

REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 04 April 2013

1 / 0 Veterans Parade Wheeler Heights - Demolition works and alterations and additions to a Seniors Living Development

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2013/0080
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 803645 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097
Proposed Development:	Demolition works and alterations and additions to a Seniors Living Development
Zoning:	LEP - Land zoned SP1 Special Activities LEP - Land zoned E2 Environmental Conservation
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council Application Determination Panel
Land and Environment Court Action:	No
Owner:	RSL Lifecare Limited
Applicant:	Humel Architects

Application lodged:	24/01/2013
Application Type	Integrated
State Reporting Category	Residential - Seniors Living
Notified:	14/02/2013 to 01/03/2013
Advertised	Not Advertised in accordance with A.7 of WDCP
Submissions	5

Estimated Cost of Works:	\$ 48,000
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ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Local Environmental Plan 2011 - Part 2 Permitted or prohibited development
 Warringah Development Control Plan - C3 Parking Facilities
 Warringah Development Control Plan - C4 Stormwater
 Warringah Development Control Plan - War Veterans Village, Narrabeen

RECOMMENDATION

Approval

SITE DESCRIPTION

Property Description:	Lot 1 DP 803645 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097
Detailed Site Description:	The 'subject site' is commonly known as the 'RSL War Veterans Retirement Village' located on Veterans Parade, Wheeler Heights. The site is approximately 44 hectares in area and occupies land (comprising 6 Lot titles) between Veterans Parade, Lantana Avenue and an unmade portion of South Creek Road. The Village comprises the following Lot titles: • Lot 2611 – DP 752038 • Lot 573 – DP 752038 • Lot 1-DP 803645 • Lot 1 – DP 774980 • Lot 2026 – DP 752038 • Lot 2641-DP 752038 This application relates to an existing building known as the Laundry/workshop building , which is located on Lot 1 DP 803645 within the Village centre. The existing building is a single storey building and is currently used as laundry facility for the RSL village. The building is accessed off Colooli Road. Colooli Road is a main internal road of the village which is accessed off Veterans Parade. The form of accommodation within the Village varies from one and two storey detached bungalows to a large nursing home and hostel buildings of up to five storeys in height. The buildings are dispersed amongst landscaped areas,

bushland and internal roads.

Surrounding development outside the village is characterised by residential dwellings to the east and south, bushland within Jamieson Park to the north and northwest and Narrabeen Lake to the north and west.

Map:



SITE HISTORY

There is no relevant history/background with regards to the subject building on site.

PROPOSED DEVELOPMENT IN DETAIL

The application seeks consent for additions and alterations to the existing laundry building within the RSL village. Specifically, the proposal involves the following works:

- Expansion of the existing building by 28m², this additional area will be used to relocate existing staff lunch room;
- The existing lunch room will be converted and used for "dirty flat" receiving area;
- Relocated the existing workshop doors to the southern facade to allow for the addition for the new staff lunch room;
- A new access link is proposed between the new staff lunch room and the existing amenities;
- The existing ramp on the northern side of the existing building is proposed to be enclosed using clear polycarbonate sheeting; and
- A new disabled access ramp will be provided internally to replace the existing stairs.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal and has been addressed in this report.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None Applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent. <u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report and found to be satisfactory. (ii) The proposed development will not have a detrimental social impact in the locality considering the continues use of the site for RSL village and associated uses. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing land use.
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development as only additions and alterations is proposed to existing building.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	The wider public interest is served by the continued maintenance of the site, the orderly development of the land, the provision of development which is consistent

Section 79C 'Matters for Consideration'	Comments
	with the intent of the planning controls for the site and the proposed land use within this locality.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition process council is in receipt of 5 submission/s from:

Name:	Address:
Michelle Kathryn Thacker	164 Fuller Street NARRABEEN NSW 2101
David Wayne Moore	157 Fuller Street NARRABEEN NSW 2101
Colin Roy Longhurst	153 Fuller Street NARRABEEN NSW 2101
Darren John McCullum	140 Fuller Street NARRABEEN NSW 2101
Kirsten Lee Gale	143 Fuller Street NARRABEEN NSW 2101

The matters raised within the submissions are addressed as follows:

Parking and Traffic Impacts

All of the submissions received have raised concerns with the Parking and Traffic impacts associated with the construction process within the RSL village. The specific comments within the submissions are outline below:

- *On site parking should be made for the subcontractors at RSL Lifecare village as their activity is causing unacceptable traffic flow implication at the northern end of Fuller Street.*
- *There are current building works which have continued for numerous months and Fuller Street has been turned into a carpark on a daily basis which is unacceptable.*
- *it appears that the building works in this current DA are in the vicinity of Colooli Street which is the entrance nearest to Fuller Street. We are therefore concerned that any further building works at the RSL Lifecare village will increase the amount of time we have to put up with these intolerable parking condition.*
- *The street is full of garbage left from the contractors parked on the street during the day.*
- *Garbage bins cannot be removed from the street due to traffic problems created by the RSL village.*
- *Any further application should ensure that parking for workers are provided on their site and they should not be allowed to park on the street.*
- *The streetscape at the northern end of Fuller Street is certainly not improved by workmen*

stripping to their underwear while changing clothes in the street before departing for the next phase of their daily life.

Comment: The proposed development is for additions and alterations to an existing building within the RSL village, which has sufficient area for vehicle parking and turning adjacent to the building that is not being altered as part of this application. The area is considered to be sufficient to accommodate truck and car movement during the construction phase and condition has been included within the recommendation to ensure all the parking associated with construction occurs within the subject site.

Additionally, appropriate conditions are also included to maintain the amenity of neighbouring properties with regard to construction site access, sediment and erosion control, tree protection, noise and hours of construction.

The issues of garbage and workers undressing are not relevant considerations under the Environmental Planning and Assessment Act 1979, however the condition requiring carparking on site should alleviate these concerns .

Existing constructions works currently underway within this site are not relevant to this application and any complaints should be directed to the certifying authority. Accordingly, the concerns raised in relation to the traffic impacts during construction phase does not warrant the refusal of the application.

MEDIATION

No requests for mediation have been made in relation to this application.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	No objections subject to the inclusion of 1 Fire Safety condition.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.
Integrated Development - NSW Rural Fire Service – head office	The NSW Rural Fire Service has provided comments as the integrated authority (as defined by Section 91 of the EPA Act 1979) and has issued Bushfire Safety Authority under Section 100B of the Rural Fires Act 1997.

External Referral Body	Comments
	The NSW Rural Fire Service has issued conditions regarding Bushfire Safety and it should be noted that the conditions of granting Bushfire Safety Authority issued by the NSW Rural Fire Service have been included as conditions of this consent.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP 44 - Koala Habitat Protection

The site is not known to contain any koala habitat and therefore the proposed development is consistent with the requirement of SEPP 44 - Koala Habitat Protection.

SEPP 55 - Remediation of Land

Clause 7(1)(a) of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) state that a consent authority must not consent to the carrying out of any development on land unless;

- It has considered whether the land is contaminated, and
- If the land is contaminated, it is satisfied that the land is suitable in its contaminated state for the purpose for which the development is proposed to
- be carried out, and
- If the land requires remediation to be made suitable for the development proposed to be carried out, it is satisfied that the land will be remediated before the development is carried out.

The site has been utilised for residential purposes since 1943 and there are no records to indicate that there are contamination issues on this site. The proposed development is therefore consistent with the requirements of this SEPP.

SEPP (Housing for Seniors or People with a Disability) 2004

The proposed development is for additions and alterations to an existing laundry/building only, which

will be used by the RSL village that contains a number of housing/ hostel that are used by seniors or people with a disability. In this regard, the requirements of the SEPP are not applicable to the proposed development as there are no new dwellings proposed.

SEPP (Infrastructure) 2007

Clause 45 of SEPP Infrastructure requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- Within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists);
- Immediately adjacent to an electricity substation; or
- Within 5m of an exposed overhead electricity power line.

The proposal is not within or immediately adjacent to any of the above electricity infrastructure and does not include a proposal for a swimming pool; as such the development application is not required to be referred to the electricity supply authority. In this regard, the subject application is considered to satisfy the provisions of Clause 45 SEPP Infrastructure.

Further to the above, the application was referred to Ausgrid for comments, however, the comments were not received at the time of writing this report.

Warringah Local Environment Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	There is no height limit for this site	5.6m (existing)	Nil	N/A

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Part 2 Permitted or prohibited development	Yes
2.7 Demolition requires consent	Yes
Land Use Table	Yes
5.10 Heritage conservation	Yes
Part 6 Additional Local Provisions	Yes
6.2 Earthworks	Yes
Schedule 5 Environmental heritage	Yes

Detailed Assessment

Part 2 Permitted or prohibited development

The subject site falls within two (2) different zones under WLEP 2011, being part E2 Environmental Conservation and part SP1 Special Activities. The portion of the site in which the proposed development is located is zoned SP1 Special Activities (which allows development for housing for older people and people with disability and associated uses to meet the needs of residents). The proposed additions and alterations to an existing laundry building is an ancillary use that is required and will be used by the residents and staff of the village. Accordingly, the proposed development is permissible and consistent with the aims and objectives of the zone.

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	In excess of 40% when taken in context of the entire site	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes
A.5 Objectives	Yes	Yes
Part B Built Form Controls	Yes	Yes
Front Boundary Setbacks - SP1	Yes	Yes
War Veterans Retirement Village: Veterans Parade, Wheeler Heights	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
Part D Design	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
Part E The Natural Environment	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation	Yes	Yes
E10 Landslip Risk	Yes	Yes
Part F Zones and Sensitive Areas	Yes	Yes
F3 SP1 Special Activities	Yes	Yes
War Veterans Village, Narrabeen	Yes	Yes

Detailed Assessment

C3 Parking Facilities

No new dwellings or bedrooms are proposed as part of this application and therefore there are no requirements for additional carspaces to be provided.

C4 Stormwater

The proposed development will be connected to the existing stormwater system.

War Veterans Village, Narrabeen

The proposal is considered to be consistent with the requirement of this control for the following reasons:

- The proposal is for additions and alterations to an existing laundry building, which will provide additional space for the use of the staff within the RSL Village, which satisfies the intent and requirement of the control;
- The proposed development will not be visible from the Narrabeen Lake as the work is integrated within the existing pattern of development and would not be significantly distinguishable to that of surrounding and nearby structures;
- The proposed development is consistent with and will enhance through landscape planting, the predominant tree line, which reduces the visual presence of the proposal;
- The new work does not affect any visually or ecologically sensitive area identified in the locality; and
- Bushfire protection will be confined to the affected building structures on site and the work will not disrupt existing stormwater retention.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

As the estimated cost of works is less than \$100,001.00 the policy is not applicable to the assessment of this application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

The proposal has been assessed against the relevant matters for consideration under Section 79C of the EP&A Act 1979. This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Inconsistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects specified in S.5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2013/0080 for Demolition works and alterations and additions to a Seniors Living Development on land at Lot 1 DP 803645, 1 / 0

Veterans Parade, WHEELER HEIGHTS, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA1 - DA3 (Issue A)	November 2012	Humel Architects

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

d) The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with the following:

Other Department, Authority or Service	eServices Reference	Dated
NSW RFS Referral	Response NSW RFS Referral	6 March 2013

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. **Prescribed Conditions**

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

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

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is

being carried out, but must be removed when the work has been completed.

(d) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. **General Requirements**

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(e) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(f) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(g) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(h) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(i) Prior to the commencement of any development onsite for:

- i) Building/s that are to be erected
- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished
- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

5. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **

- (e) AS 4970 - 2009 'Protection of trees on development sites'***
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (h) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (i) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
- (j) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website

http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

6. **Sewer / Water Quickcheck**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

7. **Parking for construction staff**

Carparking shall be provided during construction within the site for all construction staff at all times.

Reason: To ensure that parking is provided on site for construction staff to provide for reasonable amenity to surrounding properties. (DACPLEDW2)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

8. **Fire Safety Matters**

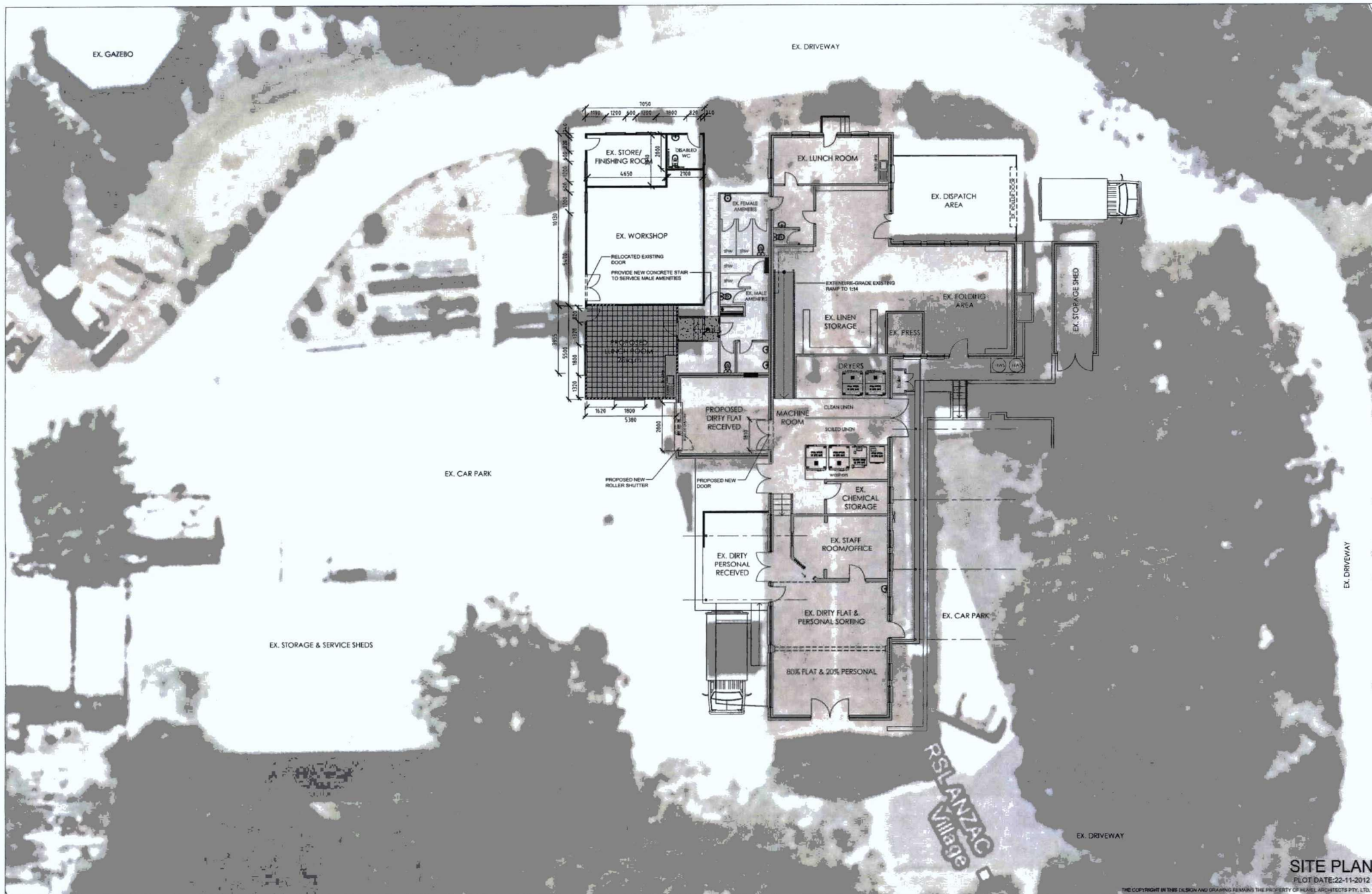
At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire

Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)



ISSUED FOR DA SUBMISSION	A	22-11-2012
Amendment/Issue	No.	Date

PROPRIETOR:
RSL LIFECARE LTD
90 VETERANS PARADE
NARRABEEN NSW 2101

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING LAUNDRY, WOODSHED &
STAFF FACILITIES

SHEET TITLE:
SITE PLAN
DA SUBMISSION

HUMEL
architects

PO Box 1050, Dee Why NSW 2099
T 61 2 9881 0511
F 61 2 9881 1913
E info@humel.com.au

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