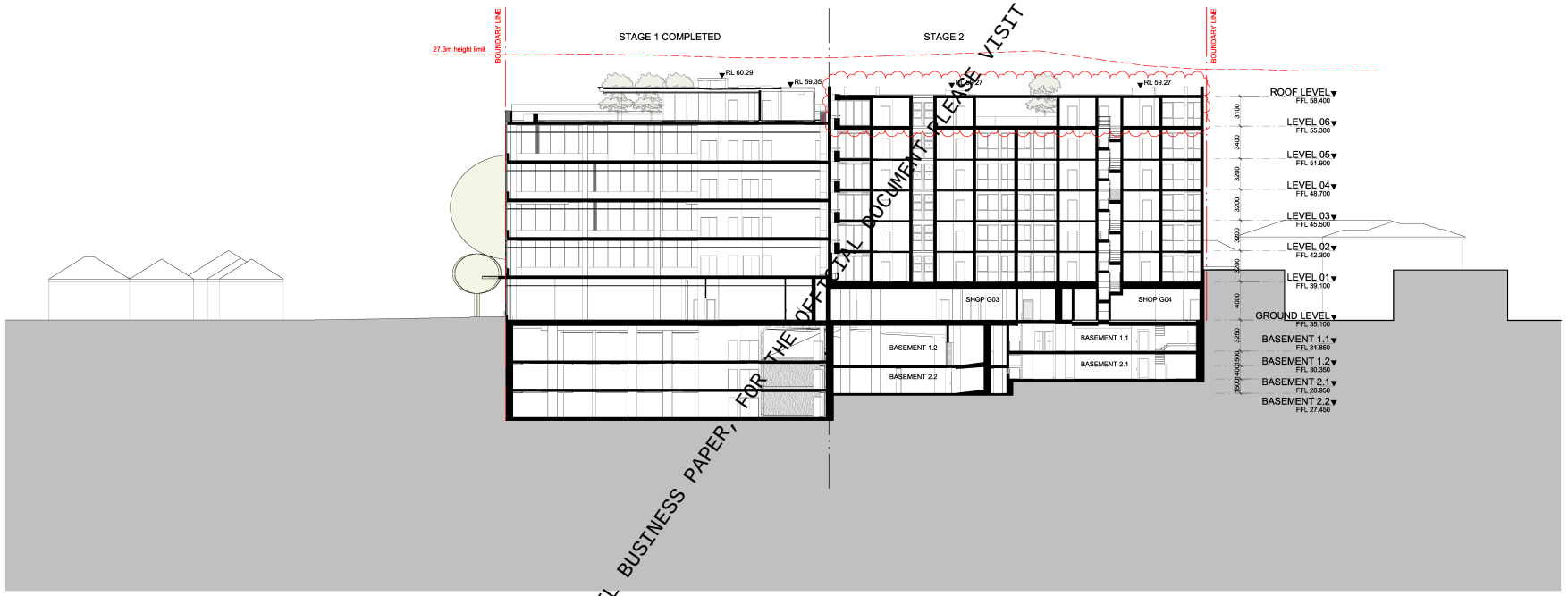
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
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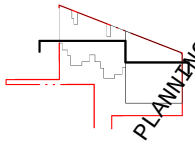

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SECTION AA

SCALE
1 : 200 @A1
1 : 400 @A3

DATE
28/10/2025

DRAWN
MH

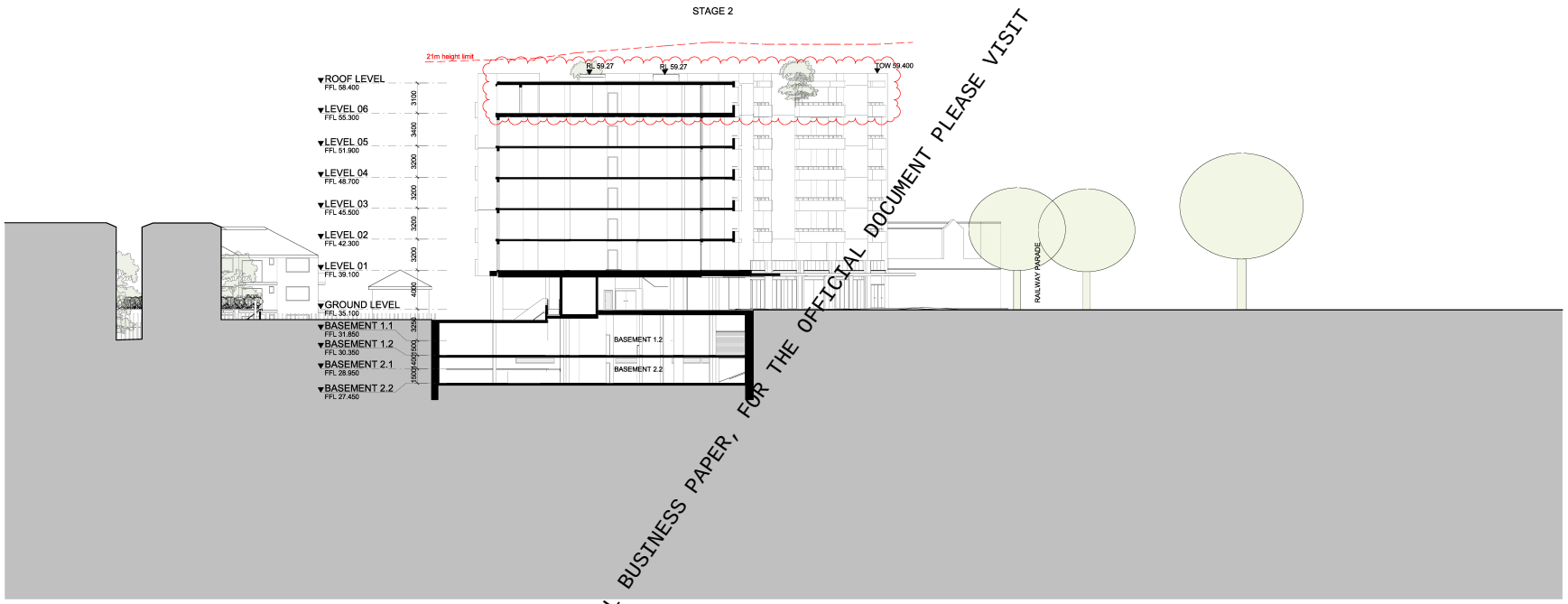
CHECKED
PS

JOB
18077

DRAWING
DA4.01

REVISION
AB

•New Level 6: Roof terrace + 6 units



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N	25/03/2024	FOR COMMENTS	PS
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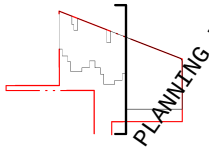
Y	28/10/2025	AMENDED DA	PS





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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SECTION CC

SCALE
1 : 200 @A1
1 : 400 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA4.03

REVISION
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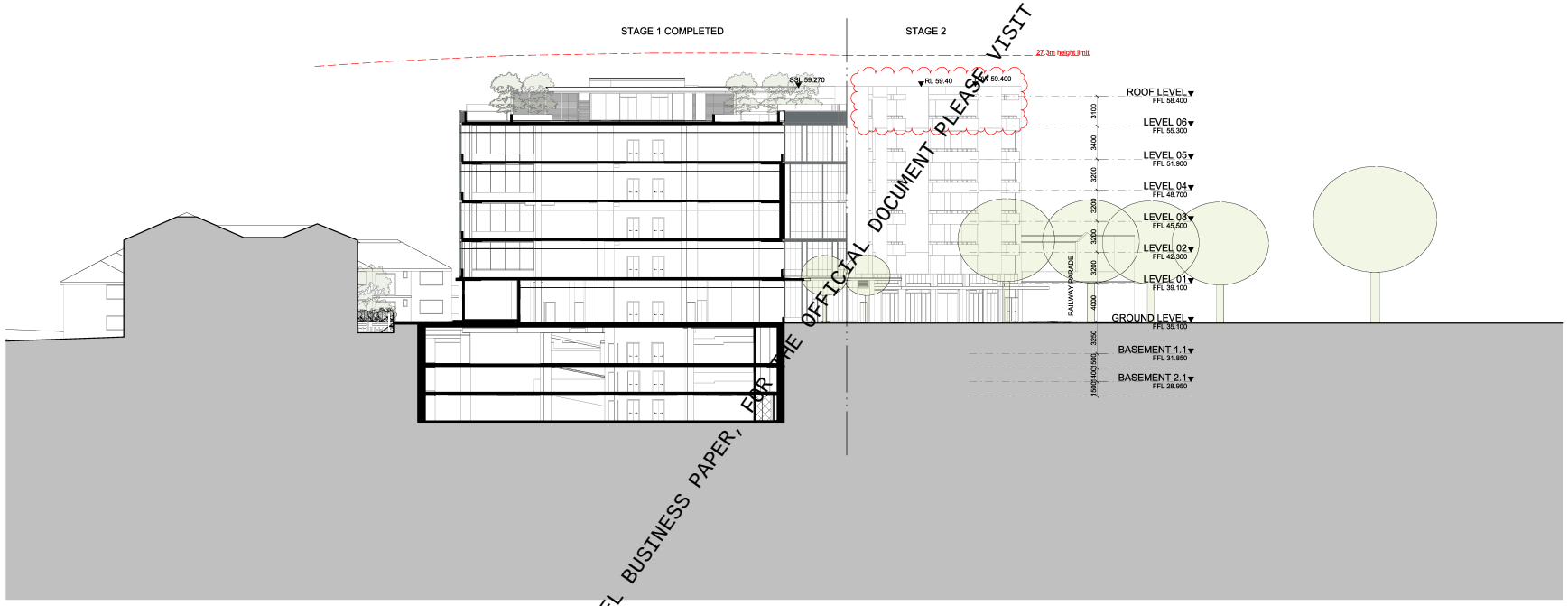
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
O	29/11/2021	S4.55 SUBMISSION	PS
P	23/06/2023	FOR COMMENTS	PS
Q	19/03/2024	COUNCIL RFI	PS
R	22/03/2024	FOR INFORMATION	PS
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AB	11/11/2024	FOR SUBMISSION	PS
AC	31/07/2025	AMENDED DA	PS
AD	28/10/2025	AMENDED DA	PS

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280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SECTION DD

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1 1 : 400 @A3	28/10/2025	MH	PS

JOB 18077
DRAWING DA4.04
REVISION AD

LPP030-26 Attachment 1

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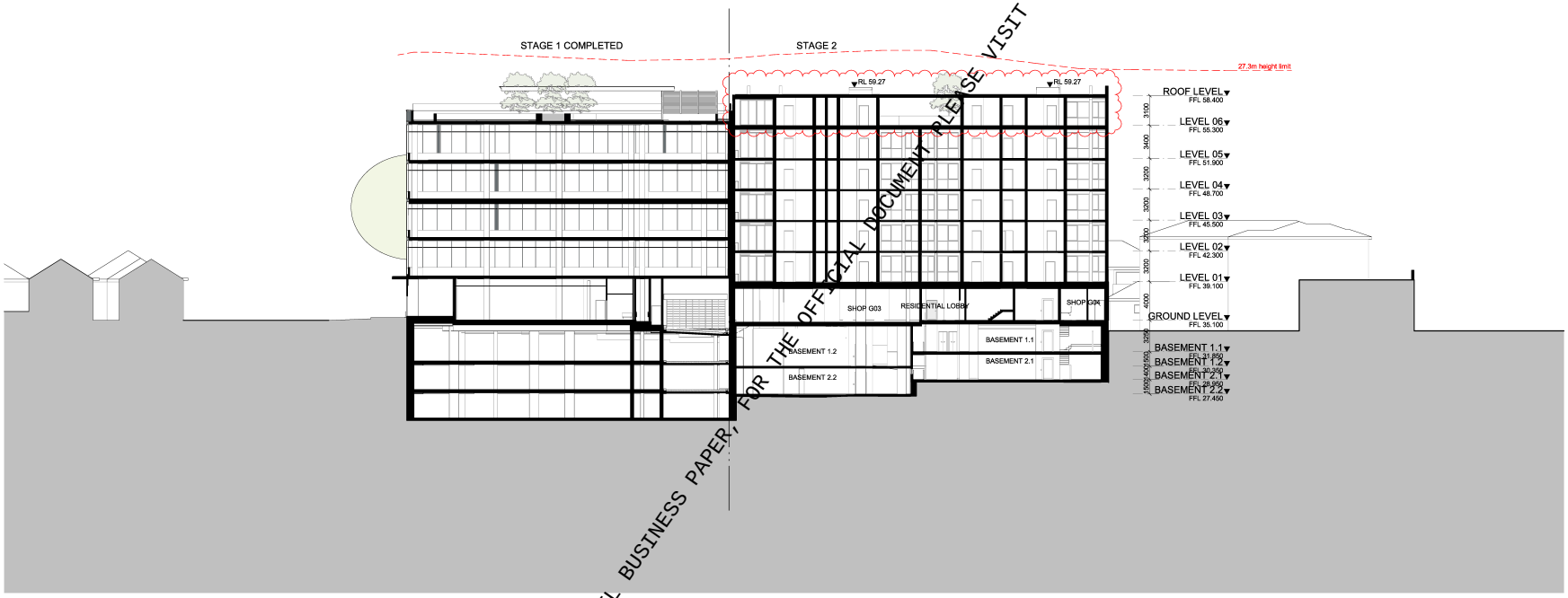
•New Level 6: Roof terrace + 6 units



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REV	DATE	DESCRIPTION	BY
C	28/07/2021	S4.55 SUBMISSION	PS
D	20/08/2021	S4.55 AMENDMENTS	PS
E	23/06/2023	FOR COMMENTS	PS
F	19/03/2024	COUNCIL RFI	PS
G	20/03/2024	FOR INFORMATION	PS
H	25/03/2024	FOR COMMENTS	PS
I	26/03/2024	FOR COMMENTS	PS
J	08/04/2024	FOR COMMENTS	PS
K	22/04/2024	FOR COMMENTS	PS
L	23/04/2024	FOR COMMENTS	PS
M	30/04/2024	FOR COMMENTS	PS
N	08/05/2024	FOR SUBMISSION	PS
O	10/05/2024	FOR SUBMISSION	PS
P	31/07/2025	AMENDED DA	PS
Q	28/10/2025	AMENDED DA	PS

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CLIENT
NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SECTION GG

SCALE
1 : 200 @A1
1 : 400 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

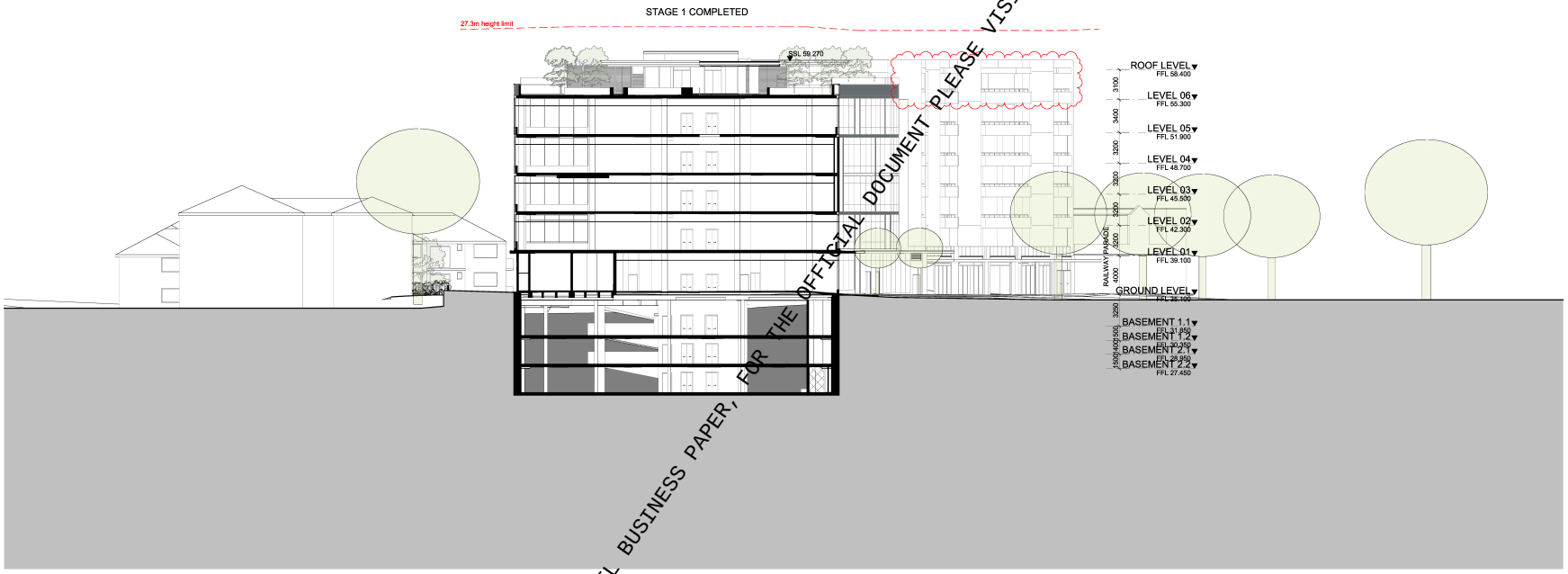
DRAWING
DA4.06

REVISION
Q

LPP030-26 Attachment 1

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

•New Level 6: Roof terrace + 6 units



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PRELIMINARY

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REV	DATE	DESCRIPTION	BY
E	23/06/2023	FOR COMMENTS	PS
F	19/03/2024	COUNCIL RFI	PS
G	20/03/2024	FOR INFORMATION	PS
H	25/03/2024	FOR COMMENTS	PS
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K	22/04/2024	FOR COMMENTS	PS
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O	10/05/2024	FOR SUBMISSION	PS
P	06/11/2024	FOR SUBMISSION	PS
Q	11/11/2024	FOR SUBMISSION	PS
R	31/07/2025	AMENDED DA	PS
S	28/10/2025	AMENDED DA	PS

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CLIENT
NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SECTION HH

SCALE
1 : 200 @A1
1 : 400 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

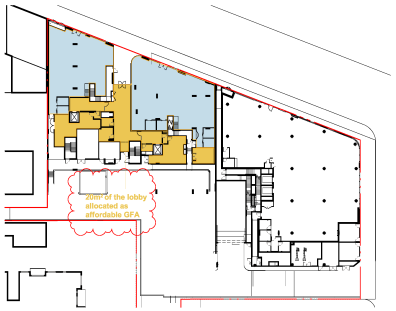
DRAWING
DA4.07

REVISION
S

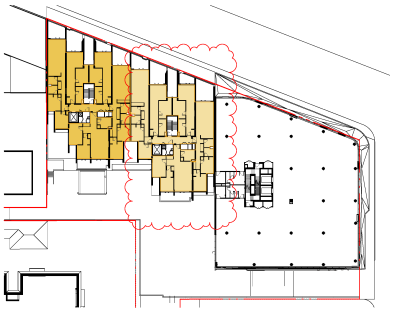
LPP030-26 Attachment 1

THIS IS PAGE 270 OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

•New Level 6: Roof terrace + 6 units



1 - GROUND LEVEL



2 - LEVEL 01

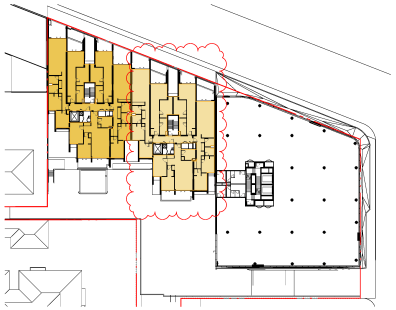


3 - LEVEL 02



4 - LEVEL 03

RESIDENTIAL GFA
AFFORDABLE GFA



5 - LEVEL 04



6 - LEVEL 05



7 - LEVEL 06

GFA STAGE 1		
Level	Name	Area
GROUND LEVEL	COMMERCIAL	556.7 m²
GROUND LEVEL	RETAIL	185.2 m²
LEVEL 01	COMMERCIAL	1105.6 m²
LEVEL 02	COMMERCIAL	1105.6 m²
LEVEL 03	COMMERCIAL	1105.6 m²
LEVEL 04	COMMERCIAL	1105.6 m²
LEVEL 05	COMMERCIAL	40.3 m²

TOTAL APPROVED GFA STAGE 1: 5,204.6m²
SITE AREA: 2,138.3m²

GFA STAGE 1 UNCHANGED

AFFORDABLE GFA

TOTAL GFA = 10,055.6m²
MIN.AFFORDABLE GFA(15%TOTAL GFA)=1508.3m²

LEVEL 00	20.0m²
LEVEL 01	370.3m²
LEVEL 02	370.3m²
LEVEL 03	370.3m²
LEVEL 04	370.3m²
LEVEL 06	7.6m²
	1,508.8m²

TOTAL GFA	**10,055.6m²**
AFFORDABLE GFA	**1,508.8m²**
%AFFORDABLE GFA	**15.0%**

APPROVED GFA STAGE 2		
GROUND LEVEL	RESIDENTIAL	195.6m2
GROUND LEVEL	RETAIL	539.6m2
LEVEL 01	RESIDENTIAL	744.0m2
LEVEL 02	RESIDENTIAL	744.0m2
LEVEL 03	RESIDENTIAL	744.0m2
LEVEL 04	RESIDENTIAL	744.0m2
LEVEL 05	RESIDENTIAL	744.0m2
LEVEL 06	RESIDENTIAL	67.6m2

TOTAL APPROVED GFA STAGE 2: 4,522.8m²

GFA STAGE 2 PROPOSED		
GROUND LEVEL	RESIDENTIAL	229.6 m²
GROUND LEVEL	RETAIL	504.7 m²
LEVEL 01	RESIDENTIAL	744.0 m²
LEVEL 02	RESIDENTIAL	744.0 m²
LEVEL 03	RESIDENTIAL	744.0 m²
LEVEL 04	RESIDENTIAL	744.0 m²
LEVEL 05	RESIDENTIAL	744.0 m²
LEVEL 06	RESIDENTIAL	396.7 m²

TOTAL PROPOSED GFA STAGE 2: 4,851.0m²

STAGE 1 APPROVED GFA: 5,204.6m²
STAGE 2 PROPOSED GFA: 4,851.0m²
TOTAL PROPOSED GFA: 10,055.6m²
SITE AREA: 3,402.7m²
PROPOSED FSR: 2.96:1

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DATE STAMP: 27/11/2025 16:03:43

PRELIMINARY
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REV	DATE	DESCRIPTION	BY
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K	25/11/2021	S4.55 SUBMISSION	PS
L	22/03/2024	FOR INFORMATION	PS
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R	08/05/2024	FOR SUBMISSION	PS
S	10/05/2024	FOR SUBMISSION	PS
T	13/05/2024	FOR SUBMISSION	PS
U	18/06/2024	FOR SUBMISSION	PS
V	31/07/2025	AMENDED DA	PS
W	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
GFA

SCALE
1 : 500 @A1
1 : 1000 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

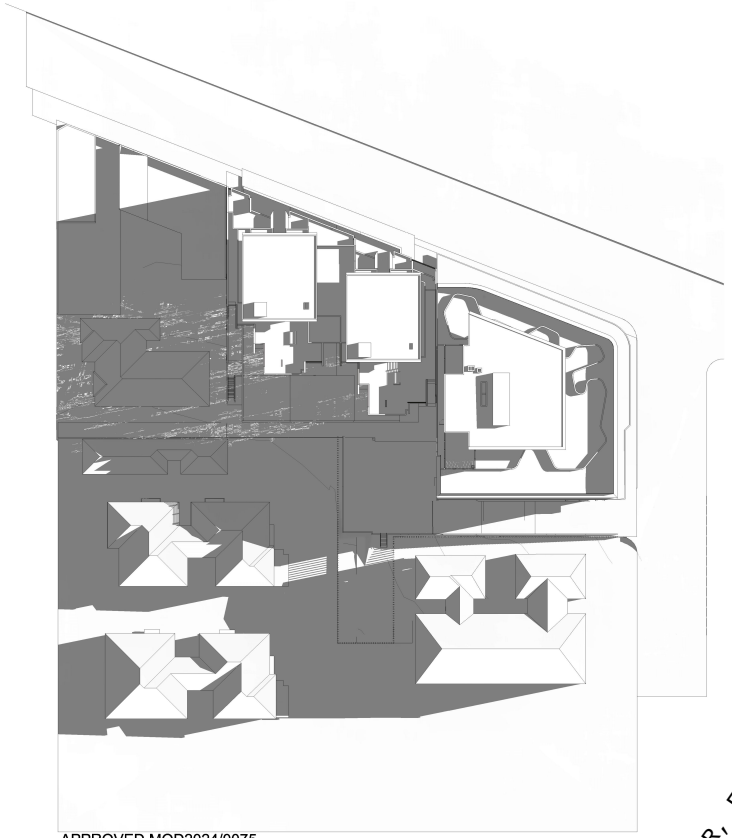
DRAWING
DA5.01

REVISION
W

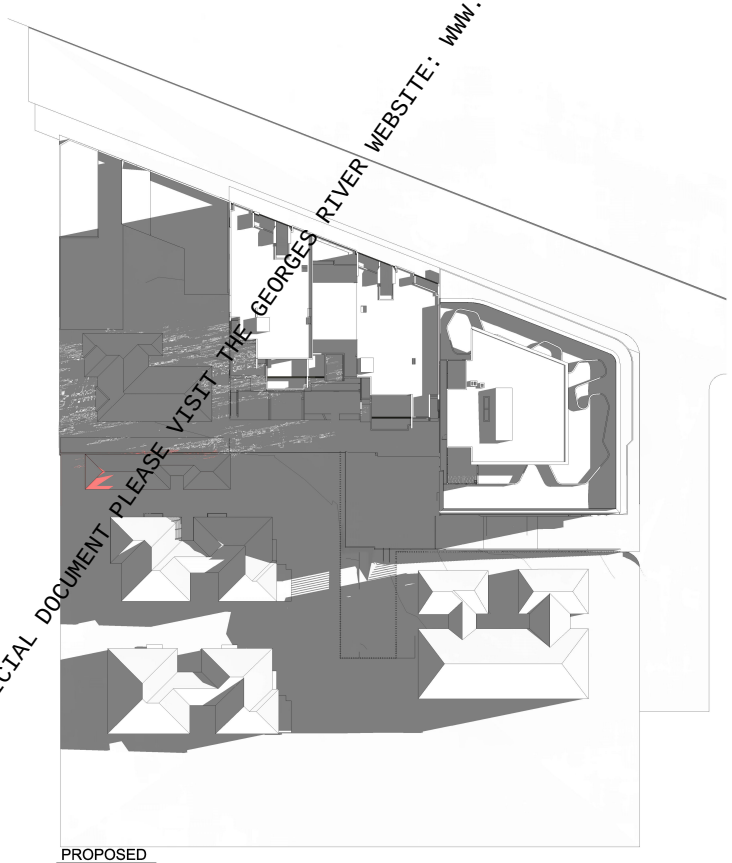
LPP030-26 Attachment 1

VER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
1 : 400



PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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E	08/10/2020	POST DA SUBMISSION AMENDMENTS	PS
F	28/07/2021	S4.55 SUBMISSION	PS
G	20/03/2024	FOR INFORMATION	PS
H	25/03/2024	FOR COMMENTS	PS
I	28/03/2024	FOR COMMENTS	PS
J	09/04/2024	FOR COMMENTS	PS
K	22/04/2024	FOR COMMENTS	PS
L	08/05/2024	FOR SUBMISSION	PS
M	10/05/2024	FOR SUBMISSION	PS
N	31/07/2025	AMENDED DA	PS
O	28/10/2025	AMENDED DA	PS

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 9AM

SCALE	DATE	DRAWN	CHECKED
1 : 400 @A1 1 : 800 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA5.04		O

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
1 : 400



PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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REV	DATE	DESCRIPTION	BY
A	07/03/2019	PRE DA	PS
B	27/09/2019	PRELIMINARY	AS
C	10/10/2019	FOR COORDINATION	GS
D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
E	28/07/2021	S4.55 SUBMISSION	PS
F	20/03/2024	FOR INFORMATION	PS
G	25/03/2024	FOR COMMENTS	PS
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K	08/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 10AM

SCALE
1 : 400 @A1
1 : 800 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.05

REVISION
N

LPP030-26 Attachment 1

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•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
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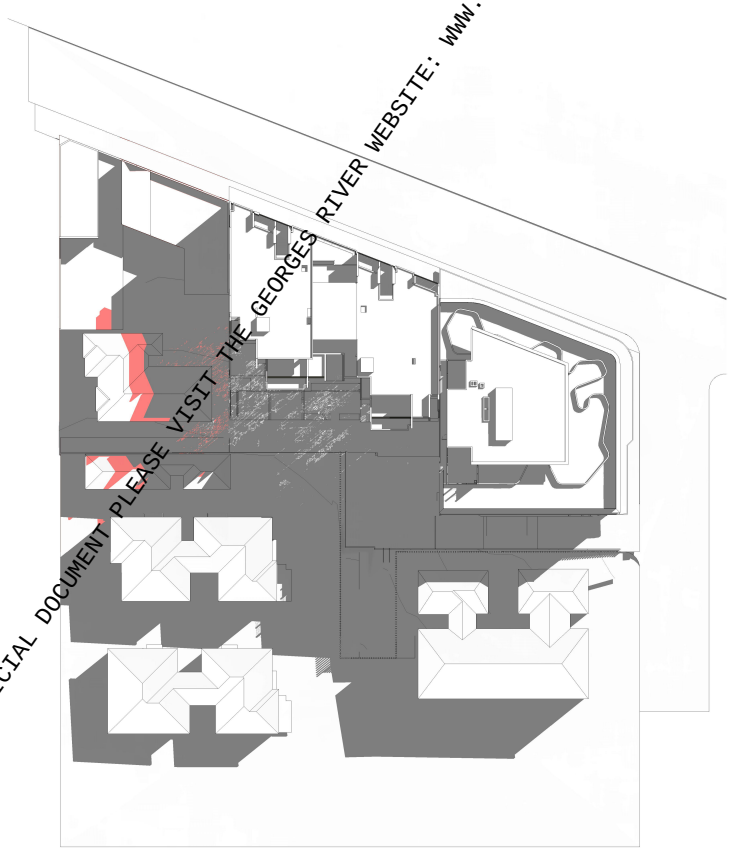

PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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A	07/03/2019	PRE-DA	PS
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C	10/10/2019	FOR COORDINATION	CS
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F	20/03/2024	FOR INFORMATION	PS
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K	06/05/2024	FOR SUBMISSION	PS
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M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

DATE STAMP: 07/11/2025 13:22:50

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 11AM

SCALE	DATE	DRAWN	CHECKED
1 : 400 @A1 1 : 800 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA5.06		N

LPP030-26 Attachment 1

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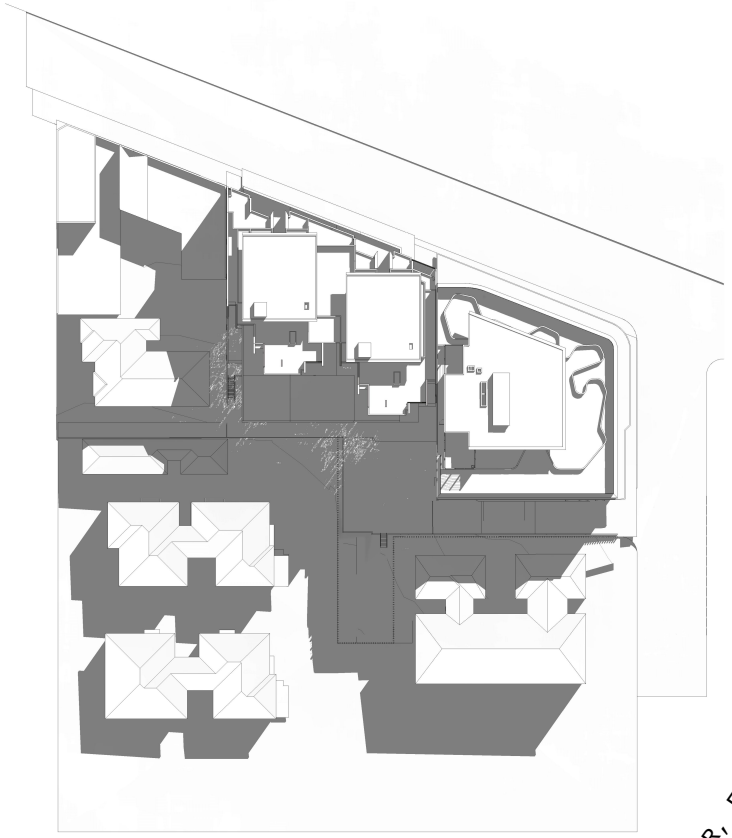
•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
1 : 400



PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

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PRELIMINARY

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D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
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K	06/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

DATE STAMP: 07/11/2025 15:24:19

TN

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 12PM

SCALE	DATE	DRAWN	CHECKED
1 : 400 @A1 1 : 800 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA5.07		N

LPP030-26 Attachment 1

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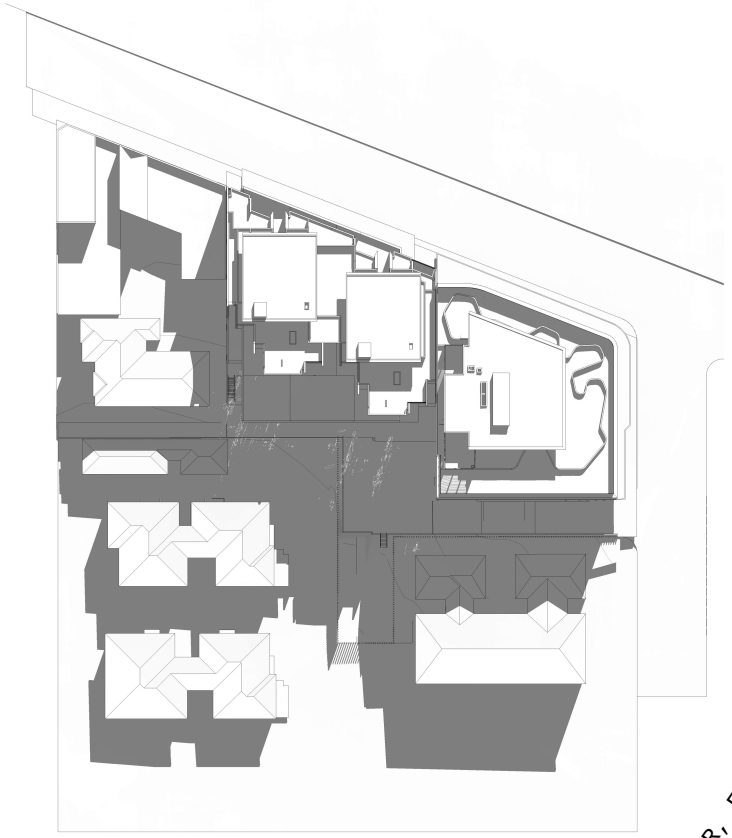
•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
1 : 400



PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

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M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

DATE STAMP: 07/11/2025 13:25:38

TN

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 1PM

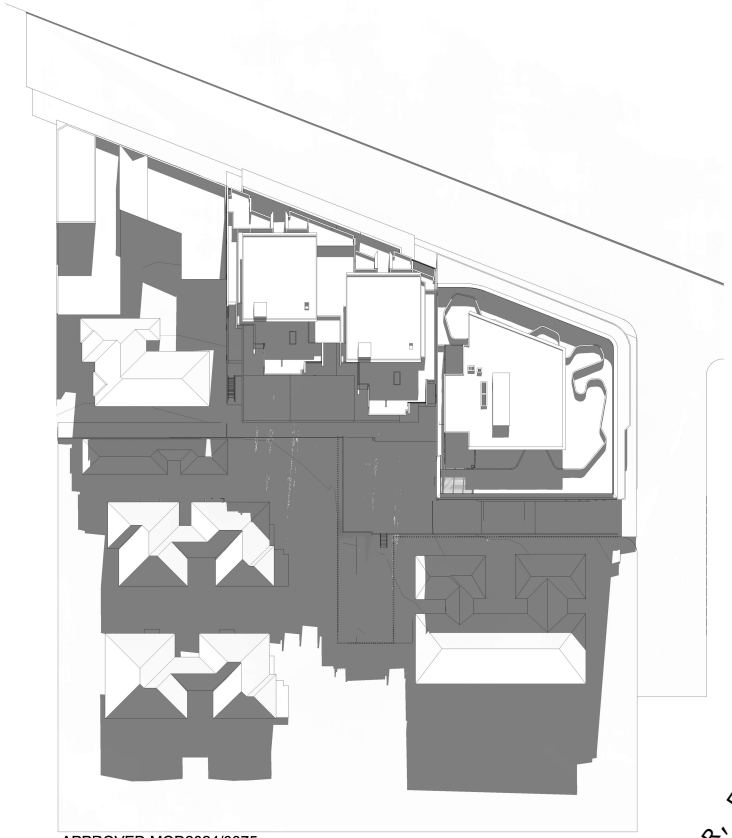
SCALE	DATE	DRAWN	CHECKED
1 : 400 @A1 1 : 1000 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA5.08	N

LPP030-26 Attachment 1

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
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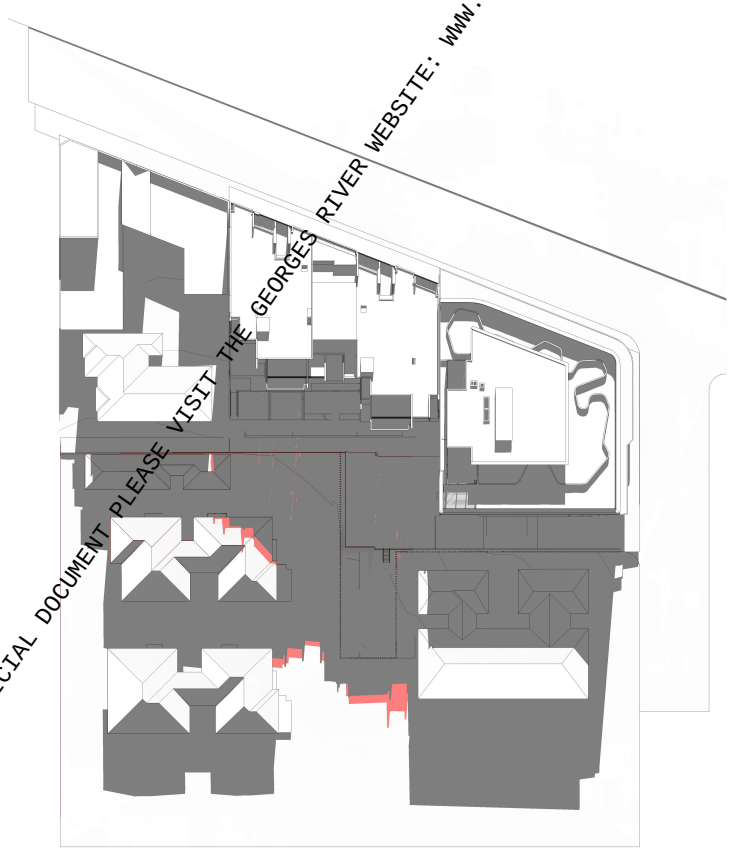

PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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N	28/10/2025	AMENDED DA	PS

TN

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 2PM

SCALE
1 : 400 @A1
1 : 800 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.09

REVISION
N

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OFFICIAL DOCUMENT

FOR THE

PANEL BUSINESS PAPER,

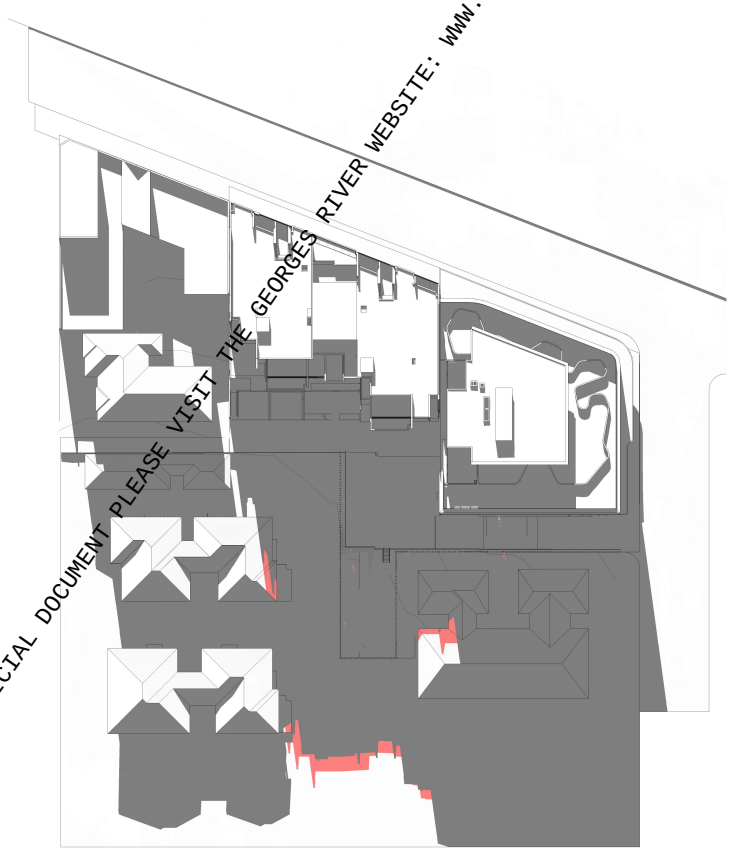
LOCAL PLANNING

RIVER

•New Level 6: Roof terrace + 6 units



APPROVED MOD2024/0075
1 : 400



PROPOSED
1 : 400

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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PRELIMINARY

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REV	DATE	DESCRIPTION	BY
A	07/03/2019	PRE-DA	PS
B	27/09/2019	PRELIMINARY	AS
C	10/10/2019	FOR COORDINATION	GS
D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
E	28/07/2021	S4.55 SUBMISSION	PS
F	20/03/2024	FOR INFORMATION	PS
G	25/03/2024	FOR COMMENTS	PS
H	26/03/2024	FOR COMMENTS	PS
I	09/04/2024	FOR COMMENTS	PS
J	22/04/2024	FOR COMMENTS	PS
K	08/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW ANALYSIS 21JUN 3PM

SCALE
1 : 400 @A1
1 : 800 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.10

REVISION
N

LPP030-26 Attachment 1

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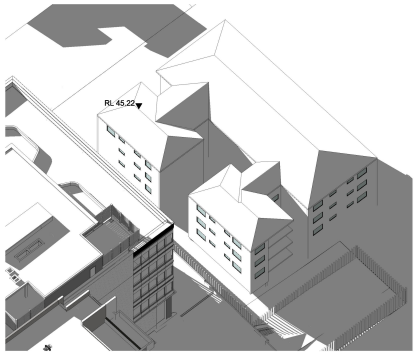
•New Level 6: Roof terrace + 6 units



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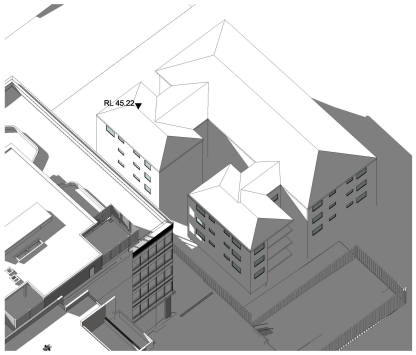

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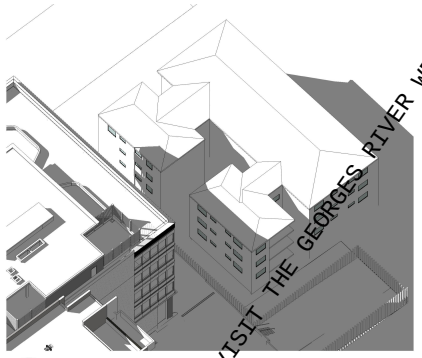

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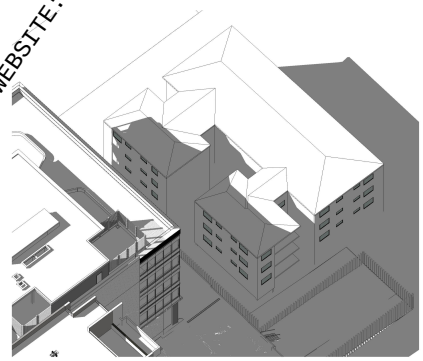

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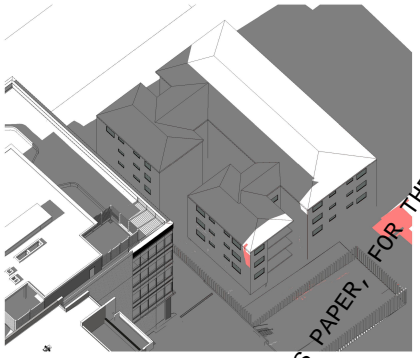

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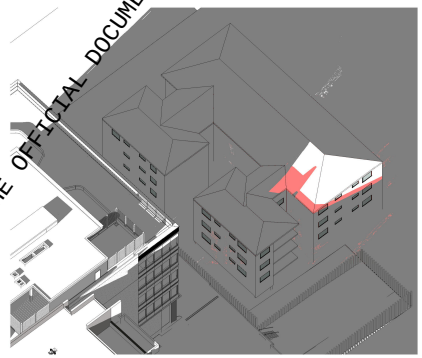

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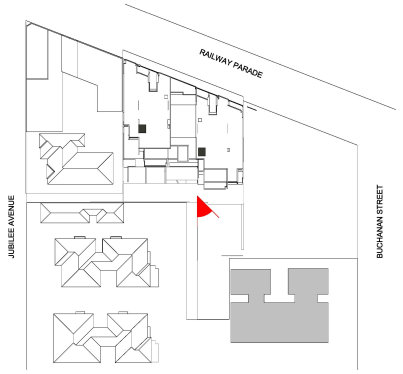

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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B	14/10/2019	FOR COORDINATION	PS
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E	20/07/2021	FOR COORDINATION	PS
F	28/07/2021	84.56 SUBMISSION	PS
G	20/03/2024	FOR INFORMATION	PS
H	25/03/2024	FOR COMMENTS	PS
I	26/03/2024	FOR COMMENTS	PS
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L	08/05/2024	FOR SUBMISSION	PS
M	10/05/2024	FOR SUBMISSION	PS
N	31/07/2025	AMENDED DA	PS
O	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST ANALYSIS
1-7BUCHANAN ST

SCALE
1 : 300 @A1
1 : 600 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.18

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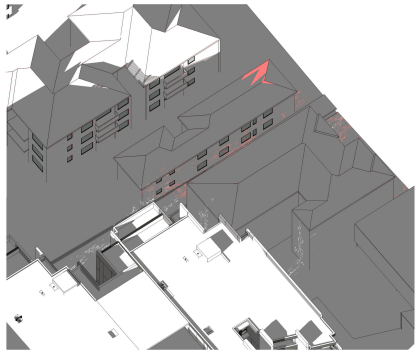
•New Level 6: Roof terrace + 6 units



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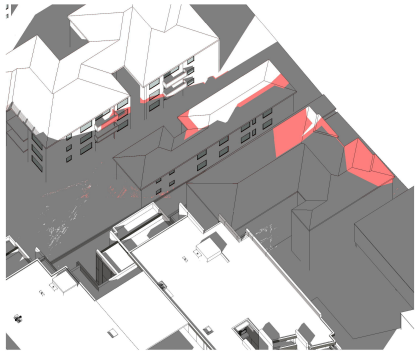

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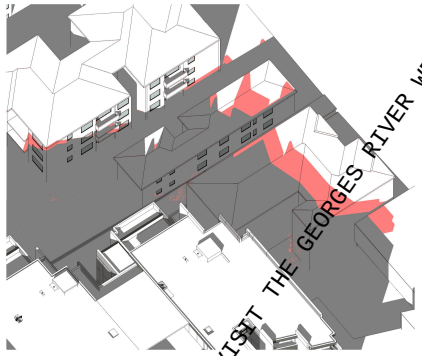

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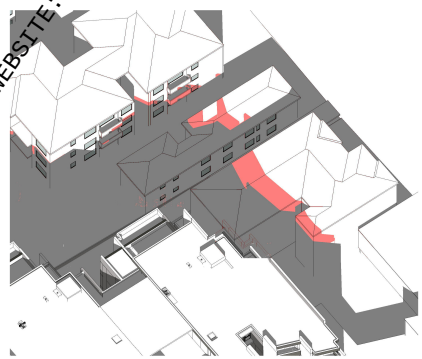

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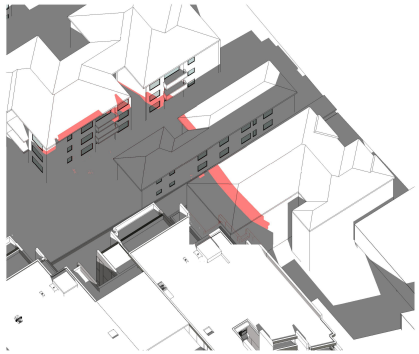

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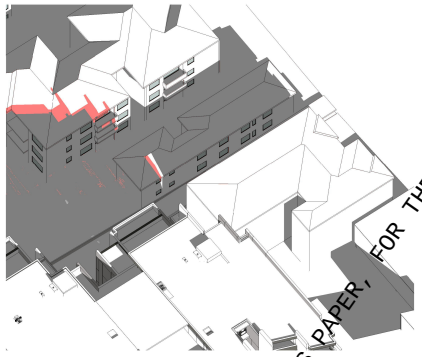

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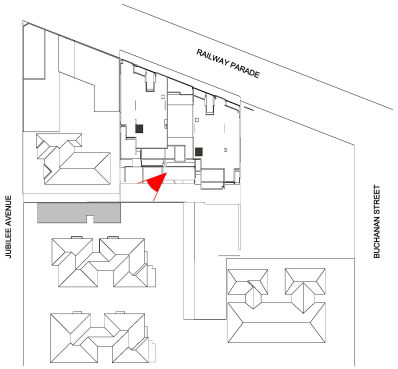

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

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B	14/10/2019	FOR COORDINATION	PS
C	13/08/2020	POST DA SUBMISSION AMENDMENTS	PS
D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
E	28/07/2021	S4.55 SUBMISSION	PS
F	20/03/2024	FOR INFORMATION	PS
G	25/03/2024	FOR COMMENTS	PS
H	26/03/2024	FOR COMMENTS	PS
I	08/04/2024	FOR COMMENTS	PS
J	22/04/2024	FOR COMMENTS	PS
K	08/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST ANALYSIS 14JUBILEE AVENUE

SCALE	DATE	DRAWN	CHECKED
1 : 300 @A1 1 : 600 @A3	28/10/2025	MH	PS

JOB 18077

DRAWING DA5.19

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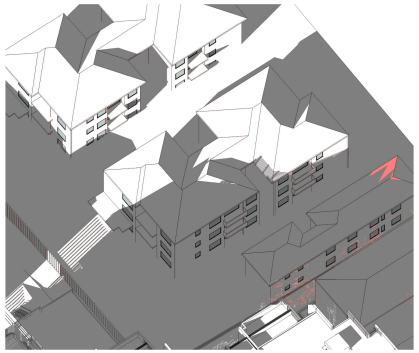

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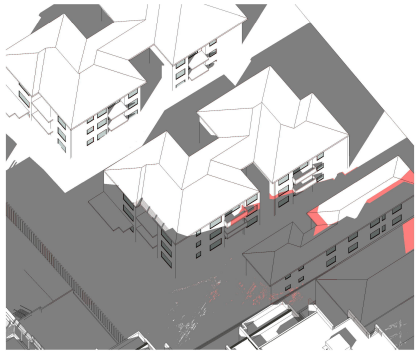

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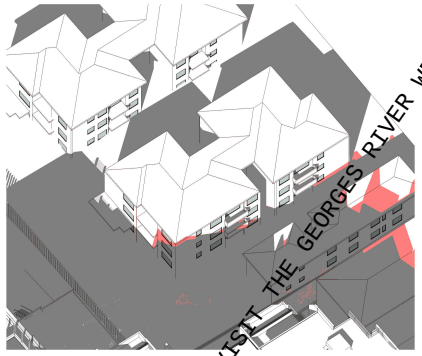

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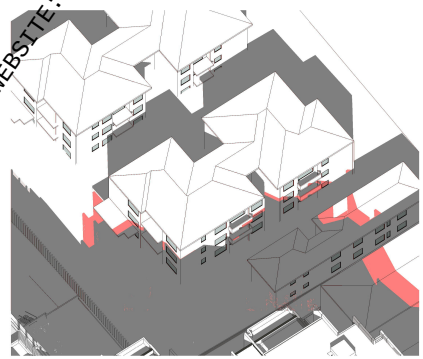

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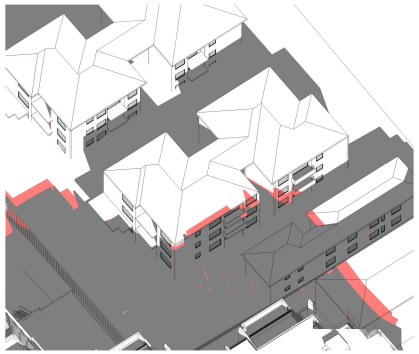

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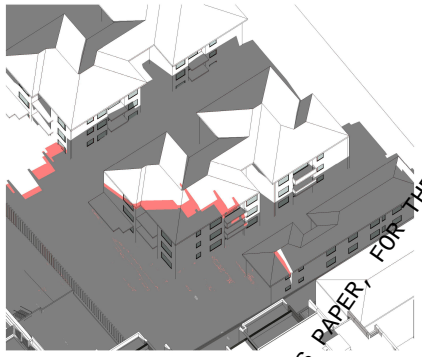

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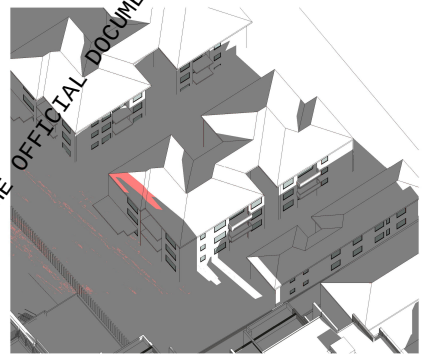

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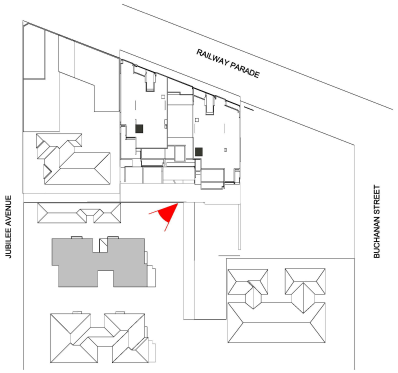

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
E	28/07/2021	S4.55 SUBMISSION	PS
F	20/03/2024	FOR INFORMATION	PS
G	25/03/2024	FOR COMMENTS	PS
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K	08/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS
N	28/10/2025	AMENDED DA	PS

DATE STAMP: 07/11/2025 15:31:42

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST ANALYSIS 16JUBILEE AVENUE

SCALE	DATE	DRAWN	CHECKED
1 : 300 @A1 1 : 600 @A3	28/10/2025	MH	PS

JOB 18077
DRAWING DA5.20
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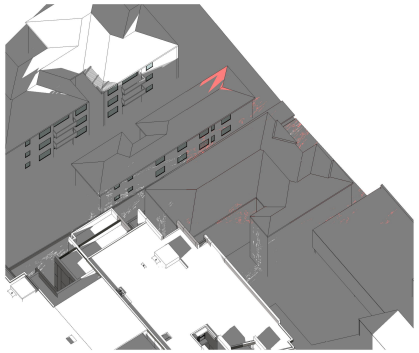
•New Level 6: Roof terrace + 6 units



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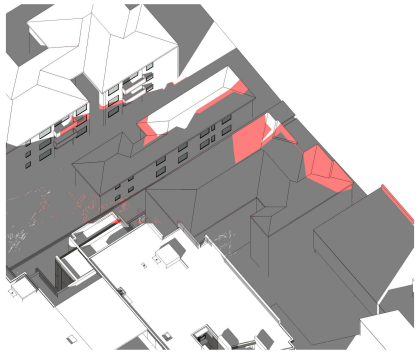

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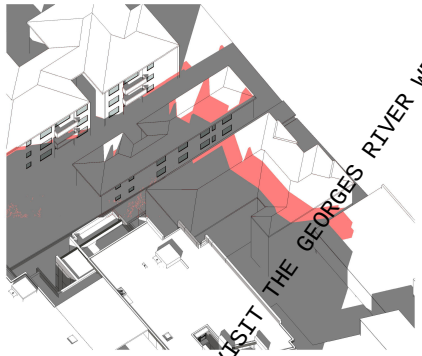

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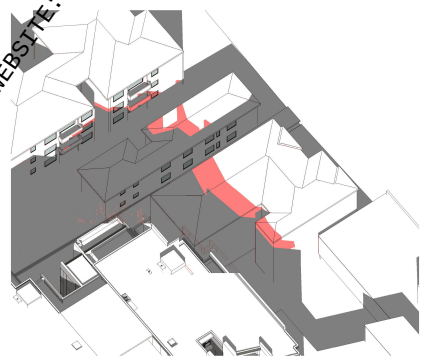

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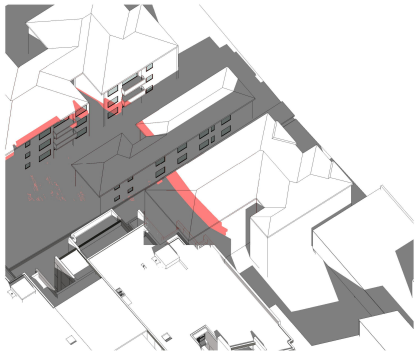

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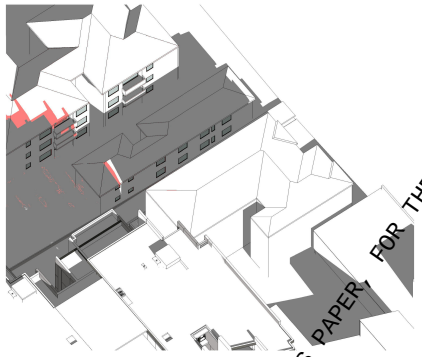

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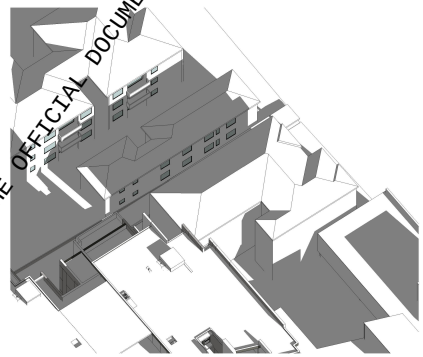

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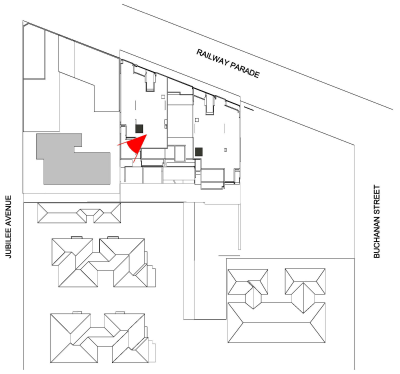

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

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PRELIMINARY

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REV	DATE	DESCRIPTION	BY
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D	25/03/2024	FOR COMMENTS	PS
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F	09/04/2024	FOR COMMENTS	PS
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H	08/05/2024	FOR SUBMISSION	PS
I	10/05/2024	FOR SUBMISSION	PS
J	31/07/2025	AMENDED DA	PS
K	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST ANALYSIS 10JUBILEE AVENUE

SCALE	DATE	DRAWN	CHECKED
1 : 300 @A1 1 : 600 @A3	28/10/2025	MH	PS

JOB 18077
DRAWING DA5.21
REVISION K

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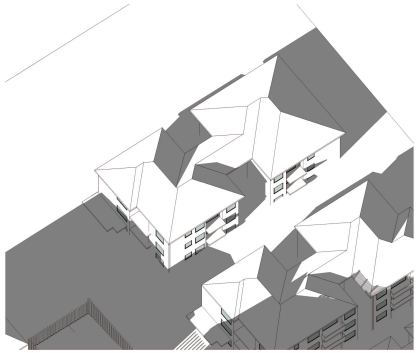
OF THE OFFICIAL DOCUMENT
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

•New Level 6: Roof terrace + 6 units



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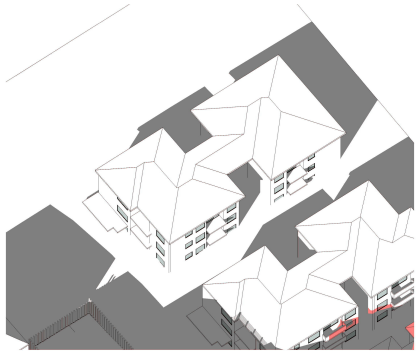
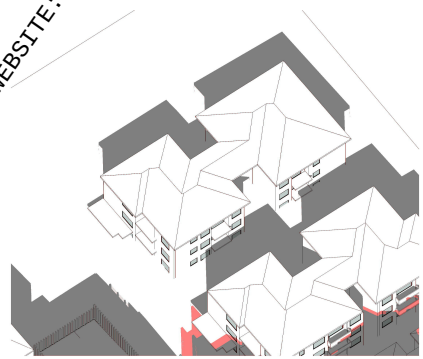


2 21 JUNE 10.00 AM



3 21 JUNE 11.00 AM



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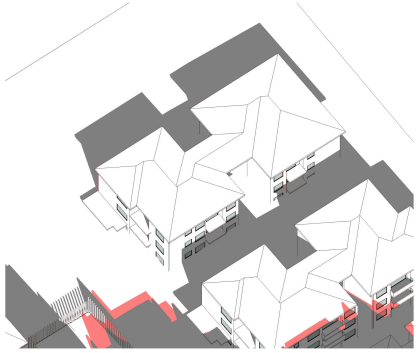

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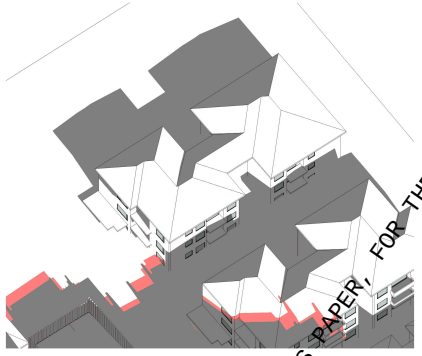

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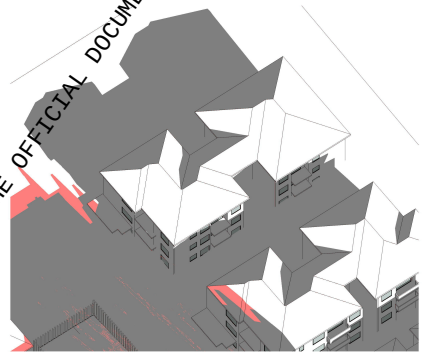

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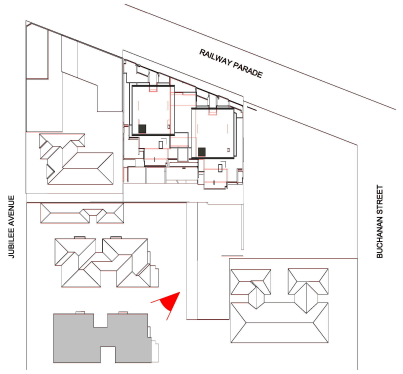

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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REV	DATE	DESCRIPTION	BY
A	25/03/2024	FOR COMMENTS	PS
B	26/03/2024	FOR COMMENTS	PS
C	09/04/2024	FOR COMMENTS	PS
D	22/04/2024	FOR COMMENTS	PS
E	06/05/2024	FOR SUBMISSION	PS
F	10/05/2024	FOR SUBMISSION	PS
G	31/07/2025	AMENDED DA	PS
H	28/10/2025	AMENDED DA	PS

PRELIMINARY

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DATE STAMP: 29/10/2025 11:08:12

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST ANALYSIS 20JUBILEE AVENUE

SCALE	DATE	DRAWN	CHECKED
1 : 300 @A1 1 : 600 @A3	28/10/2025	MH	PS

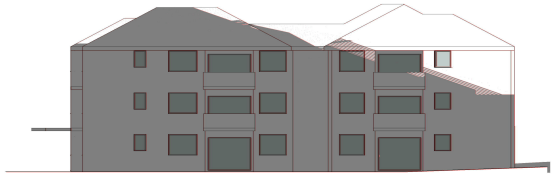
JOB 18077

DRAWING DA5.22

REVISION H

LPP030-26 Attachment 1

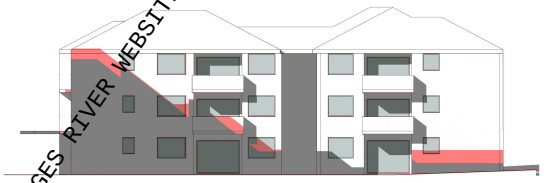
•New Level 6: Roof terrace + 6 units



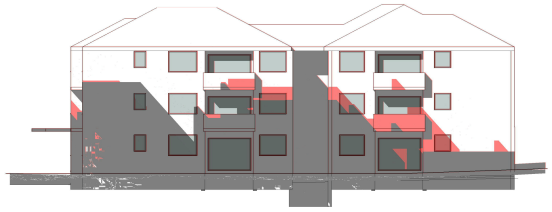
SHADOW STUDY 9.00AM



SHADOW STUDY 10.00AM



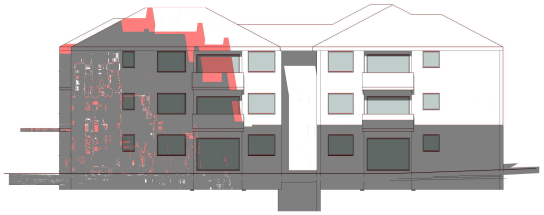
SHADOW STUDY 11.00AM



SHADOW STUDY 12.00PM



SHADOW STUDY 1.00PM



SHADOW STUDY 2.00PM



SHADOW STUDY 3.00PM

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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A	04/04/2024	FOR COMMENTS	PS
B	05/04/2024	FOR COMMENTS	PS
C	06/04/2024	FOR COMMENTS	PS
D	22/04/2024	FOR COMMENTS	PS
E	08/05/2024	FOR SUBMISSION	PS
F	10/05/2024	FOR SUBMISSION	PS
G	31/07/2025	AMENDED DA	PS
H	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST NW FACADE 16 JUBILEE AVENUE

SCALE	DATE	DRAWN	CHECKED
1 : 150 @A1 1 : 300 @A3	28/10/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA5.52		H

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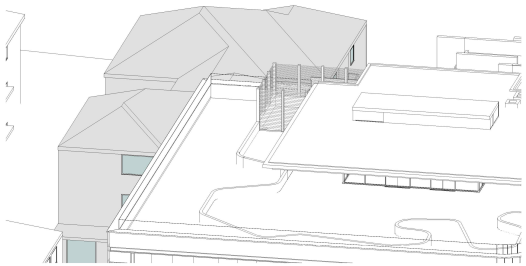
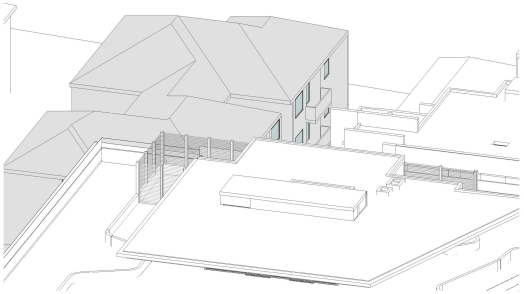
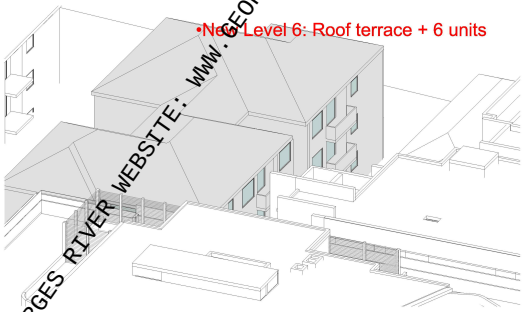
•New Level 6: Roof terrace + 6 units



VIEWS FROM SUN_9.00



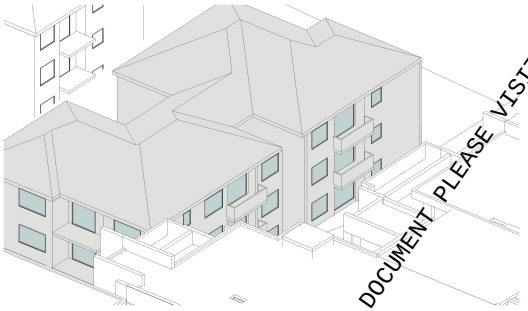
VIEWS FROM SUN_9.30



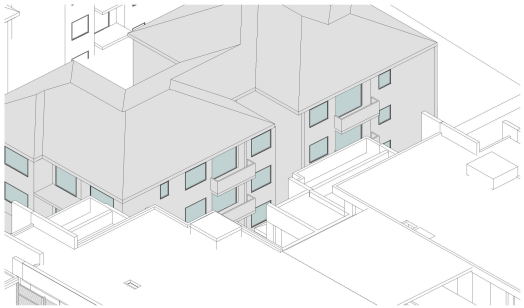
VIEWS FROM SUN_10.00



VIEWS FROM SUN_10.30



VIEWS FROM SUN_11.00



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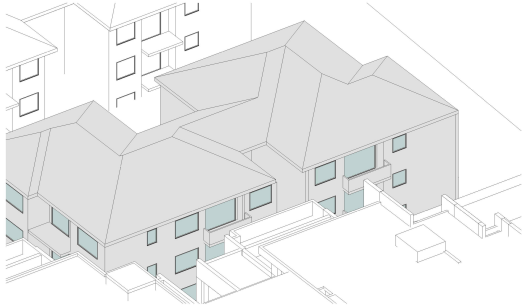
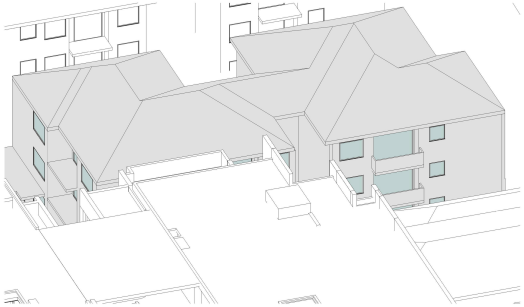


VIEWS FROM SUN_12.00



VIEWS FROM SUN_12.30



VIEWS FROM SUN_13.00

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D	22/04/2024	FOR COMMENTS	PS
E	06/05/2024	FOR SUBMISSION	PS
F	10/05/2024	FOR SUBMISSION	PS
G	31/07/2025	AMENDED DA	PS
H	28/10/2025	AMENDED DA	PS

DATE STAMP: 29/10/2025 11:03:34

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
VIEWS FROM THE SUN - 16 JUBILEE AVENUE - PROPOSED

SCALE	DATE	DRAWN	CHECKED
1 : 150 @A1 1 : 300 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA5.55	H

LPP030-26 Attachment 1

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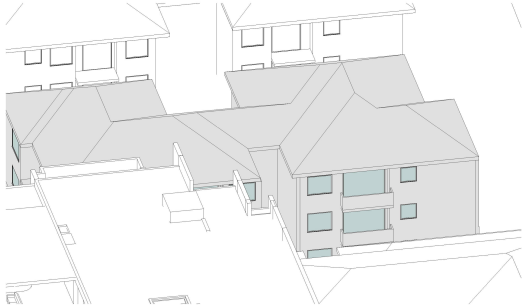
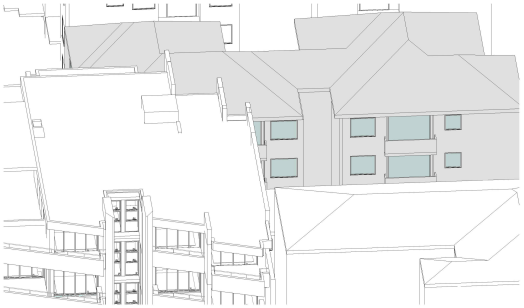


VIEWS FROM SUN_13.30



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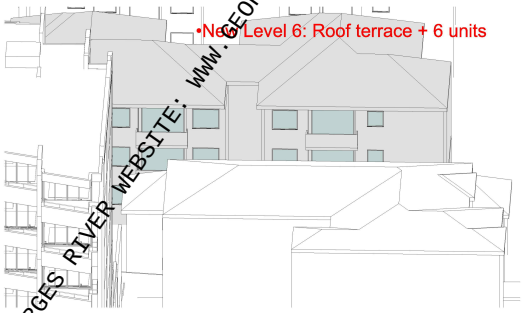
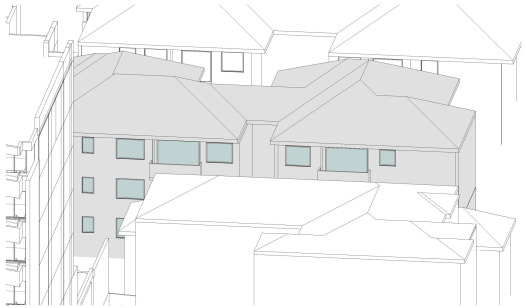


VIEWS FROM SUN_14.30

•New Level 6: Roof terrace + 6 units



VIEWS FROM SUN_15.00



	HOURS OF SUN	
SOLAR ACCESS	APPROVED DA	PROPOSED
UNIT 1.1	3h 30min	3h
UNIT 1.2	15min	0h
UNIT 2.1	5h	5h
UNIT 2.2	4h	3h 15min
UNIT 3.1	5h 30min	5h 30min
UNIT 3.2	5h 15min	5h 15min

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D	22/04/2024	FOR COMMENTS	PS
E	06/05/2024	FOR SUBMISSION	PS
F	10/05/2024	FOR SUBMISSION	PS
G	31/07/2025	AMENDED DA	PS
H	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
VIEWS FROM THE SUN - 16 JUBILEE AVENUE - PROPOSED

SCALE
1 : 150 @A1
1 : 300 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.56

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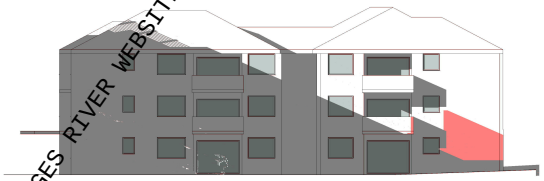
•New Level 6: Roof terrace + 6 units



SHADOW STUDY 9.00AM



SHADOW STUDY 9.15AM



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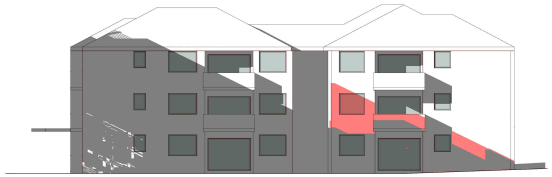

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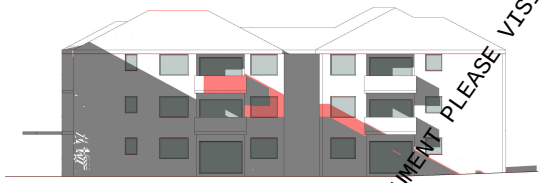
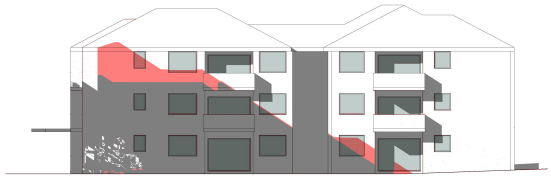


SHADOW STUDY 10.0AM



SHADOW STUDY 10.15AM



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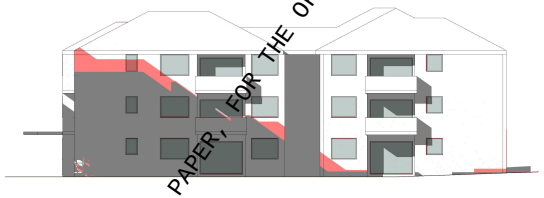

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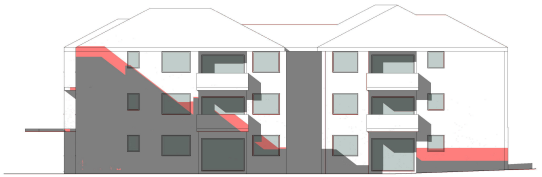

SHADOW STUDY 11.00AM

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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E	10/05/2024	FOR SUBMISSION	PS
F	31/07/2025	AMENDED DA	PS
G	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST NW FACADE
16JUBILEE AVE- 15min

SCALE
1 : 150 @A1
1 : 300 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.57

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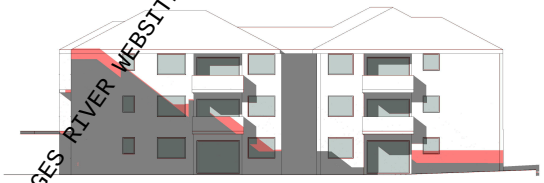
•New Level 6: Roof terrace + 6 units



SHADOW STUDY 11.15AM



SHADOW STUDY 11.30AM



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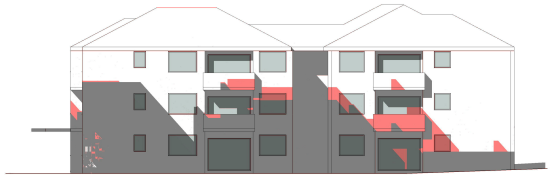
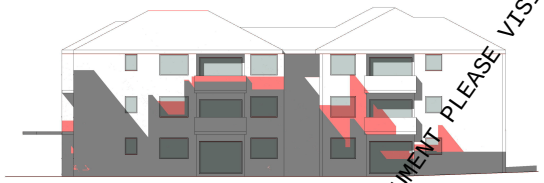


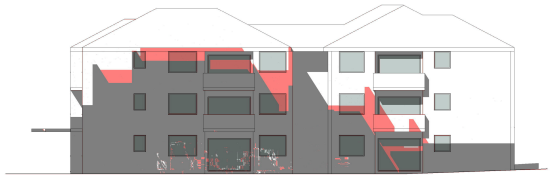
SHADOW STUDY 12.00PM



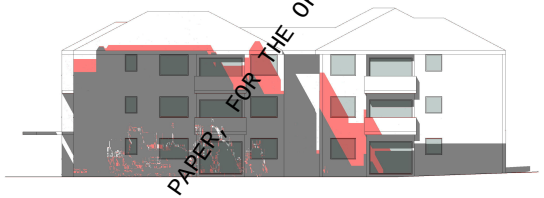
SHADOW STUDY 12.15PM



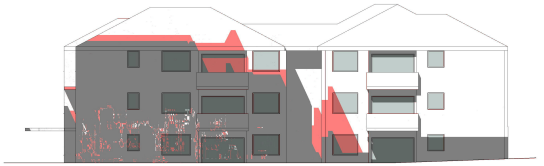
SHADOW STUDY 12.30PM



SHADOW STUDY 12.45PM



SHADOW STUDY1.00 PM



SHADOW STUDY1.15 PM

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

IMPORTANT NOTES

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A	09/04/2024	FOR COMMENTS	PS
B	09/04/2024	FOR COMMENTS	PS
C	22/04/2024	FOR COMMENTS	PS
D	08/05/2024	FOR SUBMISSION	PS
E	10/05/2024	FOR SUBMISSION	PS
F	31/07/2025	AMENDED DA	PS
G	28/10/2025	AMENDED DA	PS

DATE STAMP: 29/10/2025 12:01:58

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CLIENT
NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST NW FACADE
16JUBILEE AVE- 15min

SCALE
1 : 150 @A1
1 : 300 @A3

DATE
28/10/2025

DRAWN
MH

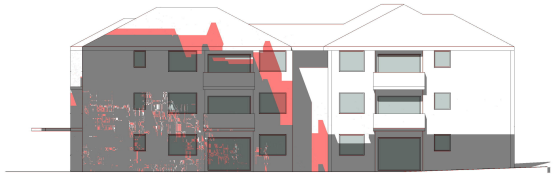
CHECKED
PS

JOB
18077

DRAWING
DA5.58

REVISION
G

•New Level 6: Roof terrace + 6 units



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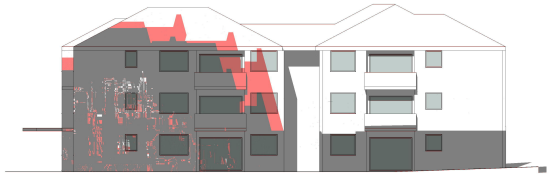
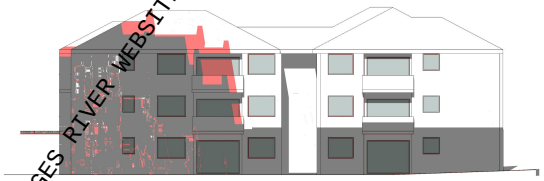


SHADOW STUDY 1.45PM



SHADOW STUDY 2.00PM



SHADOW STUDY 2.15PM



SHADOW STUDY 2.30PM



SHADOW STUDY 2.45PM



SHADOW STUDY 3.00PM

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

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REV	DATE	DESCRIPTION	BY
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C	22/04/2024	FOR COMMENTS	PS
D	08/05/2024	FOR SUBMISSION	PS
E	10/05/2024	FOR SUBMISSION	PS
F	31/07/2025	AMENDED DA	PS
G	28/10/2025	AMENDED DA	PS

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DATE STAMP: 29/10/2025 12:03:38

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST NW FACADE
16JUBILEE AVE- 15min

SCALE
1 : 150 @A1
1 : 300 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.59

REVISION
G

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LPP030-26 Attachment 1

DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
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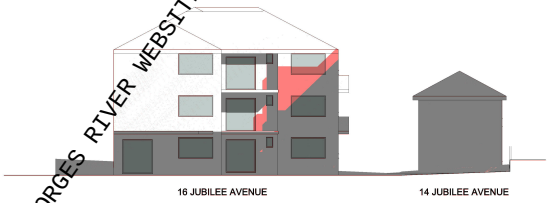
•New Level 6: Roof terrace + 6 units



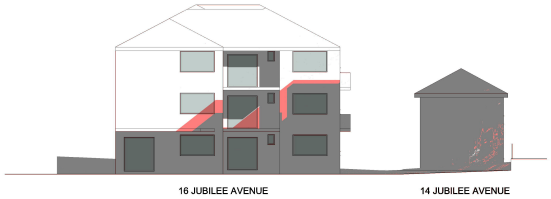
SHADOW STUDY NE FACADE 9.00AM



SHADOW STUDY NE FACADE 10.00AM



SHADOW STUDY NE FACADE 11.00AM



SHADOW STUDY NE FACADE 12.00PM



SHADOW STUDY NE FACADE 1.00PM



SHADOW STUDY NE FACADE 2.00PM



SHADOW STUDY NE FACADE 3.00PM

SHADOW CAST BY THE APPROVED DA

PART OF THE PROPOSED SHADOW THAT IS DUE TO THE INCREASE IN HEIGHT OF NEW LEVEL 6

DATE STAMP: 29/10/2025 11:05:48

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A	09/04/2024	FOR COMMENTS	PS
B	09/04/2024	FOR COMMENTS	PS
C	22/04/2024	FOR COMMENTS	PS
D	08/05/2024	FOR SUBMISSION	PS
E	10/05/2024	FOR SUBMISSION	PS
F	31/07/2025	AMENDED DA	PS
G	28/10/2025	AMENDED DA	PS

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SHADOW CAST NE FACADE
16JUBILEE AVE

SCALE
1 : 150 @A1
1 : 300 @A3

DATE
28/10/2025

DRAWN
MH

CHECKED
PS

JOB
18077

DRAWING
DA5.64

REVISION
G

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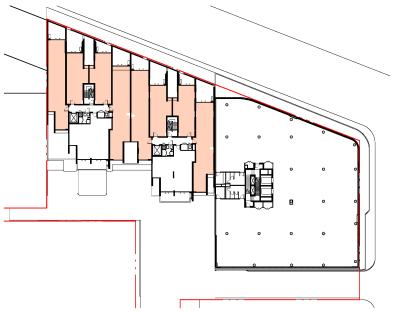
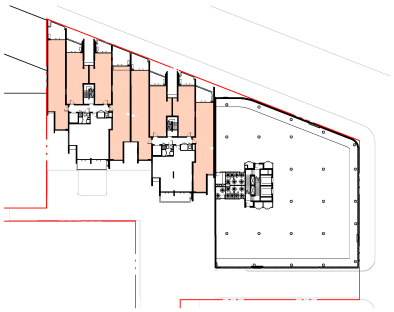
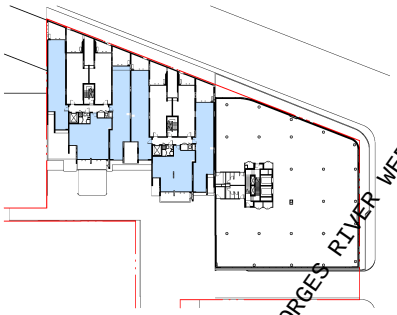
*New Level 6: Roof terrace + 6 units



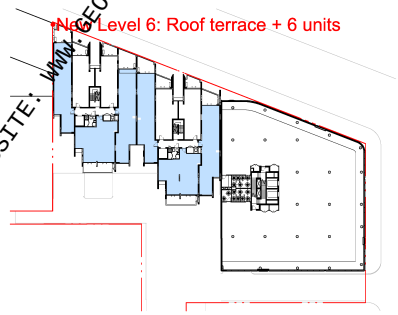
LEVEL 01 - SOLAR ACCESS
1 : 500



LEVEL 02 - SOLAR ACCESS
1 : 500



LEVEL 01 - CROSS VENT
1 : 500



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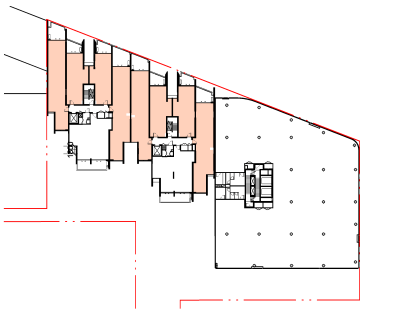
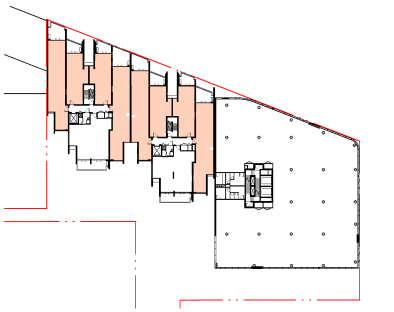
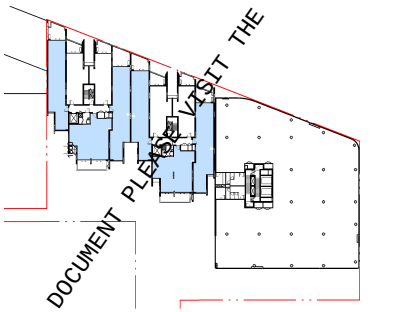


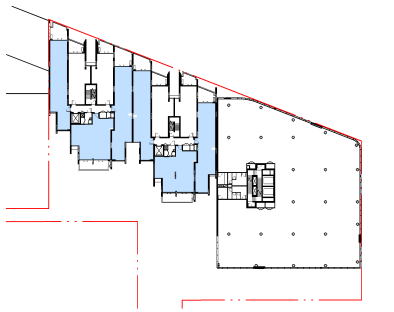
LEVEL 03 - SOLAR ACCESS
1 : 500



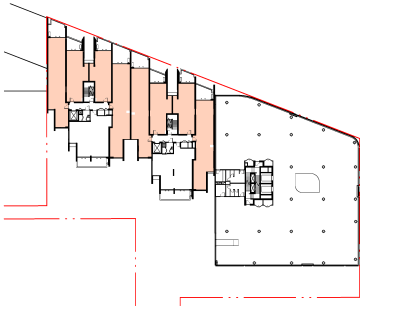
LEVEL 04 - SOLAR ACCESS
1 : 500



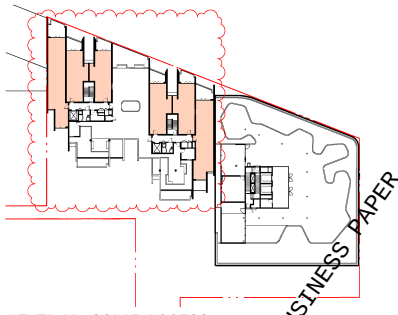
LEVEL 03 - CROSS VENT
1 : 500



LEVEL 04 - CROSS VENT
1 : 500

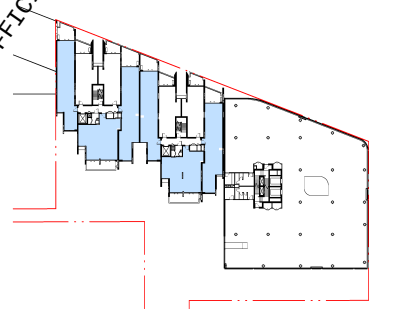


LEVEL 05 - SOLAR ACCESS
1 : 500

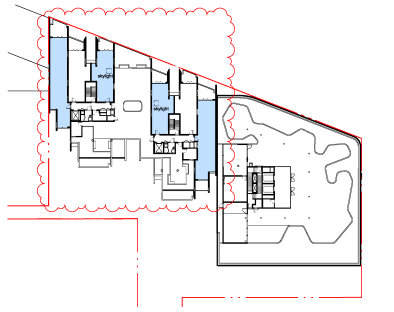


LEVEL 06 - SOLAR ACCESS
1 : 500

SOLAR ACCESS: 46/56UNITS = 82.1%



LEVEL 05 - CROSS VENT
1 : 500



LEVEL 06 - CROSS VENT
1 : 500

CROSS VENTILATION: 34/56UNITS = 60.7%

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C	10/05/2024	FOR SUBMISSION	PS
D	31/07/2025	AMENDED DA	PS
E	28/10/2025	AMENDED DA	PS

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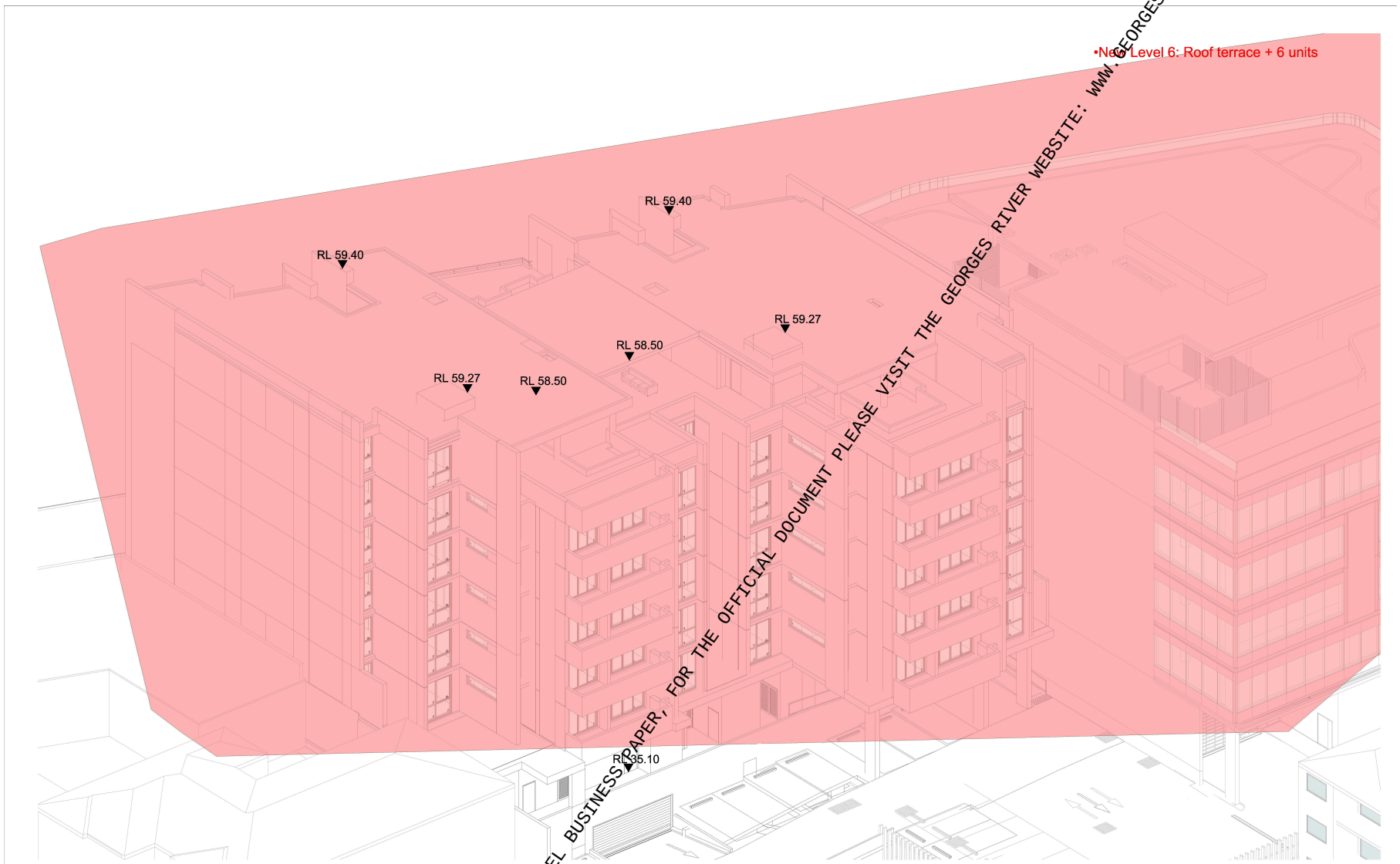
PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
SOLAR ACCESS & CROSS VENTILATION

SCALE	DATE	DRAWN	CHECKED
1 : 500 @A1 1 : 1000 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA5.82	E



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B	28/10/2025	AMENDED DA	PS

DATE STAMP: 29/11/2025 11:54:38

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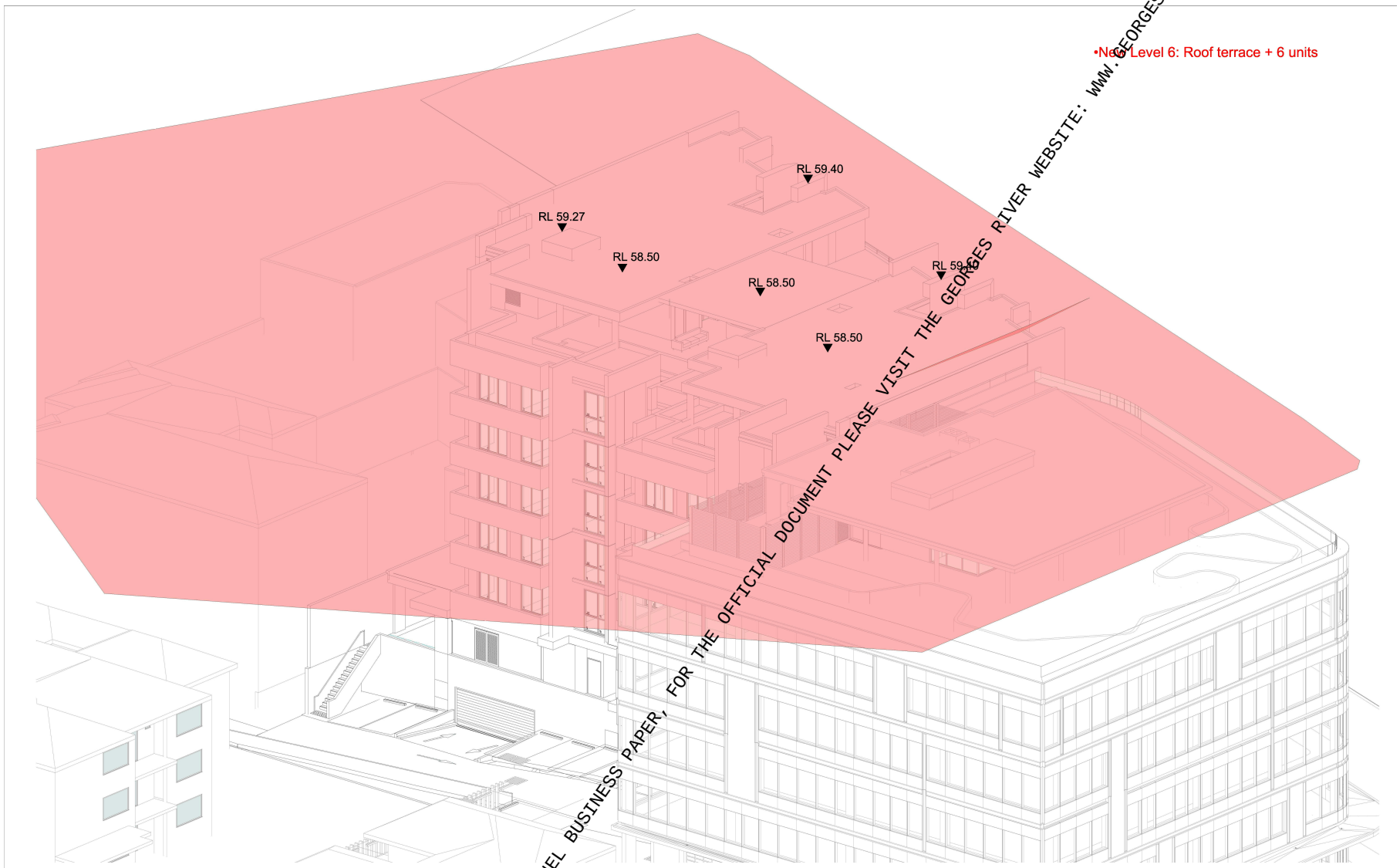
PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
27.3m HEIGHT LIMIT PLANE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1 1 : 200 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA5.90	B



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NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	30/04/2025	FOR INFORMATION	PS
B	28/10/2025	AMENDED DA	PS

DATE STAMP: 29/11/2025 11:05:18

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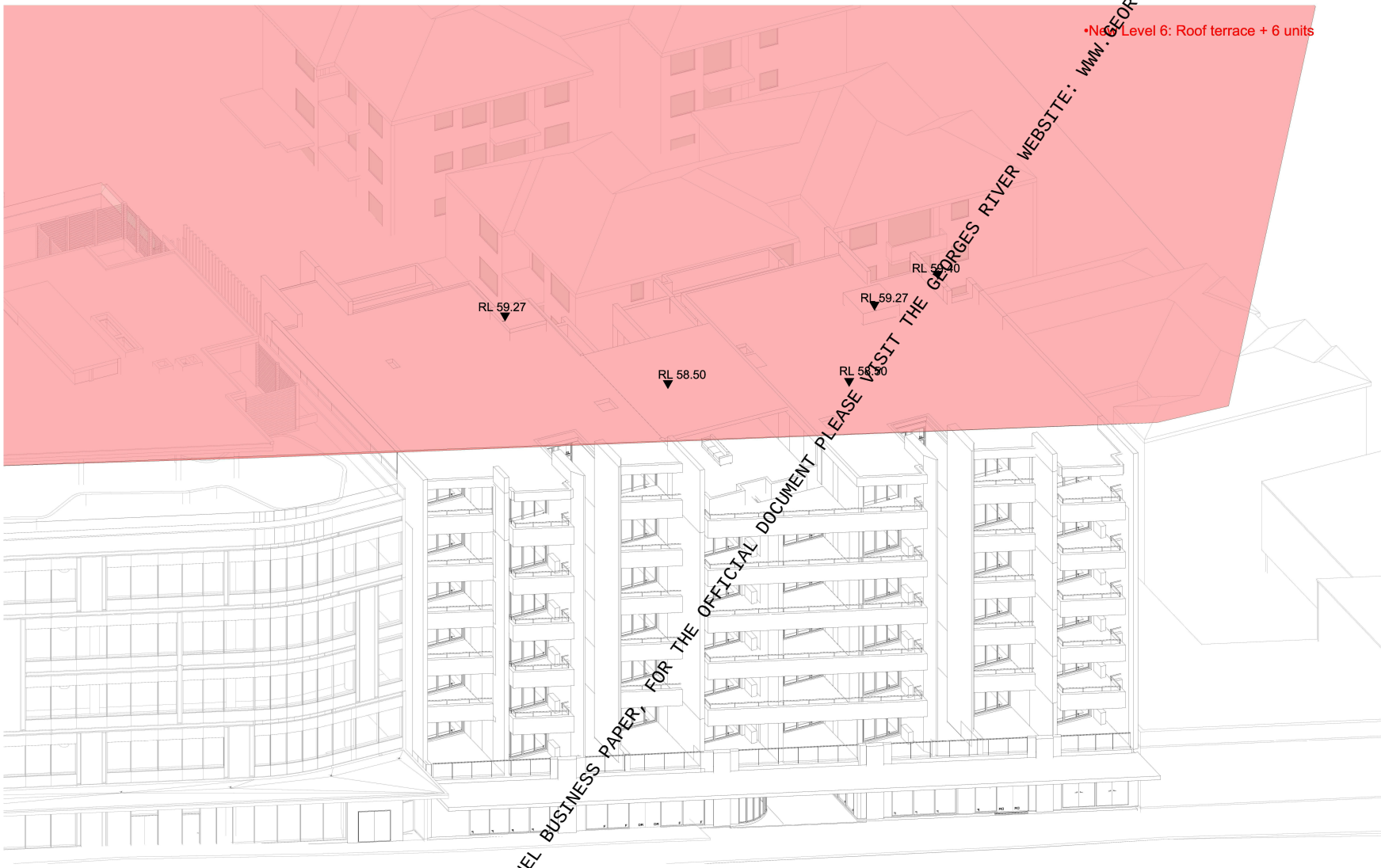
PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
27.3m HEIGHT LIMIT PLANE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1 1 : 200 @A3	28/10/2025	MH	PS

JOB	DRAWING	REVISION
18077	DA5.91	B



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B	28/10/2025	AMENDED DA	PS

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PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
27.3m HEIGHT LIMIT PLANE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1 1 : 200 @A3	28/10/2025	MH	PS

JOB 18077
DRAWING DA5.92
REVISION B

LPP030-26 Attachment 1

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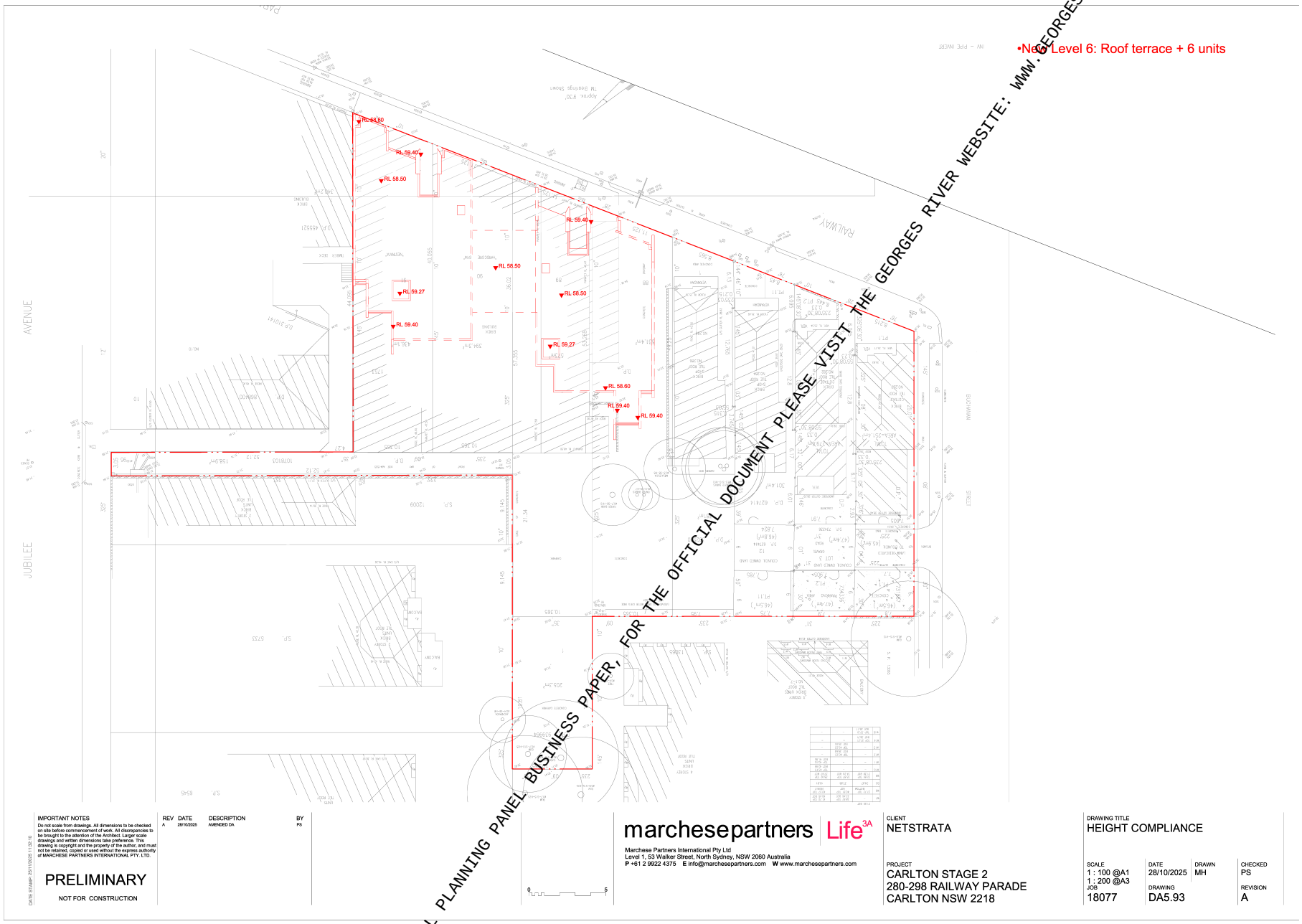

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GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER



•New Level 6: Roof terrace + 6 units



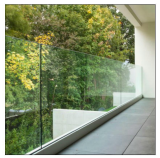
1. PAINT FINISH
DARK GREY COLOUR



2. PAINT FINISH
LIGHT GREY COLOUR



3.GLAZING CHARCOAL
COLOUR MULLIONS



4.GLAZED BALUSTRADE



5.FACE BRICK WALL
LIGHT RED COLOUR

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DATE STAMP: 25/11/2025 11:31:41

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
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B	14/11/2019	FOR COORDINATION	AS
C	18/12/2019	DA LODGEMENT	AS
D	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
E	28/07/2021	S4.55 SUBMISSION	PS
F	25/03/2024	FOR COMMENTS	PS
G	26/03/2024	FOR COMMENTS	PS
H	09/04/2024	FOR COMMENTS	PS
I	22/04/2024	FOR COMMENTS	PS
J	06/05/2024	FOR SUBMISSION	PS
K	10/05/2024	FOR SUBMISSION	PS
L	06/11/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS

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NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
MATERIAL BOARD FRONT FACADE

SCALE	DATE	DRAWN	CHECKED
	31/07/2025	MH	PS
JOB	DRAWING		REVISION
18077	DA7.01		M

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•New Level 6: Roof terrace + 6 units

1. PAINT FINISH
WHITE COLOUR

2. PAINT FINISH
DARK GREY COLOUR

3. PAINT FINISH
LIGHT GREY COLOUR

4.GLAZING CHARCOAL
COLOUR MULLIONS

5. PAINT FINISH
WHITE COLOUR

IMPORTANT NOTES
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REV	DATE	DESCRIPTION	BY
A	20/03/2024	FOR COMMENTS	PS
B	26/03/2024	FOR COMMENTS	PS
C	09/04/2024	FOR COMMENTS	PS
D	22/04/2024	FOR COMMENTS	PS
E	08/05/2024	FOR SUBMISSION	PS
F	10/05/2024	FOR SUBMISSION	PS
G	31/07/2025	AMENDED DA	PS

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CLIENT
NETSTRATA

PROJECT
CARLTON STAGE 2
280-298 RAILWAY PARADE
CARLTON NSW 2218

DRAWING TITLE
MATERIAL BOARD REAR FACADE

SCALE

DATE 31/07/2025

DRAWN MH

CHECKED PS

JOB 18077

DRAWING DA7.02

REVISION G

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PRELIMINARY

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B	10/02/2019	PRELIMINARY	CS
C	07/03/2019	PRE-DA	PS
D	18/12/2019	DA LODGEMENT	AS
E	18/08/2020	POST DA SUBMISSION AMENDMENTS	PS
F	28/07/2021	S4.55 SUBMISSION	PS
G	25/03/2024	FOR COMMENTS	PS
H	26/03/2024	FOR COMMENTS	PS
I	09/04/2024	FOR COMMENTS	PS
J	22/04/2024	FOR COMMENTS	PS
K	08/05/2024	FOR SUBMISSION	PS
L	10/05/2024	FOR SUBMISSION	PS
M	23/05/2024	FOR SUBMISSION	PS
N	31/07/2025	AMENDED DA	PS

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CARLTON NSW 2218

DRAWING TITLE
VIEW 1

SCALE	DATE	DRAWN	CHECKED
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L	10/05/2024	FOR SUBMISSION	PS
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PROJECT
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DRAWING TITLE
VIEW 2

SCALE	DATE	DRAWN	CHECKED
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D	18/12/2019	DA LODGEMENT	AS
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L	23/05/2024	FOR SUBMISSION	PS
M	31/07/2025	AMENDED DA	PS

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PROJECT
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CARLTON NSW 2218

DRAWING TITLE
VIEW 3

SCALE

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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	DA2025/0581
PAN	PAN-601797
Description	Alterations and additions to mixed use development
Address	280-298 Railway Parade, Carlton
Lot / DP	Lot 1 DP 1295967
Applicant	Willow Frank Consulting Pty Ltd
Owner(s)	Network Strata Services Pty Ltd
Responsible Officer	George Telo

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, approve the Development Application due to the reasons discussed within this report.

Proposal

Description	Alterations and additions to mixed use development.
Estimated Development Cost	$2,075,000.00
Floor Space Ratio	2.75:1
Maximum Height of Building	24.4m
Vegetation Removal	Nil

Proposed Development

Amend Stage 2 of Development Consent (DA2020/0056) proposing the following:

- Change of use of stage 2 from 100% affordable rental housing to a shop top housing development with 35% of the apartments affordable housing;
    - 20 of the 56 apartments to be affordable apartments being 5 apartments on levels 1 to 4.
    - The affordable housing apartments will be provided for a minimum period of 15 years and managed by an affordable housing provider.
- Addition of six (6) apartments on the seventh floor (level 6) of the approved development;
- Associated minor amendments to parking and waste, in particular;
    - Reduce number of residential spaces from 50 to 48 and increase visitor parking space from 10 to 12 spaces.
    - Increase number of accessible residential spaces from 4 to 6.

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- Reduce bicycle parking from 39 to 31 spaces.
- Increase the size and configuration of the two waste rooms on the ground floor level.
- Inclusion of a bulky waste room.

- Commercial tenancies:
  - Reduction in floor area of shop G03 from 271.1m^2 to 256.7m^2
  - Reduction in floor area of shop G04 from 209.1m^2 to 202.6m^2
- Amend conditions of DA2020/0056 to reflect the additional apartments, in particular:
  - Condition 1 – Approved Plans;
    - Plans to be updated which will suspersede those approved under DA2020/0056.
  - Condition 51(c) – Allocation of Street Addresses;
    - Amended to include the additional six apartments.
  - Condition 71 – Restriction on use of land – Clause 17(1) SEPP (Affordable Rental Housing) – Infill Affordable Housing.
    - Updated to reflect the provisions of the Housing SEPP, which requires a restriction on title requiring the affordable housing to be retained for a minimum of 15 years.
  - Condition 73 – Completion of landscape works;
    - Landscape plan to be updated to reflect the changes in landscaping of the communal open space.
  - Condition 75 – Allocation of car parking spaces.
    - Need to be updated to reflect the proposed amended allocation of car parking spafces as proposed under this DA.

A site plan is provided below:



Figure 1 – Site plan *(Source: Architectural Plans)*

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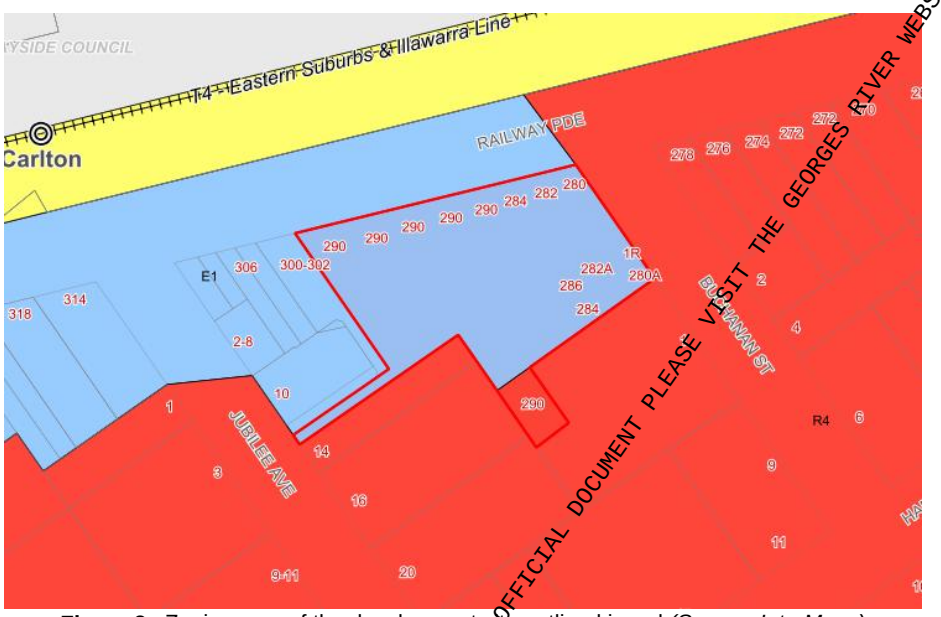

Figure 2 –Zoning map of the development site outlined in red *(Source: IntraMaps)*

Aerial Image of Site is provided below:



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

History

Application Number	Description	Determined	Comments
DA2020/0056	Demolition works and construction of a two-stage mixed use development including ground floor retail premises with commercial premises and a	18/12/2020	Approved by the Sydney South Planning Panel

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History			
Application Number	**Description**	**Determined**	**Comments**
	residential flat building (affordable rental housing) above		
MOD2023/0144	Modification of DA2020/0056 for Demolition of existing structures and construction of a mixed-use development ground floor retain premises with commercial premises and residential flat building – the modifications include amendments to roof plant including changes in materiality and landscaping content and the timing of public domain works	11/06/2024	Approved by Council
MOD2024/0075	Demolition of existing structures and construction of a mixed-use development including ground floor retail premises with commercial premises and residential flat building – The proposed modifications relate to Stage 2 of the development including amendment to façade, carparking, height of building and internal layout	12/12/2024	Approved by Council
MOD2026/0032	Modification of DA2020/0056 for Demolition of existing structures and construction of a mixed-use development including ground floor retail premises with commercial premises and residential flat building – The proposed modification related to the deletion of Condition 107.	30/03/2026	Approved by Council

Processing		
Action	**Date**	**Comments**
Lodgement	7 January 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	☒	☐
SEPP (Housing) 2021	☒	☐
SEPP (Resilience and Hazards) 2021	☒	☐
SEPP (Sustainable Buildings) 2022	☒	☐
SEPP (Transport and Infrastructure) 2021	☒	☐
Georges River Local Environmental Plan 2021	☒	☐

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SEPP (Biodiversity and Conservation) 2021

Chapter 2

Chapter 2 of SEPP (Biodiversity) aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. Chapter 2 applies to the whole of Georges River Council, including the subject development site.

Part 2.3 of SEPP (Biodiversity) requires a permit for the removal of any of the following types of vegetation in accordance with Council's DCP as follows:

- Works to any part of a tree (above or below ground) that meets the definition of a tree (height ≥ 3m, diameter ≥ 100mm at ground level, or branch spread ≥ 3m), unless the works are listed as exempt in Appendix 8.
  - Removal of dead, dying, or hazardous trees, unless exempt.
  - Pruning of live canopy or roots, including selective pruning near structures.
  - Installation of root barriers.
  - Tree removal for construction or structural conflict, where no feasible alternatives exist.
  - Works on heritage-listed trees or properties, including those on the Significant Tree Register.
  - Tree works on land with threatened ecological communities or native fauna habitat.
  - Any tree works associated with development activity.
  - Works within 5m of a tree trunk or Tree Protection Zone (TPZ) requiring an Arboriculture Impact Assessment.
  - Any works to trees on public land, unless exempt under Appendix 8 or carried out by authorised persons.

Trees located within 3m of the external wall of an approved dwelling not including a secondary dwelling are exempt from protection as well as any trees referenced in Appendix 8 of Council's DCP.

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 (Biodiversity and Conservation) 2021 Chapter 6

Intro

Chapter 6 of SEPP (Biodiversity) applies to all development on land in a regulated catchment. The following parts of Georges River Council fall within the regulated catchment of the Georges River:

Complies
The proposed modifications have 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 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.

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SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

- The subject site is zoned E1 Local Centre and 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.
- The Statement of Environmental Effects states that the property is not contaminated.

On this basis, the Site remains suitable for the mixed-use development.

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 2.5:1 Maximum bonus increases to 3.25:1 (11,862.5m²) being within the 30% uplift. The application proposes to deliver 20 affordable housing units which comprises 15% of the total development GFA and is eligible for the additional FSR bonus. The development proposes an FSR of 2.96:1 which is compliant.	☒ Yes ☐ No
2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio (as a percentage)}}{2}$	The development will deliver 1508.8m² of AH GFA which equates to 15% of the total GFA. On this basis, the maximum FSR and height bonus of 30% can be applied.	☒ Yes ☐ 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).	21m building height is mapped. A maximum height of 27.3m, being a 30% bonus would be permitted. The development proposes a maximum building height of 24.4m and is compliant.	☒ Yes ☐ No

LPP030-26 Attachment 2

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,	Site area: 3,650m^2	☒ Yes ☐ No
(b) a minimum landscaped area that is the lesser of— (i) 35m2 per dwelling, or (ii) 30% of the site area,	The overall landscaped area will remain as 225m^2 as previously approved.	
(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,	Complies. Affordable housing 0.4 spaces for 1 bedroom = 8 x 0.4 = 3.2 spaces 0.5 spaces for 2 bedroom = 12 x 0.5= 6 spaces Non affordable housing 0.5 spaces for 1 bedroom = 16 x 0.5 = 8 spaces 1 space for 2 bedroom = 20 x 1 = 20 spaces 1 space per 5 units (visitor) = 56/5 = 11.2 spaces = 48.4 Retail = 14 spaces approved retail space has reduced, and number of car parking spaces has been maintained The development provides 74 car parking spaces	
(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	
2) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	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—	The design of the development is consistent with the expected future desired character of the area.	☒ Yes ☐ No

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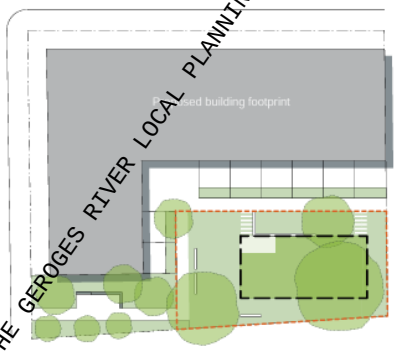
(a) the desirable elements of the character of the local area, or (b) for precincts undergoing transition—the desired future character of the precinct.		

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,
(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

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		
3D-1 Objective An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Design Criteria 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).  Figure 3D.3 The principal usable part of communal open spaces should be consolidated Design Guidance	The proposal provides 422 m² of communal open space—consistent with the previously approved scheme—and, although below the 912.5 m² numerical requirement, the unchanged provision does not result in any additional impact and is therefore considered acceptable.	N

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Standard	Proposal	Complies
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.		
3E-1 Objective Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Design Criteria 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 provides 205 m² of deep soil zone with compliant 6 m minimum dimensions, which is below the 255 m² requirement; however, the provision remains acceptable as it maintains adequate deep soil functionality across the site as was previously approved.	N
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 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	Balcony separation: Ground floor – no balconies Level 2-5 • 6.9m to side boundary • Compliant screening provided between all units Level 6 • Balconies are fully screened.	Y
3J-Bicycle and carparking		

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Standard	Proposal	Complies
3J-1 Objective Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Design Criteria 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	The proposed development is in a prescribed location, as such, the development requires 63 spaces as calculated below using the GTGD requirements and 22A of Chapter 6 of the Housing SEPP: 1 space per 5 units (visitor) 56/5 = **11.2 spaces** **affordable housing** 0.4 spaces for 1 bedroom = 8x0.4 = **3.2 spaces** 0.5 spaces for 2 bedroom = 12x0.5= **6 spaces** **Non affordable housing** 0.5 spaces for 1 bedroom = 16x0.5 = **8 spaces** 1 space for 2 bedroom = 20x1 = **20 spaces** = **48.4** Retail = 14 spaces approved retail space has reduced, and number of car parking spaces has been maintained The development provides 74 car parking spaces	Y
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 Design Criteria 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 A maximum of 15% of apartments in a building may receive no direct sunlight between 9am and 3pm in midwinter.	Level 1- 5 A1 = Y A2 = Y A3 = Y A4 = Y A5 = N B1 = Y B2 = Y B3 = Y B4 =Y B5 = N Level 6 A1 = Y A2 = Y A3 = Y B1 = Y B2 = Y B3 = Y **46/56 units = 82.1%**	Y

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Standard	Proposal	Complies
4B- Natural ventilation		
4B-1 Objective All habitable rooms are naturally ventilated. 4B-3 Objective The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. Design Criteria 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. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Level 1- 5 A1 = Y A2 = N A3 = N A4 = Y A5 = Y B1 = Y B2 = N B3 = N B4 = Y B5 = Y Level 6 A1 = Y A2 = N A3 = Y B1 = Y B2 = N B3 = Y 34/56 naturally cross ventilated = 60.7%	Y
4C- Ceiling Heights		
4C-1 Objective Ceiling height achieves sufficient natural ventilation and daylight access. Design criteria 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height For apartment and mixed-use buildings Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use	Minimum 3m floor to ceiling heights for residential apartments. Retail on ground floor provided with 3.3m ceiling height.	Y

LPP030-26 Attachment 2

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Standard	Proposal	Complies
These minimums do not preclude higher ceilings if desired		
4D – Apartment size and layout		
4D-1 Objective The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Design Criteria 1. Apartments are required to have the following minimum internal areas: Apartment type / Minimum internal area Studio / 35m² 1 bedroom / 50m² 2 bedroom / 70m² 3 bedroom / 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	unit / bed / required / provided A1 / 2 / 70 / 79 A2 / 1 / 50 / 50 A3 / 1 / 50 / 50 A4 / 2 / 70 / 82 A5 / 2 / 70 / 78 B1 / 2 / 70 / 78 B2 / 1 / 50 / 50 B3 / 1 / 50 / 50 B4 / 2 / 70 / 81 B5 / 2 / 70 / 77 6A1 / 2 / 70 / 79 6A2 / 1 / 50 / 50 6A3 / 1 / 50 / 50 6B1 / 1 / 50 / 50 6B2 / 1 / 50 / 50 6B3 / 2 / 70 / 76 All habitable rooms are provided with adequate windows.	Y
4D-2 Objective Environmental performance of the apartment is maximised. Design Criteria 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	2.8 x 2.5 = maximum room depth of 6.25m for habitable rooms. However, the development proposes open floor plan, therefore maximum depth of 8m. Development complies.	Y
4D-3 Objective Apartment layouts are designed to accommodate a variety of household activities and needs. Design Criteria	unit / Master / bedroom / Living room / Y/N A1 / 9.2 / 2.8 / 3.9 / N A2 / 11.2 / 2.9 / 3.7 / N	Y

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Standard	Proposal				Complies
1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	A3	11.2	2.9	3.7	N
	A4	9.5	2.8	3.9	N
	A5	13	2.9	4.2	N
	B1	9.5	2.8	3.9	N
	B2	10.6	3	3.7	Y
	B3	10.6	3	3.7	Y
	B4	10.3	3	4	Y
	B5	12	3	4.1	Y
	6A1	10	3	4	Y
	6A2	10.4	3	3.7	Y
	6A3	10.4	3	3.7	Y
	6B1	10.4	3	3.7	Y
	6B2	10.4	3	3.7	Y
	6B3	11.4	3	4	Y
	While the previously approved dwellings included non-compliances with the 4D-3 apartment layout standards, all additional proposed dwellings fully comply with the required bedroom sizes, minimum dimensions, living-room widths and cross-over apartment widths.				
4E- Private Open space and balconies					
4E-1 Objective Apartments provide appropriately sized private open space and balconies to enhance residential amenity Design Criteria 1. All apartments are required to have primary balconies as follows: -1 bedroom = 8sqm/2m minimum depth -2 bedroom = 10sqm/2m minimum depth -3+ bedroom = 12sqm/ 2.4m minimum depth The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m	unit	Bed	Area	Y/N	Y
	A1	2	13	Y	
	A2	1	8.1	Y	
	A3	1	8.3	Y	
	A4	2	15.4	Y	
	A5	2	14.2	Y	
	B1	2	12.4	Y	
	B2	1	8.1	Y	
	B3	1	8.3	Y	
	B4	2	11	Y	
	B5	2	14.2	Y	
	6A1	2	13	Y	
	6A2	1	8.1	Y	
	6A3	1	8.5	Y	
	6B1	1	8.1	Y	

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Standard	Proposal	Complies
	6B2 | 1 | 8.4 | Y 6B3 | 2 | 11.1 | Y	
4F- Common circulation areas		
4F-1 Objective Common circulation spaces achieve good amenity and properly service the number of apartments Design Criteria 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	1. 5 Apartments of each core 2. N/A	Y
4G - Storage		
4G-1 Objective Adequate, well-designed storage is provided in each apartment. Design Criteria 1. in addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type | Storage size volume Studio | 4m³ 1 bed | 6m³ 2 bed | 8m³ 3+ bed | 10m³ At least 50% of the required storage is to be located within the apartment.	Over-bonnet storage lockers are provided in conjunction with storage rooms within the lower basement level; however, as per the approved scheme, the amount of storage allocated to each apartment remains unclear.	Y

The SEPP requires the consent authority to consider prior to granting consent whether the application has demonstrated that adequate regard has been given to the design quality principles, and the objectives specified in the Apartment Design Guide for the relevant design criteria. As outlined below, the proposal has adequately addressed these requirements and is found to be satisfactory.

Schedule 9 Design Quality Principles
The proposal is required to meet the design quality principles.

- Principle 1 - Context and neighbourhood character
  The proposed use is consistent with the site's zoning and zone objectives and is consistent with this future context. It will harmonise well with the existing and future context and provide jobs and suitable residential accommodation which is much needed in the area. Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct.

- Principle 2 - Built form and scale

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The development's-built form, height, and scale have been designed to align with the desired future character of the area. Building orientation toward Railway Parade and the use of articulated volumes shape the overall form.

The residential component complies with the 27.3 m height limit, achievable through the SEPP height bonus. Setbacks along all boundaries are consistent with DCP requirements, maintaining the established street alignment while introducing articulation for visual interest.

The amended DA adds six units at the roof-terrace level. This increase in GFA does not exceed height controls. Additional overshadowing is minimal and does not produce adverse impacts on the surrounding context.

- Principle 3 – Density
  The proposal delivers a density consistent with the LEP controls and the Affordable Housing SEPP. The residential component's GFA has increased, resulting in 4,851 sqm for Stage 2. Combined with the unchanged 5,204.6 sqm from Stage 1, the total GFA is 10,055.6 sqm, remaining below the maximum permitted (including SEPP bonuses).

  The building form remains consistent with other developments recently approved by Council and maintains an appropriate relationship between the site's size and the scale of development.

- Principle 4 – Sustainability

  The development is located within an established residential area and benefits from immediate access to transport, retail, commercial, educational, recreational and employment uses, supporting efficient land use and reducing reliance on private vehicles and public transport. Solar access and natural cross-ventilation have been incorporated to reduce energy demand, with 82% of units receiving at least two hours of winter sunlight and 60% achieving cross-ventilation. Recessed balconies provide seasonal shading and passive solar gain for north-facing apartments, and BASIX compliance has been demonstrated.

- Principle 5 – Landscape
  The proposed site plan includes 442 sqm of landscaped area, of which 206 sqm is deep soil, providing substantial planting opportunities across the site. Deep soil zones and landscaped boundary walls offer an appropriate interface with neighbouring residential properties. Overall, the development incorporates a high level of landscaping to support visual quality, amenity and a well-integrated built form.

- Principle 6 – Amenity
  The proposal demonstrates good design which positively influences the internal and external amenity for residents and neighbours. The proposed layout allows for sufficient communal open space, as well as appropriate room sizes and access to sunlight and ventilation. The apartments have bene located in a way to ensure that visual privacy is upheld for both the residents and neighbours.

- Principle 7 – Safety
  The development provides an accessible and welcoming environment, which integrates adequate bathroom facilities, water stations, stairs, ramps and lifts into the overall design. The building and basement car park are secured with electronic security devices and CCTV.

- Principle 8 - Housing diversity and social interaction
  The site is well located with convenient access to public transport, employment areas, health services, supermarkets, education facilities and leisure uses.

  The amended proposal introduces a mix of apartment sizes and types, supporting a diverse residential community in close proximity to local jobs and communal amenities.

  The inclusion of affordable housing, six adaptable units and twelve dwellings designed to the Silver Standard of the Livable Housing Design Guidelines further contributes to social inclusion.

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The scale, materials and detailing of the building façades are designed to positively contribute to the surrounding public environment and align with the desired future character of Carlton.

- Principle 9 – Aesthetics
  The aim of this Principle is to ensure that development exhibits high quality architectural, urban and landscape design. The proposal is supported by a design verification statement which satisfies the requirements of this principle and the above design quality principles.

The proposal is considered to adequately meet the design quality principles under this schedule.

SEPP (Sustainable Buildings) 2022

Intro

SEPP (Sustainable Buildings) 2022 aims to encourage the design and delivery of sustainable buildings, ensure consistent assessment of sustainability in buildings, minimise the consumption of energy, reduce greenhouse gas emissions, minimise the consumption of mains-supplied potable water and to ensure good thermal performance of buildings. The SEPP sets standards for BASIX buildings, which are defined as developments which include at least 1 dwelling (excluding boarding houses, hostels and co-living housing which accommodate more than 12 residents or have a gross floor area exceeding 300m2.

Schedule 1 of the SEPP sets out standards which apply to the erection of a new BASIX building.

Schedule 2 of the SEPP sets out standards which apply to alterations to a BASIX building with construction costs in excess of $50,000.00 as well as to the construction of a swimming pool, spa or combination thereof which serve a single dwelling and which have a capacity of 40,000L or more.

Note: if a swimming pool and spa are to be constructed as part of the same application as alterations to a dwelling which exceed $50,000.00 in construction costs, then BASIX requirements adhere to the pool regardless of volume.

Note: standards may not apply to heritage items or an item in a heritage conservation area where the Planning Secretary is satisfied the development is not capable of achieving compliance.

SEPP (Sustainable Buildings) 2022

Assessment

Certificate Number:	1752563M_04			
Certificate Date:	24 November 2025			
		Y	**N**	**N/A**
Correct DP shown on the certificate	DP 1295967	☒	☐	☐
Date of certificate is not older than 3 months to lodgement	Achieved	☒	☐	☐
The application has been assessed against the relevant provisions of SEPP (Sustainable Buildings) 2021. The proposal complies with the objectives of the EPI.				

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**
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			

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SEPP (Transport and Infrastructure) 2021					
• 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	☒	☐	☐
2.48(2)(b)	Any response to the above has been considered.	No objection raised and conditions provided	☒	☐	☐
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.	E1 Local Centre and R4 High Density	☒	☐	☐
2.7 Demolition	The demolition of a building requires development consent.	Demolition not part of this application and was approved under DA2020/0056.	☐	☐	☒
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: 27.3m (21m + 30% bonus) As discussed above, the maximum building height is pursuant to the additional allowance provided by the Housing SEPP is 27.3m The development proposes a maximum building height of 24.4m	☒	☐	☐
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: 3.25:1 (2.5:1 with 30% bonus) Mapped 2.5:1 Maximum bonus increases to 3.25:1 (11,862.5m²) being within the 30% uplift. The application proposes to deliver 20 affordable housing units which comprises 15% of the total development GFA and is eligible for the additional FSR bonus. The development proposes an FSR of 2.96:1 which is compliant.	☒	☐	☐
4.5 Calculation of floor space ratio and site area	To set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios	The application has been assessed in accordance with the provisions of this section.	☒	☐	☐

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Georges River Local Environmental Plan 2021

Section	Text	Comment	Y	N	N/A
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 arrangement has been designed in consideration of Council's stormwater policy and the provisions of the Georges River DCP 2021. The proposal does not seek to alter the stormwater management system approved under Development Consent DA2020/0056. Furthermore, the proposal does not reduce landscaped area or increase impervious surfaces on the site and therefore will not impact on the approved stormwater system.	☒	☐	☐
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.	Comments were received from Council's Development Engineer who raised no concerns with the proposal subject to the imposition of conditions.	☒	☐	☐
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 demonstrates design excellence as is supported by the applicant's design excellence statement prepared by Marchese Partners dated 25.11.2025.	☒	☐	☐
6.11 Environmental Sustainability	The objective of this clause is to ensure that development to which this clause applies is consistent with principles of best practice environmentally sensitive design.	ESD report, prepared by Aforia Consulting (dated 16 December 2025) submitted as part of this development application.	☒	☐	☐
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.	The overall landscaped area will not be impacted by this development application.	☐	☐	☒
The application has been assessed against the relevant provisions of the Georges River Local Environmental Plan 2021. The proposal does not comply with one or more of the aims or controls of the EPI.					

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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

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

3.3 – Landscaping

- Council's landscape officers have reviewed the application and raise no issues subject to conditions of consent and adherence to requirements of the Arboricultural Impact Assessment Report.

3.10 – Water Management

- The application was referred to Council's Development Engineers for their consideration. They raised no concerns regarding the stormwater management plan and layout.

3.11 – Ecologically Sustainable Development

- The development incorporates appropriate water conservation measures in the design of the development. A BASIX Certificate is submitted with the DA, which will form part of the consent conditions.

3.13 – Parking Access and Transport

- Parking for this development is subject to the requirements as specified in the Housing SEPP and ADG. The development complies with the parking requirements set out in the SEPP and ADG.

Part 5 – Residential Locality Statements

5.18 – Carss Park and Kogarah Bay Locality Statement

- The proposed development complies with the future desired character of the locality.

Part 6.3 - High Density Residential Controls

6.3- High Density Residential Controls

- An assessment of the proposed design against the relevant provisions of Part 6.3 – Residential flat buildings and residential components of shop top housing is provided in the table below:

Note: The requirements contained within the Housing SEPP and ADG prevail over the requirements in this section of the DCP.

Georges River Development Control Plan 2021

Section	Text	Comment	Y	N	N/A
6.3.1 Minimum Site Requirements	1. Minimum Lot width is 24m 2. For sites which allow development greater than four storeys, greater site width may be necessary to accommodate the greater setbacks required by the Apartment Design Guide.	The site is already subject to an approval 7 storey development – ADG assessment is provided in this report.	☒	☐	☐
6.3.2 Site Isolation and Amalgamation	1. Development for the purpose of residential flat buildings or residential components of shop top housing is not to result in the creation of an isolated site that could not be developed in	The site is already subject to an approval.	☒	☐	☐

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Georges River Development Control Plan 2021

Section	Text	Comment	Y	N	N/A
	compliance with the relevant planning controls, including the GRLEP 2021 and this DCP.	This site has potential for future development and is not considered to be isolated.			
6.3.3 Building Setbacks and Street Interface	1. Front setbacks: i. Street setback: up to a building height of four storeys, a minimum setback of 5m is to be provided. ii. Corner sites: up to a building height of four storeys, a minimum setback of 5m to both street frontages is to be provided. iii. Above four storeys, the front setback of the upper building levels is to be increased to a minimum of 8m to the street. The minimum 8m setback also applies to balconies, terraces and balustrades and must be accommodated behind the setback. iv. On a corner site, both frontages are to provide the increased setback above four storeys. v. Above level four (ground plus 3 storeys); an increased setback of the upper levels/s may be required depending on the width of the street. The required additional upper level setback for sites fronting a road with a reservation width less than 20m will be determined based on their visual impact in the specific context of the development. If the assessment determines that an additional setback is required, the minimum additional setback will be 2m and up to 3m based on the assessment. vi. The street setback area needs to be predominantly landscaped and is to accommodate a minimum of two (2) canopy trees to a mature height of at least 6m.	1-3 floor setbacks North – Nil setback as existing East – not applicable to this application South– 13m West – Nil setback as existing 4-5 floor setbacks North – 9m East – 8.5m South – 5.5m West – 5.5m	☒	☐	☐
	2. Side boundary setbacks: i. Minimum setback of 6m from side boundary between ground floor level and up to four storeys. ii. Upper level setbacks are 9m above four storeys.		☐	☒	☐
	3. Rear boundary setbacks: i. Minimum 6m setback from a rear boundary between ground floor level and up to four storeys. ii. Upper level setbacks are 9m above four storeys.		☒	☐	☐
	4. Side and rear boundary setbacks adjacent to a lower density residential	Does not adjoin lower density residential zone or heritage item	☐	☐	☒

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Georges River Development Control Plan 2021					
Section	**Text**	**Comment**	**Y**	**N**	**N/A**
	zone or heritage item/conservation area for the purposes of visual separation, privacy and transition: i. Minimum setback of 9m from the boundary between ground level and up to four storeys. ii. Upper-level setbacks are 12m above four storeys.				
6.3.4 Basement Setbacks	1. Basements are to be:. i. Located within the building footprint (refer to Figure 5), or ii. Set back a minimum of 6m from the front and rear boundaries and 3m from the side boundaries (refer to Figure 6).	Basement is setback is consistent with the approved plans	☒	☐	☐
	2. The basement setback areas are to be deep soil zones as defined in the Apartment Design Guide.	Provided where possible	☒	☐	☐
	3. Driveways and driveway crossings are to be located a minimum of 1.5m from a side boundary.	Existing driveway	☐	☐	☒
6.3.9 Vehicular Access, Parking and Circulation	1. Car parking is to be provided in accordance with the requirements in Part 3 General Considerations of this DCP unless Objective 3J-1 of the Apartment Design Guide applies. Car access areas and garages doors do not visually dominate either the development or the streetscape.	Objective 3J-1 of the Apartment Design Guide applies	☐	☐	☒
6.3.10 Dwelling Mix	1. Developments that propose more than 20 dwellings are to provide a mix of dwellings consistent with the following percentage mix: i. Studio apartments and 1 bed apartments – Minimum of 25% ii. 2 bed apartments – Minimum of 35% iii.3+ bed apartments – Minimum of 15%	24 x 1 Bed (43%) 32 x 2 Bed (57%) The development remains consistent with the approved DA	☐	☒	☐
6.3.11 Adaptable Housing	1. The minimum number of adaptable units designed in accordance with AS4299 - 1995 Adaptable Housing must be incorporated into the developments included in this section: 21-30 units – 3 adaptable units.	6 Adaptable units have been provided	☒	☐	☐
The application has been assessed against the relevant provisions of the Georges River Development Control Plan 2021. The proposal complies with the aims or controls of the EPI.					

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 development is not considered to result in unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure are appropriate for the setting and are consistent with the desired future character of the site.
Social Impact	The proposal will not 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 E1 Local Centre and 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-one (21) days in which to view the plans and submit any comments on the proposal. Council received no submissions 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.
- 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.

Referrals

Internal Referrals		
Specialist	Comment	Outcome
Development Engineer	No objections raised with regard to the proposal and no further engineering conditions required.	-
GIS	No objections raised with regard to the proposal and conditions recommended.	Conditions of consent imposed subject to the approval of the application.
Traffic	Council's Traffic Engineering Officer reviewed the proposal and raised no concerns in relation to traffic	Conditions of consent imposed subject to the approval of the application.

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	generation and car parking subject to conditions.	
Waste Management	Council's resource recovery Officer reviewed the submitted plans and waste management plan and raised no objections, subject to conditions.	Conditions of consent imposed subject to the approval of the application.
Health	No objections raised with regard to the proposal and conditions recommended.	Conditions of consent imposed subject to the approval of the application.
Landscape	No objections raised with regard to the proposal and conditions recommended.	Conditions of consent imposed subject to the approval of the application.

External Referrals

Referral Body	Comment	Outcome
Ausgrid	The referral body has considered the following planning provisions: - Clause 2.48 of SEPP (Transport and Infrastructure) 2021 No objections raised with regard to the proposal and conditions recommended.	Conditions of consent imposed subject to the approval of the application.

Contributions

The proposal is subject to Section 7.11 contributions 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 the Environmental Planning and Assessment Act 1979. 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.

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. The proposal is considered appropriate as it contributes to the provision of additional housing within the locality, aligning with broader strategic planning objectives to accommodate population growth and housing demand.

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 DA2025/0581 for Alterations and additions

to mixed use development on Lot 1 DP 1295967, No 280-298 Railway Parade, Carlton, subject to the conditions referenced in Appendix 1.

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	Reference No.	Date	Rev	Prepared By
Data Sheet	DA0.02	15/12/2024	AH	Marchese Partners
Site plan and land allocation	DA1.03	10/05/2024	Q	Marchese Partners
Streetscape	DA1.05	28/10/2025	A	Marchese Partners
Floor Plan-Basement 3	DA2.23	22/05/2024	AF	Marchese Partners
Floor Plan- Basement 2	DA2.24	18/06/2024	AJ	Marchese Partners
Floor Plan – Basement 1	DA2.25	18/06/2024	AJ	Marchese Partners
Floor Plan – Level Ground	DA2.26	21/05/2026	AS	Marchese Partners
Floor Plan – Level 1	DA2.27	15/12/2025	AL	Marchese Partners
Floor Plan – Level 2	DA2.28	11/11/2024	AJ	Marchese Partners
Floor Plan – Level 3	DA2.29	11/11/2024	AJ	Marchese Partners
Floor Plan – Level 4	DA2.30	11/11/2024	AJ	Marchese Partners
Floor Plan – Level 5	DA2.31	11/11/2024	AJ	Marchese Partners
Floor Plan – Level 6	DA2.32	28/10/2025	AL	Marchese Partners
Floor Plan – Roof Plan	DA2.33	28/10/2025	AJ	Marchese Partners
Elevation – North-West	DA3.01	28/10/2025	AG	Marchese Partners
Elevation – North-East	DA3.02	28/10/2025	AH	Marchese Partners
Elevation – South-East	DA3.03	28/10/2025	AG	Marchese Partners
Elevation – South-West	DA3.04	28/10/2025	AF	Marchese Partners
Section AA	DA4.01	28/10/2025	AB	Marchese Partners
Section CC	DA4.03	28/10/2025	Y	Marchese Partners
Section DD	DA4.04	28/10/2025	AD	Marchese Partners
Section GG	DA4.06	28/10/2025	Q	Marchese Partners
Section HH	DA4.07	28/10/2025	S	Marchese Partners
Material Board Front Façade	DA7.01	31/07/2025	M	Marchese Partners
Material Board Rear Façade	DA7.02	31/07/2025	G	Marchese Partners

2. **Fit-out of retail premises -** No approval is granted for the use or fit-out of the retail premises. Separate Development Consent for the use and fit-out is required prior to the occupation of the retail component of the development.

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3. **Signage -** A separate application shall be submitted to Council prior to the erection of any 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.

4. **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.*

5. **Compliance with DA2020/0056 –** The development is to comply with the conditions of consent for DA2020/0056 unless the condition is superseded by a condition of this consent.

Separate Approvals Required Under Other Legislation

6. **Public Domain Plans -** The Applicant is required to submit Public Domain Plans which are to consist of full civil engineering drawings to Australian Standards. Inclusive of new kerbing long sections, cross sections, driveway, drainage, paved footpath, landscape and tree pits, and in accordance with Councils "Public Domain Streetscape Works Specification".

   The public domain works shall be constructed in accordance with the approvals and specifications issued under the "Application for Driveway Crossing and Associated Works on Council Road Reserve" Roads Act 1993 Section 138 Approval issued by Council's Assets and Infrastructure Division. Applications are to be made at Georges River Council Customer Service Centre.

7. **Exit driveway onto Jubilee Avenue -** The applicant will be required to reconstruct the adjoined driveway of number 10 Jubilee Avenue to a Heavy Duty driveway as per Council's specifications. The applicant will be required to give the residents of number 10 Jubilee Avenue **not less than** 4 weeks' notice prior to any works commencing. These works are to be included in the public domain plans.

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;
   (f) Pumping water from the site into the public road;
   (g) Constructing a vehicular crossing or footpath;
   (h) Establishing a "works zone";

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(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 commencement of works.

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 6400.

9. **Vehicular Crossing - Major Development -** The following vehicular crossing and road frontage works will be required to facilitate access to and from the proposed development site:

(a) Construct a full width (boundary to kerb) footpath area in paving material for the full length of the frontage of the site in Railway Parade in accordance with Council's Specifications applying at the time construction approval is sought.

(b) Construct a 1.5m metre wide footpath for the full length of the frontage of the site in Buchanan Street in accordance with Council's Specifications applying at the time construction approval is sought.

(c) The thickness and design of the driveway shall be in accordance with Council's Specifications applying at the time construction approval is sought.

(d) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the site in accordance with Council's Specifications for kerb and guttering, applying at the time construction approval is sought.

(e) 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. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.

10. **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.

11. **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 <http://www.legislation.nsw.gov.au/> and the Roads Act 1993 must be submitted for approval to Council.

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LPP030-26 Attachment 2

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The following information is to be submitted with a Hoarding Application under Section 68 of the Local Government Act 1993 <http://www.legislation.nsw.gov.au/> and Section 138 of the Roads Act 1993 <http://legislation.nsw.gov.au/>:

(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 <http://www.georgesriver.nsw.gov.au>) before the commencement of work; and
(d) 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.

12. Below ground anchors - Information to be submitted with S68 Application under LGA 1993 and S138 Application under Roads Act 1993 - In the event that the excavation associated with the basement car park is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways, an application must be lodged with Council under Section 68 of the Local Government Act 1993 <http://www.legislation.nsw.gov.au/> and the Roads Act 1993 <http://legislation.nsw.gov.au/> for approval, prior to commencement of those works. The following details must be submitted.

(a) That cable anchors will be stressed released when the building extends above ground level to the satisfaction of Council
(b) The applicant has indemnified Council from all public liability claims arising from the proposed works, and provide adequate insurance cover to the satisfaction of council.
(c) Documentary evidence of such insurance cover to the value of $20 million.
(d) The applicant must register a non-terminating bank guarantee in favour of Council for the amount of [$50,000]. The guarantee will be released when the cables are stress released. In this regard it will be necessary for a certificate to be submitted to Council from a structural engineer at that time verifying that the cables have been stress released.
(e) That in the event of any works taking place on Council's roadways/footways adjoining the property while the anchors are still stressed, all costs associated with overcoming the difficulties caused by the presence of the 'live' anchors will be borne by the applicant.

Requirements of Concurrence, Integrated & Other Government Authorities

13. Proximity to Existing Network Assets (Ausgrid)

(a) Overhead Powerlines

There are existing overhead electricity network assets in Railway Pde. Safework NSW Document - *Work Near Overhead Powerlines: Code of Practice*, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be

maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

The proposed development may encroach the statutory clearances of nearby powerlines as per the requirements set out in AS7000 and Ausgrid Standard NS220. The developer is required to either:

- Engage an Accredited Service Provider Level 3 (ASP3) to confirm that the development does maintain the statutory clearances to the powerlines (this must include wind impacts). If the ASP3 determines that the proposed structure does encroach the statutory clearances, suitable arrangements must be made to ensure that the structure will not encroach the powerline statutory clearance either by redesign of the encroaching structure or relocation of the powerlines away from the proposed structure.

- Make suitable arrangements to have powerlines relocated prior to the commencement of construction so that statutory clearances are not encroached.

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

(b) Underground Cables

There are existing underground electricity network assets in Railway Parade, Buchanan Street, Jubilee Avenue. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Safework Australia - Excavation Code of Practice and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.

(c) Substation

There are existing electricity Ground substation assets within the proposed development site.

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The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Exterior parts of buildings within 3 metres in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level (FRL) of not less than 180/180/180 where the substation contains oil filled equipment, or 120/120/120 where there is no oil filled equipment and be constructed of non-combustible material.

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ - 100 kHZ) (ICNIRP 2010).

For further details on fire segregation requirements refer to Ausgrid's Network Standard 113. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid's Network Standard 143.

14. **Electricity Supply -** An application is required to be made to Ausgrid for a network connection. This may require the network to be extended or its capacity augmented. Evidence of this application being lodged with Ausgrid is required to be provided to the Certifying Authority prior to the issue of a Construction Certificate. For further details, you are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services).

15. **Connection to the network will be required prior to the release of any Occupation Certificate -** Where works within the road reserve are to be carried out by the developer, a Road Opening Permit must be obtained from Council's Customer Service Centre before commencement of work.

16. **Electricity Supply to Development -** The electricity supply to the Development must be underground. All existing overhead power lines within or adjacent to the development site shall be relocated underground to Energy Australia standards and specifications. If not practicable to relocate the power line underground, arrangements shall be made with Energy Australia to place the conduit to carry those power lines underground so that they can be utilised at a later date by Energy Australia. In this regard all associated costs shall be borne by the applicant.

17. **Trade Waste Agreements -** A Trade Waste Agreement with Sydney Water may be required.

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Details of any work required to comply with the agreement must be detailed on the plans lodged with the Construction Certificate. If no trade waste agreement or grease trap is required, a letter from Sydney Water to this effect must be submitted with the application for the Construction Certificate.

18. **Sydney Water – Tap in TM (Sydney Water) -** 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.

19. **Notice of Requirements for a Section 73 Certificate (Sydney Water) -** A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

    Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

    The Notice of requirements must be submitted prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

20. **Section 73 Compliance Certificate (Sydney Water) -** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the PCA prior to the issue of the Occupation/Subdivision Certificate.

21. **Sydney Airport Corporation – Max height to 60.5 metres AHD -** The approved height is inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, construction cranes etc. Should you wish to exceed this height a new application must be submitted.

    Should the height of any temporary structure and/or equipment be greater than 45.72 metres AEGH, a new approval must be sought in accordance with the *Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.*

    Construction cranes may be required to operate at a height significantly higher than that of the proposed development and consequently, may not be approved under the *Airports (Protection of Airspace) Regulations*. Sydney Airport advises that approval to operate construction equipment (ie cranes) should be obtained prior to commencement of works.

22. **NSW Police Recommendations -** Due to the nature of the development, identified crime risks and issues, we recommend the following:

    (a) The development applicant provides a Closed-Circuit Television plan;

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(b) The nominated affordable housing dwellings are to be managed by a registered community housing provider.

Prior to the Issue of a Construction Certificate

23. 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).

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	
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	$165,405.00
Inspection Fee for Refund of Damage Deposit	$385.00
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Local Infrastructure Contributions Plan 2021	$106.539.74

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 7.11 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
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 relevant Section 94 Development Contributions Plan.

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

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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.

24. **Damage Deposit - Major Work -** 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: **$165,405.00**

(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: **$385.00**

(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.

25. **Housing and Productivity Contribution** – Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$64,873.04

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC 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 HPC Order exempts the development from the contribution.

26. **Site Management Plan -** Major Development - A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

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(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.

27. Design Quality Excellence (Major Development)

(a) In order to ensure the design quality excellence of the development is retained:
   I. The design architect is to have direct involvement in the design documentation, contract documentation and construct stages of the project;
   II. The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project;
   III. Evidence of the design architect's commission is to be provided to the Council prior to release of the Construction Certificate.

(b) The design architect of the project is not to be changed without prior notice and approval of the Council.

28. Safe Work Method Statement (SWMS) - A Safe Work Method Statement must be prepared and lodged with the PCA for the demolition and asbestos removal prior to the commencement of works.

29. BASIX Commitments - All energy efficiency measures as detailed in the BASIX Certificate No. 1752663M_04 must be implemented on the plans lodged with the application for the Construction Certificate.

30. Required design changes - The following changes are required to be made and shown on the Construction Certificate plans:

Non-reflective Glass – Commercial Development

(a) Provide non-reflective glass on the commercial building façade;

Waste Management

(b) Restricted access to the garbage chute mechanism in the ground floor waste rooms is to be provided;

(c) Commercial waste – evidence that adequate storage area is provided for the commercial and retail waste is to be provided, with an alternative location for a recycling storage provided if required;

(d) Evidence required to be provided that a Medium Rigid Vehicle can enter and leave the site in a forward direction and can access to the loading dock on the site for waste collection.

Lighting

(e) Lighting under the street awnings.

Public Art

(f) A minimum of 1% of the total cost of the development is to be allocated to the public art budget. Developers must refer to the Georges River Council Public Art Guidelines, as outlined in Georges River Council Development Control Plans, to determine any requirements they may have for including public art in new developments, and to review what constitutes public art.

31. **Low reflectivity roof -** Roofing materials must be low glare and reflectivity. Details of finished external materials including colours and texture must be provided to the Certifying Authority.

32. **Pre-Construction Dilapidation Report - Private Land -** A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

33. **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 runoff is diverted around cleared or exposed areas

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(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.

34. **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.

(a) Prior to the issue of a Construction Certificate, for the proposed connection into Council's existing drainage pit in the road.

(b) All stormwater shall drain by gravity to Council's stormwater system in the street as indicated in the supported drainage plan Dwg No. (SW.02), Issue P2, 11/12/19 prepared by 'Birzulis Associates' engineering consultant.

(c) The PCA shall ensure that the approved drainage design levels are surveyed during construction by a registered surveyor.

(d) The PCA shall ensure that a drainage engineer shall supervise the construction of the OSD stormwater system on site and certify his supervision in writing and state his satisfaction of the constructed site stormwater system is built as intended in this consent.

(e) Connection into the existing pit shall be to Council's asset and infrastructure engineering unit satisfaction.

(f) There is a low point on Railway Parade adjacent to the site. In case of the Railway Parade street drainage becoming blocked or reaching capacity, the site's stormwater system is to include design measures to protect the ground floor of the development by redirecting any stormwater that enters the site from Railway Parade. The Detailed Stormwater plan is to include these design measures.

(g) Stormwater Systems with Basement - The underground basement car park must pump to and all other stormwater must drain by gravity to the drainage system within the site via a silt trap pit . The design of the proposed drainage system must be prepared by a

professional engineer who specialises in hydraulic engineering and be submitted for approval with the Construction Certificate application.

(h) Protection of basement from inundation of stormwater waters - The protection of the underground basement shall be protected from possible inundation by surface waters from the street. Evidence from a professional engineer who specialises in hydraulic engineering that this design requirement has been adhered to shall be submitted with the Construction Certificate application.

35. On Site Detention - 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.

An on-site detention (OSD) facility designed by a professional engineer who specialises in Hydraulic Engineering is to be constructed with capacity as shown on the approved plan in this case.

(a) Provide the OSD system with at least one access for future maintenance and show on plan.

(b) Provide the OSD system with sufficient ventilation and show on plan.

(c) The OSD tank shall be certified to be structurally adequate to carry the designated loads to the satisfaction of the PCA.

36. 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 existing concrete paved driveway contained within the right-of-way (identified on the survey plan dated 28/8/2019 as “B” A641553) providing vehicular egress from the site to Jubilee Avenue, shall be demolished and reconstructed with new paving at the applicant’s expense.

Detailed drawings of the required works shall be submitted to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

The drawings shall include, but not be limited to:

(i) Information on the design wheel loading
(ii) Full engineering details of the new driveway including a sectional profile showing materials of construction and thicknesses
(iii) Existing and proposed drainage pits and pipelines

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(iv) Existing and proposed levels
(v) The works being extended to the gutter lip on Jubilee Avenue.

37. Detailed Engineering Drawings- Internal Driveway - Ground Floor Level - Prior to the issuing of a Construction Certificate, detailed drawings, prepared by a suitably qualified and experienced engineering consultant, shall be submitted to the Principal Certifying Authority for approval.

The drawings shall include full engineering details, including existing and proposed levels, materials of construction and drainage details of the driveway/car parking area at ground level linking Buchanan Street and Jubilee Avenue.

38. Council Property Shoring - Prior to the issue of the Construction Certificate, plans and specifications prepared by a professional engineer specialising in practising structural engineering must detail how Council's property shall be supported at all times.

Where any shoring is to be supporting, or located on Council's property, certified structural engineering drawings detailing; the extent of the encroachment, the type of shoring and the method of removal, shall be included on the plans. Where the shoring cannot be removed, the plans must detail that the shoring will be cut to 150mm below footpath level and the gap between the shoring and any building shall be filled with a 5MPa lean concrete mix.

39. 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.

40. 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:

(a) 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.

(b) Dilapidation Reports on the adjoining properties prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the PCA and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.

(c) On-site guidance by a vibration specialist during the early part of excavation.

(d) 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.

(e) Sides of the excavation are to be piered prior to any excavation occurring to reinforce

the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

41. **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.

42. **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).

43. **Traffic and Parking**

(a) All standard sized car parking spaces allocated to the parking of resident; resident visitor; retail and courier vehicles shall be linemarked, numbered and be provided with signage/and or pavement markings at each space that clearly indicates the intended/approved use of the space(s).
All car parking spaces shown as "Small Car" spaces shall be linemarked, numbered and provided with signage/and or pavement markings at each space that clearly indicates the intended use of the space(s) and that the space(s) is for the parking of small vehicles only. Motorcycle parking spaces shall be linemarked and provided with signage/and or pavement markings that satisfy the requirements of the relevant Australian Standard.

Details of the linemarking, numbering, signage and/or pavement markings at each space shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate and the signs, linemarking and pavement markings installed prior to the issue of the Occupation Certificate.

(b) Signage, pavement symbols and line marking shall comply with Australian Standards, AS1742, Manual of Uniform Traffic Control Devices and NSW Road Transport (Safety and Traffic Management) Regulations 1999.

(c) Minimum sightlines for pedestrian safety shall be provided to comply with the requirements of Figure 3.3 in AS/NZS 2890.1:2004 Parking Facilities, Part 1 – off street car parking along circulation roadways/access aisles within the site and at vehicle crossings on Buchanan Street and Jubilee Avenue. Details of how it is proposed to provide minimum sight lines for pedestrian safety shall be determined by a suitably qualified and experienced Traffic Engineering professional and be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

(c) In the instance of multi storey car park and to prevent vehicles from running over the edge of a raised platform or deck of a multi storey car park, barriers in accordance with AS2890.1:2004 section 2.4.5.3 shall be installed.

(d) Loading and unloading of vehicles to the residential; retail and commercial premises shall take place fully within the site at all times and not be undertaken from the public domain/road reserve.

(e) Bicycle Parking - Bicycle parking facilities shall be fitted with racks or similar in accordance with AS 2890.3:2015 Parking Facilities, Part 3: bicycle parking.

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Prior to the issue of the Construction Certificate, details of the devices shall be submitted to the Principal Certifying Authority for approval.

44. **Construction vehicle and pedestrian plan of management -** 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 Traffic Engineer. The CVPPM shall be prepared for the various stages of the development and include, but not be limited to, the following:

(a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
(b) Indicate the consent approved hours of work.
(c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
(d) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site.
The developer/builder shall liaise fortnightly with other identified developers/builders to minimize any cumulative traffic impacts.
(e) Include a plan showing the location of any schools, pre schools and long day care centres within 200m of the site.
(f) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
(g) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
(h) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
(i) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
(j) Provide, if required, swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:
- May be required if it is considered truck movements into and out of the site associated with the various stages of development have the potential to damage public or private infrastructure/property.
- May be required if it is considered truck movements into and out of the site cannot be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
- Shall be prepared by a suitably qualified and experienced traffic engineering consultant.

(k) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones.
NOTE: Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.
(l) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking, parking in NO STOPPING/NO STANDING zones or across neighboring property driveways is not permitted.

NOTE: A copy of the approved CVPPM must be kept at the site and made available to the Principal Certifying Authority or Council on request.

45. **Acoustic Requirements - Compliance with submitted Acoustic Report -** The Construction

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Certificate plans shall demonstrate compliance with the Acoustic Assessment submitted to Council, titled "Noise Impact Assessment. 280-298 Railway Parade, Carlton. Project No. SYD0824" prepared by ADP Consulting: Engineering dated 18 November 2019.

This means that a review of glazing design and mechanical plant must be undertaken to ensure that acoustic objectives will be met. Written verification from a suitably qualified acoustic consultant must be submitted to Council validating that the acoustic objectives contained within the aforementioned report will be met, must be submitted to Council for approval. The Construction Certificate will not be issued until Council approves this validation.

46. **Contaminated Land – Site Validation Report -** A Site Validation Report prepared by the certified Contaminated Land Consultant, in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021, must be submitted to the Principle Certifying Authority and Council if Council is not the Principle Certifying Authority, within 30 days of remediation works being completed. Council must accept and acknowledge the receipt of the Site Validation Report within 7 days of the Validation Report being submitted.

The Site Validation Report, for each stage of the development, must include:

(a) A notice of completion of remediation works;
(b) Details of site management requirements (if any)
(c) A clear statement on the suitability of the proposed site use.

Reason: To ensure remediation works are carried out to required standards and to ensure the land is suitable for the proposed use. To protect the environment and maintain public health.

47. **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.

48. **Waste Storage - Residential and Mixed Use Developments -** The plans shall include details of the waste storage area. The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot/building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the required number of bins for the development and located in an area to suitably facilitate servicing on waste collection day.

The path to the bin room is to be at least 1.0 metres wide and kept clear and unobstructed at all times.

Residential Waste

Larger 1,100 litre mobile bins may be used as an alternative, but an equivalent amount of space will need to be provided. It is noted that the applicant intends to provide 7 x 1100 litre mobile bins for domestic waste and 7 x 1100 litre mobile bins for domestic recycling. These are considered to be adequate provided they are serviced in accordance with Council's current servicing requirements.

Commercial Waste

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For the Commercial portion of the building appropriate waste and recycling containers and facilities will need to be provided for all specific end use businesses in accordance with the following waste generation rates:

(a) Retail Trading - shops, to 100 square metres - 0.1-0.2 cubic metres per 100 square metres of floor area per day;

(b) Restaurants and Food Shops - 0.3-0.6 square metres per 100 meals, plus up to 0.15 cubic metres of beverage containers per 100 meals; and,

(c) Office - 0.01-0.03 cubic metres per 100 square metres of floor area per day.

49. All landscape works shall be carried out in accordance with the approved landscape plans and specifications, drawn by Ground Ink Issue B and dated 28 November 2025. The landscaping shall be maintained in accordance with the approved plans in perpetuity, subject to the following

(a) The proposed trees and plant species, pot/ bag size and quantities of plants shall be in accordance with the proposed plant schedule upon the approved landscape plan. The applicant must engage a licensed and reputable nursery grower early within the build phase and order all trees and 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 New trees proposed upon the approved landscape plan must comply with AS 2303 - 2018, Tree Stock for Landscape use and be planted and maintained in accordance with Councils standard specification;

(c) If any new trees and plants are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species and pot/bag size. If any trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size;

(d) The excavation and installation of the approved driveway and crossover utilised by the site must be under the guidance of an AQF 5 Arborist and signed off by AQF 5 Arborist, for the protection of Tree 1.

(e) A certificate of compliance for the planting of all new trees and shrubs proposed for the site. An AQF 5 Arborist or AQF 5 Horticulturist shall be engaged and in writing certify that all trees have been planted as per landscape plan and specifications and forwarded to the PCA - Principal Certifying Authority.

(f) The new driveway and crossover and western carparking area (7 spaces) are to be installed in accordance with the approved Landscape Plans.

50. **Compliance with submitted Arborist Report -** The recommendations outlined in the Arborist's Report titled Arboricultural Impact Assessment, prepared by Redgum Horticultural, dated 2019, Ref 4723.1 must be implemented throughout the relevant stages of construction. Details of tree protection measures to be implemented must be detailed and lodged with the Construction Certificate application for approval and shall be in accordance with Section 4 - Australian Standard AS 4970-2009: Protection of trees on development sites.

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The tree/s to be retained and protected are listed in the table below.

Tree Species	Location of Tree / Tree No.	Tree Protection Zone (metres) TPZ as per AS4970 - 2009 Fencing distance from trunk
T1 - Eucalyptus microcorys	Front yard of 1-7 Buchanan St Carlton	7.2 metres radially out from its trunk
T6 - *Brachychiton acerifolius*	Rear yard of 1-7 Buchanan St Carlton	4.8 metres radially out from its trunk
T7 - *Jacaranda mimosifolia*	Back fence of 16 Jubilee Ave Carlton	4.8 metres radially out from its trunk
T8 - *Casuarina cunnighamiana*	Within subject site, rear south portion	9.6 metres radially out from its trunk
T9 - *Corymbia maculata*	Rear yard of 1-7 Buchanan St Carlton	9.6 metres radially out from its trunk
T10 - *Corymbia citriodora*	Within subject site, rear south portion	8.4 metres radially out from its trunk
T11 - *Eucalytpus microcorys*	Rear yard of 1-7 Buchanan St Carlton	8.4 metres radially out from its trunk
T12 - Callistemon viminalis	Councils street tree facing Buchanan St	3.6 metres radially out from its trunk without blocking the footpath
Corymbia gummifera (missed from report)	Back fence of 16 Jubilee Ave Carlton	5 metres radially out from its trunk
Platanus × acerifolia (missed in report)	*Front of 10 Jubilee Avenue*	*12 metres radially out from its trunk*

(a) The client shall engage a qualified Arborist who holds an AQF Level 5 or above in Arboriculture and who is a current practicing and financial member of an Arboricultural Association or Affiliation.

(b) A certificate of compliance letter for tree protection measures shall be completed and forwarded to the PCA - Principal Certifying Authority, at three (3) stages being before works, during works and once all building works have been completed, that tree protection measures have been installed and maintained during the building process.

51. Tree Protection Measures

(c) The entire southern portion of land within the site and denoted as “4” deep soil planting upon the Ground floor landscape plan, shall be fenced off and isolated from any building works, preparation of any building products and storage of any materials, at the corner of the rear north western fence of 1-7 Buchanan St, backyard.

(d) All trees on Council property, subject site and adjacent sites, to be retained shall be protected before and maintained during demolition, excavation and construction of the site.

(e) Although trees may be on adjacent sites, the tree protection fencing must be placed on the nominated distances as per table above, out from the trees trunk, within the subject site to minimise impacts to neighbours trees and kept for the entirety of the

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project.

(f) The tree protection measures must be in undertaken in accordance AS4970 -2009 Protection of trees on development sites.

(g) Details of the tree protection measures to be implemented must be provided with the application for a Construction Certificate by a qualified Arborist who holds an AQF Level 5 or above in Arboriculture and who is a current practicing and financial member of an Arboricultural Association or Affiliation.

(h) The engaged AQF 5 Consulting Project Arborist must be present on-site during the stages of excavation, demolition and construction when works are being undertaken that could impact on the tree canopy or root zone within the tree protection zone of each tree.

(i) In accordance with AS 4970-2009 Protection of trees on development sites, a protective fence consisting of 2.4 x 1.8 metres high, fully supported chainmesh fence shall be used. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed in the table above. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.

(j) To preserve Tree 1 - *Eucalytpus microcorys* and its Tree Protection Zone, and protection from machinery, no work shall commence until the Tree Protection Zone has been protected with 100mm of organic mulch laid, timber sleepers at 200mm x 100mm laid over the top and secured with metal framing bands as per AS4970 -2009, clause 4.5.3 Ground protection.

(k) The Tree Protection Zone of each tree, to be protected, shall be watered thoroughly and regularly to minimise the effects of construction works.

(l) No building products, materials or services shall be installed within the TPZ of the tree/s unless approved by Council. This fence shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone - DO NOT ENTER' attached to the fence and must also include the name and contact details of the Project Arborist.

52. Excavation works near tree to be retained - all trees to be retained

(m) Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the AQF 5 Project Arborist to ensure that the root system will not adversely be affected.

(n) Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the AQF 5 Project arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any <u>further</u> demolition or construction works taking place.

(o) Tree Protection Zones around the trees to be retained are not to have soil level changes, building product / materials stored or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.

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(p) Removal or pruning (roots or branches) of any other tree (that would require consent of Council) is not approved.

53. Tree Removal & Replacement

Tree removal - Permission is granted for the removal of the following trees:

Tree Species	Number of trees	Location
T2 - *Callistemon viminalis*	X1	Within site, fronting Buchanan Street
T3 - *Melaleuca armillaris*	X1	Middle of site
T4 - *Melaleuca quinquenervia*	X2	Middle of site
T5 - *Melaleuca quinquenervia*	X1	Middle of site

General Tree Removal Requirements

(a) All tree removal shall be carried out by a minimum certificate Level 3, Licenced and insured Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98).

(b) No trees are to be removed on the site or neighbouring properties without the prior written approval of Council.

Street tree planting by Council –

(c) A total of Seven (7) street trees of species to be determined must be provided in the road reserves fronting the site on Buchanan Street (2) and Railway Parade (5).

54. Allocation of street addresses - In order to comply with AS/NZS 4819:2011 Rural and Urban Addressing & the NSW Addressing User Manual (Geographical Names Board of NSW) and Georges River Council's requirements, the street addresses for the subject development must be allocated as follows:

(a) Basement Parking levels –
- Basement 4 Plan – B4
- Basement 3 Plan – B3
- Basement 2 Plan – B2
- Basement 1 Plan – B1

(b) Commercial building (Stage 1) – 280 Railway Parade, Carlton; comprising:
- Ground Floor retail (197sqm) – Shop G01/280 Railway Parade, Carlton
- Ground Floor retail (153sqm) - Shop G02/280 Railway Parade, Carlton
- Level 1 Commercial – Suite 101/280 Railway Parade, Carlton
- Level 2 Commercial – Suite 201/280 Railway Parade, Carlton
- Level 3 Commercial – Suite 301/280 Railway Parade, Carlton
- Level 4 Commercial – Suite 401/280 Railway Parade, Carlton

(c) Residential building (Stage 2) – 290 Railway Parade, Carlton

- Ground Floor retail (287m²) – Shop G03/290 Railway Parade, Carlton
- Ground Floor retail (247m²) - Shop G04/290 Railway Parade, Carlton
- Individual apartments addresses include:

Level	Unit No	Proposed street address
1	B1.1	101/290 Railway Pde
1	B1.2	102/290 Railway Pde
1	B1.3	103/290 Railway Pde
1	B1.4	104/290 Railway Pde
1	B1.5	105/290 Railway Pde
1	A1.1	106/290 Railway Pde
1	A1.2	107/290 Railway Pde
1	A1.3	108/290 Railway Pde
1	A1.4	109/290 Railway Pde
1	A1.5	110/290 Railway Pde
2	B2.1	201/290 Railway Pde
2	B2.2	202/290 Railway Pde
2	B2.3	203/290 Railway Pde
2	B2.4	204/290 Railway Pde
2	B2.5	205/290 Railway Pde
2	A2.1	206/290 Railway Pde
2	A2.2	207/290 Railway Pde
2	A2.3	208/290 Railway Pde
2	A2.4	209/290 Railway Pde
2	A2.5	210/290 Railway Pde
3	B3.1	301/290 Railway Pde
3	B3.2	302/290 Railway Pde
3	B3.3	303/290 Railway Pde
3	B3.4	304/290 Railway Pde
3	B3.5	305/290 Railway Pde
3	A3.1	306/290 Railway Pde
3	A3.2	307/290 Railway Pde
3	A3.3	308/290 Railway Pde
3	A3.4	309/290 Railway Pde
3	A3.5	310/290 Railway Pde
4	B4.1	401/290 Railway Pde
4	B4.2	402/290 Railway Pde
4	B4.3	403/290 Railway Pde
4	B4.4	404/290 Railway Pde
4	B4.5	405/290 Railway Pde
4	A4.1	406/290 Railway Pde
4	A4.2	407/290 Railway Pde
4	A4.3	408/290 Railway Pde
4	A4.4	409/290 Railway Pde
4	A4.5	410/290 Railway Pde
5	B5.1	501/290 Railway Pde
5	B5.2	502/290 Railway Pde
5	B5.3	503/290 Railway Pde
5	B5.4	504/290 Railway Pde
5	B5.5	505/290 Railway Pde

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5	A5.1	506/290 Railway Pde
5	A5.2	507/290 Railway Pde
5	A5.3	508/290 Railway Pde
5	A5.4	509/290 Railway Pde
5	A5.5	510/290 Railway Pde
6	B6.1	601/290 Railway Pde
6	B6.2	602/290 Railway Pde
6	B6.3	603/290 Railway Pde
6	A6.1	604/290 Railway Pde
6	A6.2	605/290 Railway Pde
6	A6.3	606/290 Railway Pde

Details indicating compliance with this condition must be shown on the plans lodged with any Construction Certificate for approval.

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

55. **Site 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).

56. **Contaminated Land - Prior to Undertaking Remediation Works -** Written notice must be submitted to Council's Environmental Health Officer 30 days prior to the commencement of remediation works, in accordance with clause 16 of the *State Environmental Planning Policy No. 55 - Remediation of land.* This applies separately to both stages of development.

57. **Contaminated Land - Prior to commencement any work -** Prior to the commencement of any work (including demolition and excavation) the applicant must engage an appropriately qualified Land Contamination Consultant, certified under the consultant certification schemes recognised by the NSW EPA, to supervise and manage on site works and remediation in accordance with the:

(a) NSW Office of Environment and Heritage (OEH) 'Contaminated Sites - Guidelines for Consultants Reporting on Contaminated Sites';

(b) NSW Environment Protection Authority (NSW EPA) guidelines under the Contaminated Land Management Act 1997;

(c) State Environmental Planning 55 (SEPP55) - Remediation of Land; and

(d) The Remedial Action Plan titled "Remediation Action Plan 280-298 Railway Parade, Carlton NSW 2218, J164169" prepared by Greencap, dated July 2020.

58. **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.

59. **Dilapidation Report on Public Land -** Prior to the commencement of works (including demolition and excavation), a dilapidation report must be prepared for the Council

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infrastructure adjoining the development site.

The report must include the following:

(a) Photographs showing the existing condition of the road pavement fronting the site,

(b) Photographs showing the existing condition of the kerb and gutter fronting the site,

(c) Photographs showing the existing condition of the footpath pavement fronting the site,

(d) Photographs showing the existing condition of any retaining walls within the footway or road, and

(e) The full name and signature of the structural engineer.

(f) The Dilapidation Report must be prepared by a qualified structural engineer. The report must be provided to the PCA and a copy provided to the Council.

The Dilapidation Report must be prepared by a professional engineer. The report must be provided to the PCA and a copy provided to the Council.

The report is to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped. Note: Council will use this report to determine whether to refund the damage deposit after the completion of works.

60. 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.

61. 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.

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(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.

62. 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.

63. 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

64. 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

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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.

65. **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.

66. **Ground levels and retaining walls -** The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

67. **Remediation Works -** All remediation work must be carried out in accordance with: -

(a) State Environmental Planning Policy No 55--Remediation of Land (SEPP 55); and

(b) Guidelines made or approved by the EPA include the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013) (ASC NEPM), Guidelines for consultants reporting on Contaminated Sites and Guidelines for the NSW Site Auditor; and in accordance with the RAP titled "Remediation Action Plan 280-298 Railway Parade, Carlton NSW 2218, J164169" prepared by Greencap, dated July 2020; and

(c) In accordance with the Asbestos Management Plan and Remediation Plan prepared by Greencap.

68. **Unexpected finds -** Any new information that comes to light during excavation (after demolition of the onsite structures) which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately. It is mandatory that this information is reported to Council in order to comply with Section 148 of the POEO Act 1997 and Section 60 of the CLM Act 1997.

69. **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.

70. **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.

71. **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.

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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.

72. **Development Engineering - 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.

73. **Development Engineering - 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 and cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.

Prior to the issue of the Occupation Certificate

74. **Restriction on use of land - Clause 17(1) SEPP (Affordable Rental Housing) - Infill Affordable Housing -** For ten (10) years from the date of the issue of the Occupation Certificate:

(a) All dwellings will be used for the purpose of affordable housing, and

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

A Restriction of Use of the Land is to be created using Section 88E of the Conveyancing Act 1919 over the subject property. This Restriction shall ensure that the requirements of Clause 17(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 are met and shall be worded as follows:

For a continuous period of ten (10) years from the date of issue of any occupation certificate (being an Interim or Final Occupation Certificate) the following Restrictions on the Use of the Land will apply:

(i) All dwellings will be used for the purpose of affordable housing, and

(ii) All accommodation that is used for affordable housing will be managed by a registered community housing provider.

This Restriction shall benefit Council and Council is to be nominated as the Authority to release, vary or modify this Restriction.

This Restriction on Use of Land shall be registered on the title of the land, prior to of the issue of any Occupation Certificate. Documentary evidence of the registration of this Restriction on titles is to be supplied to the PCA with the application for any Occupation Certificate.

75. **BASIX Certificate -** All energy efficiency measures as detailed in the approved BASIX Certificate in the plans approved with the Development Consent, must be implemented before issue of any Occupation Certificate.

76. **Completion of Landscape Works -** All landscape works, fees payable for Councils seven (7) street trees and the planting of seventeen (17) trees within the site, must be completed before the issue of the Final Occupation Certificate and to the satisfaction of Councils Tree

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Management Officers. In accordance with approved landscape plans and specifications, drawn by Arcadia Landscape Architecture, Ref No Issue D and dated Nov 2019 - Stage 2 landscape works within the site shall in be accordance with the approved landscape plans and specifications, by GroundInk, Issue B, dated 28.11.2025. The landscaping shall be maintained in accordance with the approved plans in perpetuity, subject to the following -

(a) The proposed trees and plant species, pot/ bag size and quantities of plants shall be in accordance with the proposed plant schedule upon the landscape plan. If plant species, pot/ bag size and quantities cannot be sourced, Council shall be contacted for alternatives.

(b) All sixteen (16) trees proposed upon the approved landscape shall comply with AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003), and be planted and maintained in accordance with Councils standard specification.

(c) If the planted sixteen (16) trees and plants are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species. If the sixteen (16) trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size.

(d) The parking spaces proposed along the left hand side(south side) of the entry and exit from Buchanan St shall be permeable paving in accordance with the Concrete and Masonry Association of Australia. The excavation and installation shall be under the guidance of an AQF 5 Arborist and signed off by the arborist, for the protection of Tree 1.

(e) A certificate of compliance for the planting of all sixteen (16) trees and shrubs proposed for the site. An AQF 5 Horticulturist shall be engaged and in writing certify that all trees have been planted as per landscape plan and specifications and forwarded to the PCA - Principal Certifying Authority.

(f) The new driveway and crossover and western carparking area (7 spaces) are to be installed in accordance with the approved Landscape Plans.

Tree Protection Measures

(g) A final certificate of compliance letter, once all building and landscape works have been completed, from the engaged AQF 5 Consulting Arborist, that tree protection measures have been installed and maintained for the entirety of the project and report on the condition of the trees that as part of this Consent, were to be protected and retained.

Tree Replacement within subject site

(h) The following replacement/ planted trees are to be planted prior to the issue of either an Occupation Certificate or Subdivision Certificate (whichever is first). All replacement trees must be replanted a minimum of 3m away from any driveway, building or structure.

(i) A minimum of 12 trees as specified in the approved Landscape Plans prepared by Jane Britt Design Issue E and dated 27 May 2024 shall be planted within the property. The trees are to conform to AS2303 - 2018, Tree stock for landscape use.

(j) If the replacement trees are found to be faulty, damaged, dying or dead within twelve

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(12) months of planting then they must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size.

(k) A copy of the Hurstville City Council's Tree Removal and Pruning Guidelines and Kogarah City Council, Street Tree Management Strategy, Masterplan, and Tree Management Policy 2019, can be downloaded from Council's website www.georgesriver.nsw.gov.au.

Street Trees

(l) A total of seven (7) street trees pits with adequate soil volumes that would support the growth of a large canopy tree must be provided in the road reserves fronting the site on Buchanan Street (2 street tree pits) and Railway Parade (5 street tree pits).

77. Post Construction Dilapidation report – Private Land - At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the adjoining premises.

The report is to be prepared at the expense of the applicant and submitted to the PCA prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damaged has occurred to the adjoining premises, the PCA, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the PCA prior to the issue of any Occupation Certificate.

78. Allocation of car parking spaces - Car parking associated with the development is to be allocated as follows:

(a) Residential dwellings - 54 spaces
(b) Residential visitors: - 12 spaces
(c) Retail - 8 spaces
(d) Commercial - 103 spaces
(e) Loading/Services – 3 courier spaces and a loading dock

79. Bicycle facilities – 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 bicycle parking facilities have been constructed in accordance with the approved plans and the relevant Australian Standard.

80. Driveways and ramps - design 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 footpath crossing/driveway and internal driveways and ramps have been constructed in accordance with the approved plans and the relevant Australian Standard(s).

81. Carpark - layout, design and certification - prior to the issue of an Occupation Certificate, documentation from a suitably qualified and experienced Traffic Engineering professional shall

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be submitted to the Certifying Authority certifying the carparking facilities have been constructed in accordance with the approved plans and the relevant Australian Standard(s)

82. **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 including standard and small car spaces and motorbike parking spaces have been marked in accordance with the approved plans and the relevant Australian Standard(s).

83. **Major Development -** Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface. All car parking spaces are to be line marked in accordance with AS1742, 'Australian Standard Manual of Uniform Traffic Control Devices' and the relevant guidelines published by the RMS.

84. **SEPP 65 Design Verification Statement -** The PCA must not issue an Occupation Certificate to authorise a person to commence occupation of the residential flat development unless the PCA has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.

85. **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 if 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.

86. 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) Volume of storage available in any detention areas;

(c) The location, diameter, gradient and material (i.e. PVC, RC etc.) of all stormwater pipes;

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(d) The orifice size/s.

87. **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.

88. **Vehicular Crossing and Frontage Work for Stage 2** - The following road frontage works shall be constructed in accordance with specifications issued under the 'Application for Driveway Crossing and Associated Works on Council Road Reserve' approval issued by Council's Assets and Infrastructure Division:

(a) Construct a full width (boundary to kerb) footpath area in paving material for the length of the frontage of the Stage 2 site in Railway Parade (being Chainage 7 to 48) in accordance with Council's Specifications.
(b) Construct the driveway crossing in Jubilee Avenue (only) in accordance with Council's specifications for vehicular crossings.
(c) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the Stage 2 site in accordance with Council's Specifications for kerb and guttering.
(d) 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 Driveway Crossings and Associated Works.

A private contractor shall carry out the above work, at the expense of the applicant and in accordance with Council's Specification for Driveway Crossings and Associated Works.

The driveway and road frontage works are to be completed before the issue of the Occupation Certificate for Stage 2.

89. **Completion of Major Works for Stage 2** - Prior to the issue of a Final Occupation Certificate for Stage 2, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

(a) Stormwater pipes, pits and connections to public stormwater systems within the road related area;
(b) Driveways and vehicular crossings within the road related area;
(c) Removal of redundant driveways and vehicular crossings;
(d) New footpaths within the road related area;
(e) Relocation of existing power/light pole;
(f) Relocation/provision of street signs;
(g) New or replacement street trees;
(h) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street;
(i) New or reinstated kerb and guttering within the road related area; and
(j) New or reinstated road surface pavement within the road.

Council's Assets and Infrastructure Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. Note: The damage deposit paid to Council will not be released until the works have been completed to

Council's satisfaction

90. **Dilapidation Report on Public Land for Major Development Only -** Upon completion of works, a follow up dilapidation report must be prepared for the items of Council infrastructure adjoining the development site.

The dilapidation report must be prepared by a professional engineer specialising in structural engineering, and include:

(a) Photographs showing the condition of the road pavement fronting the site

(b) Photographs showing the condition of the kerb and gutter fronting the site

(c) Photographs showing the condition of the footway including footpath pavement fronting the site

(d) Photographs showing the condition of retaining walls within the footway or road

(e) Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and

(f) The full name and signature of the professional engineer.

The report must be provided to the PCA and a copy provided to the Council. The reports are to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

NOTE: Council will use this report to determine whether or not to refund the damage deposit.

Council's Assets and Infrastructure Division must advise in writing that the works have been completed to their satisfaction prior to the issue of an Occupation Certificate.

91. **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.

92. **Acoustic Certification -** Prior to the issue of any Occupation Certificate, a suitably qualified acoustic consultant shall certify that the operation of the premises and plant equipment shall not give rise to a sound pressure level at any affected premises that exceeds the acoustic criteria established by the Acoustic Report required by a condition of this consent. The development shall at all times comply with these noise levels post occupation.

93. **Acoustic Compliance -** Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the PCA certifying that the construction has incorporated the recommendations in the DA Acoustic Report titled Noise Impact Assessment, prepared by ADP Consulting and dated 18 November 2019.

94. **Notice to Council - Allocation of street addresses -** Prior to the issue of any Occupation Certificate, 'as-built' drawings detailing the installed and allocated street/unit address and numbering must be submitted to the satisfaction of Council.

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95. **Electricity Supply -** Evidence shall be provided demonstrating that the development has been connected to the Ausgrid, if required.

96. **Affordable Housing Management -** The units designated as affordable housing must be managed by a registered Community Housing Provider (CHP) for a minimum period of fifteen (15) years from the date of issue of the first Occupation Certificate.

Prior to the release of any Occupation Certificate, the applicant must submit to Council written confirmation from the registered CHP demonstrating acceptance of management responsibility for the affordable housing dwellings, together with details of the proposed management arrangements.

97. A covenant should be registered on the title identifying the affordable rental housing component of the development and indicating that these dwelling units must be used for affordable rental housing and managed by a registered Community Housing Provider (CHP) for a period of 15 years.

Operational Conditions (Ongoing)

98. **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).

99. **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.

100. **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.

101. **Activities and storage of goods outside buildings -** There shall be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.

102. **Entering & Exiting of vehicles -** All vehicles entering and exiting the site at the Buchanan Street vehicle crossing shall do so in a forward direction. The vehicle crossing on Jubilee Avenue shall be restricted to vehicle exit only movements. Details of how it is proposed to restrict vehicle movements from entering the site at the Jubilee Avenue vehicle crossing shall be prepared by a suitably qualified and experienced Traffic Engineering professional and submitted the Certifying Authority for approval with the movement restrictions installed prior to the issue of the Occupation Certificate.

Prescribed Conditions

103. **BASIX Commitments (Clause 97A) -** This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

104. **Building Code of Australia & Home Building Act 1989 (Clause 98(1)) -** This Clause

LPP030-26 Attachment 2

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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.

105. Erection of Signs (Clause 98A) - This Clause 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.

106. Home Building Act 1989 (Clause 98B) - This Clause requires that 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.

107. Protection & support of adjoining premises (Clause 98E) - This Clause requires that 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.

Advice

108. 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.

109. 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.

110. 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.

111. Access to NSW Legislations (Acts, Regulations and Planning Instruments) - NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

112. Energy Efficiency Provisions - Should Council be appointed as the PCA, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the PCA. Energy efficiency provisions relate only to new building work or the

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installation of new measure. Existing building fabric and measures may not be upgraded.

113. **Compliance with Access, Mobility and AS4299** - Adaptable Housing - Should the Council be appointment as the PCA, the Construction Certificate Application must be accompanied by detailed working plans and a report or a Certificate of Compliance from an Accredited Access Consultant certifying that the building design and access to the adaptable units complies with Council's DCP and AS 4299 Adaptable Housing.

114. **Site Audit Statement -** To ensure that the Detailed Site Investigation (DSI) has been completed appropriately and any Remedial Action Plan (RAP) proposed for the site will result in the land being made suitable for the proposed use, a Site Audit Statement (SAS) completed by an accredited site auditor under the *Contaminated Land Management Act 1997* (NSW) must be submitted to the satisfaction of the Certifying Authority.

The SAS must demonstrate that the DSI and RAP, required to be prepared, has been completed in accordance with the current or most recent version of NSW EPA Consultants Reporting on Contaminated Land Guidelines and that the land can be made suitable for the proposed use by the implementation of any specified RAP. This must be provided to Council and the accredited certifier prior to the issue of any construction certificate.

The SAS must be incorporated into the Construction Certificate documentation.

Reason: To ensure appropriate site remediation and to protect the environment and maintain public health.

115. **Certified Contaminated Land Consultant -** A certified Contaminated Land Consultant is a certified Environmental Practitioner (Site Contamination) (CENVP(SC)) or certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) Information relating to certified Contaminated Land Consultant or accredited site auditors can be found on the NSW EPA webpage: <https://www.epa.nsw.gov.au/your-environment/contaminated-land/site-auditor-scheme/accredited-site-auditors>

116. **Sydney Water Section 73 Certificates** - The Section 73 Certificate must be a separate certificate that relates specifically to this development consent. For example, if the development consent relates to the subdivision of the land, a Section 73 Certificate for the construction of the building that is subject to a different development consent will not suffice.

117. **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.

118. **Disability Discrimination Act** - This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which refers to AS1428.1-Design for Access and Mobility.

119. **Access for persons with disabilities** - Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the

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building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.

120. **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.

121. **Security deposit administration & compliance fee** - Under Section 97 (5) of the Local Government Act 1993, a security deposit (or part) if repaid to the person who provided it is to be repaid with any interest accrued on the deposit (or part) as a consequence of its investment. Council must cover administration and other costs incurred in the investment of these monies. The current charge is $50.00 plus 2% of the bond amount per annum. The interest rate applied to bonds is set at Council's business banking facility rate as at 1 July each year. Council will accept a bank guarantee in lieu of a deposit. All interest earned on security deposits will be used to offset the Security Deposit Administration and Compliance fee. Where interest earned on a deposit is not sufficient to meet the fee, it will be accepted in full satisfaction of the fee**.**

122. **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.

123. **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. DA2018/0***) 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.

If you need more information, please contact the Development Assessment Planner, below on 9330 6220 between 9.00am -11.00am business days.

George Telo

George Telo
Senior Development Assessment Planner

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REPORT TO GEORGES RIVER LOCAL PLANNING PANEL MEETING OF THURSDAY, 18 JUNE 2026

LPP031-26 10-14 VAUGHAN STREET BLAKEHURST

LPP Report No	**LPP031-26**	**Development Application No**	**DA2026/0066**
Site Address & Ward Locality	10-14 Vaughan Street Blakehurst Blakehurst Ward		
Proposed Development	Alterations and additions to residential flat building pursuant to SEPP (Housing) 2021.		
Owners	JSS Asset Management Services Pty Ltd		
Applicant	Amber Ingleton		
Planner/Architect	Planner: Think Planners Pty Ltd Architect: Design Corp Architects		
Date Of Lodgement	25/02/2026		
Submissions	0		
Cost of Works	$18,615,078.00		
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	Development and Building		

RECOMMENDATION	Refusal

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 23 April 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 37 (7 x 1-bed, 22 x 2-bed and 8 x 3-bed units) to 51 (9 x 1-bed, 24 x 2-bed and 11 x 3-bed), provision of six (6) affordable housing units, decreased car parking spaces from 58 to 54 car spaces and increased excavation for basement level B2.

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ASSESSMENT

Development Application No. DA2026/0066 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) (Sustainable Buildings) 2022;
- 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;
- Goerges River Local Environmental Plan 2021 (GRLEP2021);
- Georges River Development Control Plan 2021 (GRDCP 2021)

The proposal exceeds the maximum building height prescribed under Clause 4.3 of the GRLEP 2021 and relies on a Clause 4.6 variation request that is unsatisfactory. The submitted request does not accurately quantify the extent of the non-compliance, fails to demonstrate that compliance with the development standard is unreasonable or unnecessary in the circumstances, and does not establish sufficient environmental planning grounds to justify the proposed departure.

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

The proposal fails to exhibit design excellence as required under Clause 6.10 of the GRLEP2021. Additional non-compliances with the GRDCP 2021 including biodiversity and landscaping 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 12 March 2026 to 2 April 2026. No submissions were received.

RECOMMENDATION

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, Development Application DA2026/0066 for alterations and additions to residential flat building on Lot 10 DP 13988 & Lot 11 DP 13988 & Lot 12 DP 13988 on land known as 10-14 Vaughan Street, BLAKEHURST NSW 2221, be refused for the reasons contained in the attached assessment report.

ATTACHMENTS

Attachment ⇩1 Architectural Plans - 10-14 Vaughan Street, Blakehurst - DA2026/0066
Attachment ⇩2 Assessment Report - 10-14 Vaughan Street, Blakehurst - DA2026/0066

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APPROVED DA PLANS PREPARED BY PRACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

10-14 VAUGHAN STREET, BLAKEHURST

RESIDENTIAL FLAT BUILDING

ARCHITECTURAL

SHEET	SHEET NAME	REVISION
AR-DA-0001	COVER SHEET	9
AR-DA-0002	PERSPECTIVE	6
AR-DA-0004	SITE ANALYSIS	6
AR-DA-0005	CONTEXT PLAN	2
AR-DA-0006	CONTEXT SECTIONS	2
AR-DA-0007	DEMOLITION PLAN	6
AR-DA-0008	CUT AND FILL PLAN	3
AR-DA-0009	CONSTRUCTION MANAGEMENT PLAN	3
AR-DA-1000	BASEMENT B2	9
AR-DA-1001	BASEMENT B1	10
AR-DA-2000	LOWER GROUND	10
AR-DA-2001	GROUND	11
AR-DA-3001	LEVEL 01	10
AR-DA-3002	LEVEL 02	10
AR-DA-3003	LEVEL 03	11
AR-DA-3003.1	LEVEL 04	1
AR-DA-3004	ROOF PLAN	7
AR-DA-4001	NW & SE (SIDE) ELEVATIONS	8
AR-DA-4002	SW (FRONT) & NE ELEVATIONS	7
AR-DA-4003	VAUGHAN STREET CONTEXT ELEVATION	4
AR-DA-5001	OVERALL SECTION AA	4
AR-DA-5002	OVERALL SECTION BB	4
AR-DA-5102	DETAIL SECTION OSD	4
AR-DA-5103	DETAIL SECTION - DRIVEWAY RAMP	3
AR-DA-7003	WINDOW SCHEDULE	7
AR-DA-7003.1	WINDOW SCHEDULE	1
AR-DA-8080	SHADOW DIAGRAMS - JUNE 21 - 9AM	8
AR-DA-8080.1	SHADOW DIAGRAMS - JUNE 21 - 12PM	1
AR-DA-8080.2	SHADOW DIAGRAMS - JUNE 21 - 3PM	1
AR-DA-8090	SOLAR VIEW - JUNE 21 9 AM	10
AR-DA-8091	SOLAR VIEW - JUNE 21 9 AM (APPROVED DA)	1
AR-DA-8095	SOLAR VIEW - JUNE 21 9.30 AM	10
AR-DA-8096	SOLAR VIEW - JUNE 21 9.30 AM (APPROVED DA)	01
AR-DA-8100	SOLAR VIEW - JUNE 21 10 AM	10
AR-DA-8101	SOLAR VIEW - JUNE 21 10 AM (APPROVED DA)	1
AR-DA-8105	SOLAR VIEW - JUNE 21 10.30 AM	10
AR-DA-8106	SOLAR VIEW - JUNE 21 10.30 AM (APPROVED DA)	1
AR-DA-8110	SOLAR VIEW - JUNE 21 11 AM	10
AR-DA-8111	SOLAR VIEW - JUNE 21 11 AM (APPROVED DA)	1
AR-DA-8115	SOLAR VIEW - JUNE 21 11.30 AM	10
AR-DA-8116	SOLAR VIEW - JUNE 21 11.30 AM (APPROVED DA)	1
AR-DA-8120	SOLAR VIEW - JUNE 21 12 PM	10
AR-DA-8121	SOLAR VIEW - JUNE 21 12 PM (APPROVED DA)	1
AR-DA-8125	SOLAR VIEW - JUNE 21 12.30 PM	10
AR-DA-8126	SOLAR VIEW - JUNE 21 12.30 PM (APPROVED DA)	1
AR-DA-8130	SOLAR VIEW - JUNE 21 1 PM	10
AR-DA-8130.1	SOLAR VIEW - JUNE 21 1 PM (APPROVED DA)	1
AR-DA-8131	SOLAR VIEW - JUNE 21 1.30 PM	10
AR-DA-8131.1	SOLAR VIEW - JUNE 21 1.30 PM (APPROVED DA)	1
AR-DA-8140	SOLAR VIEW - JUNE 21 2 PM	10
AR-DA-8141	SOLAR VIEW - JUNE 21 2 PM (APPROVED DA)	1
AR-DA-8145	SOLAR VIEW - JUNE 21 2.30 PM	10
AR-DA-8146	SOLAR VIEW - JUNE 21 2.30 PM (APPROVED DA)	1
AR-DA-8150	SOLAR VIEW - JUNE 21 3 PM	10
AR-DA-8151	SOLAR VIEW - JUNE 21 3 PM (APPROVED DA)	1
AR-DA-8200	SOLAR ACCESS AREA PLANS	5
AR-DA-8300	CROSS VENTILATION AREA PLANS	4
AR-DA-9001	GFA CALCULATIONS	8
AR-DA-9002	LANDSCAPE CALCULATIONS	7
AR-DA-9003	DEEP SOIL CALCULATIONS	7
AR-DA-9004	COMMUNAL OPEN SPACE CALCULATIONS	7
AR-DA-9005	STORAGE COMPLIANCE	3
AR-DA-9100	HEIGHT COMPLIANCE	10
AR-DA-9200	SCHEDULE OF FINISHES	6
AR-DA-9500	2 BED LIVABLE UNIT	5
AR-DA-9501	1 BED ADAPTABLE / LIVABLE UNIT	5
AR-DA-9502	1 BED ADAPTABLE / LIVABLE UNIT	5
AR-DA-9503	2 BED ADAPTABLE / LIVABLE UNIT	5
AR-DA-9504	2 BED ADAPTABLE / LIVABLE UNIT	5
AR-DA-9505	3 BED ADAPTABLE / LIVABLE UNIT	1



PHOTOMONTAGE VIEW - VAUGHAN STREET LOOKING NORTH

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9. ALL BUILDING TOLERANCES ARE TO BE IN ACCORDANCE WITH THE "GUIDE TO STANDARDS AND TOLERANCES 2007" BY THE NEW SOUTH WALES BUILDING COMMISSION AND AS INDICATED IN THE ARCHITECTURAL SPECIFICATIONS
11. ALL ACOUSTIC REQUIREMENTS AND RATINGS ARE TO BE CROSS CHECKED WITH THE PROJECT ACOUSTIC CONSULTANT AND CONSTRUCTION PHASE ACOUSTIC REPORT
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6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jamie Borrello — Accreditation No. 10356 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
9	Amending DA	18/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: COVER SHEET
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-0001
Rev: 9

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DA APPROVAL DATED 31 OCTOBER 2024
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PHOTOMONTAGE VIEW - VAUGHAN STREET LOOKING SOUTH

NOT FOR CONSTRUCTION

AMENDING DA

6.3 Average star rating
0008167160 18 Feb 2026
Assessor Jamie Sorrells
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
A	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5222 e: info@designcorp.com.au
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project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: PERSPECTIVE
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-0002
Rev: 6

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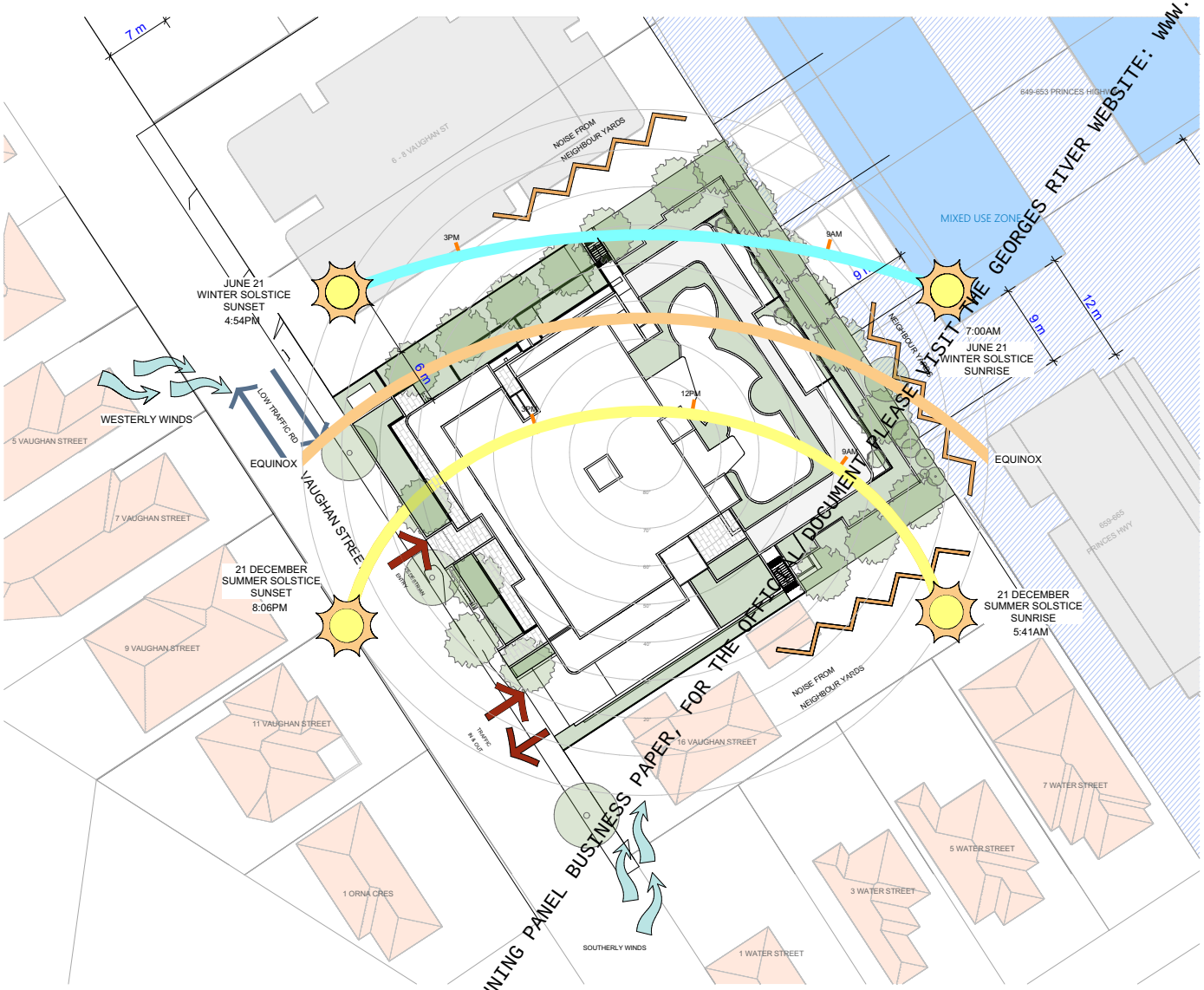

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor Jarva Gurasis
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	18/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: SITE ANALYSIS
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: GRC
AR-DA-0004
Rev: 6

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APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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NOT FOR CONSTRUCTION AMENDING DA

0008167160 18 Feb 2026
6.3 Average star rating
Assessor Jamie Sorrells
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
2	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1

drawing: CONTEXT PLAN
client: NAZERO
AR-DA-0005
Rev: 2
drawn:
scale: as shown @ A1
ref: 2025.166
checked: JE
date: as shown
Council: GRC

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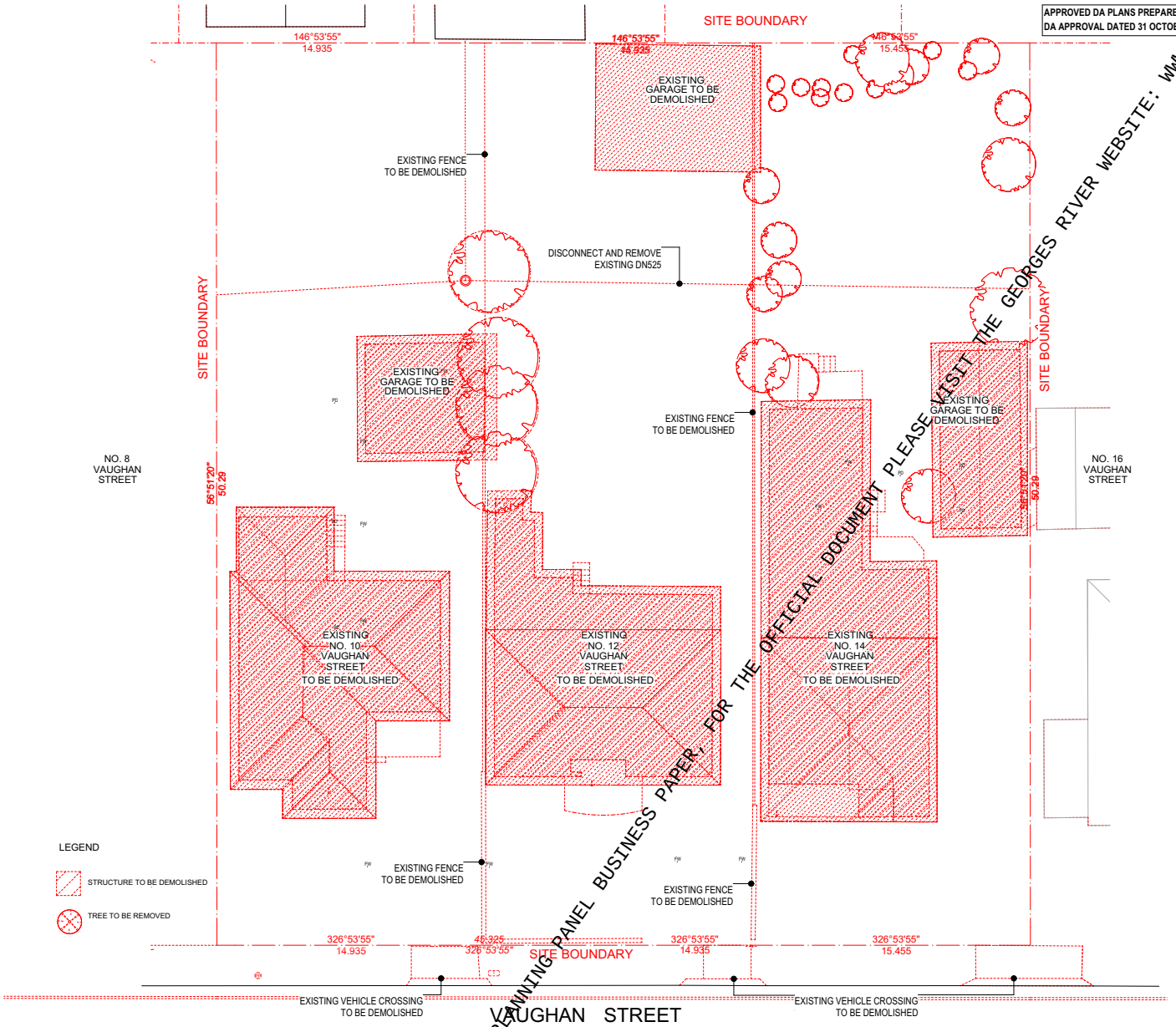
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR



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NOT FOR CONSTRUCTION

AMENDING DA

0008167160 18 Feb 2026
Assessor Jaime Borrello
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
Nationwide HOUSE Energy Rating
www.nathers.gov.au
basix.nsw.gov.au

Revision	Description	Date
A	Amending DA	18/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: DEMOLITION PLAN
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-0007
Rev: 6

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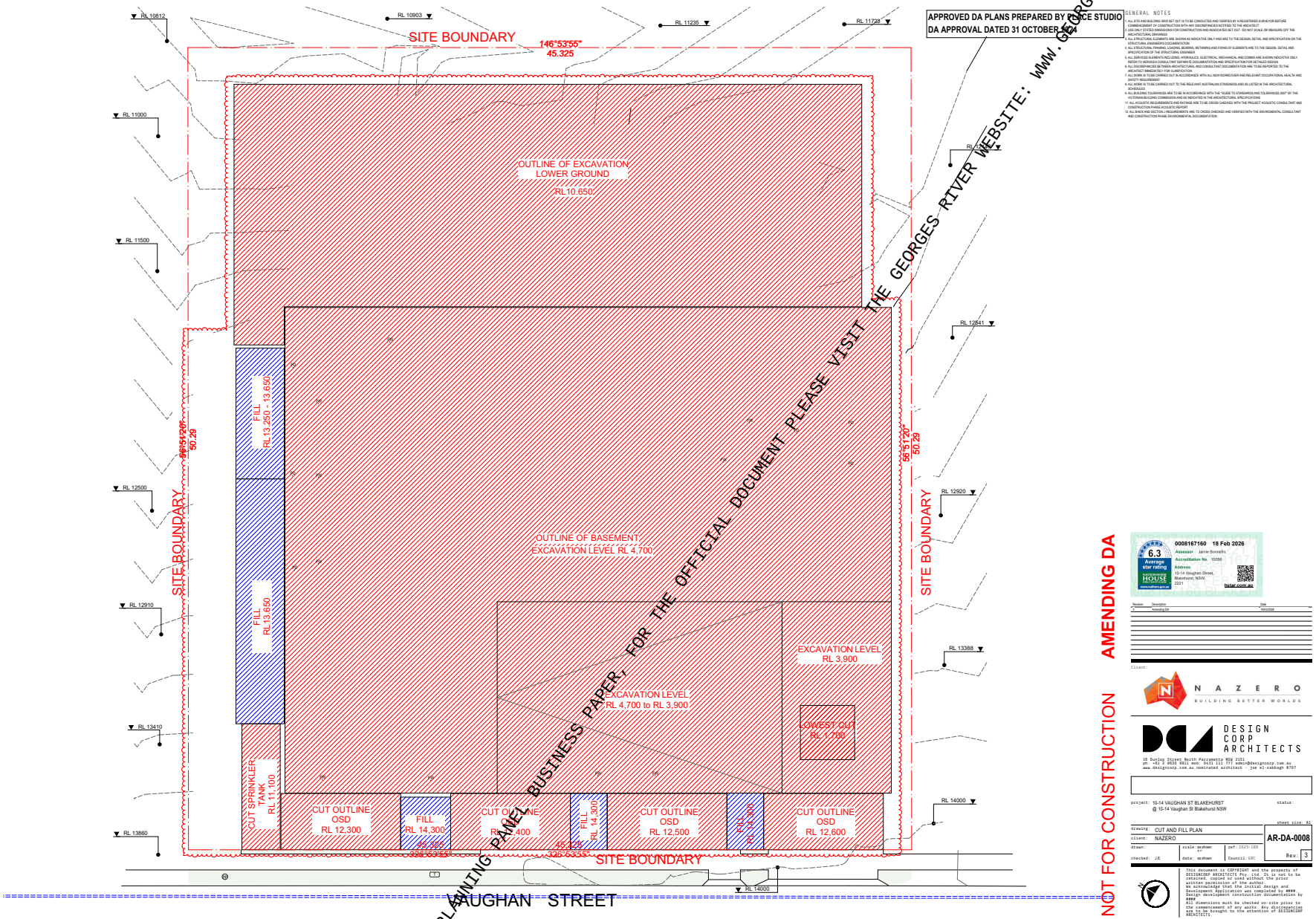
APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24
GENERAL NOTES
SITE BOUNDARY
146°53'55"
45.325
OUTLINE OF EXCAVATION LOWER GROUND
RL10.650
OUTLINE OF BASEMENT EXCAVATION LEVEL RL 4.700
EXCAVATION LEVEL RL 4.700 to RL 3.900
EXCAVATION LEVEL RL 3,900
LOWEST CUT RL 4.700
FILL RL 13.250 - 13.650
FILL RL13.650
CUT SPRINKLER TANK RL 11.100
CUT OUTLINE OSD RL 12,300
FILL RL 14,300
CUT OUTLINE OSD RL 12,400
FILL RL 14,300
CUT OUTLINE OSD RL 12,500
FILL RL 14,300
CUT OUTLINE OSD RL 12,600
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
86°51'20"
50.29
86°51'20"
50.29
RL 10812
RL 10903
RL 11235
RL 11728
RL 11000
RL 11500
RL 12500
RL 12910
RL 13410
RL 13860
RL 12641
RL 12920
RL 13388
RL 14000
RL 14000
VAUGHAN STREET
THE GEORGES RIVER LOCAL PLANNING PANEL
BUSINESS PAPER
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NOT FOR CONSTRUCTION
0008167160 18 Feb 2026
6.3 Average star rating
Assessor Jamie Borrello
Accreditation No. 10256
Address 10-14 Vaughan Street, Blakehurst, NSW 2221
hstar.com.au
N A Z E R O BUILDING BETTER WORLDS
DESIGN CORP ARCHITECTS
project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
drawing: CUT AND FILL PLAN
client: NAZERO
AR-DA-0008
Rev: 3
sheet size: A1
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EROSION AND SEDIMENT CONTROL NOTES:

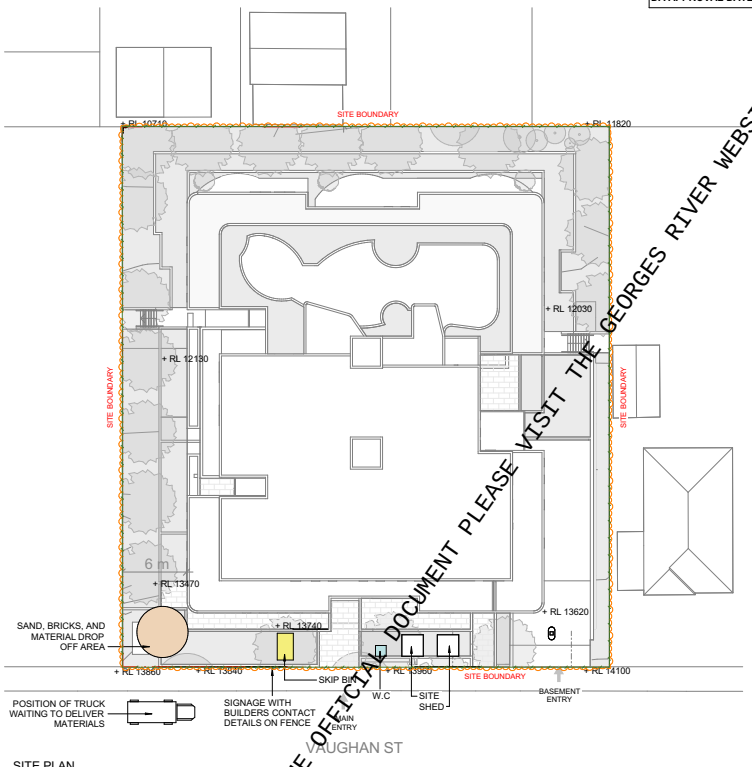
TO BE READ IN CONJUNCTION WITH 'CONSTRUCTION -SITE MANAGEMENT PLAN'.

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (Eg. HUMES PROPEX SILT STOP) STANDING 300min. ABOVE GROUND AND EXTENDING 200 BELOW GROUND AND TO EXTENT NOTED.
2. EXISTING AND NEW DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL UNITL PAVEMENTS COMPLETED.
3. NO PARKING OR STOCK PILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.
6. CONSTRUCTION ENTRY / EXIT SHALL BE AS PER DETAIL. BUILDER SHALL ENSURE ALL DROPPABLE SOIL AND SEDIMENT IS REMOVED PRIOR TO CONSTRUCTON TRAFFIC ENTERING AND LEAVING THE SITE, DO SO, IN A FORWARD DIRECTION.

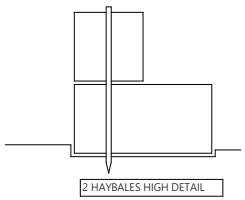
'A' CLASS HOARDING 'CYCLONE' CHAIN WIRE 1800mm HIGH

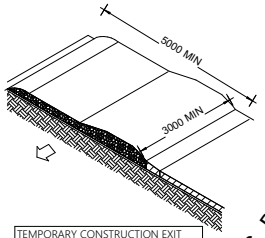
SCREEN FABRIC FENCE ATTACHED TO CYCLONE TYPE 'A' HOARDING CHAIN WIRE 1800mm HIGH

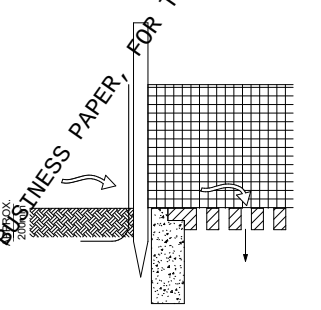
GEOTEXTILE FABRIC TIED TO TYPE 'A' HOARDING CHAIN WIRE FENCE OVERLAPPED AT POSTS ONLY

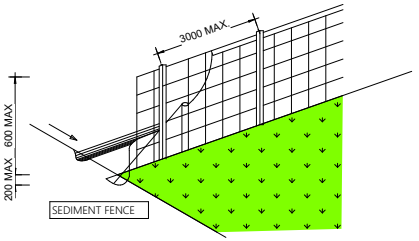


SITE PLAN
1 : 200









APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

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NOT FOR CONSTRUCTION AMENDING DA

0008167160 18 Feb 2026
Assessor: Jaime Brandis
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
www.hstar.com.au

Revision	Description	Date
A	Amending DA	19/01/2026

Client:
NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect: joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: CONSTRUCTION MANAGEMENT PLAN
client: NAZERO
AR-DA-0009
drawn:
scale: as shown @ A1
ref: 2025.166
checked: JE
date: as shown
Council: GRC
Rev: 3

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UNIT SCHEDULE - APPROVED DA

UNIT TYPE	COUNT	INTERNAL AREA RANGE
1 BED	7	53.75 m2 ... 54.67 m2
2 BED	15	75.04 m2 ... 82.67 m2
2 BED (ADA/LIV)	3	85.46 m2 ... 88.18 m2
2 BED (LIVABLE)	4	86.96 m2
3 BED	7	96.61 m2
3 BED (ADA/LIV)	1	96.19 m2
TOTAL	37	

UNIT SCHEDULE - PROPOSED

UNIT TYPE	COUNT	INTERNAL AREA RANGE
1 BED	7	53.63 m2 ... 66.72 m2
1 BED (ADA/LIV)	2	56.50 m2 ... 57.20 m2
2 BED	16	75.26 m2 ... 82.86 m2
2 BED (ADA/LIV)	2	85.62 m2 ... 91.07 m2
2 BED (LIVABLE)	6	87.27 m2
3 BED	10	95.08 m2 ... 96.58 m2
3 BED (ADA/LIV)	1	96.02 m2
TOTAL	44	

LEVEL	1 BED	2 BED	3 BED	SUB TOTAL	LIVABLE HOUSING ADA	LIV
LOWER GROUND	0	1	2	3	1	
GROUND	1	6	1	8	2	
LEVEL 1	2	6	2	10		2
LEVEL 2	2	6	2	10		2
LEVEL 3	3	5	1	9	2	2
LEVEL 4	1	0	3	4		
TOTAL	9	24	11	44	5	6
					11	
	20.5%	54.5%	25.0%	100.0%	25%	
DCP CONTROL	✓ <25%	✓ >25%	✓ >15%			✓

41-50 UNITS - 5 ADAPTABLE UNITS
LIVABLE SILVER LEVEL MIN. 20%

APPROVED DA PLANS PREPARED BY RAGE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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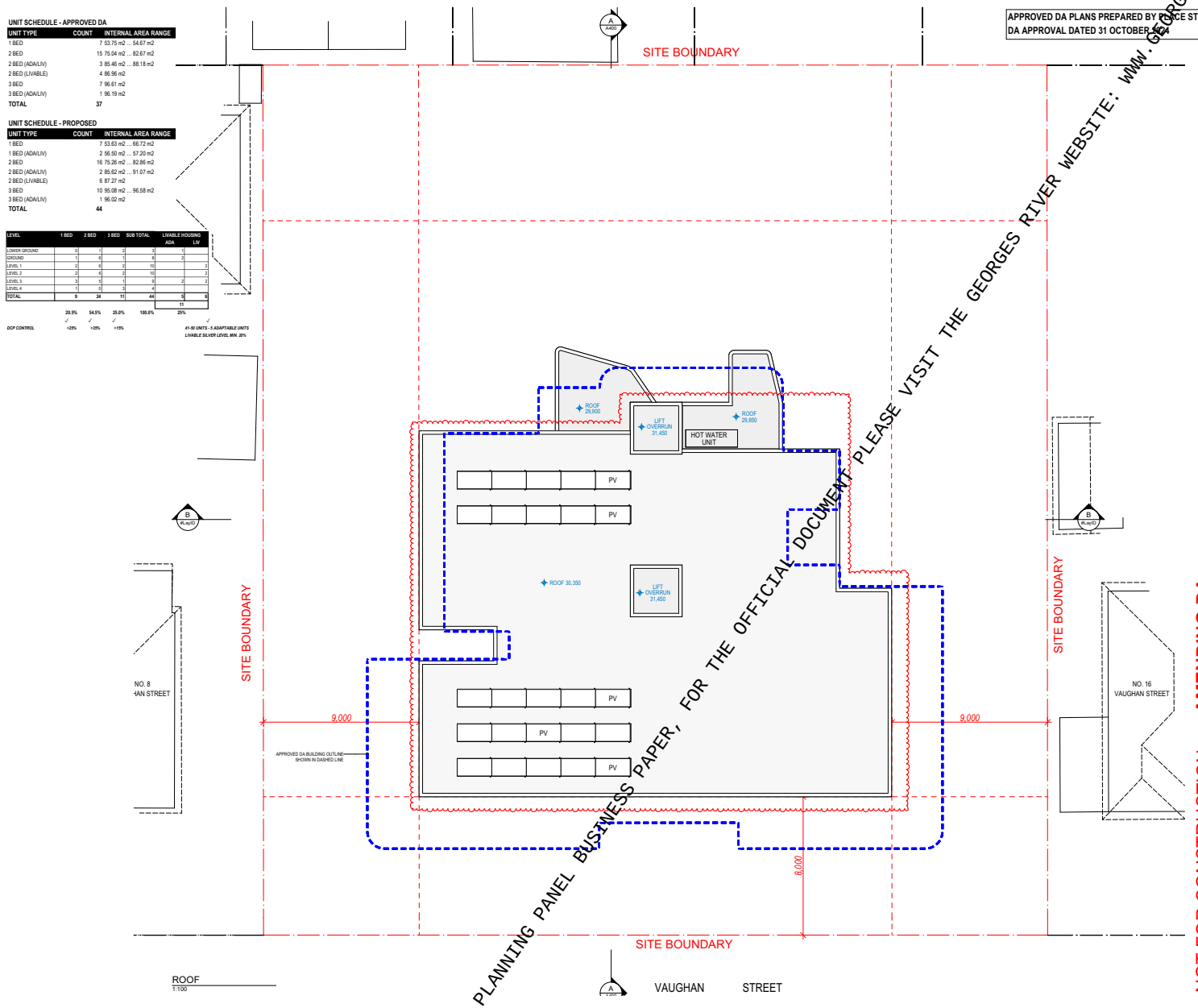

NOT FOR CONSTRUCTION **AMENDING DA**

0008167160 18 Feb 2026
Assessor: Jarvis Snowdon
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
hstar.com.au

Revision	Description	Date
A	Amending DA	18/02/2026

Client:
NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
(02) 9890 5411 mail@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: ROOF PLAN
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: DRC

AR-DA-3004
Rev: 7

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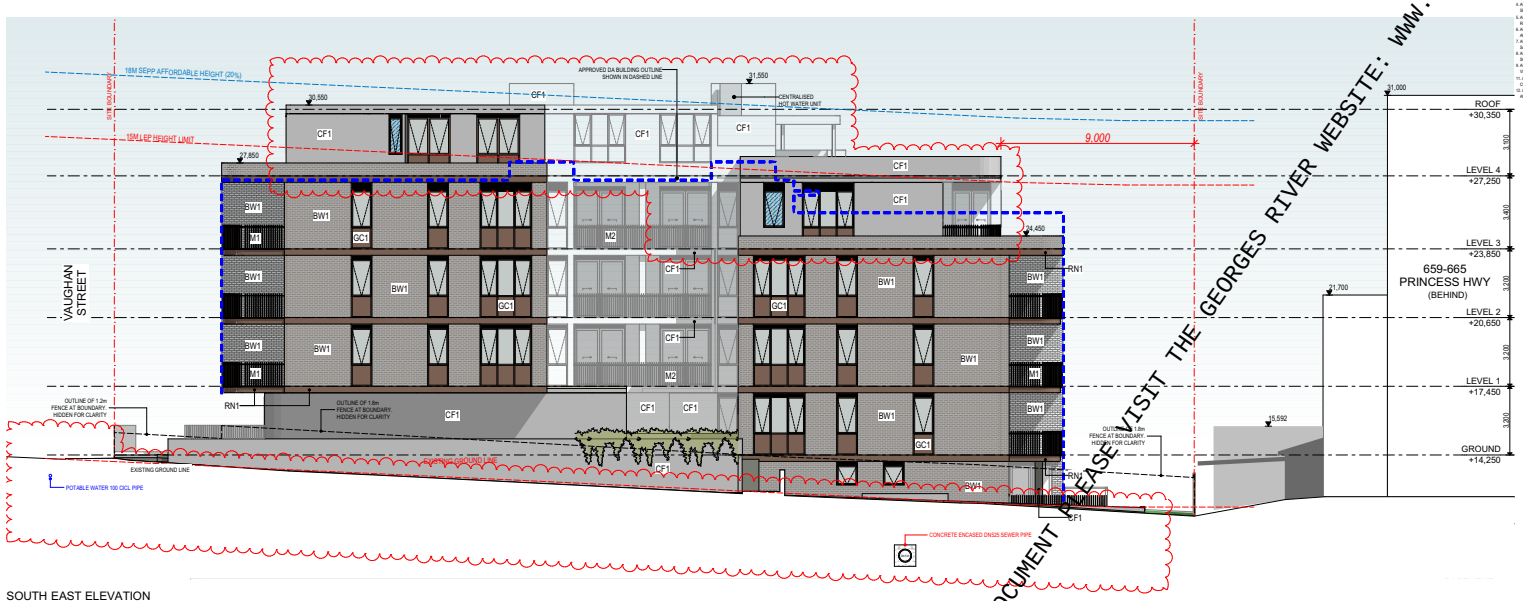
OFFICIAL DOCUMENT
GEORGES RIVER LOCAL PLANNING PANEL

FOR BUILDING HEIGHT BREACH REFER TO DRAWING AR-DA-9100 HEIGHT COMPLIANCE DIAGRAM

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024



SOUTH EAST ELEVATION
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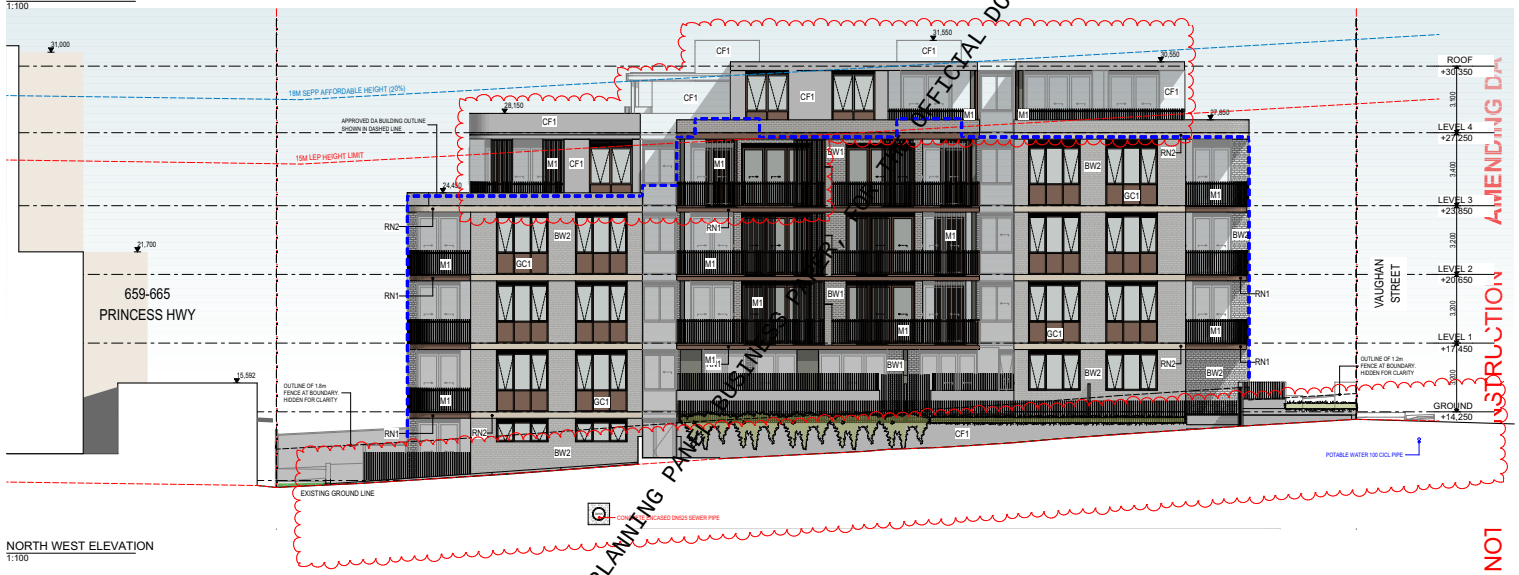

NORTH WEST ELEVATION
1:100

AMENDING DA
NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jenne Bonadio
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:
NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:

drawing: NW & SE (SIDE) ELEVATIONS
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC
sheet size: A1
AR-DA-4001
Rev: 8

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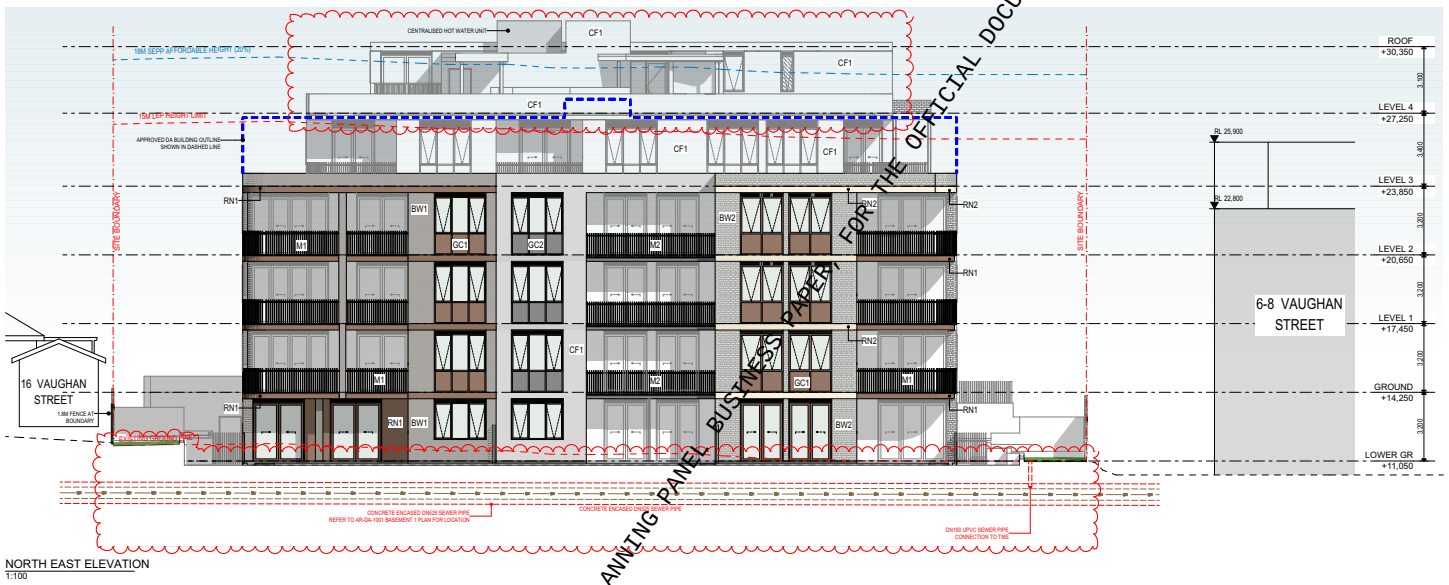
FOR BUILDING HEIGHT BREACH REFER TO DRAWING AR-DA-9100 HEIGHT COMPLIANCE DIAGRAM

APPROVED DA PLANS PREPARED BY PLACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024



SOUTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100

GENERAL NOTES
1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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7. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL NSW WORKCOVER AND RELEVANT OCCUPATIONAL HEALTH AND SAFETY REQUIREMENT
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9. ALL BUILDING TOLERANCES ARE TO BE IN ACCORDANCE WITH THE TQUBE TO STANDARDS AND TOLERANCES 2007 BY THE HOUSING INDUSTRY ASSOCIATION BUILDING COMMISSION AND AS INDICATED IN THE ARCHITECTURAL SPECIFICATIONS
10. ALL ACOUSTIC REQUIREMENTS AND RATINGS ARE TO BE CROSS CHECKED WITH THE PROJECT ACOUSTIC CONSULTANT AND CONSTRUCTION PHASE ACOUSTIC REPORT
11. ALL BASIX AND ESD/ENCL / REQUIREMENTS ARE TO CROSS CHECKED AND VERIFIED WITH THE ENVIRONMENTAL CONSULTANT AND CONSTRUCTION PHASE ENVIRONMENTAL DOCUMENTATION

AMENDING DA
NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor James Borsellino
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
hstar.com.au

Revision	Description	Date
1	Amending DA	18/02/2026

Client:
NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe el-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: SW (FRONT) & NE ELEVATIONS
client: NAZERO
AR-DA-4002
Rev: 7
drawn:
scale: as shown @ A1
ref: 2025.166
checked: JE
date: as shown
Council: GRC

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FOR PANEL BUSINESS PAPER
GEORGES RIVER LOCAL PLANNING PANEL

APPROVED DA PLANS PREPARED BY DESIGN CORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

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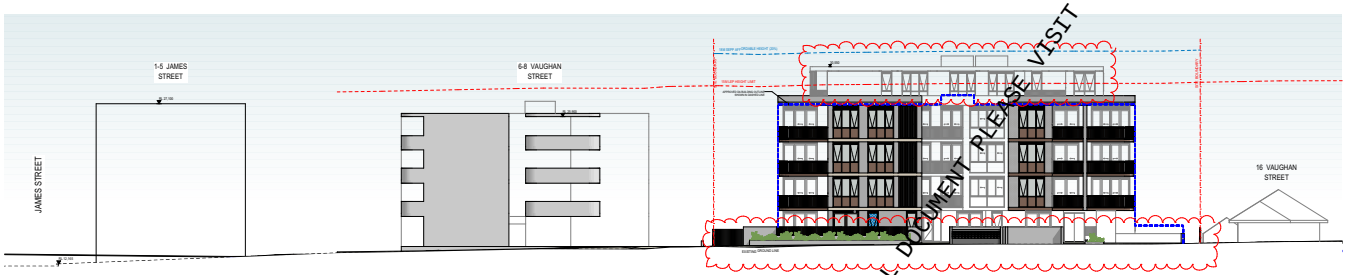

VAUGHAN ST - CONTEXT ELEVATION
1:200

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AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
6.3 Average star rating
Assessor: Jamie Bonnello
Accreditation No.: 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
A	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5411 e: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: VAUGHAN STREET CONTEXT ELEVATION
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-4003
Rev: 4

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APPROVED DA PLANS PREPARED BY RAPICE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES
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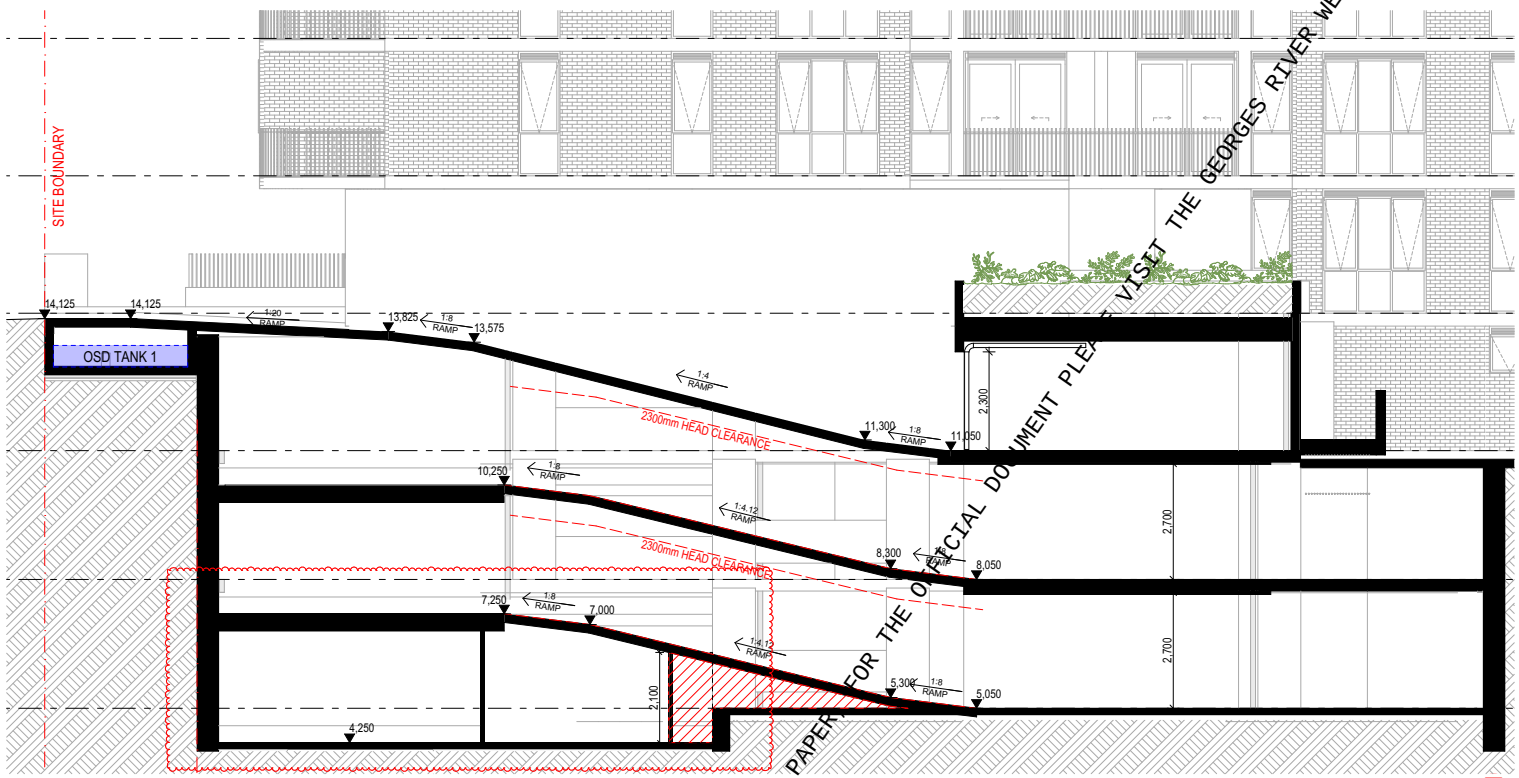

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0008167160 18 Feb 2026
Assessor Jenna Bonnello
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
3	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe el-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:

drawing: DETAIL SECTION - DRIVEWAY RAMP
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC
sheet size: A1
AR-DA-5103
Rev: 3

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GLAZING SCHEDULE (APPROVED DA)

TYPE	DESCRIPTION	HEIGHT	WIDTH	OPERABILITY
AW1a	AWNING WINDOW	2850	600	AWNING + FIXED
AW1b	AWNING WINDOW	2850	800	AWNING
AW1c	AWNING WINDOW	2850	1000	AWNING
AW2a	AWNING WINDOW	2850	1600	AWNING
AW3a	AWNING + FIXED WINDOW	1850	2400	AWNING + FIXED
AW3b	AWNING + FIXED WINDOW	2850	2400	AWNING + FIXED
AW4a	AWNING + FIXED WINDOW	1850	3200	AWNING + FIXED
AW4b	<varies>	2850	3200	AWNING + FIXED
AW4c		2850	1800	SLIDING
AW4e		2850	2400	SLIDING
AW4f				
AW4h		2850	1800	SLIDING
SD2a	2 PANEL SLIDING DOOR	2850	1800	SLIDING
SD2b	<varies>	2850	2000	SLIDING
SD2c	2 PANEL SLIDING DOOR	2850	2400	SLIDING
SD3a	3 PANEL SLIDING DOOR	2850	2400	SLIDING
SD3b	3 PANEL SLIDING DOOR	2850	3200	SLIDING
SD4a	<varies>	2850	3200	CENTRE SLIDING
SD4b	4 PANEL CENTRE SLIDING DOOR	2850	3600	CENTRE SLIDING
SW1w	SKYLIGHT			

GLAZING SCHEDULE - PROPOSED

TYPE	DESCRIPTION	HEIGHT OPENING	HEIGHT GLAZING	WIDTH	OPERABILITY
AW1a	AWNING WINDOW	2900	2700	710	AWNING + FIXED
AW1b	AWNING WINDOW	1100	900	970	AWNING + FIXED
AW1cx	AWNING WINDOW	3100	2700	970	AWNING + FIXED
AW1d	AWNING WINDOW	1900	1700	970	AWNING
AW1e	AWNING WINDOW	1900	1700	610	AWNING
AW1g	AWNING WINDOW	1900	1700	970	AWNING
AW1gx	AWNING WINDOW	2100	1700	970	AWNING
AW2b	AWNING WINDOW	2900	2700	2000	AWNING + FIXED
AW2bx	AWNING WINDOW	3100	2700	2000	AWNING + FIXED
AW3a	AWNING + FIXED WINDOW	1900	1700	2410	AWNING + FIXED
AW3b	AWNING + FIXED WINDOW	2900	2700	2410	AWNING + FIXED
AW3bx	AWNING + FIXED WINDOW	3100	2700	2410	AWNING + FIXED
AW3c	AWNING + FIXED WINDOW	2300	2300	2410	AWNING + FIXED
AW3d	AWNING + FIXED WINDOW	1100	900	2410	AWNING + FIXED
AW4b	SLIDING + FIXED WINDOW	2900	2700	3250	SLIDING + FIXED
AW4bx	SLIDING + FIXED WINDOW	3100	2700	3250	SLIDING + FIXED
HD1a	GLAZED HINGED DOOR	2900	2700	970	HINGED DOOR
HD2a	GLAZED HINGED DOOR + FIXED WINDOW	2900	2700	1550	HINGED DOOR
HD2b	GLAZED HINGED DOOR + FIXED WINDOW	2900	2700	1750	HINGED DOOR
HD2c	GLAZED HINGED DOOR + FIXED WINDOW	2900	2400	1750	HINGED DOOR
SD2a	2-PANEL SLIDING DOOR	2900	2700	1800	SLIDING
SD2ax	2-PANEL SLIDING DOOR	3100	2700	1800	SLIDING
SD2b	2-PANEL SLIDING DOOR	2900	2700	2000	SLIDING
SD2bx	2-PANEL SLIDING DOOR	3100	2700	2000	SLIDING
SD2c	2-PANEL SLIDING DOOR	2900	2700	2400	SLIDING
SD2cx	2-PANEL SLIDING DOOR	3100	2700	2400	SLIDING
SD3a	3-PANEL SLIDING DOOR	2900	2700	3200	SLIDING
SD3ax	3-PANEL SLIDING DOOR	3100	2700	3200	SLIDING
SD4a	4-PANEL CENTRE SLIDING DOOR	2900	2700	3600	CENTRE SLIDING
SD4ax	4-PANEL CENTRE SLIDING DOOR	3100	2700	3600	CENTRE SLIDING
SW2w	SLIDING + FIXED WINDOW	2900	2700	1600	SLIDING + FIXED
SW2ax	SLIDING + FIXED WINDOW	3100	2700	1600	SLIDING + FIXED

APPROVED DA PLANS PREPARED BY RARCE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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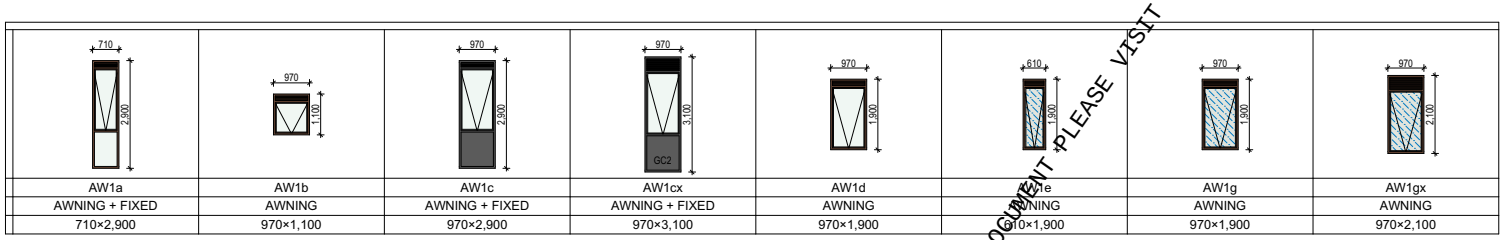
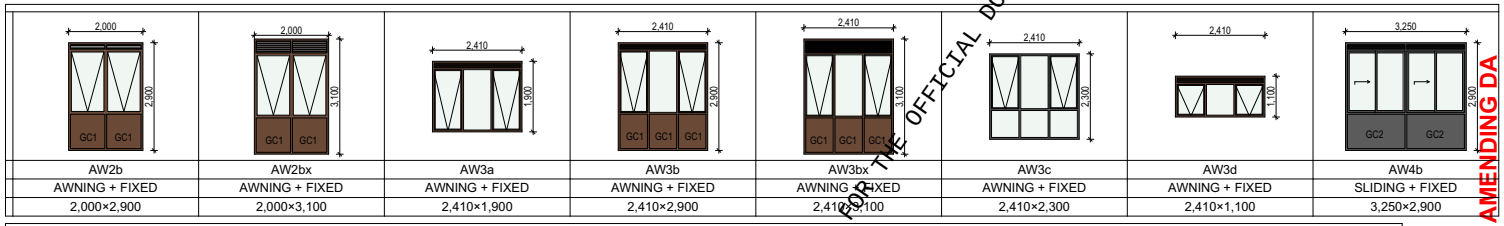
LEGEND

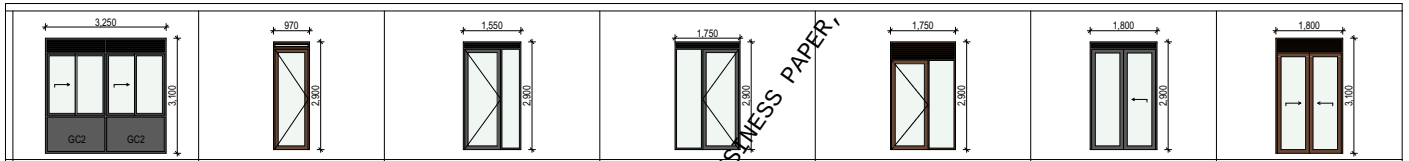
- CLEAR GLASS
- FROSTED GLASS
- GC1: COLOURED BACK PAINTED GLASS TO MATCH FRAME COLOUR M1
- GC2: COLOURED BACK PAINTED GLASS TO MATCH FRAME COLOUR M2



AW1a	AW1b	AW1c	AW1cx	AW1d	AW1e	AW1g	AW1gx
AWNING + FIXED	AWNING	AWNING + FIXED	AWNING + FIXED	AWNING	AWNING	AWNING	AWNING
710×2,900	970×1,100	970×2,900	970×3,100	970×1,900	610×1,900	970×1,900	970×2,100



AW2b	AW2bx	AW3a	AW3b	AW3bx	AW3c	AW3d	AW4b
AWNING + FIXED	AWNING + FIXED	AWNING + FIXED	AWNING + FIXED	AWNING + FIXED	AWNING + FIXED	AWNING + FIXED	SLIDING + FIXED
2,000×2,900	2,000×3,100	2,410×1,900	2,410×2,900	2,410×3,100	2,410×2,300	2,410×1,100	3,250×2,900



AW4bx	HD1a	HD2a	HD2b	HD2c	SD2a	SD2ax
SLIDING + FIXED	HINGED DOOR	HINGED DOOR + FIXED WINDOW	HINGED DOOR + FIXED WINDOW	HINGED DOOR + FIXED WINDOW	TWO PANEL SLIDING DOOR	TWO PANEL SLIDING DOOR
3,250×3,100	970×2,900	1,550×2,900	1,750×2,900	1,750×2,900	1,800×2,900	1,800×3,100

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AMENDING DA
NOT FOR CONSTRUCTION
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER

0008167160 18 Feb 2026
Assessor: Jamie Sorrells
Accreditation No. 10356
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
A	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: WINDOW SCHEDULE
client: NAZERO
AR-DA-7003
drawn:
scale: as shown @ A1
ref: 2025-166
checked: JE
date: as shown
Council: GRC
Rev: 7

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GLAZING SCHEDULE (APPROVED DA)

TYPE	DESCRIPTION	HEIGHT	WIDTH	OPERABILITY
AW1a	AWNING WINDOW	2850	600	AWNING + FIXED
AW1b	AWNING WINDOW	2850	800	AWNING
AW1c	AWNING WINDOW	2850	1000	AWNING
AW2a	AWNING WINDOW	2850	1600	AWNING
AW3a	AWNING + FIXED WINDOW	1850	2400	AWNING + FIXED
AW3b	AWNING + FIXED WINDOW	2850	2400	AWNING + FIXED
AW4a	AWNING + FIXED WINDOW	1850	3200	AWNING + FIXED
AW4b	<varies>	2850	3200	AWNING + FIXED
AW4c		2850	1800	SLIDING
AW4e		2850	2400	SLIDING
AW4f				
AW4h		2850	1800	SLIDING
SD2a	2 PANEL SLIDING DOOR	2850	1800	SLIDING
SD2b	<varies>	2850	2000	SLIDING
SD2c	2 PANEL SLIDING DOOR	2850	2400	SLIDING
SD3a	3 PANEL SLIDING DOOR	2850	2400	SLIDING
SD3b	3 PANEL SLIDING DOOR	2850	3200	SLIDING
SD4a	<varies>	2850	3200	CENTRE SLIDING
SD4b	4 PANEL CENTRE SLIDING DOOR	2850	3600	CENTRE SLIDING
SW1w	SKYLIGHT			

GLAZING SCHEDULE - PROPOSED

TYPE	DESCRIPTION	HEIGHT OPENING	HEIGHT GLAZING	WIDTH	OPERABILITY
AW1a	AWNING WINDOW	2900	2700	710	AWNING + FIXED
AW1b	AWNING WINDOW	1100	900	970	AWNING + FIXED
AW1cx	AWNING WINDOW	3100	2700	970	AWNING + FIXED
AW1d	AWNING WINDOW	1900	1700	970	AWNING
AW1e	AWNING WINDOW	1900	1700	610	AWNING
AW1g	AWNING WINDOW	1900	1700	970	AWNING
AW1gx	AWNING WINDOW	2100	1700	970	AWNING
AW2b	AWNING WINDOW	2900	2700	2000	AWNING + FIXED
AW2bx	AWNING WINDOW	3100	2700	2000	AWNING + FIXED
AW3a	AWNING + FIXED WINDOW	1900	1700	2410	AWNING + FIXED
AW3b	AWNING + FIXED WINDOW	2900	2700	2410	AWNING + FIXED
AW3bx	AWNING + FIXED WINDOW	3100	2700	2410	AWNING + FIXED
AW3c	AWNING + FIXED WINDOW	2300	2300	2410	AWNING + FIXED
AW3d	AWNING + FIXED WINDOW	1100	900	2410	AWNING + FIXED
AW4b	SLIDING + FIXED WINDOW	2900	2700	3250	SLIDING + FIXED
AW4bx	SLIDING + FIXED WINDOW	3100	2700	3250	SLIDING + FIXED
HD1a	GLAZED HINGED DOOR	2900	2700	970	HINGED DOOR
HD2a	GLAZED HINGED DOOR + FIXED WINDOW	2900	2700	1550	HINGED DOOR
HD2b	GLAZED HINGED DOOR + FIXED WINDOW	2900	2700	1750	HINGED DOOR
HD2c	GLAZED HINGED DOOR + FIXED WINDOW	2900	2400	1750	HINGED DOOR
SD2a	2-PANEL SLIDING DOOR	2900	2700	1800	SLIDING
SD2ax	2-PANEL SLIDING DOOR	3100	2700	1800	SLIDING
SD2b	2-PANEL SLIDING DOOR	2900	2700	2000	SLIDING
SD2bx	2-PANEL SLIDING DOOR	3100	2700	2000	SLIDING
SD2c	2-PANEL SLIDING DOOR	2900	2700	2400	SLIDING
SD2cx	2-PANEL SLIDING DOOR	3100	2700	2400	SLIDING
SD3a	3-PANEL SLIDING DOOR	2900	2700	3200	SLIDING
SD3ax	3-PANEL SLIDING DOOR	3100	2700	3200	SLIDING
SD4a	4-PANEL CENTRE SLIDING DOOR	2900	2700	3600	CENTRE SLIDING
SD4ax	4-PANEL CENTRE SLIDING DOOR	3100	2700	3600	CENTRE SLIDING
SW2a	SLIDING + FIXED WINDOW	2900	2700	1600	SLIDING + FIXED
SW2ax	SLIDING + FIXED WINDOW	3100	2700	1600	SLIDING + FIXED

APPROVED DA PLANS PREPARED BY PRACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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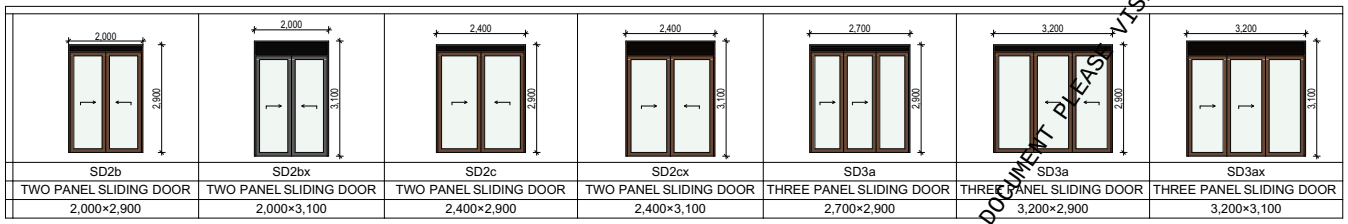
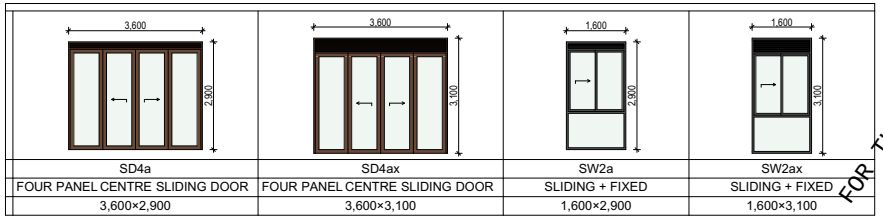
LEGEND

- CLEAR GLASS
- FROSTED GLASS
- GC1: COLOURED BACK PAINTED GLASS TO MATCH FRAME COLOUR M1
- GC2: COLOURED BACK PAINTED GLASS TO MATCH FRAME COLOUR M2



SD2b	SD2bx	SD2c	SD2cx	SD3a	SD3a	SD3ax
TWO PANEL SLIDING DOOR	TWO PANEL SLIDING DOOR	TWO PANEL SLIDING DOOR	TWO PANEL SLIDING DOOR	THREE PANEL SLIDING DOOR	THREE PANEL SLIDING DOOR	THREE PANEL SLIDING DOOR
2,000×2,900	2,000×3,100	2,400×2,900	2,400×3,100	2,700×2,900	3,200×2,900	3,200×3,100



SD4a	SD4ax	SW2a	SW2ax
FOUR PANEL CENTRE SLIDING DOOR	FOUR PANEL CENTRE SLIDING DOOR	SLIDING + FIXED	SLIDING + FIXED
3,600×2,900	3,600×3,100	1,600×2,900	1,600×3,100

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VISIT THE GEORGES RIVER WEBSITE:
THIS IS A PAGE OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE

AMENDING DA
NOT FOR CONSTRUCTION

6.3 Average star rating — Assessed as HOUSE — www.nathers.gov.au
0008167160 18 Feb 2026
Assessor: Jamie Sorrells
Accreditation No. 10256
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5411 e: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: WINDOW SCHEDULE
client: NAZERO
AR-DA-7003.1
Rev: 1
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: GRC

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LPP031-26 Attachment 1

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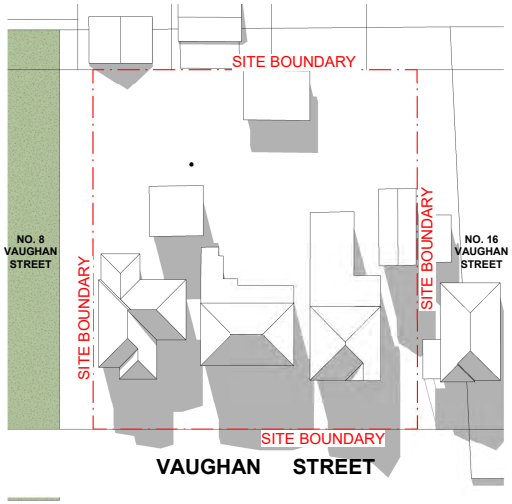
LEGEND

BUILDING OUTLINE OF APPROVED DA



SHADOW DIAGRAM JUN 21 9AM

1 : 300

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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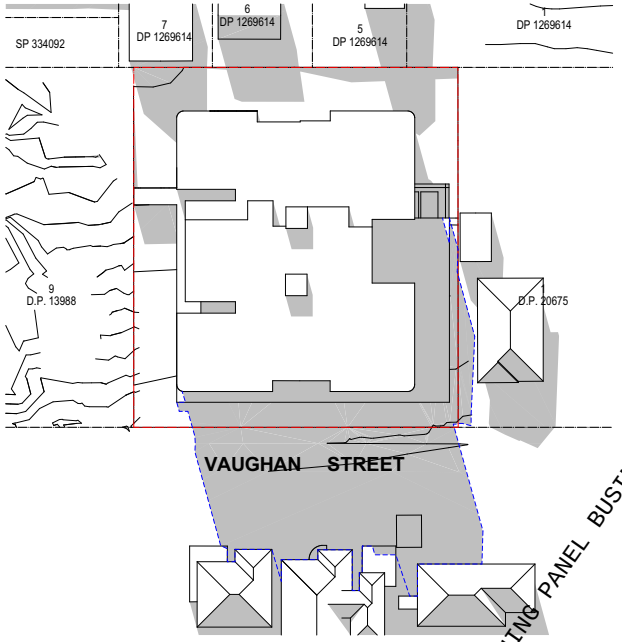
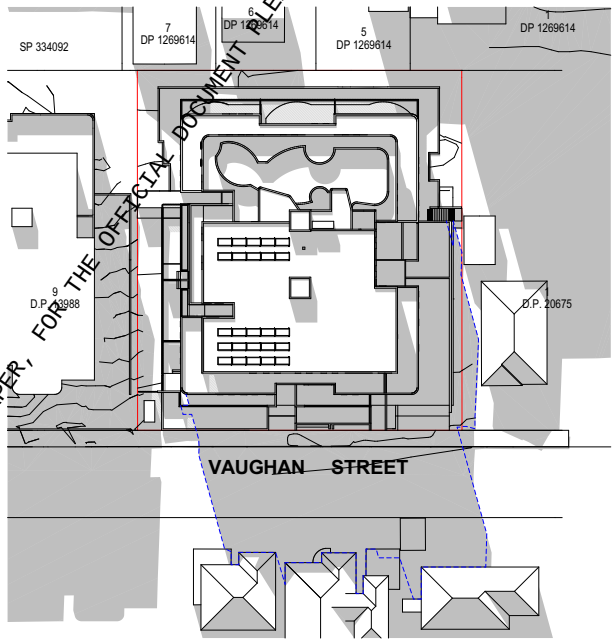


SHADOW DIAGRAM - JUN 21 - 9AM - APPROVED DA

SCALE: 1:300



SHADOW DIAGRAM - JUN21 - 9AM - PROPOSED

SCALE: 1:300

AMENDING DA

NOT FOR CONSTRUCTION



Revision	Description	Date
A	Amending DA	19/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SHADOW DIAGRAMS - JUNE 21 - 9AM

client: NAZERO

AR-DA-8080

Rev: B

drawn:

scale: as shown @ A1

ref: 2025.166

checked: JE

date: as shown

Council: GRC

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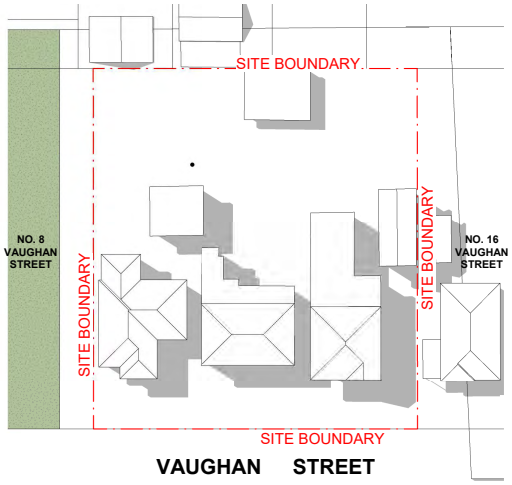
OFFICIAL DOCUMENT FOR THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

LEGEND

BUILDING OUTLINE OF APPROVED DA



SHADOW DIAGRAM JUN 21 12PM
1 : 300

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

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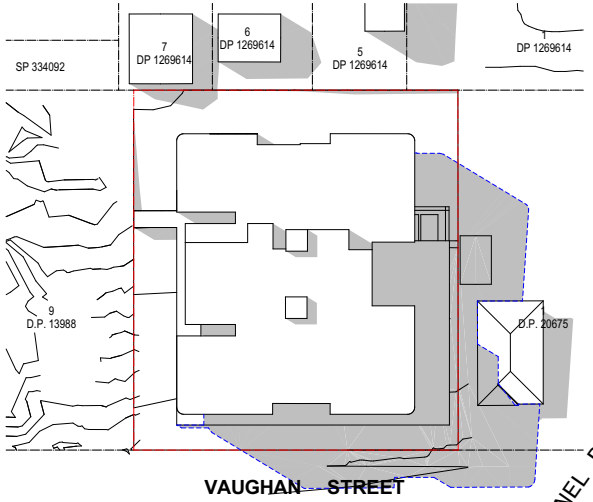
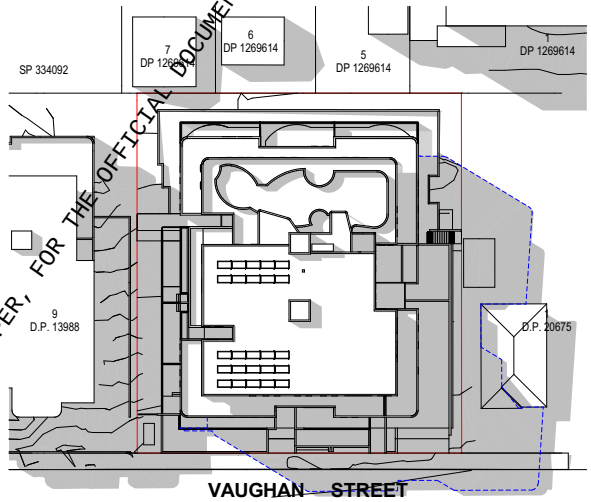


SHADOW DIAGRAM - JUN 21 - 12PM - APPROVED DA
SCALE: 1:300



SHADOW DIAGRAM - JUN21 - 12PM - PROPOSED
SCALE: 1:300

NOT FOR CONSTRUCTION **AMENDING DA**

0008167160 18 Feb 2026
6.3 Average star rating
Assessor: Jarvis Brocato
Accreditation No. 10050
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:
NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1

drawing: SHADOW DIAGRAMS - JUNE 21 - 12PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: DRC
AR-DA-8080.1
Rev: 1

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LEGEND

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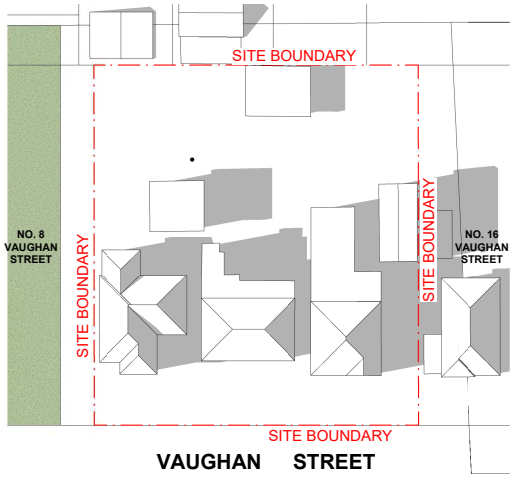

SHADOW DIAGRAM JUN 21 3PM

1 : 300

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DA APPROVAL DATED 31 OCTOBER 2024

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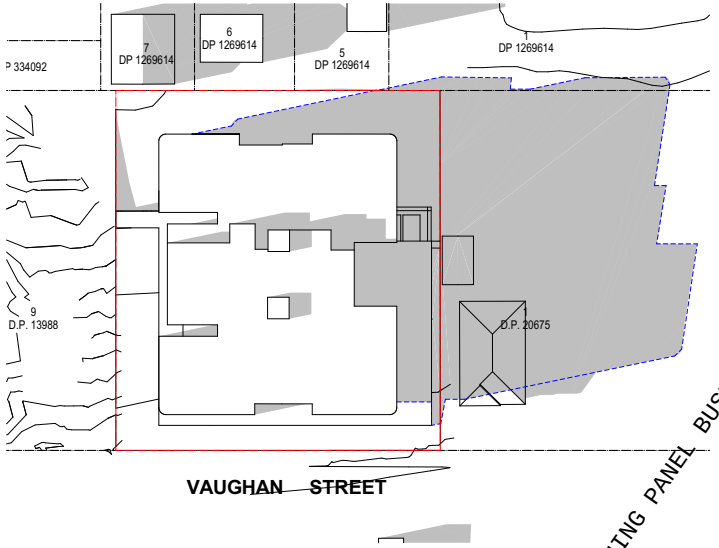
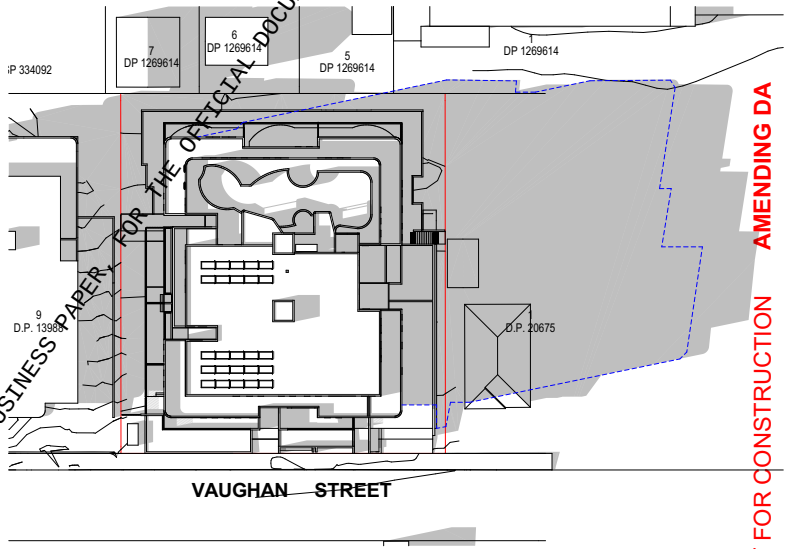


SHADOW DIAGRAM - JUN 21 - 3PM - APPROVED DA

SCALE: 1:300



SHADOW DIAGRAM - JUN21 - 3PM - PROPOSED

SCALE: 1:300

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor Jamie Bonnello
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
hstar.com.au

Revision	Description	Date
1	Amending DA	18/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SHADOW DIAGRAMS - JUNE 21 - 3PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
AR-DA-8080.2
Rev: 1

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09:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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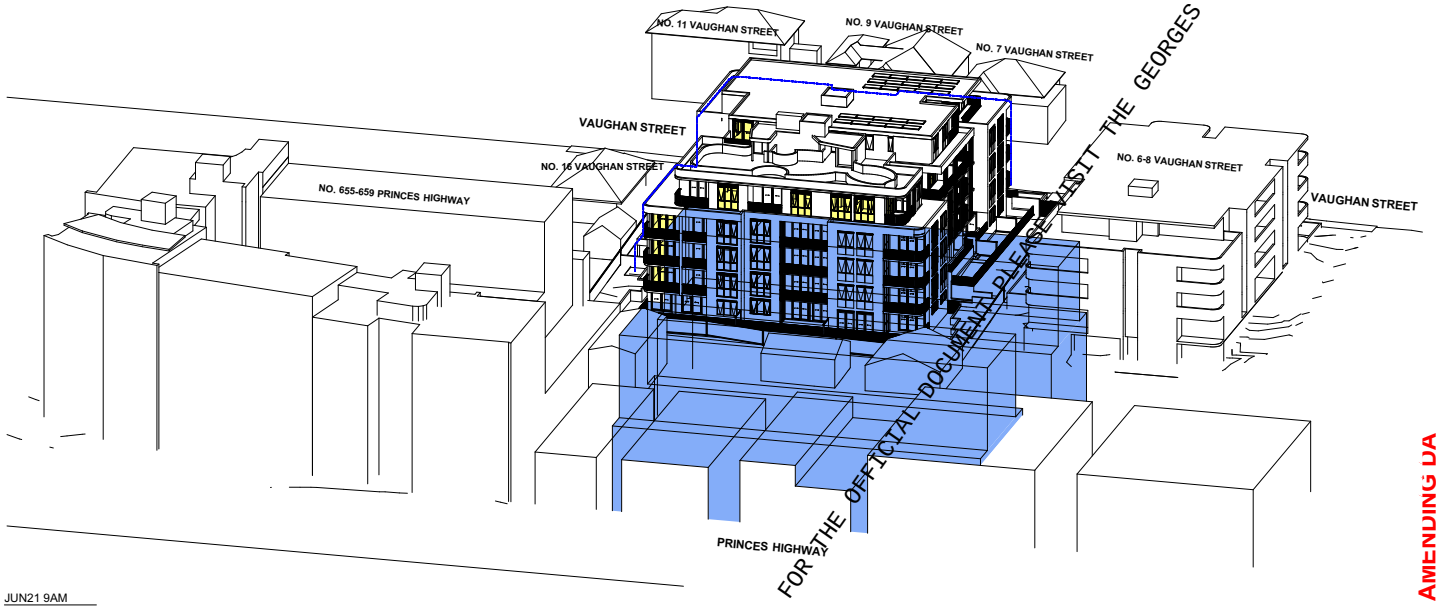

JUN21 9AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jarvis Bircedis — Accreditation No. 10050 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 9 AM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8090
Rev: 10

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All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP Architects.

09:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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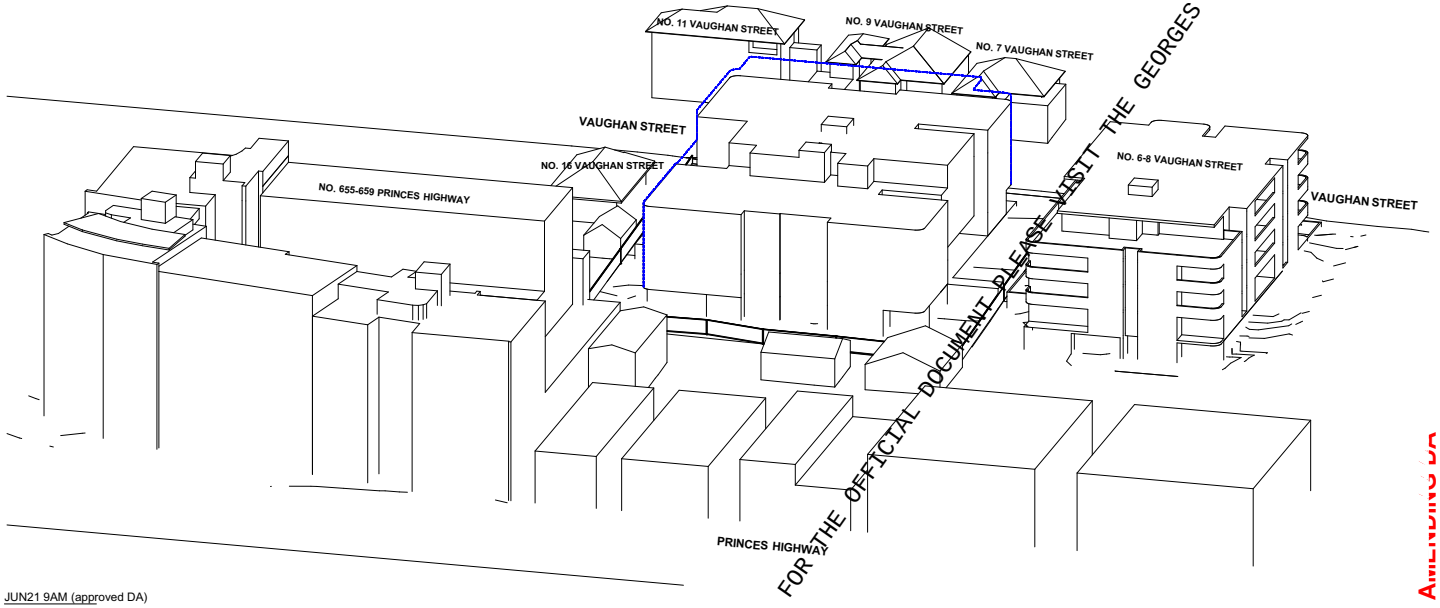

JUN21 9AM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

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NOT FOR CONSTRUCTION AMENDED DA

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: James Borsellino — Accreditation No. 10066 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 9 AM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
AR-DA-8091
Rev: 1

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09:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
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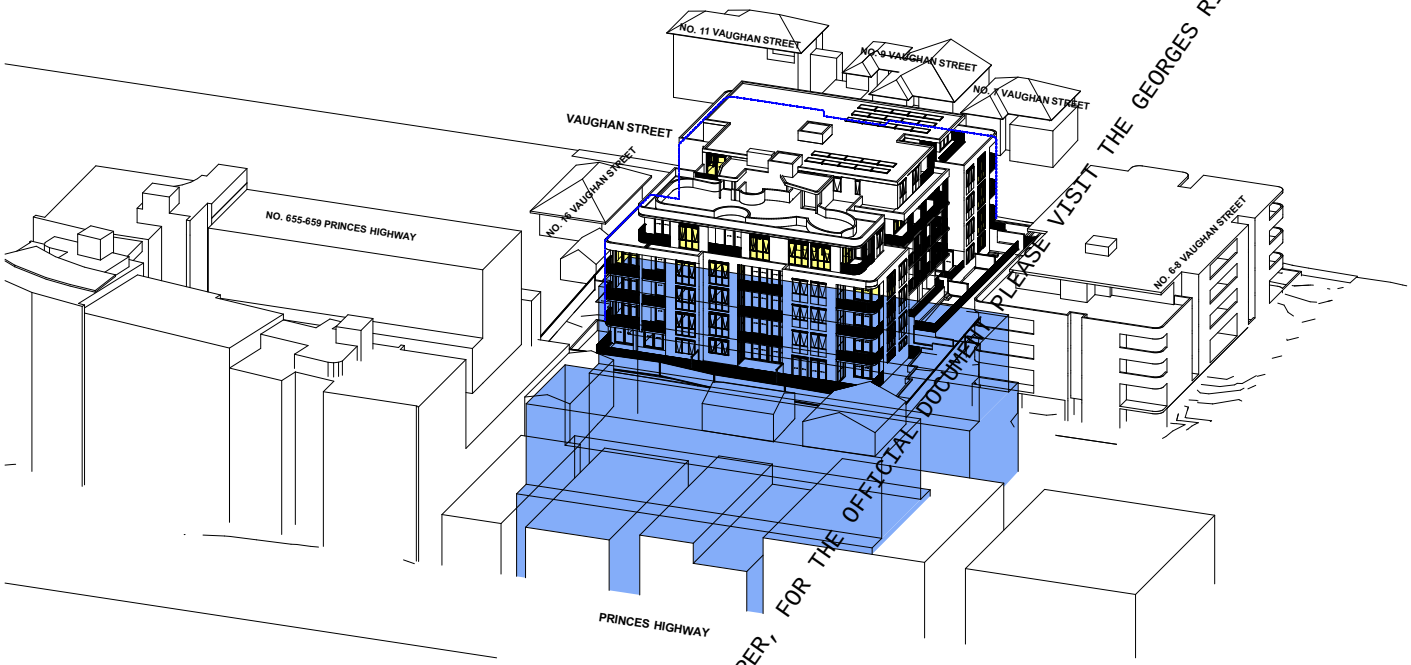

JUN21 930AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU FOR THE OFFICIAL DOCUMENT
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jenne Bonadio — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 9.30 AM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8095
Rev: 10

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09:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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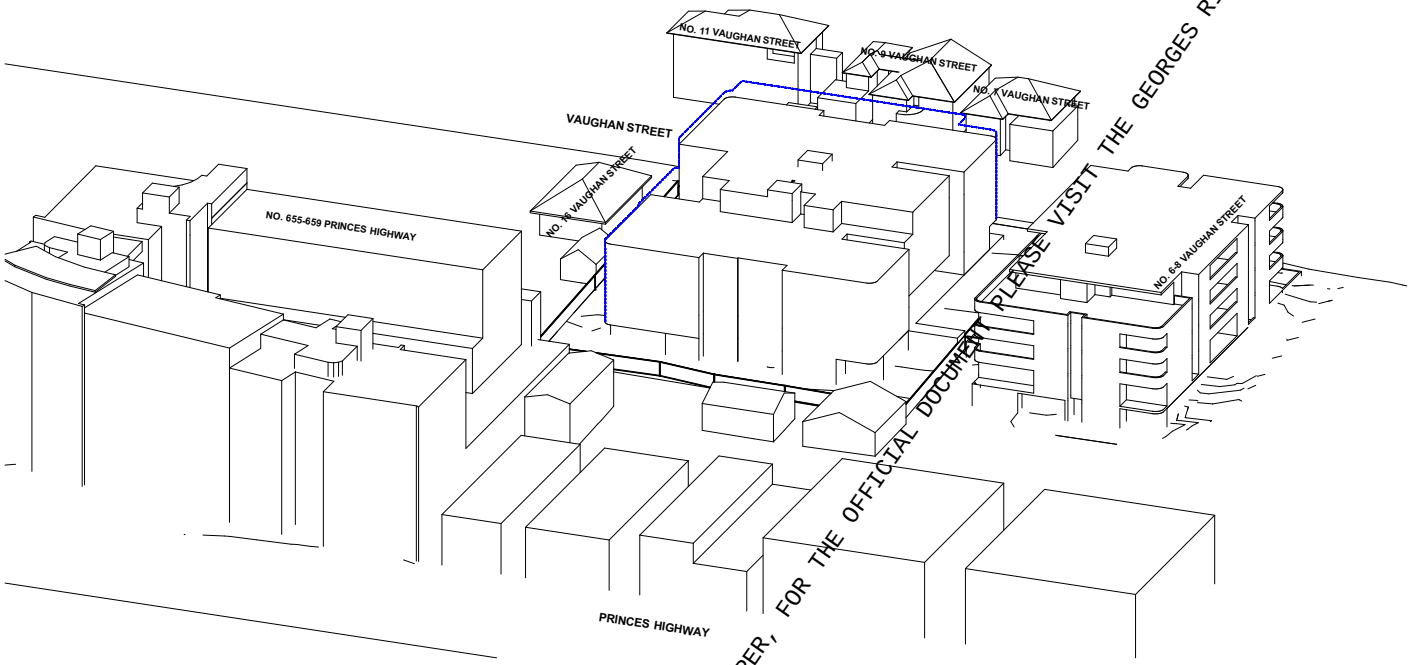

JUN21 930AM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

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AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jaime Dowdin
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
hstar.com.au

Revision	Description	Date
01	Amending DA	19/01/2026

Client:
NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 9.30 AM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8096
Rev: 01

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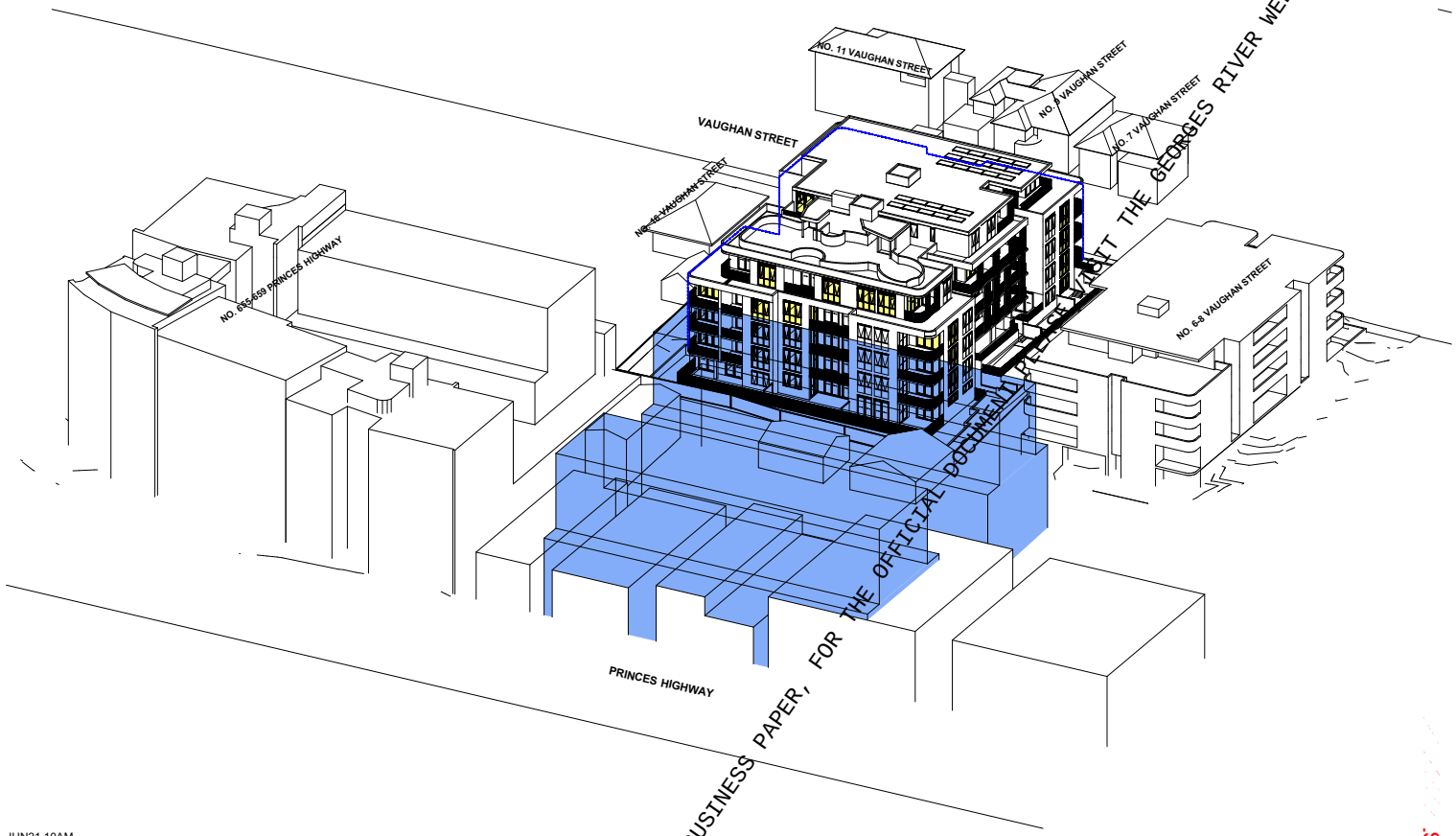
10:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024



JUN21 10AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
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*Note - all surfaces seen receive solar access on nominated hour

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6.3 Average star rating
0008167160 18 Feb 2026
Assessor: Jamie Borsellin
Accreditation No. 10256
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
10	Amending DA	19/01/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: SOLAR VIEW - JUNE 21 10 AM
client: NAZERO
AR-DA-8100
drawn:
scale: as shown @ A1
ref: 2025.166
checked: JE
date: as shown
Council: GRC
Rev: 10

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IT IS FOR THE OFFICIAL DOCUMENT USE OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE

10:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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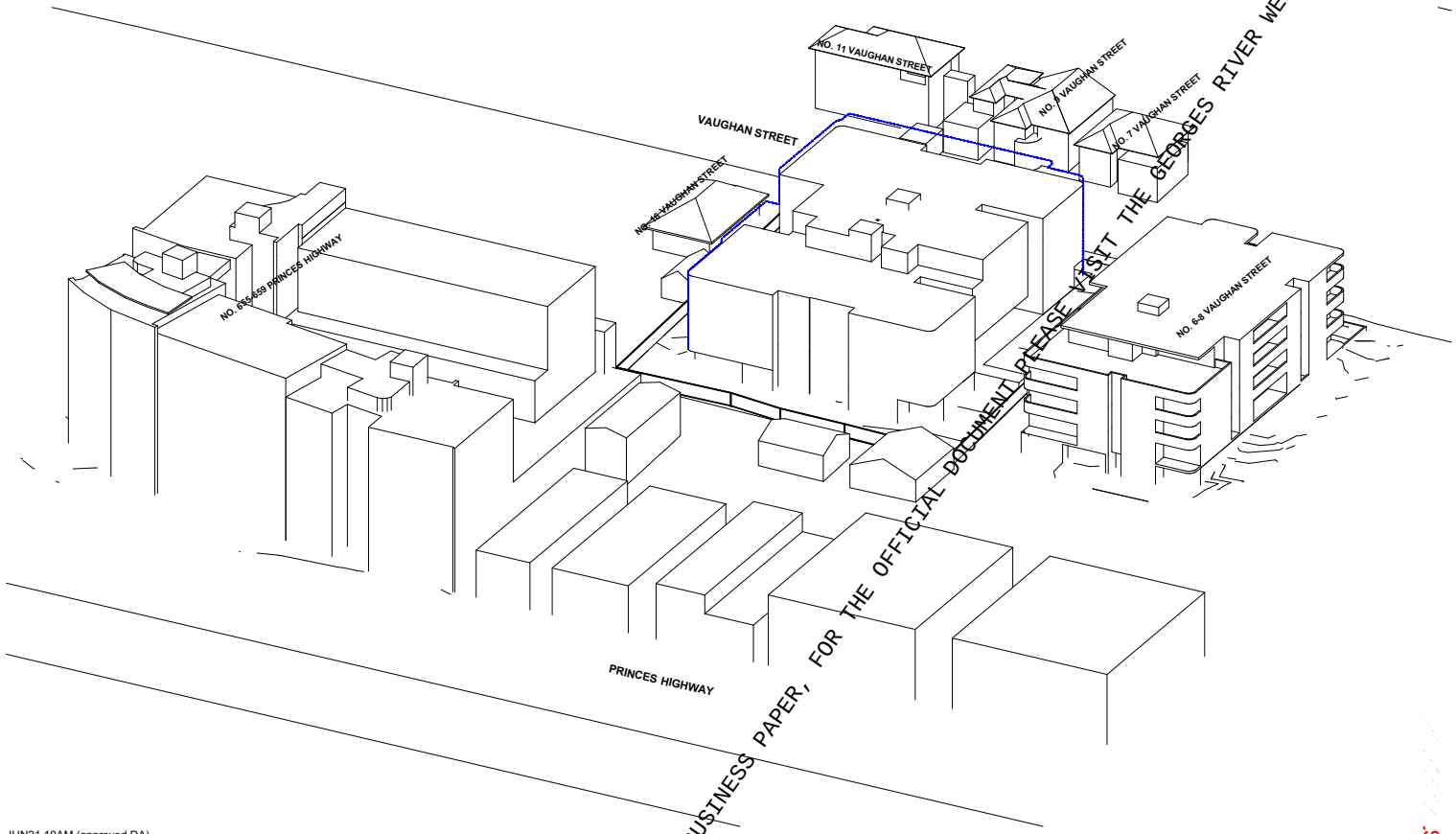

JUN21 10AM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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THIS IS PAGE 385 OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jenne Bonadio
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
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www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:

drawing: SOLAR VIEW - JUNE 21 10 AM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
sheet size: A1
AR-DA-8101
Rev: 1

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10:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES

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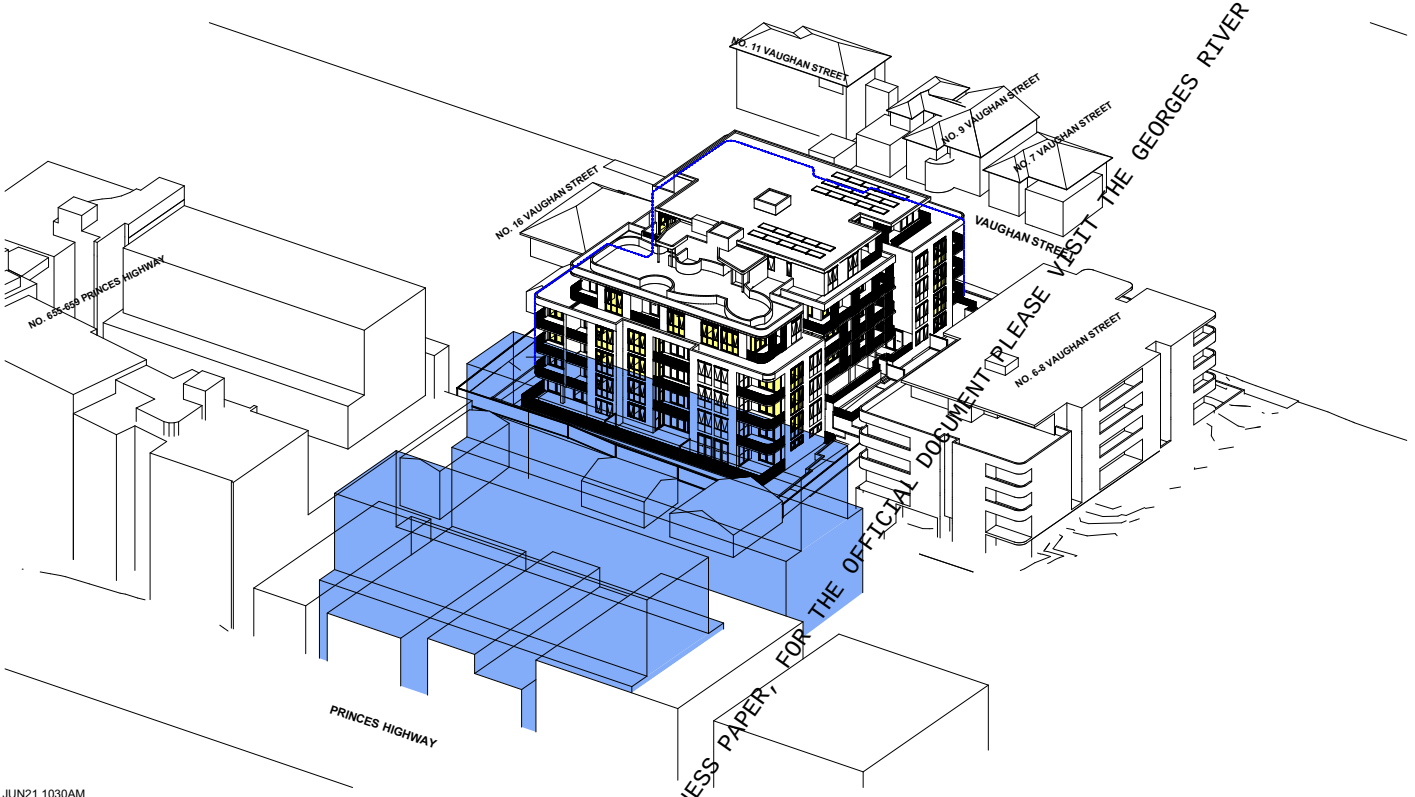
11. ALL BASIX AND ESD/ESCI REQUIREMENTS ARE TO CROSS CHECKED AND VERIFIED WITH THE ENVIRONMENTAL CONSULTANT AND CONSTRUCTION PHASE ENVIRONMENTAL DOCUMENTATION



JUN21 1030AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
6.3 Average star rating
Assessor: James Bonnelle
Accreditation No. 10066
Address: 10-14 Vaughan Street, Blakehurst NSW, 2221
hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 10.30 AM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: GRC

AR-DA-8105
Rev: 10

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10:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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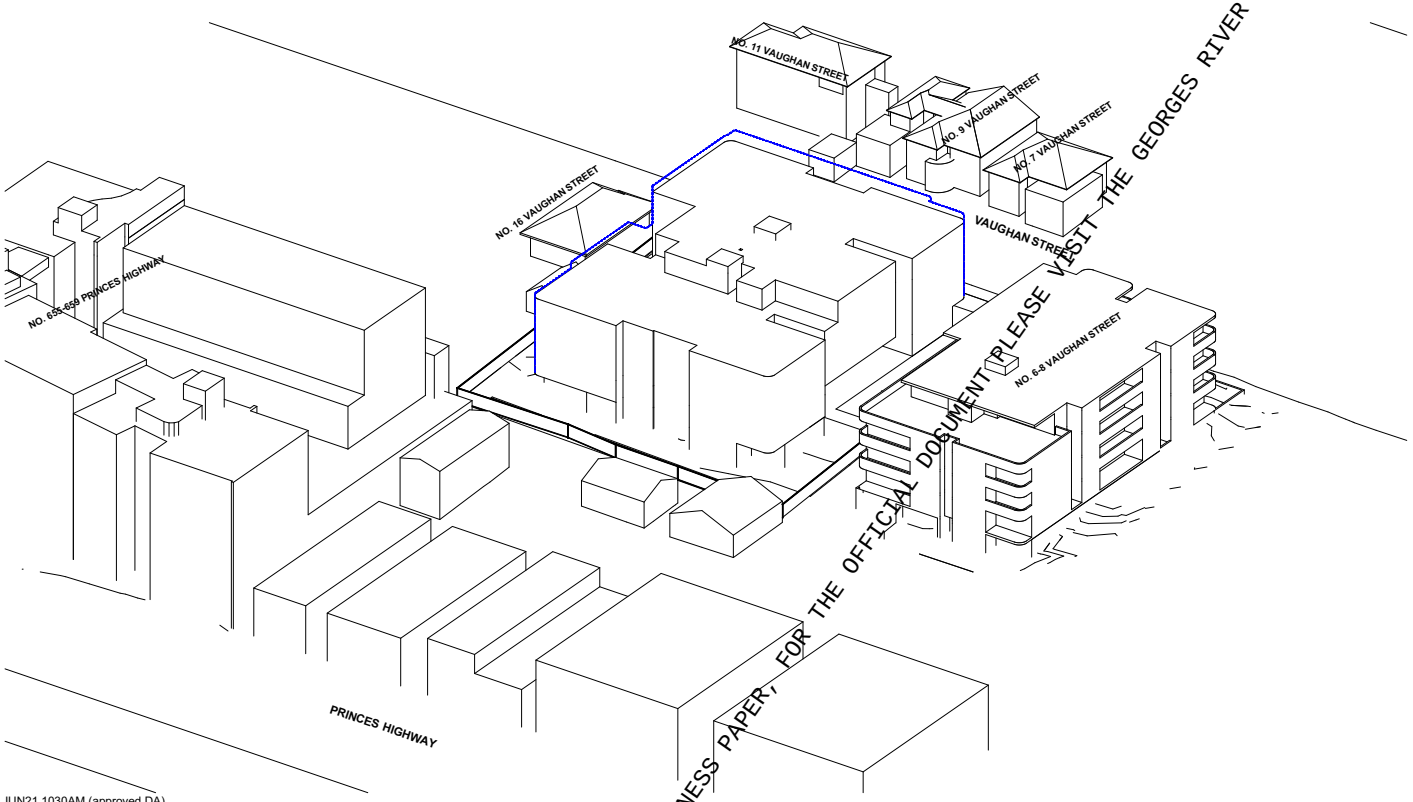

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor James Bonnello
Accreditation No. 10066
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 10.30 AM (APPROVED DA)
client: NAZERO
AR-DA-8106
Rev: 1
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: GRC

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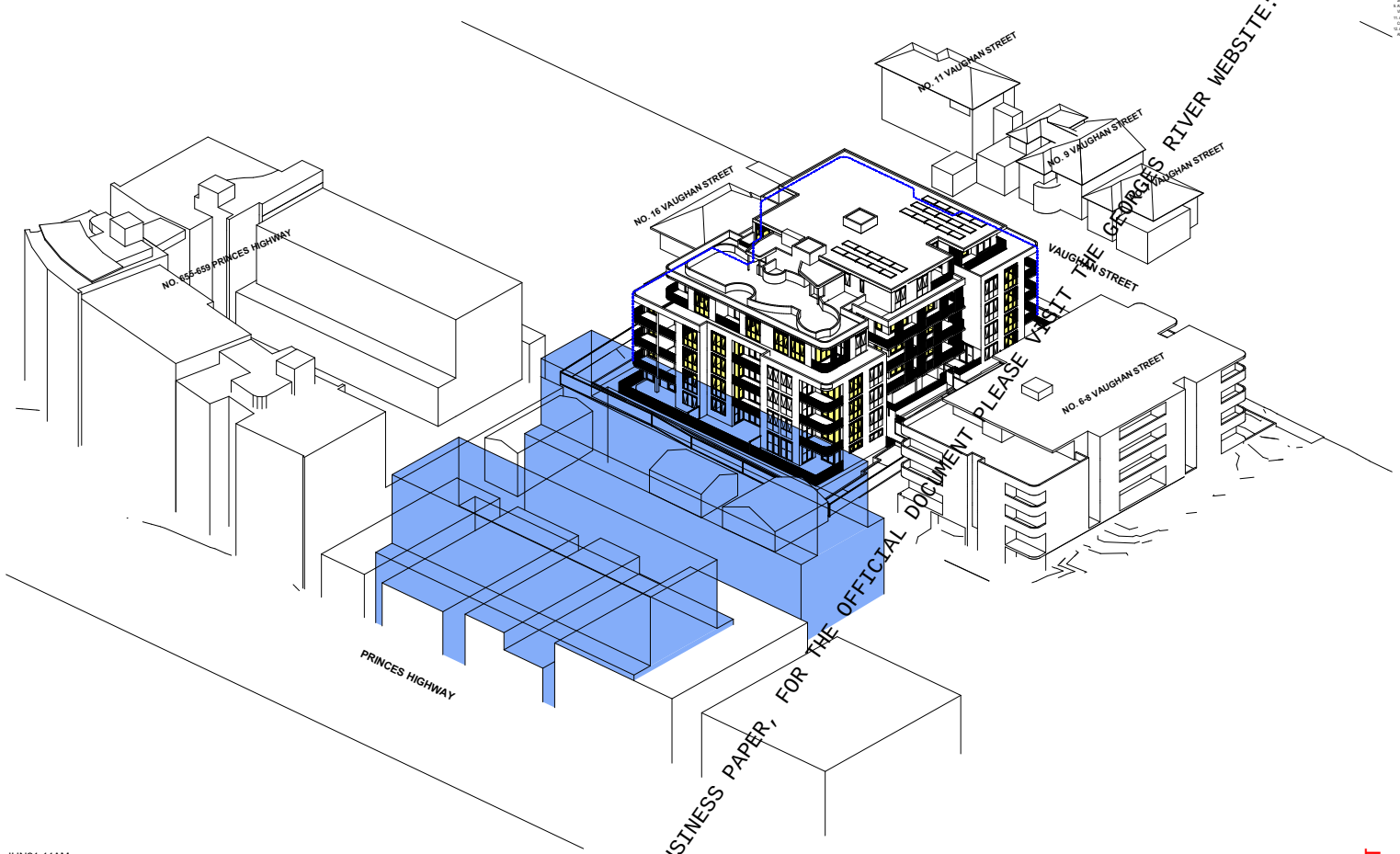
LPP031-26 Attachment 1

11:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 11AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY PLACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES

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GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
PLEASE VISIT THE OFFICIAL DOCUMENT FOR THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jarvis Bonadio — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 11 AM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8110
Rev: 10

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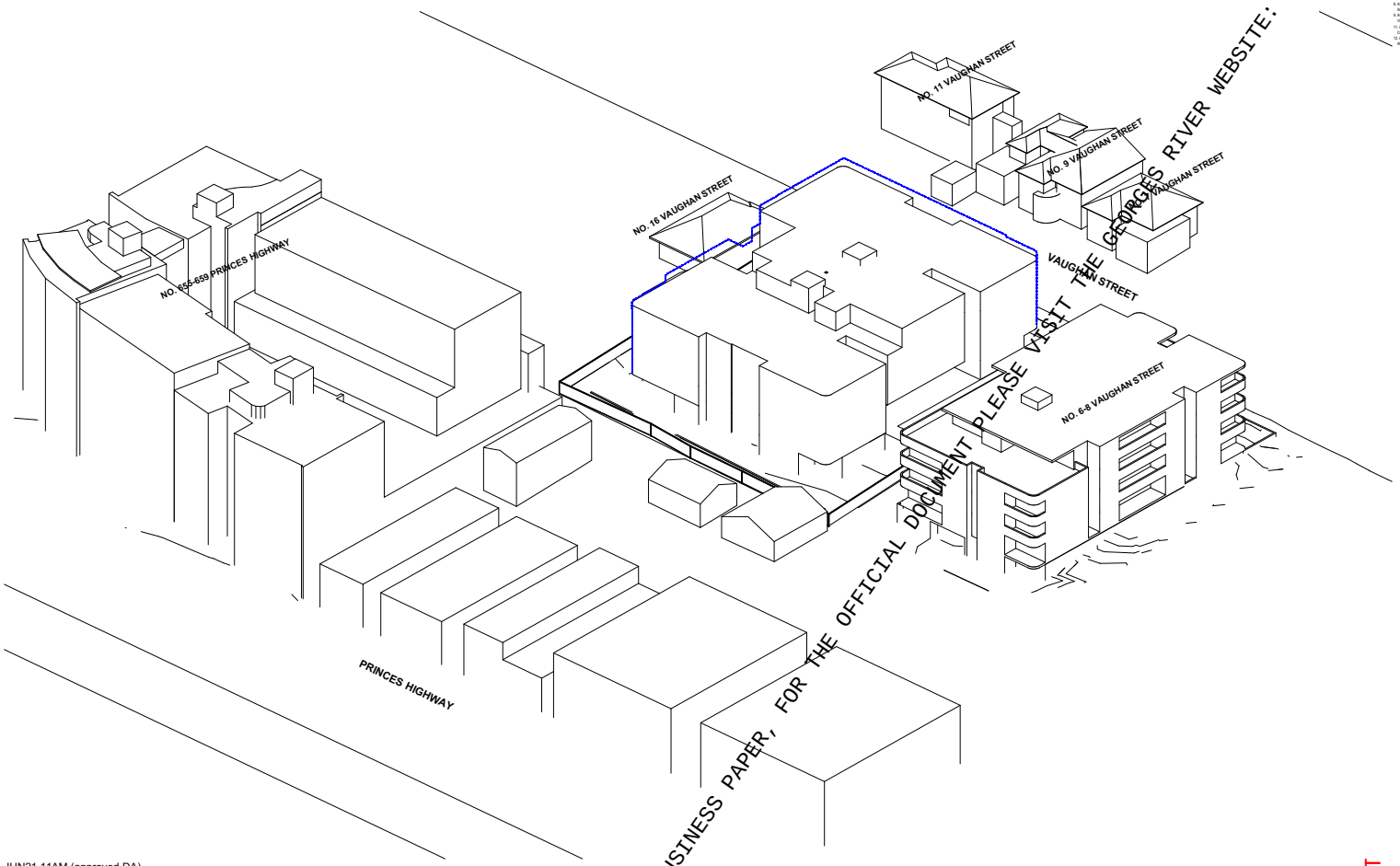
NOT FOR CONST

11:00 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 11AM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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

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

0008167160 18 Feb 2026
6.3 Average star rating
Assessor Jamie Borsellis
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Boeing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe el-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:
sheet size: A1
drawing: SOLAR VIEW - JUNE 21 11 AM (APPROVED DA)
client: NAZERO
AR-DA-8111
drawn:
scale: as shown @ A1
ref: 2025.166
checked: JE
date: as shown
Council: GRC
Rev: 1

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NOT FOR CONST

11:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY PRACE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES

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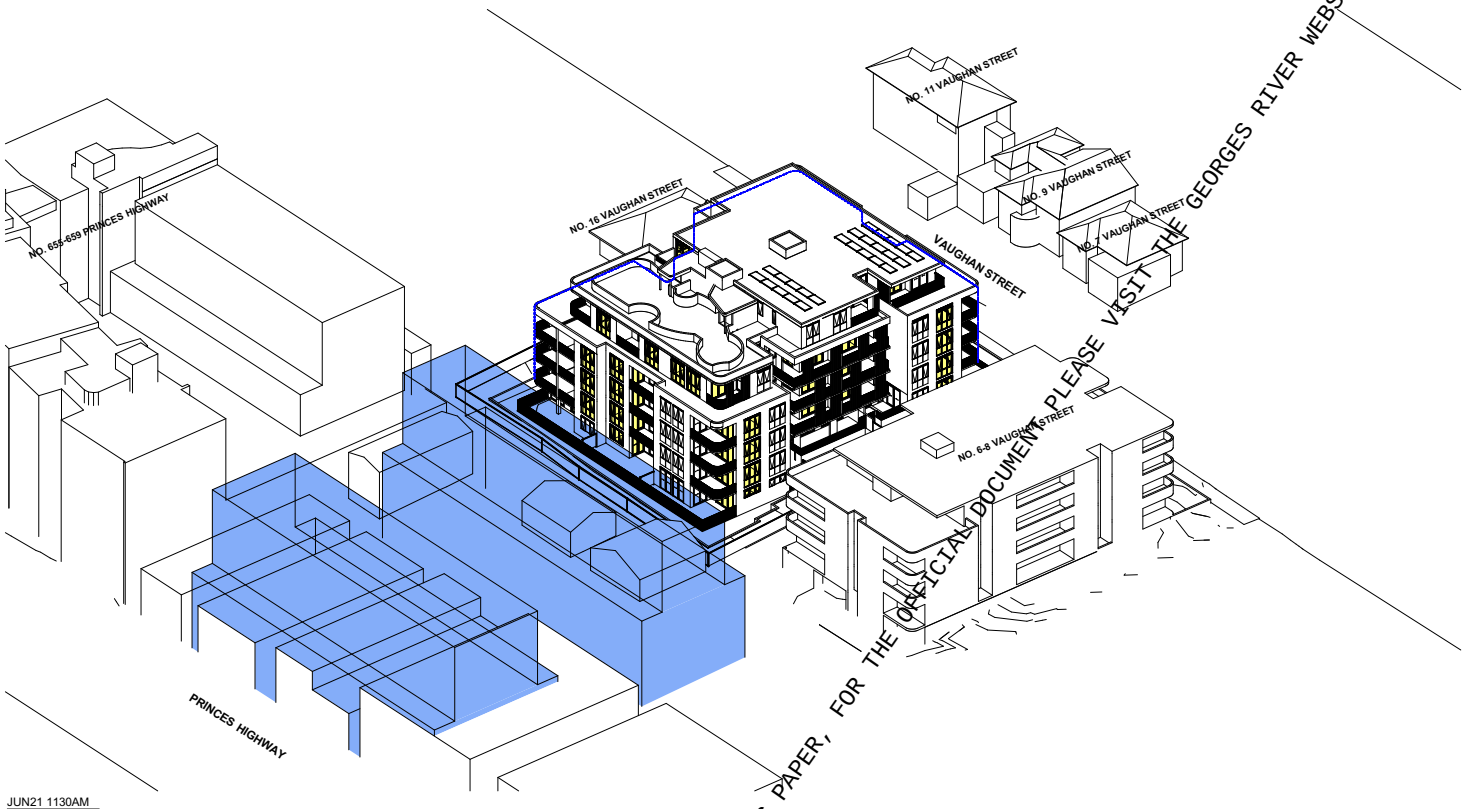

JUN21 1130AM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
PLEASE VISIT
OFFICIAL DOCUMENT
FOR THE
PANEL BUSINESS PAPER,
LOCAL PLANNING
RIVER

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: James Bonnelle — Accreditation No. 10066 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5744 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 11.30 AM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8115
Rev: 10

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11:30 AM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY RAPICE STUDIO
DA APPROVAL DATED 31 OCTOBER 24

GENERAL NOTES

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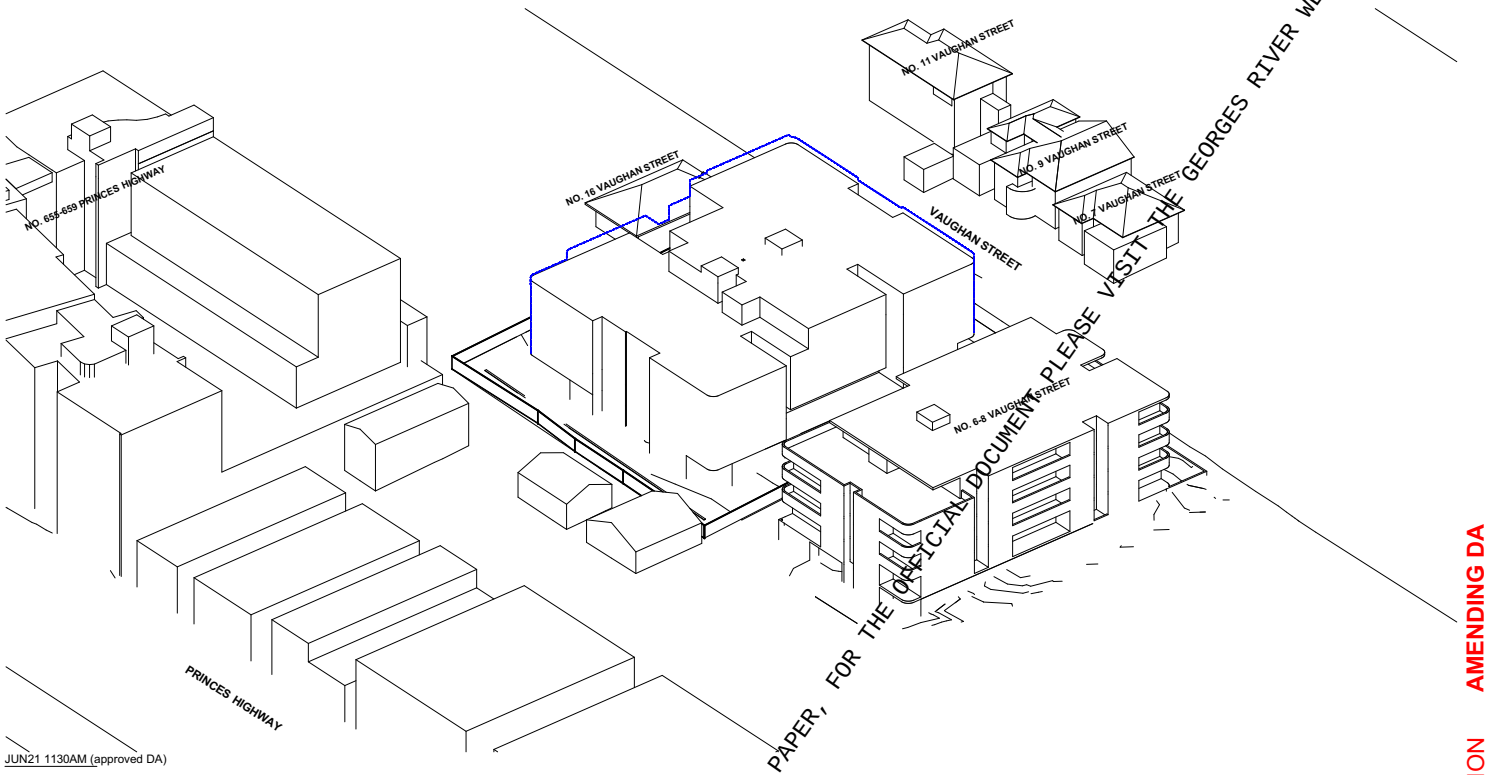

JUN21 1130AM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
PLEASE VISIT THE OFFICIAL DOCUMENT
PANEL BUSINESS PAPER, FOR THE GEORGES RIVER LOCAL PLANNING

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jenni Bonello — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 11.30 AM (APPROVED DA)			AR-DA-8116
client: NAZERO			
drawn:	scale: as shown @ A1	ref: 2025.166	Rev: 1
checked: JE	date: as shown	Council: GRC	

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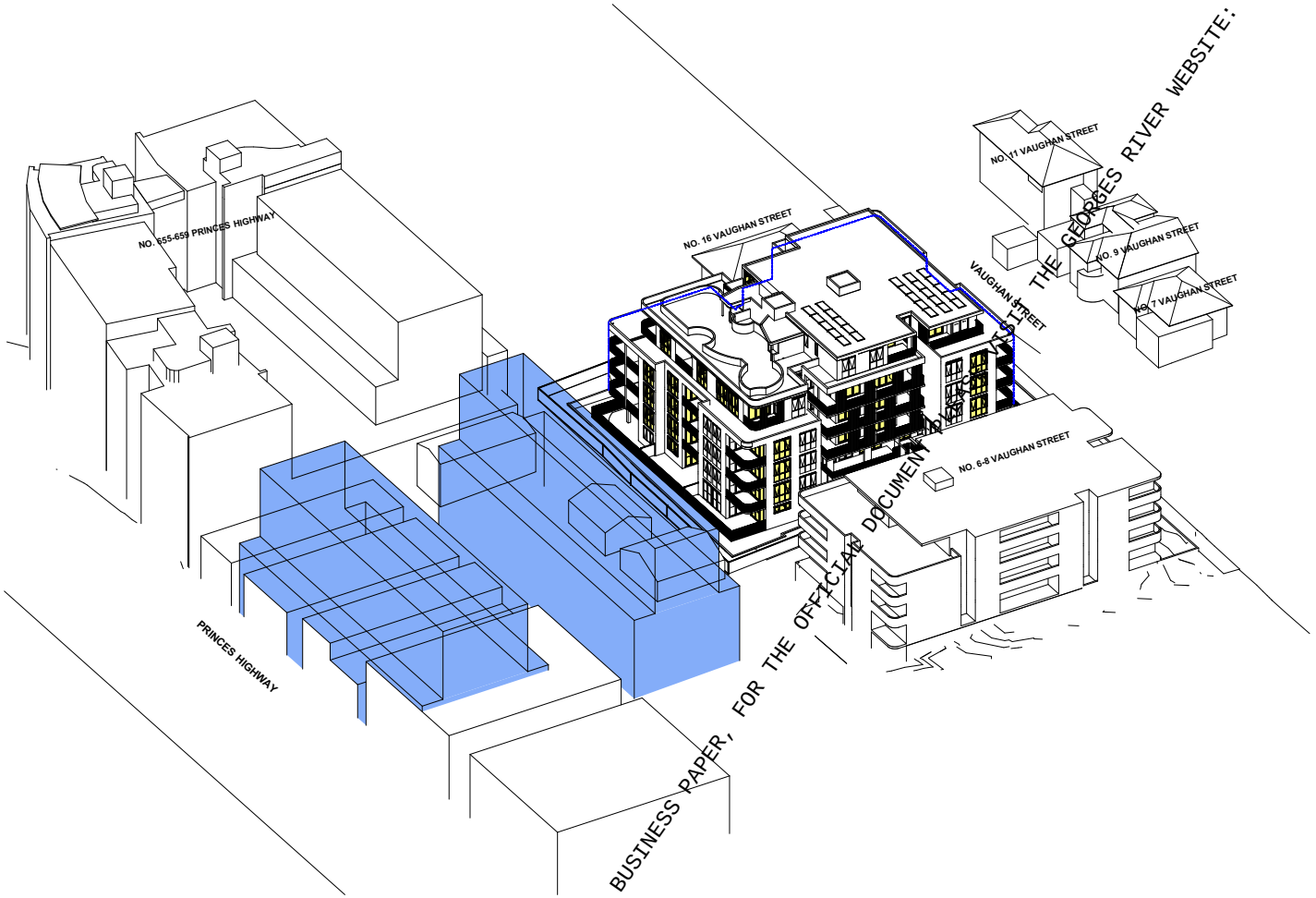
12:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 12PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU
FOR THE OFFICIAL DOCUMENT TO BE PRESENTED TO THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

AMENDING DA

NOT FOR CONSTRUCTION



Revision	Description	Date
10	Amending DA	19/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5411 e: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 12 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8120
Rev: 10

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12:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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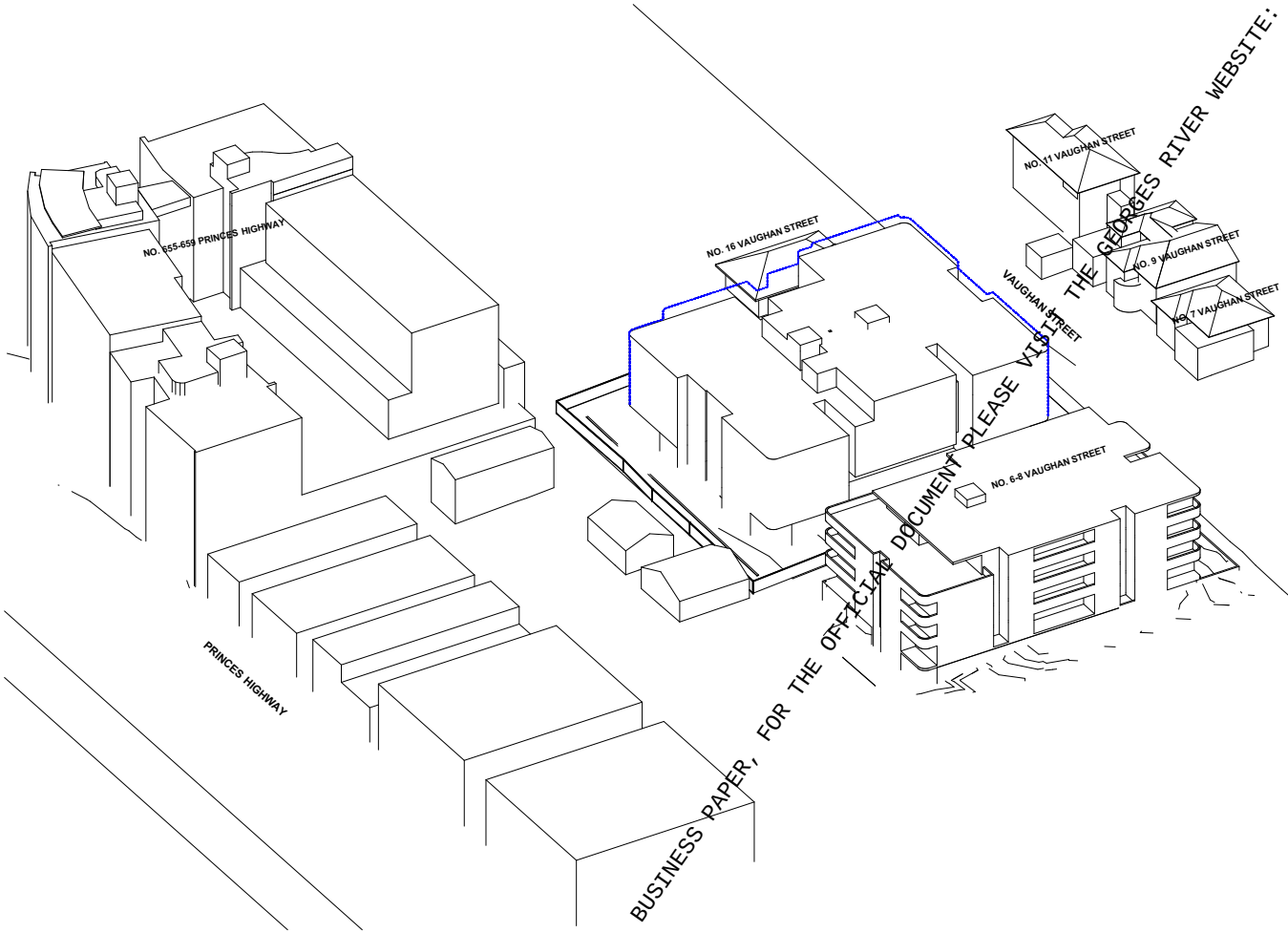

JUN21 12PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

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

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

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jarvis Bunnett — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — basix.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:

NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5411 e: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 12 PM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8121
Rev: 1

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12:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGNCORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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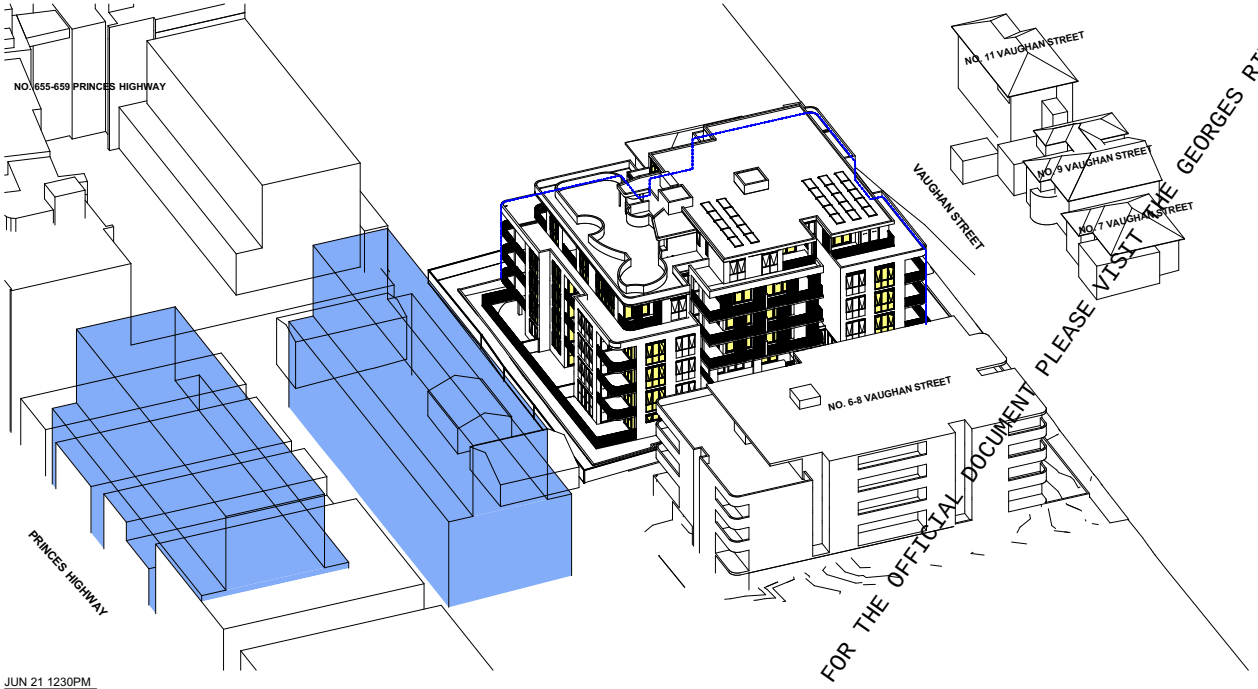

JUN 21 1230PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

THIS IS PAGE 394 OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: James Borsellin — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5744 fax: 9890 5755 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 12.30 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: DRC

AR-DA-8125
Rev: 10

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12:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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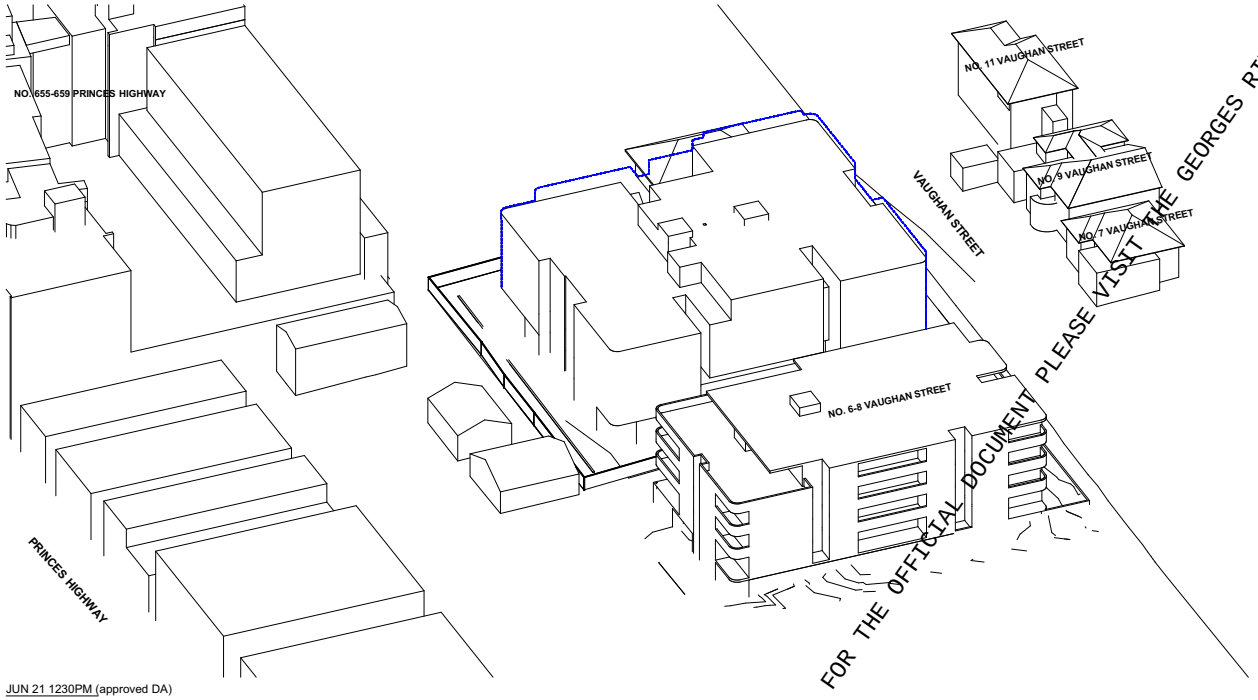

JUN 21 1230PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

THIS IS PAGE 395 OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

NOT FOR CONSTRUCTION AMENDING DA

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jamie Bonsella — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 12.30 PM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8126
Rev: 1

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01:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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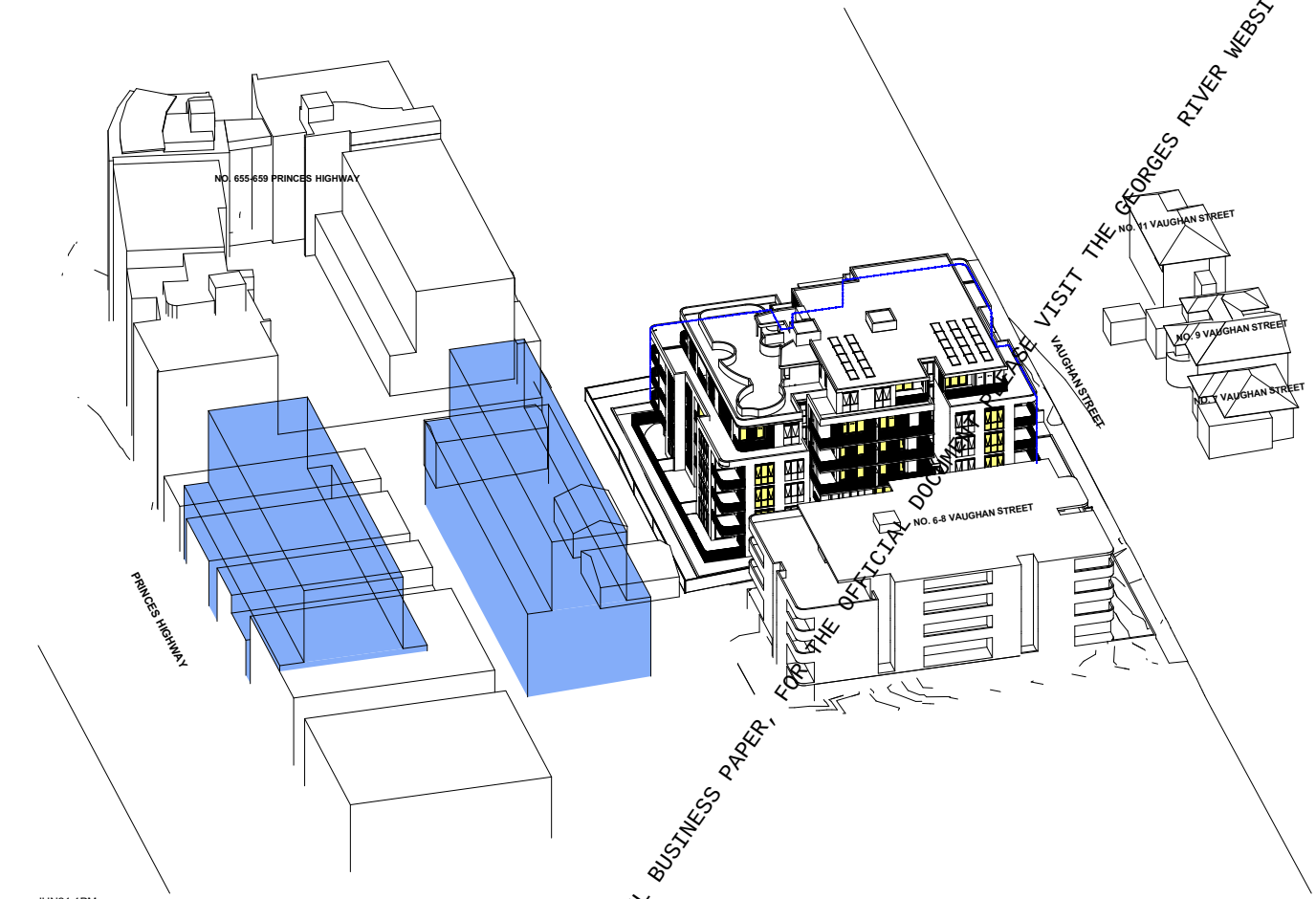

JUN21 1PM
1:300

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor Jenna Bonnello
Accreditation No. 10056
Address 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client:

NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 1 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8130
Rev: 10

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01:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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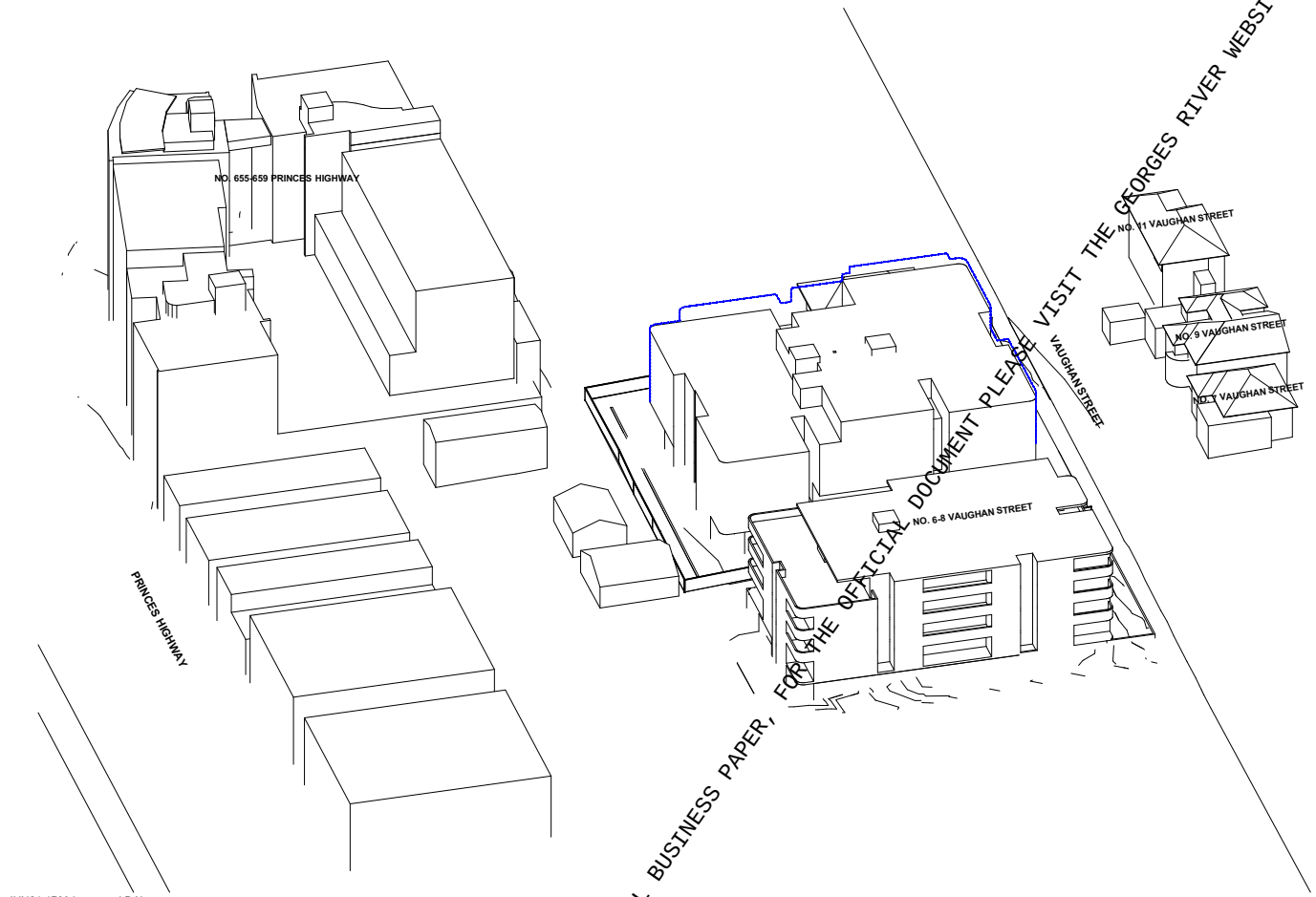

JUN21 1PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
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*Note - all surfaces seen receive solar access on nominated hour

PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU FOR THE OFFICIAL DOCUMENT
GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER,

AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jaime Smeaton
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
hstar.com.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:

NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Bunling Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 1 PM (APPROVED DA)		AR-DA-8130.1
client: NAZERO		
drawn:	scale: as shown @ A1	ref: 2025.166
checked: JE	date: as shown	Council: GRC

Rev: 1

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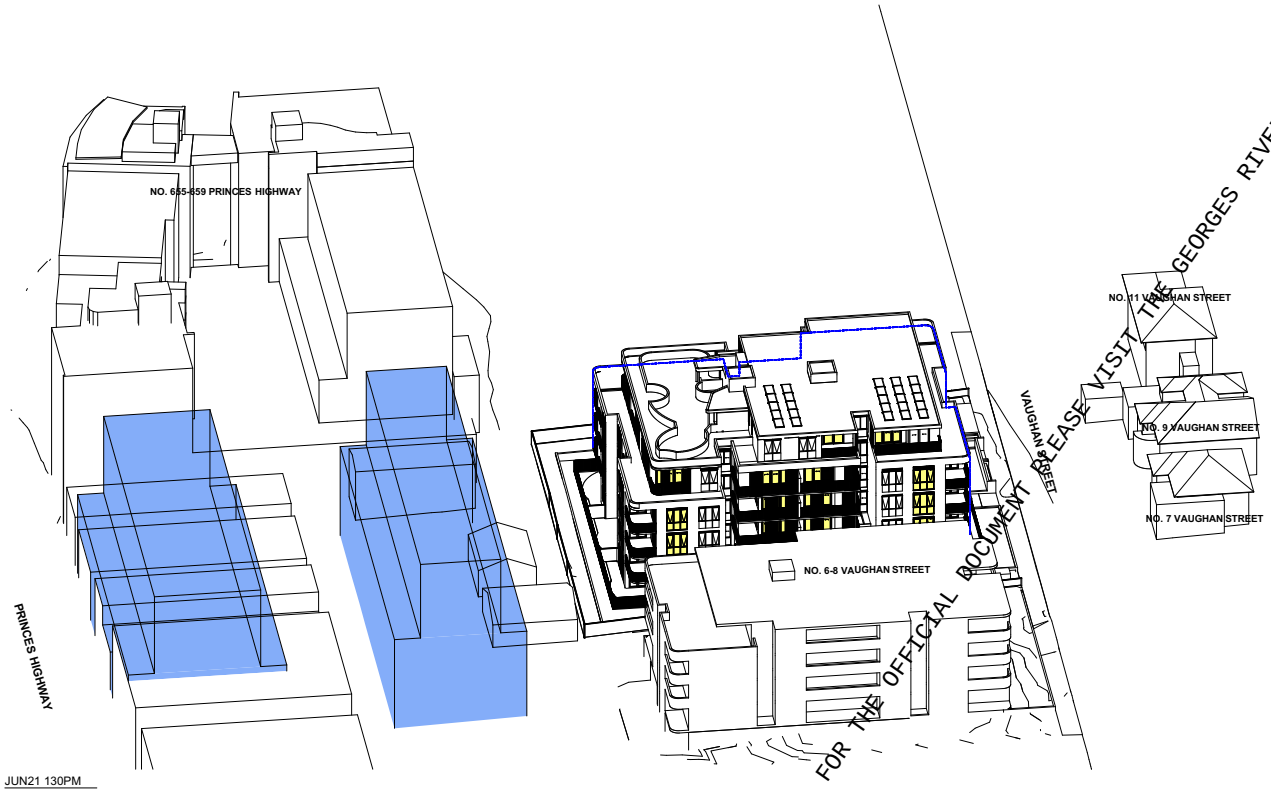
01:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 130PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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11. ALL ACOUSTIC REQUIREMENTS AND RATINGS ARE TO BE CROSS CHECKED WITH THE PROJECT ACOUSTIC CONSULTANT AND CONSTRUCTION PHASE ACOUSTIC REPORT
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AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: James Bonnelle — Accreditation No. 10066 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 1.30 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8131

Rev: 10

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LPP031-26 Attachment 1

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01:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 130PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

1. ALL SITE AND BUILDING GRID SET OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES ARE TO BE REPORTED TO DESIGNCORP ARCHITECTS.
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NOT FOR CONSTRUCTION

AMENDING DA

0008167160 18 Feb 2026
Assessor: Jaime Donadio
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
basix.nsw.gov.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 1.30 PM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
AR-DA-8131.1
Rev: 1

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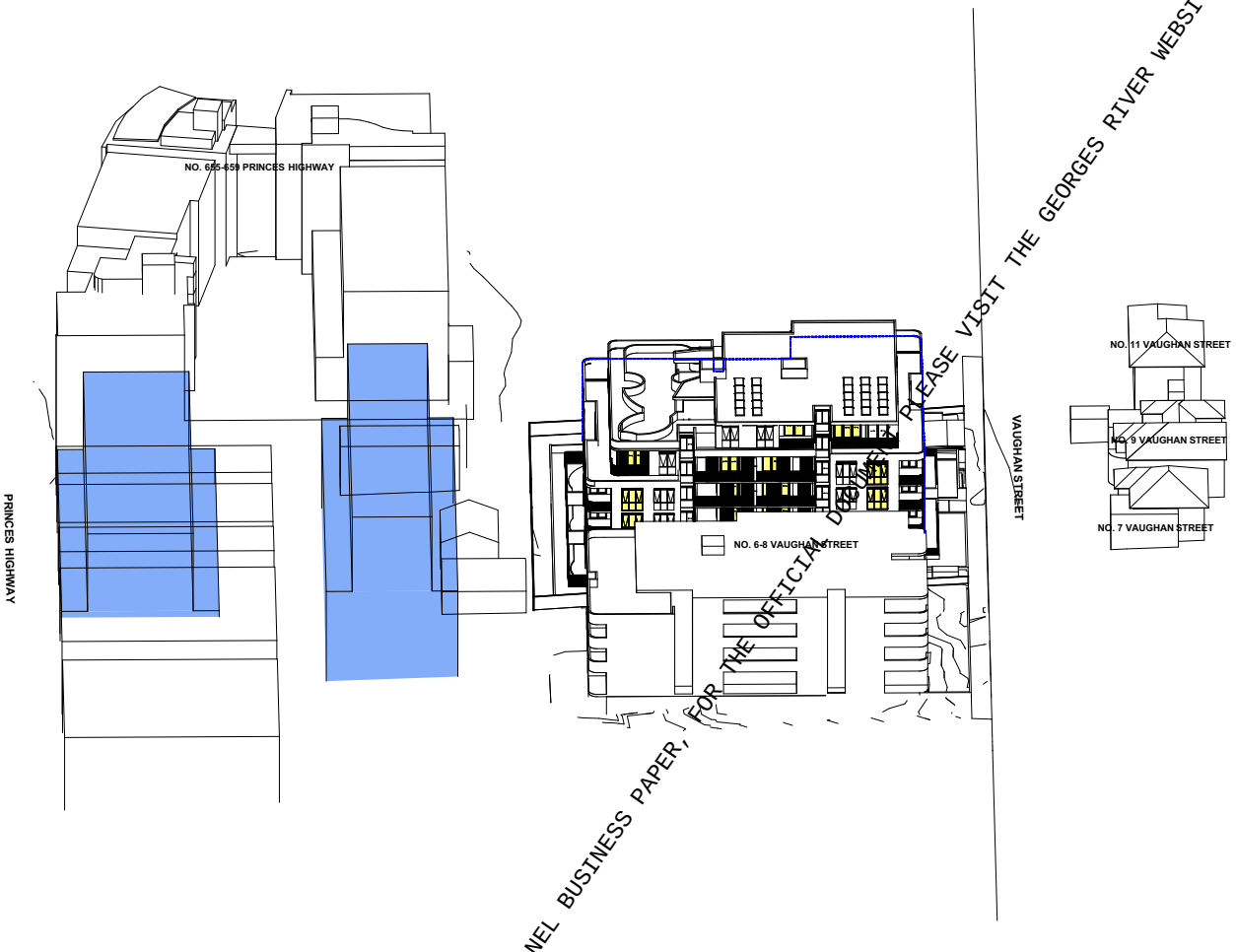
02:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN 21 2PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY PLACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jenne Bonadio
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 2 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8140
Rev: 10

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02:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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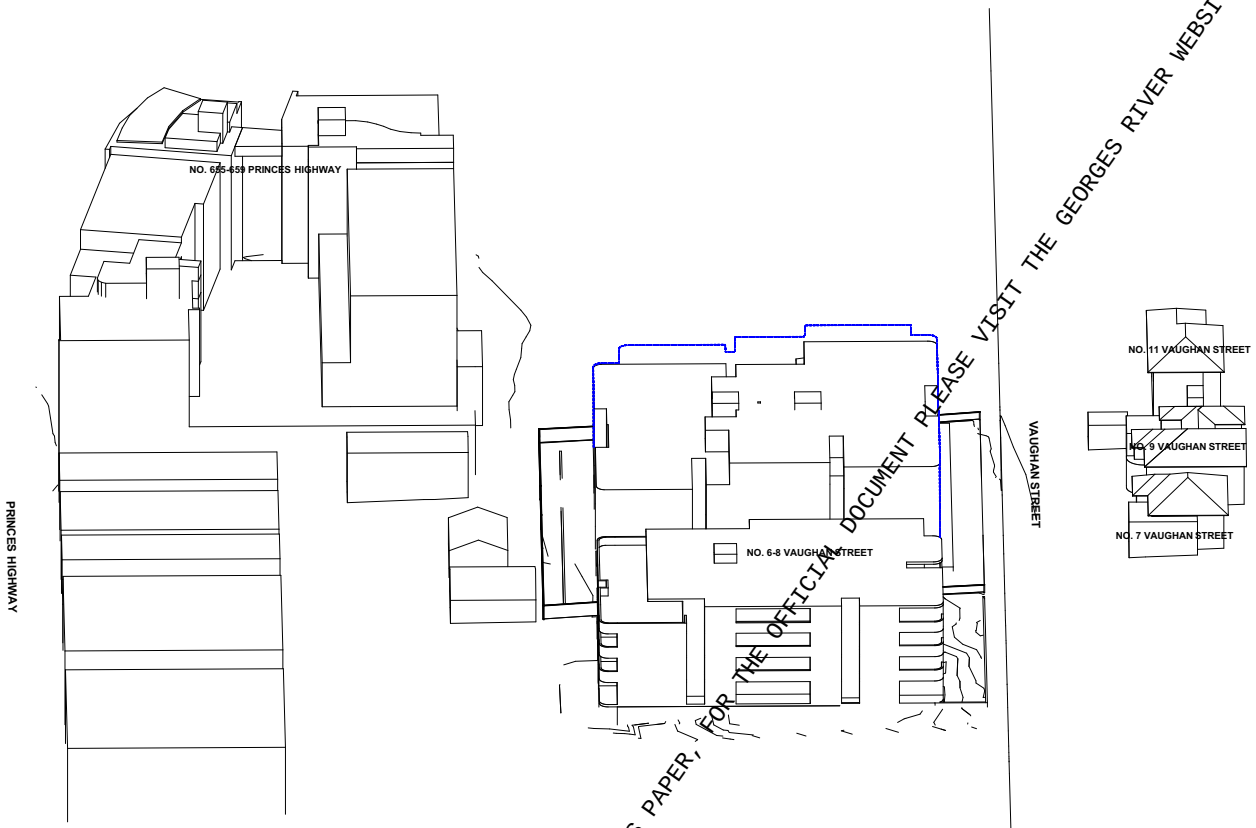

JUN 21 2PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

NOT FOR CONSTRUCTION

AMENDING DA



Revision	Description	Date
1	Amending DA	19/01/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: admin@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 2 PM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC
AR-DA-8141
Rev: 1

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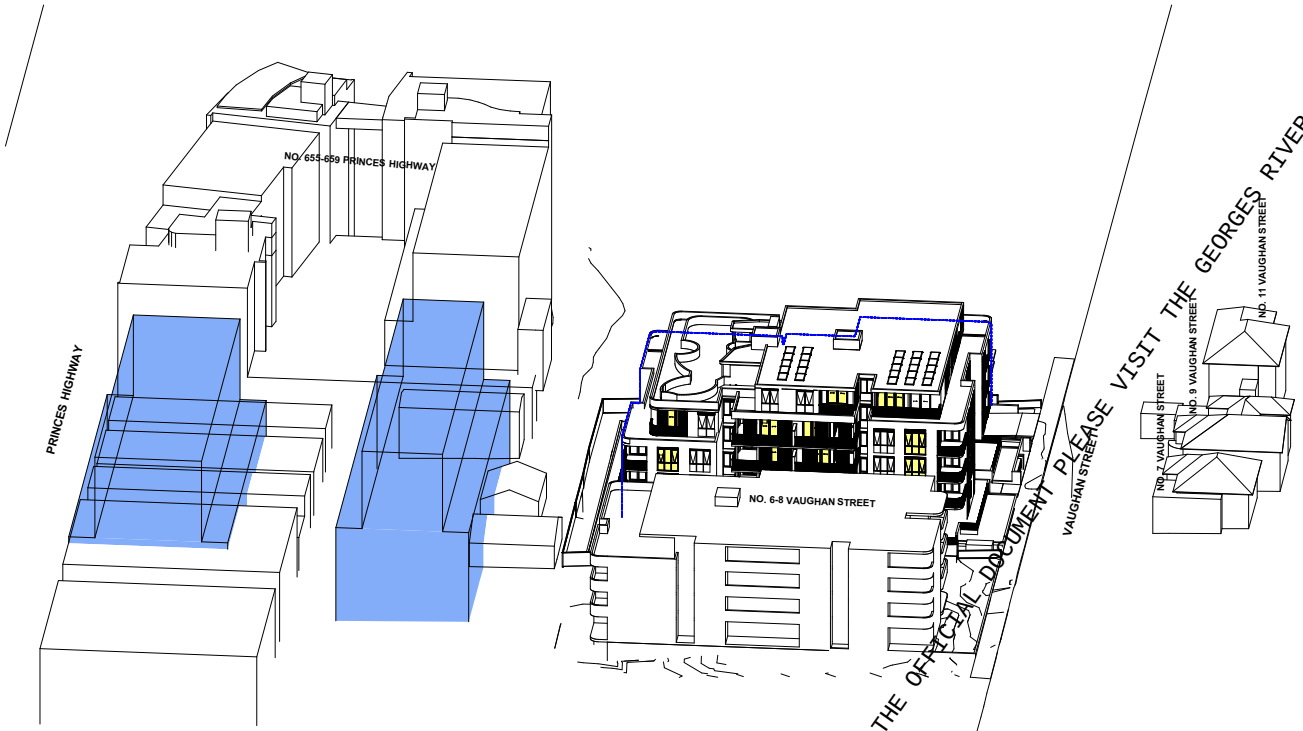
02:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 230PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY RACE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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NOT FOR CONSTRUCTION AMENDING DA

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: James Bonnelle — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	16/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Boeing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 2.30 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025-166
Council: GRC

AR-DA-8145
Rev: 10

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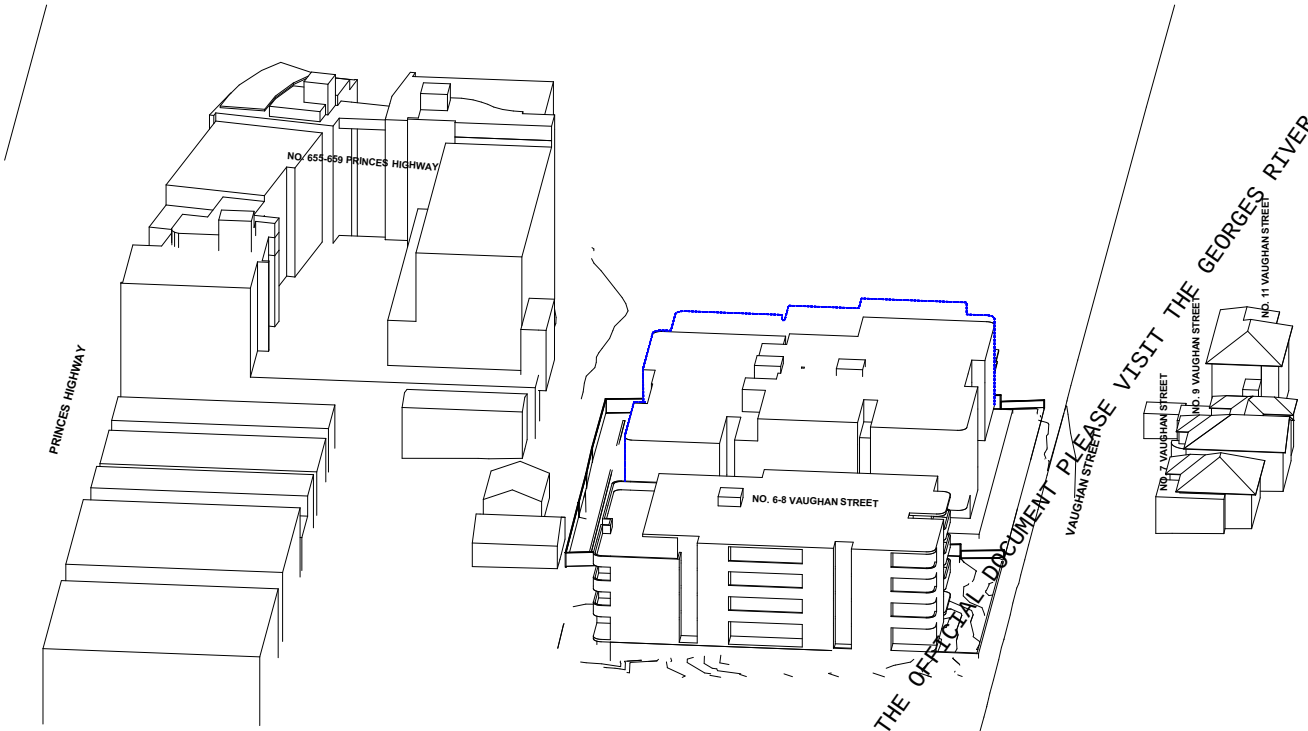
02:30 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN21 230PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY DESIGN CORP ARCHITECTS
DA APPROVAL DATED 31 OCTOBER 2024

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NOT FOR CONSTRUCTION AMENDING DA



Revision	Description	Date
1	Amending DA	19/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 2.30 PM (APPROVED DA)
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-8146
Rev: 1

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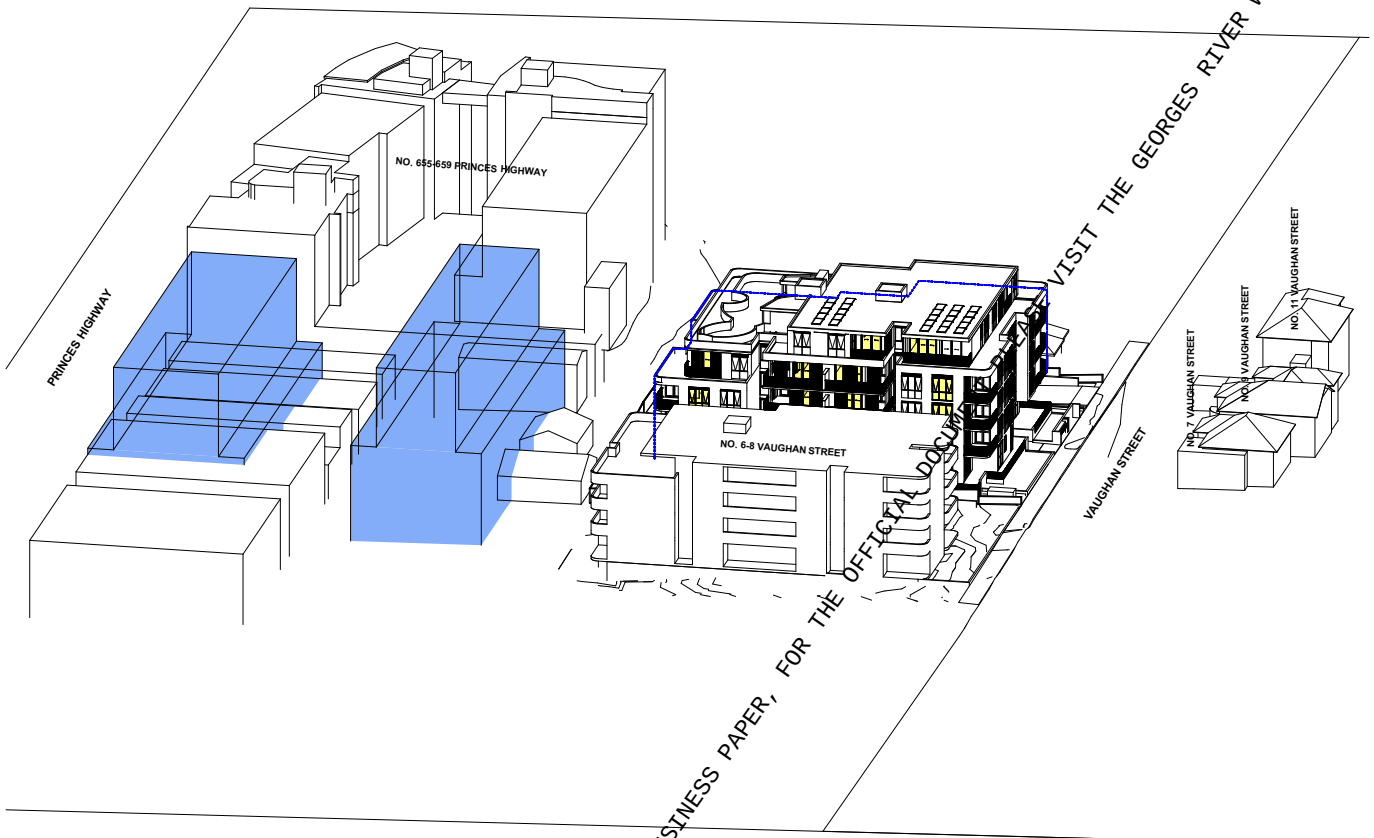
03:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN



JUN 21 3PM

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF APPROVED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

APPROVED DA PLANS PREPARED BY RARCE STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

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AMENDING DA

NOT FOR CONSTRUCTION

6.3 Average star rating — 0008167160 18 Feb 2026 — Assessor: Jenne Bonadio — Accreditation No. 10056 — Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221 — hstar.com.au

Revision	Description	Date
10	Amending DA	19/02/2026

Client: NAZERO BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
ph: 9890 5222 fax: 9890 5333 email: info@designcorp.com.au
www.designcorp.com.au nominated architect : joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 3 PM
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: DRC

AR-DA-8150
Rev: 10

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03:00 PM

WINTER SOLSTICE - JUNE 21 - VIEW FROM SUN

APPROVED DA PLANS PREPARED BY DESIGN CORP STUDIO
DA APPROVAL DATED 31 OCTOBER 2024

GENERAL NOTES

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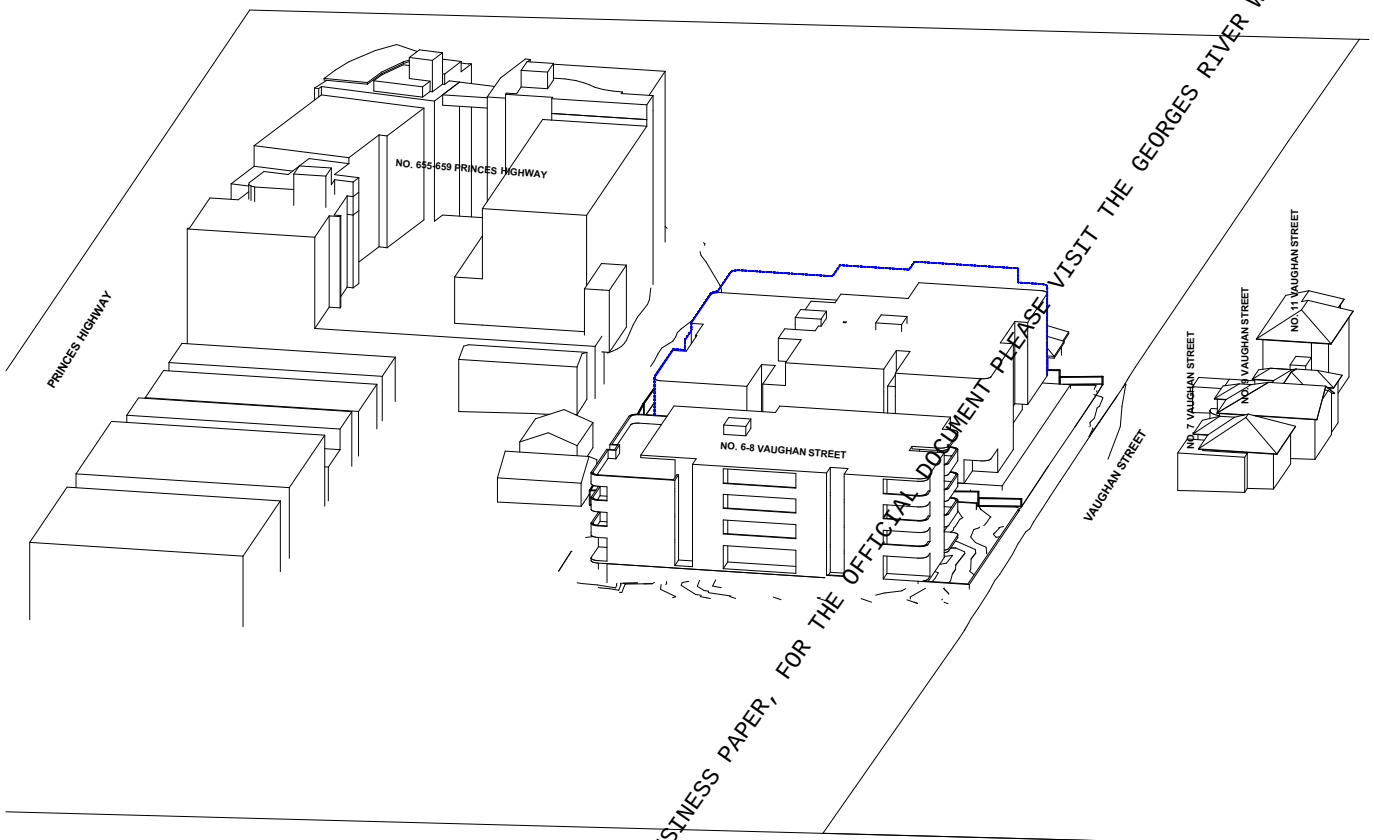

JUN 21 3PM (approved DA)

LEGEND

- LIVING ROOM AND BALCONIES RECEIVING DIRECT SOLAR ACCESS ON NOMINATED HOUR
- BUILDING OUTLINE OF PROPOSED DA
- POTENTIAL DEVELOPMENT ON ADJOINING PROPERTY

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

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AMENDING DA

NOT FOR CONSTRUCTION

0008167160 18 Feb 2026
Assessor: Jamie Donadio
Accreditation No. 10056
Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
6.3 Average star rating
www.nathers.gov.au
basix.nsw.gov.au

Revision	Description	Date
1	Amending DA	19/02/2026

Client:

NAZERO
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS
18 Ewing Street North Parramatta NSW 2151
ph: 9890 5411 fax: 9890 5422 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SOLAR VIEW - JUNE 21 3 PM (APPROVED DA)
client: NAZERO
AR-DA-8151
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
Rev: 1

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DA APPROVAL DATED 31 OCTOBER 2024

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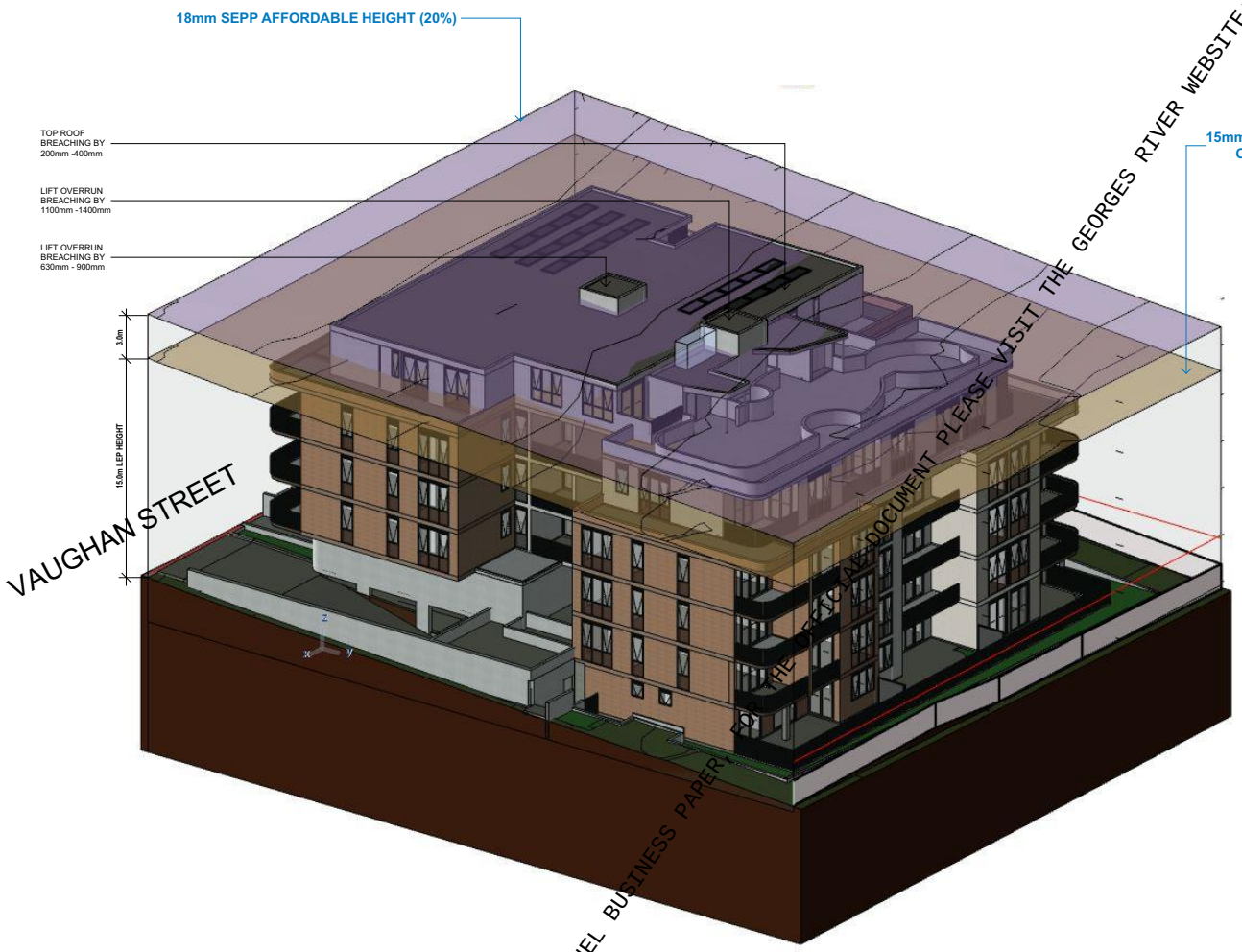

Height Compliance Axonometry

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PLANNING PANEL
LOCAL
RIVER

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0008167160 18 Feb 2026
Assessor: Jane Donadin
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Address: 10-14 Vaughan Street, Blakehurst, NSW, 2221
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Client:
NAZERO
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project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW
status:

drawing: HEIGHT COMPLIANCE
client: NAZERO
drawn:
checked: JE
scale: as shown @ A1
date: as shown
ref: 2025.166
Council: GRC
sheet size: A1
AR-DA-9100
Rev: 10

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ROVAL DATED 31 OCTOBER 24

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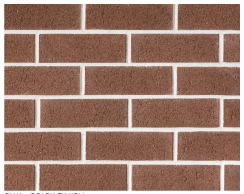
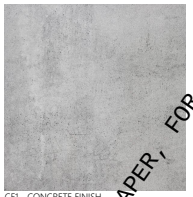
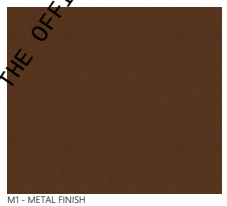

BW1 - BRICK FINISH
AUSTRAL BRICK OR EQUAL
EVERYDAY LIFE - UNWIND


BW2 - BRICK FINISH
AUSTRAL BRICK OR EQUAL
HAMPTON - WHITEHAVEN


CF1 - CONCRETE FINISH


M1 - METAL FINISH
DURATEC ELEMENTS
POWDERCOAT OR EQUAL
WEATHERED STEEL - FLAT


M2 - METAL FINISH
DURATEC ZEUS
POWDERCOAT OR EQUAL
MONUMENT - SATIN


RN1 - COLOURED RENDER
ROCKCOTE FINECOTE OR EQUAL
TINTED TO MATCH BW1


RN2 - COLOURED RENDER
ROCKCOTE FINECOTE OR EQUAL
TINTED TO MATCH BW2


GC1 - COLOURED BACK PAINTED GLASS
TO MATCH DURATEC ELEMENTS
POWDERCOAT OR EQUAL
WEATHERED STEEL - FLAT


GC2 - COLOURED BACK PAINTED GLASS
TO MATCH DURATEC ZEUS
POWDERCOAT OR EQUAL
MONUMENT - SATIN

AMENDING DA
NOT FOR CONSTRUCTION



Revision	Description	Date
A	Amending DA	19/02/2026

Client:

N A Z E R O
BUILDING BETTER WORLDS

DESIGN CORP ARCHITECTS

18 Ewing Street North Parramatta NSW 2151
t: 02 9890 5411 e: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project: 10-14 VAUGHAN ST BLAKEHURST
@ 10-14 Vaughan St Blakehurst NSW

status:

sheet size: A1

drawing: SCHEDULE OF FINISHES
client: NAZERO
drawn:
checked: JE
scale: as shown @A1
date: as shown
ref: 2025.166
Council: GRC

AR-DA-9200
Rev: 6

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LPP031-26 Attachment 1

GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER, FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

BASIX Project Commitments — **BASIX Number: ℄ 131777GM_06**

Proposed: Class 2 Apartment Units
Address: 10-14 Vaughan Street Blakehurst 2221
Lot No / DP: 10/13988



Water			
Fixtures			
Shower head rating		4 star (> 6 but <= 7.5 L/min)	
Toilet rating		4 star	
Kitchen taps rating		4 star	
Bathroom taps rating		4 star	
All clothes washer		2 star	
All dishwashers		4 star	
Alternative water details			
Rainwater tank size		None	
Connected to: Garden and lawn areas		n/a	
All toilets		n/a	
Laundry		n/a	
Thermal Comfort	**Accreditation Number:**	**HERA 10056**	**NatHERS Number: 0008167160**
External walls			
Brick veneer		R2.5 Bulk Insulation	
Internal walls			
Cavity wall, direct fix plasterboard		No insulation	
Partition walls			
AAC, plasterboard	Walls between units	No insulation	
AAC, plasterboard	Walls between units and hallways/lobbies	No insulation	
Concrete panel/blocks filled, plasterboard	Walls between units and stairs/lifts	No insulation	
Ceiling			
External ceiling - Concrete, plasterboard	Units 3.02, 3.03, 3.04, 4.01, 4.02, 4.03, 4.04	R3.5 Bulk insulation	
External ceiling - Concrete, plasterboard	Units 3.05, 3.06, 3.07, 3.08, 3.09	R2.5 Bulk insulation	
External ceiling - Concrete, plasterboard	Unit 3.01	No insulation	
Internal ceiling - Concrete, plasterboard	All units	No insulation	
Roof			
Waterproofing membrane		Medium Colour (solar absorptance 0.475-0.7)	
		No insulation	
Floors			
Concrete slab on ground	Units LG.01, LG.02, LG.03	No insulation	
Suspended concrete slab	To suspended floors above car park: Units G.01, G.05, G.06, G.07, G.08	R2.5 Bulk insulation	
Suspended concrete slab	To suspended floors exposed externally: Units 1.01, 1.10	No insulation	
Suspended concrete slab	To suspended floors exposed externally: Units 1.06, 1.07, 1.08	R2.5 Bulk insulation	
Windows			
Aluminium frame ALM-001-01		Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-01		Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-001-03		Single low-e glazing with U-value 5.4 and SHGC 0.49 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-03		Single low-e glazing with U-value 5.4 and SHGC 0.58 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-001-04		Single low-e glazing with U-value 5.6 and SHGC 0.36 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-04		Single low-e glazing with U-value 5.6 and SHGC 0.41 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-003-04	U3.02, G0.7	Double air-fill low-e glazing with U-value 4.9 and SHGC 0.33 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-004-04	G0.7	Double air-fill low-e glazing with U-value 4.9 and SHGC 0.33 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Downlights			
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification		Dwelling is rated without downlight	
Ceiling fans		Ceilings fans of 1200mm must be installed in the rooms mentioned in the NatHERS report	
Overshadowing details		Adjoining units calculated into model calculations	
Site			
Orientation of nominal north elevation		As shown on plans	
Energy			
Hot water			
Central system		Gas instantaneous	R.45 (~20 mm) piping insulation (external to building) R.45 (~20 mm) piping insulation (internal to building)
Ventilation			
Bathroom exhaust		Individual fan, ducted to façade or roof	Manual switch on/off
Kitchen exhaust		Individual fan, ducted to façade or roof	Manual switch on/off
Laundry exhaust		Individual fan, ducted to façade or roof	Manual switch on/off
Car park		Ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan
Utility rooms and L4 common toilet		Ventilation exhaust only	
Other common areas		No mechanical ventilation	
Cooling			
Individual systems - living areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning	EER 3.0 - 3.5
Heating			
Individual systems - living areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning	EER 3.0 - 3.5
Lighting			
Carpark		Light-emitting diode	Daylight sensor and motion sensor
Lift car		Light-emitting diode	Connected to lift call button
Garbage room		Light-emitting diode	Motion sensors
Service and storage rooms		Light-emitting diode	Motion sensors
Hallway/Lobby		Light-emitting diode	Motion sensors
Appliances			
Cooktop/oven		Gas cooktop & electric oven	
Dishwasher		3 star	
Clothes washer		Not specified	
Clothes dryer		Not specified	
Refrigerator		Not specified	
Ventilated fridge space		No	
Private outdoor clothes drying line		No	
Private indoor or sheltered clothes drying line		Yes	
Zoned Air-conditioning		Yes	2-bedroom and 3-bedroom units
		No	1-bedroom units
Alternative Energy			
Photovoltaic System		25 kW	

LPP031-26 Attachment 2

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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	DA2026/0066
PAN	PAN-615330
Description	Alterations and additions to residential flat building pursuant to SEPP (Housing) 2021.
Address	10-14 Vaughan Street, BLAKEHURST NSW 2221
Lot / DP	Lot 10 DP 13988 Lot 11 DP 13988 Lot 12 DP 13988
Applicant	Amber Ingleton
Owner(s)	JSS Asset Management Services 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) *Environmental Planning & Assessment Act* 1979, refuse the Development Application due to the reasons discussed within this report.

Proposal

Description	Alterations and additions to residential flat building
Estimated Development Cost	$18,615,078.00
Floor Space Ratio	1.78:1. (4,053.52 sqm)
Maximum Height of Building	19.5m
Vegetation Removal	Nil

A site plan is provided below:



Figure 1 – Site plan *(Source: Architectural Plans)*

Aerial Image of Land Zoning provides below:

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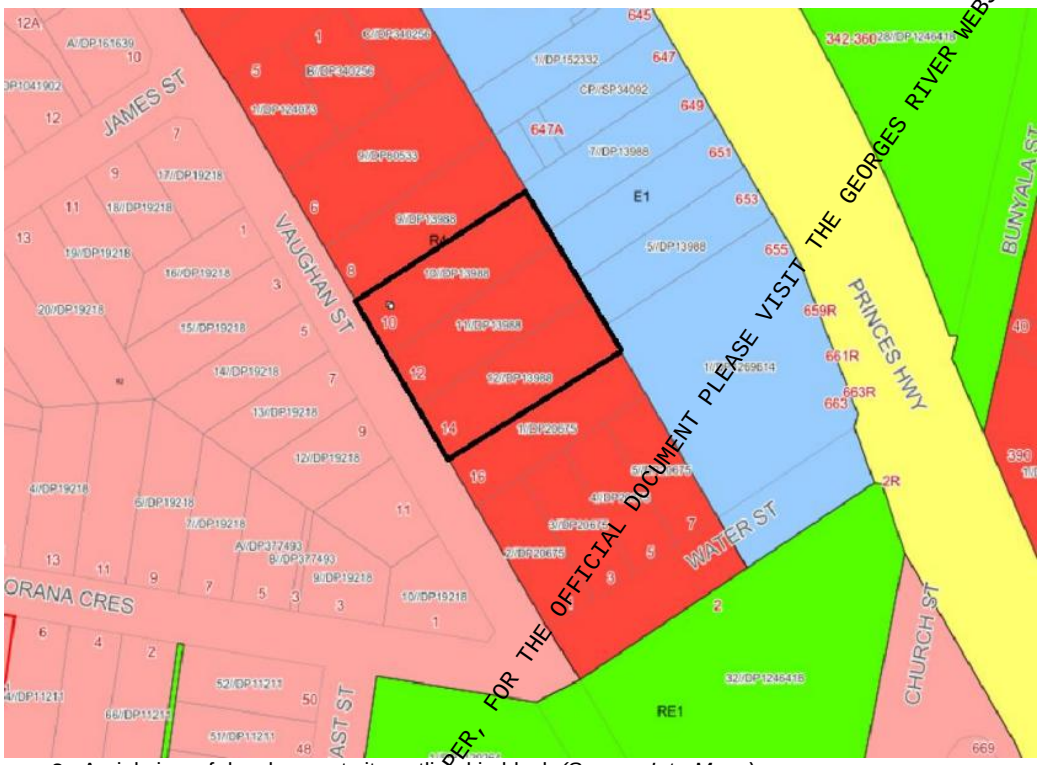

Figure 2 –Aerial view of development site outlined in black *(Source: IntraMaps)*



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

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History

Application Number	Description	Determined	Comments
DA2022/0548	RFB	Returned 12/12/22	-
DA2023/0074	RFB	Approved 31/10/24	Approved by L&E Court

Processing

Action	Date	Comments
Submission	20 February 2026	
Lodgement	25 February 2026	-

Assessment - Section 4.15 Evaluation

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

Environmental Planning Policies	Applicable Y	Applicable N
SEPP (Biodiversity Conservation) 2021	☒	☐
SEPP (Housing) 2021	☒	☐
SEPP (Resilience and Hazards) 2021	☒	☐
SEPP (Sustainable Buildings) 2022	☒	☐
SEPP (Transport and Infrastructure) 2021	☒	☐
Georges River Local Environmental Plan 2021	☒	☐

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.

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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.
- The Statement of Environmental Effects states that the property is not contaminated.

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

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 1.5:1 The proposed reconfiguration of the previously approved levels combined with the expansion of Level 3 and new addition at Level 4 proposes an increased GFA of 639.32m², equating to a 18.73% increase above the GRLEP base FSR of 1:1. The maximum bonus increases to 1.78:1 (4,053.52m²)	☒ Yes ☐ No
2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio (as a percentage)}}{2}$	To utilise the bonus in Clause 16(2) of the Housing SEPP, the minimum affordable housing GFA required to be delivered is 10% or 341.42m². The proposal nominates six (6) apartments (or 414.98m² of the total GFA based on Council's calculations) within the development as being Affordable Housing, this equates to 10.238%.	☒ Yes ☐ 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).	15m building height is mapped under GRLEP 2021. Clause 16(3) of the Housing SEPP permits a bonus height of 20.476%, being the same percentage of additional FSR permitted by clause 16(1) of the Housing SEPP, the maximum height	☐ Yes ☒ No

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	permitted has increased from 15m to 18.07m. A height of 19.5m is proposed.	
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,	Site area: 2,279.5m^2	☒ Yes ☐ No
(b) a minimum landscaped area that is the lesser of— (i) 35m2 per dwelling, or (ii) 30% of the site area,	The overall landscaped area will increase from 757.61 m^2 (33.24%) to 859.72m^2 (37.72%), being a 102.11m^2 increase across the development.	
(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,	The provision of parking for residents satisfies the requirements of SEPP (Housing) 2021. The provision of parking for resident visitors satisfies the requirements of GRDCP2021. The provision of visitor parking is assessed using the total of 44 units including 6 in-fill affordable housing units. In summary: Required resident parking spaces: 52 Proposed resident parking spaces: 54	
(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	
2) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	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 consistent with the expected future desired character of the area.	☒ Yes ☐ No

LPP031-26 Attachment 2

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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,
(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

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

<table>
<tr><th>Standard</th><th>Proposal</th><th>Complies</th></tr>
<tr><td colspan="3">3E – Deep soil zones</td></tr>
<tr><td>3E-1
Objective
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design Criteria
<table>
<tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of the site area)</th></tr>
<tr><td>Less than 650 sqm</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650 sqm – 1500 sqm</td><td>3m</td></tr>
<tr><td>Greater than 1500 sqm</td><td>6m</td></tr>
<tr><td>Greater than 1500 sqm with significant existing tree cover</td><td>6m</td></tr>
</table>
</td><td>The site exceeds 1,500 m², on this basis the ADG Objective 3E-1 requires a minimum of 7% of the site area to be provided as deep soil zone with minimum dimension of 6m. The ADG further states that for sites greater than 1500 m², providing 15% of the site area as deep soil zone should be considered.

Based on the site area of 2,279.5m², the proposal requires a minimum 341.93m², with a minimum dimension of 3m, to be provided in accordance with the Housing SEPP Clause 19(2)(c)

Landscape calculations provided on Drawing No. AR-DR-9003 (Rev7) dated 19/2/2026 prepared by DCA named Deep Soil Calculations, are inaccurate as it includes areas occupied by infiltration stormwater drainage systems, retaining walls and sewer main.

The proposal does not demonstrate that compliance can be achieved.</td><td>No</td></tr>
<tr><td colspan="3">4B – Natural ventilation</td></tr>
<tr><td>4B-3
Objective
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

Design Criteria
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or</td><td>The proposal will result in poor natural ventilation for future occupants of apartments.

The original development consent approved 23 out of 37 units achieving compliance, this equated to 62%.

The Application proposes an additional 6 dwellings, on Level 3 and Level 4,</td><td>No</td></tr>
</table>

LPP031-26 Attachment 2

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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. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Units LG.01, LG.03, 4.03 and 4.04 will rely on high sill windows to habitable rooms. According to NSW Department of Planning's thermal performance design principles, high level windows act as effective stack ventilation outlets to release hot air, but they do not replace the need for low-level openings necessary for true natural cross – ventilation. It is unlikely that Units LG.01, LG.03, 4.03 and 4.04 will achieve natural cross ventilation and the design is inconsistent with design guidance under ADG and Clause 6.10 of GRLEP2021. On this basis, 23 units within the development will not achieve cross-ventilation, resulting in only 52.27% of units being compliant within the amended RFB.	
4E – Private open space and balconies		
4E-1 Objective Apartments provide appropriately sized private open space and balconies to enhance residential amenity. **Dwelling type / Minimum area / Minimum depth** Studio apartments / 4m² / - 1-bedroom apartments / 8m² / 2m 2-bedroom apartments / 10m² / 2m 3+bedroom apartments / 12m² / 2.4m	The proposed balcony sizes are undersized and have been compromised by the proposed air-conditioning units, resulting in poor amenity for future occupants. The balcony measurements have been calculated inclusive of air-conditioning condensers, and it is likely that compliance with the minimum size requirements under ADG Objective 4E-1 will no longer be met. Inaccurate calculations have been provided. The proposal does not demonstrate that compliance can be achieved.	No

SEPP (Sustainable Buildings) 2022

Assessment

Certificate Number:	1317776M_06			
Certificate Date:	18 February 2026			
		Y	**N**	**N/A**
Correct DP shown on the certificate	DP 13988	☒	☐	☐
Date of certificate is not older than 3 months to lodgement	Achieved	☒	☐	☐

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The application has been assessed against the relevant provisions of SEPP (Sustainable Buildings) 2021. The proposal complies with the objectives of the EPI.

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	☒	☐	☐
2.48(2)(b)	Any response to the above has been considered.	No objection raised and conditions provided	☒	☐	☐
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.	R4 High Density	☒	☐	☐
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: 15m Clause 16(3) of the Housing SEPP permits a bonus height of 20.476%, being the same percentage of additional FSR permitted by clause 16(1) of the Housing SEPP, the maximum height permitted has increased from 15m to 18.07m. A height of 19.5m is proposed and exceed the Housing SEPP height bonus by 1.4m being 7.7% variation, a Clause 4.6 has been provided with the application to support a variation.	☐	☒	☐
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: 1.5:1 The proposed floor space ratio will increase from 1.49:1 (3,414.2m^2) to 1.78:1 (4,053.52m^2). As noted above, the provisions of the Housing SEPP allows greater FSR for the proposed development.	☒	☐	☐

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Georges River Local Environmental Plan 2021					
Section	**Text**	**Comment**	**Y**	**N**	**N/A**
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 been provided. (refer to discussion below).	☒	☐	☐
6.1 Acid sulfate soils	To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage	Class 5 Acid Sulphate Soils identified. Council's health team has reviewed the application and raised no concerns with the proposal subject to conditions of consent.	☒	☐	☐
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	Comments were received from Council's Development Engineer who raised no concerns with the proposal subject to conditions.	☒	☐	☐
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.	Comments were received from Council's Development Engineer who raised no concerns with the proposal subject to the imposition of conditions.	☒	☐	☐
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.	☐	☒	☐
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 area 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.	The overall landscaped area will increase from 757.61m^2 (33.24%) to 859.72m^2 (37.72%), being a 102.11m^2 increase across the development.	☒	☐	☐
The application has been assessed against the relevant provisions of the Georges River Local Environmental Plan 2021. The proposal does not comply with one or more of the aims or controls of the EPI.					

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.

Written Request
Clause 35B of the Environmental Planning and Assessment Regulation 2021 requires the applicant to prepare a document (written request) that sets out the grounds on which these matters are demonstrated. The development application was accompanied by a written request for the proposed Clause 4.6 Variation.

Proposed Variation
As identified in the assessment of the proposed works against the GRLEP 2021 a clause 4.6 variation is requested for the clause outlined in the table below.

Name of Clause	Proposed Variation
4.3 Height of Building	A variation of 7.7% or 1.4m above the requirement.

Summary of 4.6 Assessment
The proposal seeks to vary Clause 4.3 of the Georges River Local Environmental Plan 2021. The proposed building will increase in height from the approved height of 15.9m to 19.45m, which exceeds the maximum building height.

The determining authority cannot be satisfied that the Clause 4.6 variation request adequately addresses the following matters:

(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 proposed building will increase in height from the approved height of 15.9m to 19.45m, based on the current court approved height of RL27.900 and proposed lift overrun height increase to RL 31.450.

With the Housing SEPP provides an uplist to facilitate increased housing supply, the intent of the bonus is to establish a clear and sufficient maximum envelope within which additional density can be reasonably accommodated. The bonus height already represents a significant departure from the underlying LEP control and is intended to be the upper limit for development on the site.

The additional 1.4 metres exceedance is not considered necessary to achieve the planning outcomes envisaged by the Housing SEPP. The applicant has not demonstrated that strict compliance with the bonus height would prevent the development from achieving an appropriate built form or design quality. Furthermore, allowing the exceedance beyond the bonus granted under the SEPP would erode the purpose of the bonus control, the SEPP already provides flexibility, additional departures risk undermining the intended built-form transition and streetscape consistency.

For these reasons, Clause 4.6 request is not supported, as the applicant has not demonstrated that compliance is unreasonable or unnecessary and the exceedance is therefore, unjustified.

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.

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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 3.2 and 3.3 of the Georges River Development Control Plan 2021 sets out objectives for biodiversity and landscaping, whereby the reduction of deep soil to the rear lower portion of the site and reduction of deep soil within the front setback does not meet the objectives and controls and is a poor outcome for the site and locality in general. No arborist report has been provided to understand the impacts to trees being retained upon the site and those on adjacent sites. Hence, the proposal does not ensure the retention of vegetation that contributes to biodiversity or enhance the tree canopy of the area, with reduced deep soil areas. When development consent was granted to the approved development (DA2023/0074), it was noted that landscaping outcomes were adequate on the basis of the proposed tree planting in both the street frontage, ground levels or roof landscaping. The amended plans indicate adverse landscape amenity impacts and poorer streetscape outcome, by way of proposed infrastructure.

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 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.

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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. No submissions were received during the neighbour notification period.

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 DA2026/0066 for Alterations and additions to residential flat building on Lot 10 DP 13988 & Lot 11 DP 13988 & Lot 12 DP 13988 on land known as 10-14 Vaughan Street, BLAKEHURST NSW 2221, be refused for the following reasons.

1. The application fails to satisfy Clause 19(2)(c) of the State Environmental Planning Policy (Housing) 2021 with regards to deep soil [Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979].
2. 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 of 4B-3: Natural ventilation
    c. Objective of 4E-1: Private open space and balconies
3. 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*].
4. 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*].
5. 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*].
6. The proposed development is considered to have impact on the natural and built environment [Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*]

7. The site is considered unsuitable for the proposed development [Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*].
8. 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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