

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 16 May 2016

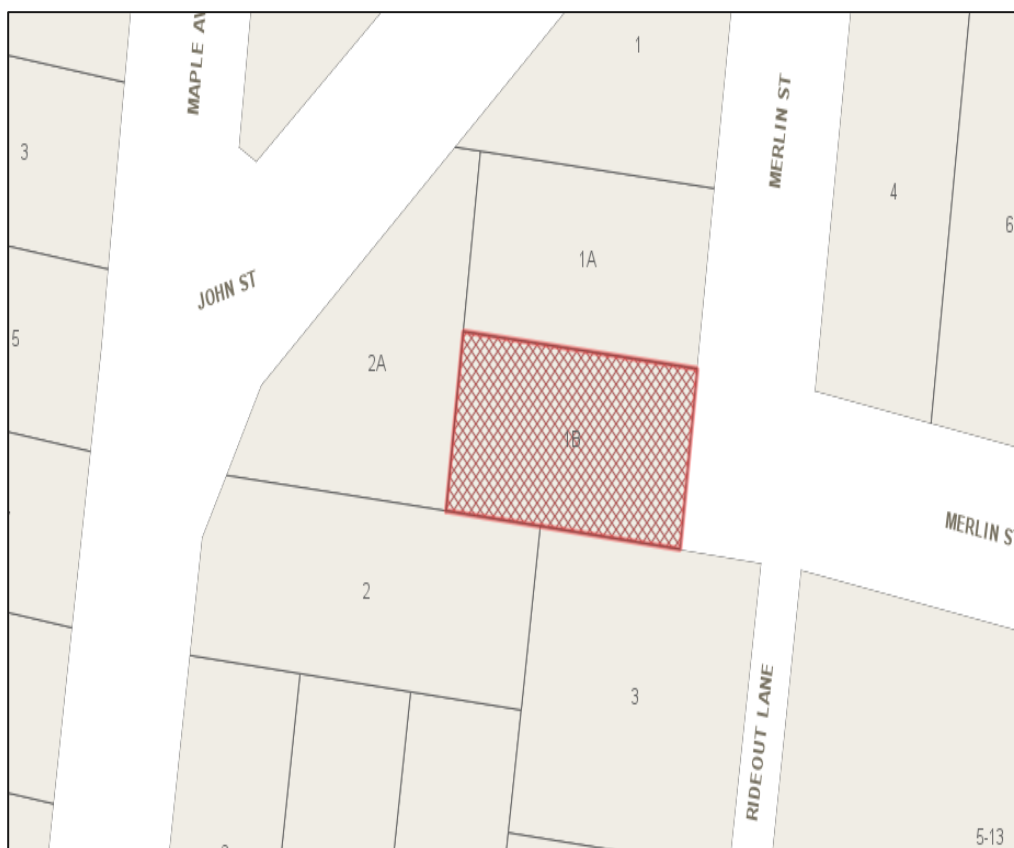
PE1 - Development Application No. 010.2015.00000897.001 - 1B Merlin Street, The Oaks - Attached Dual Occupancy and Strata Subdivision

PLANNING AND ECONOMY

PE1 **Development Application No. 010.2015.00000897.001 – 1B Merlin Street, The Oaks - Attached Dual Occupancy and Strata Subdivision**

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DD010.2015.00000897.001



LOCATION MAP N

(Showing zoning of subject property and zoning of adjoining lands/area)

DEVELOPMENT INFORMATION

Development Application No:	010.2015.00000897.001
Property Details:	1B Merlin Street, The Oaks Lot 3 DP 1126490
Applicant:	JT Town Planning
Owner:	Aaron Bell Holdings Pty Ltd ATF The Bell Family Trust
Proposal Details:	Construction of an Attached Dual Occupancy and Strata Subdivision
Zone:	R2 Low Density Residential

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EXECUTIVE SUMMARY

- Council is in receipt of an application seeking consent for an attached dual occupancy and associated subdivision creating two (2) Strata title allotments with a dwelling on each.
- The application was 'called up' by Council on 11 April 2016.
- A total of two (2) submissions were received.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extend to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that the application be approved subject to conditions.

REPORT

BACKGROUND

On 1 December 2015, Council received Development Application No. 010.2015.00000897.001, for development described on the Application Form as "Attached Dual Occupancy and Strata Subdivision".

CONSULTATION

Referral	Outcome
Development Engineer	No concerns subject to recommended conditions of consent.

1.1 DESCRIPTION OF SITE AND SURROUNDING AREA

The subject property is known as 1B Merlin Street, The Oaks (Lot 3 DP 1126490) and is located on the western side of Merlin Street. The subject site is of a regular rectangular shape and has a frontage of 20.01m to Merlin Street and a total land area of 800sqm.

The subject site is devoid of vegetation and is vacant of any built improvements.

There is a 4.1m fall from the eastern (front) boundary to the western (rear) boundary of the site. A sewer pipe and easement is located inside the rear boundary.

The site is located on the northern fringe of The Oaks village, the adjoining land is low density residential development consisting of single and two storey dwellings with their associated structures and uses.

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The local village, service facilities, recreation, public transport, schools and pre-schools are located within a short walking distance.

1.2 DESCRIPTION OF DEVELOPMENT

Consent is sought for the construction of an attached dual occupancy and strata title subdivision.

1.3 SECTION 79C ASSESSMENT

1.3.1 PROVISIONS OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy (BASIX)

Question	Answer
Are the street address, postcode and LGA correct on the BASIX certificate?	YES
Are the dwelling type and the number of bedrooms correct?	YES
Is the site area on the certificate correct?	YES
Is the roof area correct?	YES
Are the conditioned and unconditioned floor areas on the certificate correct?	YES
Are the landscaping/lawn areas correct on the certificate?	YES

State Environmental Planning Policy No. 55 – Remediation of Land

Question	YES	NO
1. Is the proposal for residential subdivision or a listed purpose (the list provided in Table 1 of the contaminated land assessment guidelines)?	X Proceed to Question 3	Proceed to Question 2
2. Does the proposal result in a change of use (that is the establishment of a new use)?	X Proceed to Question 3	Assessment under SEPP 55 and DCP not required.
3. Does the application proposed a new: Child care facility Educational use Recreational use Health care use Place of public worship Residential use in a commercial or industrial zone	Proceed to Question 5	X Proceed to Question 4

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Question	YES	NO
4. Review the property file and conduct a site inspection of the site and surrounding lands. Is there any evidence that the land has been used for a listed purpose?	Proceed to Question 5	X Proposal satisfactory under SEPP 55 and DCP.
5. Is the proposed land use likely to have any exposure path to contaminants that might be present in soil or groundwater?	Request contaminated site assessment	X Proposal satisfactory under SEPP 55 and DCP.

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A review of the property file and previous development application for a four (4) lot subdivision has not identified any potential sources of contamination. A site inspection did not identify any potential historical use or sources of contamination which warrant further investigation or the requirement for the submission of a Stage 1 - Preliminary Investigation of contamination.

Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River

Relevant Provisions	Comment
3. Aims of the Plan	The proposal is considered to be consistent with the aims of the plan as the development is able to be carried out with minimal impact on the quality of the river.
6. Planning Policies and Recommended Strategies	
(3) Water quality	It is considered the impact of the proposal on water quality would be minimal. A Water Cycle Management Plan has been submitted as part of the application and has satisfied the neutral or beneficial effect on water quality subject to conditions.
(4) Water quantity	The impact from the proposal on water quantity would be minimal. Conditions of consent are recommended to ensure that drainage is appropriately managed.
(5) Cultural heritage	Council's Geographical Information System (GIS) indicates that no heritage items have been found on the site and the land is not within a heritage conservation area. The site is within close proximity to two items of environmental heritage listed in Schedule 1 to Wollondilly Local Environmental Plan 2011 being:

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Relevant Provisions	Comment
	St Lukes Anglican Church and trees - Part Lot 3 Section 9 DP 975241 Merlin Street St Aloysius group of church, presbytery, convent and school house - Lots 2 to 7 Sec 1 DP 975241 Merlin Street. It is considered that the proposal would have no impact on the context and setting of the heritage items nearby.
(6) Flora and fauna	The land is predominantly cleared and is not identified as "sensitive land".
(7) Riverine scenic quality	The land is not located within a riverine corridor and is not traversed by any watercourses or drainage lines.
(10) Urban development	Small scale development within an existing urban area is proposed.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

A Water Cycle Management Plan has been submitted in relation to the proposed development. An assessment has been carried out to determine water quality impacts using Water NSW's on-line NORBE Tool. The development has satisfied the neutral or beneficial effect on water quality subject to conditions.

Wollondilly Local Environmental Plan, 2011

Clause 1.2 Aims of Plan

Objective	Comment
(a) to provide for the management of natural resources and the protection of the natural landscape character	Subject to conditions, it is anticipated that the effects of the development upon natural resources and landscape character are satisfactory.
(b) to protect, conserve and enhance the built, landscape and Aboriginal cultural heritage	The subject land does not contain a heritage item. Whilst there are two heritage items located in close proximity it is considered the proposal will have no impact on the context and setting as there is existing residential development between the proposal and the heritage items.

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Objective	Comment
(c) to protect water quality in land that is situated within water supply catchments	The site is located within the Drinking Water Catchment and a Water Cycle Management Plan has been submitted and subject to conditions this is considered satisfactory.
(d) to encourage development that provides for an integrated transport and infrastructure system and adequate facilities and service provision for future growth	Not applicable to this proposal, existing infrastructure satisfactory to service this type of development.
(e) to recognise, manage and protect rural resource lands for sustainable agriculture and extractive industry practices	Not applicable.
(f) to maintain the separation between towns and villages to retain their unique character and rural and natural settings	The proposal will be located in an established residential area within The Oaks. Hence, the development will not significantly fragment the rural setting and the separation between urban and rural areas is maintained.

Characterisation: Dual Occupancy & Strata Title Subdivision
Zone of land: R2 Low Density Residential
Permissibility: With consent.
Zone objectives:

Objective	Comment
R2	
<ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment 	The proposal is not contrary to this objective.
<ul style="list-style-type: none"> To enable other land uses that provide facilities or services to meet the day to day needs of residents 	This objective is not relevant to this proposal.

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LEP Clauses

Clause	Comment
Part 2 Permitted or prohibited development	
2.6 Subdivision—consent requirements	Development consent is being sought for the proposed strata subdivision.
Part 4 Principal development standards	
4.1A Minimum lot size for dual occupancies in residential zones	800m ² is the minimum lot size for an attached dual occupancy. The site area is 800m ² and is satisfactory in this regard.
4.3 Height of buildings	Maximum building height applicable to the land is 9m. The maximum building height of the proposed dual occupancy buildings is 8.4m.
Part 5 Miscellaneous provisions	
5.9 Preservation of trees or vegetation	The site is vacant land so vegetation removal would be minimal.
5.10 Heritage conservation	Council's GIS indicates that no heritage items have been found on the site and the land is not within a heritage conservation area. Also see comments Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River cl. 5 Cultural Heritage.
Part 7 Additional local provisions	
7.1 Essential services	Reticulated water, sewer and electricity are available to the land.
7.5 Earthworks	Generally proposed earthworks are minor.

1.3.2 PROVISIONS OF RELEVANT DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft Environmental Planning Instruments are relevant to the development proposal.

1.3.3 PROVISIONS OF RELEVANT DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011 (WDCP 2011) Volume 1 - General

Relevant Provisions	Comment
1.2 Aims of Plan	The proposal is consistent with the aims of the plan.
2.1 Advertising and Notification of Development Proposals	The proposal was notified in accordance with the DCP. Two submissions have been received that raised the following Issues: Density of development.

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Relevant Provisions	Comment
	Building height (privacy) Carparking Overshadowing Location of services.
2.4 Landscaping	A landscape plan has not been submitted with the application. This matter could be conditioned if the proposed development is granted consent.
2.5 Biodiversity	N/A. Clause 7.2 under WLEP 2011 does not apply.
2.6 Water	N/A. Clause 7.3 under WLEP 2011 does not apply.
2.7 Flood Affected land	N/A. Not flood affected land.
2.8 Bushfire Prone Land	N/A. Not bush fire prone land.
2.9 Contaminated Land and Land Filling	The site is satisfactory as discussed under SEPP 55.
2.10 Land slip and subsidence	The site slopes from east to west with approximately 4.1m fall over the site.
2.11 Development in Sydney's Drinking Water Catchment	The site is located within the Sydney Drinking Water Catchment a Water Cycle Management Plan has been prepared as part of this application. An assessment has been carried out using the NORBE tool and has been satisfied.
2.12 Site waste minimisation and management	A Waste Management Plan (WMP) has been submitted as part of this application. This matter could be conditioned if the application is approved.
2.13 Salinity	A salinity assessment has not been undertaken, it is considered this matter could be conditioned if the application is approved.
2.14 Water Management	N/A. This application does not propose creation of a public road nor does the subject land contain or adjoin a watercourse.
2.15 Transport and Movement	N/A. This application does not propose creation of a public road.
2.16 Landscape and Scenic Quality	N/A. This application does not propose creation of a public road and there are no existing trees on the subject land.

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Volume 3 – Residential Development

Relevant Provisions	Comment
Part 2 - General Considerations For All Development	
<p>Objectives</p> <ol style="list-style-type: none"> 1. To ensure that developments are undertaken with due regard to human safety. 2. To ensure that developments do not unreasonably impact on their surrounds. 3. To ensure that developments achieve a satisfactory level of social equity. 	<p>The scale and nature of the proposed subdivision and dual occupancy development is an increase in density with surrounding existing development but is likely to be in line with future development due to the LEP 2011 provisions applicable to the area. The proposed development is considered to be of a scale similar to the existing dwelling at 1A Merlin Street, The Oaks.</p>
<p>Controls</p> <ol style="list-style-type: none"> 1. The consent authority shall consider the following risks to safety for residents in assessing a development application under this volume: <ol style="list-style-type: none"> a) Road and traffic hazards; b) Bushfire; c) Flood; d) Noise, vibration, pollution, odour, radiation or waste from surrounding land uses; e) Exposure to electricity transmission systems; f) Exposure to radiation from telecommunications infrastructure; g) Potential exposure to children of material (including signage) from any nearby restricted premises and or sex services premises; h) Hazards from vehicles within car parking areas; and i) Hazard from potential contamination of the land. 2. The consent authority shall consider the suitability of the road network in the vicinity in assessing a development application under this volume. 	<ol style="list-style-type: none"> 1. The site is not affected by natural hazards and there are no potential hazards from surrounding land uses and therefore the risk level is considered satisfactory in this regard. 2. The road system is adequate to cater for the increased vehicle movements generated by the additional one (1) dwelling. Emergency services vehicles will

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Relevant Provisions	Comment
3. The consent authority must not grant consent to a development application for development within a proclaimed mine subsidence area without the concurrence of the Mine Subsidence Board.	have adequate access to the proposal. 3. N/A. Not located within a Mine Subsidence Area.
4. The consent authority must not grant consent to a development application for development subject to this volume on land unless it has considered the impact of the development on any system for the management of wastewater present on that land.	4. The site has the availability of the reticulated sewage scheme.
5. The consent authority must not consent to the carrying out of development within a drinking water catchment area unless it is satisfied that the proposal will have a neutral or beneficial impact on water quality.	5. A water cycle management plan has been submitted as part of this application and is considered satisfactory subject to conditions.
PART 3 – General Requirements For All Development	
3.8 Driveways	The plans show that the proposed driveways to each dwelling are to be concrete.
PART 4 - Specific Land Use Controls	
4.14 Dual Occupancy In Zones Other Than R3 Medium Density Residential	<p>Lot Size The proposed dual occupancy development would not be situated on Town Centre Residential Lots, Residential Small Lots or Residential Large Lots.</p> <p>Building Design Site coverage for the attached dual occupancy building is 35%. This is well under the 50% maximum. The maximum amount of fill is 0.6m, well below the specified 1m</p>

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Relevant Provisions	Comment
	<p>development standard.</p> <p>Maximum cut is shown on the plans for the dual occupancy as being 1.8m, under 2m being the development standard.</p> <p>Both attached dual occupancy building facades address the Merlin Street frontage.</p> <p>The front façade of each dwelling feature a personal access door.</p> <p>Front façades of the dual occupancy building have no stretch of blank wall greater than 5.0m in length.</p> <p>Side and rear façades of the dual occupancy building have no stretch of blank wall greater than 12.0 metres.</p> <p>Approximately 27% (less than the prescribed maximum of 50%) of the front façade of each attached dual occupancy building is comprised of garage doors. Each building has two (2) garage doors visible to the street.</p> <p>The kitchens and meals area on the ground floor of each dwelling and bedrooms on the upper floor of each dwelling look out towards John Street.</p> <p>The attached dual occupancy building: Floor plans are mirror reversed. The garages are not located at the centre of the building's front façade. They comply with the DCP in this regard.</p>

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Relevant Provisions	Comment
	<p>The buildings do not therefore present an excessively bulky front façade.</p> <p>Setbacks A front setback of 10.427m is proposed for the dual occupancy.</p> <p>The adjoining dwelling to the north is on a corner lot. The dwelling is setback approximately 6.5m Merlin Street.</p> <p>The front setback is considered to comply with the DCP requirements being setback greater than 4.5m.</p> <p>The minimum side setback for the attached dual occupancy complies with the DCP as it is 1.250m.</p> <p>Rear setback for the two storey attached dual occupancy buildings is 8.149m and so comply with the DCP specified minimum of 8m.</p> <p>Eaves on the attached dual occupancy buildings do not extend more than 450mm into the side or rear building setbacks.</p> <p>Private Open Space A minimum 24m² private open space area is provided at the rear of each dwelling and has a suitable grade. Access to the private open space area is from the family room/covered alfresco area.</p> <p>Parking, Access and Vehicular Safety. A single garage is provided for each dwelling.</p>

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Relevant Provisions	Comment
	<p>Privacy</p> <p>The first floors of the proposed development contain bedrooms with windows adjacent to the side and rear boundaries. The largest of these windows are 1m high by 2.2m long and are about 1m above floor level. Privacy impacts are considered to be acceptable.</p> <p>Stormwater Water Cycle Management Plan including raingardens proposed and to be conditioned accordingly.</p> <p>A 'Drainage Concept Plan' demonstrates that both lots would drain to an existing inter allotment drainage.</p> <p>Rainwater tanks (2000 litres) minimum in respect of the proposed development for each unit meets BASIX and the Water Cycle Management Plan requirements.</p> <p>Waste Management There is sufficient space available for the storage of waste bins in a location outside of private open space areas.</p>

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Volume 10 – Subdivision

PART 3 – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT	Comment
3.1 Traffic & Transport	<p>Road Shoulder, kerb and gutter is already constructed for the relevant section of Merlin Street to the proposed development. Any existing laybacks that are considered redundant as part of this proposal would be removed.</p> <p>Street lighting would be provided in accordance with the provision requirements of Endeavour Energy.</p> <p>There is no existing footpath on Merlin Street.</p> <p>Council’s Development Engineer has not required the provision of a sealed footpath in the recommended conditions of consent for this strata subdivision.</p> <p>The subject site is considered to have sufficient sight distance in both directions on Merlin Street.</p>
3.2 Wastewater	Reticulated sewerage and water infrastructure is available to the land.
3.3 Stormwater	A ‘Drainage Concept Plan’ demonstrates that both lots would drain to an inter-allotment drainage system located on the rear boundary.
3.4 Lot Shape	N/A. This control does not apply as a dwelling has been placed on each proposed lot.
3.5 Landscape & Character	No access handles are proposed for either lot. A landscape plan has been provided as part of the application. Council’s standard condition is to be imposed upon the consent.
3.10 Aboriginal Heritage	The proposal constitutes a ‘small subdivision’. No heritage items are shown on Council’s Geographic Information System (GIS). Council’s standard condition is to be imposed upon the consent.
3.11 Noise Amenity	A noise assessment is not required.

1.3.4 DRAFT PLANNING AGREEMENTS

None applicable.

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1.4 IMPACT OF THE DEVELOPMENT

Head of Consideration	Comment
Natural Environment	The development is expected to cause minimal adverse impact on the natural environment.
Built Environment	The dual occupancy building being attached, two storeys in scale and well below the permissible site coverage are considered to be acceptable additions to the built environment.
Social Impacts	The scale and nature of the proposed subdivision and dual occupancy development is an increase in density with surrounding existing development but is likely to be in line with future development due to the LEP 2011 provisions applicable to the area. The proposed development is considered to be in keeping with planning of the area as LEP 2011 and DCP 2011 provisions are generally satisfied. No significant adverse impact is therefore anticipated.
Economic Impacts	Construction of the proposed dual occupancy dwellings has the potential to provide some future local employment.

1.5 SUITABILITY OF THE SITE

The site is considered suitable for the development.
 There are no physical constraints to the development.
 Utility services are available and adequate for the development.
 No hazardous land uses or activities are located nearby.

1.6 SUBMISSIONS

The application was notified for a period of 15 days commencing 7 January 2016. A total of two (2) submissions were received.

Below is an assessment of the submission received relevant to this application:

Concern	Comment
Two (2) storey dual occupancy is an imposing and an unnecessarily large structure. This area is zoned "low density". Will not fit in with the look and character of the rural village of The Oaks	The scale and nature of the proposed subdivision and dual occupancy development is an increase in density with surrounding existing development but is likely to be in line with future development due to the LEP 2011 provisions applicable to the area. The proposed development is

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Concern	Comment
	considered to be in keeping with reasonable community expectations for appropriate development of the area as LEP 2011 and DCP 2011 provisions are generally satisfied. No significant adverse impact is therefore anticipated.
The height of proposed dual occupancy is excessive.	The proposed dual occupancy is satisfactory with regard to the Height of Building Map being less than 9.0m.
The proposed dual occupancy dwellings would overlook the objector's property	The first floors of the proposed development contain bedrooms with windows adjacent to the side and rear boundaries. The largest of these windows are 1m high by 2.2m long and are about 1m above floor level. Privacy impacts are considered to be acceptable.
Loss of natural light and sun	It is considered that the proposal would not restrict the ability of the existing development to meet solar amenity requirements in accordance with the principles established in the case of <i>The Benevolent Society v Waverley Council</i> [2010] NSWLEC 1082 at 133-144.
Inadequate provisions of parking	The development has provided off-street car parking in accordance with the requirements of Wollondilly DCP 2011.
Location of air conditioning and garbage bins	The proposed location of the air conditioning unit and bins is greater than 10m from the adjoining development and therefore is considered to be satisfactory.
Loss of Views	The adjoining dwelling will retain views to the north, whilst there will be some loss to north - west, this is considered to be satisfactory in regard to view sharing in accordance with the principles established in the case of <i>Tenacity Consulting v Warringah Council</i> [2004] NSWLEC 140 at 25-2.

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1.7 THE PUBLIC INTEREST

It is considered that the development would not have any detrimental impact to the public interest nor the interest of any government agency representative of the public interest.

The proposed dual occupancy and subdivision development facilitates an efficient use of land and therefore infrastructure in a low density residential area.

FINANCIAL IMPLICATIONS

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. Plans of proposed development

RECOMMENDATION

That Development Application 010.2015.00000897.001 for the construction of an attached dual occupancy and Strata title subdivision of Lot 3 DP 1126490, at 1B Merlin Street, The Oaks be approved subject to the following conditions:

1. COMPLIANCE

These conditions are imposed to ensure that the development is carried out in accordance with statutory requirements, the conditions of consent and the approved plans to Council's satisfaction.

- (1) Development Consent is granted for the construction of an attached dual occupancy and strata subdivision at Lot: 3 DP: 1126490, No. 1B Merlin Street, The Oaks.
- (2) Development shall take place in accordance with the following plans of development.

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Title	Author/ Drawn By	Drawing	Sheet	Issue	Dated
Site Plan	M.A.D.S	4219	7 of 14	E	5/10/2015
Ground Floor Plan	M.A.D.S	4219	2 of 14	E	5/10/2015
First Floor Plan	M.A.D.S	4219	3 of 14	E	5/10/2015
Front & Rear Elevations	M.A.D.S	4219	4 of 14	E	5/10/2015
Side Elevations	M.A.D.S	4219	5 of 14	E	5/10/2015
Subdivision Plan	M.A.D.S	4219	11 of 14	E	5/10/2015

- (3) Submitted in respect of Development Application No. 010.2015.00000897.001 dated 24 November 2015, except where varied by the following conditions:
- (4) Unless permitted by another condition of this consent, there shall be no tree clearing unless the vegetation is:
- (a) Within the footprint of an approved building, access driveway or other structure; or
 - (b) Within three (3) metres of the footprint of an approved building; or
 - (c) Preventing the achievement of the minimum asset protection zone requirements under the relevant planning for bushfire protection guidelines.

In this condition Tree Clearing has meaning as described in Clause 5.9(3) of Wollondilly Local Environmental Plan 2011.

- (5) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.

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- (6) All building work must be carried out in accordance with the provisions of the Building Code of Australia. This condition does not apply to the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning & Assessment Regulations, 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4).

2. BUILDING DESIGN

- (1) These conditions have been imposed to ensure that the appearance/construction of building works complies with the aims and objectives of Council's relevant Development Control Plans, Policies and relevant Statutory Regulations.
- (2) All materials and colours to be used in the external construction of the proposed building shall be consistent throughout the total development and/or match those of the existing development.
- (3) The dwellings shall incorporate earthy colours. Pale or patterned brickwork or multi-coloured or bright reflective roofs shall not be used.
- (4) Highly contrasting coloured brickwork shall only be used on sills, window heads, string courses etc.
- (5) Any above ground water storage tanks shall be coloured or painted in earthy colours to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (6) The dwellings shall be connected to the reticulated sewerage scheme prior to any occupation of the development or the issue of any Occupation Certificate for the new additions. Evidence of connection in the form of a plumber's certificate shall be submitted to the Principal Certifying Authority.

3. SALINITY MANAGEMENT

These conditions have been imposed in response to the NSW State Governments' best management practices for the management of urban salinity.

- (1) The concrete slab for the proposed dwelling(s) shall be constructed using Class 32 mpa (N32) concrete or a sulphate resisting type SR cement with a water to cement ratio of 0.5. Salt resistant concrete which has been mixed, laid and cured is less permeable to water and therefore salt. Details verifying compliance with this condition shall be submitted to the Principal Certifying Authority after placement of the concrete and prior to any further building work.

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4. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

- (1) Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
- (2) All construction and building work shall be restricted to between 7:00am and 6:00pm Mondays to Fridays (inclusive), 8.00am and 1.00pm Saturdays and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.
- (3) Excavated area/s adjacent to the building shall be retained and drained to prevent the subsidence of the excavation and/or entry of surface water to the building. Where the retaining wall exceeds 600mm in height, plans and specifications of the retaining wall shall be submitted to Council or a nominated Accredited Certifier and approved before the issue of the Construction Certificate. Where the height exceeds 1m in height, a certificate prepared by a suitably qualified Structural Engineer shall be submitted with the plans and specifications.
- (4) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:
 - (a) Must be a standard flushing toilet; and
 - (b) Must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

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In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the Local Government (General) Regulation 2005.

Sewage Management Facility has the same meaning as it has in the Local Government (General) Regulation 2005.

- (5) Construction shall not commence until a Construction Certificate has been obtained from Council or a nominated Accredited Certifier.
- (6) All trees outside a radius of 3m from the external wall of the building shall be preserved unless prior approval in writing for their removal or lopping is obtained from Council.
- (7) Any damage to the Council footway, road or other land shall be restored in accordance with Council's specifications prior to the issue of any Occupation Certificate for the development.
- (8) An appropriate fence preventing public access to the site shall be erected for the duration of construction works.
- (9) All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- (10) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (11) There shall be no burning of builders rubble, felled trees or other material on site.

5. ENGINEERING & CONSTRUCTION SPECIFICATIONS

These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public:

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- (1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.
- (2) Engineering design plans for the driveway, stormwater drainage and stormwater management rain gardens, shall be submitted to the Council or the nominated Accredited Certifier. The plans must be approved prior to the issue of a Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications.
- (3) A certified "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to the Council or the Nominated Accredited Certifier before the final inspection for the Certificate of Practical Completion. The "Works as Executed" plan must certify that the works have been constructed in accordance with the approved drawings and to the levels specified.
- (4) A "Soil and Water Management Plan" (SWMP) that outlines the measures that will be taken to limit and contain sediment laden runoff during construction shall be submitted to Council or the Nominated Accredited Certifier. The measures shall be in accordance with Council's Construction specification and the Department of Housing's "Blue Book". The plan is to be approved by Council with the engineering Plans.

6. DRAINAGE/STORMWATER

These conditions have been imposed to ensure drainage/stormwater is appropriately managed.

- (1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.
- (2) The applicant shall provide stormwater drainage as shown generally on the concept plan by SEEC, dated 22 December 2015. Details of this shall be shown on the engineering plans for approval by the Council or the Nominated Accredited Certifier prior to issue Construction Certificate.

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- (3) Stormwater runoff from all impervious surfaces on the property shall be collected and conveyed to a point suitable for integration with either the constructed stormwater drainage system. A piped drainage system shall be provided to convey runoff from storms up to the 10% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP. Drainage details shall be shown on the engineering plans for approval by the Council or the Nominated Accredited Certifier prior to issue Construction Certificate.
- (4) An interallotment drainage system shall be provided for those lots not able to discharge stormwater by gravity flow to the road gutter or suitable Council drainage system. This system shall be located within a drainage easement not less than 1.5 metres wide which confers appropriate drainage rights.
- (5) Raingardens shall be provided for lots 1 to 2, as per the Concept Stormwater Management Plan SEEC report ref no. 15000377-L-01 dated 22 December 2015. The Raingarden outlets shall be connected to the interallotment drainage system for discharge to the Council drainage system. Details of the raingardens and outlets shall be included on the Engineering Plans for approval by Council or Principal Certifying Authority.
- (6) All raingardens shall be maintained and monitored by the Developer, at no cost to Council, until an Occupation Certificate is issued for any units connected to the raingarden.
- (7) Management plans shall be prepared and submitted to Council or Principal Certifying Authority for approval prior to the release of the Construction Certificate which details the operation and maintenance requirements for the Water Quality System. The plans shall include:

A "Home Owners Operation Manual" that details the purpose and operation of the raingardens to be included on lots 1 and 2. The operation manual shall detail stormwater connection requirements, routine maintenance activities and inspection schedule for the raingardens and include design plans and planting details sufficient to allow reconstruction of the raingarden. The operations manual shall be included with the contract of sale for the lot.
- (8) A Positive Covenant shall be placed on each of the lots burdened with a raingarden outlining the maintenance requirements and making reference to the Home Owners Operation Manual.

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7. ACCESS

These conditions have been imposed to ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.

- (1) The applicant shall provide coloured concrete driveway generally shown on the concept plan Samaro Homes ref sheet no. 4219 -12 version E dated 05 October 2015. The shared driveway and vehicle turning areas shall be within common property. Also, the widening is required to fit the vehicle turning from the garages to exit in a forward direction. Details shall be shown on the engineering plans for approval by the Council or the Nominated Accredited Certifier prior to issue of Construction Certificate.
- (2) A restriction for vehicles exit in a forward direction from the site to Merlin Street, shall be placed on the title of these lots.

8. PUBLIC ROADS

These conditions have been imposed to ensure all public road works required by the development are provided to an adequate standard.

- (1) In accordance with Section 138 of the Roads Act a 138 Consent Certificate must be obtained from Council's Infrastructure Planning Section a minimum 7 days prior to commencement of work. A fee is payable for issue of this Consent Certificate.
- (2) Provision of Vehicular Access to the right of carriageway driveway through the construction of 5.0 metres wide concrete footpath crossings in accordance with Council's Design & Construction Specifications. This shall be constructed at right angles to the road alignment.

Note: Any adjustment to services shall be at the expense of the applicant and is additional to the contributions required by Council. Prior to the construction of the crossing, approval shall be obtained from Infrastructure planning section.

- (3) The person having the benefit of this consent shall undertake all reasonable efforts to protect the public road pavement from damage during the course of construction work. Restoration of any damaged road or footway shall be at the applicant's expense.

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9. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

- (1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.
- (2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- (3) Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.
- (4) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.

10. INSPECTIONS

These conditions have been imposed to ensure that construction works are undertaken to an approved standard.

- (1) The access and drainage works shall be inspected by the Council or the Nominated Accredited Certifier at the following stages of construction to ensure they comply with Council's Construction Specification and associated approvals:
 - Prior to commencement of any construction work on the site, after erosion and sediment control and traffic control measures are implemented
 - When drainage lines have been laid, jointed and bedded, prior to backfilling
 - Prior to pouring of the drainage pits, when the formwork and steel is in place
 - Prior to pouring vehicle crossing slabs, when formwork and steel is in place
 - Prior to pouring concrete to driveway slabs, when formwork and steel is in place
 - At practical completion of works.

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Note: It is the responsibility of the applicant or contractor to notify the Council or the Nominated Accredited Certifier when inspections are required. Failure to notify may lead to additional work being required prior to issue of inspection certificates. A minimum of 24 hours' notice is required for inspections where Council is the Principal Certifying Authority.

- (2) Building works shall be inspected by the Principal Certifying Authority at critical stages of construction to ensure they comply with the Building Code of Australia and associated approvals. Where Wollondilly Shire Council is nominated as the Principal Certifying Authority these inspections shall include:
- Footings
 - Pier holes before pouring of concrete
 - Steel reinforcing before pouring of concrete
 - Wet area damp proofing and flashing before lining
 - Structural steel work before covering
 - Stormwater drainage before backfilling
 - Frame work before internal cladding or lining is fixed
 - Completion of the building work before occupation or use.
- (3) If the Principal Certifying Authority notifies the site manager or other contractor that a work or works are unsatisfactory for any reason all works on the site shall cease until the matter is resolved to the satisfaction of the PCA.

11. SERVICES

These conditions have been imposed to ensure that an adequate level of services and infrastructure are provided for this development.

- (1) Electricity supply is to be made available to all proposed dwellings in accordance with the requirements of Endeavour Energy. In this regard, written confirmation from Endeavour Energy that suitable arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.
- (2) Provision is to be made for the supply of telephone services to all proposed dwellings in accordance with the requirements of Telstra. In this regard, written confirmation from Telstra Australia that arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.
- (3) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

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Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

- (4) The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the development.
- (5) Letter boxes shall be provided to each dwelling to the satisfaction of Australia Post.
- (6) All power and services provided to the development within the site shall be underground.
- (7) Clothes lines shall be provided for each dwelling at the rate of 12 lineal metres of line and shall not be visible from a public place.
- (8) The dwellings shall be connected to the reticulated sewerage system prior to the release of the Occupation Certificate.

12. STREET ADDRESSING

These conditions are imposed in order to ensure the development complies with the requirements of the New South Wales Address Policy as published by the Geographical Names Board of New South Wales.

- (1) Prior to the issue of a Construction Certificate for the development an application for an additional street address shall be submitted to Council in accordance with Section 5.2 of the NSW Address Policy.

13. WASTE MANAGEMENT

These conditions have been imposed to enquire that wastes are correctly stored, disposed of and controlled at all times to prevent accidents and to maintain clean and tidy premises.

- (1) Disposal of construction and building waste material shall be undertaken in accordance with the Waste Management Plan submitted with the Development Application.

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14. OCCUPATION & USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation.

- (1) The disturbed areas surrounding the building work shall be reinstated to the satisfaction of the Principal Certifying Authority upon completion of the work.
- (2) The premises shall be maintained in a clean and tidy state at all times.
- (3) The dwellings shall not be occupied or used until an Occupation Certificate is issued by the Principal Certifying Authority.

15. HERITAGE

These conditions have been imposed to ensure that development is carried out in a manner sensitive to the heritage values in the locality.

- (1) Should any Aboriginal relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service (NPWS) should be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.
- (2) Should any historical relics be unexpectedly discovered in any areas of the site, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 146 of the Heritage Act 1977.

16. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance.

- (1) A detailed landscape plan, drawn to scale by a person with horticultural qualifications or similar (such qualifications must be endorsed on the plans) shall be submitted to and approved by Council or a nominated Accredited Certifier prior to the release of the Construction Certificate. This plan must include the following:

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- (a) All existing and proposed site structures.
- (b) All existing vegetation.
- (c) Details of proposed earthworks including mounding, retaining walls and planter boxes.
- (d) Location, number and type of proposed plant species.
- (e) Details of planting procedure and maintenance.
- (f) Details of drainage and watering systems.
- (g) Provision of only native species that are endemic to the region.
- (h) Details of compliance with the landscaping requirements of other conditions of this consent.

NOTE: By resolution of Council on 19 July 2010 all plants used in landscaping must be native species endemic to the area and the planting of conifers is not permitted.

- (2) Landscaping is to be installed in accordance with the Approved Plan within 12 months of the commencement of occupation of the development or the issue of the first occupation certificate (whichever comes first). The landscaping must be maintained in accordance with the details provided on that Plan at all times.

17. FENCING

These conditions are imposed to ensure that any fencing has a minimal effect on the landscape/streetscape/environment of the locality:

- (1) All fencing is to be installed in accordance with the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

18. SECTION 94 CONTRIBUTIONS

- (1) These conditions have been imposed to ensure the adequate provision of public facilities required as a result of the development.
- (2) Payment of a Contribution for one (1) dwelling in accordance with the Wollondilly Section 94 Contribution Plan 2011, the cost of which will be determined and payable at the time of the release of the Subdivision Certificate.

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The current amount payable is:

Open Space, Sport & Recreation (Shire)	\$ 156.00
Open Space, Sport & Recreation (Precinct)	\$ 1,451.00
Library & Community Facilities (Shire)	\$ 735.00
Library & Community Facilities (Precinct)	\$ 81.00
Transport & Traffic (Roads & Intersections)	\$ 4,542.00
Transport & Traffic (Cycleways)	\$ 109.00
Bushfire Protection	\$ 19.00
Plan Administration	\$ 355.00
TOTAL	\$7,448.00

These figures are reviewed quarterly in accordance with the provisions of the Contributions Plan and an updated figure must be obtained from Council at the time of payment.

19. SUBDIVISION PLANS

These conditions have been imposed to ensure:

- (a) To outline the minimum development standards and provide design guidelines for the subdivision of land in the Shire.**
- (b) To outline Council's requirements on work standards for the construction of land subdivision:**
 - (1) A letter from a Registered Surveyor shall be submitted to Council certifying that no services of Public Utility or waste water disposal presently connected to existing buildings straddle proposed boundaries after subdivision.
 - (2) Submission to Council of the Linen Plan of Subdivision together with nine (9) copies suitable for certification by the General Manager and lodgement at Land and Property Information. A fee for the release of the Subdivision Certificate applies.
 - (3) Submission of a Section 88b Instrument with the linen plan to create the following restrictions as of User on the lots and responsibilities on future owners:
 - (a) For both allotments: A Positive Covenant shall be placed on each of the lots burdened with a raingarden outlining the maintenance requirements and making reference to the Home Owners Operation Manual.

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- (b) For both allotments: Vehicles to exit in a forward direction from the garages to Merlin Street.

The Section 88b instrument shall contain a provision that is may not be extinguished or altered except with the Consent of Wollondilly Shire Council. Details of the Restriction as to User shall be indicated on the Subdivision Certificate and on the Certificate of Title for the land.

- (4) The development shall be completed in accordance with the relevant plans and conditions of consent prior to the release of the Subdivision Certificate.
- (5) Existing easements and natural watercourses are to be marked on the Linen Plan of Subdivision.
- (6) The development shall be completed in accordance with the relevant plans and conditions of consent relevant to each stage of the development prior to the release of the Subdivision Certificate for that stage.

20. PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

- (1) COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989
- (a) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
- (i) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
 - (ii) 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.

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- (b) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.
- (c) This clause does not apply:
 - (i) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (ii) to the erection of a temporary building, other than a temporary structure to which subclause (b) applies.
- (d) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:
 - (i) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (ii) construction certificate, in every other case.

Note: There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

(2) ERECTION OF SIGNS

- (a) For the purposes of section 80A (11) of the Act, the requirements of subclauses (b) and (c) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (b) 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:
 - (i) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (ii) 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
 - (iii) stating that unauthorised entry to the work site is prohibited.

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- (c) 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.
- (d) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (e) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (f) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note: Principal Certifying Authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A of the Environmental Planning and Assessment Regulation 2000 which currently imposes a maximum penalty of \$1,100).

(3) NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS

- (a) For the purposes of Section 80A (11) of the Act, the requirements of this condition are prescribed as conditions of a Development Consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- (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:
 - (aa) the name and licence number of the principal contractor; and
 - (ab) the name of the insurer by which the work is insured under Part 6 of that Act.

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- (ii) in the case of work to be done by an owner-builder:
 - (aa) the name of the owner-builder; and
 - (ab) if the owner-builder is required to hold an owner-builder permit under the Act, the number of the owner-builder permit.
- (c) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under sub-condition (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.
- (d) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

21. ADVICES

- (1) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc., that require alterations shall be altered at the applicants expense and to the satisfaction of Council and the authority concerned.
- (2) The following service providers should be contacted before commencement of construction to establish their requirements:
 - Dial before you dig (various services) 1100
 - Telstra (telephone) 1 800 810 443
 - Endeavour Energy (electricity) 131 081
 - AGL (gas) 131 245
 - Sydney Water (water & sewer) 132 092.
- (3) This Consent does not permit the commencement of construction unless a Construction Certificate has been issued. For details about obtaining a Construction Certificate contact Council's Building Services Section for building works or Council's Infrastructure Planning Section for subdivision works.
- (4) The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.

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- (5) Offensive noise means noise:
- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
 - (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.
- (6) At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.
- (7) A Road Opening Permit must be obtained from Council before trenching or other excavation work is undertaken within the public road reserve. It is the responsibility of each contractor and/or subcontractor to obtain such a permit. The permit must be held on site and produced when requested by a Council Officer.
- (8) The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:
- Motor Vehicle Insurance (comprehensive or property damage) for all self-propelled plant, as well as valid registration or RMS permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.
 - Workers Compensation Insurance.
 - Twenty Million Dollar Public Liability Insurance.
- (9) The land is subject to the provisions of Clause 5.9 of Wollondilly Local Environmental Plan, 2011 and Section 2.3 of Volume 1 of Wollondilly Development Control Plan 2011 with regard to the preservation of trees and vegetation. Under these plans consent may be required for tree clearing beyond the limits set by this consent. If you intend to remove any vegetation you should make yourself familiar with the provisions of both plans. The plans may be viewed on Council's website at www.wollondilly.nsw.gov.au or at Council's offices at 62-64 Menangle St, Picton.

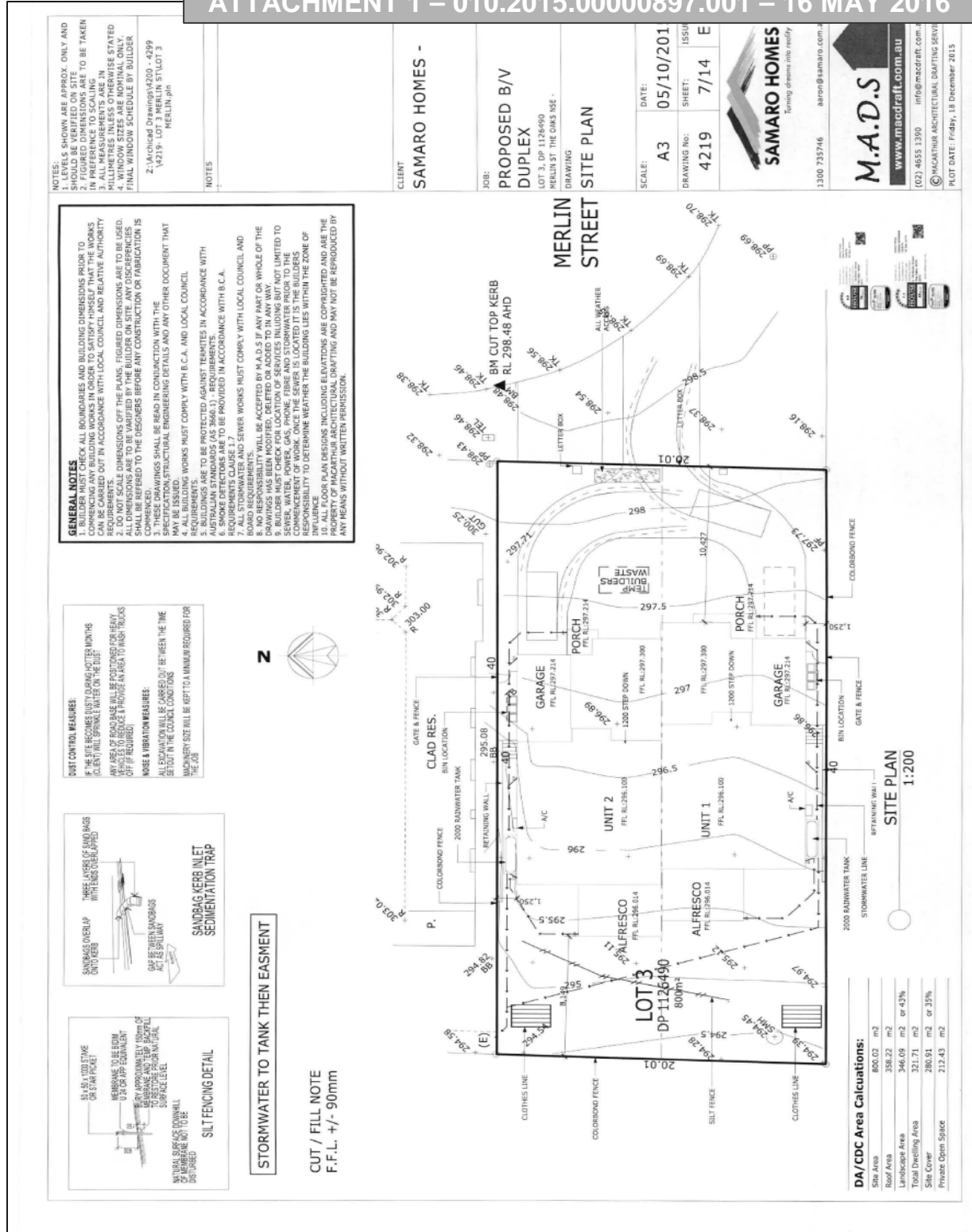
Report of Planning and Economy to the Ordinary Meeting of Council held on Monday
16 May 2016

**PE1 - Development Application No. 010.2015.00000897.001 - 1B Merlin
Street, The Oaks - Attached Dual Occupancy and Strata Subdivision**

Should you require further information regarding the above matter, please contact Ms V L Fairley, Senior Development Assessment Planner on phone (02) 46771100 or Fax (02) 4677 1831 in Council's Development Services Section Monday to Friday between the hours 8.00am - 4.00pm. Please quote File No. 10.2015.897.1

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ATTACHMENT 1 – 010.2015.0000897.001 – 16 MAY 2016



Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 16 May 2016

PE1 - Development Application No. 010.2015.00000897.001 - 1B Merlin Street, The Oaks - Attached Dual Occupancy and Strata Subdivision

ATTACHMENT 1 – 010.2015.00000897.001 – 16 MAY 2016

NOTES:
 1. DETAILS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE.
 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS MILLIMETRES (UNLESS OTHERWISE STATED).
 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER.

2. ARCHICAD Drawings V200 - 4299
 V219 - LOT 3 MERLIN ST LOT 3
 MERLIN.P11

CLIENT: SAMARO HOMES -

JOB: PROPOSED B/V DUPLEX
 LOT 3, DP 1126490
 MERLIN ST THE OAKS NSW.

DRAWING: FRONT & REAR ELEVATIONS

SCALE: A3
DATE: 05/10/2015

DRAWING No: 4219
SHEET: 4/14
ISSUE: E

SAMARO HOMES
 Turning dreams into reality
 1300 735746
 aaron@samaro.com.au

M.A.D.S
www.maccraft.com.au
 (02) 4655 1390
 info@maccraft.com.au
 © MACCRAFT ARCHITECTURAL DRAFTING SERVICE
 PLOT DATE: Friday, 18 December 2015

FRONT ELEVATION 1:100

REAR ELEVATION 1:100

Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 16 May 2016

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NOTES:

1. DIMENSIONS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE.
2. FIGURED DIMENSIONS ARE TO BE TAKEN FROM THE EXTERIOR FACE UNLESS SPECIFIED OTHERWISE.
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER.

2. Machedo Drawings V4200 - 4299
V4219 - LOT 3 MERLIN ST LOT 3
MERLIN PH

CLIENT
SAMARO HOMES -

JOB:
PROPOSED B/W DUPLEX
LOT 3, DP 1126490
MERLIN ST THE OAKS NSW

DRAWING
SIDE ELEVATIONS

SCALE: A3
DATE: 05/10/2015
DRAWING No: 4219
SHEET: 5/14
ISSUE: E

SAMARO HOMES
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(02) 4555 1330 info@madcraft.com.au
© MICHAEL ARCHITECTURAL DRAFTING SERVICES
PLOT DATE: Friday, 18 December 2015

SIDE ELEVATION
1:100

SIDE ELEVATION
1:100

Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 16 May 2016

PE1 - Development Application No. 010.2015.0000897.001 - 1B Merlin Street, The Oaks - Attached Dual Occupancy and Strata Subdivision

ATTACHMENT 1 – 010.2015.0000897.001 – 16 MAY 2016

NOTES:
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 2. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 4. FINISHES TO BE DETERMINED BY THE FINAL WINDOW SCHEDULE BY BUILDER.

Z:\ArchHead Drawings\4200 - 4299\4219 - LOT 3 MERLIN ST\LOT 3 MERLIN.Plt

CLIENT: SAMARO HOMES -

JOB: PROPOSED B/V DUPLEX
 LOT 3, DP 1126480
 MERLIN ST THE OAKS NSW

DRAWING: SHADOW DIAGRAMS

SCALE: A3	DATE: 05/10/2015
DRAWING NO: 4219	SHEET: 10/14
	ISSUE: E

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 PLOT DATE: Friday, 18 December 2015

21ST JUNE 9AM SHADOWS 1:500

21ST JUNE NOON SHADOWS 1:500

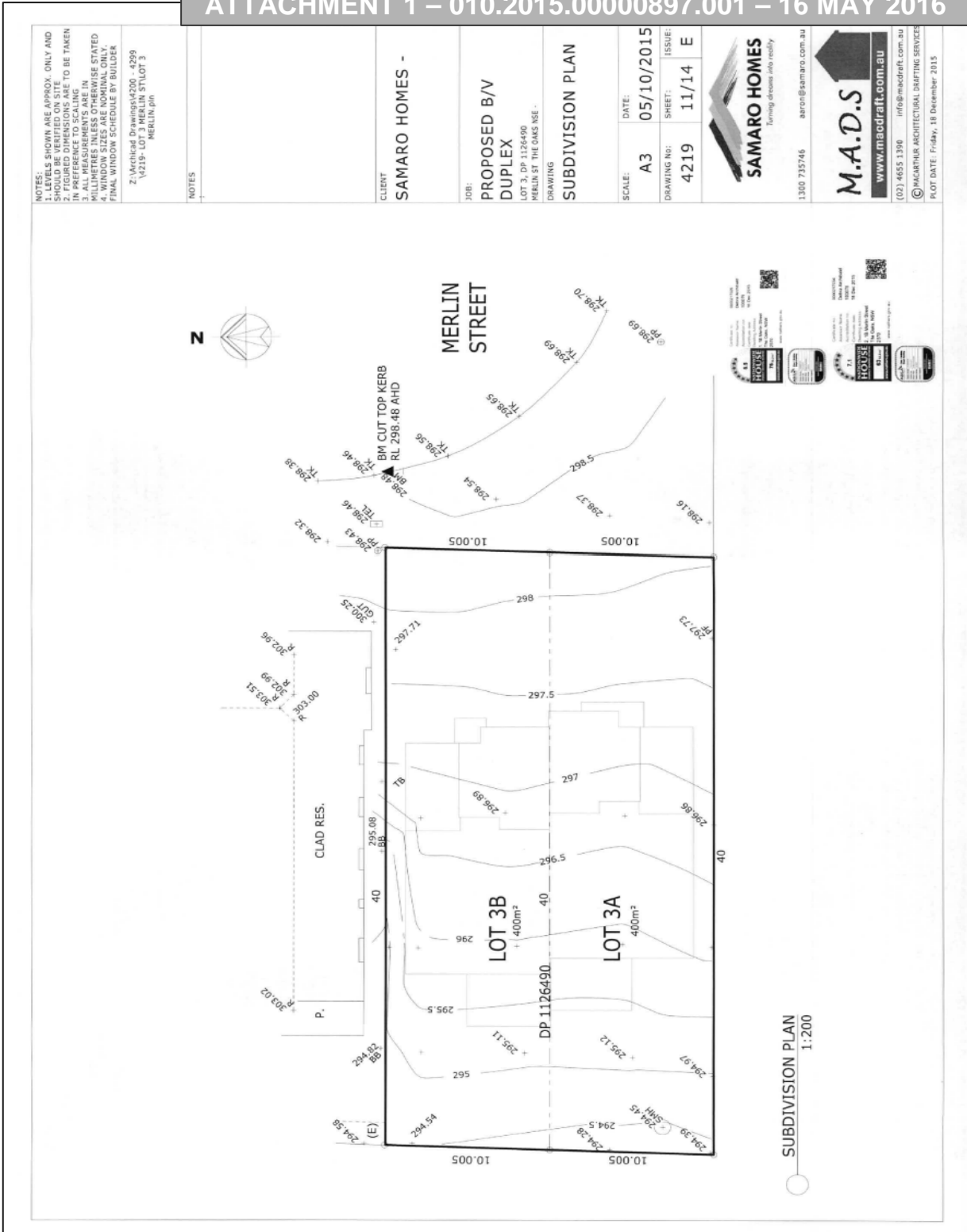
21ST JUNE 3PM SHADOWS 1:500

Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 16 May 2016

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 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE.
 2. FIGURED DIMENSIONS ARE TO BE TAKEN AS SHOWN.
 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 4. WINDOW SIZES ARE NOMINAL ONLY.
 FINAL WINDOW SCHEDULE BY BUILDER.

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 MERLIN.pln

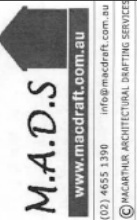
NOTES

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JOB:
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 DUPLEX**
 LOT 3, DP 1126490
 MERLIN ST THE OAKS NSW

DRAWING
SUBDIVISION PLAN

SCALE:	A3	DATE:	05/10/2015
DRAWING NO:	4219	SHEET:	11/14
		ISSUE:	E



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