

Minutes of the Cumberland Independent Hearing and Assessment Panel held in the Council Chambers, Auburn Civic Centre, 1 Susan Street Auburn on Wednesday, 9 November 2016.

PRESENT:

The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

IN ATTENDANCE:

Paul Anzellotti, Monica Cologna, Adan Davies, Sohail Faridy, Karen Hughes, Michael Lawani, Aleks Milinkovic, Karl Okorn, Sarah Pritchard, Michael Rogers and Michael Wearne.

The meeting here opened at 11:30 a.m.

DECLARATIONS OF INTEREST – There were no disclosures of interest.

ADDRESS BY INVITED SPEAKERS – The following persons had made application to address the Cumberland Independent Hearing and Assessment Panel meeting:

<u>Speakers</u>	<u>Item No./Subject</u>
Mr. A. Byrnes	C024/16 – 16 Billabong Street, Pendle Hill.
Mr. J. Rahme	C026/16 – 24 Seventh Avenue, Granville.
Mr. J. Foong	C028/16 – Voluntary Planning Agreement – Planning Proposal for 1A and 1B Queen Street, Auburn.

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel on a matter listed on the Business Paper.

Mr. A. Byrnes addressed the Panel on Item C024/16 – 16 Billabong Street, Pendle Hill.

Mr. J. Rahme, Ms. W. Little and Mr. E. Farah each in turn, addressed the Panel on Item C026/16 – 24 Seventh Avenue, Granville.

Mr. J. Foong addressed the Panel on Item C028/16 – Voluntary Planning Agreement – Planning Proposal for 1A and 1B Queen Street, Auburn.

The public part of the Cumberland Independent Assessment Panel meeting closed at 12.10 p.m.

The Panel retired to the Jack Lang Room for consideration of the matters listed on the Business Paper and made its determinations as follows:

ITEM C024/16 – 16 BILLABONG STREET, PENDLE HILL

Resolved unanimously by the Cumberland Independent Hearing and Assessment Panel that Development Application No. 2016/10 for the demolition of existing structures, construction of a part 3, part 4 storey mixed use development comprising of a 19 room boarding house, ground floor commercial space above basement car parking accommodating 6 parking spaces under Affordable Rental Housing SEPP 2009, be refused for the following reasons:

1. Failure to submit documentation demonstrating compliance with State Environmental Planning Policy No. 55 – Remediation of Land (pursuant to Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 7 – Contamination and remediation to be considered in determining development application

- 1.1 A detailed Environmental Site Assessment was not submitted to Council for consideration and assessment, required to allow the consent authority to be satisfied that the land is suitable for the proposed use.

2. Failure to submit documentation demonstrating compliance with State Environmental Planning Policy (Affordable Rental Housing) 2009 (pursuant to Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 29(2)(b) – Landscape Area

- 2.1 The proposed development is considered inconsistent with the desired active shop fronts typical of a retail business premises permissible within the subject site's zoning noting the detached landscape area provided. In addition, the frontage is considered to be dominated by a driveway which is not considered complimentary to the existing streetscape.

Clause 29(2)(e)(iii) – Car parking

- 2.2 The development has not been provided with a manager's parking space as required.

Clause 30A – Character of local area

- 2.3 The proposed development is considered to create an unacceptable presentation to Billabong Street taking into consideration the elevated basement level which is considered to exacerbate the visual bulk and prominence of the proposed built form upon the adjoining low density area. The elevated basement and associated blank wall appearance is not considered an acceptable design feature.

The design of the southern elevation is considered void of architectural relief to the ground, first and second floor noting the failure to provide openings for extended wall lengths which is not considered an appropriate inclusion to the existing streetscape.

The location of the proposed shop front forward of the main building form is not considered to be an acceptable contribution to the surrounding sites context,

especially having regard to the subject sites commercial zoning and associated desired future character of the area

The frontage is dominated by a driveway to the basement car parking which is not considered complimentary to the existing streetscape and is considered to be a consequence of the narrow width of the existing allotment.

3. Non-compliance with Holroyd Local Environmental Plan (LEP) 2013 (pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Land Use

- 3.1 The shop indicated on the plans is shown to have an area of 29.69m². The size of the shop, once amenities are added is not considered to offer a reasonably sized floor area that can allow for a suitable commercial / retail use.

It is not considered that a retail premises of this nature is consistent with the objectives of the zoning, the shop more ‘tokenistic’ rather than an effective contribution to the streetscape as outlined by the subject sites zoning objectives.

Clause 6.10 – Ground floor development in Zones B2 and B4

- 3.2 The proposal is considered contrary to Clause 6.10(3) which reads in part, *‘Despite any other provision of this Plan, development consent must not be granted to development for the purposes of commercial premises or to a mixed use development with a commercial premises component, or a change of use of a building to commercial premises, on land to which this clause applies unless the consent authority is satisfied that the ground floor of the building:*

(a) will not be used for the purposes of residential accommodation’, as:-

- i. The plans provide for a manager’s office / accommodation and associated terrace on the ground floor.
- ii. An external communal area and internal communal room and storage room are provided in association with the boarding house use on the ground floor.

4. Failure to submit documentation demonstrating compliance with Holroyd Development Control plan (DCP) 2013, Part A – ‘General Controls’ (pursuant to Section 79C (1) (a) (iii) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 10 – Safety and Security

- 4.1 The development does not provide for a physical separation between the boarding house residential and commercial car parking spaces within the basement level.

5. Failure to submit documentation demonstrating compliance with Holroyd Development Control plan (DCP) 2013, Part B – ‘Residential Controls’ (pursuant to Section 79C (1) (a)

(iii) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 1.12 – Universal Housing and Accessibility

5.1 The development is required to provide 15% of units as adaptable and shall comply with AS 4299 – 1995 – Adaptable Housing Class B, which in this instance will require 3 units. The proposal has only indicated that 2 units are adaptable.

6. Failure to submit documentation demonstrating compliance with Holroyd Development Control plan (DCP) 2013, Part C – ‘Commercial, Shop Top Housing and Mixed Use Development Controls’ (pursuant to Section 79C (1) (a) (iii) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 1.1 – Lot size and frontage, (as well as Clause 2.1 – Site Consolidation under Part L – Town Centre Controls)

6.1 The minimum lot frontage for the development is 26 metres, taking into consideration that a total of 4 storeys are provided. In this regard, the subject site with a frontage of 16.77m is non-compliant.

Clause 1.2 – Site coverage, floor area and building use

6.2 Residential dwellings are not permitted at ground floor within Zone B2 Local Centre. The development has provided for a manager’s accommodation / office with an associated terrace on the ground floor, which is unacceptable.

6.3 The development has provided for a shop located 3m from the front property boundary and 1.5m above the existing street level which is non-compliant as commercial development is required to be located at street level.

Clause 1.3 – Building Height, (as well as Clause 2.3 – Building Height under Part L – Town Centre Controls)

6.4 The minimum floor to ceiling height for a floor in a commercial building, or the commercial component of a building shall be 3.5m for the ground floor and 3.3m for the first floor. In this regard, the development with a 2.7m floor to ceiling height to all floors is non-compliant.

6.5 Basement level parking above natural ground level should be limited to not impact on the bulk, scale and design of the building. In this regard, the proposed level of the basement is considered excessive as it is located above the existing natural ground level from 1.8m fronting Billabong Street to 2.8m fronting the southern boundary and from 1.5m increasing in height to 2.7m fronting the northern boundary.

Clause 1.4 – Setbacks, Separation and Depth, (as well as Clause 2.4 – Building Setbacks, Separation and Street Presentation under Part L – Town Centre Controls)

- 6.6 A street wall height of three storeys (11 – 14 metres) is required for all mixed use development in a commercial zone. A street wall height is not provided in this instance as the development is not provided with a nil setback. In this regard, the design is not considered to reinforce the commercial nature of the proposed ground floor use within the Pendle Hill area.
- 6.7 Where a site adjoins and residential zone, the side setback shall be a minimum of 3 metres. The basement level, elevated above the natural ground level, associated ground floor planter boxes and proposed shop are located 2.2m from the adjoining R2 – Low Density Residential zoned site (No. 14 Billabong Street) to the south, which is non-compliant.

Clause 3.1 – Safety and Security

- 6.8 Boundaries between private and public spaces should be defined and strengthened through building form and/or design elements. In this regard, the proposal is provided with a series of entries, setbacks and stepped built forms facing Billabong Street which is not considered to provide for a clear definition between private and public spaces. Concerns are also exacerbated via the failure to provide for any appropriate fencing or identify security measures to the basement level.
- 6.9 Blind or dark alcoves near lifts and stairwells, at the entrance and within carparks along corridors and walkways are not permitted. The development is provided with open tread unenclosed steps to the entry of the boarding house, elevated above the street level. The steps to the boarding house entry are provided with an opening to the southern and northern sides which is considered to be a safety concern as persons may access the area under the stairs. Specific concern is also raised noting that a chair lift is located on these stairs. In addition, the 8m length from the stairs to the entry of the boarding house is considered to diminish the visual prominence of the boarding house entry and allow for the movement or positioning of persons not within the sight of public areas.
- 6.10 Adequate lighting shall be provided within the development. While so, a lighting plan for the proposed development has not been provided

Clause 3.2 – Façade design and Building materials

- 6.11 Blank walls and large expanses of one material are to be avoided. While so, the development is provided with an elevated basement which is not considered an acceptable response to the desired character of the area, in particular noting the residential zoning directly adjoining to the south. The development has also been provided with a significant amount of rendered exterior or face brick exterior walls for the front section of the southern elevation which is not considered an appropriate positive contribution to the streetscape or be of visual interest.
- 6.12 The presentation of the shop is considered to create a disjointed design noting the separation of the shop from the boarding house and its entry. In this regard, the built form is not considered well-articulated or to appropriately address the street front.

Clause 3.8 - Awnings

- 6.13 Continuous awnings are required to be provided to all active street frontages. While so, as the proposed development is not provided with a nil street frontage, an awning is not proposed for the whole of the site frontage.

Clause 3.18 – Waste Management

- 6.14 The position of the bin storage area is considered to create a visual impact upon the streetscape. In addition, the position of the bin storage area is considered to create potential odour concerns for the adjoining southern neighbouring residential property.

7. Failure to submit documentation demonstrating compliance with Holroyd Development Control plan (DCP) 2013, Part L – ‘Town Centre Controls’ (pursuant to Section 79C (1) (a) (iii) of the Environmental Planning and Assessment Act 1979), with regard to the following:-

Clause 2.4 – Building Setbacks, Separation and Street Presentation

- 7.1 A nil front setback is required to be provided. The development is provided with a 3m setback to the proposed shopfront and is therefore non-compliant.
- 7.2 Where a 0 metre setback is permitted, buildings are required to form a continuous street edge. A continuous street edge has not been provided noting the setback to the shop and boarding house entry.
8. Failure to submit documentation demonstrating the proposal has considered the provisions of the Environmental Planning and Assessment Regulation 2000 (pursuant to Section 79C (1) (a)(iv) of the Environmental Planning and Assessment Act 1979), with regards to the following:-
- 8.1 The application as amended has not been provided with an updated BASIX Certificate identifying an increase in the number of units from 19 to 20 (including the manager’s accommodation).
9. Based on the above deficiencies, the likely environmental impact of the development are not considered acceptable (pursuant to Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979).
10. Based on the above deficiencies, the site is not considered suitable for the development as proposed (pursuant to Section 79C (1)(c) of the Environmental Planning and Assessment Act 1979).
11. Based on the above deficiencies and submissions received, approval of the proposed development would not be in the public interest (pursuant to Section 79C (1)(d) & (e) of the Environmental Planning and Assessment Act 1979).

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

ITEM C025/16 – 11 YORK STREET, MERRYLANDS

Resolved unanimously by the Cumberland Independent Hearing and Assessment Panel that Development Application No. 2016/223 for construction of a secondary dwelling under Affordable Rental Housing SEPP 2009 on land at 11 York Street, Merrylands be approved subject to the following conditions:

PRELIMINARY

1. This consent shall lapse if the above development is not physically commenced by the date of expiry shown on the front page of this Consent. Any person entitled to act on the consent may apply to Council at least 30 days before this three year period expires, for an extension of one year (in accordance with Section 95A of the Environmental Planning & Assessment Act 1979), provided that good cause is shown. **Note: Failure to lodge an application for extension of consent will mean the consent lapses and a fresh application will be required that will be assessed in accordance with current controls.**
2. Development shall take place in accordance with the attached endorsed plans:
 - Architectural plans prepared by Design Cubicle, job number 160783, drawing numbers DA 200, DA 201, and DA 300, issue B, dated 28 June 2016;
 - Stormwater plans prepared by SGC Engineering, project number 20160125, drawing numbers SW01 and SW02, revision A, dated 20 May 2016;
 - Landscape concept plan prepared by Vision Dynamics, drawing number 16072 DA 1, revision B dated 27 June 2016;
 - Schedule of External Colours and Finishes prepared by Design Cubicle, project number 160783, received by Council 1 June 2016; and
 - Waste Management Plan prepared by Design Cubicle dated May 2016;
 - BASIX certificate 714641S dated 25 May 2016.
 - a) As amended in red by Council. The above amendments are to be incorporated in the Construction Certificate plans.
3. All building work shall be carried out in accordance with the requirements of the Building Code of Australia. No work is to commence until such time as a Construction Certificate is obtained for the work/building permitted by this Consent.

Appointment of Council or a Private Certifier as the Principal Certifying Authority (PCA)

4. Either Council or a Private Certifier is to be appointed as the Principal Certifying Authority (PCA) for the development in accordance with Section 109E of the Act.

Accordingly, wherever reference is made to the Principal Certifying Authority in this Consent, it refers to Council or the Private Certifier as chosen by you.

Note: Once you have chosen either Council or a Private Certifier as the PCA, you cannot change from one to the other, or from one Private Certifier or another, without the approval of Department of Planning & Infrastructure.

5. The applicant shall consult with, as required:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) A local telecommunications carrierregarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. Building materials, builders sheds, waste bins, site fencing, gates or any material of any description shall not be left or placed on any footway, road or nature strip. Footways and nature strips shall be maintained, including the cutting of vegetation, so as not to become unsightly or a hazard for pedestrians. Offenders will be prosecuted.

BASIX (Building Sustainability Index)

7. Under Clause 136D of the Environmental Planning & Assessment Regulation 2000, it is a condition of this Development Consent that all the commitments listed as per Condition 2 in relation to BASIX are fulfilled.

NOTE: FEES, BONDS & CONTRIBUTIONS INDICATED IN CONDITIONS OF THIS CONSENT MAY VARY IN ACCORDANCE WITH THOSE ADOPTED BY COUNCIL AT SUBSEQUENT ANNUAL REVIEWS OF ITS "FEES AND CHARGES" AND SUBSEQUENT CHANGES TO THE BUILDING PRICE INDEX. FEES CHARGED WILL BE THOSE CURRENT AT THE TIME OF PAYMENT.

PRIOR TO ISSUE/RELEASE OF CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to the issue of a Construction Certificate. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate:-

Payment of Bonds, Fees and Long Service Levy

8. The Principal Certifying Authority is to ensure and obtain written proof that all bonds, fees and contributions as required by this consent have been paid to the applicable authority. This includes all Long Service Levy payments to be made to the Long Service Payments Corporation.

Section 94 Contribution

9. Prior to the issue of a Construction Certificate, a monetary contribution imposed under section 94 of the *Environmental Planning and Assessment Act 1979* and Holroyd Section 94 Development Contributions Plan 2013, for one (1) additional dwelling is to

be paid to Council. At the time of this development consent, the current rate of the contribution is **\$ 3,482**. The amount of the contribution will be determined at the time of payment in accordance with the relevant s94 Contributions Plan in force at that time. A copy of the Holroyd Section 94 Development Contributions Plan 2013 can be viewed on Council's website at www.holroyd.nsw.gov.au or inspected at Council's Civic Centre located at 16 Memorial Avenue, Merrylands between the hours of 8am and 4.30pm Monday to Friday.

Damage Deposit

10. A cash bond/bank guarantee of **\$1,689.00** must be paid/lodged with Council to cover making good any damage caused to the property of Council, during the course of construction associated with the development. This will be held for 'six (6) months after the completion of works' or six (6) months after the issue of 'Final Occupation Certificate' (whichever occurs last) to remedy any defects that may arise within this time.

Note:- The applicant/owner shall be held responsible for and may be required to pay the full reinstatement costs for damage caused to Council's property, unless the applicant/owner notifies Council in writing and provides photographic proof of any existing damage to Council's property. Such notification shall occur prior to works/demolition commencing. However, if in the opinion of Council, during the course of construction existing damage has worsened, Council may require full reinstatement. If damage does occur during the course of construction, prior to reinstating any damage to Council's property, the applicant/owner shall obtain design specifications of all proposed restoration works. Restoration/construction works within the road reserve shall be carried out by a licensed construction contractor at the applicant/owners expense and shall be inspected by Council prior to placement of concrete and/or asphalt.

Consistency with Endorsed Development Consent Plans

11. The Principal Certifying Authority must ensure that any certified plans forming part of the Construction Certificate, are in accordance with the Development Consent plans.

Required Submissions to Certifying Authority

12. If the development likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.
13. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.
14. Structural engineer's details prepared and certified by a practising qualified structural engineer of all reinforced concrete and structural members shall be submitted to the Principal Certifying Authority.

Salinity

15. The site has been identified as having a moderate salinity potential. To prevent moisture/salinity from entering the built structures, appropriate construction methods are to be incorporated for all dwellings/buildings. Details of proposed methods of construction are to be detailed in the engineering plans and submitted to the Principal Certifying Authority.

Note: Further information for building in a saline environment is available in the following documents:

- “Building in Saline Environment” prepared by DIPNR 2003.
- Water Sensitive Urban Design in the Sydney Regions “Practice Note 12: Urban Salinity”
- Wagga Wagga City Council’s “Urban Salinity Action” October 1999
- “Guide to Residential Slabs and Footings in Saline Environments” prepared by Cement Concrete and Aggregates Australia, May 2005

Sydney Water

16. A building plan approval must be obtained from Sydney Water Tap In™ to ensure that the development will not affect any Sydney Water wastewater and water mains, stormwater drains and/or easements.

A copy of the building plan approval receipt from Sydney Water Tap In™ must be submitted to the Principal Certifying Authority prior to the issue of a construction certificate.

Please refer to the following website for more information www.sydneywater.com.au.

Road Works

17. A Traffic Management Plan shall be lodged with Council for any road and drainage works to be carried out within public road reserves, or where construction activity impacts on traffic flow or pedestrian access, in strict compliance with the requirements of Australian Standard 1742.3 (Traffic Control Devices for Works on Roads). A copy of the approved Traffic Management Plan shall be kept on site during the course of construction for reference and compliance.

PRIOR TO WORKS COMMENCING

The following conditions are to be complied with prior to any works commencing on the site:

Appointment of Principal Certifying Authority and Notification of Commencement of Work

18. The person having the benefit of the development consent, not the principal contractor (builder), must: -
- a) Appoint a Principal Certifying Authority in accordance with Section 81A(2)(b) of the Act.

- b) Have the Principal Certifying Authority complete the 'Accredited Certifier Details' on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.
- c) Notify Council of the appointment of the Principal Certifying Authority and of the intention to commence building work, such notification is to be given to Council at least two (2) working days prior to the proposed commencement date, and be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

If nominated, Council can provide this service for you and act as the Principal Certifying Authority.

N.B. The Principal Certifying Authority must also notify the person having the benefit of the Development Consent of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work such notification must comply with Clause 103A of the Regulations.

Notification of Principal Contractor (Builder)/Owner-Builder

19. The person having the benefit of the Development Consent must:-

- (a) Notify the Principal Certifying Authority that the person will carry out the work as an owner-builder, if that is the case;

OR

- (b) Appoint a Principal Contractor for the building work (who must be the holder of a contractor licence if any residential building work is involved), and notify the Principal Contractor of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (c) Notify the Principal Certifying Authority of any such appointment.

Where Council is the Principal Certifying Authority, such notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Required Submissions to Council or the Principal Certifying Authority

20. To facilitate a complete assessment and enable the Certifying Authority to check compliance on site, truss validation and design, details certified by a qualified practising structural engineer shall be submitted to Council or the Principal Certifying Authority for examination and approval. Details shall include:
- a) job address and builder's name
 - b) design wind velocity
 - c) terrain category
 - d) truss spacing
 - e) roof pitch
 - f) material of roof

- g) roof batten/purlin spacing
- h) material of ceiling
- i) job number

Photographic Record of Council Property – Damage Deposit

21. The applicant shall submit to Council, for the purposes of the damage deposit bond lodged to cover making good any damage caused to the property of Council, a full and satisfactory photographic record of the condition of Council's property (i.e., road pavement, kerb and guttering, footway, stormwater drainage, etc.) adjacent to the subject site. The purpose of the photographic record is to establish any pre-existing damage to Council's property to ensure that you are not liable for any re-instatement works associated with that damage. However, if in the opinion of Council, the existing damage has worsened or any new damage is caused during the course of construction, the Council may require either part or full re-instatement.

Note: Failure to provide a full and satisfactory photographic record described above, is likely to render the applicant liable to rectify all damages unless satisfactory proof can be provided that the damage was pre-existing.

Notification to Relevant Public Authority

22. The applicant shall ensure that relevant public utility authorities are made aware of the salinity problems that have been identified with the site, such that their services are designed to take into consideration the effects the saline soils may have on their installations.

Fencing of Sites

23. Fencing of sites is required to prevent public access when the site is unoccupied and building works are not in progress. In this regard the MINIMUM acceptable standard of fencing to the site is properly constructed chain wire fencing 1.8m high, clad internally with Hessian or Geotextile fabric. All openings are to be provided with gates, such gates are not at any time to swing out from the site or obstruct the footpath or roadway.

Signs to be Erected on Sites

24. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted **outside working hours and at any time for business purposes**, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign must be rigid and durable and be read easily by anyone in any public road or other public place adjacent to the site.

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.

This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note: Principal Certifying Authorities and Principal Contractors must also ensure that signs required by this clause are erected and maintained (clause 227A of the Regulations currently imposes a maximum penalty of \$1,100).

Prohibited Signage

25. Advertising, Real Estate Agents, Architects, Designers, site suppliers and any other signage not mentioned in the conditions, is not to be placed or displayed on the site, such that the signage is visible from any public place. Offenders may be prosecuted.

Protection of Public Places

26. A hoarding or fence must be erected between the work site and any public place, if the work involved in the erection or demolition of the building; is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Site Control Measures

27. Suitable erosion and sediment control measures shall be provided at all vehicular entry/exit points and all other measures required with and/or shown on plans accompanying the Construction Certificate, to control soil erosion and sedimentation, are to be in place prior to the commencement of construction works. Such controls are to be provided in accordance with Holroyd City Council's "Erosion & Sediment Control Policy."

Note: On-the-spot fines may be issued by council where measures are absent or inadequate.

Footpaving, Kerbing & Guttering

28. Protection must be provided for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.
29. Finished street levels shall not be assumed. The owner or builder must make application to Council's Engineering Services Department for street levels.

Support for Neighbouring Buildings

30. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land (including a public road and any other public place), the person causing the excavation to be made:-
- a) must preserve and protect the building from damage, and
 - b) if necessary, must underpin and support the building in an approved manner, and
 - c) must, at least seven (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 to the owner of the building being erected or demolished.

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).

Toilet Facilities

31. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- a) Must be a standard flushing toilet, and
- b) Must be connected:
 - i) To a public sewer,
 - ii) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - iii) If connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.
- iv) The position of the toilet on the site shall be determined by Council's Building Surveyor and/or Sydney Water.

Residential Building Work - Insurance

32. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (where not Holroyd City Council) has given Holroyd City Council written notice of the following information:-

- (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,
- (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.

NOTE: If you carry out building work as an owner builder and sell your home within seven (7) years from the date of completion (date of final occupation certificate), then a Certificate of Insurance must be attached to your Contract of Sale.

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

The notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Roadworks

- 33. The applicant is to submit to Council an application for a road opening permit when the drainage connection into Council's system is within the road reserve. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) required within the road reserve.
- 34. The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.

Works Within Council's Reserve

- 35. All works within the Council reserve shall be completed within three (3) weeks of the date of commencement. Council's Development Engineer shall be advised prior to the commencement of works.
- 36. Submission to Council of a Certificate of Currency of the contractor's Workers' Compensation Policy prior to the commencement of works.
- 37. All construction works shall be in accordance with the WorkCover safety requirements. Submission of insurance documentation demonstrating a minimum Public Liability cover of \$10,000,000 is to be submitted prior to commencement of works. Holroyd City Council shall be named on the Certificate of Currency as an interested party.

DURING CONSTRUCTION

The following conditions are applicable during construction:-

Endorsed Plans & Specifications

38. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and approved Traffic Management Plan are to be retained on site at all times.

Hours of Work & Display of Council Supplied Sign

39. For the purpose of preserving the amenity of neighbouring occupations building work including the delivery of materials to and from the site is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. Work on the site on Sundays and Public Holidays is prohibited. **Note: Demolition work is not permitted on weekends or Public Holidays - refer to specific demolition condition for approved hours.**

The yellow “Hours of Building Work” sign (supplied by Council with the approval), is to be displayed in a prominent position at the front of the site for the duration of the work.

Site Control

40. All soil erosion measures required in accordance with the approved sediment and erosion control plan and any other relevant conditions of this Consent are to be put in place prior to commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. This includes the provision of turf laid on the nature strip adjacent to the kerb.
41. Builder’s refuse disposal and storage facilities are to be provided on the development site for the duration of construction works and all rubbish shall be removed from the site upon completion of the project.
42. Stockpiles of sand, soil and other material shall be stored clear of any drainage line or easement, tree protection zone, water bodies, footpath, kerb or road surface and shall have erosion and sediment control measures in place to prevent the movement of such materials onto the aforementioned areas and adjoining land.

Waste Management Plan

43. The approved Waste Management Plan must be implemented and complied with during all stages of works on site.
44. Within seven (7) days of completion of construction/building works, the applicant shall submit a signed statement to Council or the Principal Certifying Authority verifying that demolition work and recycling of materials was undertaken in compliance with the Waste Management Plan. The Principal Certifying Authority shall submit a copy of the statement to Council.

In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

Compliance with Critical Stage Inspections and other Inspections nominated by the Principal Certifying Authority

45. Section 109E(3)(d) of the Act requires certain specific inspections (prescribed by clause 162A of the Regulations) and known as ‘Critical Stage Inspections’ to be carried out for building work. Prior to permitting commencement of the work your Principal Certifying Authority is required to give notice of these inspections pursuant to clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

Construction

46. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has been supplied with a check survey report prepared by a registered surveyor certifying that the floor levels and external wall locations to be constructed, comply with the approved plans, finished floor levels (FFL)s and setbacks to boundary/ies. **The slab shall not be poured, nor works continue, until the Principal Certifying Authority has advised the builder/developer that the floor level and external wall setback details shown on the submitted survey are satisfactory.**

In the event that Council is not the Principal Certifying Authority, a copy of the survey shall be provided to Council within three (3) working days.

On placement of the concrete, works again shall not continue until the Principal Certifying Authority has issued a Certificate stating that the Condition of approval has been complied with and that the slab has been poured at the approved levels.

Salinity

47. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has confirmed that all required construction measures addressing salinity, as required by this Consent and its accompanying Construction Certificate have been carried out.

Landscaping/Site Works

48. All turfed areas shall be finished level with adjoining surfaces and also fall evenly to approved points of drainage discharge.

Tree Protection

49. The applicant shall accept all responsibility for the accuracy of the information provided to Council for assessment. If any tree/s are not shown on the endorsed plan or are required to be retained/transplanted and protected but are threatened by demolition/construction work through unforeseen construction requirements or plan inaccuracy, all site and building works so affected are to cease until the matter is

resolved to the satisfaction of Council. Council's Environmental and Planning Services Department is to be notified immediately upon such a problem being encountered.

Road Works and Footpaving

50. Pedestrian access, including disabled and pram access, is to be maintained as per Australian Standard AS1742.3 "Part 3 – Traffic Control Devices for Works on Roads".
51. All advisory and regulatory sign posting (for example parking restriction signage, pedestrian crossing signs, warning signs) are to remain in place during construction.

Underground Cabling

52. All communications cabling shall be installed underground as per relevant authority requirements (including broadband and Category 5).

Underground Power Connection

53. Where electricity reticulation cannot be obtained directly from the street, power connection is to be underground. No intermediate power pole is permitted.

Vehicle Cleansing

54. Concrete trucks and trucks used for the transportation of building materials shall not traffic soil, cement or similar materials onto the road. Hosing down of vehicle tyres shall be conducted in a suitable off-street area where wash water is prevented from entering the stormwater system or adjoining property.

Importation of Fill

55. All imported fill shall be validated in accordance with Council's Contaminated Land Policy to ensure that it is suitable for the proposed land use from a contamination perspective.

Additional Information during Demolition/Construction

56. Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council immediately.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

The following conditions are to be complied with prior to the issue of an occupation certificate:-

Certificates/Documentary Evidence

57. A Structural Engineer's certificate from the supervising structural engineer responsible for the design shall be submitted to the Principal Certifying Authority and shall state that all foundation works/reinforced concrete/structural members have been carried

out/erected in accordance with the Engineer's requirements and the relevant SAA Codes.

Note: Any such certificate is to set forth the extent to which the engineer has relied on relevant specifications, rules, codes of practice or publications in respect of the construction.

58. A copy of the as approved stormwater drainage and charged line system plan showing works as executed details shall be submitted to Council. The works as executed plan shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention.
59. A certificate of compliance in accordance with Council's standards and specifications for stormwater drainage and charged lines system shall be issued to the Principal Certifying Authority by a suitably qualified Civil Engineer

Positive Covenant and Restriction as to User

60. Documents giving effect to the creation of a Positive Covenant and Restriction as to User over the charged line system shall be submitted to the authority benefitted for approval prior to lodging with the Land and Property Information NSW. The wording of the terms of the Positive Covenant and Restriction on use shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention. The documents shall be approved by the benefitting authority for registration with the Land and Property Information NSW.

Note: Prior to release of the documents, the benefitting authority shall be satisfied that the as constructed charged line system is in accordance with the approved drawings and Council requirements.

The Positive Covenant and Restriction as to User shall be registered with the Land and Property Information NSW within six (6) months from the date of release by the benefiting authority.

Road Works

61. Any works requiring levels within the road reserve will require the submission of Council's Vehicular Crossing application form.

General

62. Documentary evidence and/or certificate of compliance must be submitted to Council to show that all works have been completed in accordance with this Development Consent and its accompanying Construction Certificate.

CONDITIONS RELATING TO USE

The following conditions are applicable to the use of the development:-

Safety and Amenity

63. Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

Rainwater Tank Pump

64. The operation of the pump from the rainwater tank shall not give rise to an equivalent continuous (LA_{eq}) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA₉₀ level (in the absence of the noise under consideration). Council may require an Acoustic Report to be submitted, prepared by a suitably qualified person, to ensure this requirement is met in the event of Council receiving complaints.

Noise

65. The operation of all plant and equipment shall not give rise to an equivalent continuous (LA_{eq}) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA₉₀ level (in the absence of the noise under consideration).
66. Noise and vibration from the use of the air conditioning system (if any installed) shall not exceed the background level by more than 5dB(A) and shall not be audible in any premises of a different occupancy between 10:00pm and 7:00am on weekdays and 10:00pm and 8:00am on weekends and public holidays. For this reason it is recommended that any air conditioning unit be located at the rear of the dwelling.

General

67. The secondary dwelling and/or subject site are not permitted to be subdivided at any time.
68. All privacy measures shall be maintained at all times for the life of the development.
69. The registered proprietor of the lots hereby burdened will in respect of the stormwater including the charged line system:
- a. Keep the stormwater including the charged line system within the site clean and free from obstructions, rubbish and debris.
 - b. Maintain and repair at the sole expense of the registered proprietor the whole of the stormwater including the charged line system within the site so that it functions in a safe and efficient manner.
 - c. Comply with the terms of any written notice issued by the Council in respect of the requirements of these conditions within the time stated in the notice.

ADVISORY NOTES

Other Necessary Approvals

- A. The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary activity not approved by this consent, including:

- (a) Works, including the pruning or removal of any tree(s) not authorised in the preceding conditions or on the approved plans. Council's Tree Preservation Order protects trees by definition taller than 3.5m or having a trunk circumference exceeding 500mm measured one metre above ground level. If in doubt contact Council's Tree Management Officer.
 - (b) Any fencing located forward of the proposed building and exceeding the limitations specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
 - (c) The erection of any advertising sign, not being exempt from the need to obtain approval.
 - (d) The installation of any furnace, kilns, steam boiler, chemical plant, sand blast, spray painting booth or the like.
- B. If you carry out building work as an owner builder and sell your home within seven (7) years from the date of completion (date of final occupation certificate), then a Certificate of Insurance must be attached to your Contract of Sale.
- C. Section 97 of the Act provides that an applicant who is dissatisfied with the Council's determination of the Development Application may appeal to the Land and Environment Court within 6 months of the date of determination, or as otherwise prescribed.
- D. Section 82A of the Act provides that an applicant may request, within 6 months of the date of determination of the Development Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.
- It should also be noted that an application under Section 82A of the Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 82A Application must allow sufficient time for Council to complete its review within the prescribed time frame, including the statutory requirement for public notification.
- E. The applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular proposal. Approval of this application does not imply or confer compliance with this Act. Applicants and owners should satisfy themselves as to compliance and make their own enquiries to the Australian Human Rights Commission. Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility.
- F. Information regarding the location of underground services may be obtained from Sydney One Call Service (NSW Dial Before You Dig), telephone 1100, Fax 1300 652 077. Inquirers should provide SOCS with the street/road name and number, side of street/road and the nearest cross street/road.
- G. A Construction Certificate shall be obtained in accordance with Section 81A (2)(a) of the Act, prior to the commencement of any work on site. Council can provide this service for you.
- H. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to the occupation of the building.

I. BANK GUARANTEES

Bank guarantees will be accepted from list of banks which have at least an “A” rating from Standard and Poors and at least an “A2” or “Prime-1” standard from Moodys Investor Services.

To enable the bank guarantee to be enforceable during an entire project with consideration for delays, **the guarantee must not contain a facility expiry date.**

To get to Standard and Poors www.standardpoors.com then from Ratings Action choose Ratings Lists. Then click on Financial Institutions followed by clicking on Financial Institutions Counterparty Ratings List. Go to “**Banks**” and download to Australian Banks.

To get to Moodys www.moodys.com then look up Ratings and then Banking and then Bank Ratings list. It will take you to Bank Credit Research page. Look at the table of contents and choose Global Bank Ratings by Country. Look up Australian Banks.

J. SMOKE DETECTORS

A system of self contained smoke alarms complying with the requirements of AS3786-1993, *Smoke Alarms* or listed in the *Scientific Services Laboratory Register of Accredited Products* being installed in the dwelling, connected to the mains power supply and provided with a standby power supply. Alarms are to be positioned on the ceiling and setback a minimum distance of 300mm from any wall. Alarms are to be placed in the vicinity of each area containing bedrooms with a minimum of one (1) alarm required for each storey of the dwelling.

K. TERMITE PROTECTION

Structural members are to be protected from attacked by subterranean termites in accordance with the requirements of AS3660.1-2000 *Protection of building from subterranean termites* and a durable notice must be affixed within the metre box indicating the type of protection, its date of installation, life expectancy of any chemical barrier used, and system maintenance and inspection requirements. A certificate of compliance of the approved system must be submitted to Council or the Principal Certifying Authority on completion of the system installation. With respect to chemical protection, a pipe system shall be installed beneath the slabs plastic membrane to allow re-application of the chemical border.

L. CONSTRUCTION/OCCUPATION CERTIFICATE FEES

An administration fee per certificate in accordance with Council’s adopted fees and charges is payable to Council on lodgement of Construction and Occupation Certificates from Principal Certifying Authorities.

M. DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before

excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

N. TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on Phone Number 1800810443.

O. DIVIDING FENCES

Please be advised that arrangements concerning existing or proposed fences between properties are a civil matter determined by the involved parties under the Dividing Fences Act. You are therefore required to consult with the owners of neighbouring properties if fences are to be removed or constructed.

The Dividing Fences Act is administered by the Department of Lands who can act as a mediator in disputes.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

ITEM C026/16 – 24 SEVENTH STREET, GRANVILLE

Resolved unanimously by the Cumberland Independent Hearing and Assessment Panel that Development Application No. DA-385/2016 to formalise the use of the existing dwelling as a group home and associated internal BCA upgrade works at 24 Seventh Street, Granville, be refused for the following reasons:

1. The development contravenes the Environmental Planning and Assessment Act 1979 as follows:
 - a) Part 4, Division 2, 79C - Clause 1 (b) as the mismanagement and density of the development is causing and is likely to continue to cause unacceptable impacts on the surrounding built environment and social wellbeing of the locality.

- b) Part 4, Division 2, 79C - Clause 1 (d) as the submissions against the proposal have demonstrated that the development is causing and is likely to continue to cause unacceptable impacts to the amenity and wellbeing of the occupants and surrounding occupiers.
 - c) Part 4, Division 2, 79C - Clause 1 (e) as the development is not in the public interest given its grave mismanagement, which is causing and is likely to continue to cause unacceptable impacts on the amenity and wellbeing of the occupants and surrounding occupiers.
2. The proposed development is inconsistent with the Parramatta Local Environmental Plan 2011 as follows:-
- a) Clause 1.2 Aims of Plan – Clause 2 (b) as the mismanagement of the development has created and is likely to continue to create ongoing and unacceptable impacts in terms of safe levels of density; waste management; crime prevention; noise; privacy and parking, which have restricted the development’s ability to foster satisfactory levels of environmental, social and physical wellbeing for the occupiers and surrounding occupants.
 - b) Clause 1.2 Aims of Plan – Clause 2 (h) as the mismanagement of the development has created and is likely to continue to create ongoing and unacceptable impacts in terms of safe levels of density; waste management; crime prevention; noise; privacy and parking, which have restricted the development’s ability to enhance the amenity and characteristics of an established residential area.
 - c) R2 Low Density Zone objectives – the development contradicts the objective which discusses the need to provide for the housing needs of the community within a low density residential environment, as the development type is akin to a medium density residential zone, opposed to a low density residential zone, therefore rendering the development incompatible with the surrounding low density, neighbourhood typology and this incompatibility has exacerbated the development’s impacts on the occupants and surrounding occupiers in terms of safe levels of density; waste management; crime prevention; noise; privacy and parking.
3. The proposal is inconsistent with the aims and objectives of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP).
4. The approval of the proposed development would not be in the public interest (pursuant to Section 79C (1)(d) & (e) of the Environmental Planning and Assessment Act 1979).

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

ITEM C027/16 – CUMBERLAND LOCAL GOVERNMENT AREA (LGA) COMPREHENSIVE HERITAGE STUDY

Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP):

1. Endorse the attached Consultants Brief for the Cumberland Local Government Area (LGA) Comprehensive Heritage Study.
2. Note that a report will be provided to Council seeking a resolution to proceed with the recommended (preferred) consultant to undertake the Study and further, the CIHAP be informed of the consultant engaged for the Study.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

ITEM C028/16 – VOLUNTARY PLANNING AGREEMENT – PLANNING PROPOSAL FOR 1A AND 1B QUEEN STREET, AUBURN

Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommend that:

1. Council's Administrator endorse the Draft Voluntary Planning Agreement (VPA).
2. Council investigate and consider appropriate landscaping within the proposed roundabout.
3. The Draft VPA be publicly notified for 28 days, or until 31 January 2017, whichever is the later.
4. The Interim General Manager be delegated the power to sign the VPA on behalf of Council following completion of the notification period.
5. The VPA provides extenuating circumstances under Section 53 of the Local Government Act 1993, exempting Council from the requirement to put the works described in the VPA out to tender.
6. The Administrator's decision be reported to the relevant planning panel.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

ITEM 029/16 – PLANNING PROPOSAL FOR 67-73 ST HILLIERS ROAD, AUBURN

Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommend that the subject Planning Proposal with respect to Lot 1 DP 220080 (67-73 St Hilliers Road, Auburn), to amend the *Auburn Local Environmental Plan (LEP) 2010* to introduce 'office premises' and 'educational establishment' (up to a maximum of 800m² (Gross Floor Area) as additional permitted uses in Schedule 1 of the *Auburn LEP 2010* with respect to the subject site, be supported by Council.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr. B. Kirk, Ms. G. Morrish and Mr. M. Byrne.

Against: Nil.

The meeting terminated at 1.18 p.m.

Signed:


Chairperson