



Hawkesbury City Council

hawkesbury
local
planning
panel
meeting
business
paper

date of meeting: 15 August 2019
location: council chambers
time: 11:00 a.m.

HAWKESBURY LOCAL PLANNING PANEL MEETING

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Item: 001 Pecuniary Interest Returns

EXECUTIVE SUMMARY:

Hawkesbury Local Planning Panel (HLPP) Members are required by the Code of Conduct for Local Planning Panel Members (the Code) to complete a Pecuniary Interests and Other Matters Return form identifying any pecuniary and other types of interests that they hold as at their date of commencement as a HLPP Member.

The Return forms for all HLPP Members have recently been lodged with Council on behalf of the HLPP Chair, and the Returns are now tabled at the HLPP Meeting as required by Section 4.21 of the Code.

REPORT:

Context and Background

HLPP Members are required by Section 4.17(b) of the Code of Conduct for Local Planning Panel Members (the Code) to complete a Pecuniary Interests and Other Matters Return form identifying any pecuniary and other types of interests that they hold as of the 30 June of each year.

This is because HLPP Members hold a position involving the exercise of functions that, in their exercise, could give rise to a conflict between the person's duty as delegate of Council and the person's private interest.

According to Sections 4.17(b) and 4.21 of the Code, these Return forms must be lodged with the Panel Chair, and must be tabled at the first HLPP Meeting after 30 June of each year.

Section 4.20 of the Code states that the HLPP Chair will provide the lodged Returns to Council's General Manager, who will keep the register of Returns and will cause the Returns to be published on Council's website, with the exception of the addresses of the Panel members' principal places of residence.

The Return forms for all HLPP Members have recently been lodged with Council on behalf of the HLPP Chair, and the Returns are now tabled at the first HLPP Meeting after the required lodgement date.

RECOMMENDATION:

- a) That the Section 4.17(b) Pecuniary Interest Returns be received and noted.
- b) That the Section 4.17(b) Pecuniary Interest Returns be made available on Council's website.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: 002 CP - DA 0281/18 - Lot 21 DP 1106184 - Dwelling House - Alterations, Additions and Swimming Pool - 20 North Street, Windsor - (95498)

Directorate: City Planning

DEVELOPMENT INFORMATION

File Number: DA0281/18
Property Address: 20 North Street WINDSOR NSW 2756
Area: 9885.00 Square Metres
Applicant: Benjamin Victor Garrow
Owner: Mr BV Garrow & Mrs E Garrow
Proposal Details: Dwelling House - Alterations, Additions and Swimming Pool
Estimated Cost: \$719,700.00
Legal Description: Lot 21 DP 1106184
Zone: R2 Low Density Residential and RU2 Rural Landscape under *Hawkesbury Local Environmental Plan 2012*
Date Received: 28/06/2018
Exhibition Dates: 15/10/2018 - 29/10/2018
Submissions: Nil

Key Issues: ♦ Flooding, earthworks and retention of the existing dwelling

Recommendation: Approval

REPORT:

Executive Summary

The application proposes alterations and additions to an existing dwelling and the construction of a swimming pool at No. 20 North Street, Windsor.

The proposal and additional information submitted has been assessed and it is considered that the development is acceptable having regard to the natural constraints of the site and will not result in any adverse impacts on the surrounding locality.

The application has been notified in accordance with the regulations and no objections were received in relation to the proposal.

It is recommended that the proposal be supported as it will allow for the continued residential use of the land consistent with Councils requirements and the relevant planning matters applicable to the development.

Reason for Referral to Local Planning Panel

Development Application No. DA0281/18 is referred to the Hawkesbury Local Planning Panel for consideration and determination in accordance with S9.1 of the *Environmental Planning and Assessment Act 1979* as the proposal is identified under Schedule 1 Part 1 (b) of the Ministers local planning panels' direction as being:

- Development for which the applicant or land owner is a councillor.

In this regard Councillor E Garrow is a part owner of the subject land.

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Proposal

Development application No. DA0281/18 seeks consent for additions and alterations to the existing dwelling including the construction of a swimming pool.

Permissibility

The site is zoned part R2 Low Density Residential and part RU2 Rural Landscape under Hawkesbury Local Environmental Plan (LEP) 2012. The proposed additions to the existing dwelling and the construction of a pool is permitted with consent in both zones by virtue of it being ancillary to the existing dwelling.

Key Issues

The key issues pertaining to the development application is in relation to earthworks, flooding and the retention of the existing dwelling.

Description of Proposal

The application involves the following components:

Works to the existing dwelling

The reinstatement of the original building fabric by removing fibre cement wall coverings (internal and external), removal of external walls along the north eastern verandah, removal of the skillion roofed addition to the south western side of the building and the removal of the bathroom and kitchen.

The internal layout of the building would be modified to contain two bedrooms, a lounge room and a bathroom which will be connected to the new additions via an enclosed glass walkway.

Addition to the south east of the existing dwelling

A two storey addition to the south eastern side of the existing dwelling consisting of a covered entertaining area, entrance, double garage, bbq area, laundry, steam room and shower on the ground floor and three bedrooms with en-suites, kitchen, dining room and lounge room on the first floor.

Swimming pool

The swimming pool and spa will be located along the north eastern side of the proposed dwelling and be accessed via a timber deck.

Earthworks associated with the proposed building pad will have a fill depth between 0.5metres and 1.25 metres, with a total of approximately 900m³ of fill and will be created by using existing material obtained from the land in order to avoid importing fill material into the floodplain. Four small trees are proposed to be removed to allow for the proposed works.

Existing access to the site from North Street will be retained and a new driveway will be constructed and connected to Pitt Street to service the proposed garage.

The application is supported by:

- Statement of Environmental Effects, prepared by Rebecca Zerk, dated June 2018
- Addendum to the Statement of Environmental Effects, prepared by Rebecca Zerk, dated 7 May 2019
- Flood assessment prepared by Calibre professional services, dated 26 November 2018
- BASIX certificate No. A318971_0228 dated June 2018

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Description of Site and Locality

The site is legally known as Lot 21 DP 1106184 with a street address of 20 North Street Windsor and contains a dwelling house and horse shelter. An outbuilding ancillary to the existing dwelling has been approved on the south western corner of the site as part of Development Consent No. DA0128/18.

The site is rectangular in shape and presents to three streets with, North Street to the north western property boundary, Palmer Street to the north eastern property boundary and Pitt Street to the south eastern property boundary.



Figure 1: Aerial photograph of site

The site is located in the Hawkesbury river floodplain and is below the predicted 1:100 ARI (average recurrent interval) flood event of 17.3 metres AHD.

Neighbouring development consists of residential development to the west of the property and agricultural land uses (turf farming) to the east.

Notification

Hawkesbury City Council notified the development in accordance with Chapter 3 of the Hawkesbury Development Control Plan 2002 (DCP). No submissions were received as a result of the notification of the application.

Application History

Date	History of application
28 June 2018	Application lodged with Council.
	Initial review letter sent to the applicant raising concerns about: <ul style="list-style-type: none">- the potential use of the existing building as a separate dwelling and connection between the new works and the existing building,

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Date	History of application
	<ul style="list-style-type: none">- flood risk associated with the development,- landscaping,- details about the earthworks,- BASIX certificate,- colours and materials,- notations on registered title.
27 September 2018	Applicant submitted revised plans that proposed a more substantial connection between the existing building and the new works in order to address concerns raised in relation to the potential use of the existing building as a separate occupancy.
15 October 2018	Additional floor plans and landscaping plans provided in support of the amended design.
15 October 2018	Amended plans notified between 15/10/2018 and 29/10/2018
24 October 2018	Applicant was requested to provide a written response to all matters raised in Council's initial review letter. Particularly in relation to flooding, earthworks, BASIX, colours/materials and survey information.
15 November 2018	Correspondence sent to the property owner and applicant explaining that the application and supporting documentation should be supported by a detailed response to the issues raised in Council's initial review letter and that a flood assessment and earthwork details are required to be confirmed by a suitably qualified and experienced person/s.
16 November 2018	Property owner confirmed that the intention to keep the existing dwelling was to retain the character of the original dwelling constructed on the land which has been on the site since the mid-1800s and the works would result in reducing the number of rooms affected by flooding from three to two.
26 November 2018	Flood assessment prepared by Calibre submitted to Council confirming that the site is subject to low flooding velocities and low flood risk.
27 February 2019	Applicant advised that Council's engineers confirmed, through waterRIDE modeling software, flood velocities of 0.5 metres per second are expected for the location of the proposed development during a 1 in 100 year flood event.
27 February 2019	Applicant advised that the remaining matters are required to be addressed: <ul style="list-style-type: none">- site survey information confirming finished ground levels can be achieved by using existing material on site,- updated site plan showing all earthworks,- updated plans showing proposed colours, materials, landscaping and driveways,- updated architectural plans and a schedule of works identifying what is proposed to be undertaken to the existing dwelling, and- perimeter fencing proposed around the swimming pool.
7 May 2019	Applicant submitted updated plans and addendum to statement of environmental effects addressing matters raised during the course of the assessment. Particularly in relation to the intention to keep the existing building fabric, flood assessment undertaken for the site, response in relation to the BASIX certificate being issued, colours and materials to be used and proposed earthworks.

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External Referrals

As part of the assessment of the proposal the application has been referred to the Office of Environment and Heritage for comment as the site is within close proximity to state listed heritage items.

Council Policies, Procedures and Codes to which the matter relates

State Environmental Planning Policy No 55—Remediation of Land (SEPP No. 55)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Coastal Management) 2018
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) (SREP No. 20)
Hawkesbury Local Environmental Plan 2012 (LEP 2012)
Hawkesbury Development Control Plan 2002 (HDCP 2002)
Councils development of flood liable land policy

Matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP & A Act)

In determining the application, Council is required to take into consideration the following matters as are relevant to the development that apply to the land to which the development application relates:

(a) **The provisions of**

(i) **Any environmental planning instrument (EPI) :**

State Environmental Planning Policy No. 55 – Remediation of Land

The land within the development area consists of an existing dwelling, garden/backyard associated with the existing dwelling and paddocks that have been used for grazing and the keeping of horses. The proposed additions are located on the highest part of the site which has been historically used for residential purposes. The application does not propose to change the use of the land and the site does not raise any concerns in relation to possible site contamination that would make the land unsuitable for the continued use of the land for residential purposes.

Given the age of the existing building and fibre cement sheeting used on the building it would be expected that any asbestos identified on the land be removed by appropriately qualified and experienced persons. Suitable conditions have been recommended in this regard.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX Certificate has been submitted for alterations and additions to the existing dwelling and includes the new pool. The certificate demonstrates compliance with the provisions of the Policy and is consistent with the commitments identified in the application documentation.

State Environmental Planning Policy (Coastal Management) 2018

The proposed use does not raise any issues in respect of the aims and considerations of this policy as the site is well removed from mapped coastal wetlands and littoral rainforest areas.

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

The subject land falls within the boundary of SREP No. 20. This Policy aims "to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context". SREP No. 20 requires Council to assess development applications with regard to the general and specific considerations, policies and strategies set out in the Policy.

The proposal is consistent having regard to the aims and objectives of SREP No. 20 given that the proposed development will not significantly impact on the environment of the Hawkesbury-Nepean River either in a local or regional context, the land is not located within an identified scenic corridor and the development is consistent with the general and specific aims, planning considerations, planning policies and recommended strategies of this plan.

Hawkesbury Local Environmental Plan 2012

The proposed development has been assessed against the provisions of LEP 2012 and has been found to be acceptable having regard to the provisions relating to permissibility, zone objectives and environmental impacts. An assessment of the proposed development against the relevant provisions of the Plan follows.

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned part RU2 Rural Landscape and part R2 Low Density Residential.

The existing dwelling is located on part of the land zoned R2 Low Density Residential and the proposed additions will extend into part of the site zoned RU2 Rural Landscape.

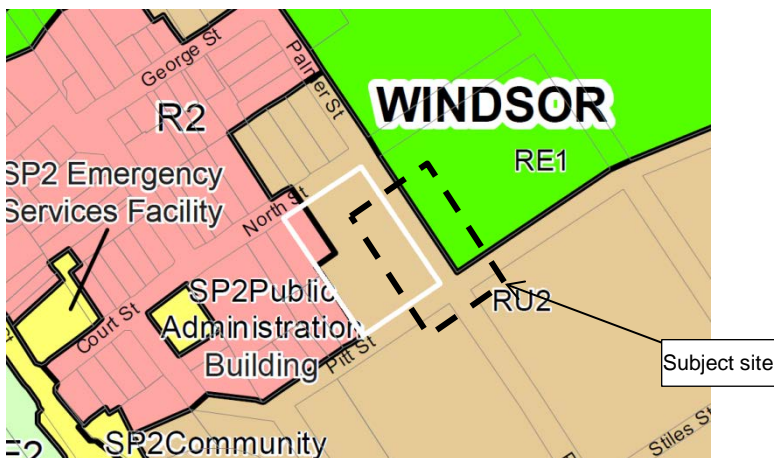


Figure 2: Zone map extract

Clause 2.3 Zone objectives and Land Use Table

The proposal is permitted with consent in both the R2 Low Density Residential and RU2 Rural Landscape zone by virtue of it being ancillary to the existing dwelling which is defined below:

dwelling house means a building containing only one dwelling.

and

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

The application proposes to retain the existing dwelling and create two separate bedroom areas within the proposed dwelling, and the remaining three bedrooms located within the new additions.

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The intention behind the overall design of the proposal is to allow for the new works to be constructed above the 1 in 100 year flood level and to retain the character of the original cottage constructed on the land. The new and old works will be connected via an enclosed six metre walkway which has been redesigned to provide a more substantial connection than originally proposed. A perspective is provided in Figure 3 below.

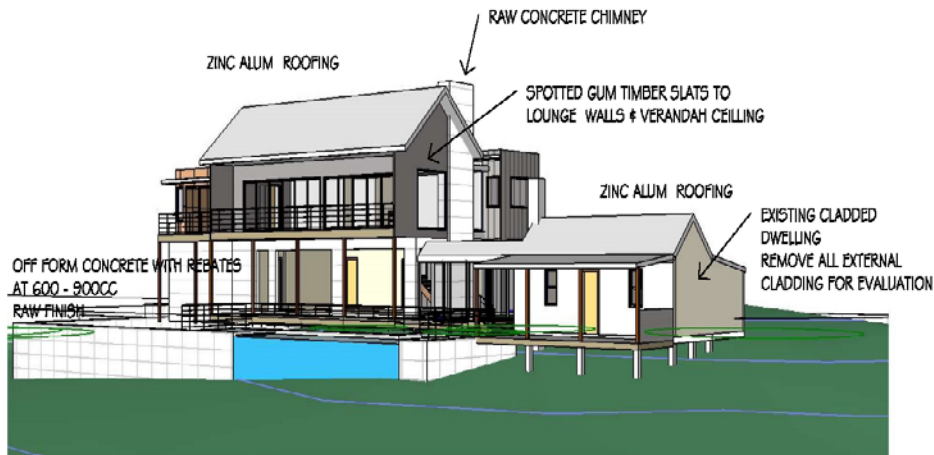


Figure 3: Perspective of proposed dwelling

The statement of environmental effects states the bedrooms proposed within the existing building will be primarily used by guests of the residents and that the existing building will not be occupied separately of the main part of the dwelling as no cooking or laundry facilities are proposed in this part of the dwelling.

Whilst the existing building is not listed as a local heritage item the property owner has identified that the original dwelling on the site dates back to the mid-1800s and they wish to remove the various additions and alterations made to this building since it was originally constructed.

The plans and information submitted with the application propose to remove existing fibre cement sheeting additions to the original building fabric and reconfigure the layout of the building from three bedrooms to two bedrooms.

In assessing the overall design of the proposal it is considered that there is merit to reinstating the original fabric of the original cottage located on the site as:

- the original cottage on the site and has an age and character worth protecting,
- the retention and reinstatement of the original cottage building will have a positive contribution to the streetscape,
- the proposed additions will not result in increased number of habitable areas below the 1 in 100 year flood event provided that the building not be used as a separate domicile, and
- the application proposes to reduce the number of bedrooms below the 1 in 100 year flood event from three to two.

The statement of environmental effects states that the existing building will be accessed via the dwellings main entry however the floor layout plan provided shows a door and hallway adjacent to the bathroom and bedroom 5 and is circled in Figure 4 below.

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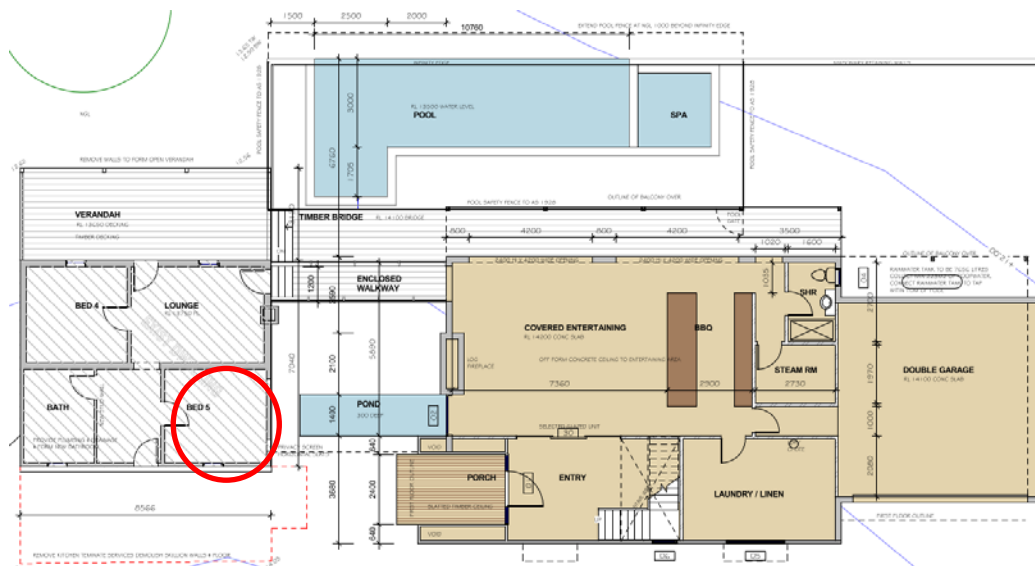


Figure 4: Proposed ground floor layout

It is recommended that the entry and wall proposed for bedroom 5 be removed in order to ensure that this part of the dwelling is not capable of being lived in separately of the proposed new additions. Accordingly a condition has been recommended in this report requiring the removal of the wall adjacent to bedroom 5 and that the door proposed along the south western façade be removed or permanently shut so that it does not provide separate entry to the building.

The proposal is further considered to be consistent having regard to both zone objectives in that the development will:

- provide for the housing needs of the community within a low density residential environment;
- protect the character of traditional residential development and streetscapes and ensure that new development retains and enhances that character;
- be sympathetic to the natural environment and ecological processes of the area,
- provide adequate water supply and sewage;
- not create unreasonable demands for the provision or extension of public amenities or services; and
- not result in the fragmentation and alienation of resource lands or result in any adverse land use conflicts or impacts on water courses or character of the locality.

Clause 4.3 – Height of buildings

The building height map specifies a maximum building height of 10 metres for the subject land. The proposed dwelling complies with this requirement proposing a maximum ridgeline of 9.8m above the natural ground level.

Clause 5.10 – Heritage conservation

Subclause (5) applies to the development as the site is located within close proximity of local and state listed heritage items and Council may require a heritage management document that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The location of the conservation areas (hatched in red) and heritage items (shaded in brown) are shown on the following figure below with North Street Conservation area to the north west of the site and Tebbutts Observatory to the south east of the site.

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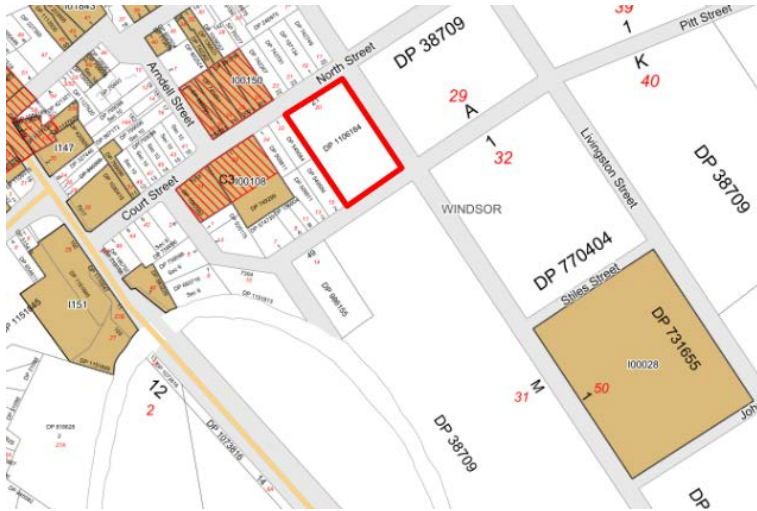


Figure 5: LEP Heritage Map extract (site highlighted in red)

The statement of environmental effects assesses the proposal in relation to adjacent heritage items and has been reviewed by Councils consultant heritage advisor who provided the following comments in relation to the proximity of the development to adjacent items:

"The site is adjacent to the North Street Conservation area and in a view corridor to heritage listed Tebbutts Observatory site.

The distance between the site and the heritage Observatory is considerable (approx. 300metres).

While the development on the west side, adjacent to North Street Conservation area, has a large front yard with a considerable number of mature trees – that are indicated on the drawings to be preserved.

The proposed additions create a two storied building. In the abovementioned overall context the scale of the development and with the distances between Tebbutts Observatory and North Street Conservation area the development in terms of heritage impacts is likely to be able to be acceptable."

Councils consultant heritage advisor recommended that:

- a detailed schedule of exterior materials and colours be provided,
- the north eastern corner of the site be sufficiently landscaped, and
- the application be referred to the Office of Environment and Heritage for comment in relation to potential impact on the State Listed Heritage item Tebbutts Observatory.

A detailed colour schedule and landscape plan were submitted as part of the amended set of plans and considered to be acceptable given that:

- the proposed colours and materials will compliment nearby heritage items, and
- the north eastern corner of the dwelling and retaining wall would be suitably landscaped.

Council referred the application to the NSW Office of Environment and Heritage who advised that there is a potential for archaeological relics to be found on the subject site given the proximity of the site to several state heritage listed buildings in North Street which date back to the 19th century.

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The Office of Environment and Heritage recommended that the applicant engage in the services of a suitably qualified historical archaeologist to undertake baseline historical assessment of the site prior to any ground disturbance works. The conditions recommended by the NSW Office of Environment and Heritage have been included as part of the recommended list of conditions contained in this report.

Accordingly the proposal is considered acceptable having regard to the matters required to be considered under this clause.

It is noted that whilst the original cottage identified on the property is not listed as a heritage item the property owners intend to reinstate the original cottage which was constructed on the land but was added to and reclad over time. It is expected that the condition of the original building fabric will be assessed once fibre cement sheeting and additions are removed from the building and that any deteriorated building materials will be replaced with like for like materials.

It is recommended that any works proposed to the original dwelling be carried out in a manner that minimises any impact to the original fabric of the building including the original roof, wall and chimneys. These works should be overseen by suitably qualified persons with expertise in the protection of old buildings.

Clause 6.1 – Acid Sulfate Soils

The land is identified as containing Class 4 and 5 Acid Sulfate Soils on the Acid Sulfate Soils Planning Map. Development consent is not required under this clause to carry out the proposed works as the proposed earthworks do not propose any deep excavation and are not below 5 metres Australian Height Datum.

Clause 6.2 – Earthworks

The application is supported by sufficient information demonstrating that existing material onsite can be used to achieve the proposed finished ground levels and will not require fill material to be imported onto flood prone land.

Furthermore the development has been designed in a manner that would not adversely impact the drainage patterns of the locality or the amenity of adjoining properties.

Clause 6.3 – Flood planning

This clause applies to the development as the land is below 17.3 metres AHD which is the flood planning level of the locality. The following levels apply to the locality, site and proposed works.

Level	Height AHD
Predicted 1: 5 ARI flood event	11.1 metres
Predicted 1:10 ARI flood event	12.3 metres
Predicted 1:20 ARI flood event	13.7 metres
Predicted 1:50 ARI flood event	15.7 metres
Predicted 1:100 ARI flood event	17.3 metres
Levels of the land	9 metres to 14.6 metres(approx.)
Floor level of the existing dwelling	13.75 metres
Finished ground floor level for additions	14.2 metres
Finished first floor level for additions	17.3 metres

The design of the proposal is considered acceptable having regard to the objectives of this clause as the development seeks to minimise risk to life and property by positioning the main habitable areas of the new works above the 1 in 100 year flood event and reducing the number of bedrooms located below the 1 in 100 year event.

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Clause 6.3 (3) requires that development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) *is compatible with the flood hazard of the land, and*
- (b) *is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *incorporates appropriate measures to manage risk to life from flood, and*
- (d) *is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

The proposed additions to the existing dwelling are considered compatible with the flood hazard of the land and incorporate appropriate measures to manage risk to life, in that:

- the application does not propose to increase the number of dwellings on flood prone land;
- the application proposes a reduction in number of habitable rooms below the flood planning level;
- the proposed depth of inundation is acceptable having regard to Councils development of flood liable land policy which has been assessed and allows for the consideration of alterations and additions to existing buildings provided that the land is not more than 3 metres below the previous flood height standard which applied to the land;
- all new habitable areas will be above the 1 in 100 year flood event; and
- a flood assessment accompanies the application identifying that the building pad is not subject to fast flows and that flooding relates to backwater from the Hawkesbury River. This has been confirmed by Council's engineers through waterRIDE modeling software which identifies low flood velocities of 0.32 - 0.67 metres per second during a 1 in 100 year flood.

The proposed works are unlikely to adversely affect flood behavior or increase the flood affectation of other development or properties. Fill material required for the additions will be sourced from the lower part of the site as the importation of material into the floodplain is not considered to be best practice.

Conditions are recommended in the consent ensuring that earthworks onsite be managed so as to not result in any adverse impacts in terms of erosion or siltation on watercourses.

In addition to the above Councils Development of flood liable land policy requires the following matters to be applied when assessing applications against Clause 6.3 of the LEP.

Development of flood liable land policy	Comment
(1) A building shall not be erected on any land lying at a level lower than 3 metres below the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is situated, except as provided by subclauses (3) and (5).	Existing dwelling. Clause (3) applies.

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Development of flood liable land policy	Comment
<p>(2) Each habitable room in a building situated on any land to which this Policy applies shall have a floor level no lower than the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is located.</p>	<p>Complies.</p> <p>Proposed new habitable areas will be located on the first floor above the 1 in 100 ARI flood event.</p> <p>The ground floor additions will consist of a garage, entry, entertaining and BBQ area, steam room, shower and laundry.</p> <p>No additional habitable areas are proposed within the existing dwelling.</p>
<p>(3) Notwithstanding subclauses (1), (2), (7) and (8), a building that was lawfully situated on any land at 30 June 1997 may be extended, altered, added to or replaced if the floor level of the building, after the building work has been carried out, is not more than 3 metres below the floor height standard for the land immediately before the commencement day.</p> <p><i>Commencement Day - Means the day on which Hawkesbury Local Environmental Plan 1989 (Amendment No 86) commenced, being 22 January 1999.</i></p>	<p>Complies.</p> <p>The application proposes additions to an existing lawful dwelling.</p> <p>The flood height standard for the land prior to the commencement day was 16 metres AHD.</p> <p>The proposed finished floor level for the new works will be 14.2 metres AHD which is 1.8 metres below the previous flood height standard</p> <p>This clause allows Council to consider the proposed additions as the proposed finished floor level of the dwelling is not more than 3 metres below 16 metres AHD.</p>
<p>(4) The assessment of a development application must consider the flood liability of access to the land and, if the land is within a floodway area, the effect of isolation of the land by flooding, notwithstanding whether other aspects of this Policy have been satisfied. In this regard the access to, and egress from, the land should not result in a travel path through areas of higher flood hazard risk and the development should not result in the occupants/users of the development being isolated and requiring rescue.</p>	<p>The land contains an existing dwelling and the flood liability of the land will not change as a result of the proposal. The proposal will not result in a travel path through higher flood hazard risk than what currently exists and the occupants will need to evacuate the site once a flood warning is issued.</p>
<p>(5) Minor (Non-Habitable) structures such as Farm Buildings, Outbuildings, Sheds, Garages and other Ancillary Structures may be erected on land below the 1:100 ARI (average recurrent interval) flood event level. However, the assessment of a development application for such a structure must consider the likely frequency of flooding, the potential flood damage (to both the subject structure and to other surrounding property should the structure be washed away) and measures to be taken for the evacuation of the property. In this regard the access to, and egress from, the land should not result in a travel path through areas of higher flood hazard risk.</p>	<p>The proposed pool is considered acceptable given that the pool is a minor non-habitable structure ancillary to the dwelling.</p>

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Development of flood liable land policy	Comment
(6) Any part of a building below the 1:100 ARI (average recurrent interval) flood event level is to be constructed of flood compatible materials.	The ground floor additions have been designed to be an open area that can become inundated with water and easily cleaned following a flood event. Conditions are recommended in the report requiring that the building be constructed of flood compatible materials and be certified by an engineer prior to the issue of any construction certificate.
(7) Despite subclauses (1) and (2) but subject to subclause (3), a dwelling must not be erected on land lying below the 1:100 ARI (average recurrent interval) flood event level if the allotment of land on which it is to be erected was created by a subdivision approved under clause 11 of Hawkesbury Local Environmental Plan 1989 on or after the commencement day.	N/A Land not subdivided under Clause 11 of Hawkesbury LEP 1989 or after 22 January 1999.
(8) Despite subclauses (1) and (2) but subject to subclause (3), a dwelling must not be erected on land lying below the floor height standard for the land immediately before the commencement day if the allotment of land on which it is to be erected was created by a subdivision approved under clause 11 of Hawkesbury Local Environmental Plan 1989 before the commencement day.	N/A Land not subdivided under Clause 11 of Hawkesbury LEP 1989.
(9) All proposed variations to this Policy, greater than 10% are to be reported to, and determined by, Council.	No variation to this policy proposed.

Clause 6.4 – Terrestrial Biodiversity

The site is not identified as land that contains “*Significant vegetation*” or “*Connectivity between significant vegetation*” on the Terrestrial Biodiversity Map.

Clause 6.7 – Essential Services

The land has suitable access, electricity and sewer and the proposal would not require any significant extension or modifications to existing services.

ii. Draft Environmental Planning Instrument that is or has been placed on exhibition and details of which have been notified to Council:**Draft State Environmental Planning Policy (Remediation of Land)**

The Explanation of Intended Effect for the above draft SEPP was placed on exhibition from 31 January 2018 to 13 April 2018.

The proposed new SEPP intends to update the current SEPP 55 requirements and add new classes of remediation works that require development consent.

The proposed development has been considered under the current SEPP and found to have no potential site contamination that warrants further investigation. Accordingly the proposal is acceptable having regard to the draft SEPP.

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Draft State Environmental Planning Policy (Environment)

The Explanation of Intended Effect for the Environment SEPP was placed on exhibition between 31 October 2017 and 31 January 2018.

The intent of the SEPP is to both simplify the planning rules and definitions for environmental areas and consolidate several existing planning policies including Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2—1997) in to one new SEPP.

The Explanation of Intended Effect for the Draft SEPP does not propose to change matters required to be considered or permitted under the SREP No. 20 which will be repealed and replaced with the new Environment SEPP.

The proposed development has been considered against the provisions of the existing SREP and found to be acceptable. Accordingly the requirements of the Draft SEPP have been considered.

iii. Development Control Plan applying to the land:

Hawkesbury Development Control Plan 2002

The proposal is consistent having regard to the requirements of the DCP 2002. An assessment of the proposal against the relevant provisions of this plan follows:

Part A Chapter 3 – Notification

The application was notified between 15/10/2018 - 29/10/2018. No submissions were received in response to the notification of the proposal.

Part C Chapter 1 – Landscaping

The application proposes suitable landscaping in front of the proposed dwelling and retaining walls to soften the appearance of the proposed works from all street frontages. The proposal is generally acceptable having regard to the requirements of this chapter.

Part C Chapter 2 – Car parking and Access

Two covered parking spaces are proposed in the new garage and comply with the requirements of this plan.

Part C Chapter 4 – Soil and sediment erosion

The earthworks associated with the construction of the development will be able to be carried out in a manner that protects downstream watercourses. Upon completion of the earthworks the land will be required to be stabilised by turfing filled batters and landscaping around the development in order to ensure the proposal does not have any adverse impact in terms of soil and sediment erosion. Suitable conditions in respect to earthworks have been recommended in this regard.

Part D Chapter 1 - Residential Development

The proposed additions and alterations are consistent with the requirements of this plan, specifically having regard to:

- Section 1.3 Height – The dwelling height is below the maximum 10 metre building height requirement and fits in the building height plane requirement.
- Section 1.4 Setbacks – The dwelling will be set back greater than 7.5 metres from the road and behind the established pattern of development.
- Section 1.6 Landscaped areas – The site exceeds the minimum soft landscaping requirement of 30% site area.

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- Section 1.7 Private open space – The site exceeds the minimum private open space requirement of 20% site area.
- Section 1.9 Vehicle access and car parking – The proposed driveway will be setback more than 1 metre from the adjoining property boundary and have a minimum width of 3 metres. The garage will not face the street and suitable manoeuvring will be available to allow vehicles to enter and exit the site in a forward direction.
- Section 1.11 Visual privacy and Section 1.12 Acoustic privacy – The proposal will not result in any adverse impacts in terms of visual or acoustic privacy on adjacent development. The main living areas of the dwelling will not overlook private open space areas or windows of adjacent dwellings and the windows closest to adjoining dwellings is limited to an en-suite and one bedroom window which would be screened.

Furthermore suitable area is available on the site for garbage storage, mail collection and services for the dwelling in accordance with this chapter.

Part D Chapter 10 – Heritage Conservation

Section 10.5.8 of this chapter applies to the proposal as the subject site is in the vicinity of a number of listed heritage items and the North Street conservation area.

The proposal will not significantly impact the appearance of the streetscape and is suitably setback from property boundaries. The application proposes a variety of modern materials and colours for the proposed additions and traditional building materials for the existing dwelling. It is considered that the overall design of the proposal is acceptable as the dwelling design incorporates a mixture of colours and materials that are seen in both modern and traditional dwellings and the proposal will not be out of context with the character of the locality.

Whilst the existing dwelling is not listed as a heritage item the property owner intends to reinstate the dwelling to its original building fabric by removing the fibre cement cladding and fibre cement additions which have been added to the building since its original construction. Support of the proposed design of the development will have a positive contribution to the streetscape by reinstating the original cottage which was constructed on the land. The proposed additions have been designed so that the original cottage would be distinguishable from the new works and avoid making a replica building which is not considered to be good practice when designing additions or alterations to older buildings.

Accordingly the proposal is considered acceptable having regard to this chapter.

iiia. Planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4:

There are no planning agreements applicable to this application.

iv. Matters prescribed by the Regulations:

The proposed development is acceptable having regard to the relevant provisions of the Environmental Planning and Assessment Regulations 2000 (the regulations). The following relevant sections of the regulations have been considered:

Building Code of Australia (BCA)

Should the proposal be supported the development will be required to comply with the National Construction Code - BCA. Suitable conditions have been recommended this regard.

Section 94A contributions

The development is subject to Hawkesbury Section 94A Contributions Plan 2015 and the development subject to a 1% levy based on the estimated cost of development.

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Clause 101 of the regulations specify that a notice concerning a development consent subject of a Section 94A condition must include the contribution plans under which the condition is imposed and the address of the places where a copy of the contributions plan may be inspected. An appropriate condition has been recommended in this regard.

b) The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality:

An assessment of the likely impacts of the proposed development has been considered as part of the assessment of the proposal in the report above and the development is considered to be acceptable, particularly in relation to earthworks, flooding and the intention to retain the existing building.

Information provided with the application adequately addresses the potential impacts on both the natural and built environments and support of the proposal will not set any undesirable precedent as the development is consistent with Council's planning controls and policies.

c) Suitability of the site for the development:

The land is of sufficient area and dimensions, and is relatively free of environmental constraints that could hinder the continued use of the land for residential purposes.

d) Any submissions made in accordance with the Act or the Regulations:

No public submissions were received in response to the notification of the application and the comments received from the Office of Environment and Heritage have been considered and discussed as part of this assessment.

e) The Public Interest:

The matter of public interest has been taken into consideration in the assessment of the application.

The proposed development is consistent with the relevant environmental planning instruments including Hawkesbury LEP 2012 and Hawkesbury DCP 2002.

The development would facilitate the use of the land for a permitted land use, is consistent with the objectives of the zone and would support the continued use of the land for residential purposes

As a result it is considered that the approval of this application would be in the public interest.

Conclusion

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979 and the proposal considered acceptable having regard to the relevant planning controls applicable to the development.

Accordingly, it is recommended that the proposal be supported subject to conditions recommended in this report.

RECOMMENDATION:

It is recommended that development application No. DA0281/18 be approved subject to conditions.

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General Conditions

1. Approved Plans and Supporting Documentation

The development must be carried out generally in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended in red on the plans and/or amended by other conditions of consent:

a) Plans Reference:

Drawing Name	Drawing Number	Prepared by	Date
Site Plan	DA1 1187	Graham Zerk	29 April 2019
Ground Floor Plan	DA2 1187	Graham Zerk	29 April 2019
First Floor Plan	DA3 1187	Graham Zerk	29 April 2019
Elevation Plans	DA4 1187	Graham Zerk	29 April 2019
Section and Elevation Plans	DA5 1187	Graham Zerk	29 April 2019
Demolition plan for existing dwelling	DA7 1187	Graham Zerk	29 April 2019
Landscape Plan	DA8 1187c	Graham Zerk	29 April 2019
Fill Source Plan	DA9 1187	Graham Zerk	29 April 2019
Colour selection plan	COL 1187c	Graham Zerk	29 April 2019
BASIX Certificate	A318971_02	Rebecca Zerk	29 April 2019

No works, other than those approved (including raising or lowering of ground levels on the site, or construction of retaining walls on any property boundary) are permitted by this consent.

Note: Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- (i) any amendments made by Council on the approved plans or documents;
- (ii) any notes, markings, or stamps on approved plans or documents; and
- (iii) any conditions contained in this consent.

2. Design Amendments Required

The design of the proposed dwelling must be modified in the following manner in order to ensure that the bedrooms located on the ground floor are not capable of being occupied or used as a separate domicile:

- a) the door proposed along the south western façade must be removed or permanently shut so that it does not provide separate entry to the building and that the occupants access the rooms from the dwellings main entrance, and
- b) the hallway between the bathroom and bedroom 5 must be removed.

Details are to be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate demonstrating compliance with this condition.

3. Appointment of a Principal Certifying Authority

No work shall commence until:

- a) A Building Construction Certificate is issued by:
 - (i) Council; or

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- (ii) An Accredited Certifier;
- b) A Principal Certifying Authority is appointed for the building/engineering works and the following details relating to the carrying out of the works have been provided:
 - (i) name and licence number of the builder undertaking the construction works; or
 - (ii) name and permit number of the owner-builder (if relevant);
- c) The Principal Certifying Authority has:
 - (i) provided a copy of the notice of its determination to the consent authority, and to Council (within two days after the date of the determination);
 - (ii) notified the person having benefit of the consent of any critical stage inspections and other inspections that it requires to be carried out in relation to the approved work;
 - (iii) notified Council of its appointment (not less than two days before commencement of building work);
- d) The person having benefit of the consent (if not carrying out work as an owner-builder) has:
 - (i) appointed a principal contractor who must hold a 'contractor licence' if any residential building work is involved;
 - (ii) notified the Principal Certifying Authority of the appointment of the principal contractor;
 - (iii) notified the principal contractor of any critical stage inspections or any other inspections that are required to be carried out in relation to the approved work;
- e) At least two days' notice are to be provided to Council of the date on which it is proposed to commence work associated with this development consent.

4. Prescribed Conditions - Compliance with National Construction Code

All building works must be carried out in accordance with the requirements of the National Construction Code (Building Code of Australia).

5. Occupation Certificate Required Prior to The Use Of The Building

The building/structure shall not be occupied or used prior to the issuing of an Interim or Final Occupation Certificate by the Principal Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

A copy of the Occupation Certificate shall be submitted to Council within two days of its issue.

6. Construction Certificate - Civil Works

No works shall commence until a construction certificate has been issued for the approved civil works. The construction certificate for the civil works must cover the approved earthworks associated with the building pad, parking area accessing North Street and drainage works for the site.

All civil construction works required by this consent shall be in accordance with Hawkesbury Development Control Plan appendix E Civil Works Specification. Inspections shall be carried out and compliance certificates issued by Council or an Accredited Certifier.

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7. Excavated Soil - Classification

Any soils excavated from the subject site are to be classified under the NSW DECC Waste Classification Guidelines. Testing is required to be undertaken by a suitably qualified consultant prior to offsite disposal.

All waste materials must be removed to appropriately licensed waste facilities by a suitably qualified contractor in accordance with NSW DECC Waste Classification Guidelines.

Details of soil excavation, transportation and disposal works must be provided to the Principal Certifying Authority as part of the validation reporting for the development.

8. Section 6.16(1) Certificates Required

The accredited certifier shall provide copies of all Section 6.16(1) certificates issued under the *Environmental Planning and Assessment Act 1979* relevant to this development to Council within seven days of issuing the certificate.

Note: A registration fee applies.

9. Sewer Authority - Hawkesbury City Council

This development falls within the Sewerage Scheme controlled by Council. Therefore Council is the approving authority for all sewer works.

10. Asbestos Removal

If asbestos is encountered during construction or demolition work; measures must be in place in accordance with SafeWork NSW guidelines and the *Occupational Health & Safety Regulation 2001*. Work shall not commence or continue until all the necessary safeguards required by SafeWork NSW are fully in place.

Only contractors who are appropriately licensed for asbestos disposal by SafeWork NSW may carry out the removal and disposal of asbestos from demolition and construction sites.

Prior to commencing demolition of buildings containing asbestos, a commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring 400mm x 300mm shall be erected in a prominent visible position on the site in accordance with Australian Standard AS 1319 - 'Safety Signs for the Occupational Environment'.

The person entitled to act on this consent shall notify adjoining residents in writing five working days prior to the demolition.

Asbestos waste must only be disposed of at a landfill site authorised to receive such waste. All receipts and supporting documentation must be retained in order to verify lawful disposal and are to be made available to Council on request.

11. Potential Archaeology

Prior to any ground disturbance works occurring on the site, the Applicant shall engage a suitably qualified historical archaeologist to undertake a baseline historical archaeological assessment of the site.

The assessment shall comply with Heritage Council of NSW guidelines including *Assessing Significance for Historical Archaeological sites and Relics 2009* and *Archaeological Assessments 1996*. This assessment identify what relics if any are likely to be present, assess their significance and consider what impacts may occur from the proposal on this potential resource.

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In the event the historical archaeological assessment identifies the proposal will impact archaeological relics, the Applicant will:

- a) need to obtain an approval under s139 of the Heritage Act 1977 prior to any ground disturbance activities commencing. This application will need to outline what mitigation measures are proposed to avoid harm to any significant deposits; and
- b) Prior to the issue of the Occupation Certificate by Council and or the Principal Certifying Authority, the applicant shall supply a copy of written correspondence from the Heritage Council of NSW or its delegate confirming that their requirements under any Heritage Act 1977 approval have been satisfied.

12. Excavation - Archaeology

If any object having heritage significance is uncovered during the course of the work:

- a) all work must stop immediately in that area; and
- b) the NSW Office of Environment and Heritage and Council must be advised of the discovery.

Note: Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further work can continue.

13. Excavation - Aboriginal Relics

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) all excavation or disturbance of the area must stop immediately in that area; and
- b) the Office of Environment and Heritage and Council must be advised of the discovery.

All necessary approvals from the NSW Office of Environment and Heritage shall be obtained and a copy provided to Council prior to works recommencing.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

14. Works on Public Land - Not Permitted Without Approval

No work can be undertaken within adjoining public lands (i.e. Parks, Reserves, Roads etc.) without the prior written consent of Council or other relevant authority. In this regard the person having benefit of the consent is to contact Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

The developer must bear the cost of all works associated with the development that occurs on public land, including the restoration of damaged areas and council compliance inspection fees.

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Prior to the Issue of Construction Certificate

15. Long Service Levy Payment

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986* is required. Evidence that the levy has been paid, is to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Note: All building works valued at \$25,000 or above are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most councils.

16. Potential Archaeology

A copy of the baseline historical archaeological assessment required to be prepared as part of this consent must be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

17. Existing Building works - Preservation of Existing Fabric

The works proposed to be undertaken to the existing dwelling are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the original fabric of the building including the roof, walls and chimney.

Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works to the original dwelling.

Details demonstrating compliance with this condition are to be provided to the Certifying Authority prior to issue of a Construction Certificate.

18. Section 94A (Monetary) Contributions

A contribution under Section 94A(7.12) of the *Environmental Planning and Assessment Act 1979* must be paid in accordance with the following:

a) Contribution Required

In accordance with Council's Section 94A Contributions Plan 2015, a monetary contribution (indexed at the time of payment) must be paid to Council for the amount specified below.

b) Amount of Contribution

The amount of the contribution is \$7197.00

This fee is based on the supplied value-of-works of \$719 700.00.

The contribution amount detailed in (b) will be indexed at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics (Table 6401.0).

Contributions must be receipted by Council and evidence of payment submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at Council's Customer Service Centre so that it can be recalculated.

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Note: In the event that the estimated value of works increases in association with the Construction Certificate the Section 7.12 contribution payable is to be based on the revised value of works.

19. Earthworks

Construction Certificate plans for earthworks must be supported by detailed engineering plans drawn by a suitably qualified and experienced person showing:

- a) that finished ground levels can be achieved in accordance with the approved plans and not involve the importation of any fill material to the site;
- b) that the first 100millimetres of topsoil covering the area where fill is to be sourced must be stripped, stockpiled and placed back over the area where fill will be sourced; and
- c) that the area where fill will be sourced on site will be seeded once the topsoil has been reinstated.

Details demonstrating compliance with this condition are to be provided to the Certifying Authority prior to issue of a Construction Certificate.

20. Erosion and Sediment Control Plan

Prior to the issue of the Construction Certificate, the applicant must submit to and obtain the Certifying Authority approval of an Erosion and Sediment Control Plan (ESCP). The ESCP must show the location of site boundaries, adjoining roads, approximate grades, vegetation, site access, impervious areas, existing and proposed site drainage and a north point.

The ESCP must take into account the requirements of Landcom's publication 'Managing Urban Stormwater - Soils and Construction' (2004). The plan should show the following:

- a) timing of works;
- b) nature and extent of earthworks, including the amount of any cut and fill;
- c) where applicable the diversion of runoff from upslope lands around the disturbed areas;
- d) location of all soil and other material stockpiles including topsoil storage;
- e) location and type of proposed erosion and sediment control measures;
- f) site rehabilitation proposals; and
- g) frequency and nature of maintenance program.

21. Residential Driveway Construction in Council Road Reserve

An 'Agreement Form for Driveways' must be submitted to Council prior to the issue of a Construction Certificate. Evidence of lodgement and payment for this application shall be provided to the Certifying Authority.

The vehicular crossing for the existing driveway along North Street and the proposed driveway along Pitt Street must:

- a) have a minimum width of 3.0 metres within the road reserve;
- b) not interfere with existing public infrastructure;

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- c) have a sealed finish; and
- d) be constructed in accordance with Council's 'Driveway Specification' and Hawkesbury Development Control Plan 2002 - Appendix E - Civil Works Specification.

Note: The Agreement Form for Driveways and the Driveway Specification are available from Council's website.

22. Driveway Construction - Residential Within Property

A standard residential vehicular driveway must be constructed within the property. The driveway must:

- a) have a minimum width of 3.0 metres within the property;
- b) allow for a vehicle to enter and exit the approved garage and parking areas in a single turning movement;
- c) have a sealed finish; and
- d) be constructed in accordance with Council's 'Driveway Specification' and Hawkesbury Development Control Plan 2002 - Appendix E - Civil Works Specification.

Details of the driveway are to be included on plans submitted to the Principal Certifying Authority prior to issue of a Construction Certificate.

23. Verification of Driveway Grades with Council Standards

To verify that vehicular access will comply with *AS2890.1:2004 Parking Facilities Part 1 Off Street Parking* requirements, a scaled long section of the proposed driveway from the boundary to the garage must be submitted prior to issue of a Construction Certificate and shall include:

- a) existing natural surface levels,
- b) proposed grades and finished surface levels of the driveway,
- c) details of the method of treatment of any fill/retaining wall which may be required in conjunction with the proposed driveway.

24. Overland Flow

The development shall not create adverse impacts to neighbouring properties in relation to overland flow and must meet the following requirements:

- a) water flowing from the property must not be redirected or concentrated to adjoining properties;
- b) water flowing into the property from adjoining lots shall not be impeded or diverted; and
- c) water flow shall follow the natural flow directions without increasing velocity.

Details demonstrating compliance with the above shall be provided to the Certifying Authority prior to the issue of a Construction Certificate.

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25. Building Sustainability Index (BASIX) Certificate

The BASIX Certificate approved in conjunction with this development shall be submitted to the Certifying Authority with the Construction Certificate application. All commitments in the BASIX Certificate must be shown on the plans accompanying the application for the Construction Certificate prior to the issue of any Construction Certificate.

The commitments identified in the BASIX Certificate and on the plans or specifications are to be fulfilled.

Where changes are proposed to the BASIX commitments, the applicant must submit a new BASIX Certificate to the Certifying Authority.

Prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, certification of compliance with the BASIX Certificate shall be provided to the Principal Certifying Authority.

Note: If any proposed changes in the BASIX commitments are inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the *Environmental Planning and Assessment Act 1979*.

26. Flood Prone Land - Engineers Certification

The 100 year Average Recurrence Interval (ARI) flood level for this site is RL 17.30 metres AHD (Australian Height Datum).

An engineer's certificate must be provided deeming compliance with the following requirements during a 100 year ARI flood event:

a) Habitable Floor Levels

Habitable floor levels shall be equal to or greater than the 100 year ARI Flood Level.

b) Debris

Damage to the proposed structure/s sustained in a flood will not generate debris capable of causing damage to downstream buildings or property. This includes securing of utilities and equipment including tanks, A/C units and similar.

c) Structural Soundness

Any part of the structure will be able to withstand the force of floodwaters (including lateral forces, buoyancy forces, unbalanced hydrostatic forces) and the impact of debris.

d) Foundations

The footing system must be structurally stable during flooding and must consider the soil properties when wet, possible erosion and scouring or liquefaction, subsidence or collapse due to saturation.

The Engineers Certificate must be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

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27. Flood Compatible Construction

All buildings must have flood compatible structural components up to and including the 100 year Average Recurrence Interval (ARI) flood level. The materials used in the construction must be consistent with any structural engineering certificate regarding the ability of the building/structure to withstand the forces of floodwater.

A written specification of the proposed materials to be used shall be provided to the Certifying Authority prior to the issue of a Construction Certificate.

Note: Advice on suitability of materials for use on flood liable land can be found in the publication 'Reducing Vulnerability of Buildings to Flood Damage' (Chapter 4.3 - Construction Materials).

28. Structural Engineers Design - Concrete and Structural Steel

A qualified Structural Engineer's design for all reinforced concrete and structural steel shall be provided to the Certifying Authority prior to issue of Construction Certificate.

29. Structural Engineers Design - Retaining Walls

Any retaining walls having a height exceeding 600mm proposed in conjunction with the development are required to be designed by a practicing structural engineer.

Details demonstrating compliance with this requirement must be submitted to the Certifying Authority prior to issue of the Construction Certificate.

30. Council Sewer Authority - Inspection Fees

Council is the sewer authority for this development. As this development involves connection to the existing sewer system or works in connection to an on-site waste management facility, payment of the prescribed inspection fee is required to be made prior to the issue of a construction certificate. Evidence of this payment must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

31. Swimming Pool - Safety Barrier Fencing Required

To provide for the safety of small children, the owner of the premises must ensure that the swimming pool is at all times surrounded by a child-resistant barrier that:

- a) separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises; and
- b) is designed, constructed, installed and maintained in accordance with the standards prescribed by the regulations.

The fence must comply with the standards set out in Australian Standard AS 1926.1 - 'Swimming pool safety - Safety barriers for swimming pools'.

All fencing and gates must be completed prior to filling the pool with water. Gates shall be fitted with a self-closing and self-locking device and hung so that they only swing outwards (away from the pool area).

Details satisfying the above requirements are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

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32. Swimming Pool - Wastewater Disposal

The swimming pool filter backwash wastewater shall:

- a) be disposed of to the reticulated sewer system; or
- b) to an absorption trench a minimum of 600mm wide by 600mm deep located a minimum distance of six metres from the property boundary. The trench shall be a minimum length of three metres.

Details satisfying this condition are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

33. Swimming Pools - Design of Plant and Equipment

All swimming pool plant (including pumps and filters) shall be sited and/or sound insulated so as to not exceed 5dB(A) above background noise levels at any property boundary to minimise emission of noise to adjoining properties.

Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Prior to Any Works Commencing on Site

34. Principal Certifying Authority - Details

The applicant shall advise Council of the name, address and contact number of the Principal certifier, in accordance with Section 6.6(2) of the *Environmental Planning and Assessment Act 1979*.

35. Toilet Facilities

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer;
- b) be attached to an approved on-site effluent disposal system;
- c) be a temporary chemical closet that is regularly maintained; and
- d) appropriate facilities for the disposal of sanitary items are to be provided within the toilet.

36. Survey Certificate - Building to be Verified by a Registered Surveyor

In order to ensure compliance with approved plans, a Survey Certificate, prepared by a Registered Surveyor, including locating any easements affecting the subject land, is to be undertaken:

- a) following the installation of formwork at ground floor level prior to placement of concrete showing the level of the form work and its relationship to boundaries.

Progress certificates shall be submitted to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the works as constructed.

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37. Notice of Commencement

No work shall commence until a notice of commencement has been provided to Council. This notice is to be provided not less than two days from the date on which it is proposed to commence work associated with this Development Consent. The notice must also contain:

- a) details of the appointment of a Principal Certifying Authority (PCA) providing name, address and telephone number; and
- b) details of the name, address and licence details of the Builder.

38. Prescribed Conditions - Residential Building Work

- a) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- b) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information.
 - (i) In the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor; and
 - the name of the insurer by which the work is insured under Part 6 of that Act.
 - (ii) In the case of work to be done by an owner-builder:
 - the name of the owner-builder; and
 - if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under (b) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

39. Prescribed Conditions - Shoring and Adequacy of Adjoining Property

Development that involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation; and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

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40. Principal Certifying Authority (PCA) Site Sign

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a) showing the name, address and telephone number of the Principal Certifying Authority for the work;
- b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

41. Safety Fencing

The site is to be secured by a fence, in accordance with SafeWork NSW requirements, to prevent unauthorised access during the period of all works.

42. Demolition - General

All demolition works must be carried out in accordance with the following:

- a) all demolition work shall be carried out strictly in accordance with Australian Standard AS 2601 - 'The Demolition of Structures';
- b) demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current SafeWork NSW 'Demolition License' and SafeWork NSW 'Class 2' (Restricted) Asbestos License and comply with SafeWork NSW 'Guide to Working with Asbestos';
- c) site safety/security fencing shall be provided prior to commencement of any work on-site and shall be removed only when all hazards, including site waste, have been removed. The site safety/security fencing shall comply with the following Australian Standards:
 - (i) Demolition Sites - Australian Standard AS 2601 - 'Demolition of structures';
 - (ii) Construction Sites - Australian Standard AS 4687 - 'Temporary fencing and hoardings';
 - (iii) Ongoing Site Safety/Security - Australian Standard AS 1725 - 'Chain-link fabric security fencing and gates';
- d) demolition work shall be carried out only between the hours of 7am to 6pm Mondays to Fridays and 8am to 4pm Saturdays. No work is to be carried out on Sundays or public holidays;
- e) no trees shall be removed from the site unless they are shown for removal on the approved plans, or separately approved by Council;
- f) erosion and sediment control measures shall be installed prior to any demolition works commencing and maintained in accordance with the requirements contained in the Hawkesbury Development Control Plan 2002;

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- g) all waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water;
- h) public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council;
- i) any materials stored on site must be stored away from any drainage path or easement, natural watercourse;
- j) demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings;
- k) waste must be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation;
- l) no material is to be burnt on site;
- m) details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal and recycling; and
- n) the site shall be grassed or otherwise rendered erosion resistant immediately upon completion of demolition.

43. Demolition - Notice

- a) Notice is to be given to Council of the date on which it is proposed to commence demolition. This notice shall:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work;
 - (iii) provide the relevant SafeWork NSW license details of the demolisher/contractor; and
 - (iv) details of the demolisher/contractors current Public Liability/Risk Insurance Policy providing for a minimum cover of \$10 million.
- b) Notice is to be given to adjoining property owners of the date on which it is proposed to commence demolition. This notice shall:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work; and
 - (iii) provide the telephone number of SafeWork NSW Asbestos/Demolition Hotline - 1800 672 718.

44. Asbestos Material Handling

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*.

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In addition to the above, the following shall be satisfied:

- a) the person having the benefit of this consent must provide the Principal Certifying Authority with a copy of a signed contract with such a person before any development or works commence;
- b) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered;
- c) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the Principal Certifying Authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

45. Demolition - Work Plans

The demolition work shall comply with the provisions of Australian Standard AS 2601 - 'The Demolition of Structures'. The work plans required by Australian Standard AS 2601 - 'The Demolition of Structures' shall be accompanied by a written statement from 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 statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of works.

46. Sydney Water - Endorsement of Approved Plans

The approved plans must be submitted to and endorsed by Sydney Water via the 'Sydney Water Tap-in' website to determine whether the development will affect Sydney Water's water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to Sydney Water's website.

Evidence of the building plan approval must be forwarded to the Principal Certifying Authority prior to the commencement of works.

During Construction

47. Construction Hours

Clearing of land, running of machinery, excavation, and/or earthworks, building works and the delivery of building materials shall be carried out between the following hours:

- a) between 7am and 6pm, Mondays to Fridays inclusive;
- b) between 8am and 4pm, Saturdays;
- c) no work on Sundays and public holidays; and
- d) works may be undertaken outside these hours where:
 - (i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and

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- (iii) a variation is approved in advance in writing by Council.

48. Site Management During Construction

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Copies of receipts stating the following must be given to the principal certifying authority:
 - (i) the place to which waste materials were transported;
 - (ii) the name of the contractor transporting the materials; and
 - (iii) the quantity of materials transported off-site and recycled or disposed of.
- d) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- e) During construction:
 - (i) all vehicles entering or leaving the site must have their loads covered;
 - (ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads; and
 - (iii) any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to the public.
- f) At the completion of the works, the work site must be left clear of waste and debris.

Note: In the event it is not possible to keep the footpath or road reserve clear during construction works written approval from Council shall be obtained prior to any closing of the road reserve or footpath area. The closure shall take place in accordance with Council's written approval. The area shall be signposted and such signposting be maintained in a way that ensures public safety at all times.

49. Loading and Unloading During Construction

The following requirements apply.

- a) All loading and unloading associated with construction activity must be accommodated on site.
- b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval must be obtained from Council.

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50. Critical Stage Inspections

Prior to the commencement of building work and at nominated stages during the construction of the building, a minimum of 48 hours' notice is required to be provided to allow the Principal Certifying Authority to ensure that the critical stage inspections are undertaken.

Note: Critical stage inspections are required to be carried out in accordance with Clause 162A of the *Environmental Planning & Assessment Regulation 2000*.

51. Termite Treatment

The development shall be treated for termites in accordance with the National Construction Code and Australian Standard AS 3660.1 - 2014 - 'Termite Management - New Building Work' by a suitably qualified, licenced person.

A Certificate of Compliance is to be provided to the Principal Certifying Authority and a Notice of Treatment is to be provided to the metre box.

52. Smoke Detection and Alarm System

An automatic fire detection and alarm system shall be installed in the building in accordance with the National Construction Code (Building Code of Australia) for Class 1a structures. Alarms and detectors shall be installed by a licenced electrician and multiple alarms shall be interconnected.

A Certificate of Compliance shall be provided to the Principal Certifying Authority prior to the occupation of the development.

53. Inspection and Compliance certificates for sewer works

Inspection and Compliance Certificates for sewer works can only be conducted and issued by Council.

In the case of:

- a) internal and external (house service connection) drainage, the inspection must be conducted by Council's Development Services Branch, please phone (02) 4560 4444 to arrange inspections and payment of required fees;
- b) sewer work constructed under a Major/Minor Sewer Works application, the inspection must be conducted by Council's Waste Management Branch. A compliance certificate will not be issued under Works as Executed information has been received, assessed and approved by the Waste Management Branch, please phone (02) 4560 4444 to arrange inspections; and
- c) major sewer works where the contractor is allowed to use third party quality control, the third party must be approved by the branch manager of Council's Waste Management Branch.

In all cases inspections must be conducted on the exposed pipes prior to any backfilling including poured concrete or concrete encasement.

54. Management of Overland Flows

The works associated with the development shall ensure that:

- a) all natural water flow from adjoining properties is not impeded or diverted; and

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- b) surface and subsurface water flows are not redirected or concentrated onto adjoining properties.

55. Stormwater Drainage Management

Roofwater shall be directed into the proposed water storage vessel/s with any overflow being dispersed over the site via a level spreader/absorption trench or similar. The trench shall be located a minimum of six metres from any structure or boundary and shall be of adequate size and be fitted centrally with vertical overflow pipes and be located so as not to interfere with any other property or sewer drainage system.

56. Earthworks - General Requirements

All earthworks on site must comply with the following:

- a) no fill material must be imported to the site;
- b) topsoil shall be stripped only from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping;
- c) once the topsoil has been removed the natural batter should be suitably stepped, scarified or roughened to prevent slipping and the fill is to be keyed in to hold the toe of the fill batter in place;
- d) where batters exceed a ratio of three horizontal to one vertical, retaining walls, stoneflagging or terracing shall be constructed;
- e) all fill within the site shall be placed in layers not exceeding 300mm thickness and compacted to achieve a minimum dry density ratio of 98% when tested in accordance with Australian Standard AS 1289 - 'Methods of testing soils for engineering purposes unless otherwise specified'; and
- f) all disturbed areas are to be stabilised/revegetated, using a minimum 300mm surface layer of topsoil, as soon as practicable after the completion of filling works.

57. Erosion and Sediment Control for Minor Development

Erosion and sediment control devices are to be installed and maintained in accordance with the approved Erosion and Sediment Control Plan.

58. Flood Prone Land - Survey Certification

A Survey Certificate signed by a Registered Surveyor certifying that all habitable floors will be constructed at or above the 100 year Average Recurrence Interval flood level of 17.3 metres AHD shall be undertaken:

- a) following the installation of formwork for the lowest habitable floor, and prior to the placement of concrete, showing the level of the form work and its relationship to boundaries; or
- b) following the installation of floor joists for the lowest habitable floor and prior to laying of the floor or construction of the wall framework.

The Survey Certificate in response to points a) or b) shall be produced to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the works as constructed.

Prior to Issue of Occupation Certificate

59. Suitability of Glazing - Windows and Doors

Glazing materials (e.g. windows, doors, footlights, balustrades and shower screens) are to be installed within the building in accordance with Australian Standards AS 1288 - 'Glass in Buildings - Selection and Installation' and AS 2047 - 'Windows and external glazed doors in buildings'.

A Certificate of Compliance is required to be provided to the Principal Certifying Authority prior to the issue of an Interim Occupation Certificate.

Note: The certificate is required to be signed by the manufacturer and the installer.

60. Suitability of Glazing - Balustrades

Glass balustrades must be designed and installed in accordance with Australian/New Zealand Standard AS/NZS 1170.1 - 'Structural design action s- Permanent, imposed and other actions'.

Engineering certification must be provided to the Principal Certifying Authority for glass balustrading used in the development prior to the issue of an Interim Occupation Certificate.

61. Suitability of External Use of Timber

Evidence of the type of timber installed indicating both species and durability as required by Australian Standard AS 1684 - 'Residential Timber-Framed Construction' is required to be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Note: This is required for bushfire construction purposes as well as use of timber in decks and balustrades in particular.

62. Certification of Smoke Detection and Alarm System

An automatic smoke detection and alarm system shall be installed in residential development by a licensed electrician. Smoke alarms must comply with Australian Standard AS 3786 - 'Smoke Alarms' and be connected to the consumer mains power where supplied to the building.

A Certificate from a licenced electrician shall be provided to the Principal Certifying Authority prior to the issue of an Interim Occupation Certificate.

63. BASIX Commitments

Suitable evidence that the commitments identified in the BASIX Certificate and on the plans or specifications have been fulfilled shall be provided to the Principal Certifying Authority prior to the issue of an Interim Occupation Certificate.

64. Termite Protection - Certificate of Treatment

The type and method of termite treatment (complying with Australian Standard AS 3660.1 - 2014 - 'Termite Management - New Building Work') provided to walls and floors, pipe penetrations, jointing of new work to existing and slab perimeters. A copy of the termite treatment and materials used shall also be securely fixed inside the meter box for future reference.

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65. Termite Protection - Notice

A Termite Protection Notice, in accordance with Australian Standard AS 3660.1 - 'Termite Management - New building work', printed on durable material, shall be affixed at the entrance to a crawl space or in the case of slab on ground construction, in the meter box prior to a Final Inspection being carried out. The notice shall include information on the form of termite protection employed and the expected service life of the barrier before maintenance is required.

66. Swimming Pools - Pool Warning Notice (Resuscitation Chart) and External Cardiac Compression Chart (move to Prior to the Issue Of Occupation Certificate)

A warning notice (resuscitation chart) and External Cardiac Compression Chart is to be affixed and maintained in a prominent location adjacent to the pool/spa prior to the issue of an Occupation Certificate.

Notes:

- a) The warning notice (i.e. sign) must contain all of the following words:
 - (i) YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL; and
 - (ii) POOL GATES MUST BE KEPT CLOSED AT ALL TIMES; and
 - (iii) KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES.
- b) In addition, the notice must contain a simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults):
 - (i) That are set out in accordance with the relevant provisions of that Guideline;
 - (ii) That comply with the other relevant guidelines of the Australian Resuscitation Council; and
 - (iii) That are illustrated by drawings with key words only in bold print.
- c) A statement to the effect that formal instruction in resuscitation is essential.
- d) The name of the teaching organisation or other body that published the sign and the date of its publication.

67. Compliance Certificate - Connection to Council Sewer

A written clearance from Council (as the local sewer authority) that the development is suitably connected to the reticulated sewerage system is required to be submitted to the Principal Certifying Authority prior to the issue of an Interim Occupation Certificate.

68. Compliance Certificate for Civil Works Required

A Part 4A Compliance Certificate for civil works approved under the relevant Construction Certificate is required prior to the Issue of an Occupation Certificate.

69. Engineers Certification

All retaining walls over 600mm high and structurally designed pits are to be certified on completion by a suitably qualified and experienced Structural Engineer. Details are to be provided to the Principal Certifying Authority.

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Use

70. Limitation of Use

The rooms on the ground floor must not be occupied or used as a separate dwelling.

71. Landscaping - Maintenance

All trees and plants forming part of the approved landscape design must be maintained on an ongoing basis. Maintenance includes watering, weeding, fertilising, pest and disease control and any other activity required to maintain healthy trees, plants and turfed areas.

Advisory Notes (if applicable)

(i) Approval Authority

This development falls within the Sewerage Scheme controlled by Council, therefore Council is the approval authority for all sewer works.

The applicant must consult with the Waste Management Branch regarding any possible new work or upgrades to existing Council sewer mains related to this application.

(ii) Acid Sulfate Soils - Monitoring of Excavation During Works

All excavations are to be monitored to ensure that acid sulphur soils are not encountered during works. Signs that may indicate the presence of acid sulphur soils include:

- a) change in colour of the soil into grey and green tones;
- b) effervescence;
- c) the release of sulphur smelling gases such as sulphur dioxide or hydrogen sulphide; and
- d) lowering of the soil Ph by at least one unit.

Should any of the above indicators be present excavation work on the site is to stop and Council is to be notified to determine what action is required to be taken before work may commence.

(iii) Site Contamination Discovered During Demolition or Construction

Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about contamination, then the applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with Council.

(iv) Dial Before You Dig

Prior to commencement of work, the free national community service 'Dial Before You Dig' shall be contacted on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries should provide the property details and the nearest cross street/road.

(v) Requirements of 88B Instrument

The applicant shall make themselves aware of any User Restriction, Easements and Covenants to this property and shall comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

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(vi) Works on Public Land - Public Liability Insurance

Any person or contractor undertaking works on public land must take out a Public Risk Insurance policy with a minimum cover of \$10 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent.

The policy is to note, and provide protection/full indemnification for Council, as an interested party. A copy of the policy must be submitted to Council prior to commencement of any works. The policy must be valid for the entire period that the works are being undertaken.

(vii) Utilities and Services

Utilities, services and other infrastructure potentially affected by construction and operation shall be identified prior to construction to determine requirements for access to, diversion, protection, and/or support. Consultation with the relevant owner and/or provider of services that are likely to be affected by the proposed development shall be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements shall be borne by the developer.

Proposed Reasons for Decision

The proposal is acceptable based on the following grounds:

- The proposal is acceptable having regard to the statutory requirements apply to the development.
- The proposed adequately satisfies the objectives the Hawkesbury Local Environmental Plan 2012 in that the proposal will promote the continued use of the land for residential purposes.
- The site is considered suitable for the proposed land use due to the sites location and distances to adjacent properties.

ATTACHMENTS:

AT - 1 Locality Plan and Aerial Photograph

AT - 2 Site Plan

AT - 3 Floor plans

AT - 4 Elevation Plans

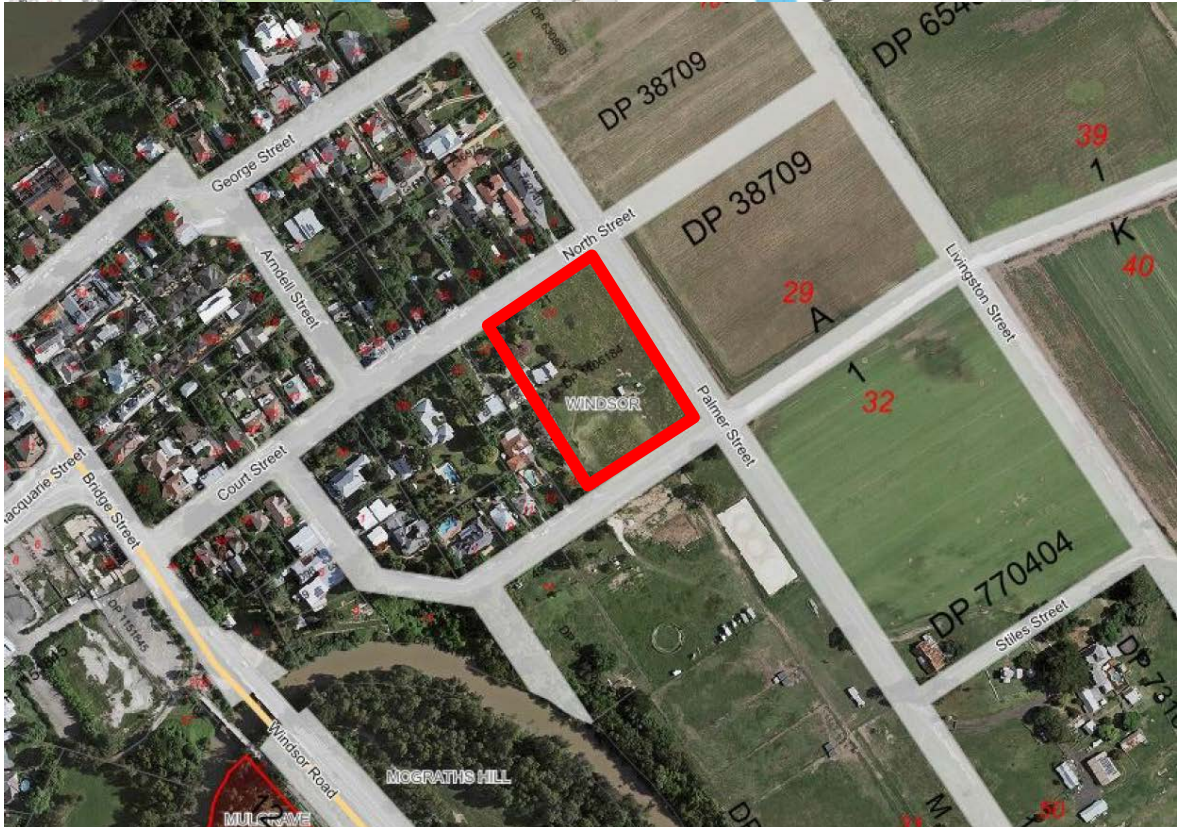
AT - 5 Demolition plan of existing dwelling

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AT - 1 Locality Plan and Aerial Photograph

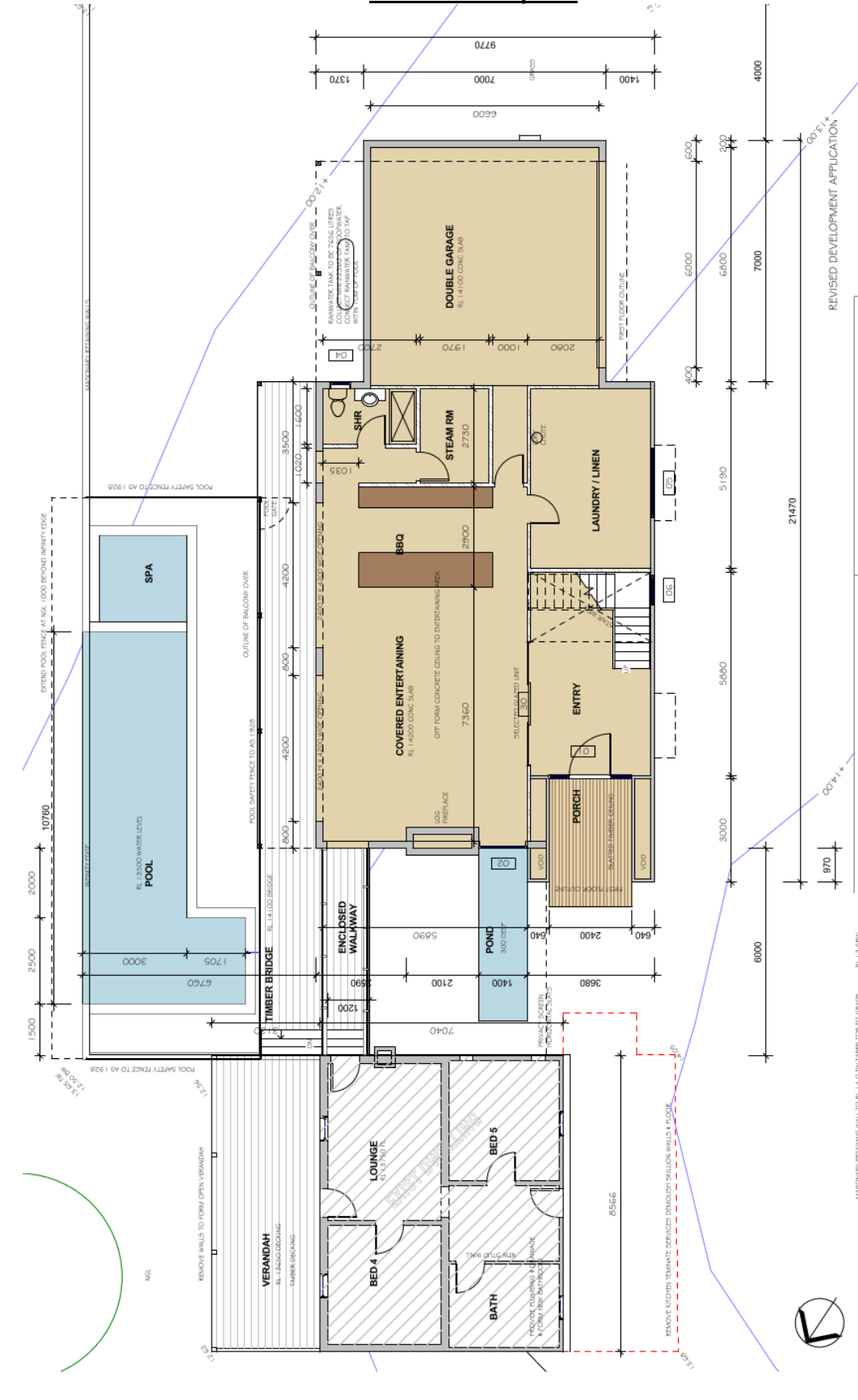


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AT - 3 Floor plans



CONCEPT DRAWING NOT TO BE USED FOR CONSTRUCTION
DO NOT SCALE OFF DRAWING

29 APRIL 2019
1 : 100
DA2 1187

at 20 north street windsor

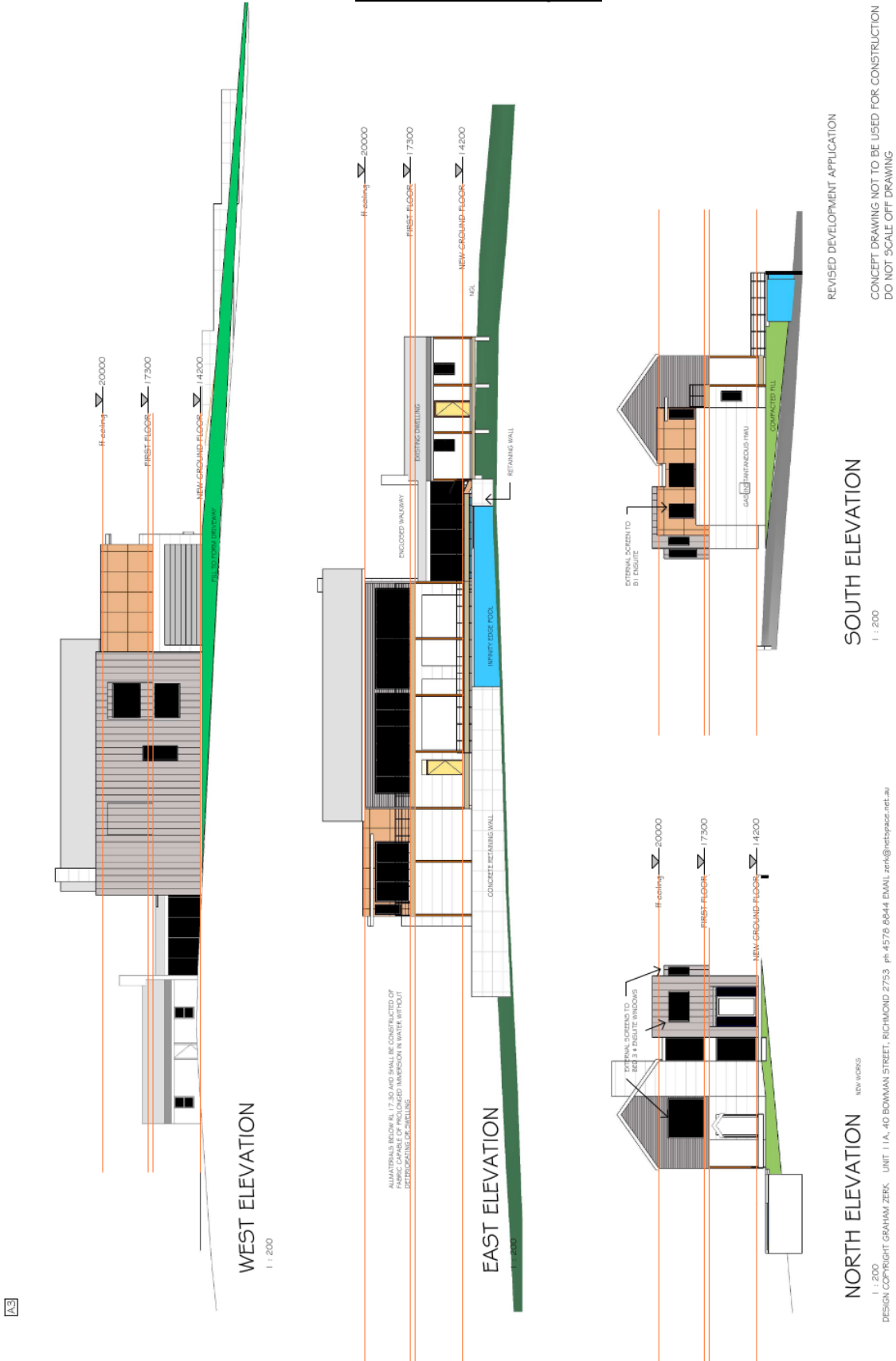
proposed dwelling additions renovations & pool

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AT - 4 Elevation plans



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