



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA2023/0235 PAN-381127
Applicant	Thomas Nader Suite 101 / 25 ANGAS STREET MEADOWBANK 2114
Description of development	Demolition of the existing structures on the site and site preparation; Excavation for 2 basement levels with vehicular access via Blaxland Road; Construction of a mixed-use development containing six (6) buildings ranging from 4 to 13 storeys and comprising 8 retail premises (3,275sqm GFA) and 249 apartments; and Landscape works including tree removal, through site links, communal and private open space and a foreshore park.
Property	27 LEEDS STREET RHODES 2138 2/-/DP1192949
	25 LEEDS STREET RHODES 2138 C/-/DP367132 A/-/DP329241
Determination	Approved Consent Authority - Sydney / Regional Planning Panel
Date of determination	8 August 2024
Date from which the consent operates	8 August 2024

Date on which the consent lapses 8 August 2029

Approval bodies that have given general terms of approval WaterNSW

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

The proposed development is satisfactory with regard to the aims and objectives of relevant planning instruments.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Edna Sorensen
Senior assessment officer
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1 Approved Plans and Supporting Documents				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
Approved Architectural Plans				
Drawing No	Revision No	Plan Title	Drawn by	Date
DA-0101	24	SITE PLAN - EXISTING CONTEXT	SJB	12.07.2024
DA-0102	24	SITE PLAN - PROPOSED CONTEXT	SJB	12.07.2024
DA-0103	24	SITE ANALYSIS	SJB	12.07.2024
DA-1000	28	BASEMENT 01	SJB	12.07.2024
DA-1001	28	GROUND FLOOR (LEVEL 01)	SJB	12.07.2024
DA-1002	27	LEVEL 02	SJB	12.07.2024
DA-1003	27	LEVEL 03	SJB	12.07.2024
DA-1004	27	LEVEL 04 - 05	SJB	12.07.2024
DA-1006	27	LEVEL 06	SJB	12.07.2024
DA-1007	27	LEVEL 07	SJB	12.07.2024
DA-1008	27	LEVEL 08	SJB	12.07.2024
DA-1009	27	LEVEL 09	SJB	12.07.2024
DA-1010	27	LEVEL 10 - 12	SJB	12.07.2024
DA-1013	27	LEVEL 13	SJB	12.07.2024

DA-1014	27	ROOF (LEVEL 14)	SJB	12.07.2024
DA-1015	27	ROOF (LEVEL 15)	SJB	12.07.2024
DA-1401	29	NORTH ELEVATION	SJB	12.07.2024
DA-1402	26	SOUTH ELEVATION	SJB	12.07.2024
DA-1403	29	EAST ELEVATION	SJB	12.07.2024
DA-1404	28	WEST ELEVATION	SJB	12.07.2024
DA-1405	29	BLDG A & B_PODIUM NORTH ELEVATION	SJB	12.07.2024
DA-1406	26	BLDG E & F_PODIUM SOUTH ELEVATION	SJB	12.07.2024
DA-1407 BLDG	26	C, D & E_PODIUM EAST ELEVATION	SJB	12.07.2024
DA-1408	29	BLDG A & F_PODIUM WEST ELEVATION	SJB	12.07.2024
DA-1501	26	SECTION A	SJB	12.07.2024
DA-1502	26	SECTION B	SJB	12.07.2024
DA-1503	26	SECTION C	SJB	12.07.2024
DA-1601	24	DETAILED WALL SECTION - SHEET 01	SJB	12.07.2024
DA-1602	24	DETAILED WALL SECTION - SHEET 02	SJB	12.07.2024
DA-1603	24	DETAILED WALL SECTION - SHEET 03	SJB	12.07.2024

DA-1604	26	DETAILED WALL SECTION - SHEET 04	SJB	12.07.2024
DA-2511	21	EXTERNAL MATERIALS AND FINISHES	SJB	12.07.2024
DA-4401	21	LHA GOLD - TYPICAL APARTMENT TYPE A & B	SJB	12.07.2024
DA-4402	21	LHA TYPICAL PLATINUM APARTMENT TYPE C	SJB	12.07.2024
Approved Landscape Drawings				
LD-DA000	2	COVER SHEET & DESIGN STATEMENT	Land and Form	27.09.2023
LD-DA001	2	PLANTING SCHEDULE & LEGENDS	Land and Form	27.09.2023
LD-DA002	2	LANDSCAPE COMPLIANCE CALCULATIONS	Land and Form	27.09.2023
LD-DA010	2	PRECINCT PLAN	Land and Form	27.09.2023
LD-DA011	2	TREE MANAGEMENT PLAN	Land and Form	27.09.2023
LD-DA100	2	GROUND FLOOR & PUBLIC DOMAIN PLAN	Land and Form	27.09.2023
LD-DA100	3	FORESHORE PARK	Land and Form	22/07/2024
LD-DA110	2	LEVEL 2 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023

LD-DA120	2	LEVEL 3 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA130	2	LEVEL 6 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA140	2	LEVEL 9 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA150	2	LEVEL 10-12 ROOFTOP PLAN	Land and Form	27.09.2023
LD-DA170	2	TYPICAL TOWER F PLAN	Land and Form	27.09.2023
LD-DA400	2	SECTION A – TYPICAL FORESHORE SECTION	Land and Form	27.09.2023
LD-DA401	2	SECTION B – LEEDS LANE & POOL TERRACE SECTION	Land and Form	27.09.2023
LD -DA900	2	TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION	Land and Form	27.09.2023
1.1	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-
1.2	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-

1.3	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-
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Development shall take place and operate in accordance with this consent accompanied by statements, commitments and recommendations contained within the following documents:

Approved Documents				
Document No	Revision No	Document Title	Prepared By	Date
P00423	007	Noise and Vibration Impact Statement	E-LAB Consulting	15 July 2024
1354250M_05	-	BASIX Certificate	Integreco Consulting Pty Ltd	2 May 2024
610.31040-R02	1.0	Environmental Wind Tunnel Study	SLR	June 2023
22.432r02v08	08	Traffic Impact Statement	Traffix	September 2023
22378W	-	Waste Management Plan	Salt	September 28, 2023
22-277	E	Accessibility Compliance Report	Access Link Consulting	13 October 2023
222-N156	3	Section J Report	Integreco Consulting Pty Ltd	June 23
22282-07BCA	7	Building Code of Australia Assessment Report	Custom Development Certification	30 August 2023

A201022.0990.00_v3f	3	Geotechnical Site Investigation Report	ADE Consulting Group	6 February 2023
A101022.0861	2	Detailed Site Investigation	ADE Consulting Group	19 June 2023
A101022.0861.ASSMP	2	Acid Sulfate Soil Management Plan	ADE Consulting Group	
-	-	Arboricultural Impact Assessment	Bluegum Tree Care and Consultancy	June 2023
-	2	Biodiversity Assessment	Molino Stewart	March 2023

In the event of any inconsistency between the approved plans and approved documents and a condition of this consent, the condition prevails.

Other authority/agency requirements

WaterNSW General Terms of Approval	General Terms of Approval	19 July 2024
TfNSW (Sydney Trains)	Concurrence Letter and Operational Conditions	28 November 2023
Ausgrid	Response under clause 45(2) of the State Environmental Planning Policy (Infrastructure) 2007	16/12/2023

Consented Stormwater Drainage Design

Drawing No	Revision Number	Plan Title	Prepared by	Dated
S22164/CI-0200	B	Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI-0210	A	Basement Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI-0220	A	Ground Floor Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI-0340	B	Drainage Details	BG&E	05.06.24

	<ul style="list-style-type: none"> • The approved Stormwater Drainage Plan as identified above is for Concept Only. The designer is responsible for providing sufficient information and/or updates to the Stormwater Drainage Plan suitable for Construction Certificate approval. • Should any changes be required to the approved stormwater drainage plan as referred to above, the amended design shall achieve equivalent performance standards in accordance with Council's "Appendix 2 - Engineering Specifications of the Canada Bay Development Control Plan". • Construction Certificate Approval does not include approval for works external to the property. Where the proposed design extends beyond the property boundary, separate approval under Section 138 of the Roads Act 1993 <p>In the event of any inconsistency between the approved plans and approved documents and a condition of this consent, the condition prevails.</p>
	<p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</p>
2	<p>Separate Approvals</p>
	<p>Separate Development Approval shall be obtained for:</p> <ul style="list-style-type: none"> • Fitout and first use of retail and commercial premises • Signage
	<p>Condition reason: To control the future development of the site</p>
3	<p>Tree Removal & Replacement Planting</p>
	<p>Approval is granted for removal of the following trees:</p> <ul style="list-style-type: none"> • With the exception of Tree No.14 which is to be retained, all other trees identified for removal in the approved Arboricultural Impact Assessment by Bluegum Tree Care and Consultancy, dated June 2023.
	<p>Condition reason: Compliance with consent and tree protection</p>
4	<p>No Underpinning Works</p>
	<p>This development consent does NOT give approval to any works outside the boundaries of the subject site, including any underpinning works to any structures on adjoining properties, without written approval from all affected properties.</p>
	<p>Condition reason: Information</p>

Building Work

Before issue of a construction certificate

5	Access for Waste Collection Vehicles
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	<p>A design certificate and detailed plans are to be submitted with the Construction Certificate application that confirms that the development can be accessed and serviced by the nominated waste collection vehicle in accordance with the Waste Management Plan.</p> <p>The plans are to specifically demonstrate that the path of travel for the waste collection vehicle to the nominated collection area (which includes all entrance/exit, internal driveways, vehicle ramps, loading docks and basement) has been designed in accordance with AS2890.2-2004.</p> <p>The design certificate is also to confirm that the internal driveway, cross over, entry/egress points have been designed to meet the following loading requirements:</p> <ul style="list-style-type: none"> (a) 25 tonne waste collection vehicles (b) Turning circle of 27.8 metres (c) Length of 12.5 metres and width of 2.8m (d) Clearance height of 4.5 metres <p>Condition reason: Waste management</p>
6	<p>Accessible Car Parking Spaces</p> <p>Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall demonstrate compliance. Note: Disability (Access to Premises - Buildings) Standards 2010.</p> <p>These spaces shall be a minimum of 2.4m wide beside a 2.4m wide shared area and located near pedestrian access routes designed for people with a disability. Each space shall be clearly marked in accordance with AS/NZS2890.6.</p> <p>As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.</p> <p>The above details shall be submitted to and approved by the Accredited Certifier prior to the issue of the Construction Certificate.</p> <p>Condition reason: Parking and accessibility</p>
7	<p>Affordable Housing Contribution - Payment of Money in Lieu of Floor Space</p> <p>In accordance with Clause 6.12 Affordable Housing of the Canada Bay Local Environmental Plan 2013 and the Canada Bay Affordable Housing Contribution Scheme, and prior to a Construction Certificate being issued, the applicant must pay a monetary contribution towards the provision of affordable housing to the City of Canada Bay Council.</p> <p>The contribution is \$14,665,494.34 based on the total uplift in residential GFA of</p>

26,092.40sqm at \$526.76 per square metre as at the 2023 (December Quarter). Contributions will be indexed quarterly in accordance with the formula set out in the scheme and reproduced below.

Notes:

(a) The amount of the monetary contribution is to be as per the Canada Bay Affordable Housing Contribution Scheme.

(b) Applicants are to make the payment either by Bank Cheque or by Online Payment to the City of Canada Bay Council.

(c) The formula for quarterly Contribution Rate indexation adjustment is:

$$\text{Next Quarter's Contribution Rate} = \text{Current Contribution Rate} \times$$

(MDP2/MDP1)

Where

MDP1 is the median strata dwelling price * for the PREVIOUS quarter

MDP2 is the median strata dwelling price * for the CURRENT quarter

*The median strata price is published quarterly in the NSW Government Rent and Sales Report, Table: Sales Price - City of Canada Bay – Strata

Condition reason: Statutory Requirement

8 Amendments to Approved Plans - Principal Certifier

Amendments to Approved Plans / Reports

The following amendments and details must be submitted to the **Principal Certifier** for approval prior to the issue of a Construction Certificate:

This involves a change to the Development Application plans as submitted to and approved by Council. Any changes in this regard shall be reflected as amended plans to be submitted to the Principal Certifier prior to the issue of a Construction Certificate for the proposed development.

Arboricultural Impact Assessment

The submitted Arboricultural Impact Assessment by Bluegum is updated to include tree protection/management of retained trees during the remediation process.

Fire Hydrant Booster Assembly

In order to ensure a high-quality finish and streetscape presentation, details of the location, enclosure and landscaping treatment to the fire hydrant booster assembly.

Waste Storage Room

	<p>A Separate cupboard to hold the organic bins is to be provided to avoid potential contamination of bins with other waste streams.</p> <p>Urban Canopy</p> <p>The proposed trees shown in the Plant Schedule on LD-DA001 are predominantly smaller species. Additional tree species from the 'Large indigenous trees' in Table B-N and 'Large native and exotic trees' in Table B-O of the DCP – Part B General Controls should be incorporated into the landscape design.</p> <p>Street trees to Blaxland Road and Leeds Street should be selected from the 'Large indigenous trees' in Table B-N and 'Large native and exotic trees' in Table B-O of the DCP – Part B General Controls.</p> <p>For upper storey and roof planting areas ensure all spaces can be easily and safely accessed for maintenance. Ensure an adequate drainage system. A permanent, automatic irrigation system conforming to Sydney Water's current Waterwise Policy should be detailed and submitted with the Construction Certificate application. Planted verges are shown to Blaxland Road and Leeds Street.</p> <p>Where on-street parking is located adjacent to the planted verge, paved access areas should be provided at intervals to allow access to on-street parking areas and discourage people walking through garden beds.</p> <p>Tree No.14 is not approved for removal and shall be shown as being retained.</p> <p>Waste Management Plan</p> <p>An updated Waste Management Plan that reflects all comments and amendments indicated in RFI Response dated 8 April 2024 with updated plans required</p> <p>Condition reason: To confirm and clarify the terms of Council's approval</p>
9	<p>Bicycle Storage Provision</p> <p>Provision for bicycles shall be provided in accordance with the City of Canada Bay Development Control Plan for Bicycle Parking and Storage Facilities and AS 2890.3:2005.</p> <p>Condition reason: Bicycle parking</p>
1	<p>Canopy tree planting</p> <p>0 The proposal must incorporate canopy tree planting as per the approved landscape plans listed in condition 1 and as amended by the Urban Canopy requirements under condition 9 - Amendments to Approved Plans.</p> <p>Condition reason: Canopy cover</p>
1	<p>Car Parking Areas</p> <p>1 The following car parking and service vehicle requirements apply:</p>

(a) 298 car spaces shall be provided on the development site. This shall comprise of:

- 254 residential spaces;
- 12 visitor spaces;
- 32 business/commercial/retail premises spaces;
- 2 service vehicle spaces; and
- the required car parking spaces for people with mobility impairment, in accordance with AS/NZS2890.6.

(b) All car spaces shall be allocated and marked according to this requirement.

(c) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot. Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.

(d) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.

(e) The parking bays shall be delineated by linemarking.

(f) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.

The following traffic control measures shall be implemented on site:

(a) Signage indicating "Entry Only" shall be prominently displayed at the entrance to the development.

(b) Signage indicating "Exit Only" shall be prominently displayed at the exit to the development.

(c) One-Way directional arrows shall be painted on the driveway pavement

	<p>within the site to indicate the required vehicular directional movement through the car parking area.</p> <p>The above details shall be submitted to and approved by the Accredited Certifier prior to the issue of the Construction Certificate.</p> <p>Condition reason: Parking and access</p>
1	Civil Works in Public Domain
2	<p>The following applications must be submitted and approved:</p> <ul style="list-style-type: none"> • Section 68 (Part B) (Stormwater Drainage Works) application - Stormwater connection works. • Road Reserve Opening Permit - Stormwater connection to the street kerb. • Civil Work in Public Domain Application: <ul style="list-style-type: none"> ○ Stormwater connection into Council’s underground drainage system. ○ Construct/reconstruct of Council’s drainage system. ○ Road pavement, major footpath/kerb and gutter works. ○ The erection of structures such as shelters, post, fence, signs, outdoor dining facilities and the like. ○ Stormwater drainage works covered in part B of the stormwater specification, except private stormwater outlet connections (pipe sizes less than 150mm diameter). ○ Retaining walls. ○ Road construction, re-grading or re-shaping of the road reserve. ○ Other activities as defined in the Roads Act 1993 that are not covered by other applications. <p>Condition reason: Stormwater Connections and Discharge</p>
1	Construction Environmental Management Plan for Remediation
3	<p>A Construction Environmental Management Plan (CEMP) must be prepared for the proposed remediation works in accordance with the requirements of the approved Remediation Action Plan. The CEMP must be prepared by an appropriately qualified and experienced environmental consultant. An appropriately qualified and experienced environmental consultant may be certified under the ‘Certified Environmental Practitioner’ Site Contaminated Scheme or equivalent.</p> <p>The CEMP for Remediation must include, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. Site Information. 2. Project Contact Information. 3. Site Security Details. 4. Timing and Sequencing Information. 5. Soil and Water Management. 6. Stockpiles. 7. Site Access.

	<ol style="list-style-type: none"> 8. Excavation pump-out. 9. Landscaping/Rehabilitation. 10. Bunding. 11. Noise. 12. Vibration. 13. Air Quality. 14. Dust Control. 15. Odour Control. 16. Groundwater. 17. Transport. 18. Asbestos Management/Waste Management/Hazardous Materials. 19. Containment/Capping of Contaminated Soil. 20. Importation of Fill. 21. Site Signage & Contact Numbers. 22. Site Security. 23. Occupation Health & Safety. 24. Removal of underground storage tanks. 25. Incident Management Contingency. 26. Unexpected Finds Protocol. <p>The CEMP must be prepared and implemented to the satisfaction of the supervising environmental consultant. The environmental site management measures must remain in place and be maintained throughout the period of the remediation works, until completion of site remediation and the site has been validated.</p>
	<p>Condition reason: Environmental protection</p>
1	<p>Construction Management Plan</p>
4	<p>Prior to the issue of a Construction Certificate, submit to the Principal Certifier a Construction Management Plan that clearly sets out the following:</p> <ol style="list-style-type: none"> (a) What actions and works that are proposed to ensure safe access to and from the site, and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like. (b) The proposed method of loading and unloading excavation machines, building materials, formwork, and the erection of any part of the structure within the site. (c) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period. (d) How it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on

	<p>surrounding roadways.</p> <p>(e) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve - the proposed method of support is to be designed by a Chartered Civil Engineer.</p> <p>(f) A Soil and Water Management Plan detailing all sedimentation controls.</p>
	<p>Condition reason: Safety, amenity and protection of public infrastructure and the environment</p>
1	<p>Dilapidation Report</p>
5	<p>A Dilapidation Report is to be undertaken on all properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of the Construction Certificate.</p> <p>The Dilapidation Report is to be prepared by a suitably Qualified Chartered Professional Civil or Structural Engineer with current Institution of Engineers, Australia Corporate Membership registered on the National Engineers Register (NER) or Geotechnical Practitioner.</p> <p>The Report shall cover structural and geotechnical factors likely to arise from the development.</p> <p>A copy of this Report shall be submitted to the owners of all properties inspected and Council as a record.</p> <p>The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.</p>
	<p>Condition reason: Information</p>
1	<p>Engineering conditions</p>
6	<p>If you require clarification on any of the following conditions, please contact Council's Development Engineer.</p> <p><i>Driveway Design</i></p> <p>The driveway shall be designed in accordance with Council's "Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan". A longitudinal section through both edges and centre of the proposed driveway/vehicular crossing from the centre line or the crest of the road, whichever level is greater to the garage/basement/parking space shall be prepared demonstrating compliance with the scraping provisions for the B99 vehicle as stipulated in AS/NZS2890.1:2004 "Off Street Car Parking" Code. The longitudinal section shall include:</p>

- All changes in levels and gradients e.g. lip of gutter, gutter invert, kerb layback, edge of footpath and at the property boundary.
- Footpath shall have a maximum crossfall of 2.5% graded but no less than 1% graded towards the street. The levels of footpath within the vehicular crossing area shall be smoothly connected to the existing footpath upstream and downstream without causing water ponding.
- A standard layback having a 90mm height (maximum 100mm) over 450mm distance from the invert of gutter is to be incorporated into the driveway long section.
- Driveway shall have a crest to reduce the runoff from the street entering the property as overland stormwater flow. The driveway shall be designed to achieve at least 300mm (from invert of the gutter to the crest) mitigation to reduce surface stormwater overland flow entering the property or the crest level shall be confirmed and certified by a suitably qualified engineer This shall be clearly demonstrated on the certificate.
- Overhead clearance i.e. height between the driveway/garage floor and the overhead obstruction shall comply with the minimum headroom clearance of 2.2m stipulated in AS/NZS 2890.
- Driveway longitudinal section shall be checked using the 85th percentile of vehicle template to demonstrate the compliance with scraping provision. Please note that the design B85 vehicle shall have the ground clearance of 120mm (fully loaded vehicle).

Note: centreline or the crest level of the existing road shall be physically surveyed not be assumed to prevent scraping issue. These driveway levels controls do not apply to properties which form part of the stormwater overland flow system.

Driveway Certification

The longitudinal section shall be designed and certified by a Professional Civil Engineer whose qualifications are recognised by, and who is a current member of, Engineers Australia. The Civil Engineer shall certify that the driveway design and longitudinal section achieve compliance with AS/NZS2890.1 and AS/NZS2890.2 and Council's "Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan".

Stormwater Design

A detailed stormwater drainage plan for the safe disposal of stormwater from the site, prepared in accordance with Council's "Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan" shall be submitted to, and approved by, the Accredited Certifier. Stormwater Quality Improvement Device(s) (SQID) is required for the development and shall be designed and constructed in accordance with Council's DCP, Appendix 2 – Engineering Specification. The following shall also be addressed:

1. The water quality chamber, pits and pipes in the foreshore development for the subject property development shall be relocated within the subject property development boundaries not in (existing/proposed) public land in accordance with Part K – Special Precincts, Council’s Development Control Plan and Rhodes East Public Domain Plan.
2. The design levels shown on the stormwater plan shall be revised and coordinated with the approved architectural plan.
3. A confined space danger sign in accordance with AS2865 and AS1319 shall be provided at all access points to the SQID, rainwater tank, recycled water tank and basement pump out storage tank.

Stormwater Certification

The stormwater design shall be certified by a Professional Civil Engineer whose qualifications are recognised by, and who is a current member of, Engineers Australia and shall certify that the proposed stormwater drainage system has been designed in accordance with Council’s “Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan”.

Design and Certification of the Recycled Water Network

A central on-site recycle water supply system for supplying at least 10,000 litres of recycled water per day to the proposed development in accordance with BASIX certificate 1354250M_05 and Clause C16, Section K16.8 8 – Environmental resilience, Park K Special Precincts of Council’s Development Control Plan. Details design and calculation in accordance with Council and NSW Health requirement to determine the required volume of storage and the location of the system shall be clearly demonstrated on the construction engineering plan and report. The system shall be designed and certified by a professional engineer who specialises in hydraulic and building service engineering. A connection point and meter location at the site boundary for recycled water shall also requires showing the construction engineering plan in accordance with Control C17, Section K16.8 – Environmental resilience, Park K Special Precincts of Council’s Development Control Plan. Overflow from recycled water supply system shall be drained into the existing wastewater drainage system.

Pre-Commencement Damage Report

The Pre-Commencement Damage Report Form shall be completed and submitted to Council. The Damage Report Form is used to establish the existing condition of the road reserve prior to work commencing and to identify any damage caused during construction.

Condition reason: Engineering requirements

1 Erosion and sediment controls

- 7 Erosion and sedimentation controls must be provided to ensure:
- (a) Compliance with the approved Soil and Water Management Plan.
 - (b) Removal or disturbance of vegetation and topsoil is confined to within 3m of

- the approved building area (no trees to be removed without approval).
- (c) All uncontaminated run-off is diverted around cleared or disturbed areas.
 - (d) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
 - (e) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
 - (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
 - (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
 - (h) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the Australian Water Quality guidelines for Fresh and Marine Waters.
 - (i) Pumped or overland flows of water are discharged so as not to cause, permit, or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls must be submitted to the Principal Certifier for approval prior to the issue of a Construction Certificate and implemented onsite before building work commences.

Condition reason: Environmental Protection

1 Fees to be paid to Council prior to issue of the Construction Certificate

8 The following fees shall be paid prior to the issue of a Construction Certificate:

<u>Damage Deposit</u>	\$200,000.00
Any costs to rectify damage caused by the development will be deducted from the damage deposit.	
The damage deposit will be refunded when the works are completed, any damage repaired, and an Occupation Certificate issued.	
<u>Long Service Levy</u>	0.25% of the cost of building and construction works including GST

The NSW Government charges a levy on all building and construction works of \$250,000 or more.

The levy is paid into a fund administered by the Long Service Corporation (LSC). This fund pays long service to eligible building and construction workers.

Sect. 7.11 Contributions - Rhodes

Section 7.11 Development Contributions are required towards the provision of public amenities and services in accordance with the *Canada Bay Local Infrastructure Contribution Plan*.

December 2023 (CPI 136.4).

Monetary Contribution - Residential Development						
	Per Resident*	Per Self-contained seniors living and Boarding house room	Studio/one bedroom dwelling and one bedroom secondary dwelling	Two bedroom dwelling and two bedroom secondary dwellings	Three+ bedroom dwellings and three bedroom secondary dwellings	Additional Lot
Development Contribution			\$14,384.71	\$20,000	\$20,000	
Number of dwelling/bedrooms/ residents			56	99	94	
Total \$			805,543.76	1,980,000.00	1,880,000.00	
Total \$	\$4,665,543.76					

* the per resident rate is relevant to calculating the contributions for Group homes and Hostels

Any change in the Consumer Price Index between December 2023 (CPI 137.7) and the date that the Section 7.11 Development Contribution is paid, will be added/subtracted from the amount cited above.

Contributions must be receipted by Council and submitted to the Accredited Certifier prior to the issue of any Construction Certificate.

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

<p>A copy of the Canada Bay Local Infrastructure Contribution Plan may be obtained from Council's website.</p>	
<p>Affordable Housing Contribution - Payment of Money in Lieu of Floor Space</p>	
<p>In accordance with Clause 6.12 Affordable Housing of the Canada Bay Local Environmental Plan 2013 and the Canada Bay Affordable Housing Contribution Scheme, and prior to a Construction Certificate being issued, the applicant must pay a monetary contribution towards the provision of affordable housing to the City of Canada Bay Council.</p>	
<p>The contribution is \$14,665,494.34 based on the total residential GFA of 26,092.40sqm at \$526.76</p>	
<p>Notes:</p>	
<p>(a) The amount of the monetary contribution is to be as per the Canada Bay Affordable Housing Contribution Scheme.</p>	
<p>(b) Applicants are to make the payment either by Bank Cheque or by Online Payment to the City of Canada Bay Council.</p>	
<p>(c) The formula for quarterly Contribution Rate indexation adjustment is:</p>	
<p>Next Quarter's Contribution Rate = Current Contribution Rate x (MDP2/MDP1)</p>	
<p>Where:</p>	
<p>MDP1 is the median strata dwelling price * for the PREVIOUS quarter</p>	
<p>MDP2 is the median strata dwelling price * for the CURRENT quarter</p>	
<p>* The median strata price is published quarterly in the NSW Government Rent and Sales Report, Table: Sales Price - Greater Metropolitan Region - Strata</p>	
<p>Condition reason: Statutory requirement and information</p>	
<p>1</p>	<p>Geo-technical Report</p>
<p>9</p>	<p>A comprehensive geo-technical engineering report assessing the impact and safety of the proposed works shall be prepared by a suitably experienced and qualified geo-practitioner and submitted with any Construction Certificate. The report must include the results of subsurface investigations involving either test pits rock, or</p>

	<p>preferably the drilling of cored boreholes (to 1m below the proposed final excavation level). The report shall describe inter alia:</p> <p>(a) an indication of the nature and depth of any uncontrolled fill at the site.</p> <p>(b) an indication of the nature and condition of the material to be excavated.</p> <p>(c) indications of groundwater or seepage.</p> <p>(d) required temporary measures for support of any excavations deeper than 1m adjacent to property boundaries.</p> <p>(e) statement of required excavation methods in rock and measures required to restrict ground vibrations.</p> <p>(f) other geo-technical information or issues considered relevant to design and construction monitoring.</p>
	<p>Condition reason: Structural and information</p>
2 0	<p>Landscape Maintenance Strategy</p> <p>To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12-month establishment period following the issue of the Occupation Certificate shall be prepared. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.</p>
	<p>Condition reason: Landscape amenity</p>
2 1	<p>Landscape Plan</p> <p>A landscape plan prepared by a qualified landscape architect or landscape consultant including the following:</p> <ul style="list-style-type: none"> • Identification of any trees proposed to be removed. • Tree protection zones for existing trees to be retained, street trees and impacted trees on adjoining sites. • Identification of all existing natural features (ie- rock outcrops, existing vegetation, natural drainage lines. • Location of all proposed landscape features including materials to be used. • Existing and proposed finished ground levels. • Top and bottom wall levels for both existing and proposed retaining and free-standing walls. • Detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity. • Where Land is located within a Biodiversity Corridor, local indigenous species are required (refer to DCP Table B-R Plants Suitable for Corridors and

	<p>Restoration planting) and retention of existing habitat features including rocky outcrops, waterbodies, trees, shrubs, ridgelines and ground cover vegetation.</p> <ul style="list-style-type: none"> • Delineate areas to have irrigation. • A twelve-month maintenance schedule for all soft works. • Calculations of deep soil and landscape areas. • Location of proposed underground and overhead services. <p>Consideration within the design should be given to the scale of planting in proportion to the proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.</p>																														
	Condition reason: Landscape quality																														
2	On-slab Planting																														
2	<p>To ensure the site landscaping thrives the on-slab landscaping shown on the approved landscaping plan is to be designed to include the following minimum soil depth, volume and areas:</p> <table border="1"> <tr> <td>Turf</td> <td>200mm</td> </tr> <tr> <td>Grass and ground covers</td> <td>350-450mm</td> </tr> <tr> <td>Shrubs</td> <td>600-650mm</td> </tr> </table> <table border="1"> <thead> <tr> <th>Mature Size</th> <th>Height</th> <th>Canopy Width</th> <th>Soil Volume (per tree)</th> <th>Soil Area on Structure</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Small Trees</td> <td>6-8m</td> <td>4m</td> <td>9m³</td> <td>3.5m x 3.5m</td> <td>800mm</td> </tr> <tr> <td>Medium Trees</td> <td>8-12m</td> <td>8m</td> <td>35m³</td> <td>6m x 6m</td> <td>1000mm</td> </tr> <tr> <td>Large Trees</td> <td>12-18m</td> <td>16m</td> <td>150m³</td> <td>10m x 10m</td> <td>1200mm</td> </tr> </tbody> </table> <p>Drainage layers are additional to these dimensions.</p> <p>A qualified structural engineer must provide certification that the structure can support these minimum requirements.</p>	Turf	200mm	Grass and ground covers	350-450mm	Shrubs	600-650mm	Mature Size	Height	Canopy Width	Soil Volume (per tree)	Soil Area on Structure	Minimum Depth	Small Trees	6-8m	4m	9m ³	3.5m x 3.5m	800mm	Medium Trees	8-12m	8m	35m ³	6m x 6m	1000mm	Large Trees	12-18m	16m	150m ³	10m x 10m	1200mm
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2	Public Domain - Works Bond																														
3	<p>A Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Canada Bay's adopted fees and charges. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee). The City of Canada Bay must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with the City prior to approval of the Public Domain Plan.</p>																														

	<p>The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Canada Bay standards and approval and the required certifications, warranties and works as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p>
	<p>Condition reason: Public Domain Works</p>
2	<p>Section 73 Compliance Certificate</p>
4	<p>Before Issue of a Construction Certificate a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.</p> <p>The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.</p> <p>Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.</p>
	<p>Condition reason: Sydney Water Requirement</p>
2	<p>Site Validation Report</p>
5	<p>A Site Validation Report is to be forwarded to the site auditor for review and approval. The validation report is to be prepared by a suitably qualified environmental consultant specialising in land contamination in New South Wales, EPA contaminated land legislation and guidelines including the Contaminated Land Management Act. The report shall document the following:</p> <ol style="list-style-type: none"> 1. The extent of validation sampling, and the results of the validation testing, 2. That the remediation and validation of the site has been undertaken in accordance with the approved Remedial Action Plan 3. That the site is suitable for the proposed use.
	<p>Condition reason: Environmental protection</p>
2	<p>Speed Hump and Stop Sign on Exit</p>
6	<p>A stop sign and a speed hump shall be provided and maintained at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards.</p>
	<p>Condition reason: Vehicular and pedestrian safety</p>
2	<p>Submission of Plans for Works within the Road Reserve</p>
7	<p>Two (2) hard copies and an electronic copy of Civil Engineering drawings prepared by a Chartered Civil Engineer with National Engineering Register Accreditation must</p>

be submitted to Council for the design of all works within the road reserve adjoining <INSERT>, including:

- Long and cross sections, details of proposed structures, ancillaries (e.g. Footpaths, signage etc.) and specifications.
- Plan view, long/cross sections with existing and finished surface levels, existing and proposed signage (if any) and other relevant details for the new works.
- Demonstrate smooth connection with remaining streetscape and existing vehicular crossing of adjoining property/s.
- Engineering works shall be designed and undertaken in accordance with the Council's "Appendix 2 – Engineering Specification of the Canada Bay Development Control Plan" and Council's Development Control Plan, and
- All Civil Engineering works must be conducted utilising a quality management system prepared to the satisfaction of Council's engineer.

Commitment to the following:

- A maintenance period of six (6) months shall apply to the work after it has been completed. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design loading conditions, and
- Upon completion of the works, the Applicant is to provide to Council two (2) copies of "work as executed plans". The plans are to show relevant dimensions and finished levels and are to be certified by a registered surveyor. Also the Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works, including certification from the Certifying engineer.
- The consented works must be completed to Council's satisfaction at no cost to Council.
-

If you require clarification, please contact Council's Development Engineer.

Condition reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works

2 Tree Protection - Arborist Report and Inspections

8 To ensure the longevity of the trees identified for retention the applicant must engage an arborist with a minimum Australian Qualification Framework Level 5 to provide an arborist report and tree protection plan, including:

- Tree protection measures that satisfy Australian Standard 4970 Protection of Trees on Development Sites.
- A survey plan with all trees located and numbered and a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ).
- No excavation shall take place within the SRZ.

	<ul style="list-style-type: none"> • Excavation between the SRZ and the TPZ can only occur by hand and under the supervision of an arborist. In the event that major structural of feeder roots greater than 50mm in diameter are encountered between the SRZ and TPZ, the consulting arborist is to provide appropriate measures to ensure the long-term retention of the tree. • Required arborist site inspections, which at minimum include a record the following: <ul style="list-style-type: none"> ○ Methods of excavation or construction used to carry out the works at critical stages typically including installation of services, footings and slabs, scaffolding, works within the TPZ and at completion of building works; ○ Any damage sustained by the tree/s as a result of the works; ○ Any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and ○ Any future or on-going remedial work required to be carried out to ensure the long-term retention of the tree/s.
	<p>Condition reason: Tree Protection</p>
2	<p>Truck Turntables</p>
9	<p>When turntables are proposed to enable a forward in and forward out manoeuvre of waste collection vehicles they must be included in the Waste Management Plan for the development. The Waste Management Plan must confirm that:</p> <p style="padding-left: 40px;">(a) The building manager is responsible for operating the turntable in the building as Council’s waste collection staff and contractors are not permitted to operate the turntable.</p> <p style="padding-left: 40px;">(b) The turntable must have a manual override in case of malfunction.</p>
	<p>Condition reason: Waste management</p>
3	<p>Vehicular Crossings Location, Ancillary Works and Removal of Redundant Crossings</p>
0	<p>A Vehicular Crossing Location and / or Ancillary Works Application is required for the following works:</p> <ul style="list-style-type: none"> • New vehicular crossover. • Construct new footpath and/or kerb and gutter within property frontage. • Widen existing vehicular crossover. • Remove existing vehicular crossover and kerb invert. • Repair/replace an existing driveway crossover. • Repair or reconstruct kerb and gutter. • Repair or reconstruct footpath within property frontage. <p>All disused or redundant vehicle crossings and laybacks shall be removed and reinstated with concrete kerb and gutter or to the existing edging profile.</p>
	<p>Condition reason: Access and public works</p>

3	Waste Chute Design
1	<p>Where the development incorporates a Waste Chute as part of the waste management system, a design certificate and detailed plans are to accompany any Construction Certificate application which confirms that the waste chute can be constructed to satisfy the Waste Management Guide and specifically the following requirements:</p> <ul style="list-style-type: none"> (a) Chutes, service openings and charging devices are constructed of metal or a smooth faced surface which is fire resistant and of impervious material. (b) Chute is cylindrical in section, vertical and without bends as it passes through the floors. (c) Chutes must terminate in the waste storage room and discharge into a waste bin. (d) Comply with manufactures technical specifications and operational limitations.
Condition reason: Waste management	
3	Waste Storage Room Construction
2	<p>A design certificate and detailed plans are to be submitted with the Construction Certificate application which demonstrate that the waste storage room has been designed to be constructed in accordance with the Waste Management Plan and including the following requirements:</p> <ul style="list-style-type: none"> (a) The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting; (b) The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections; (c) The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned; (d) The room is to be provided with artificial light controllable within the room and adequate ventilation; and (e) The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
Condition reason: Waste management	
3	Adaptable units
3	<p>Before the issue of the construction certificate, a report prepared by a suitably qualified consultant must be obtained that demonstrates, to the certifier's satisfaction, that any adaptable dwellings specified in the approved plans or documents comply with the provisions of AS 4299 Adaptable Housing Standards.</p>
Condition reason: To ensure adaptable units are designed in accordance with the Australian Standard.	
Equal access to the premises	

3 4	<p>Before the issue of a construction certificate, plans which demonstrate that adequate access to the premises will be provided for persons with disabilities in accordance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010. These plans must be submitted to the certifier.</p>
	<p>Condition reason: To ensure safe and easy access to the premises for people with a disability</p>
3	<p>External lighting</p>
5	<p>Before the issue of a construction certificate, plans detailing external lighting must be prepared by a suitably qualified person.</p> <p>The lighting plan must be consistent with the approved plans and documents, and the following requirements:</p> <ol style="list-style-type: none"> 1. comply with AS 1158: Lighting for Roads and Public Spaces; 2. comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting 3. lighting must be placed at all entrances to, and exits from the premises 4. lighting must provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas; 5. lighting must not interfere with traffic safety; 6. lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and 7. external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance. <p>The lighting plan must be submitted to the certifier:</p> <p>Note – All above documents refer to the version in effect at the time the consent is granted</p> <p>The relevant details and specifications shall be provided to the Principal Certifier prior to the issue of a Construction Certificate showing compliance with this condition.</p>
	<p>Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area</p>
3	<p>Maintaining Sight Lines</p>
6	<p>The sightlines at the access driveway are to be designed in accordance with Figure 3.3 of AS2890.1:2004. Any objects including landscaping within the splay of a minimum of 2.5m by 2.0m adjacent to the driveway at the property boundary shall have a maximum height of 600mm above the internal driveway level. Details are to be submitted to the Accredited Certifier prior to the issue of a Construction Certificate showing compliance with this condition.</p>
	<p>Condition reason: Safety</p>

3	Electricity Substation
7	<p>Any required electricity substation must be located within the building footprint.</p> <p>Documentary evidence of compliance, including correspondence from the energy authority is to be provided to the Accredited Certifier prior to the issue of a Construction Certificate detailing the energy authority's requirements.</p> <p>Condition reason: Access to utility</p>
3	Electric vehicle circuitry and electric vehicle charging point requirements
8	<p>An accurate electrical plan and specifications for all off-street car parking must be prepared by a suitably qualified person, demonstrating the following;</p> <p>a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a Level 2 electric vehicle charger point. The construction certificate plans are to:</p> <ul style="list-style-type: none"> • Identify the power capacity to each car parking space. • Identify the load management system on each level of parking such as a distribution board. • Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system should allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem). <p>b) At least one Level 2 electric charger is required for all car parking spaces. The location of all electric vehicle chargers must be shown on the construction certificate plans.</p> <p>c) The certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) prior to the issue of the construction certificate.</p> <p>Note: The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:</p> <p>a) Privately available spaces including visitor spaces: 'Level 2' slow – single phase 7kW power; and</p> <p>b) Publicly available spaces: 'Level 2' fast – three-phase 11-22kW power</p> <p>Condition reason:</p>
3	Surveillance Cameras (CCTV)
9	<p>Detailed plans and specifications for CCTV must be submitted to the Principal Certifier for approval prior to the issue of a Construction Certificate</p> <p>The CCTV system must comply with the following requirements:</p> <p>a) It must operate continuously.</p> <p>b) It must record in digital format at a minimum of six frames per second.</p> <p>c) Any recorded image must specify the time and date of the image.</p> <p>d) The system's cameras must be located within the property and cover:</p> <p>i) all entry and exit points of the premises,</p>

	<p>ii) the footpath immediately adjacent to the premises, and</p> <p>iii) all publicly accessible areas (other than toilets) on the premises, from floor level to a minimum height of two metres.</p> <p>e) CCTV recordings must be retained for at least 30 days.</p> <p>f) Management shall ensure the system is accessible by at least one member of staff at all times it is in operations, and</p> <p>g) Provide any recordings made by the system to Council or NSW Police within 24 hours of any request by an authorised officer to provide such recordings.</p> <p>Note: The lead agency for enforcement is NSW Police.</p>
	Condition reason: Security & Safety
4	Dual water reticulation
0	The detail design of the dual water reticulation system containing pipes for potable water and recycled water for all internal and external water uses must be submitted to the Principal Certifier for approval prior to the issue of a Construction Certificate.
	Condition reason: Statutory Requirements
4	Hoardings
1	<p>A Hoarding Application and written approval for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.</p> <p>The relevant application form shall be submitted to Council with a footpath occupancy fee based on the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.</p> <p>A Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy also provided to Council. The Policy is to note Council as an interested party.</p>
	Condition reason: Site Safety
4	Acid Sulfate Soils - Detailed Assessment
2	<p>A detailed acid sulfate soil assessment is required. This is to be carried out by a suitably qualified person and in accordance with the acid sulfate soils assessment guidelines (ASSMAC August 1998).</p> <p>The assessment shall define the presence of ASS at the site and inform the need for an acid sulfate soil management plan (ASSMP) and define the amount of treatment to neutralise the soil, required for offsite disposal.</p> <p>The detailed assessment and if required, the acid sulfate soil management plan shall be submitted to Council prior to the issue of a Construction Certificate.</p>
	Condition reason: Compliance and Environmental Protection
	Construction Traffic Management Plan (CTMP)

4 3	<p>Submit and have approved by Council's Engineers, a detailed Construction Traffic Management Plan (CTMP). The plan shall demonstrate how construction and delivery vehicles will access the development site during the demolition, excavation and construction phase of the development. The plan shall be certified by a suitably qualified and experienced traffic consultant and all traffic associated with the subject development shall comply with the terms of the approved Construction Traffic Management Plan. The following matters (at a minimum) must be addressed in the CTMP:</p> <ul style="list-style-type: none"> • A detailed description and route map of the proposed truck/construction vehicle access routes. • The locations of any proposed Construction Works Zones along the site frontage. • Provide a construction schedule. • Tradesperson parking (parking shall be provided on-site where possible). • Provide relevant Traffic Guidance Schemes (must be certified by a suitably qualified Safe Work NSW ticket holder). • Provide relevant Pedestrian Management Plans. • A site plan which indicates site entrances and exits, turning areas within the site for construction and spoil removal vehicles allowing a forward ingress and egress for all construction vehicles on the site (superimposed truck swept path diagrams). Site entrances and exits shall be controlled by a certified traffic controller.
	<p>Condition reason: Traffic safety and amenity during construction phase</p>
4	<p>Contamination</p>
4	<p>The following information shall be submitted to Council for assessment and approval prior to the issue of any construction certificate and prior to the commencement of any works on the site:</p> <p>The approved Detailed Environmental Site Investigation (DESI) shall be revised to:</p> <ul style="list-style-type: none"> · Satisfy the sampling density prescribed in NSW EPA (2022) Sampling Design Guidelines. · Appropriately characterise the nature and extent of contamination in soil horizontally and vertically at the site. · Characterise the nature and extent of groundwater contamination at the site and identify groundwater flow direction and variation with tidal movement. · Allow the risk to human health and ecological receptors onsite and offsite to be defined.

	<p>· Inform the requirements to be defined within the Remedial Action Plan (RAP) to make the site suitable for the proposed development and for the protection of offsite receptors (if applicable).</p> <p>The assessment is to be carried out by a suitably qualified and competent environmental consultant and submitted to Council for approval, in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites 2011, Contaminated land Management Act 1997 and (<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>), confirming that the site is suitable (or will be suitable after remediation) for the proposed use.</p> <p>Where the DESI states that the site requires remediation, a Remediation Action Plan (RAP) is to be prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites and the Contaminated land Management Act 1997 and submitted to the Council for approval.</p>
	Condition reason: Environmental Protection
4	Amendments to Approved Plan / Additional Information - Council
5	<p>The following amendments and details shall be submitted to Council for written approval prior to the issue of the Construction Certificate</p> <p>Public Domain - Leeds Street foreshore park and foreshore promenade</p> <p>The Canada Bay Development Control Plan, the Rhodes East Public Domain Plan and Rhodes Place Strategy, specifies works to be undertaken including paving, public domain furniture, pedestrian path and planting etc. Before the issue of a Construction Certificate, a landscape plan showing all paving and public domain furniture selection, foreshore terraces demonstrating compliance with the relevant controls, must be submitted to and approved by Council and ensure the following:</p> <ul style="list-style-type: none"> • Proposed public domain furniture must have appropriate and robust material selection and finishes to minimise corrosion and withstand marine environments. • Sandstone blocks, seating steps and walling shown to the foreshore public domain must be designed and detailed to ensure fall heights between adjacent levels do not exceed 1m. • Paving finishes to the foreshore areas must be designed to maximise slip resistance where tidal movements and water may regularly come into contact with paved, pedestrian accessible areas.
	Condition reason: Public Amenity
4	Water Sensitive Urban Design (WSUD)
6	The development has been identified as requiring water sensitive urban design (WSUD) which has formed part of the development consent. Therefore, to satisfy the

	<p>drainage requirements for the building, any construction certificate for the building shall include the construction of the WSUD system. The design and construction details of WSUD system and specification shall achieve the pollution reduction target in accordance with the Council's "Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan" shall be submitted to the certifying authority prior to issue of Construction Certificate.</p> <p>Condition reason: Stormwater Management</p>
4	Flooding
7	<p><u>Flooding</u></p> <p>The development has been identified as a flood planning area in the 1% Annual Exceedance Probability (AEP) storm event according to the Rhodes East Priority Investigation Area Hydrology (REPIAH) prepared by Jacob commissioned by the New South Wales government. The design and construction details shall be submitted to the Principal Certifier prior to the issue of Construction Certificate demonstrating compliance with the following: -</p> <ul style="list-style-type: none"> a. Design and construction of the proposed structures shall include and able to withstand the forces of floodwater, debris and buoyancy up to and including the Flood Planning Level (i.e., 1%AEP+0.5m freeboard) minimum. b. All new works shall be constructed in flood compatible materials to a minimum level of 1% AEP + freeboard (i.e., 1%AEP + 0.5m freeboard) minimum, including the requirement for electrical equipment, power supply, wiring etc. All works shall comply in accordance with Section 8.0 Flooding Control, Part B – General Control of Council's Development Control Plan. c. No floatable material/paving shall be placed over the flood affected area. d. The fencing within the flood affected area shall be designed not affecting the flow of floods and not increase flood affect to the development and on surrounding land. The fencing can be certified by a suitably qualified engineer, that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters or collapse in a controlled manner to prevent the undesirable impediment of flood water. e. The restaurant floor level on ground floor in Building F shall be revised to 3m AHD referring to Rhodes East Priority Investigation Area Hydrology report. <p>Condition reason: Flood Risk Management</p>
4	Engineering Plans in Public Domain
8	<p>One (1) hard copy and an electronic copy of Civil Engineering drawings prepared by a suitably qualified engineer with a civil works in the public domain works application under Section 138 of Roads Act 1993 must be submitted to Council for the civil and stormwater drainage works within the road reserve adjoining 25-27 Leeds Street, Rhodes including:</p> <p><u>Public Domain and Civil Works:</u></p>

- The proposed civil public domain works in the foreshore promenade.
- The top of vertical seawall shall be designed and constructed by the applicant and set at 3m AHD minimum referring to the Rhodes East Priority Investigation Report by Jacob (2016), Electropolished sandstone balustrade shall be installed along the edge of the wall. 2 x 400mm height and 1000mm or 2000mm width steps are proposed. The cross-fall grade of the foreshore promenade shall be designed and constructed by 2.5% to the top of seawall from the subject property boundary line. Asset life shall be designed for greater than 100 years.
- The existing footpath along Leeds Street and Blaxland Road and pram ramp shall be reconstructed and the design shall meet the design requirements in accordance with the draft Rhodes East Public Domain Plan and DCP, Appendix 2 – Engineering Specification. Longitudinal and cross sections detailing the reconstruction of the footpath along the entire frontage of the proposed development on Blaxland Road, Leeds Street, including transition works, in accordance with Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan.
- Longitudinal and cross sections detailing the reconstruction of the concrete kerb and gutter for the entire frontage of the proposed development on Blaxland Road and Leeds Street, Rhodes, including transition works, in accordance with Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan.
- Reconstruction/re-sheeting of the adjacent road pavement Blaxland Road and Leeds Street (i.e., minimum half of the road). All reconstruction and re-sheeting shall be designed and constructed in accordance with Council’s Engineering Specification.
- The street lighting (proposed/existing) on Blaxland Road, Leeds Street and Foreshore Promenade must be designed and constructed in accordance with the requirements of AS1158 and Council’s design guide and specification such as Foreshore (PP1), Leeds Street (PR2 roadway + PP2 footpath), Blaxland Road (V3 roadway + PP1 footpath). If no specific information is provided in the design guide, compliance shall be determined by Council’s Strategic Assets Engineer.
- Any proposed erection of structures such as planter box, shelters, post, fence, signs and trees shall be indicated on the plan.
- All services near the work area (e.g., pits (Telecom, stormwater), poles, sewer etc) shall be shown on the drawings. Written approval from the relevant public utility services authority is required to submit to Council if relocation and/or adjustment of the public utility services affected by the proposed works. Any alteration works for the public utility services shall address the relevant public authority requirement. The consented works must be completed to Council’s satisfaction at no cost to Council.
- Engineering works shall be designed and undertaken in accordance with the Council’s “Appendix 2 – Engineering Specification of the Canada Bay Development Control Plan” and Council’s Development Control Plan, and

	<ul style="list-style-type: none"> All Civil Engineering works must be conducted utilising a quality management system prepared to the satisfaction of Council's engineer. <p>Commitment to the following:</p> <ul style="list-style-type: none"> A maintenance period of six (6) months shall apply to the work after it has been completed. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design loading conditions, and Upon completion of the works, the Applicant is to provide to Council one (1) hard copy and an electronic copy of "work as executed plans". The plans are to show relevant dimensions and finished levels and are to be certified by a registered surveyor. Also, the Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works, including certification from a suitably qualified engineer. The consented works must be completed to Council's satisfaction at no cost to Council. <p>If you require clarification, please contact Council's Development Engineer.</p> <p>Condition reason:</p>
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Before building work commences

49	<p>Erosion and Sediment Control</p> <p>Erosion and sedimentation controls shall be in place prior to the commencement of demolition or ground works and must be maintained during construction.</p> <p>The controls shall be installed in accordance with the approved details and in accordance with Managing Urban Stormwater - soils and Construction produced by Landcom (Blue Book).</p> <p>A copy of the Erosion and Sediment Control Plan must be kept on site and made available to Council officers on request.</p> <p>Condition reason: Environmental Protection</p>
50	<p>Requirements Before Building Work</p> <p>No work shall commence in connection with this development consent until:</p> <p>(a) A Construction Certificate for the building work has been issued.</p> <p>(b) A Principal Certifier has been appointed.</p>

	<p>(c) Provide notice of commencement of works two (2) days prior to work commencing.</p> <p>(d) A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out: showing the name, address and telephone number of the principal certifier for the work, and 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 stating that unauthorised entry to the work site is prohibited. Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed. This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p>
	Condition reason: Statutory Requirement
51	Site Safety Fencing
	<p>Erect site fencing to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site throughout the construction works. The fencing must be erected before the commencement of any work and maintained.</p> <p>The site shall be secured and shall be maintained in a clean and orderly condition during demolition and construction works.</p>
	Condition reason: Site Safety
52	Tree Protection
	<p>All street trees, trees on private property that are identified for retention and trees on adjoining sites must be protected prior to the commencement of demolition or ground works and must be maintained during construction as follows:</p> <p>(a) Tree protection zone to be enclosed by protective fencing such as chain wire mesh panels or wooden fencing panels. Where fencing cannot be installed then trunk and major limb protection must be installed as follows:</p> <p>(i) Timber planks with padding (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals and fixed against the trunk with tie wire or strapping. The timber planks must not be fixed into the tree. Young street trees with existing wooden stakes do not require trunk protection to be installed but must be enclosed by a protective fence.</p> <p>(ii) A tree trunk and / or major branch located within 0.5m of any</p>

	<p>hoarding or scaffolding structure must be protected by wrapped hessian or a similar material.</p> <p>(b) Soil and root protection - Steel boards, track mats, or timber rumble boards to be utilised for heavy machinery to protect roots and limit surrounding soil compaction.</p> <p>(c) Scaffold columns must not be placed on any tree roots that are exposed and all scaffold to be placed on scaffold boards or plywood sheeting.</p> <p>(d) Construction material, goods and sheds must not be stored or placed under the tree canopy or within 2 metres of tree trunks.</p> <p>(e) No storage within tree protection zone unless authorised by Project Arborist.</p> <p>(f) Temporary signs or other items must not be fixed into or attached to a tree.</p> <p>(g) Any excavation within in any area known to or suspected of having tree roots greater than 40mm diameter must be supervised by Project Arborist and undertaken by hand. Any trenching works for services, hydraulics, drainage etc must not be undertaken within 3 metres of any tree truck.</p> <p>(h) Alternative installation methods for services, such as directional boring/drilling, or redirection of services shall be employed where large woody roots greater than 40mm diameter are encountered during the installation of services.</p> <p>(i) Existing sections of kerbs adjacent to any street tree shall not be removed without written approval from Council's Tree Services Team because the removal of kerbs adjacent to mature trees can cause trees to become unstable and fail.</p> <p>(j) Any damage sustained to a tree must be immediately reported to the Council's Tree Services Team.</p>
	<p>Condition reason: Tree Protection</p>
<p>53</p>	<p>Compliance with Home Building Act (if applicable) - (Prescribed condition EP&A Regulation, clause 98(1)(b))</p>

	<p>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.</p> <p>Condition reason: Prescribed Condition</p>
54	<p>Home Building Act requirements</p> <p>Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information:</p> <p>(a) In the case of work for which a principal contractor is required to be appointed— (i) the name and licence number of the principal contractor, and (ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) In the case of work to be done by an owner-builder— (i) the name of the owner-builder, and (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.</p> <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p>Condition reason: Prescribed Condition</p>

During building work

55	<p>Acid Sulphate Soils</p> <p>Any excavation works carried out on site should be closely monitored to ensure no signs of Potential Acid Sulphate Soil or Actual Acid Sulphate Soil are observed. Indicators may include grey to greenish blue clays, unusual gold- yellow mottling or 'rotten egg' odours. If any of these indicators are observed, excavation of the site is to be stopped immediately, Council and the Principal Certifier are to be notified and a suitably qualified environmental scientist should be contracted to further assess the site.</p> <p>Condition reason: Environmental protection</p>
56	<p>Building Survey</p>

	<p>In order to ensure compliance with approved plans, a Survey Certificate prepared to Australian Height Datum must be prepared by a Registered Surveyor at the following stages:</p> <p>(a) Basement - At the completion of excavation and prior to the pouring of concrete the height and distance of the formwork to the boundaries and any easements or public drainage infrastructure.</p> <p>(b) Floor levels - Prior to pouring of concrete, at the ground floor level and every second level, showing the height and distance of the formwork to the boundaries and any easements or public drainage infrastructure.</p> <p>(c) At completion - Each finished floor level, highest point of the building and the distance of the building to the boundaries and any easements or public drainage infrastructure.</p> <p>Progress certificates must be provided to the Principal Certifier at the time of carrying out relevant progress inspections. Under no circumstances will work be allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the proposed works.</p>
	<p>Condition reason: To ensure compliance with the approved plans</p>
57	<p>Compliance with the Building Code of Australia - (Prescribed condition - EP&A Regulation clause 98(1)(a))</p>
	<p>Building work must be carried out in accordance with the requirements of the BCA.</p>
	<p>Condition reason: Prescribed Condition</p>
58	<p>Contaminated Land Unexpected Finds</p>
	<p>In the instance works cause the generation of odours or uncovering of unexpected contaminants, works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.</p>
	<p>The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by City of Canada Bay, Manager Health, Building and Compliance.</p>
	<p>Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.</p>
	<p>Condition reason: Environmental protection</p>

59	<p>Exportation of Fill or Soil</p>
	<p>Prior to the exportation of fill or soil from the site, the waste materials must be tested and classified in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW EPA Waste Classification Guidelines, Part 1: Classification of Waste (November 2014). Testing is required prior to off-site disposal. In accordance with NSW EPA Waste Classification Guidelines (2014) materials identified for off-site disposal must be removed by a suitably qualified contractor to an appropriately licensed waste facility.</p> <p>Note: Attention is drawn to Part 4 of the NSW EPA Waste Classification Guidelines (2014) which makes reference to the management and disposal of Acid & Potential Acid Sulfate Soils.</p> <p>Evidence that the requirements specified above have been satisfied must be provided to the Principal Certifier at the time of disposal.</p>
	<p>Condition reason: Environmental protection</p>
60	<p>Implementation of BASIX commitments - (prescribed condition under clause 97A (2) EP&A Regulation)</p>
	<p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.</p>
	<p>Condition reason: Prescribed Condition</p>
61	<p>Inspection of on-site stormwater detention / overland flowpath / stormwater quality improvement devices works</p>
	<p>The stormwater drainage, on-site stormwater detention system shall be inspected during construction, by the Council if the principle certifying authority or by a suitably qualified Civil/Stormwater Engineer and a registered surveyor. Documentary evidence of compliance with Council's specifications and approved stormwater plan shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:</p> <p><i>Stormwater quality improvement devices:</i></p> <ul style="list-style-type: none"> (a) Initial inspection to discuss concept and site conditions/constraints prior to commencement of the construction of the improvement devices. (b) After completion of storage but prior to installation of fittings (e.g., filter, screens etc.). (c) Final Inspection prior to issuing the relevant certificate. <p>Council's standard inspection fee will apply to each of the above set inspection key stages. Additional inspection fees will apply for additional inspections required to be undertaken by Council.</p>

	Condition reason: To ensure compliance with approved plans
62	<p>Mechanical Exhaust</p> <p>The spray booth mechanical exhaust ventilation system must comply with AS1668 and the National Construction Code (NCC). Details of the proposed spray booth and mechanical ventilation system must be submitted to the satisfaction of Council or an Accredited Certifier prior to the issue of construction certificate.</p> <p>Condition reason: Air quality</p>
63	<p>Remediation</p> <p>The site is to be remediated in accordance with:</p> <ul style="list-style-type: none"> (a) The approved Remediation Action Plan; and (b) Council's Contaminated Land Policy; and (c) State Environmental Planning (Resilience and Hazards); and (d) The guidelines in force under the Contaminated Land Management Act; and (e) The applicant must engage an appropriately qualified and experienced environmental consultant to supervise all aspects of site remediation and validation. <p>The environmental consultant must manage all aspects of the remediation works in accordance with the approved Remedial Action Plan.</p> <p>An appropriately qualified and experienced environmental consultant should be certified by one of the following certification schemes; or equivalent:</p> <ul style="list-style-type: none"> • the EIANZ Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) Site Contamination scheme or • Site Contamination Practitioners Australia - Certified Practitioner (SCPA) <p>Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified in writing to the site auditor, City of Canada Bay Council and the Principal Certifier.</p> <p>Any variations to the approved Remediation Action Plan shall be submitted to and approved in writing by the Accredited Site Auditor and Council prior to the continuing of such work.</p> <p>Condition reason: Environmental protection</p>

64	<p>Shoring and adequacy of adjoining property - (Prescribed condition - EP&A Regulation clause 98E)</p>
	<p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense -</p> <p>(a) Protect and support the building, structure or work from possible damage from the excavation, and</p> <p>(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.</p>
	<p>Condition reason: Prescribed Condition</p>
65	<p>Site requirements</p>
	<p>All of the following are to be satisfied/complied with during demolition, construction, and any other site works:</p> <p>(a) Construction Hours - No construction or any other work-related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Saturdays.</p> <p>No work to occur on Sundays and public holidays.</p> <p>Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.</p> <p>(b) Sediment Control - Erosion and sedimentation controls shall maintained during construction, including:</p> <p>(a) Prevent sediment and/or building materials being carried or washed onto the footway, gutter, road, or into Council's stormwater drainage system.</p> <p>(b) Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways.</p> <p>(c) Ensure safe access to and from the site including the road reserve and footpath area, crossings by heavy equipment, plant and materials</p>

delivery, or static loads from cranes, concrete pumps and the like.

(d) Ensure safe loading and unloading of excavation machines, building materials, formwork, and the erection of the structures within the site.

(e) Ensure storage on site of all excavated material, construction materials and waste containers during the construction period (except where otherwise approved); and

(f) Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer.

(c) Excavation Pump Out - Water that has accumulated in any excavation is not to be pumped into any stormwater disposal system unless the approval of the City of Canada Bay Council is obtained prior. All excavation pump-out water must be analysed for suspended solid concentrations, pH and any contaminants of concern identified during a preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results of any discharge must comply with relevant EPA and ANZG standards for water quality and be made available to Council upon request. Any water to be discharged to Council's stormwater system shall not contain a concentration of suspended sediment exceeding 50mg/L, shall have a pH of between 6.5-8.0 and shall comply with the ANZG Guidelines for Marine and Freshwater Quality for Protection of Aquatic Ecosystems (95% protection level for freshwater ecosystems); NSW Department of Housing, Managing Urban Stormwater - Soils and Construction).

Water testing shall be carried out to ensure water is appropriate for discharge to the stormwater system. The testing shall be carried out by a suitably qualified environmental scientist. Water that does not comply with the above standards shall not be discharged to the stormwater system and shall be disposed of using alternative approved means.

Results of water testing (if required) shall be provided to Council or in the Validation Report for remediation projects as required by the conditions of this consent. Documentation for the off-site disposal of water shall be included in the Validation Report.

Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

(d) Noise and Vibration - All works carried out on site during construction/ demolition/ excavation/ earthworks shall comply with the NSW Protection of the Environment Operations Act 1997, the Department of Environment and Climate Changes' Interim construction noise guideline' and AS 2436-2010 – 'Guide to noise and vibration control on construction, demolition and maintenance sites' for the control of construction noise.

Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising, the person in charge of the premises must, when instructed by City of Canada Bay Council or the Principal Certifier, cease work and carry out an acoustical survey and/or investigation by an appropriate acoustical engineer or consultant and submit the results to Council. The person in charge of the site must implement any or all of the recommendations of the consultant and any additional requirements of Council. Any requirements of Council in this regard must be complied with immediately.

(e) Asbestos Removal - Homes built or renovated prior to 1987 are likely to contain asbestos. Asbestos is most commonly found within eaves internal and external wall cladding, ceilings, and walls (particularly within wet areas such as bathrooms and laundries), and fences. Unless properly handled, asbestos disturbed or removed during renovations can cause the development of asbestos related diseases, such as asbestosis, lung cancer and mesothelioma.

To ensure work does not cause undue risk please see the following site for further information:

www.asbestosawareness.com.au

Asbestos to be removed by licensed asbestos removalist

All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Workcover NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies AND a current WorkCover Demolition License where works involve demolition.

Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10sqm or less of non-friable asbestos (approximately the size of a small

bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license. To find a licensed asbestos removalist please see

www.workcover.nsw.gov.au

Compliance with applicable Legislation, Policies and Codes of Practice
Asbestos removal works are to be undertaken in accordance with the following:

- NSW Work Health and Safety Act and Regulation 2011.
- Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC:2018(2005)].
- NSW Government WorkCover Code of Practice - How to Safely Remove Asbestos.
- NSW Government WorkCover Code of Practice - How to Manage and Control Asbestos in the Workplace; and

Clearance certificate

Following completion of asbestos removal works undertaken by a licensed asbestos re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.

Notification of asbestos removal works

At least two (2) working days (i.e., Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to the commencement of asbestos removal works. Notification is to include, at a minimum:

- The date and time when asbestos removal works will commence.
- The name, address and business hours contact telephone number of the demolisher, contractor and/or developer.
- The full name and license number of the asbestos removalist/s; and
- The telephone number of WorkCover's Hotline 13 10 50.

Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location, and maintenance.

Barricades

Appropriate barricades must be installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(f) Dust Control -

Small Works

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like and shall be modified as directed by the City of Canada Bay Council should it fail to adequately control any dust nuisance.

Major Works

The following measures must be implemented (in part or in total) as directed by the City of Canada Bay Council to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- All dusty surfaces must be wet down, and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours or as directed by the City of Canada Bay Council.

(g) Site Management

- All demolition is to be carried out in accordance with Australian Standards AS 2601-2001 and by a registered demolition contractor.
- A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- No blasting is to be carried out at any time during construction of the building.

- Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- Any demolition and excess construction materials are to be recycled wherever practicable.
- The disposal of construction demolition waste must be in accordance the requirements of the Protection of the Environment Operations Act 1997.
- 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 as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- Section 143 of the Protection of the Environment Operations Act 1997 requires waste to 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.
- All materials on site or being delivered to the site are to generally be contained within the site. Requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- 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.
- Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.

(h) Damage to adjoining properties and prevention of nuisance -

	<ul style="list-style-type: none"> • All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights must be observed at all times. Where damage occurs to adjoining property all necessary repair or suitable agreement for necessary repairs are to be undertaken by the applicant in consultation with, and with the consent of, the affected property owner. • All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris, noise and the like during the demolition, excavation and building works. <p>(i) Stamped plans - Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.</p>
	<p>Condition reason: Compliance and environmental amenity</p>
66	<p>Waste Management Plan</p> <p>Requirements of the approved Waste Management Plan shall be complied with during all site preparation works, demolition (if proposed) and throughout all construction works.</p> <p>When implementing the Waste Management Plan the developer is to ensure:</p> <ul style="list-style-type: none"> (a) The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the Protection of Environment Operations Act 1997. (b) All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the Protection of Environment Operations Act 1997. (c) Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW. (d) All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it. (e) Records are retained regarding the details and location of the disposal of all demolition and construction waste (including excavated

	<p>material) and are to be kept on site as evidences of lawful disposal. Records are to include receipts and weighbridge dockets which verify material types and volumes, time and date of disposal and confirmation of the waste disposal facility.</p> <p>(f) All materials and resources that are to be stored on site during construction works are contained on the site, The provisions of the Protection of Environment Operations Act 1997 must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses.</p> <p>(g) The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works.</p>
	Condition reason: Waste Management
67	Implementation of the site management plans
	<p>While site work is being carried out:</p> <ol style="list-style-type: none"> 1. the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and 2. a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
68	Imported Fill
	<p>To ensure that fill material is suitable for the proposed use, only Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) is permitted to be imported onsite, or</p> <p>Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated.</p>
	Condition reason: Environmental protection
69	Occupation of public property
	<p>Where the road reserve or public property is to be occupied to undertake works on private property (e.g. material delivery), approval from Council is required under the Roads Act. For additional information on what permits you may require, Contact Council's Customer Service Staff on 9911 6555.</p>
	Condition reason: Safety and traffic management
70	Site Cranes
	<p>Site crane(s) and hoist(s) may be erected within the boundary of the land being developed subject to compliance with Australian Standards AS 1418, AS 2549 and</p>

	<p>AS 2550 and all relevant parts to these standards. Cranes must not swing or hoist over any public place unless the Principal Contractor or Owner-builder have the relevant approval under the Local Government Act 1993, Crown Lands Act 1989 or Roads Act 1993. The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the Civil Aviation Safety Authority under the Civil Aviation Act 1988 (Cth).</p> <p>No illuminated sign(s) must be erected upon or displayed upon any site crane. Note: Where it is proposed to swing a crane over a public place the Principal Contractor or Owner-builder must make a separate application to Council under section 68 of the Local Government Act 1993 and obtain activity approval from Council prior to swinging or hoisting over the public place. Note: Where it is proposed to swing a crane over private land the consent of the owner of that private land is required. Alternatively, the Principal Contractor or Owner-builder must obtain an access order under the Access to Neighbouring Land Act 2000 or easement under section 88K of the Conveyancing Act 1919 or section 40 of the Land and Environment Court Act 1979 as appropriate. The encroachment of cranes or the like is a civil matter of trespass and encroachment. Council does not adjudicate or regulate such trespasses or encroachments.</p> <p>Condition reason: Safety &Amenity</p>
71	<p>Road Opening Permit</p> <p>Pursuant to Section 138 of the Roads Act, should any work on the verge, footpath, public road reserve or public reserve (open space) be required, approval will need to be obtained from Council. In this regard the Applicant is to contact Council's Customer Services Centre to apply for a Road Opening Permit, for works in relation to the excavation of the verge (e.g. for the purpose of installation of services such as private stormwater, private gas line, private sewer, private water pipe, etc.). This Permit is to be obtained prior to any works on the verge, footpath, public road reserve or public reserve being undertaken.</p> <p>Important Note: Road Opening Permits do not include driveways, laybacks, footpath and major stormwater drainage construction which are covered separately by the vehicular crossing and ancillary works Application (for minor domestic works) or a Section 138 Works Application (for major or public works).</p> <p>Condition reason: Maintain public asset</p>

Before issue of an occupation certificate

72	<p>Arborist's Inspection</p> <p>The consulting arborist must inspect the retained tree/s. If the health of the trees has been affected or the trees have been damaged, then a report must be</p>
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	<p>prepared which will specify the on-going remedial work required to be carried out to ensure the long term retention of the tree/s.</p> <p>Condition reason: Tree preservation</p>
73	<p>Certification of Civil Engineering Works - Engineer</p> <p>Submission of Works - As - Executed drawings of the engineering works prepared by a Registered Surveyor. A certificate from a Registered Civil Engineer certifying that the civil engineering works have been constructed in accordance with relevant Standards and Council's Policies and Specifications including the following as relevant:</p> <ul style="list-style-type: none"> • Tanking of Basement • Mechanical pump out system • Stormwater drainage system • Recycling water system • On-site footpath, driveway, and parking <p>Condition reason: Engineering</p>
74	<p>Council Inspection – Waste Management Facilities</p> <p>A final inspection of the waste storage area(s) and management facilities must be arranged by the Principal Certifying Authority to ensure compliance with the design Council's design specifications.</p> <p>The time for the inspection must be arranged with Council at least 2 business days prior to the Principal Certifier suggested appointment time.</p> <p>Condition reason: Waste Management</p>
75	<p>Damage Caused During Construction</p> <p>Where damage has occurred to Council's assets you must lodge a Vehicular Crossing Location & / or Ancillary Works Application and then complete the repair works prior to the issue of an Occupation Certificate and the refund of the damage deposit.</p> <p>Condition reason: Asset protection</p>
76	<p>Environmental Management Plan</p> <p>On completion of remedial works, an Environmental Management Plan (EMP) shall be prepared by an appropriately qualified and experienced environmental consultant. The EMP must be prepared in accordance with relevant NSW EPA Guidelines.</p> <p>This Long-term EMP shall describe the nature and location of the contamination and prescribe how the contaminants will be managed and the responsible parties for this management in the long-term.</p> <p>The Long-term EMP shall be submitted for review by a NSW EPA accredited site</p>

	auditor prior to the commencement of construction and the issue of a construction certificate.
	Condition reason: Environmental protection
77	Fire Safety Certificate
	A final Fire Safety Certificate shall be obtained in accordance with Part 11, Section 83 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, prior to the issue of the Final Occupation Certificate for the building.
	A copy of the Fire Safety Certificate and fire safety schedule shall be:
	<ul style="list-style-type: none"> • Forwarded to City of Canada Bay Council. • Forwarded to the Commissioner of the New South Wales Fire Brigade; and • Prominently displayed in the building.
	Condition reason: Fire Safety
78	Interim Site Audit Review
	A NSW EPA Accredited Site Auditor shall review the Validation Report and Environmental Management Plan to certify that the site remediation has been completed in accordance with the approved Remedial Action Plan.
	Following this, the Site Auditor shall prepare and provide an Interim Site Audit Advice in accordance with the NSW EPA Guidelines for the NSW Site Auditor Scheme' 2017 (3rd edition).
	The applicant must also comply with any additional requirements or conditions imposed by the accredited site auditor if required.
	The Interim Site Audit Advice must be submitted to the satisfaction of the Principal Certifier.
	Condition reason: Environmental protection
79	Internal Pavement Construction
	Prior to an Occupation Certificate being issued, a Certified Practicing Engineer (CPEng) must submit a design certificate to Canada Bay Council confirming that the internal pavement has been to accommodate a loaded heavy rigid waste collection vehicle.
	Condition reason: Waste Management
80	Mechanical Ventilation
	Upon completion of the mechanical installation and before issue of the Occupation Certificate, the designing engineer shall submit the following to the registered certifier:

	<p>(a) A schedule indicating the air flows at each register.</p> <p>(b) A certificate detailing the systems compliance with AS 1668 Australian Standard "Mechanical Ventilation and Air Conditioning Code, Parts 1 and 2".</p>
	Condition reason: Mechanical Ventilation
81	Occupation Certificate (section 6.9 of the Act)
	<p>A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.</p> <p>The Principal Certifying Authority is required to be satisfied, amongst other things, that:</p> <ul style="list-style-type: none"> • All required inspections (including each applicable mandatory critical stage inspection) have been carried out; and • Any preconditions to the issue of the certificate required by a development consent have been met. <p>New building includes an altered portion of, or an extension to, an existing building.</p>
	Condition reason: Statutory requirement
82	Prospective Owners/Tenants Ineligible for Parking Permits
	<p>All owners, residents, tenants/occupiers of the development are not eligible to participate in any existing or proposed Council on-street Permit Parking Schemes. The owner of the property and/or any managing agent appointed by the owner to sell or lease the residential and commercial units on their behalf shall ensure that all prospective purchaser and/or tenants are advised in writing via any advertising material, lease documents, etc. that no on-street parking permits will be issued by Council for the use of owners, tenants or their visitors. Any strata manager/management company appointed following the strata subdivision of the development shall also be responsible for ensuring that all owners and their tenants are informed of this restriction on an ongoing basis.</p>
	Condition reason: Parking
83	Site Audit Statement
	<p>Prior to the issue of an Occupation Certificate a Site Audit Statement (SAS) is to be issued by a NSW EPA Accredited Site Auditor and a copy submitted to Council. The SAS must confirm that the site has been remediated in accordance with the approved Remediation Action Plan and clearly state that the site is suitable for the proposed use.</p>

	<p>Where the SAS is subject to conditions that require ongoing review by the Auditor or Council, these should be submitted to and approved by Council before the SAS is issued.</p> <p>Condition reason: Environmental protection</p>
84	<p>Waste Collection Agreement with Council</p> <p>Prior to the issue of the Subdivision Certificate, a formal agreement with Council for the utilisation of Council's Domestic Waste Collection Service is to be entered into.</p> <p>By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements.</p> <p>The provision of Council's waste collection service will not commence until formalisation of the agreement.</p> <p>Condition reason: Waste Management</p>
85	<p>Completion of all landscape and tree works</p> <p>Before the issue of an Occupation Certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent</p> <p>Condition reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).</p>
86	<p>Completion of public utility services</p> <p>Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
87	<p>Civil Public Works</p> <p>All works listed under Section 138 of the Road Acts 1993 shall be completed to the satisfaction to the relevant road authority. A completion letter from the road authority is required and shall be submitted to the Principal Certifier prior to issue of an Occupation Certificate.</p> <p>Condition reason: Protection of Road Authority Assets</p>
88	<p>Service vehicle access</p> <p>The Principal Certifier shall ensure that a minimum 4.5 metres height clearance and manoeuvring area is available for a 12.5m long vehicle/truck to enter and exit the subject site in a forward direction in accordance with AS2890.2. Detailed</p>

	works-as-executed plans shall be submitted to Council for approval prior to the issue of any Occupancy Certificate.
	Condition reason: Service vehicle access
89	Completion of Public Domain works - Foreshore Park and foreshore promenade
	Before the issue of an Occupation Certificate, the principal certifier must be satisfied that all public domain works, pertaining to the foreshore park and foreshore promenade have been completed in accordance with the approved plans and documents and any relevant conditions of this consent. The areas coloured blue and orange on the approved landscape plan LD-DA100, by Land and Form, rev.3 dated 22 July 2024 are to be dedicated to Council, at no cost to Council, prior to the issue of the Occupation Certificate.
	Condition reason: To ensure the approved works have been completed in accordance with the approved plans
90	Stormwater Controlled Systems - Covenant & Restriction as to User
	<i>Covenant & Restriction as to User</i>
	A Positive Covenant and Restriction on Use of Land shall be created over the constructed stormwater management system, stormwater quality improvement device (SQID) and/or mechanical pump-out system under Section 88E Instrument and/or Section 88B Instrument of the Conveyancing Act shall be submitted to the authority benefited for approval prior to lodge and register with the NSW Land Register Service.
	A Positive Covenant and Restriction as to User Lodgement form shall be submitted to Council. Council's standard wording is in 'Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan'.
	<i>Maintenance Schedule</i>
	A maintenance schedule for the stormwater drainage, on-site stormwater detention system, stormwater quality improvement device and mechanical pump-out system, including a sketch plan of the components forming the sites stormwater management system shall be submitted. The maintenance schedule shall be prepared by a qualified stormwater/hydraulic engineer.
	<i>Drainage Easement for the development</i>
	Where any drainage line or service conduit is to traverse any property including public lane, an appropriate easement will be required, approved by the affected property and registered with NSW Land Registry Service. All works shall be borne by the applicant and no cost to the affected property.
	Condition reason: adequate maintenance of drainage system to achieve positive covenant

Occupation and ongoing use

91	<p>Acoustic Assessment</p> <p>All recommendations contained in the approved acoustic and vibration assessment report prepared by E-LAB Consulting, project no. P00423 Rev 007, dated 15 July 2024 must be adopted, implemented, and adhered to.</p> <p>The Principal Certifier shall obtain a certificate from an appropriately qualified acoustic consultant, stating that the recommendations outlined in the above stated report have been completed and that relevant noise criteria have been satisfied.</p> <p>Any changes made to the proposal that would alter the outcome will require a further assessment and a copy of this further report shall be provided to the Principal Certifier for approval and all recommendations of the report shall be adopted, implemented and available upon request of the Council.</p> <p>Condition reason: Noise control and amenity</p>
92	<p>Amplified Music</p> <p>Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the boundary of the premises.</p> <p>Speakers must not be installed, and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.</p> <p>Condition reason: Noise attenuation</p>
93	<p>Compliance with an Environmental Management Plan</p> <p>Any future intrusive ground works carried out that have the potential to conflict with any residual contamination remaining onsite must only be carried out in accordance with the Environmental Management Plan as referenced by the Site Auditor in the Site Audit Statement.</p> <p>Condition reason: Environmental protection</p>
94	<p>Noise - air conditioners / pool pumps</p> <p>The development must comply with the requirements of Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:</p> <p>(a) Emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):</p>

	<p><i>Air Conditioners</i> (i) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; (ii) before 7.00am and after 10.00pm on any other day.</p> <p><i>Swimming Pool Pump/Spa Pump</i> (i) before 8.00am and after 8.00pm on any Saturday, Sunday or public holiday; (ii) before 7.00am and after 8.00pm on any other day.</p> <p>(b) Emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background (LA90, 15minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.</p>
	<p>Condition reason: Noise control and amenity</p>
95	<p>Noise, Air or Water Pollution</p> <p><i>General</i> The use, operation and activities carried out on site shall comply with the requirements of relevant noise legislation and guidelines including but not limited to Noise Policy of Industry 2017, Protection of the Environment Operations Act 1997, relevant Australian Standards on Noise Control on Construction, Maintenance and Demolition Sites, and must not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.</p> <p><i>Acoustic Assessment</i> Following occupation of the building / premises, should it be found that the measures recommended in the acoustic assessment are not sufficient, or have been incorrectly installed or a noise issue (relating to the development) not previously identified arises (through complaint or otherwise), the owner / occupier shall, upon request by Council, employ the services of a suitably qualified and experienced acoustic consultant to undertake a post occupation assessment of the development and complete a noise assessment report with recommendations to rectify the situation. A copy of this report shall be submitted to Council for review and approval and from there noise attenuation works shall be carried out within a time frame set by Council. The reasonable cost of such appointment shall be borne by the owner / occupier and any works recommended by the acoustic consultant shall also be borne by the owner / occupier.</p> <p>Condition reason: Amenity</p>
96	<p>Public Domain - Completion and Defects Liability Period</p>

	<p><i>Works-as-executed (As Built)</i> Works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Canada Bay for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction.</p> <p><i>Certification</i> These works must be certified by a suitably qualified, independent professional.</p> <p><i>Inspection</i> The public domain work must be inspected, and a Certificate of Practical Completion must be issued by Council.</p> <p><i>Liability</i> All works to the City’s public domain, including rectification of identified defects, are subject to a 12-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.</p>
	<p>Condition reason: Public Domain Works</p>
97	<p>Annual Fire Safety Statement</p> <p>Each year, the owner of a building to which an essential fire safety measure is applicable shall cause the Council to be given an annual fire safety statement for the building. Such a fire safety statement:</p> <ul style="list-style-type: none"> • Shall deal with each essential fire safety measure in the building premises; and • Shall be given within twelve months after the last such statement was given, or if no such statement was given, within twelve months after a final fire safety certificate was first issued for the building. <p>As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:</p> <ul style="list-style-type: none"> • Shall cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades; and • Shall cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be permanently displayed in the building.
	<p>Condition reason: Fire Safety</p>
98	<p>Commencement of a domestic waste service</p> <p>Prior to the commencement of use, the property owner or agent acting for the owner must arrange an inspection of the waste storage area(s) and management facilities to arrange the commencement of a domestic waste service with Council.</p>

	<p>The time for the inspection must be arranged by the owner or approved building manager at least 7 days prior to the occupancy of the development.</p> <p>All requirements of Council's domestic collection service must be complied with at all times.</p>
	Condition reason: Waste Management
99	Waste & Recycling Collection
	<p>The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.</p> <p>Garbage and recycling must not be placed on the kerbside for collection. Garbage and recycling must be collected from the designated waste collection room.</p> <p>The garbage and recyclable storage and bins must be adequate to contain the volume and type of garbage and recyclable matter on the food premises.</p> <p>All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.</p>
	Condition reason: (Reason: To regulate noise and garbage collection arrangements)
100	Operational Noise Management Plan
	<p>An operational noise management plan must be prepared in accordance the Acoustic and vibration impact assessment prepared by E-LAB Consulting, project no. P00423 Rev 007, dated 15 July 2024. The operational noise management plan must be implemented and adhered to at all times.</p>
	Condition reason: Noise Control and amenity
101	Loading
	<p>All loading and unloading operations shall be carried out wholly within the confines of the site, at all times. All delivery vehicles shall enter and leave the site in a forward direction.</p>
	Condition reason: Servicing
102	Signage
	<p>Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development.</p> <p>All signage must comply with Council's specifications for waste collection.</p> <p>Signage is also to be provided and maintained which clearly identifies which bins</p>

	(and containers) are to be used for general waste and recycling and what materials can be placed in each bin.
	Condition reason: Waste Management
103	Visitor Parking
	The visitor parking spaces must not at any time be allocated sold or leased to an individual owner/occupier and must be retained as common property by the Owners Corporation.
	Condition reason: Visitor Parking
104	Waste Management Facilities
	The Owners Corporation is responsible for the ongoing maintenance, repair and replacement of all equipment related to waste management in the development including waste chutes, compaction equipment and turntables if applicable. This also includes ensuring that mobile garbage bins are kept clean.
	Condition reason: Waste Management
105	Waste Management Plan Implementation
	The approved Waste Management Plan is to be implemented throughout the ongoing use of the development.
	Condition reason: Waste Management

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in

the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means CITY OF CANADA BAY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Canada Bay Local Planning Panel

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Sydney Eastern City Planning Panel.

SJB Architects

We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.



FOR APPROVAL

25-27 LEEDS STREET

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Project Number: **6652**
Date: **12.07.2024**
Client: **BILLBERGIA**

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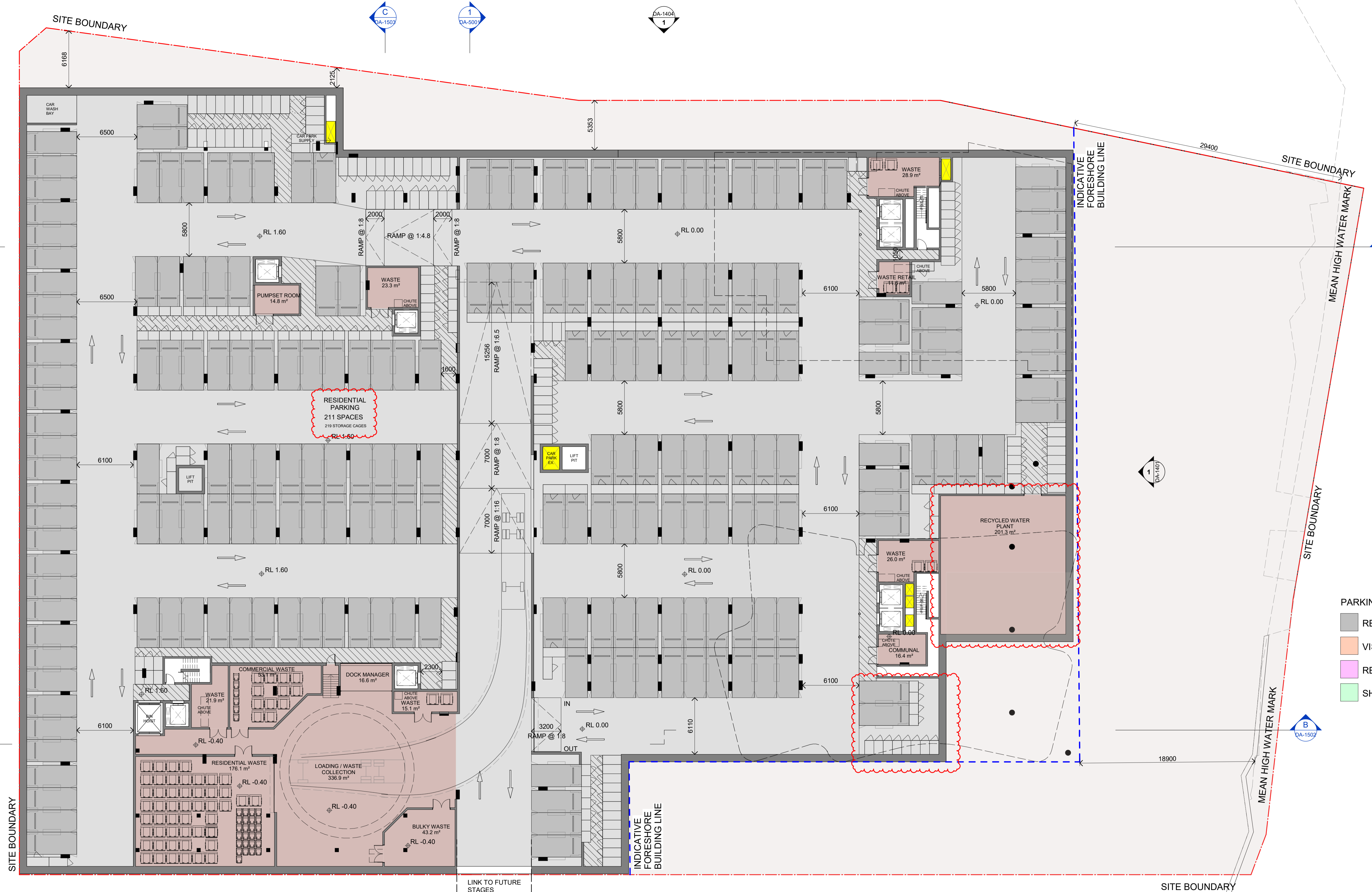
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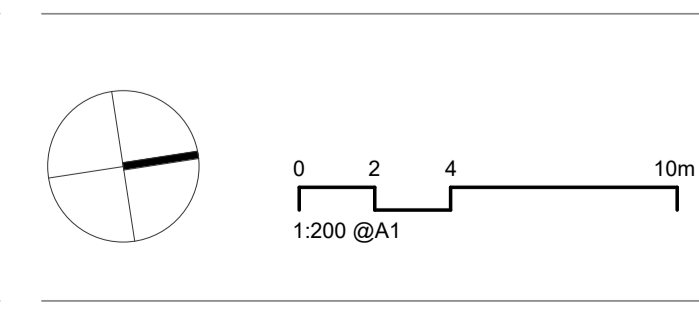




- PARKING LEGEND:**
- RESIDENTIAL
 - VISITOR
 - RETAIL
 - SHARE SPACE

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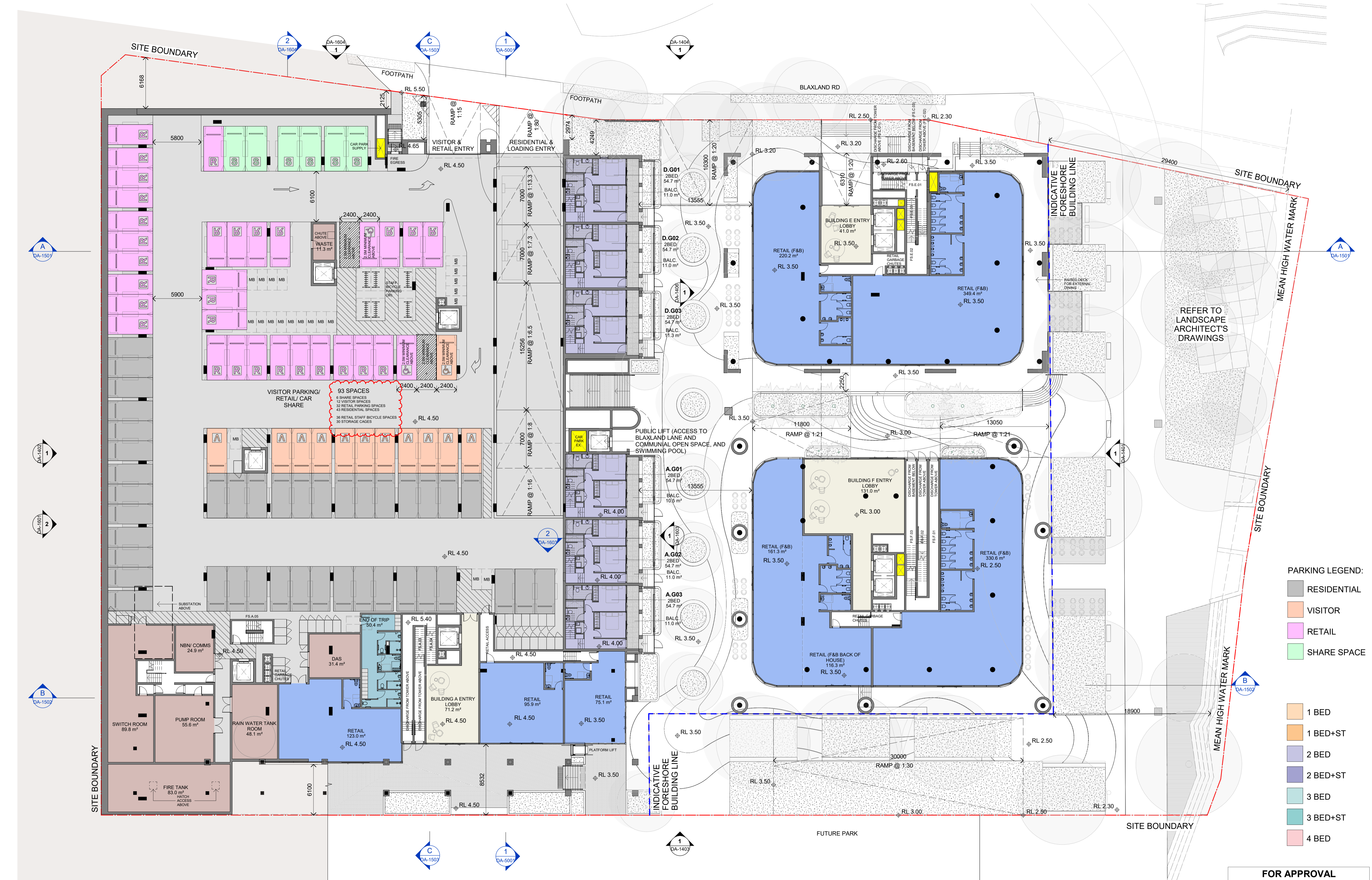
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18	24.05.2023	FOR INFORMATION	JR	NH
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25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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	BASEMENT 01	Drawn No.	Chk.	Job No.
		DA-1000	JR NH	6652
				Revision
				/ 26



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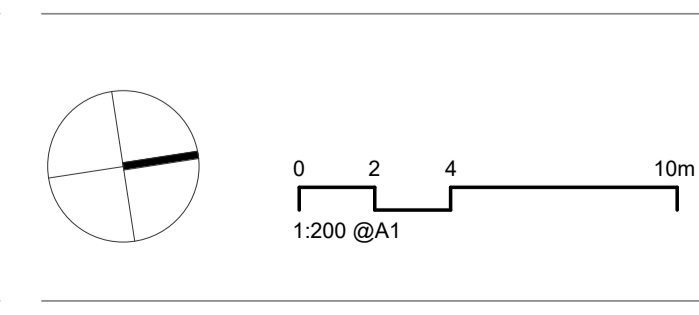
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Project
25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
GROUND FLOOR (LEVEL 01)

Date
13.03.2024

Scale
1 : 200

Sheet Size
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Drawn
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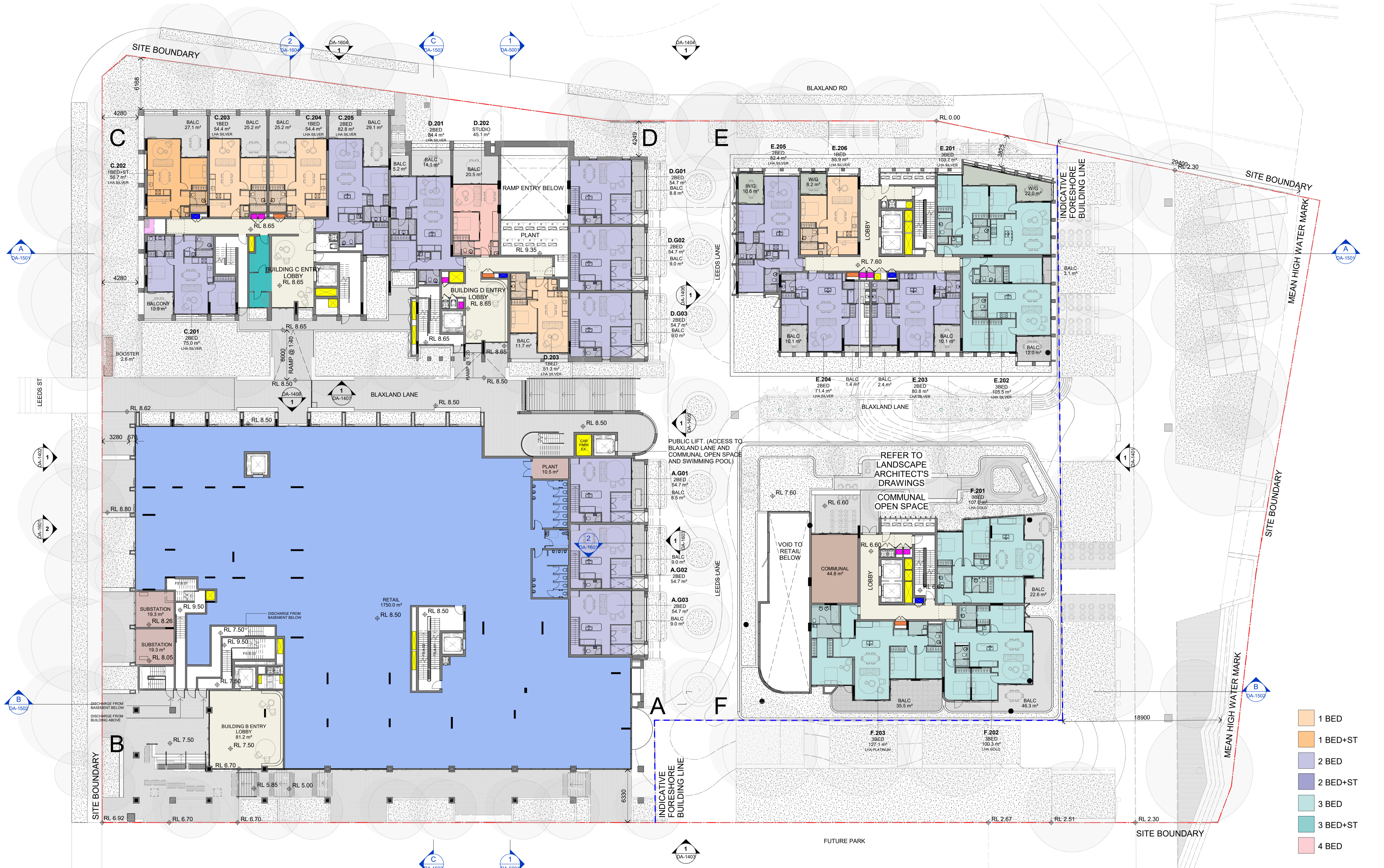
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NH

Job No.
6652

Drawing No.
DA-1001

Revision
/ 26

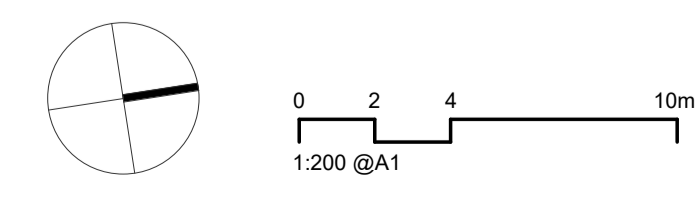
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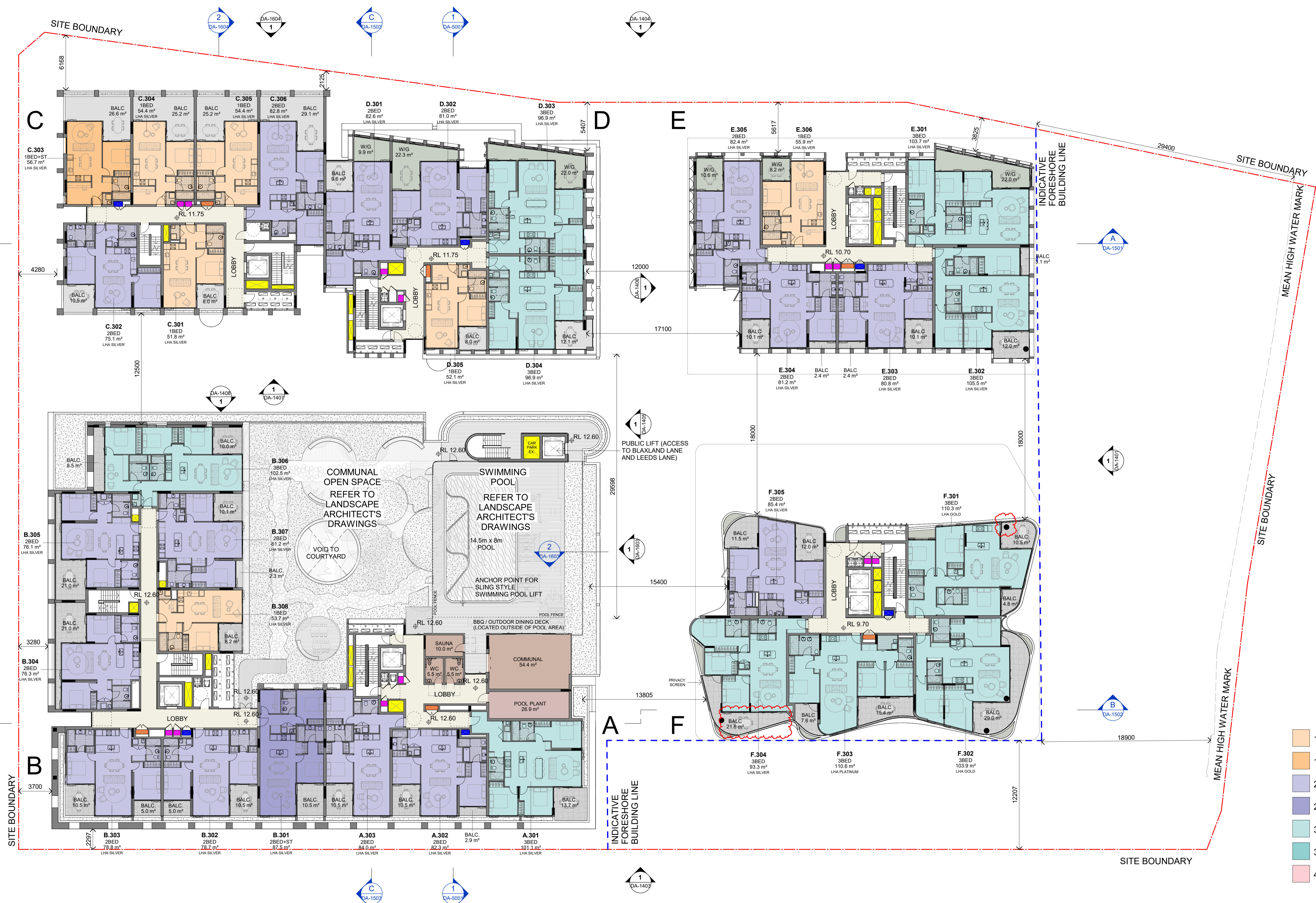
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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 LEVEL 02

Date
 13.03.2024
 Scale
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 Sheet Size
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 JR
 Chk.
 NH
 Job No.
 6652
 Drawing No.
 DA-1002
 Revision
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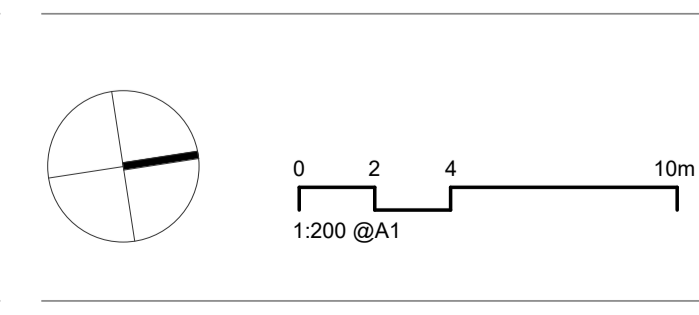




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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
LEVEL 03

Date
13.03.2024

Scale
1 : 200

Sheet Size
@ A1

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JR

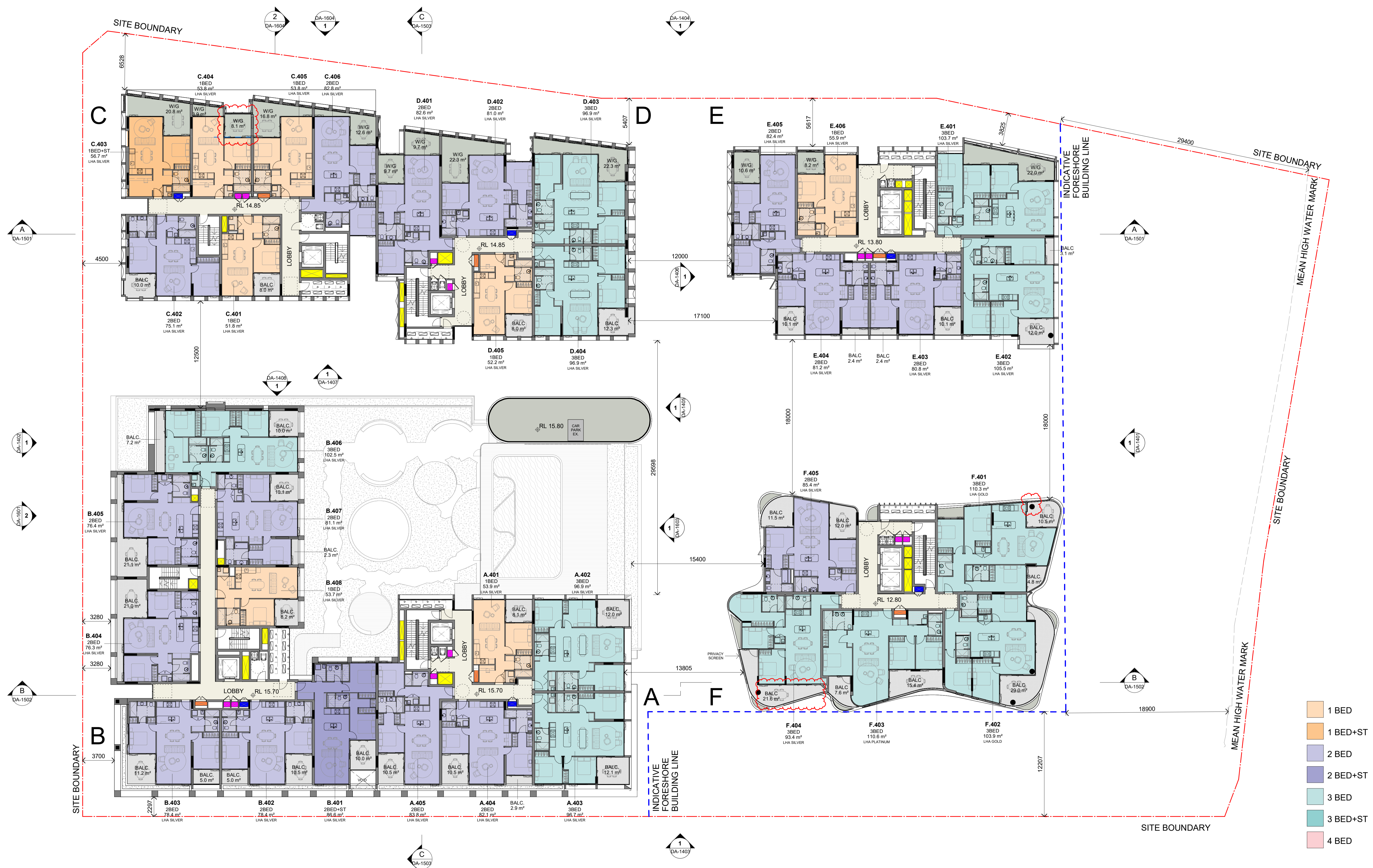
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Job No.
6652

Revision
/ 26

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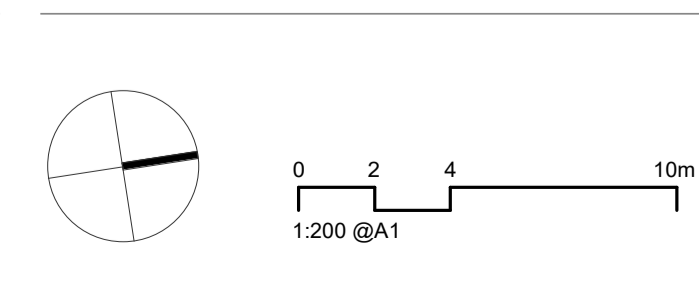
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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 LEVEL 04 - 05

Date
 13.03.2024
 Scale
 1 : 200
 Sheet Size
 @ A1
 Drawn
 JR
 Chk.
 NH
 Job No.
 6652
 Drawing No.
 DA-1004
 Revision
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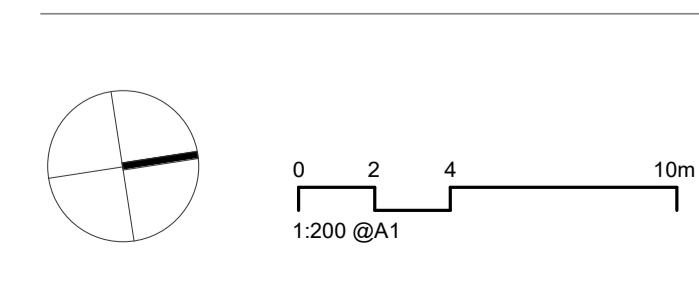




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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
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Date
13.03.2024

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JR

Chk.
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Job No.
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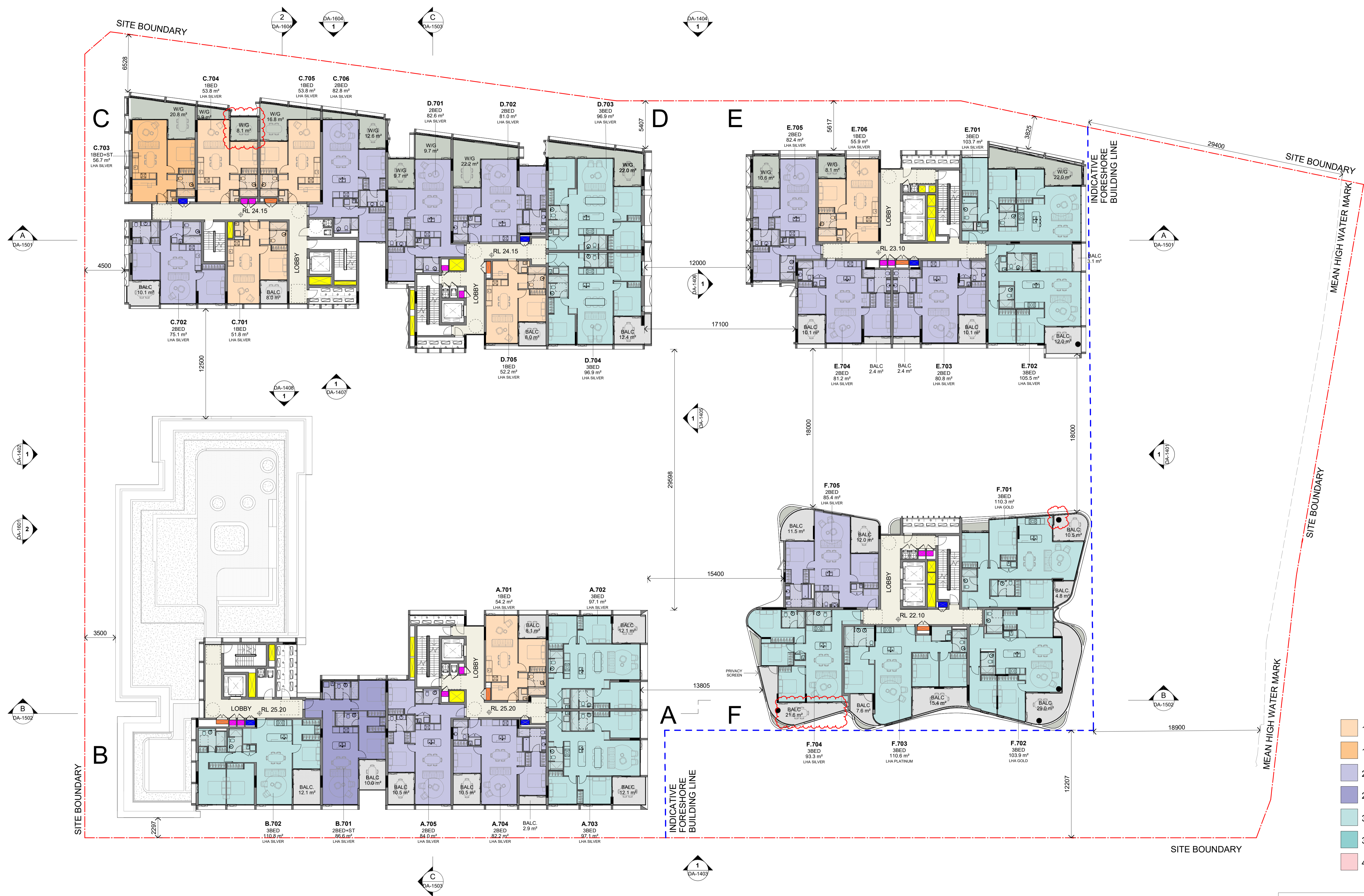
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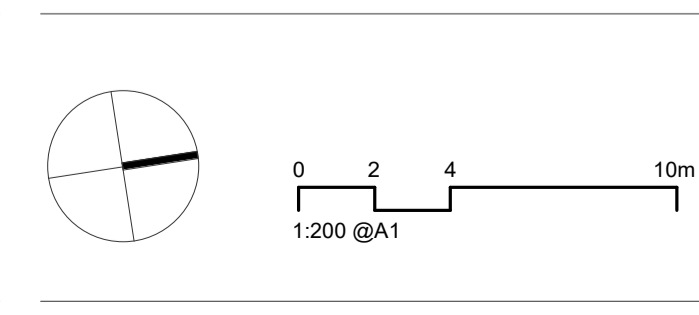


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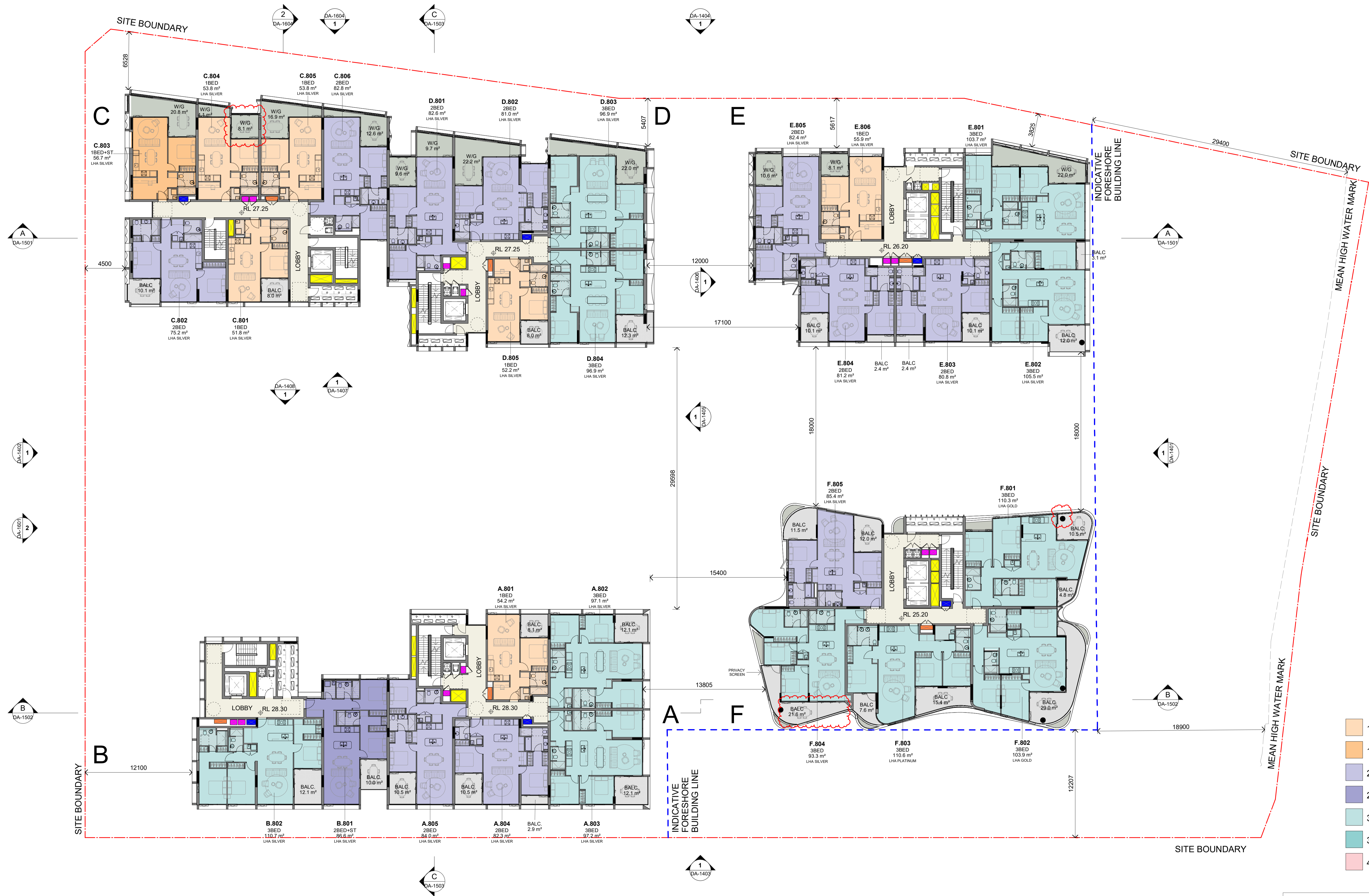
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Drawing No. **DA-1007** Revision **/ 26**

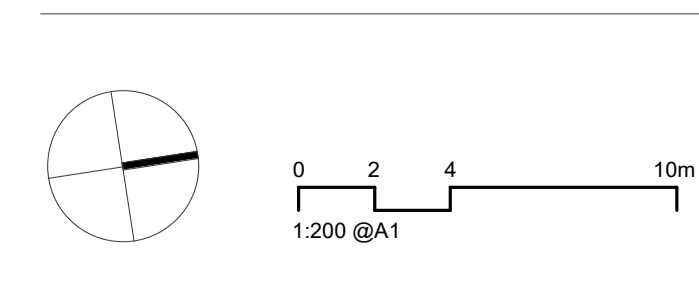
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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
LEVEL 08

Date
13.03.2024

Scale
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Sheet Size
@ A1

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Job No.
6652

Revision
/ 26

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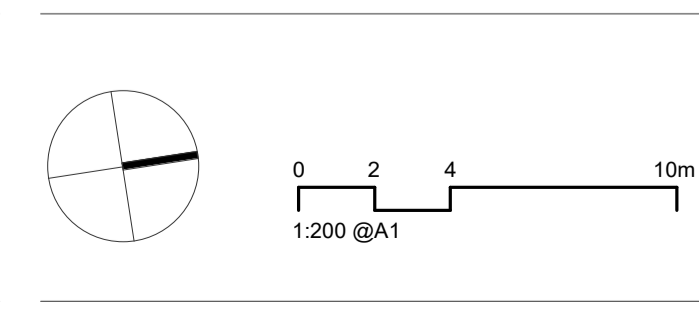


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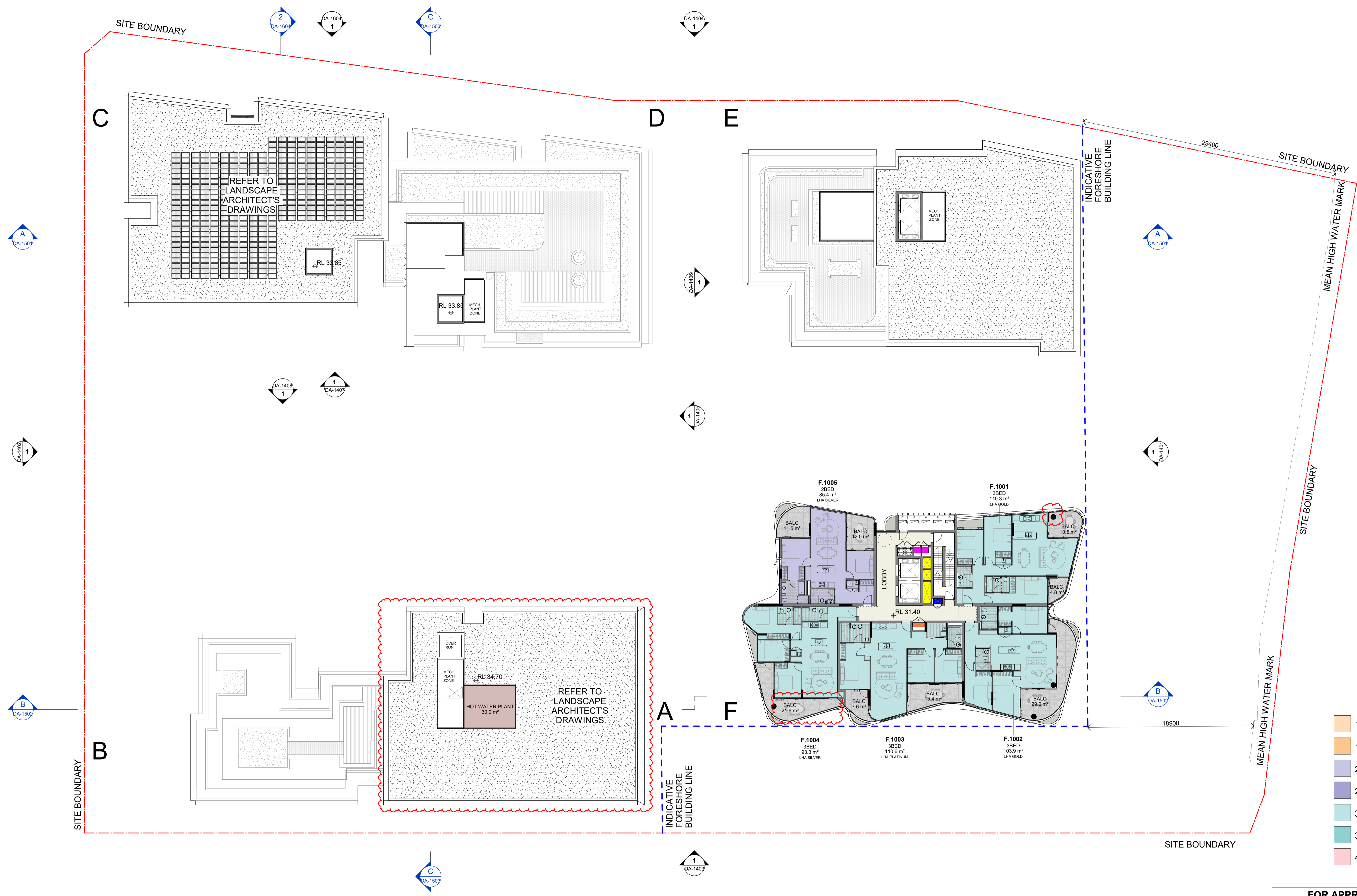
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Project
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 Country: WANGAL
 Drawing Name
LEVEL 09

Date
13.03.2024
 Scale
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 Sheet Size
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JR
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NH
 Job No.
6652
 Drawing No.
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 Revision
/ 26

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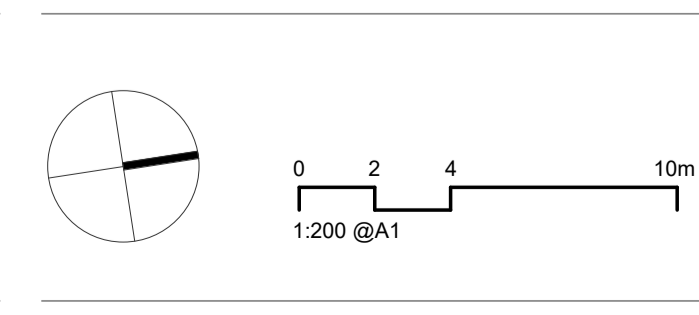


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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
LEVEL 10 - 12

Date
13.03.2024

Scale
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Sheet Size
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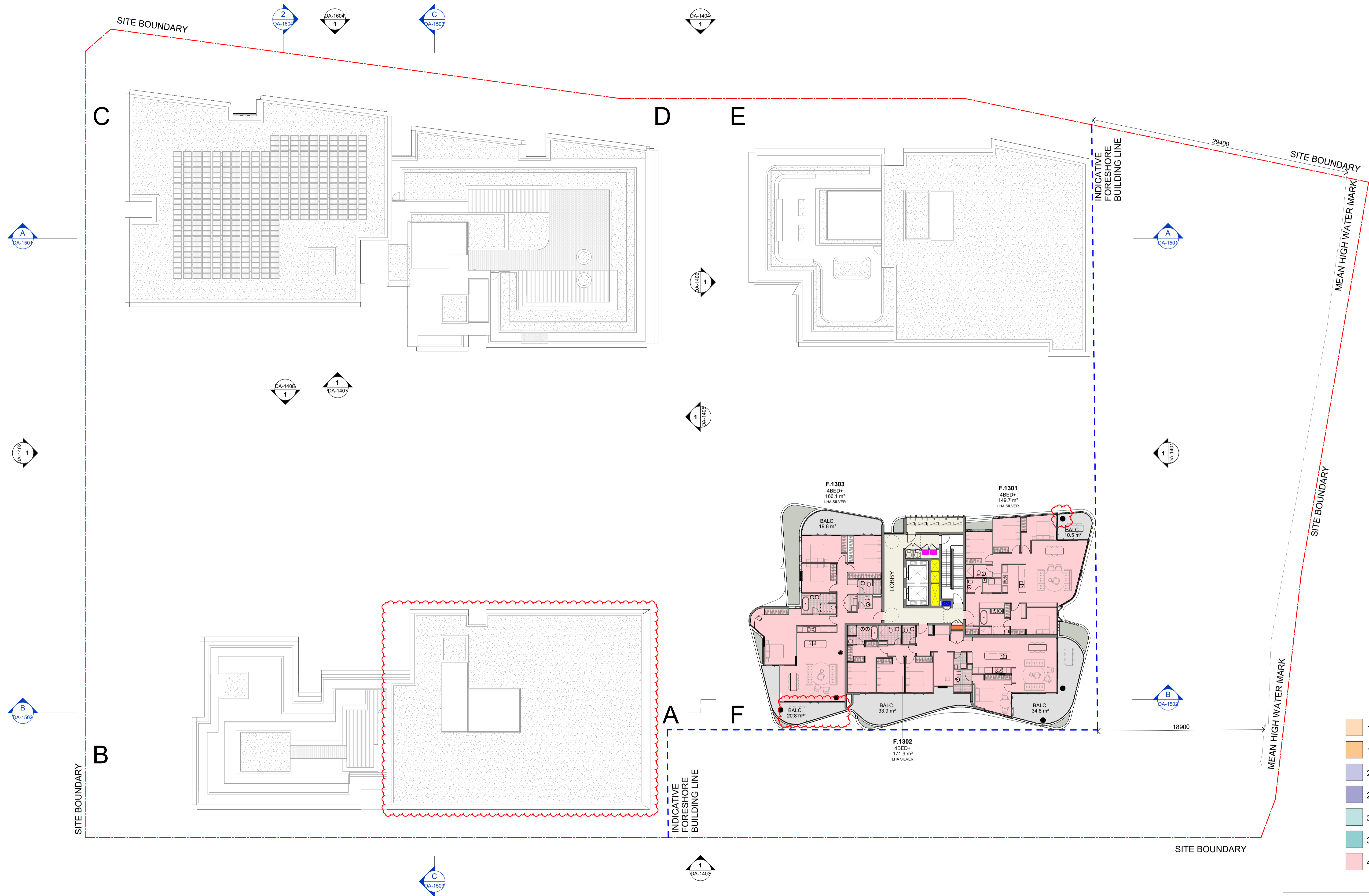
Chk.
NH

Job No.
6652

Revision
/ 26

DA-1010

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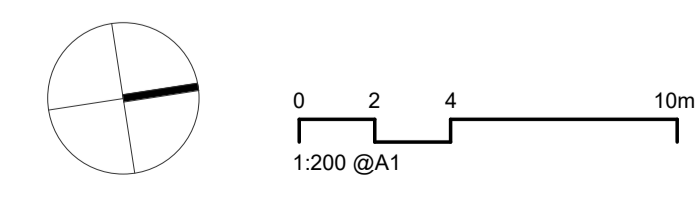


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16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



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Project
25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
LEVEL 13

Date
13.03.2024

Scale
1 : 200

Sheet Size
@ A1

Drawn
JR

Chk.
NH

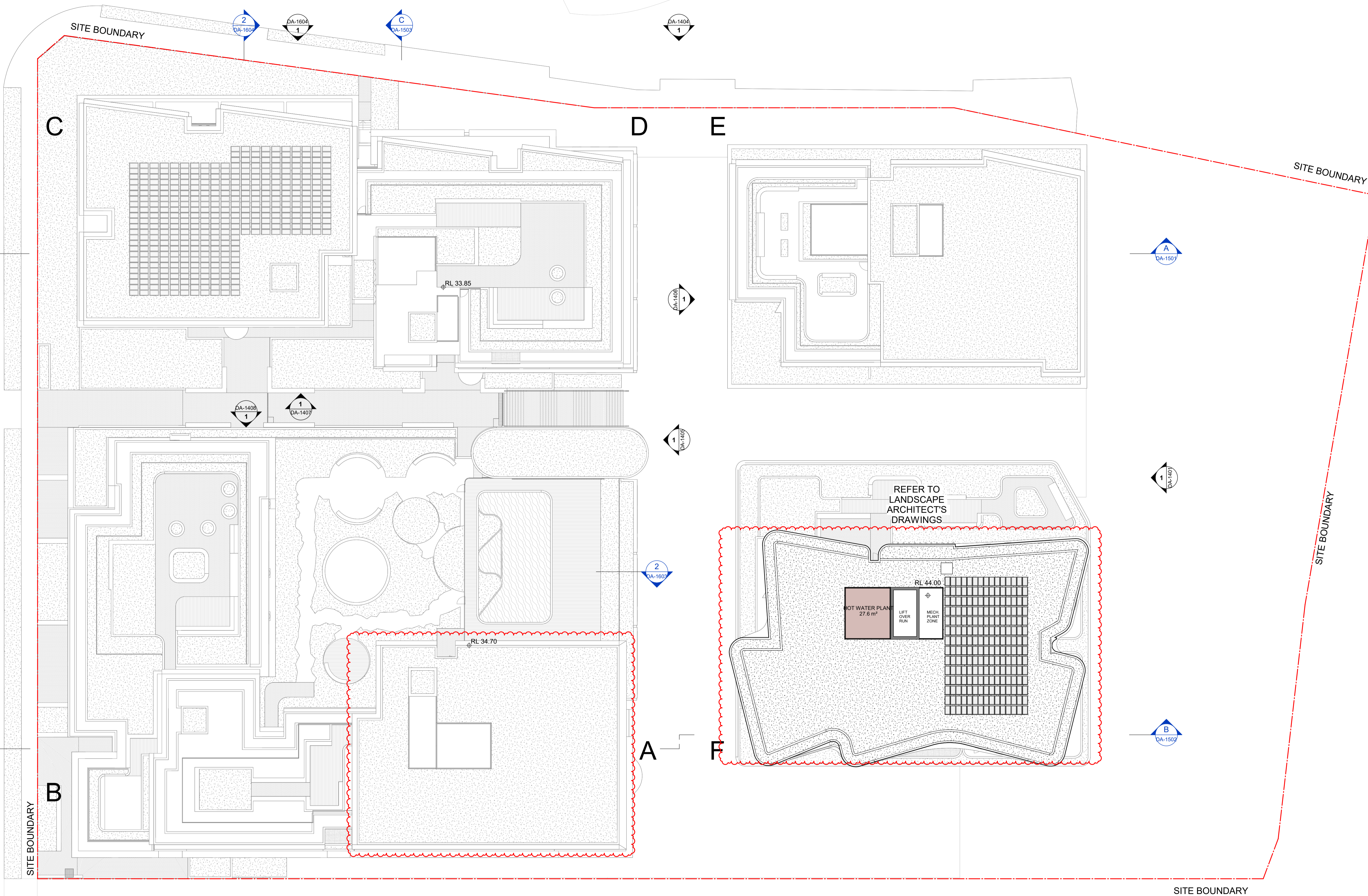
Job No.
6652

Revision
/ 26

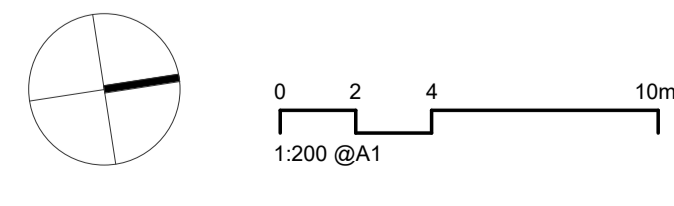
Drawing No.
DA-1013

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
6	09.12.2022	FOR INFORMATION	JR	NH
10	22.12.2022	FOR INFORMATION	JR	NH
11	03.02.2023	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 ROOF (LEVEL 14)

Date

13.03.2024 1 : 200

Drawn

JR

Chk.

NH

Sheet Size

@ A1

Job No.

6652

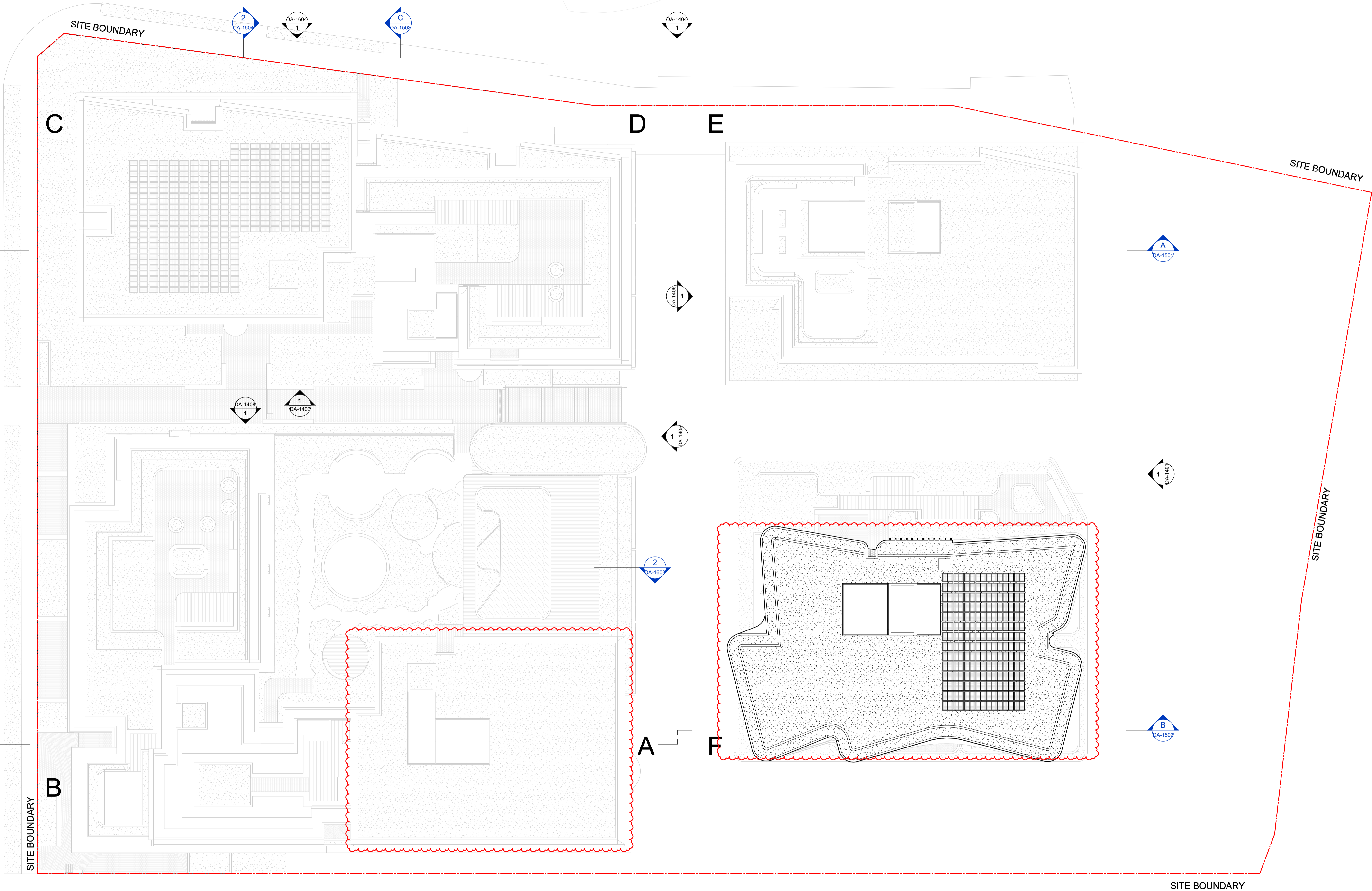
Revision

/ 26

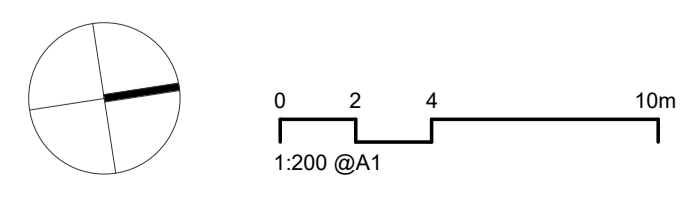
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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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21	30.05.2023	DA ISSUE	JR	NH
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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client

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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 ROOF (LEVEL 15)

Date
 13.03.2024

Scale
 1 : 200

Sheet Size
 @ A1

Drawn
 JR

Chk.
 NH

Job No.
 6652

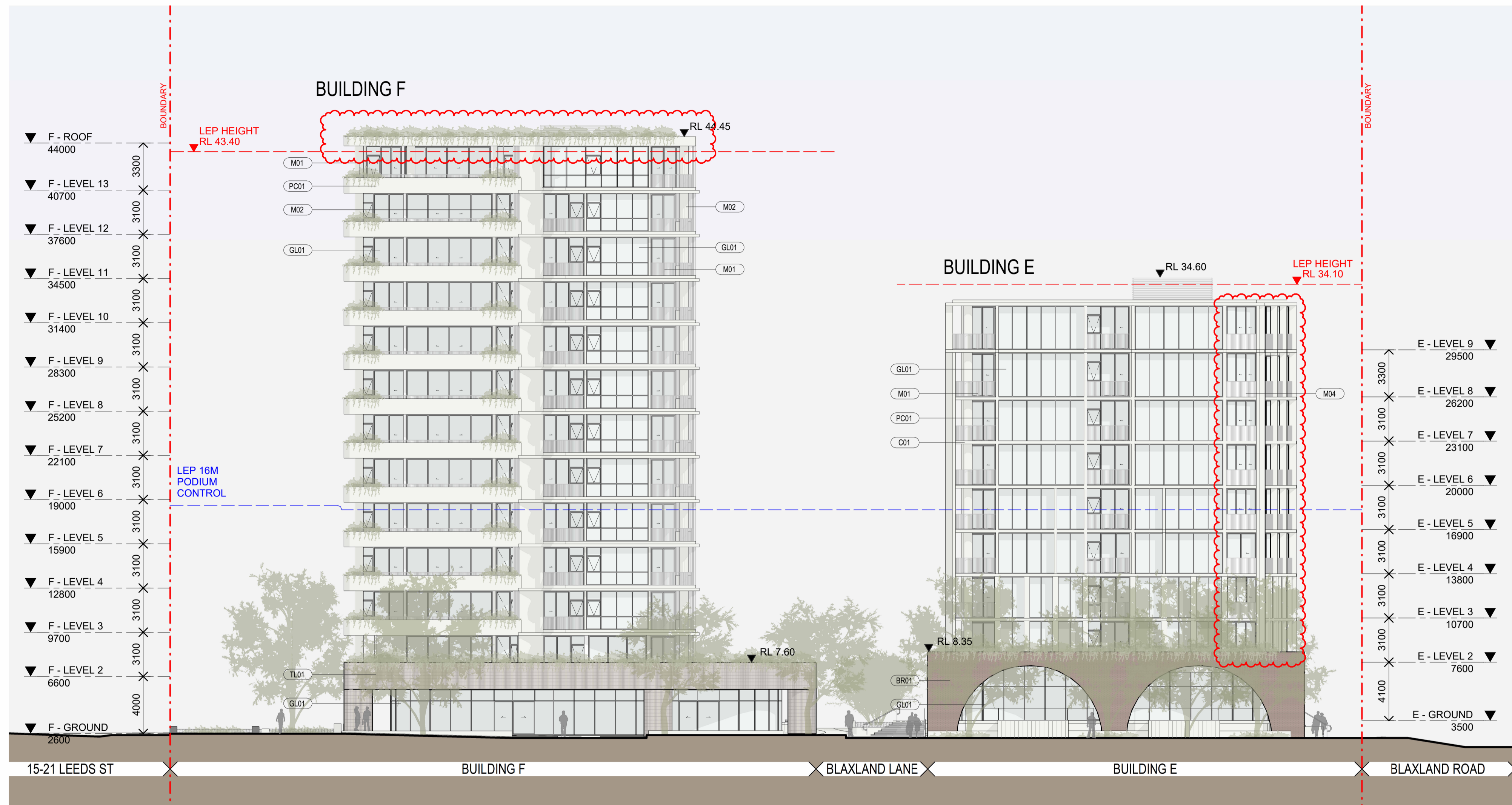
Drawing No.
 DA-1015

Revision
 / 26

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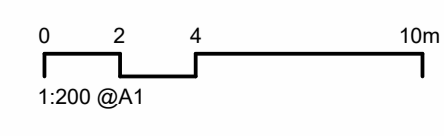
1 ELEVATION
NORTH ELEVATION
SCALE 1 : 200

MATERIAL LEGEND:

CONCRETE	BRICK	TILING	METALWORK	GLAZING
C01 CONCRETE- WARM FINISH	BR01 LONG FORMAT BRICK- MIXED EARTH TONE	TL01 TILES	M01 METAL PALISADE BALUSTRADE- WHITE	GL01 VISION GLAZING
C02 PIGMENTED CONCRETE			M02 FIXED ALUMINIUM SCREEN WHITE	GL02 SHADOWBOX GLAZING
PC01 PRECAST CONCRETE			M03 OPERABLE ALUMINIUM SCREEN WHITE	GL03 FRITTED GLAZING
PC02 PROFILED PRECAST CONCRETE			M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
19	26.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
NORTH ELEVATION

Date
12.07.2024

Scale
1 : 200

Sheet Size
@ A1

Drawn
JR

Chk.
NH

Job No.
6652

Revision
/ 29

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1 ELEVATION
SOUTH ELEVATION (LEEDS ST)

SCALE 1 : 200

MATERIAL LEGEND:

CONCRETE

- C01 CONCRETE- WARM FINISH
- C02 PIGMENTED CONCRETE
- PC01 PRECAST CONCRETE
- PC02 PROFILED PRECAST CONCRETE



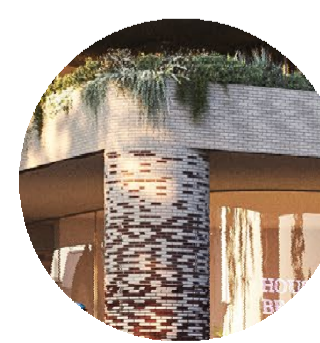
BRICK

- BR01 LONG FORMAT BRICK- MIXED EARTH TONE



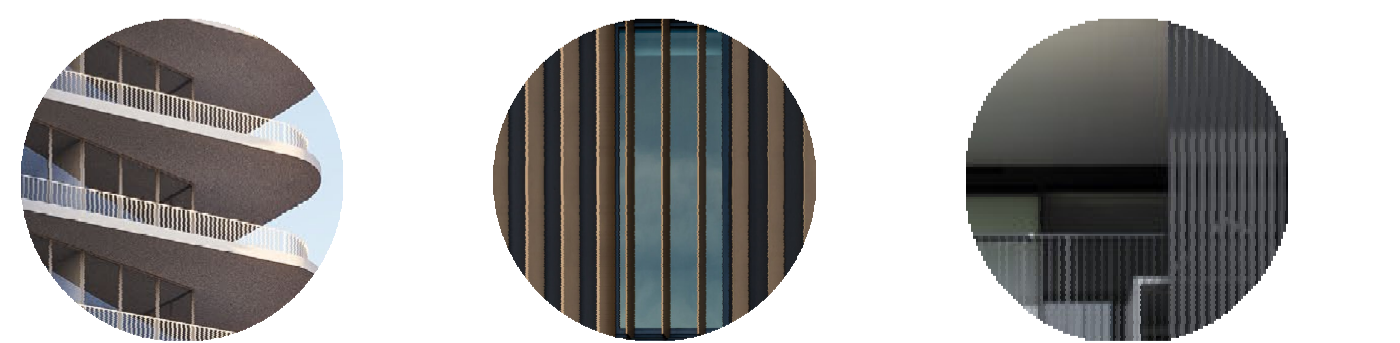
TILING

- TL01 TILES



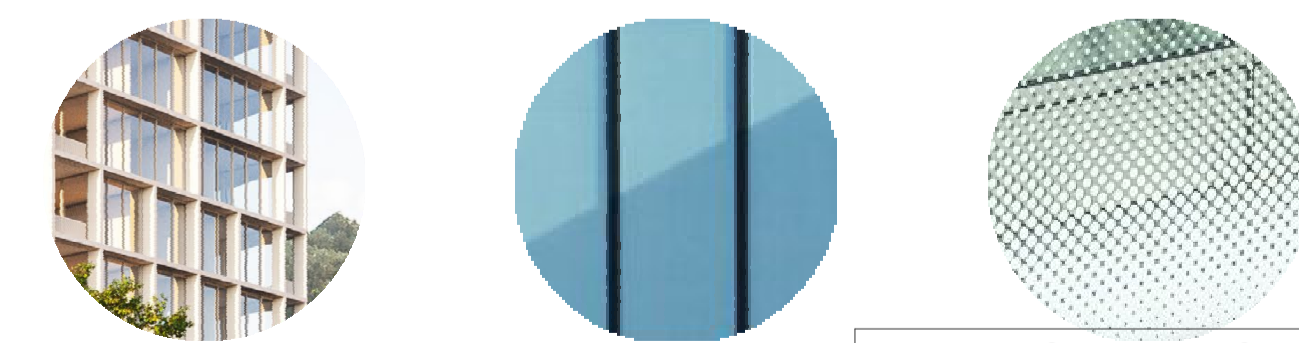
METALWORK

- M01 METAL PALISADE BALUSTRADE- WHITE
- M02 FIXED ALUMINIUM SCREEN WHITE
- M03 OPERABLE ALUMINIUM SCREEN WHITE



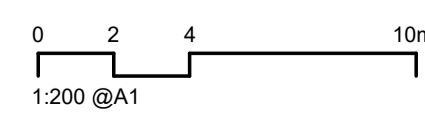
GLAZING

- GL01 VISION GLAZING
- GL02 SHADOWBOX GLAZING
- GL03 FRITTED GLAZING



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Rev	Date	Revision	By	Chk.
5	06.12.2022	FOR INFORMATION	JR	NH
8	13.12.2022	FOR INFORMATION	JR	NH
10	22.12.2022	FOR INFORMATION	JR	NH
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19	26.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
23	13.06.2023	FOR INFORMATION	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
SOUTH ELEVATION

Date Scale Sheet Size

13.03.2024 1 : 200 @ A1

Drawn Chk. Job No.

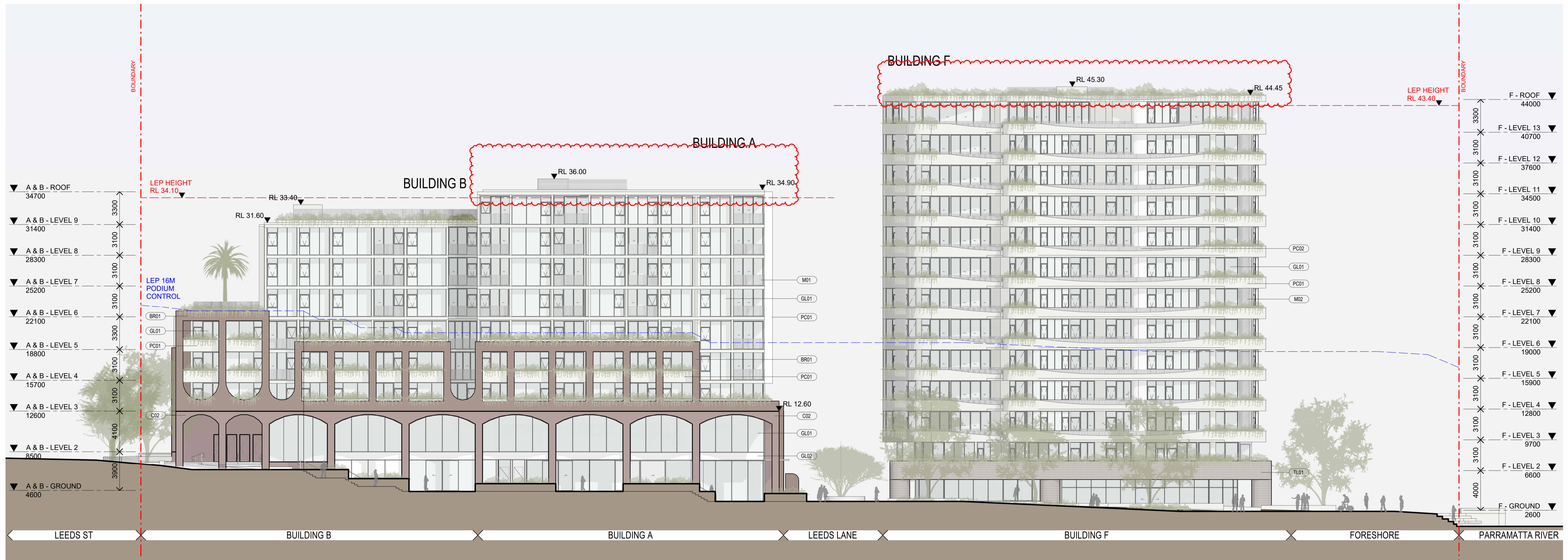
JR NH 6652

Drawing No. Revision

DA-1402 / 26

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1 ELEVATION
EAST ELEVATION

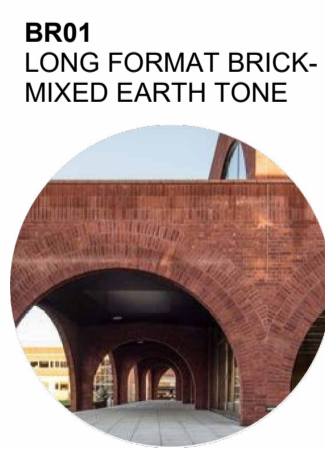
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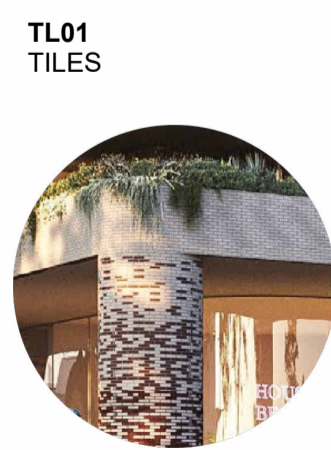
CONCRETE



BRICK



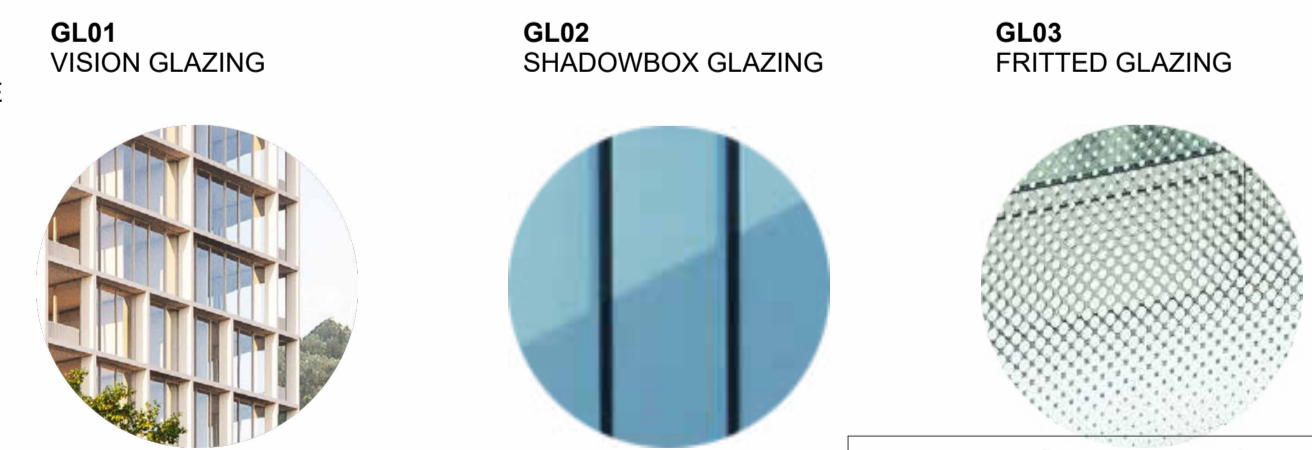
TILING



METALWORK

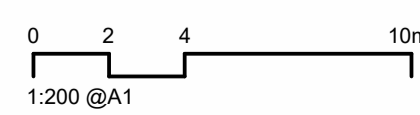


GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
11	03.02.2023	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
19	26.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
23	13.06.2023	FOR INFORMATION	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
EAST ELEVATION

Date

12.07.2024

Scale

1 : 200

Sheet Size

@ A1

Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

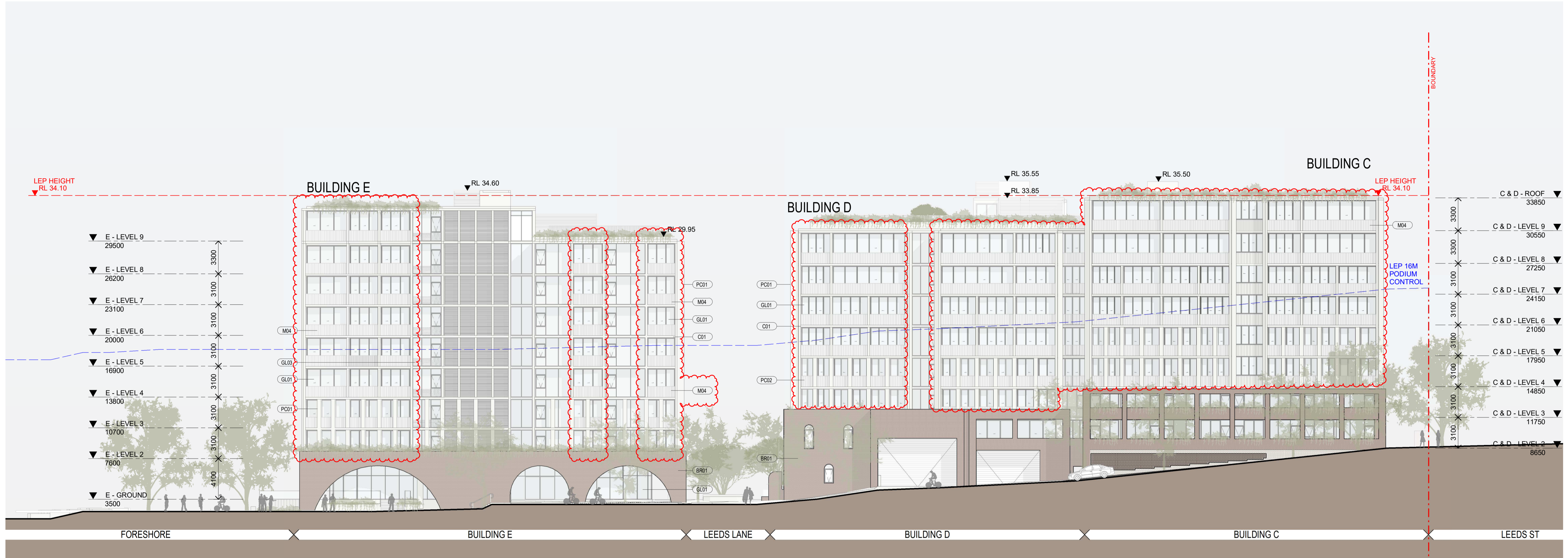
DA-1403

Revision

/ 29

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1 ELEVATION
WEST ELEVATION

SCALE 1 : 200

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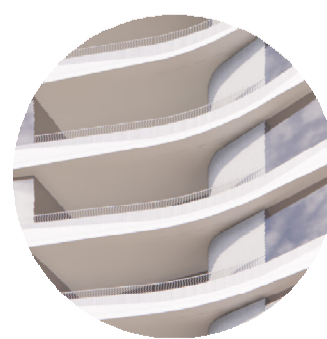
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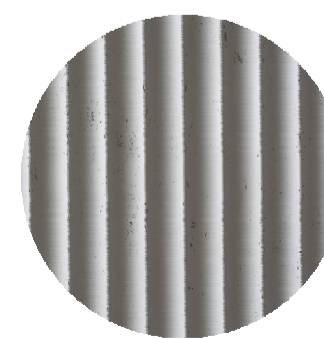
C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE



PC02 PROFILED PRECAST CONCRETE



BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



TILING

TL01 TILES

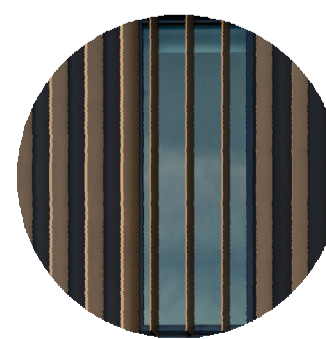


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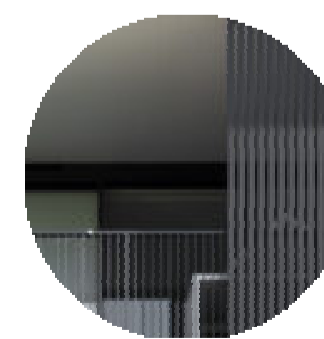
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M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE



M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE

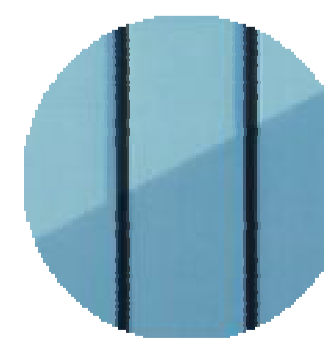


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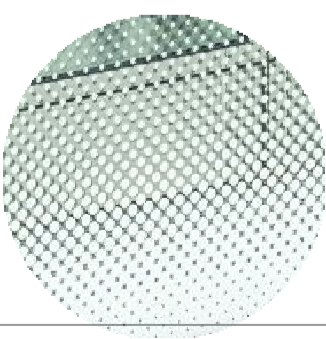
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GL02 SHADOWBOX GLAZING

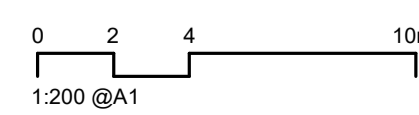


GL03 FRITTED GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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5	06.12.2022	FOR INFORMATION	JR	NH
10	22.12.2022	FOR INFORMATION	JR	NH
11	03.02.2023	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
19	26.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
WEST ELEVATION

Date

13.03.2024

Scale

1 : 200

Sheet Size

@ A1

Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

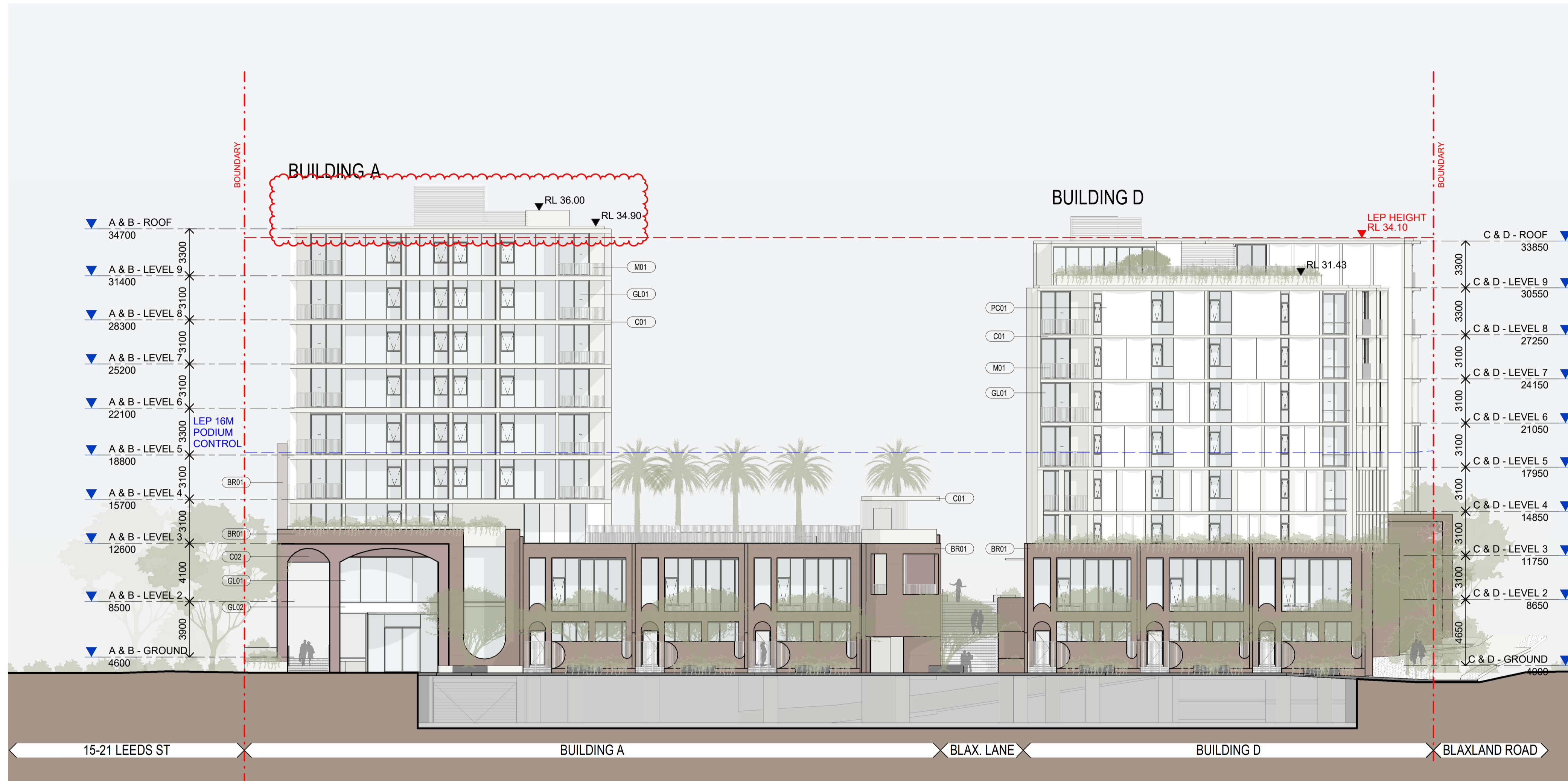
DA-1404

Revision

/ 26

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1 ELEVATION
BLDG A & D_NORTH PODIUM

SCALE 1 : 200

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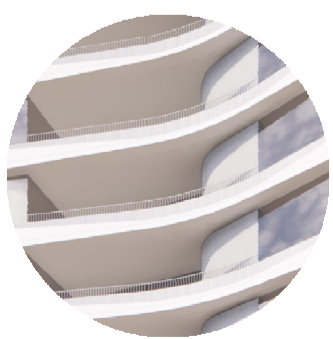
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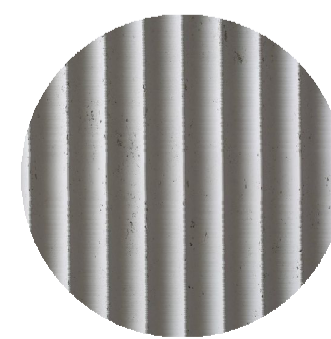
C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE



PC02 PROFILED PRECAST CONCRETE



BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



TILING

TL01 TILES

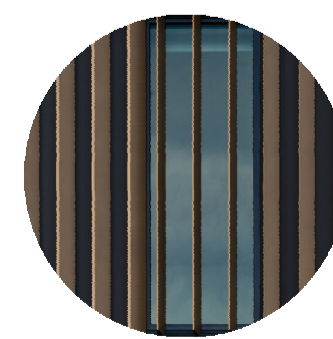


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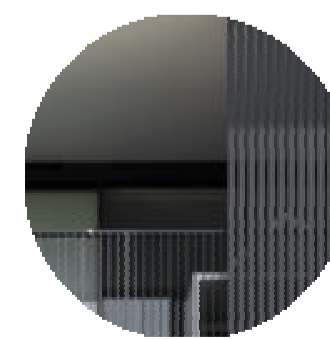
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M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE



M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE

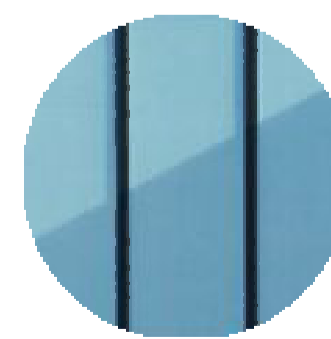


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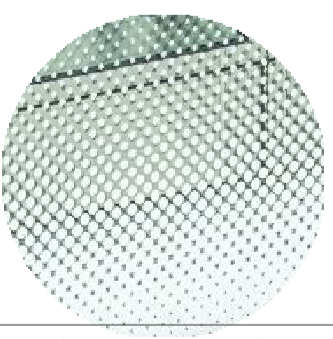
GL01 VISION GLAZING



GL02 SHADOWBOX GLAZING

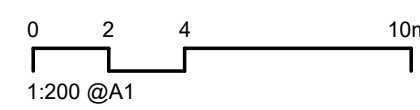


GL03 FRITTED GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
19	26.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
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ELEVATION

Date Scale Sheet Size

13.03.2024 1 : 200 @ A1

Drawn Chk. Job No.

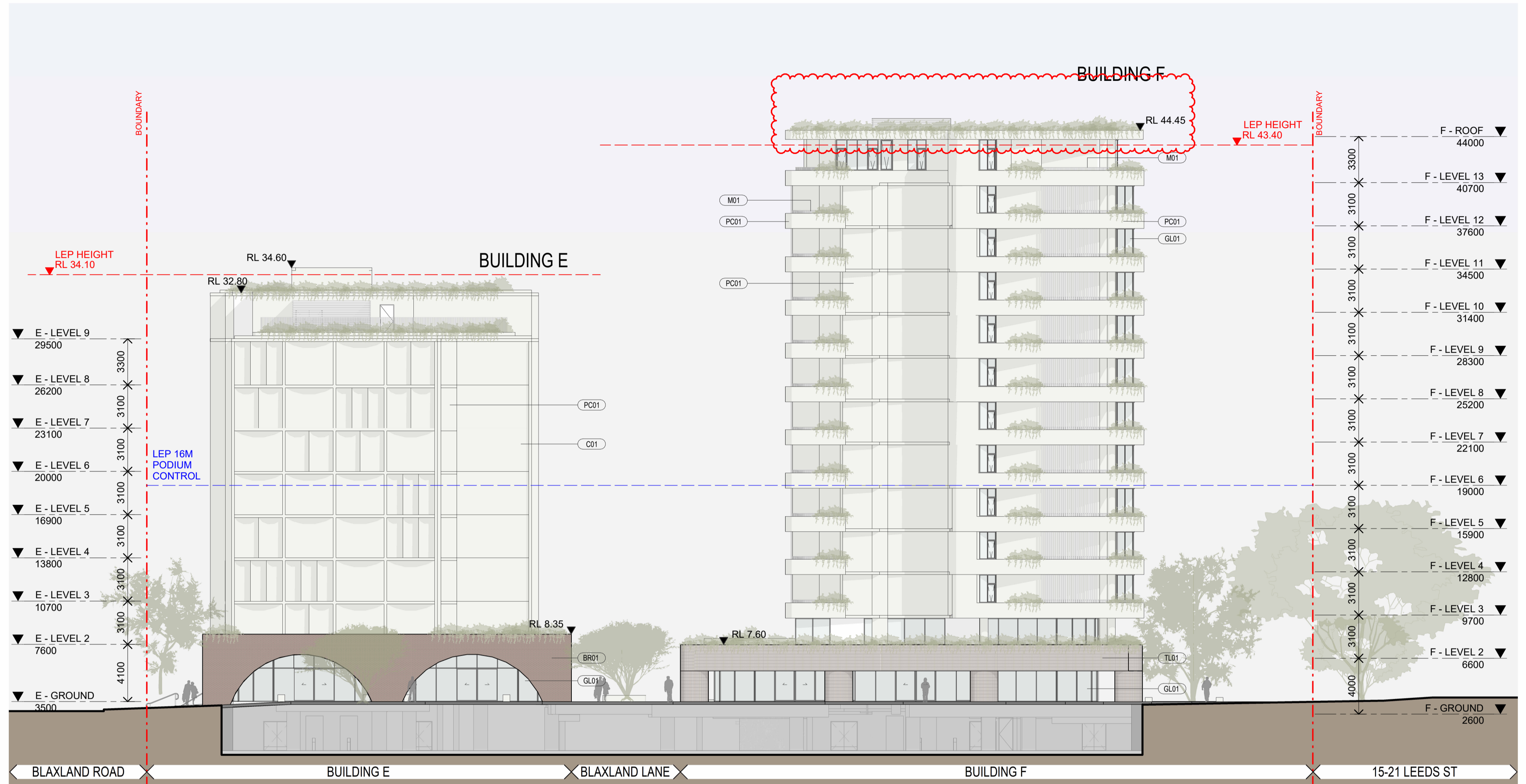
JR NH 6652

Drawing No. Revision

DA-1405 / 26

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1 ELEVATION
BLDG E & F_SOUTH PODIUM
SCALE 1 : 200

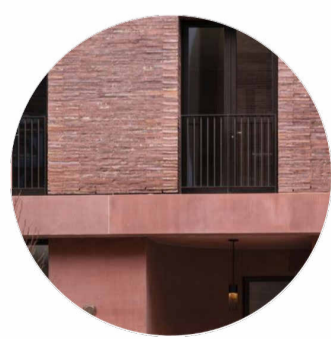
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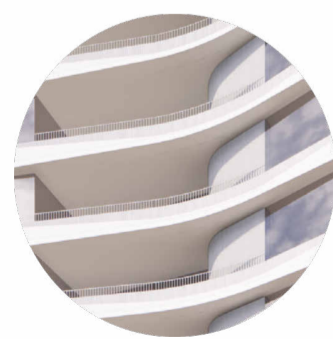
C01 CONCRETE- WARM FINISH



C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE

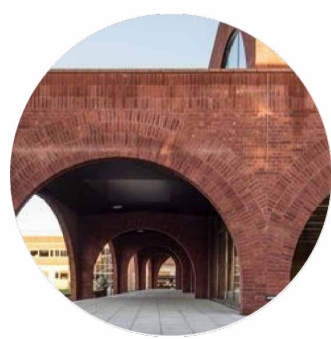


PC02 PROFILED PRECAST CONCRETE



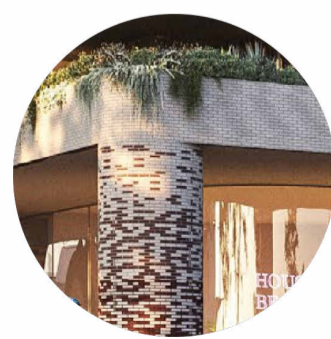
BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



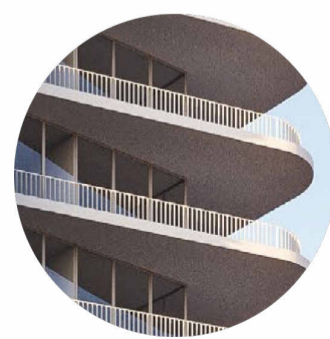
TILING

TL01 TILES

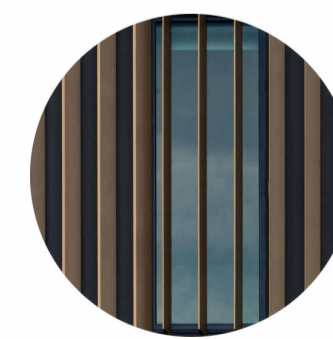


METALWORK

M01 METAL PALISADE BALUSTRADE- WHITE



M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE

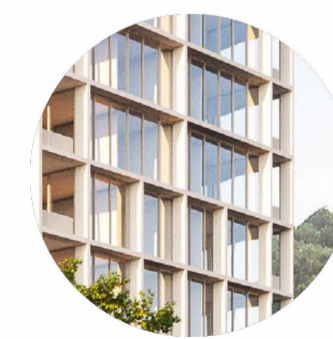


M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE



GLAZING

GL01 VISION GLAZING



GL02 SHADOWBOX GLAZING

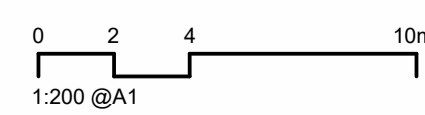


GL03 FRITTED GLAZING



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5	06.12.2022	FOR INFORMATION	JR	NH
10	22.12.2022	FOR INFORMATION	JR	NH
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25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
BLDG E & F_PODIUM SOUTH
ELEVATION

Date

13.03.2024
Drawn
JR

Scale

1 : 200

Chk.
NH

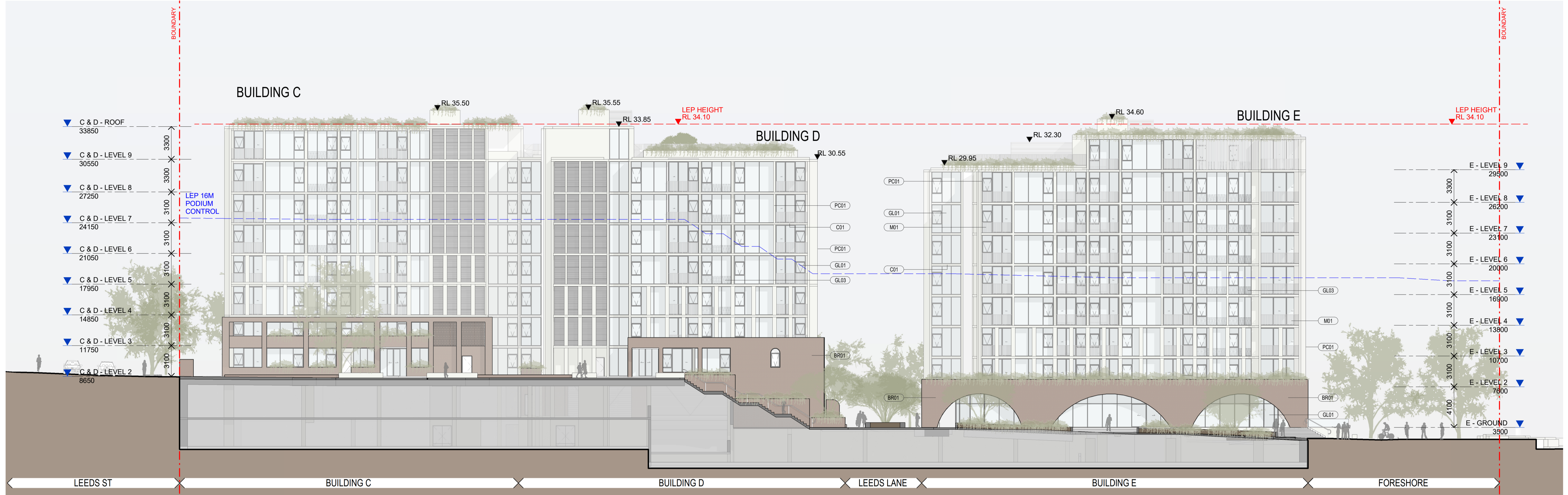
Job No.
6652

Revision
/ 26

Sheet Size
@ A1

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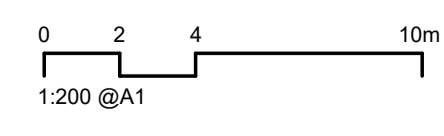
1 ELEVATION
BLDG C, D & E, EAST PODIUM

SCALE 1 : 200

MATERIAL LEGEND:

CONCRETE				BRICK		TILING		METALWORK				GLAZING		
C01 CONCRETE- WARM FINISH	C02 PIGMENTED CONCRETE	PC01 PRECAST CONCRETE	PC02 PROFILED PRECAST CONCRETE	BR01 LONG FORMAT BRICK- MIXED EARTH TONE	TL01 TILES	M01 METAL PALISADE BALUSTRADE- WHITE	M02 FIXED ALUMINIUM SCREEN WHITE	M03 OPERABLE ALUMINIUM SCREEN WHITE	M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE	GL01 VISION GLAZING	GL02 SHADOWBOX GLAZING	GL03 FRITTED GLAZING		
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23	13.06.2023	FOR INFORMATION	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

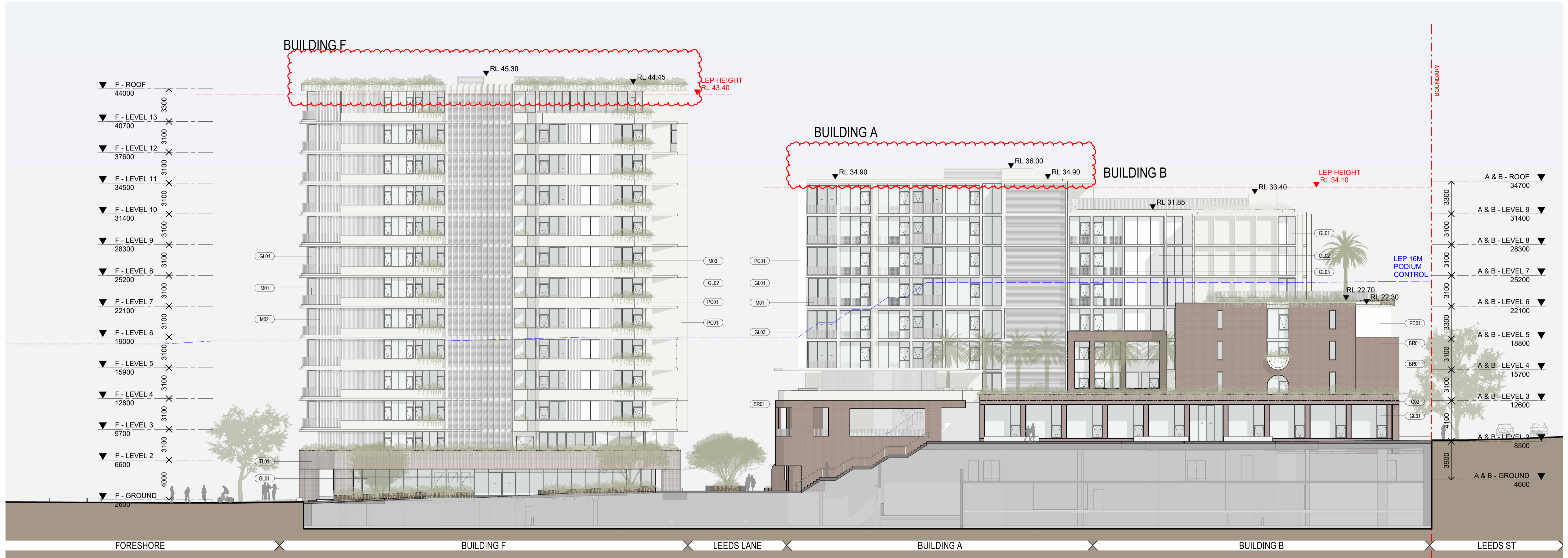
Client

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
BLDG C,D & E, PODIUM EAST
ELEVATION

Date
13.03.2024
Scale
1 : 200
Sheet Size
@ A1
Drawn
JR
Chk.
NH
Job No.
6652
Revision
/ 26
Drawing No.
DA-1407

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1 ELEVATION
BLDG A, B & F_WEST PODIUM

SCALE 1 : 200

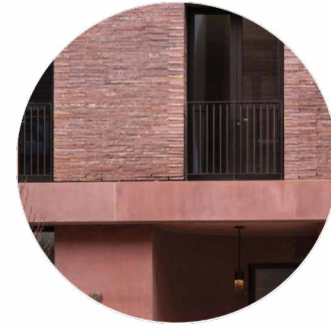
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CONCRETE

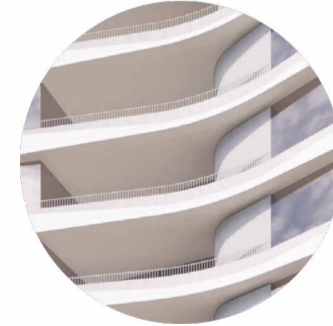
C01 CONCRETE- WARM FINISH



C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE

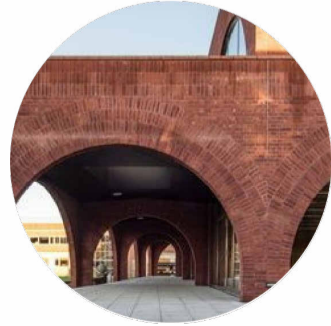


PC02 PROFILED PRECAST CONCRETE



BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



TILING

TL01 TILES



METALWORK

M01 METAL PALISADE BALUSTRADE- WHITE



M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE



M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE



GLAZING

GL01 VISION GLAZING



GL02 SHADOWBOX GLAZING

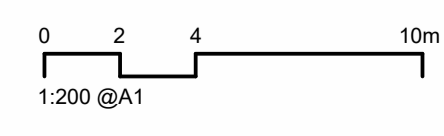


GL03 FRITTED GLAZING



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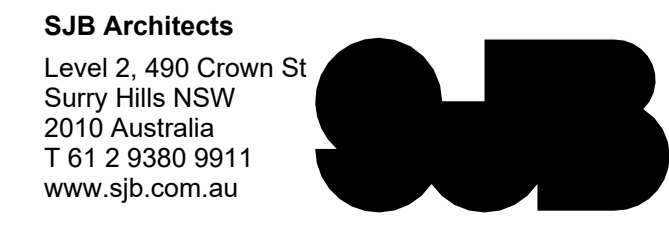


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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH



Client
Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
BLDG A & F_PODIUM WEST
ELEVATION

Date
12.07.2024
Scale
1 : 200
Sheet Size
@ A1
Drawn
JR
Chk.
NH
Job No.
6652
Revision
/ 29

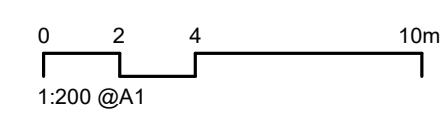




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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

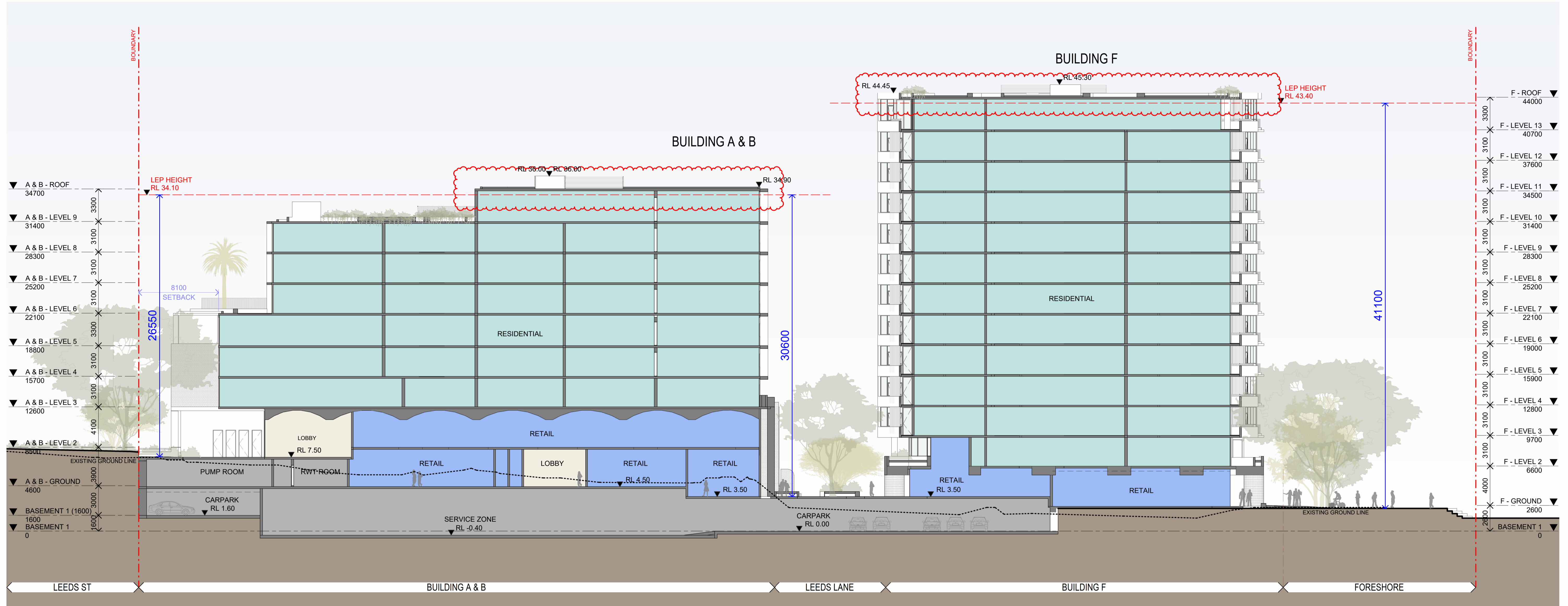


Client
 Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 SECTION A

Date
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 Sheet Size
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 Chk.
 Job No.
 JR NH 6652
 Drawing No.
 Revision
 DA-1501 / 26

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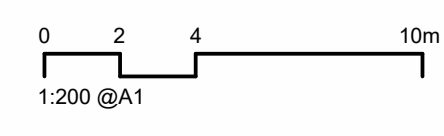
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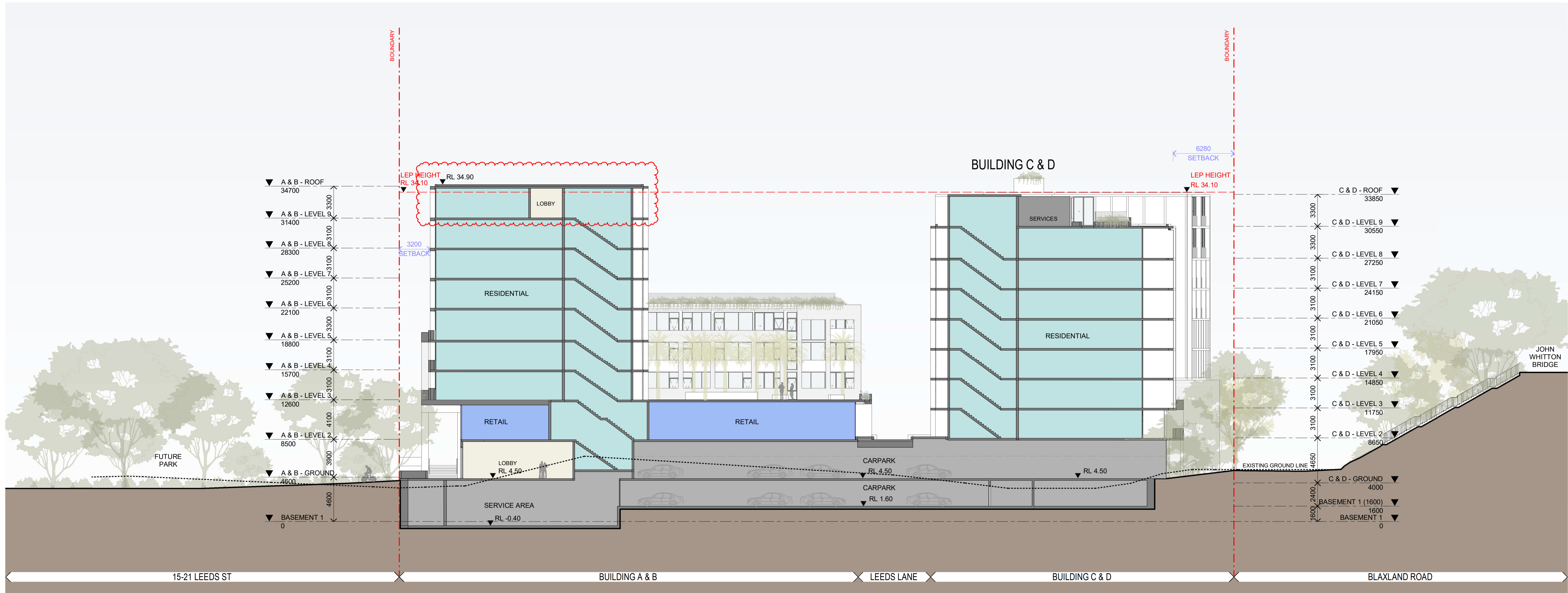


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Project
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25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
SECTION B

Date
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Scale
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JR
Chk.
NH
Job No.
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Drawing No.
DA-1502
Revision
/ 26

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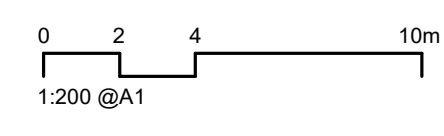
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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
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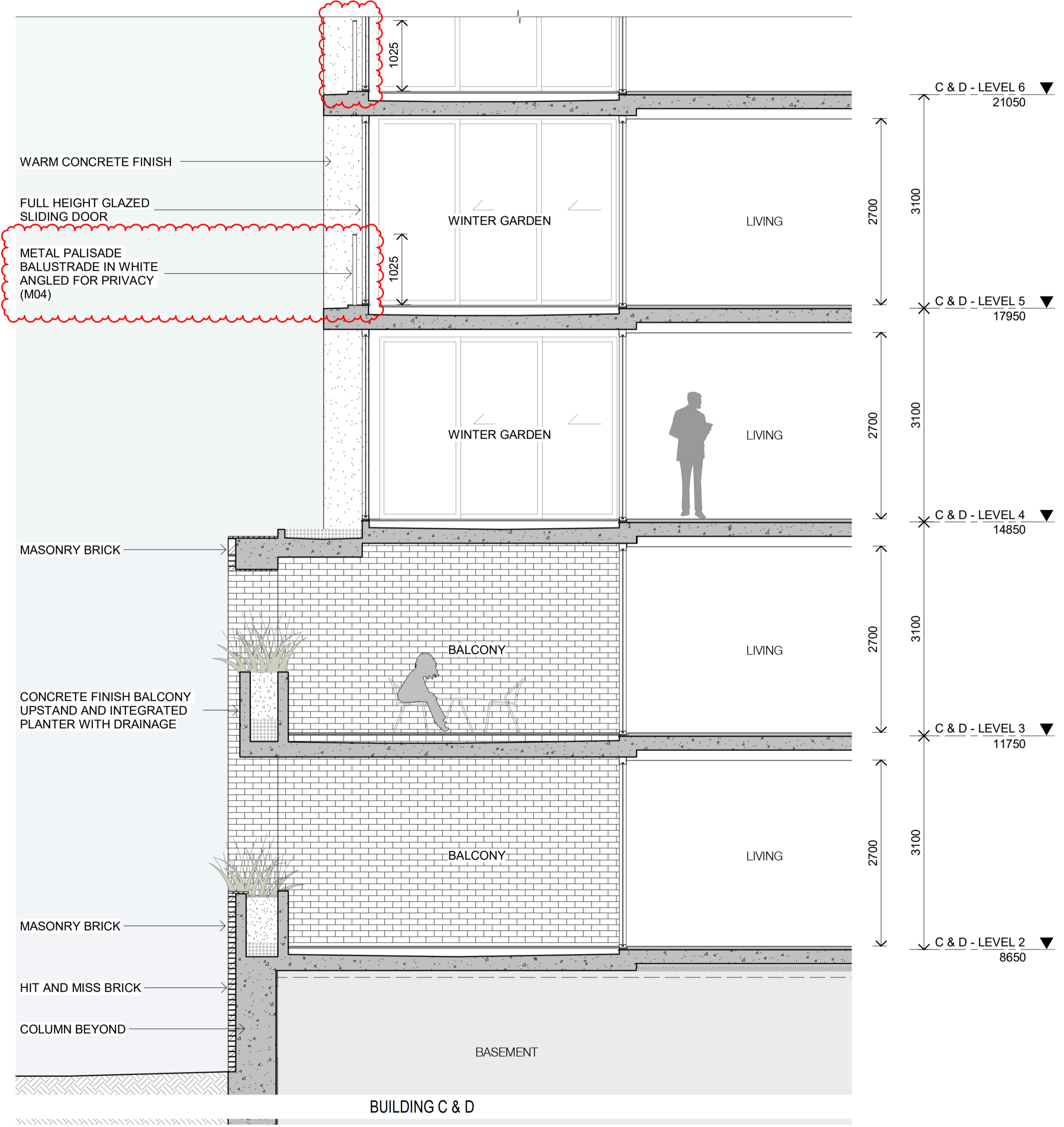
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25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
SECTION C

Date
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Sheet Size
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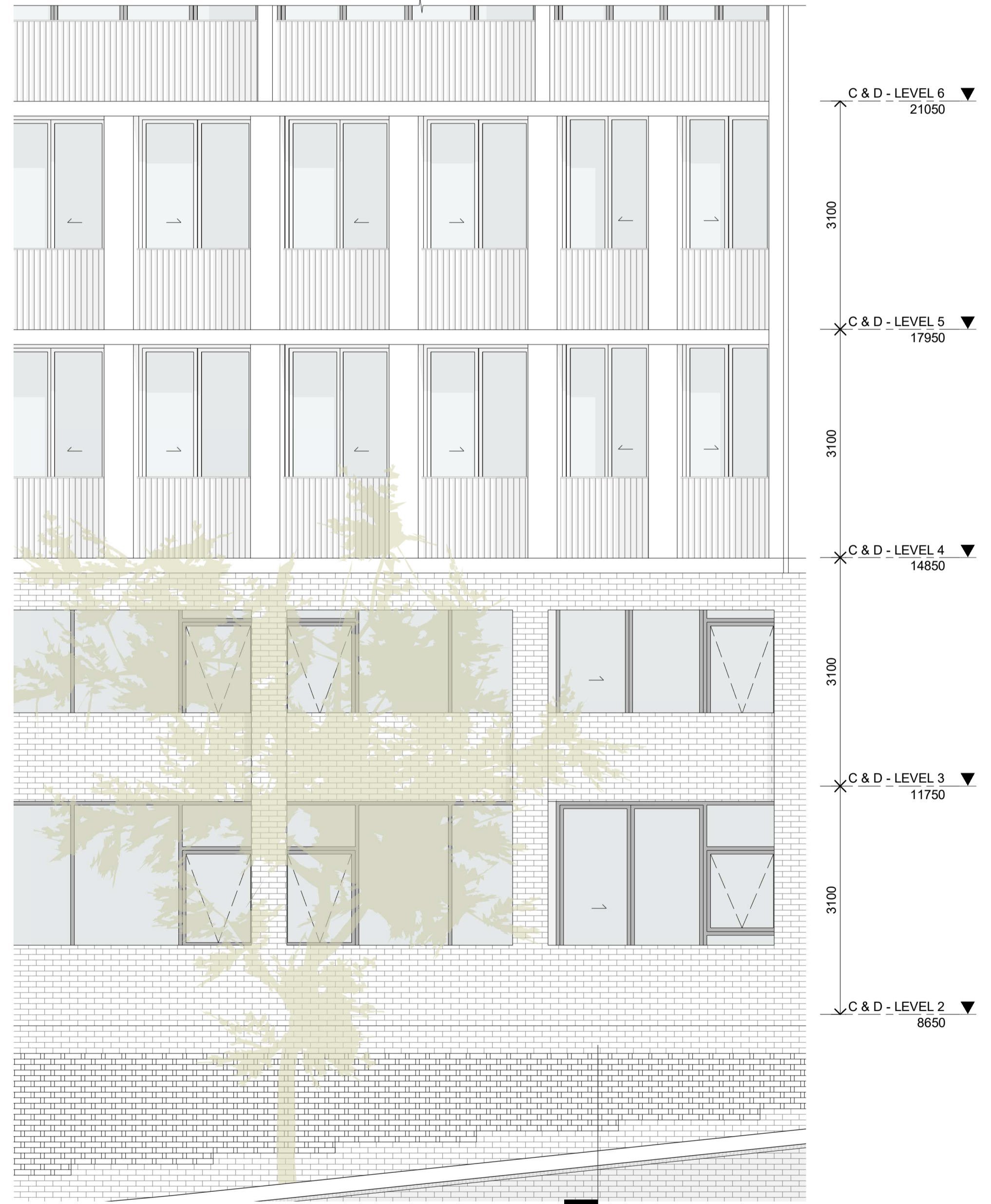
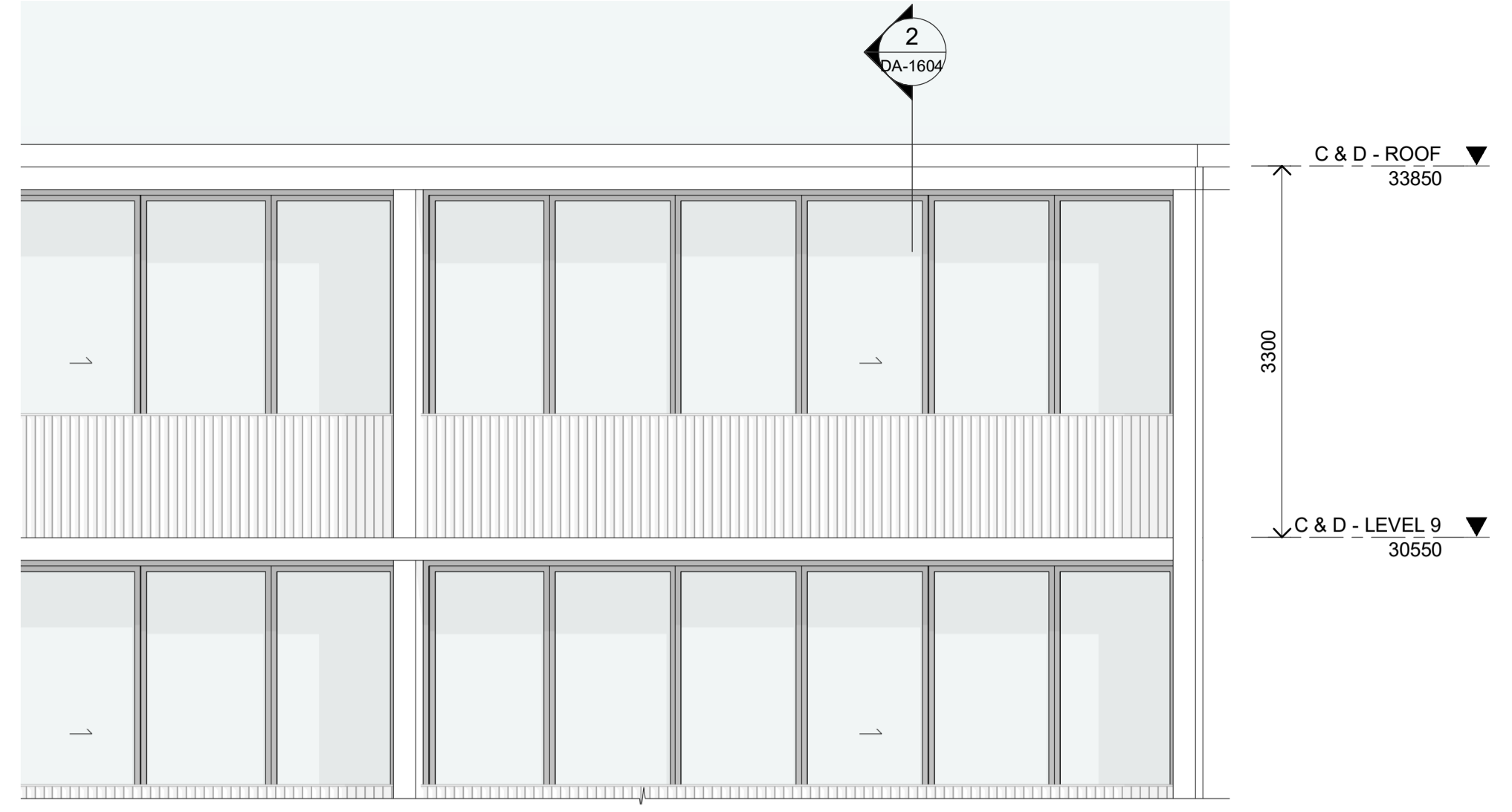
Drawn
JR
Chk.
NH
Job No.
6652
Revision
/ 26

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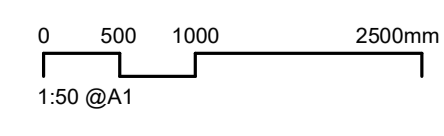


2 SECTION
BUILDING D - WEST
SCALE 1 : 50



1 ELEVATION
BUILDING D - WEST
SCALE 1 : 50

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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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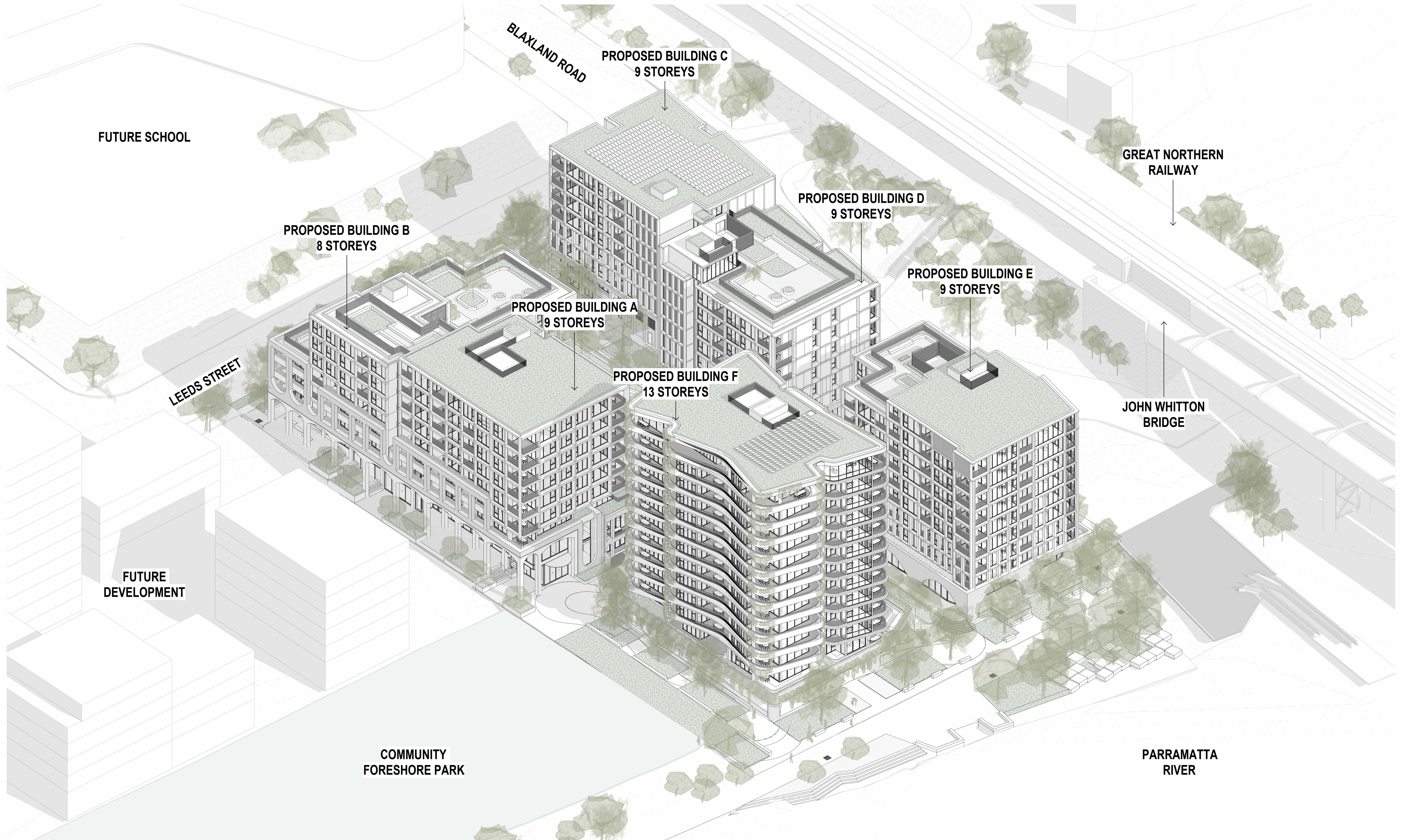
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Country: WANGAL
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Scale
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Sheet Size
@ A1
Drawn
JR
Chk.
NH
Job No.
6652
Drawing No.
DA-1604
Revision
/ 26

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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
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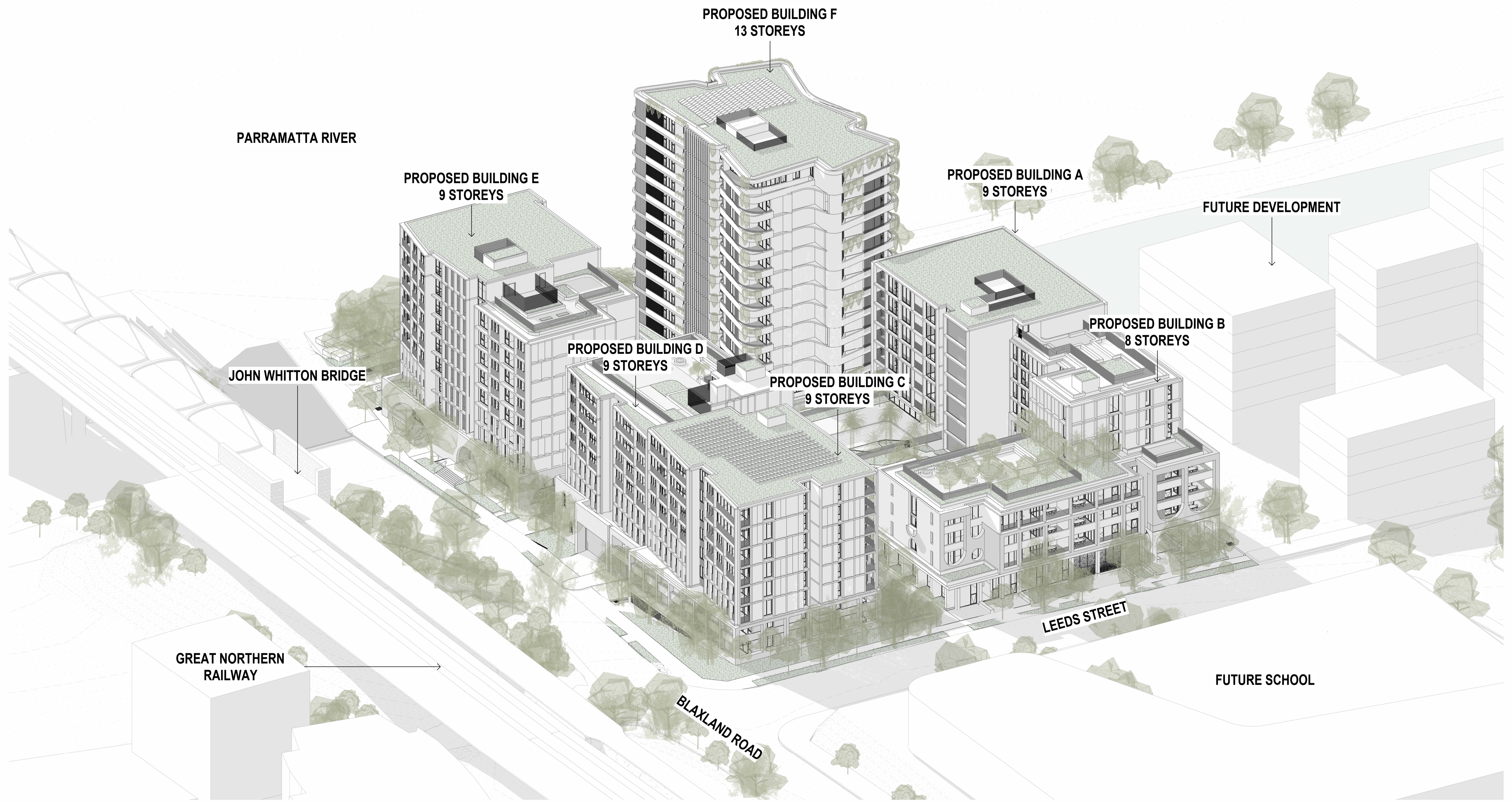
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 JR NH 6652
 Drawing No. Revision
 DA-2521 / 29

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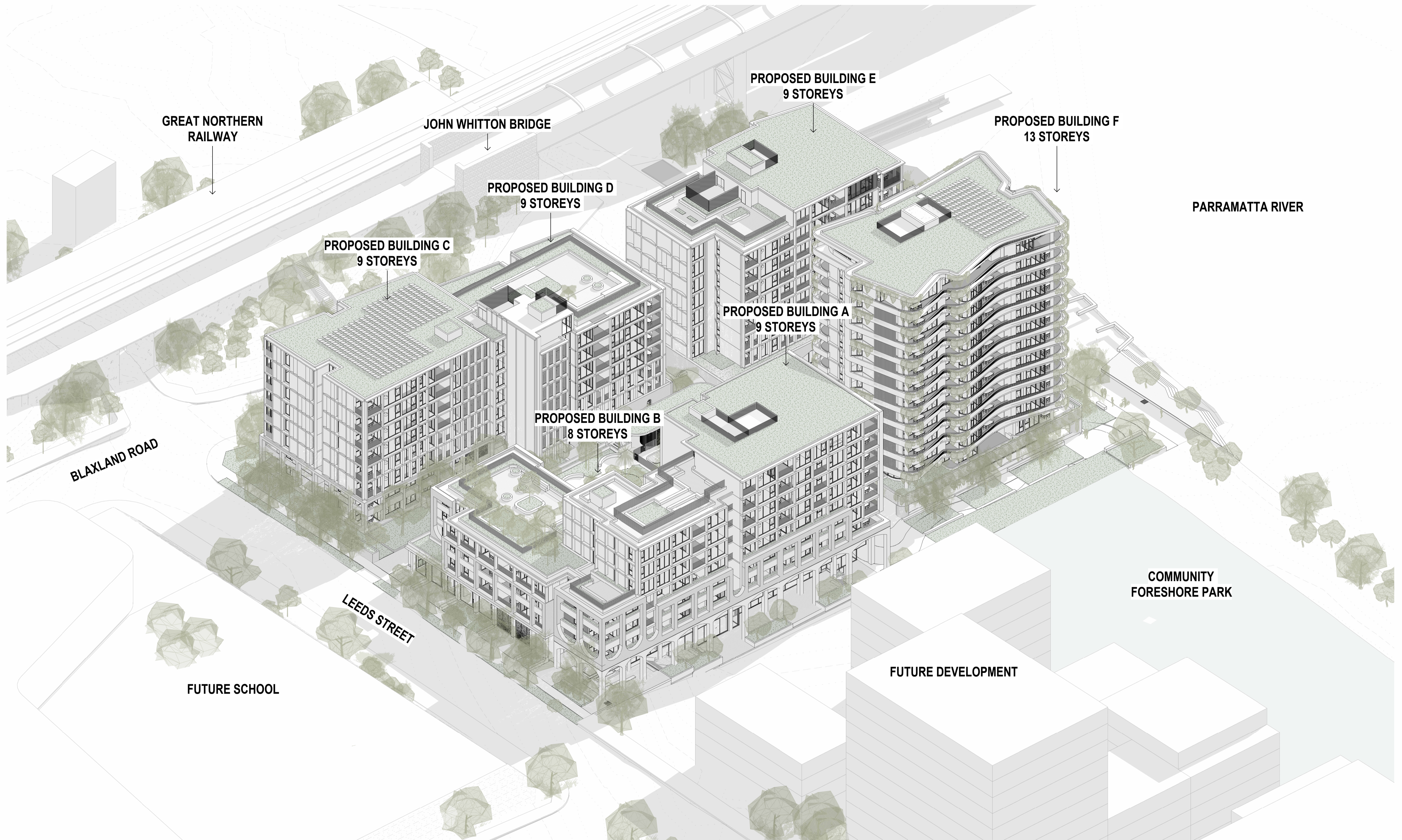
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 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 AXONOMETRIC - SOUTH

Date
 12.07.2024
 Scale
 @ A1
 Drawn
 JR
 Chk.
 NH
 Job No.
 6652
 Drawing No.
 DA-2522
 Revision
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29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client

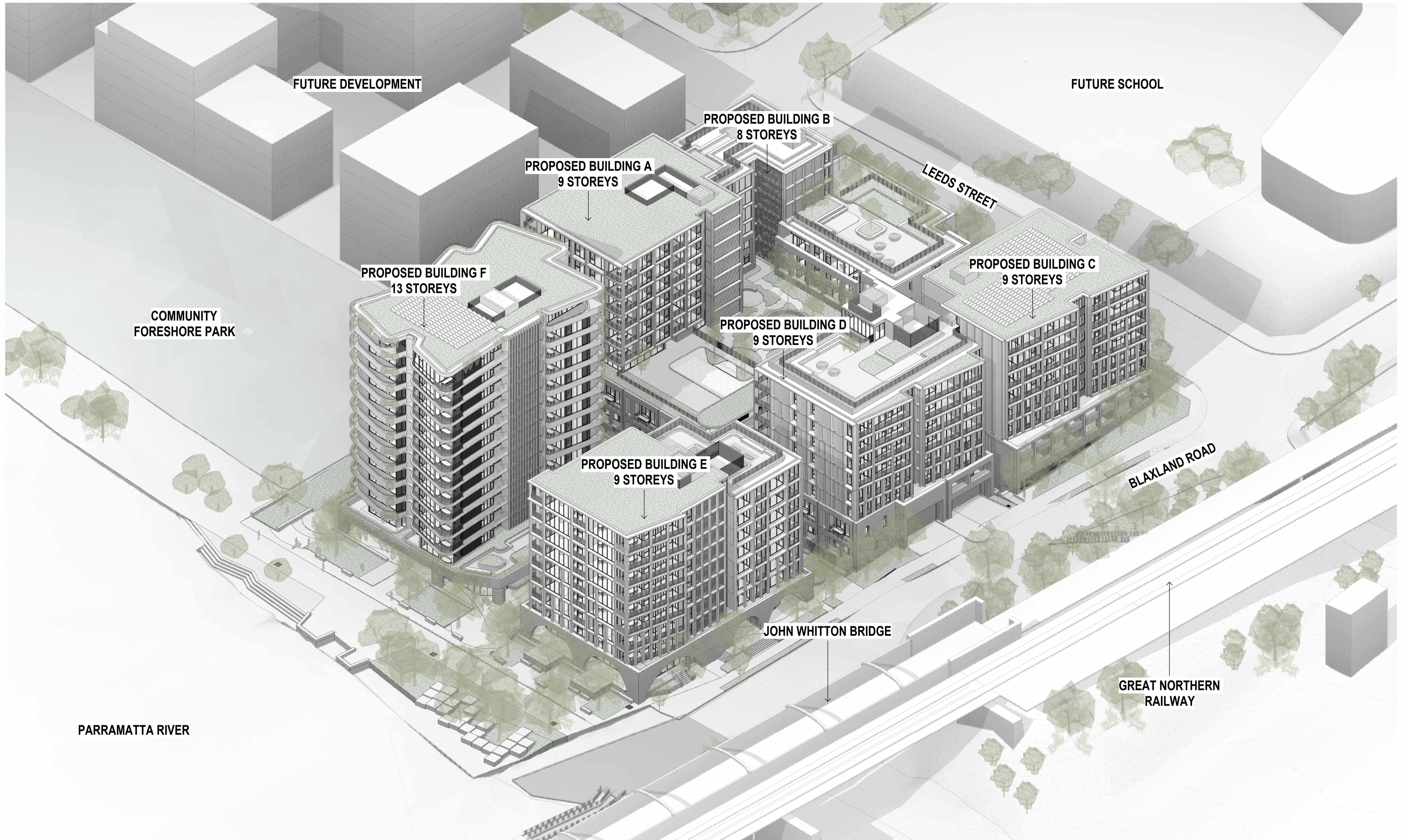
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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 AXONOMETRIC - EAST

Date
 12.07.2024
 Scale
 @ A1
 Drawing No.
 JR
 Chk.
 NH
 Drawing Name
 DA-2523

Sheet Size
 @ A1
 Job No.
 6652
 Revision
 / 29
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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
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 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 AXONOMETRIC - WEST

Date
 12.07.2024
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 Job No.
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 Drawing No.
 DA-2524
 Revision
 / 29

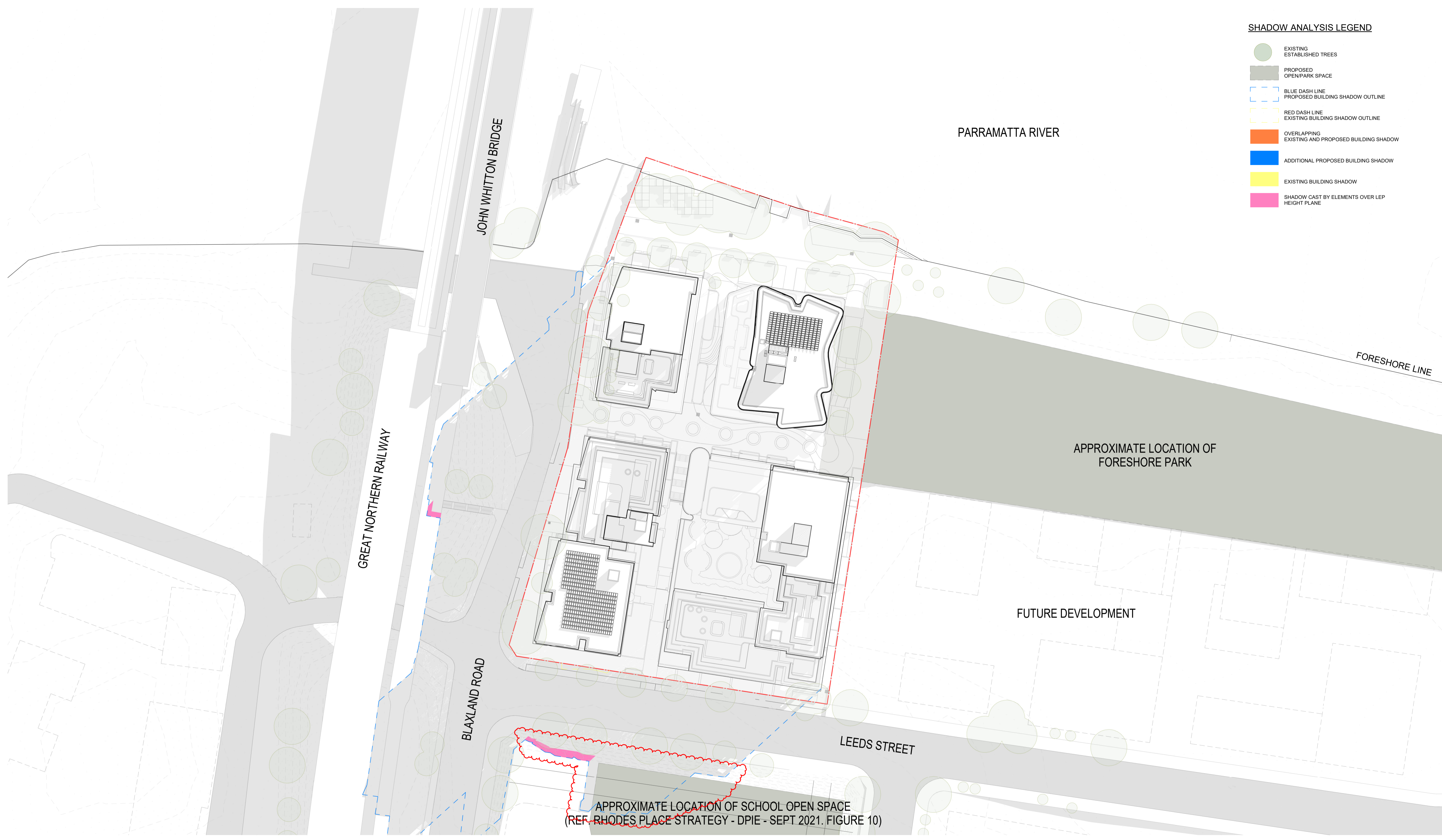
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SHADOW ANALYSIS LEGEND

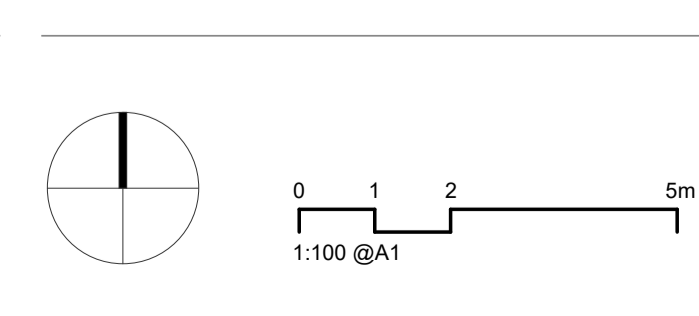
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- PROPOSED OPEN/PARK SPACE
- BLUE DASH LINE PROPOSED BUILDING SHADOW OUTLINE
- RED DASH LINE EXISTING BUILDING SHADOW OUTLINE
- OVERLAPPING EXISTING AND PROPOSED BUILDING SHADOW
- ADDITIONAL PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- SHADOW CAST BY ELEMENTS OVER LEP HEIGHT PLANE



SHADOW DIAGRAMS (WINTER SOLSTICE) 830AM

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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client	Project
Billbergia creating communities®	25-27 LEEDS STREET 25-27 LEEDS STREET, RHODES Country: WANGAL

Client: Billbergia
Project: 25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name: SHADOW DIAGRAMS (WINTER SOLSTICE) 830AM

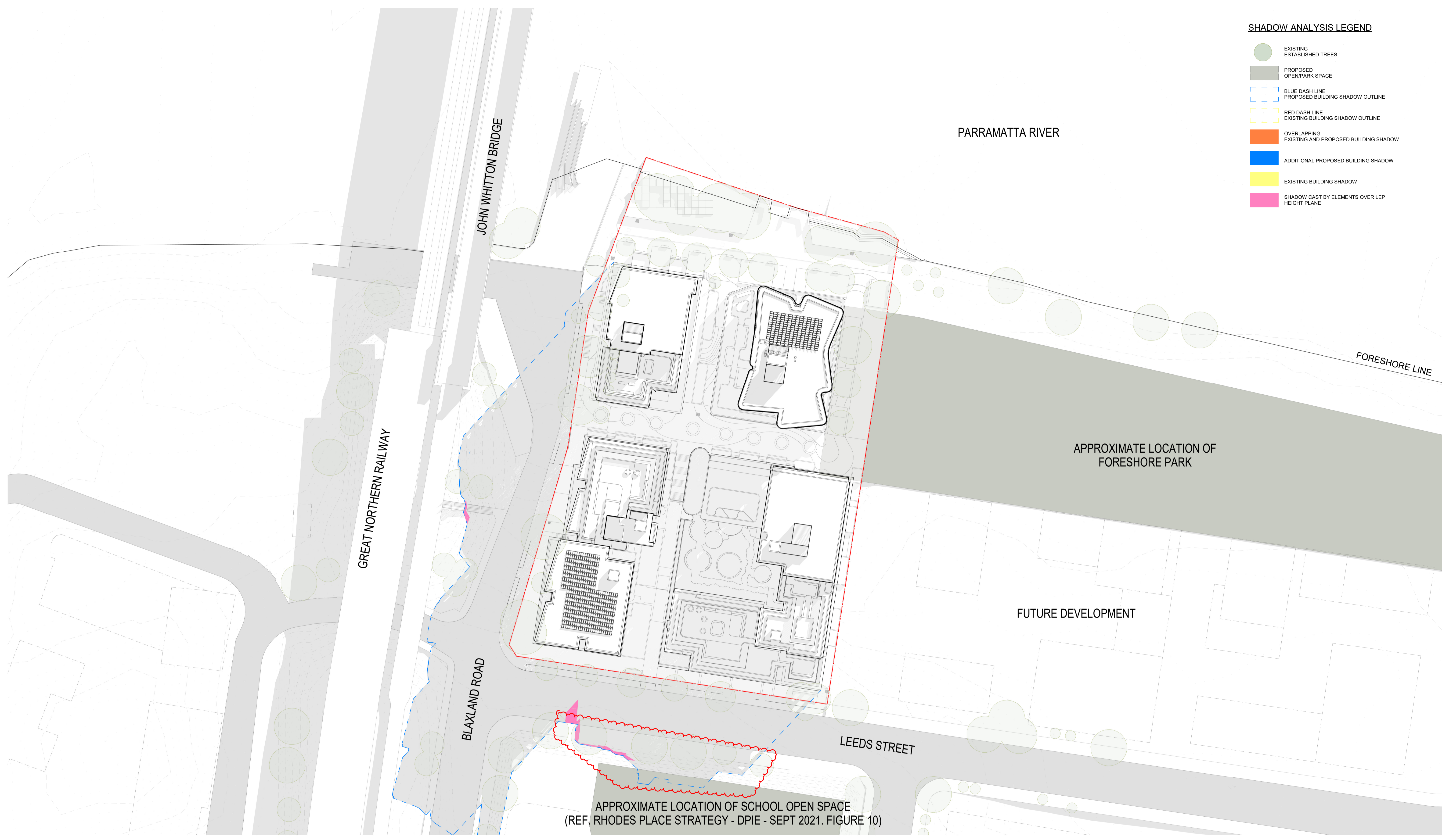
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Drawn: JR
Chk: NH
Job No: 6652
Revision: / 26

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SHADOW ANALYSIS LEGEND

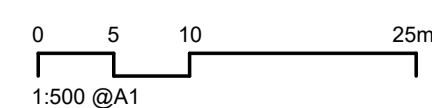
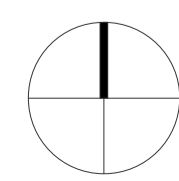
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- RED DASH LINE EXISTING BUILDING SHADOW OUTLINE
- OVERLAPPING EXISTING AND PROPOSED BUILDING SHADOW
- ADDITIONAL PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- SHADOW CAST BY ELEMENTS OVER LEP HEIGHT PLANE



SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM

Date

13.03.2024
Drawn: JR
Chk: NH
Drawing No: DA-6012

Scale

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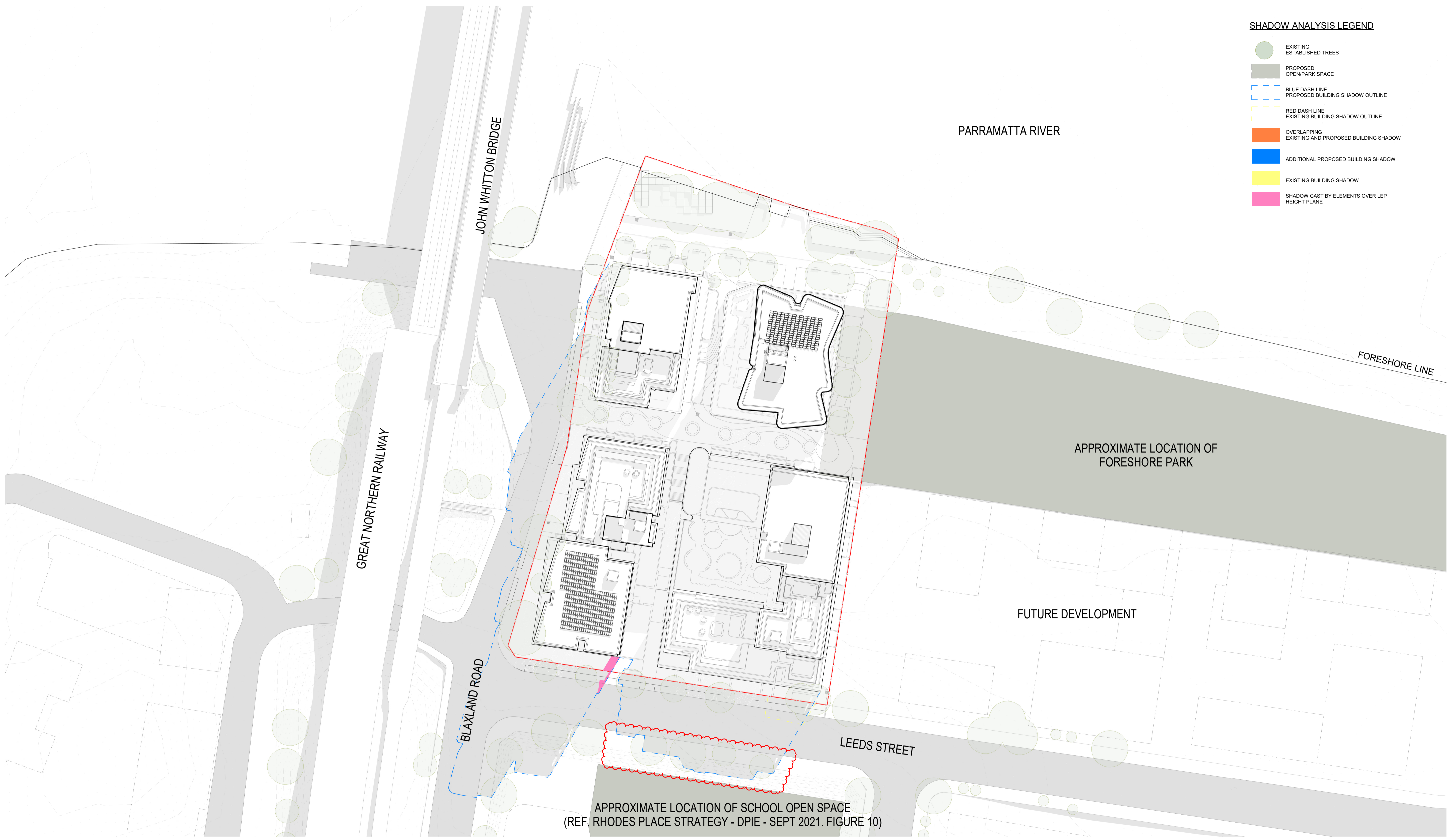
Sheet Size

@ A1
Job No: 6652
Revision: / 26

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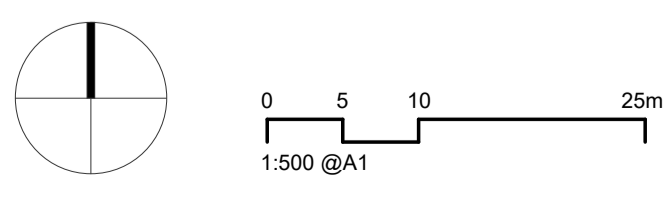
SHADOW ANALYSIS LEGEND

- EXISTING ESTABLISHED TREES
- PROPOSED OPEN/PARK SPACE
- BLUE DASH LINE PROPOSED BUILDING SHADOW OUTLINE
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SHADOW DIAGRAMS (WINTER SOLSTICE) 10AM

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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 SHADOW DIAGRAMS (WINTER SOLSTICE) 10AM

Date	Scale	Sheet Size
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JR	NH	6652
Drawing No.		Revision
DA-6013		/ 26

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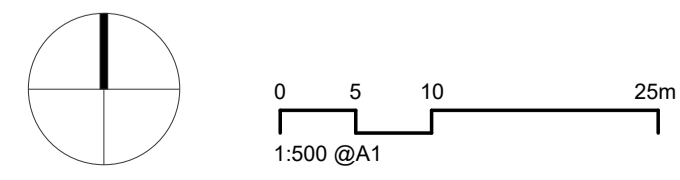




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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL

Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 11AM

Date

13.03.2024

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Sheet Size

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JR

Chk.

NH

Job No.

6652

Drawing No.

DA-6014

Revision

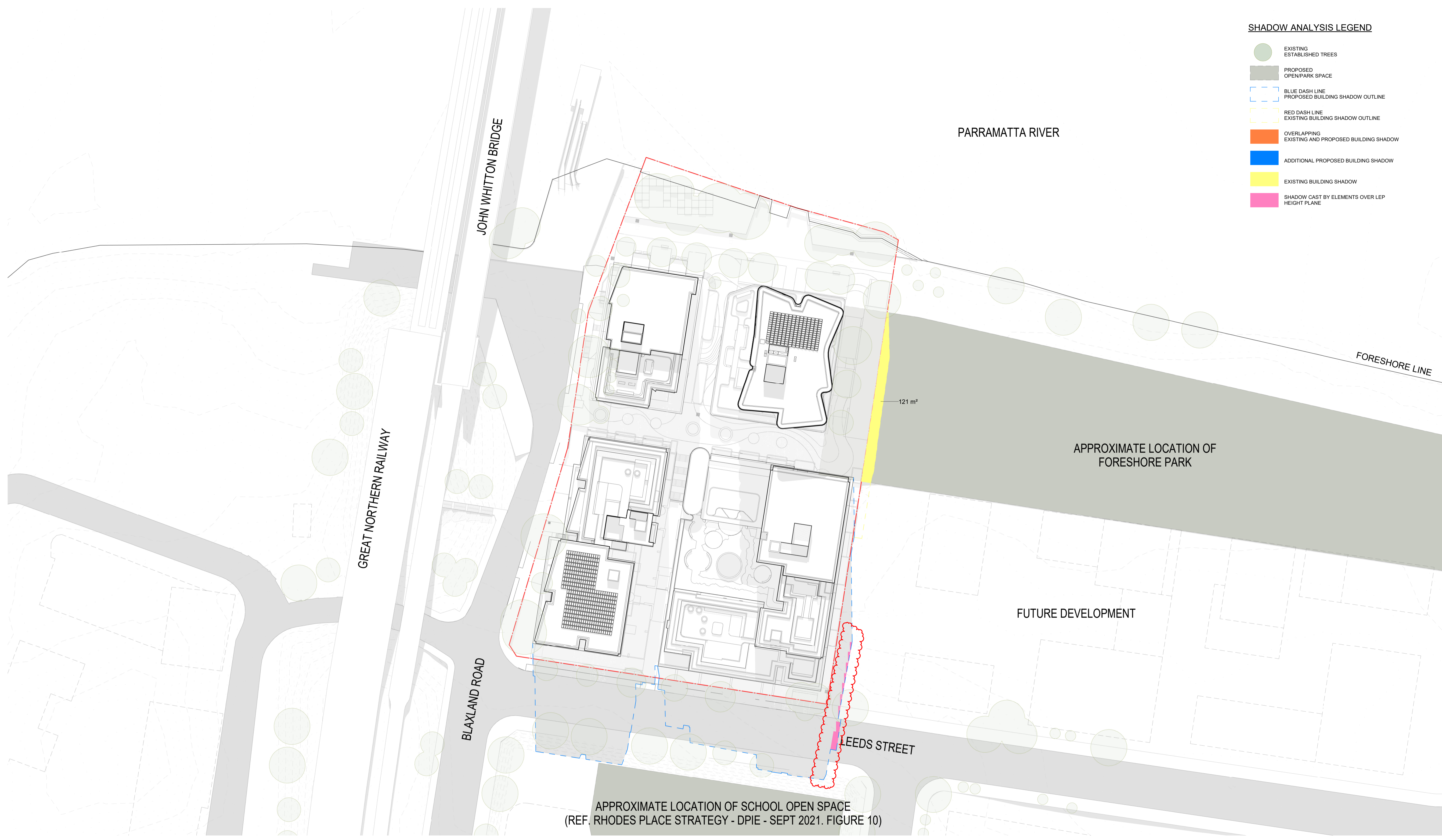
/ 26

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SHADOW ANALYSIS LEGEND

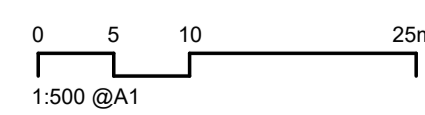
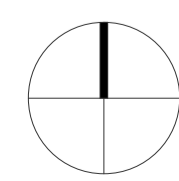
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- PROPOSED OPEN/PARK SPACE
- BLUE DASH LINE PROPOSED BUILDING SHADOW OUTLINE
- RED DASH LINE EXISTING BUILDING SHADOW OUTLINE
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- EXISTING BUILDING SHADOW
- SHADOW CAST BY ELEMENTS OVER LEP HEIGHT PLANE



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21	30.05.2023	DA ISSUE	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL

Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 12PM

Date

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Sheet Size

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Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

DA-6015

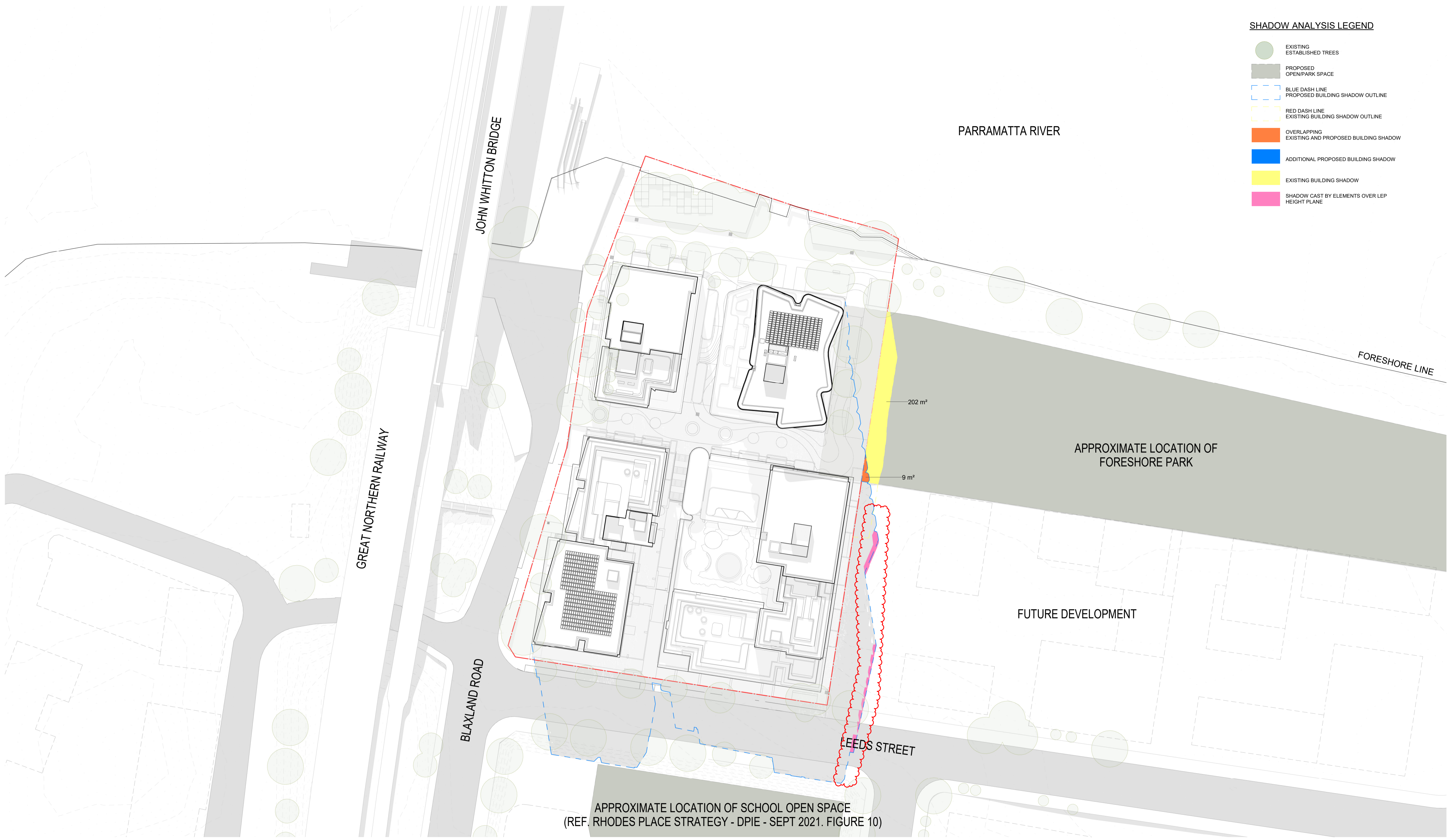
Revision

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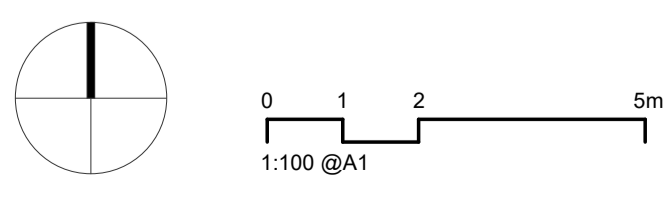
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- EXISTING ESTABLISHED TREES
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24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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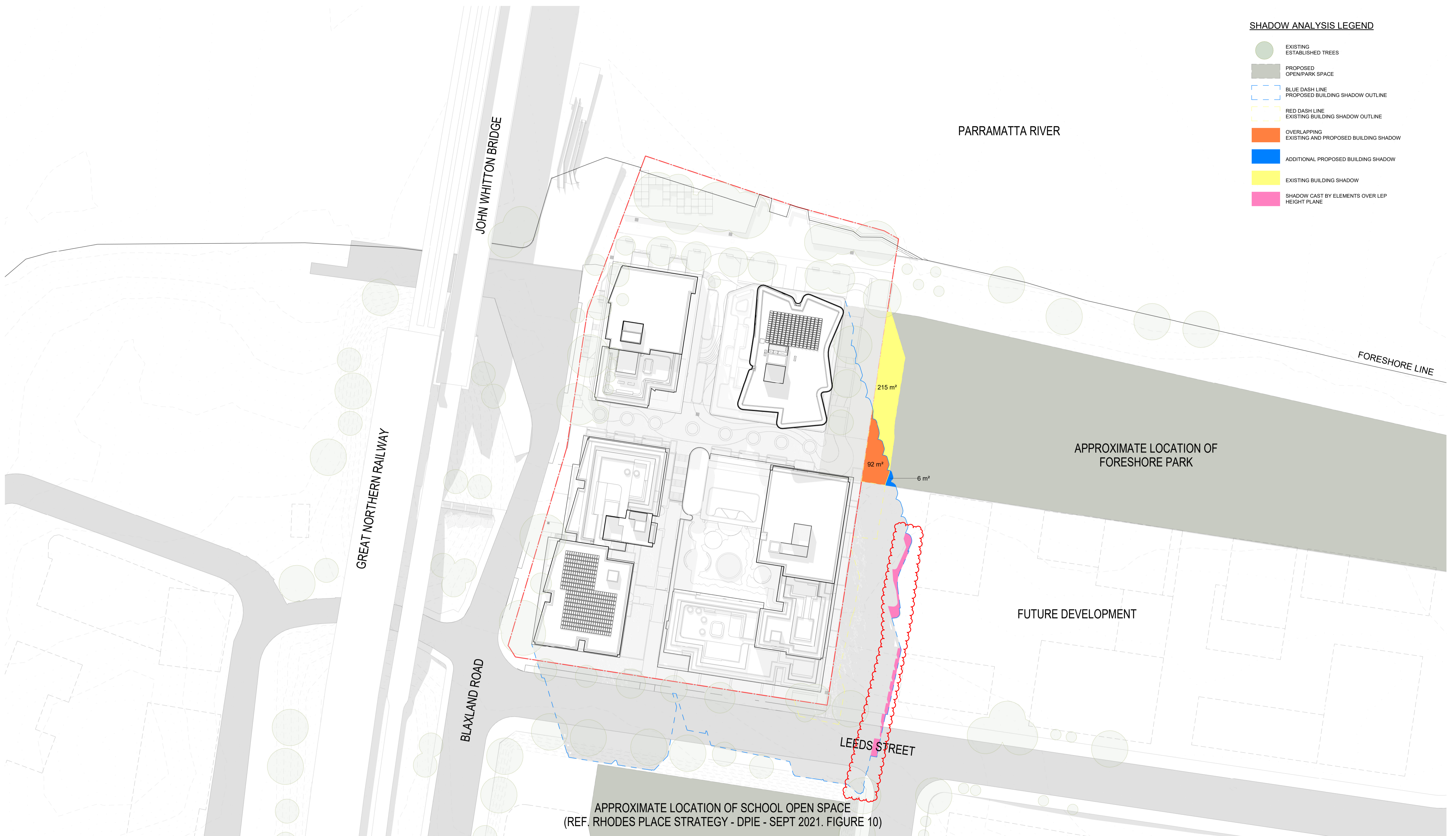
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 25-27 LEEDS STREET, RHODES
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JR	NH	6652
Drawing No.	Revision	
DA-6016	/ 26	

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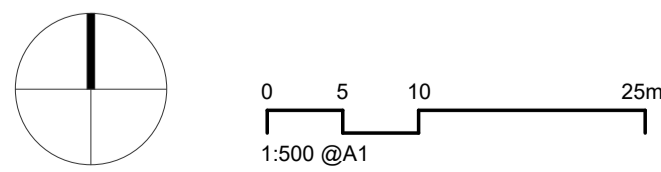
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SHADOW DIAGRAMS (WINTER SOLSTICE) 1PM

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Client

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Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL

Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 1PM

Date

13.03.2024

Scale

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Sheet Size

@ A1

Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

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/ 26

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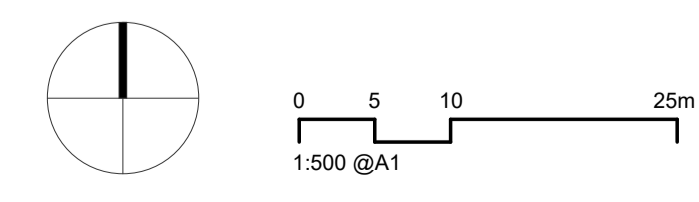
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SHADOW DIAGRAMS (WINTER SOLSTICE) 2PM

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Client

Project
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 Country: WANGAL
 Drawing Name
 SHADOW DIAGRAMS (WINTER SOLSTICE) 2PM

Date
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 Drawn
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 Drawing No.
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Scale
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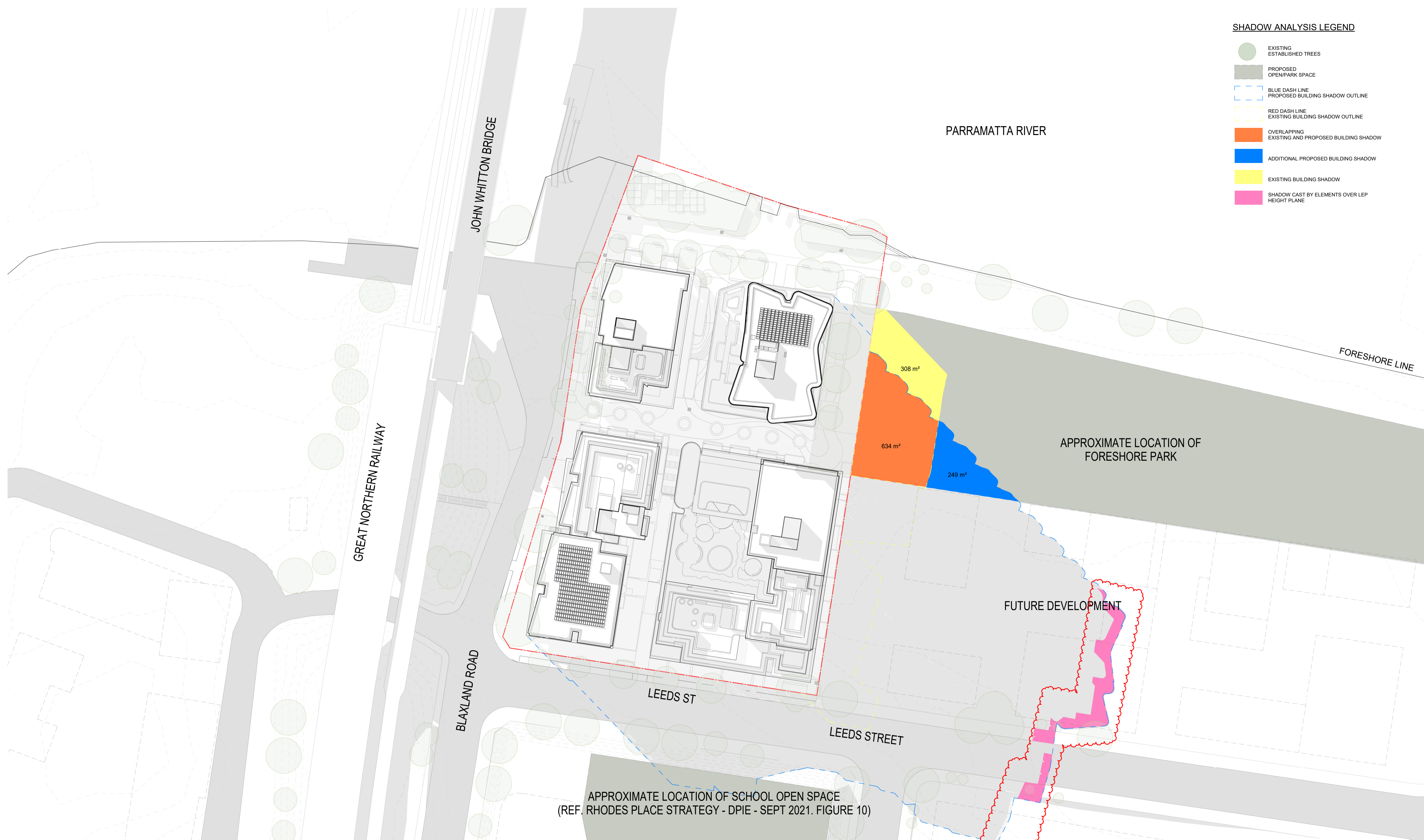
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 6652
 Revision
 / 26

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SHADOW ANALYSIS LEGEND

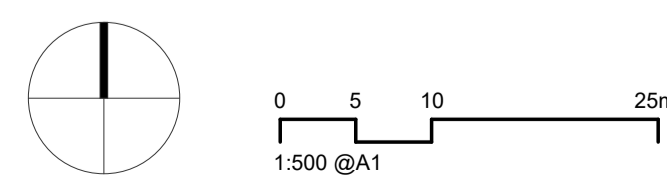
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SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM

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26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM

Date	Scale	Sheet Size
13.03.2024	1 : 500	@ A1
Drawn	Chk.	Job No.
JR	NH	6652
Drawing No.		Revision
DA-6019		/ 26

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SUN VIEW - 21-Jun-20 - 9AM



SUN VIEW - 21-Jun-20 - 10AM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client



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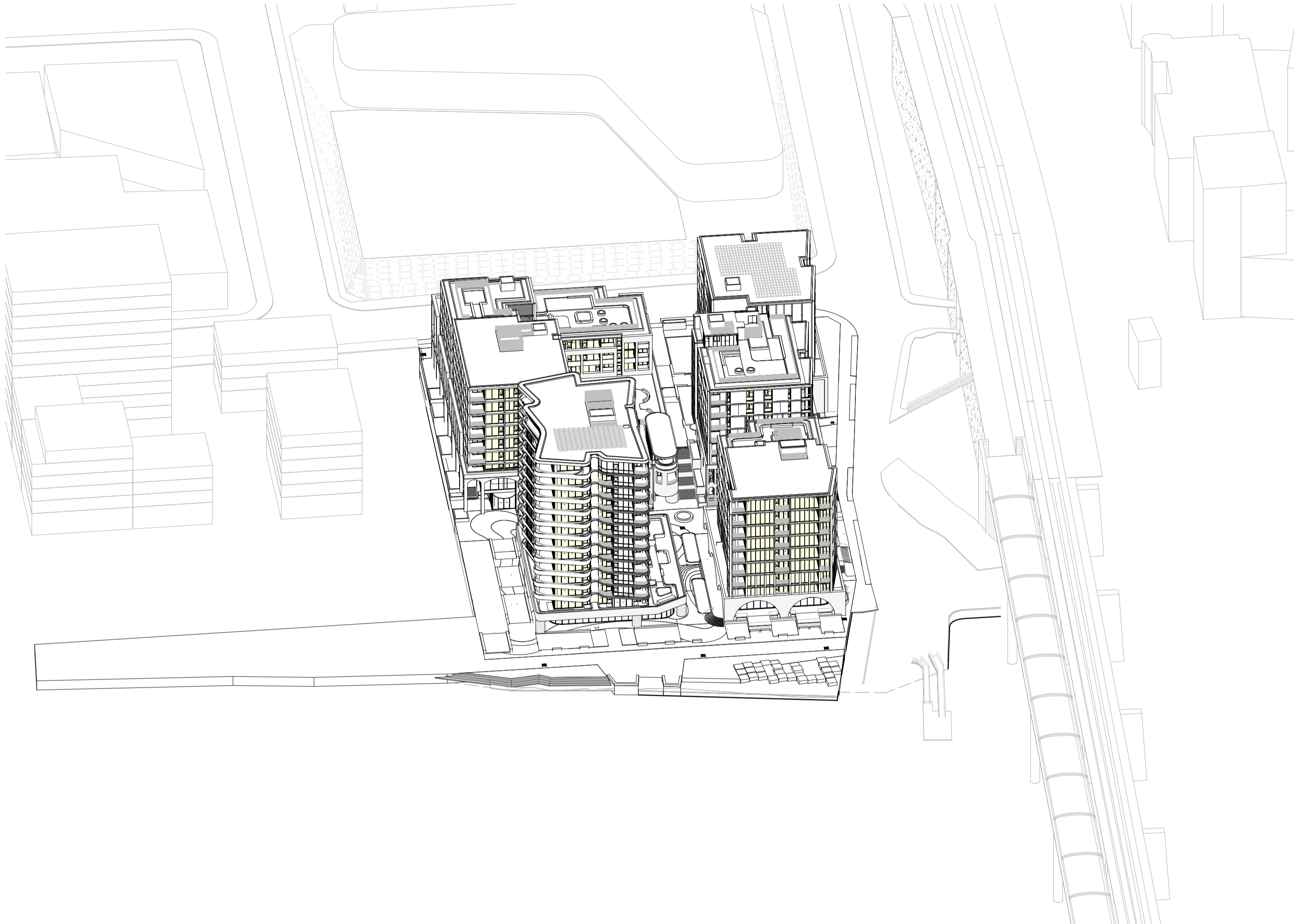
Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
VIEW FROM THE SUN (WINTER SOLSTICE) 9AM/10AM

Date	Scale	Sheet Size
13.03.2024		@ A1
Drawn	Chk.	Job No.
JR	NH	6652
Drawing No.		Revision
DA-6020		/ 26

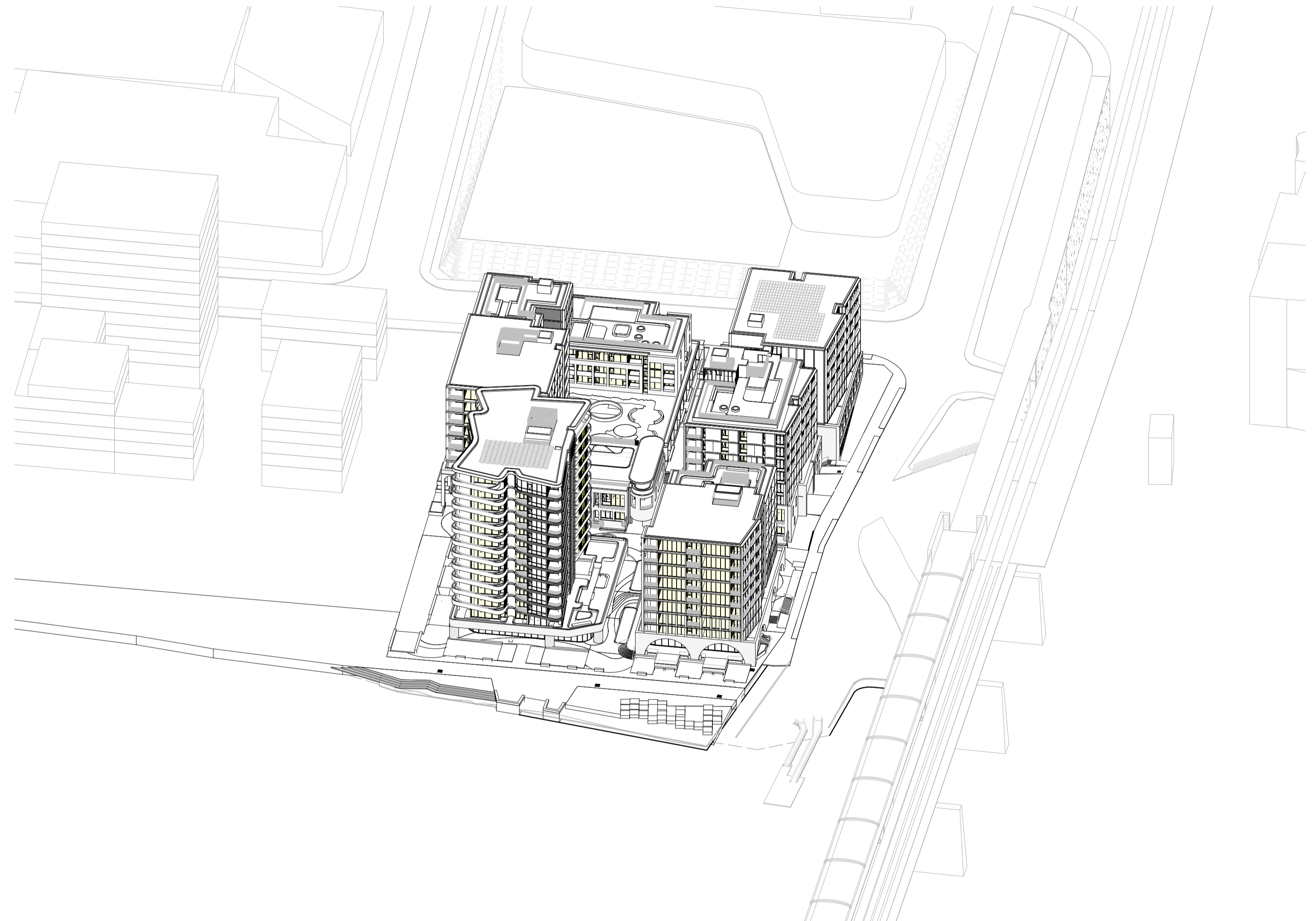
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SUN VIEW - 21-Jun-20 - 11AM



SUN VIEW - 21-Jun-20 - 12NN

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16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
VIEW FROM THE SUN (WINTER SOLSTICE) 11AM/12NN

Date	Scale	Sheet Size
13.03.2024		@ A1
Drawn	Chk.	Job No.
JR	NH	6652
Drawing No.		Revision
DA-6021		/ 26

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SUN VIEW - 21-Jun-20 - 1PM



SUN VIEW - 21-Jun-20 - 2PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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10	22.12.2022	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL

Drawing Name
VIEW FROM THE SUN (WINTER SOLSTICE) 1PM/2PM

Date	Scale	Sheet Size
13.03.2024		@ A1
Drawn	Chk.	Job No.
JR	NH	6652
Drawing No.		Revision
DA-6022		/ 26

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Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL

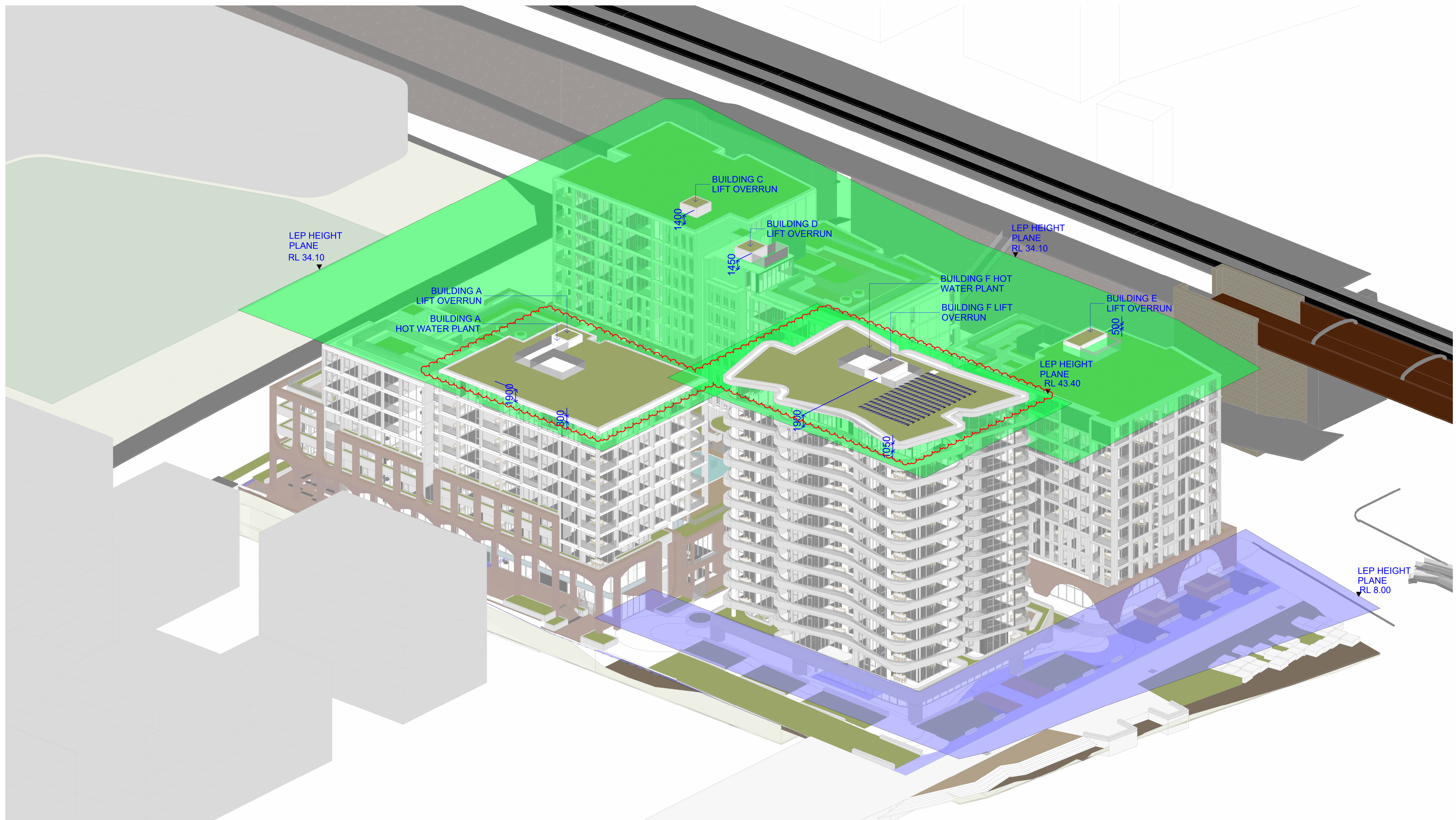
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VIEW FROM THE SUN (WINTER SOLSTICE) 3PM

Date	Scale	Sheet Size
13.03.2024		@ A1
Drawn	Chk.	Job No.
JR	NH	6652
Drawing No.		Revision
DA-6023		/ 26

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH

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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 HEIGHT PLANE DIAGRAM

Date
 12.07.2024

Scale
 @ A1

Drawn
 JR


Chk.
 NH

Job No.
 6652

Drawing No.
 DA-6041

Revision
 / 29

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PLAN
GROUND FLOOR GFA

SCALE 1 : 1250



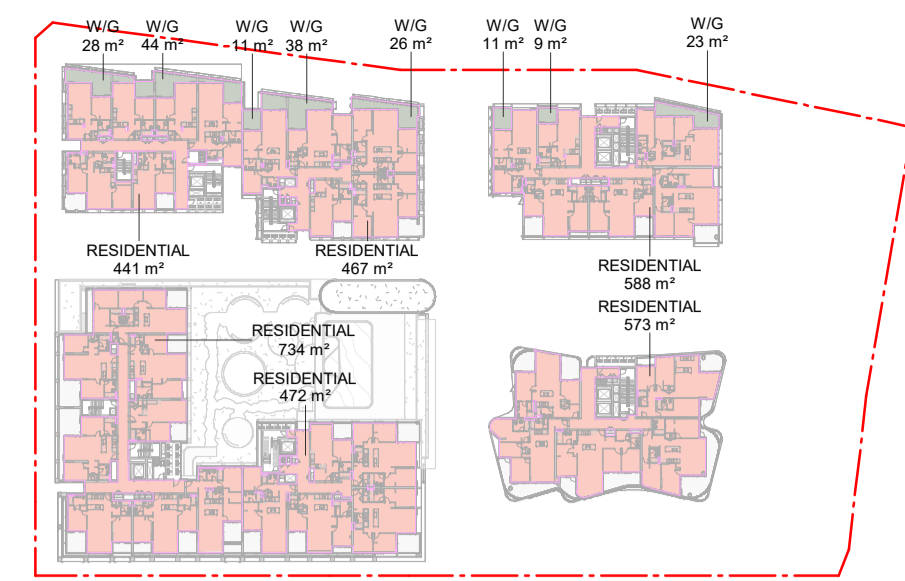
PLAN
LEVEL 02 GFA

SCALE 1 : 1250



PLAN
LEVEL 03 GFA

SCALE 1 : 1250



PLAN
LEVEL 04 GFA

SCALE 1 : 1250



PLAN
LEVEL 05 GFA

SCALE 1 : 1250



PLAN
LEVEL 06 GFA

SCALE 1 : 1250



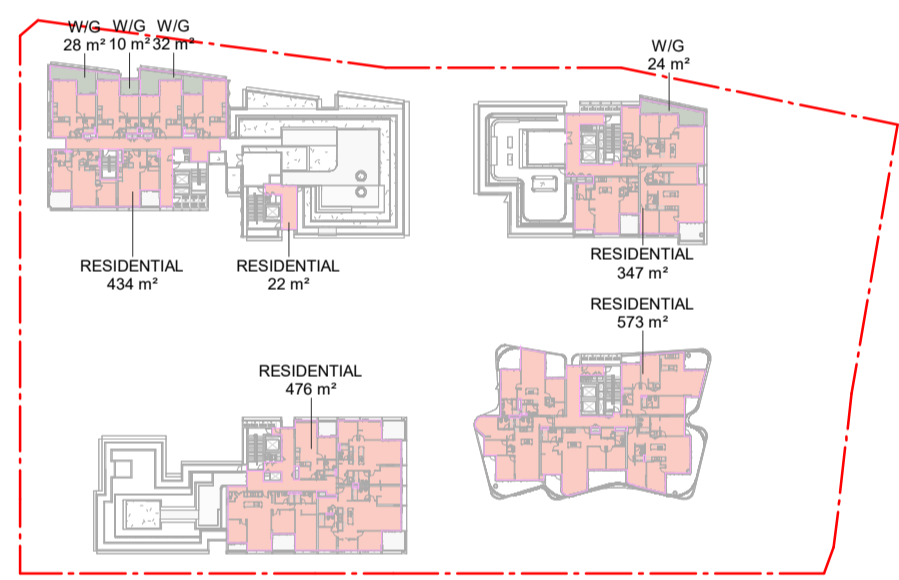
PLAN
LEVEL 07 GFA

SCALE 1 : 1250



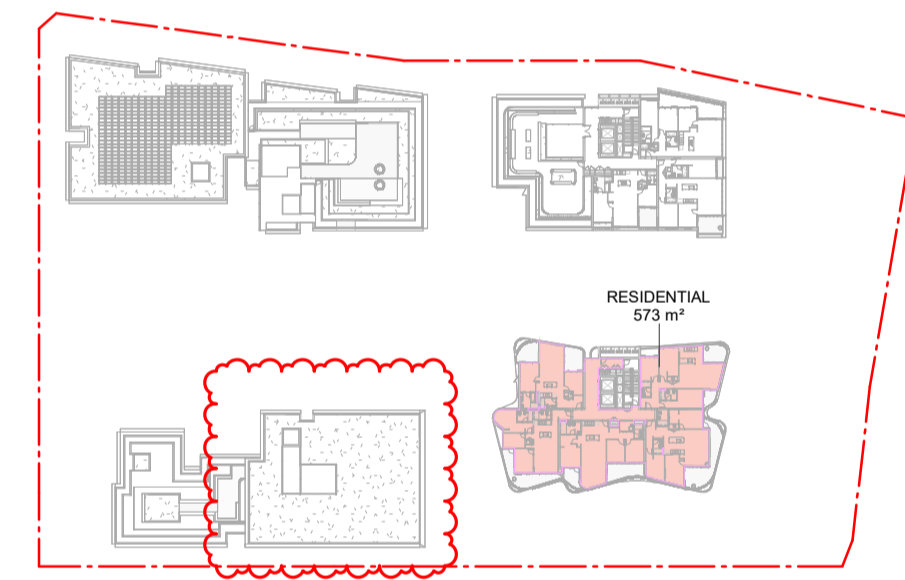
PLAN
LEVEL 08 GFA

SCALE 1 : 1250



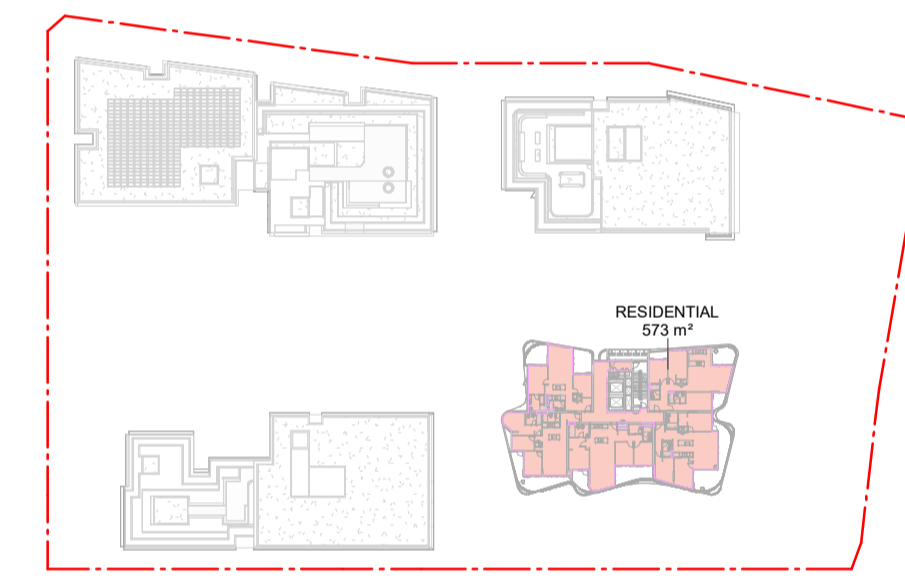
PLAN
LEVEL 09 GFA

SCALE 1 : 1250



PLAN
LEVEL 10 GFA

SCALE 1 : 1250



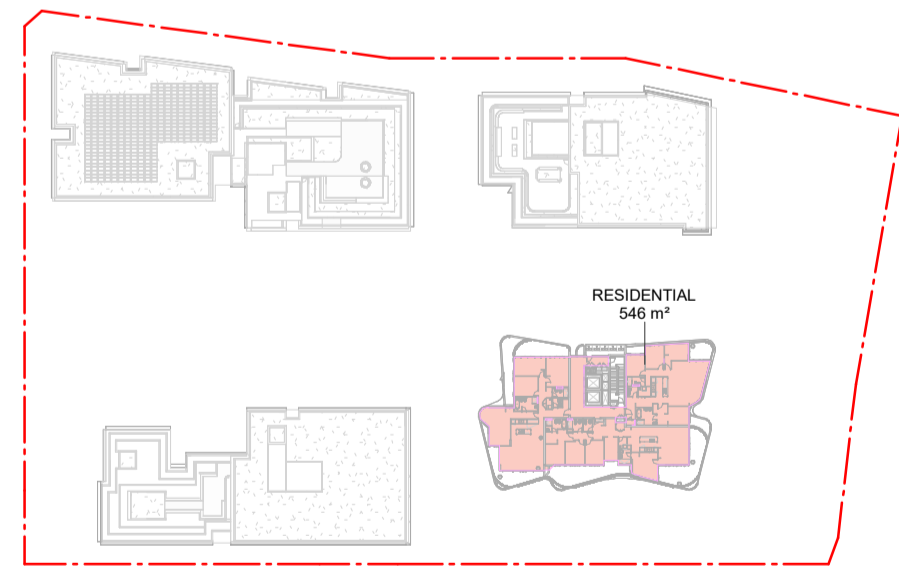
PLAN
LEVEL 11 GFA

SCALE 1 : 1250



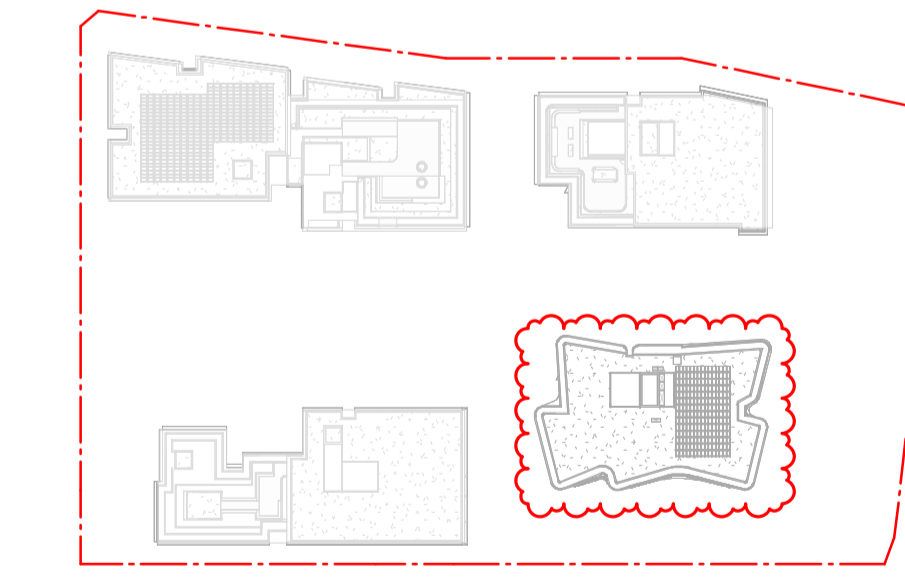
PLAN
LEVEL 12 GFA

SCALE 1 : 1250



PLAN
LEVEL 13 GFA

SCALE 1 : 1250



PLAN
ROOF GFA

SCALE 1 : 1250

AREA SCHEDULE (GFA BY LEVEL)		
Area	Level	Comments
RESIDENTIAL - A		
238.4 m ²	A & B - GROUND	RESIDENTIAL - A
144.0 m ²	A & B - LEVEL 2	RESIDENTIAL - A
416.0 m ²	A & B - LEVEL 3	RESIDENTIAL - A
471.6 m ²	A & B - LEVEL 4	RESIDENTIAL - A
471.6 m ²	A & B - LEVEL 5	RESIDENTIAL - A
475.3 m ²	A & B - LEVEL 6	RESIDENTIAL - A
474.4 m ²	A & B - LEVEL 7	RESIDENTIAL - A
474.4 m ²	A & B - LEVEL 8	RESIDENTIAL - A
475.6 m ²	A & B - LEVEL 9	RESIDENTIAL - A
3641.2 m ²		
RESIDENTIAL - B		
82.2 m ²	A & B - LEVEL 2	RESIDENTIAL - B
740.4 m ²	A & B - LEVEL 3	RESIDENTIAL - B
734.4 m ²	A & B - LEVEL 4	RESIDENTIAL - B
734.4 m ²	A & B - LEVEL 5	RESIDENTIAL - B
239.3 m ²	A & B - LEVEL 6	RESIDENTIAL - B
240.5 m ²	A & B - LEVEL 7	RESIDENTIAL - B
240.5 m ²	A & B - LEVEL 8	RESIDENTIAL - B
3011.9 m ²		
RESIDENTIAL - C		
434.0 m ²	C & D - LEVEL 2	RESIDENTIAL - C
442.7 m ²	C & D - LEVEL 3	RESIDENTIAL - C
440.5 m ²	C & D - LEVEL 4	RESIDENTIAL - C
440.5 m ²	C & D - LEVEL 5	RESIDENTIAL - C
440.5 m ²	C & D - LEVEL 6	RESIDENTIAL - C
440.5 m ²	C & D - LEVEL 7	RESIDENTIAL - C
440.5 m ²	C & D - LEVEL 8	RESIDENTIAL - C
455.7 m ²	C & D - LEVEL 9	RESIDENTIAL - C
3534.9 m ²		

AREA SCHEDULE (GFA BY LEVEL)		
Area	Level	Comments
RESIDENTIAL - D		
167.6 m ²	C & D - GROUND	RESIDENTIAL - D
400.2 m ²	C & D - LEVEL 2	RESIDENTIAL - D
468.3 m ²	C & D - LEVEL 3	RESIDENTIAL - D
467.2 m ²	C & D - LEVEL 4	RESIDENTIAL - D
467.2 m ²	C & D - LEVEL 5	RESIDENTIAL - D
467.2 m ²	C & D - LEVEL 6	RESIDENTIAL - D
467.2 m ²	C & D - LEVEL 7	RESIDENTIAL - D
467.2 m ²	C & D - LEVEL 8	RESIDENTIAL - D
3372.0 m ²		
RESIDENTIAL - E		
41.5 m ²	E - GROUND	RESIDENTIAL - E
587.5 m ²	E - LEVEL 2	RESIDENTIAL - E
587.5 m ²	E - LEVEL 3	RESIDENTIAL - E
587.5 m ²	E - LEVEL 4	RESIDENTIAL - E
587.5 m ²	E - LEVEL 5	RESIDENTIAL - E
587.5 m ²	E - LEVEL 6	RESIDENTIAL - E
587.5 m ²	E - LEVEL 7	RESIDENTIAL - E
587.5 m ²	E - LEVEL 8	RESIDENTIAL - E
347.1 m ²	E - LEVEL 9	RESIDENTIAL - E
4501.3 m ²		
RESIDENTIAL - F		
133.3 m ²	F - GROUND	RESIDENTIAL - F
444.4 m ²	F - LEVEL 2	RESIDENTIAL - F
572.6 m ²	F - LEVEL 3	RESIDENTIAL - F
572.6 m ²	F - LEVEL 4	RESIDENTIAL - F
572.6 m ²	F - LEVEL 5	RESIDENTIAL - F
572.6 m ²	F - LEVEL 6	RESIDENTIAL - F
572.6 m ²	F - LEVEL 7	RESIDENTIAL - F

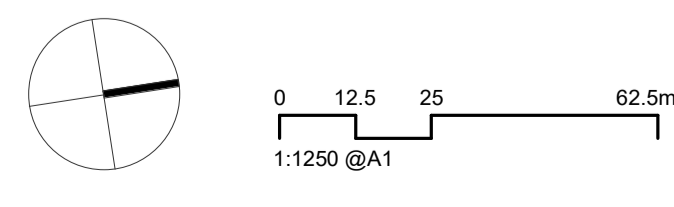
AREA SCHEDULE (GFA BY LEVEL)		
Area	Level	Comments
RESIDENTIAL - F		
572.6 m ²	F - LEVEL 8	RESIDENTIAL - F
572.6 m ²	F - LEVEL 9	RESIDENTIAL - F
572.6 m ²	F - LEVEL 10	RESIDENTIAL - F
572.6 m ²	F - LEVEL 11	RESIDENTIAL - F
572.6 m ²	F - LEVEL 12	RESIDENTIAL - F
545.7 m ²	F - LEVEL 13	RESIDENTIAL - F
6849.4 m ²		
RETAIL - A		
350.0 m ²	A & B - GROUND	RETAIL - A
1750.0 m ²	A & B - LEVEL 2	RETAIL - A
2100.0 m ²		
RETAIL - E		
573.2 m ²	E - GROUND	RETAIL - E
573.2 m ²		
RETAIL - F		
601.6 m ²	F - GROUND	RETAIL - F
28185.3 m ²		

AREA SCHEDULE (WINTERGARDEN)		
Area	Number	Comments
RESIDENTIAL - C		
71.9 m ²	C & D - LEVEL 4	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 5	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 6	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 7	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 8	RESIDENTIAL - C
69.2 m ²	C & D - LEVEL 9	RESIDENTIAL - C
428.7 m ²		
RESIDENTIAL - D		
63.8 m ²	C & D - LEVEL 3	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 4	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 5	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 6	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 7	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 8	RESIDENTIAL - D
436.6 m ²		
RESIDENTIAL - E		
41.9 m ²	E - LEVEL 2	RESIDENTIAL - E
41.9 m ²	E - LEVEL 3	RESIDENTIAL - E
41.9 m ²	E - LEVEL 4	RESIDENTIAL - E
41.9 m ²	E - LEVEL 5	RESIDENTIAL - E
41.9 m ²	E - LEVEL 6	RESIDENTIAL - E
41.9 m ²	E - LEVEL 7	RESIDENTIAL - E
41.9 m ²	E - LEVEL 8	RESIDENTIAL - E
23.7 m ²	E - LEVEL 9	RESIDENTIAL - E
1182.1 m ²		

AREA SCHEDULE (GFA BY LEVEL)		
Area	Level	Comments
RESIDENTIAL - C		
71.9 m ²	C & D - LEVEL 4	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 5	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 6	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 7	RESIDENTIAL - C
71.9 m ²	C & D - LEVEL 8	RESIDENTIAL - C
69.2 m ²	C & D - LEVEL 9	RESIDENTIAL - C
428.7 m ²		
RESIDENTIAL - D		
63.8 m ²	C & D - LEVEL 3	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 4	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 5	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 6	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 7	RESIDENTIAL - D
74.6 m ²	C & D - LEVEL 8	RESIDENTIAL - D
436.6 m ²		
RESIDENTIAL - E		
41.9 m ²	E - LEVEL 2	RESIDENTIAL - E
41.9 m ²	E - LEVEL 3	RESIDENTIAL - E
41.9 m ²	E - LEVEL 4	RESIDENTIAL - E
41.9 m ²	E - LEVEL 5	RESIDENTIAL - E
41.9 m ²	E - LEVEL 6	RESIDENTIAL - E
41.9 m ²	E - LEVEL 7	RESIDENTIAL - E
41.9 m ²	E - LEVEL 8	RESIDENTIAL - E
23.7 m ²	E - LEVEL 9	RESIDENTIAL - E
1182.1 m ²		

GFA OF WINTER GARDENS: 1182.1m²
TOTAL GFA EXCLUDING WINTER GARDENS: 28185.3m² **FOR APPROVAL**

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Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
11	03.02.2023	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH



Client
 Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 AREA PLANS - SHEET 01

Date
 Scale
 Sheet Size
 13.03.2024
 1 : 1250
 @ A1
 Drawn
 Chk.
 Job No.
 JR
 NH
 6652
 Drawing No.
 Revision
 DA-6101
 / 26

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PLAN
LEVEL 07 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400



PLAN
LEVEL 08 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

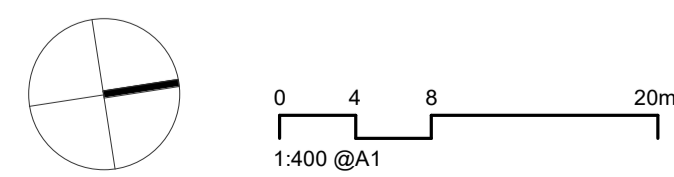
AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)	
Area	Level	Area	Level	Area	Level	Area	Level	Area	Level
RESIDENTIAL - A									
4716 m ²	A & B - GROUND	461 m ²	F - LEVEL 2	1 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
1531 m ²	A & B - LEVEL 2	2 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
883 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	6 m ²	F - LEVEL 13
25 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	3 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	3 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 3	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 4	3 m ²	F - LEVEL 3	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 5	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
397 m ²	A & B - LEVEL 10	1 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
RESIDENTIAL - B									
89 m ²	A & B - LEVEL 4	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	2 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	3 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	2 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
626 m ²	A & B - LEVEL 6	1 m ²	F - LEVEL 4	2 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
335 m ²	A & B - LEVEL 9	3 m ²	F - LEVEL 4	1 m ²	F - LEVEL 8	3 m ²	F - LEVEL 11	3 m ²	F - LEVEL 13
RESIDENTIAL - C									
613 m ²	C & D - ROOF	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	2 m ²	F - LEVEL 13
RESIDENTIAL - D									
534 m ²	C & D - LEVEL 9	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
73 m ²	C & D - ROOF	1 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
RESIDENTIAL - E									
105 m ²	E - LEVEL 2	1 m ²	F - LEVEL 5	2 m ²	F - LEVEL 9	1 m ²	F - LEVEL 12	1 m ²	F - LEVEL 13
49 m ²	E - LEVEL 2	1 m ²	F - LEVEL 5	2 m ²	F - LEVEL 9	3 m ²	F - LEVEL 12	2 m ²	F - LEVEL 13
242 m ²	E - LEVEL 9	3 m ²	F - LEVEL 5	1 m ²	F - LEVEL 9	2 m ²	F - LEVEL 12	20 m ²	F - LEVEL 13
481 m ²	E - ROOF	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	2 m ²	F - LEVEL 13	2 m ²	F - LEVEL 13
		2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13	1 m ²	F - LEVEL 13

LANDSCAPE REPLACEMENT AREA SUMMARY

TOTAL SITE AREA: 11692.4m²
 REQUIRED "LANDSCAPE REPLACEMENT" AREA (100%): 11692.4m²
 TOTAL "LANDSCAPE REPLACEMENT" AREA: 11947m²

DCP CONTROL C23.
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 - Public open space, through site links within the site boundary.

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
10	22.12.2022	FOR INFORMATION	JR	NH
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16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH



PLAN
LEVEL 09 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

Client

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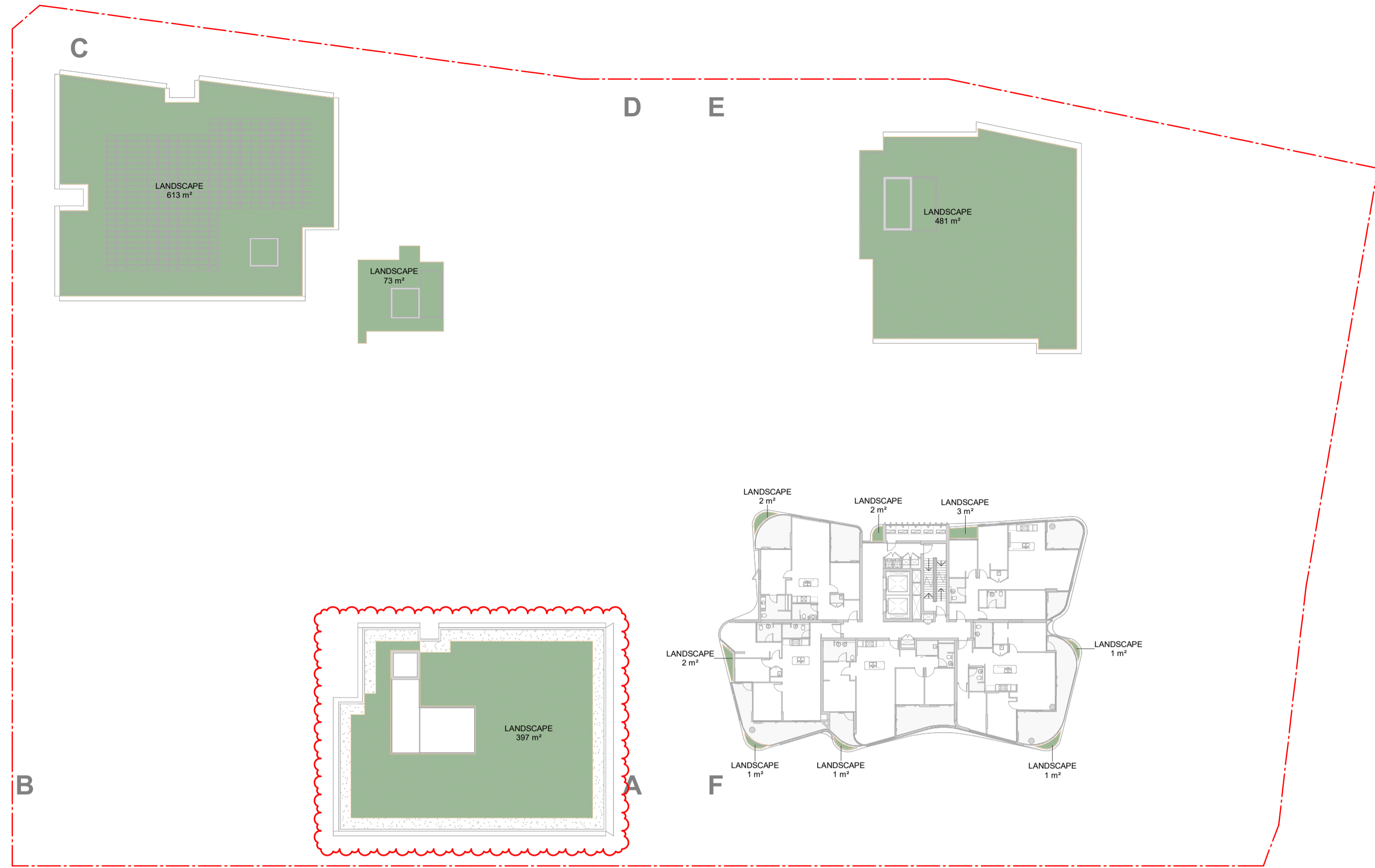
Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 LANDSCAPE REPLACEMENT
 DIAGRAMS - SHEET 03

Date
 13.03.2024
 Scale
 1 : 400
 Sheet Size
 @ A1
 Drawn
 JR
 Chk.
 NH
 Job No.
 6652
 Revision
 / 26

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PLAN
LEVEL 10 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

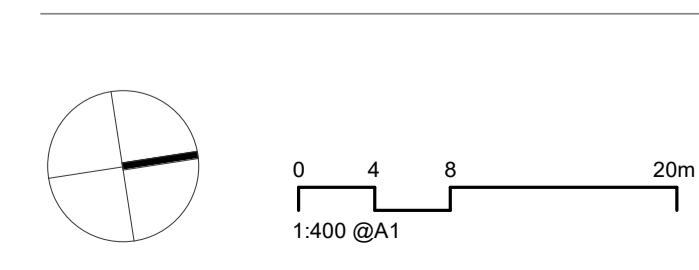


PLAN
LEVEL 11 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

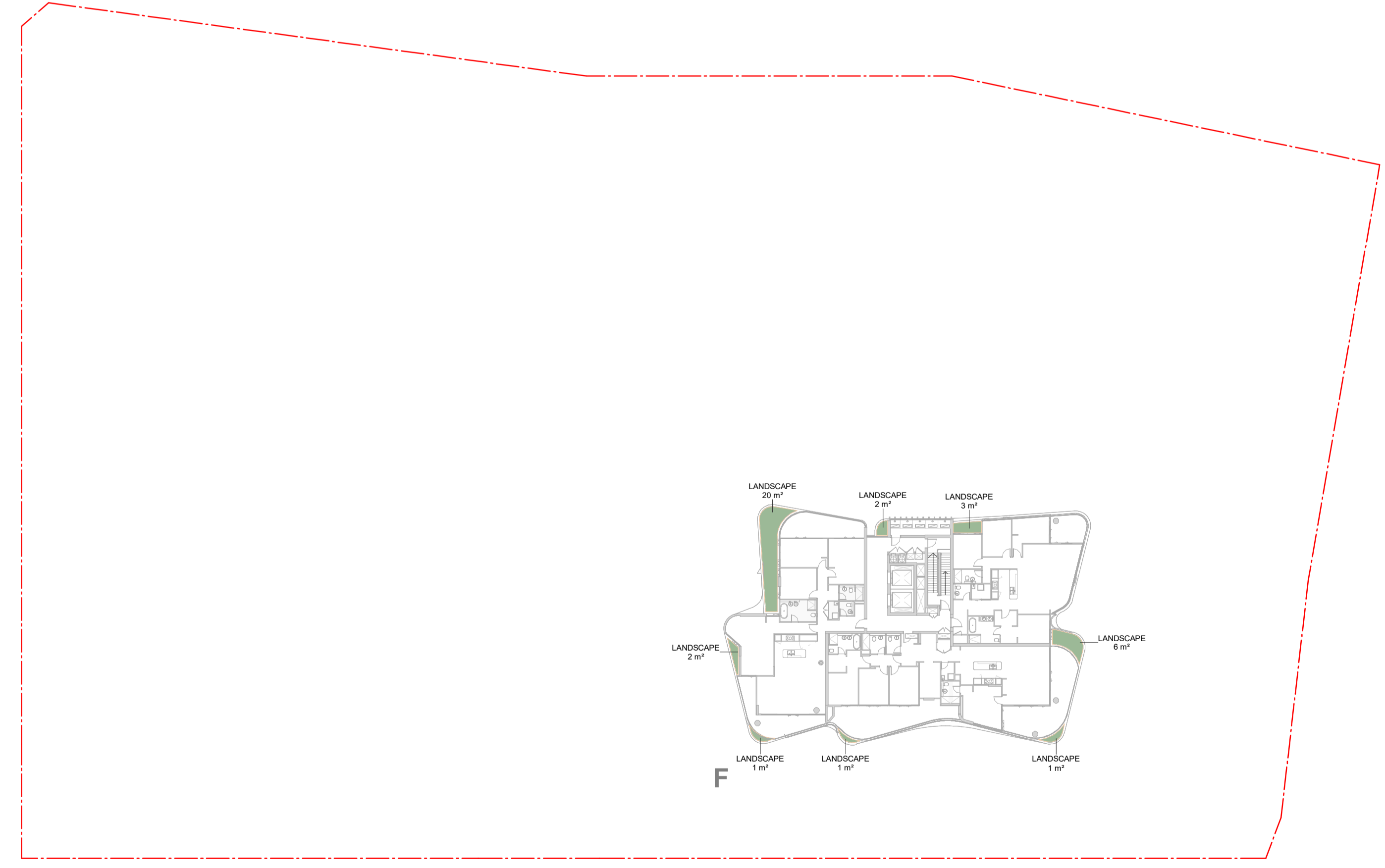
AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)	
Area	Level	Area	Level	Area	Level	Area	Level	Area	Level
RESIDENTIAL - A									
4716 m ²	A & B - GROUND	461 m ²	F - LEVEL 2	1 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
1531 m ²	A & B - LEVEL 2	2 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
883 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	6 m ²	F - LEVEL 13
25 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	3 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 3	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 4	3 m ²	F - LEVEL 3	2 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 5	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
397 m ²	A & B - LEVEL 10	1 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
RESIDENTIAL - B									
89 m ²	A & B - LEVEL 4	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	2 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	3 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	2 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
626 m ²	A & B - LEVEL 6	1 m ²	F - LEVEL 4	2 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
335 m ²	A & B - LEVEL 9	3 m ²	F - LEVEL 4	1 m ²	F - LEVEL 8	3 m ²	F - LEVEL 11	3 m ²	F - LEVEL 13
RESIDENTIAL - C									
613 m ²	C & D - ROOF	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	2 m ²	F - LEVEL 13
RESIDENTIAL - D									
534 m ²	C & D - LEVEL 9	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	1 m ²	F - LEVEL 12	1 m ²	F - LEVEL 13
73 m ²	C & D - ROOF	1 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	3 m ²	F - LEVEL 12	1 m ²	F - LEVEL 13
RESIDENTIAL - E									
105 m ²	E - LEVEL 2	1 m ²	F - LEVEL 5	2 m ²	F - LEVEL 9	1 m ²	F - LEVEL 12	2 m ²	F - LEVEL 13
49 m ²	E - LEVEL 2	1 m ²	F - LEVEL 5	2 m ²	F - LEVEL 9	3 m ²	F - LEVEL 12	2 m ²	F - LEVEL 13
242 m ²	E - LEVEL 9	3 m ²	F - LEVEL 5	1 m ²	F - LEVEL 9	2 m ²	F - LEVEL 13	20 m ²	F - LEVEL 13
481 m ²	E - ROOF	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	2 m ²	F - LEVEL 13	2 m ²	F - LEVEL 13
		2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13	1 m ²	F - LEVEL 13

LANDSCAPE REPLACEMENT AREA SUMMARY
 TOTAL SITE AREA: 11692.4m²
 REQUIRED "LANDSCAPE REPLACEMENT" AREA (100%): 11692.4m²
TOTAL "LANDSCAPE REPLACEMENT" AREA: 11947m²

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16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH



PLAN
LEVEL 12-13 LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004


Client

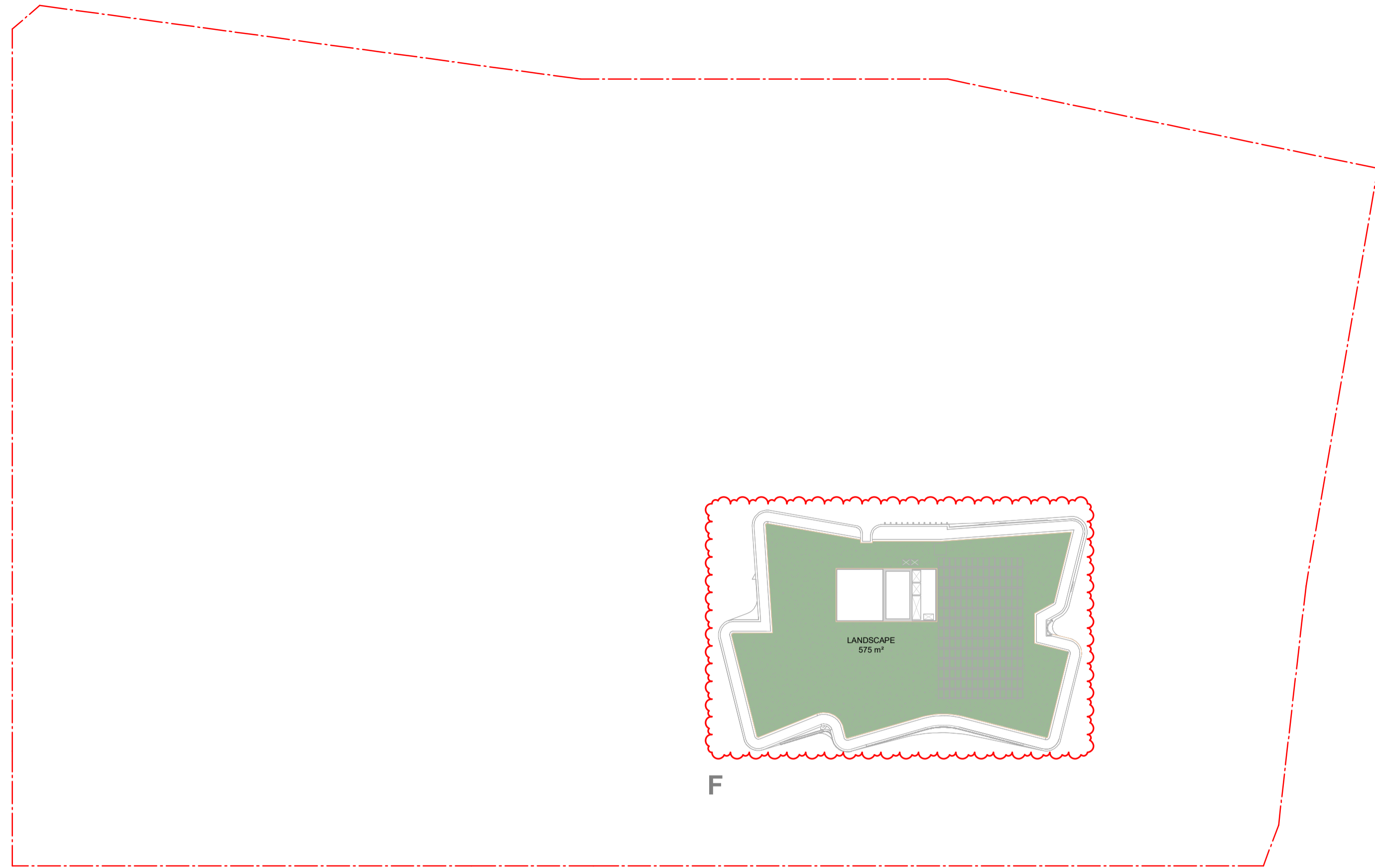
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Project
 25-27 LEEDS STREET
 25-27 LEEDS STREET, RHODES
 Country: WANGAL
 Drawing Name
 LANDSCAPE REPLACEMENT
 DIAGRAMS - SHEET 04

Date
 13.03.2024
 Scale
 1 : 400
 Sheet Size
 @ A1
 Drawn
 JR
 Chk.
 NH
 Job No.
 6652
 Drawing No.
 DA-6107
 Revision
 / 26

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PLAN
ROOF LANDSCAPE REPLACEMENT DIAGRAM SCALE 1 : 400

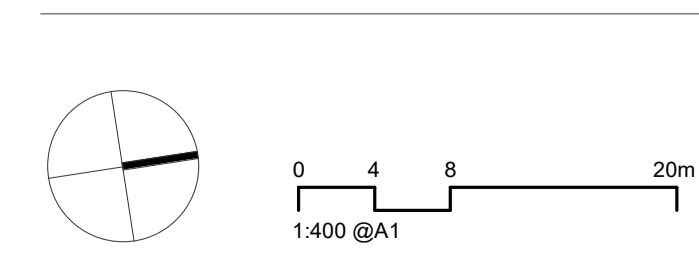
AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)		AREA SCHEDULE (LANDSCAPE)	
Area	Level	Area	Level	Area	Level	Area	Level	Area	Level
RESIDENTIAL - A									
4716 m ²	A & B - GROUND	461 m ²	F - LEVEL 2	1 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
1531 m ²	A & B - LEVEL 2	2 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13
883 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 6	2 m ²	F - LEVEL 10	6 m ²	F - LEVEL 13
25 m ²	A & B - LEVEL 3	1 m ²	F - LEVEL 3	3 m ²	F - LEVEL 6	3 m ²	F - LEVEL 10	3 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 3	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 4	3 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
8 m ²	A & B - LEVEL 5	2 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
397 m ²	A & B - LEVEL 10	1 m ²	F - LEVEL 3	2 m ²	F - LEVEL 7	1 m ²	F - LEVEL 10	2 m ²	F - LEVEL 13
RESIDENTIAL - B									
89 m ²	A & B - LEVEL 4	1 m ²	F - LEVEL 3	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 10	1 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 4	2 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
6 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	1 m ²	F - LEVEL 7	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
5 m ²	A & B - LEVEL 5	1 m ²	F - LEVEL 4	3 m ²	F - LEVEL 7	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
626 m ²	A & B - LEVEL 6	1 m ²	F - LEVEL 4	2 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
335 m ²	A & B - LEVEL 9	3 m ²	F - LEVEL 4	1 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
RESIDENTIAL - C									
613 m ²	C & D - ROOF	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	2 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
RESIDENTIAL - D									
534 m ²	C & D - LEVEL 9	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
73 m ²	C & D - ROOF	1 m ²	F - LEVEL 5	3 m ²	F - LEVEL 8	1 m ²	F - LEVEL 11	1 m ²	F - LEVEL 13
RESIDENTIAL - E									
105 m ²	E - LEVEL 2	1 m ²	F - LEVEL 5	2 m ²	F - LEVEL 9	3 m ²	F - LEVEL 12	2 m ²	F - LEVEL 13
49 m ²	E - LEVEL 2	3 m ²	F - LEVEL 5	3 m ²	F - LEVEL 9	2 m ²	F - LEVEL 12	2 m ²	F - LEVEL 13
242 m ²	E - LEVEL 9	2 m ²	F - LEVEL 5	1 m ²	F - LEVEL 9	20 m ²	F - LEVEL 13	2 m ²	F - LEVEL 13
481 m ²	E - ROOF	2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	2 m ²	F - LEVEL 13	1 m ²	F - LEVEL 13
		2 m ²	F - LEVEL 6	1 m ²	F - LEVEL 9	1 m ²	F - LEVEL 13		

LANDSCAPE REPLACEMENT AREA SUMMARY

TOTAL SITE AREA:	11692.4m ²
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21	30.05.2023	DA ISSUE	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH

Client

Project
25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
LANDSCAPE REPLACEMENT
DIAGRAMS - SHEET 05

Date 13.03.2024 Scale 1 : 400 Sheet Size @ A1
Drawn JR Chk. NH Job No. 6652
Drawing No. DA-6108 Revision / 26

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