

IN ATTENDANCE

Steve Kourepis	Director, Town Planning
Shahram Mehdizadgan	Senior Executive Town Planner
Patrick Ogisi	Town Planner

ALSO PRESENT

Sarah Jenkins	Town Planning Coordinator
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DEVELOPMENT APPLICATIONS**2.1 2PM 25 MADELINE STREET, HUNTERS HILL****PROCEEDINGS IN BRIEF**

Attendees George Vavdinis - Owners
John Rose – Project Director
Albert Cordero – Project Architect

John Rose addressed the DCU in regards to the special heritage condition regarding the wall cladding and that the wording of “narrow joints” does not accurately reflect the finishes schedule due to the irregular nature of the joints. Suggested wording to be “as per the image provided in the materials and finishes schedule”. This may assist with the certification process in the future.

RESOLVED on the MOTION of Shahram Mehdizadgan and seconded by Director, Town Planning Kourepis

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2024/0004 for alterations and additions to the rear of existing dwelling including inground pool, cabana, fencing, tree removal, tree planting and landscaping and associated drainage at No.25 Madeline Street, Hunters Hill, be approved subject to the following conditions:

Drawing Number	Drawn By	Plan Dated
Site Plan, drawing AR DA 0100, revision D	TKD Architects	15.02.24
Ground Floor Plan, drawing AR DA 2000, revision C	TKD Architects	14.12.23
Proposed First Floor Plan, drawing AR DA 2001, revision C	TKD Architects	14.12.23
Elevations Sheet 01, drawing AR DA 0101, revision D	TKD Architects	15.02.24
Elevations Sheet 02, drawing AR DA 0102, revision D	TKD Architects	15.02.24

Sections Sheet 01, drawing AR DA 3400, revision C	TKD Architects	14.12.23
Materials and Finishes, drawing AR DA 3500, revision C	TKD Architects	14.12.23
Landscape Plan, sheet 1 of 5 and 2 of 5, issue K	Paul Scrivener	06.12.23

Special Heritage Conditions

Prior to the issue of the Construction Certificate, the following amendments are to be made:

- The vertical brick tiled wall cladding of the first floor should have irregular joints and the mortar should match the colour of the bricks (as per the image provided in the schedule of materials and finishes).
- The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.
- The driveway should not be a large expanse but be wheel strips or broken by landscaping.

Amended plans reflecting the above changes are to be submitted to the satisfaction of the Principle Certifying Authority.

Special Engineering Conditions

Vehicular Access

The existing sections of driveway and layback, which will be made redundant shall be removed and replaced with standard 150mm high kerb and gutter and the footway reinstated to Council's satisfaction.

All details or references to the above are to be included on the architectural drawings and engineering plans for the driveway construction. Details shall be amended to indicate the above requirements within the road reserve/footway, prior to the release of the Construction Certificate.

Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to

Council prior to commencement of the works.

Standard Conditions

GEN1 GEN2 BCC3 (Construction Certificate, Certifier) BCC5 (Construction Certificate, Certifier) BCC7 (Construction Certificate, \$5,000) BCC11 BCC12 (A472435_03) BCC14 BCC17 BCC20 BBW5 BBW6 BBW7 BBW8 BBW9 BBW10 (Certifier) DBW3 (Monday – Friday 7:00am to 5:00pm, Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted) DBW5 DBW7 DBW8 DBW13 DBW14 DBW17 DW18 DBW19 DBW20 DBW21 DBW22 DBW33 BOC7 BOC9 BOC10 BOC11 BOC16 BOC21 BOC25 BOC27

BOC18

Stormwater	Capital Engineering Consultants	Stormwater Concept Plan, revision F, dated 01/12/23	SW001, SW020, SW021, SW030
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GEN8

1. All trees detailed in the table below are approved for removal.

Tree Number	Species	Location
2	Broad-leaved Paperbark, <i>Melaleuca quinquenervia</i>	Front of site
4	Coast Banksia, <i>Banksia integrifolia</i>	Rear of site
6	Red-flowering Gum, <i>Corymbia ficifolia</i>	Rear of site
9	Lemon-scented Gum, <i>Corymbia citriodora</i>	Rear of site
11	NSW Christmas Bush, <i>Ceratopetalum gummiferum</i>	Rear of site

2. 3. 4.

GEN9

- 1.

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Acer palmatum</i>	Landscape Plan (prepared by Paul	75L

		Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)	
7	Elaeocarpus eumundii	As above	45L
1	Glochidion ferdinandii	As above	150L
1	Melaleuca quinquenervia	As above	150L
3	Pyrus calleryana 'Capital'	As above	150L

2. – 8.

BCC4

The Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023) should be amended to show the following trees as 150L stock:

- Glochidion ferdinandii
- Melaleuca quinquenervia
- Pyrus calleryana 'Capital'

BBW3

PRINCIPAL CERTIFIER

DBW11

- Arboricultural Comment on Amended Development Layout: 25 Madeline Street, Hunters Hill (DA2022/0220) (prepared by Tree Wise Men, dated 01.06.2023)
- Addendum Letter to Arboricultural Impact Assessment (2750AIA) Reflecting Revised DA Plans: 25 Madeline Street, Hunters Hill (DA 2022/0220) (prepared by Tree Wise Men, dated 09.12.2023)
- Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022)

BOC1

Before the issue of an occupation certificate.

2.2 2.30PM 9 WERAMBIE STREET, WOOLWICH

PROCEEDINGS IN BRIEF

Attendees Mark Armstrong – Architect

Gus Charbel – Owner
Joe Vescio – Planner
Andrew Curtin – Objector (4 Werambie)
Owen Radke – Objector (7 Werambie)

Mr Andrew Curtin addressed the DCU and outlined his concerns with traffic management and car parking during a large construction in the very small Werambie Street. Concerned with illegal parking from construction workers and obstruction of driveways. No parking on Tuesdays from 6am to 1pm due to waste collection and invariably during construction, there is illegal parking and disruption to waste collection.

Mr Owen Radke addressed the DCU and whilst appreciating the design of the house, outlined his concern with the character of the development and it's unsympathetic heritage value. Mr Radke focused his comments on the visual aspect from the river and the streetscape.

Mr Radke concerned with the two storey rectangular frontage, angular design, poor choice of material choices and excessive bulk. Planting assists with softening but is not a solution.

Mr Radke submitted written documents which will be saved with the development application file.

Mr Radke also addressed the DCU on behalf of Vivienne Koroglu, who is also a resident of 7 Werambie Street. Ms Koroglu has concerns regarding the choice of trees to be planted and how high they will grow. Would prefer plants that are Australian natives. Also concerned with fences.

Mark Armstrong addressed some of the issues raised:

- All the current hardstand parking will be converted to landscaping.
- The house will be well screened from the street.
- House will be in a "landscaped" setting.
- Existing hardstand will be utilised for parking in the first phase of development to assist with neighbourhood parking.

Joe Vescio addressed the DCU and recognised that there will be impacts on parking and traffic to the street during construction. A substantial traffic management plan will need to be devised and monitored by the builder and Council.

A very respected Heritage Consultant has been involved with this application to advise on heritage refinement of the design. Potentially from certain vantage points the proposal may appear as four storeys. Unfortunately this is a result of the topography of the site. Mr Vescio reiterated that the proposal is not four storeys.

Mr Vescio also outlined concerns with the special general condition regarding privacy screens and requested its deletion. Mr Vescio outlined that privacy screens should not be required above 1650mms.

Mr Kourepis advised that he will flag the traffic management issues that will be involved and will inform Council's traffic staff of the documentation that will be required to be reviewed.

Mr Kourepis asked Mr Armstrong to review the landscape plans in regards to choice of tree species. A deferred commencement condition is to be added to resolve the new tree species.

RESOLVED on the MOTION of Director, Town Planning Kourepis and seconded by Shahram Mehdizadgan

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application 2022/0187 for the demolition of existing structures and construction of a new dwelling with basement carparking, swimming pool, boat shed and landscaping at 9 Werambie Street, Woolwich be granted a deferred commencement approval subject to the following conditions:

The development as contained in Schedule 2 shall not operate (or be issued) until such time as the matters contained in Schedule 1 are finalised to the satisfaction of Council.

Schedule 1:

The landscape plan (prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022) must be amended as follows to provide an appropriate landscaped setting:

- The tree species schedule must be amended to provide more appropriate species in terms of the impacts on views in the future when considering the potential growth height.

Tree Species identified on landscape plans
<i>Angophora costata</i> (Smooth-barked Apple)
<i>Backhousia myrtifolia</i> (Grey Myrtle)
<i>Acmena smithii</i> 'Sublime' (Lilly Pilly)

Schedule 2:

GEN0 GEN1

GEN3

Drawing Number	Drawn By	Plan Dated
Site Plan, Dwg. DA-01, Rev B	ARC Architects	28/07/2023
Boat Shed, Dwg DA-03, Rev C	ARC Architects	27/11/2023
Level 1 – Lower Level, Dwg DA-04, Rev C	ARC Architects	27/11/2023
Level 2 – Living Level, Dwg DA-05, Rev C	ARC Architects	27/11/2023
Level 3 – Entry Level, Dwg DA-06, Rev C	ARC Architects	27/11/2023
Level 4 – Upper Level, Dwg DA-07, Rev C	ARC Architects	27/11/2023
Roof, Dwg DA-08, Rev C	ARC Architects	27/11/2023
Elevations, Dwg DA-09, Rev C	ARC Architects	27/11/2023
East Elevation, Dwg DA-10, Rev C	ARC Architects	27/11/2023
West Elevation, Dwg DA-11, Rev C	ARC Architects	27/11/2023
Street Elevation, Dwg DA-12, Rev C	ARC Architects	27/11/2023
Sections, Dwg DA-13, Rev C	ARC Architects	27/11/2023

GEN5 GEN6 GEN7 GEN15 GEN20 GEN21

GEN(SP)

Privacy screens of a height no less than 1800mm are to be provided to:

- the upper level of all double storey glazed elements along the eastern and western boundaries; and
- within the side setbacks of any balconies that have opening to the side boundaries.

PCC0 PCC1(\$11,374) PCC3(\$2,285) PCC5(\$45,497) PCC11 PCC12(1331004S) PCC15
PCC16 PCC17 PCC18 PCC20 PCC21 PCC32 PCC40 PCC41 PCC43 PCC46 PCC48 PCC54
(7, 11 & 13 Werambie Street, Woolwich) PCC58 PCC59
PCC65 PCC73 PCC75 PCC76

PCC(SP)

Before the issue of a construction certificate or before site work commences, a construction site management plan must be prepared, and provided to the Certifier and Council. The plan must include the following matters:

- a) The location and materials for protective fencing and hoardings on the perimeter of the site;
- b) Provisions for public safety;
- c) Pedestrian and vehicular site access points and construction activity zones;
- d) Details of construction traffic management including:
 - i) Proposed truck size and movements to and from the site;
 - ii) Estimated frequency of truck movements;
 - iii) Measures to ensure pedestrian safety near the site;
 - iv) Swept path to be provided demonstrating entry and exit from site. Plans to take into consideration parked cars, kerbs, trees etc and
 - v) A certificate of currency of 20mil to be included with the CTMP
- e) Details of bulk earthworks to be carried out;
- f) The location of site storage areas and sheds;
- g) The equipment used to carry out works;
- h) The location of a garbage container with a tight-fitting lid;
- i) Dust, noise and vibration control measures;
- j) The location of temporary toilets;
- k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - i) AS 4970 – Protection of trees on development sites;
 - ii) An applicable Development Control Plan;
 - iii) An arborist's report approved as part of this consent.

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

PCC(SP)

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

(a) The SMP, prepared by Hyten Engineering, is to be amended with the trench drain across the garage increased to minimum 200mm width.

PCW0 PCW1 PCW2 PCW3 PCW4 PCW5 PCW6 PCW14
PCW (SP)

a)

Tree No/ Location	Species	TPZ (m)
Tree 1	<i>Angophora costata</i> (Sydney Red Gum)	7.2
Tree 2	<i>Angophora costata</i> (Sydney Red Gum)	4.1
Tree 4	<i>Ulmus parvifolia</i> (Chinese Elm)	4.8
Tree 4	<i>Angophora costata</i> (Sydney Red Gum)	5.5

- The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Advanced Tree Consulting, dated 6 September 2022)

b) The following works are excluded from within the TPZ, unless otherwise stated.

- * Grade alterations
- * Soil cultivation, disturbance or compaction
- * Stockpiling, storage, disposal or mixing of materials
- * Refuelling of machinery or vehicles
- * Washing of machinery or vehicles
- * Pedestrian access or vehicular access
- * Siting of offices, sheds or temporary services
- * Any action that has the potential to impact the tree’s health and structural condition

PCW(SP)

Before any site work commences, the Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the Blue Book) (as amended from time to time).

CSI0 CSI1 CSI3

DEM0 DEM1 DEM3 DEM4 DEM5 DEM6 DEM7 DEM8 DEM9 DEM11 DEM12 DEM13
DEM20 DEM21 DEM22 DEM23 DEM24 DEM25

CON0 CON1 CON2 CON3 CON4 CON5 CON8 CON9 CON11 CON14 CON16 CON17
CON27 CON28 CON41 CON42 CON43 CON44 CON45 CON47
CON50

Tree	Location	Comments
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Tree 3 <i>Jacaranda mimosifolia</i> (Jacaranda)	Front of site	
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CON51 CON52 CON53 CON55 CON58 CON59 CON67

CON (SP)

While site work is being carried out:

- a) the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times, and
- b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

POC0 POC1 POC2 POC4 POC8

POC7

- Landscape Plan

(prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022)

POC10

- Arboricultural Impact Assessment

(prepared by Advanced Tree Consulting, dated 6 September 2022)

POC14 POC21 POC23 POC24 POC25 POC28 POC60 POC61 POC62 POC75

POC (SP)

The Stormwater Management Plan must be prepared to Council’s satisfaction and the works completed prior to the issue of the full Occupation Certificate in accordance with:

Stormwater	Hyten Engineering	Stormwater Management Plan, revision A, dated 01/09/22	22H446 SW00, SW01, SW02, SW03
		Stormwater Statement, dated 26/07/23	22H446.SW.SS1

Making provisions for:

- (a) All new roofed and paved areas.
- (b) Stormwater disposal methods for existing roofed areas.
- (c) Discharge points beyond the property for any stormwater that cannot be absorbed or re-used.
- (d) Use of grey water for irrigation of site landscaping and planted areas in accordance with the requirements of the relevant state legislation.

The Stormwater Management Plan is to include controls that demonstrate that the proposed measures are satisfactory to handle the relevant design storm event.

Special Condition

The existing stone fence along the boundary between 7 and 9 Werambie Street are to be retained and not demolished. This is to be reflected on the required plans for the Construction Certificate.

2.3 3PM 5 ELGIN STREET, WOOLWICH

PROCEEDINGS IN BRIEF

Attendees Nil

RESOLVED on the MOTION of Director, Town Planning Kourepis and seconded by Shahram Mehdizadgan

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application No. 2023/0140 at 5 Elgin Street, Woolwich be approved subject to the following conditions:

CONDITIONS OF CONSENT

GEN0 GEN1

GEN3

Drawing Number	Drawn By	Plan Dated
Ground Floor Demolition Plan, Dwg. A1.15, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Demolition Plan, Dwg. A1.16, Rev 3	Peg & Ray Architects	18/10/2023
Attic Demolition Plan, Dwg. A1.17, Rev 3	Peg & Ray Architects	18/10/2023
Existing Elevations, Dwg. A1.20, Rev 3	Peg & Ray Architects	18/10/2023
Existing Elevations, Dwg. A1.21, Rev 3	Peg & Ray Architects	18/10/2023
Ground Floor Plan, Dwg. A2.01, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Plan, Dwg. A2.02, Rev 3	Peg & Ray Architects	18/10/2023
Attic Floor Plan, Dwg. A2.03, Rev 3	Peg & Ray Architects	18/10/2023
Elevations, Dwg. A3.01, Rev 4	Peg & Ray Architects	14/12/2023
Elevations, Dwg. A3.02, Rev 4	Peg & Ray Architects	14/12/2023
Sections, Dwg. A4.01, Rev 3	Peg & Ray Architects	18/10/2023
External Finishes, Dwg. A5.02, Rev 3	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.03, Rev 1	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.04, Rev 1	Peg & Ray Architects	14/12/2023
Elevation Details, Dwg. A5.05, Rev 1	Peg & Ray Architects	14/12/2023
Landscape Plan, Dwg. L-01, Rev C	Mahony Group	10/12/2023

GEN5, GEN6, GEN7

GEN(SP)

1. The following new trees must be installed prior to the issuing of the Occupation Certificate.

No of Trees	Species	Location	Minimum container size at purchase
3	Oleaceae	As per the Landscape Plan (prepared by Mahony Group, dwg no L-01, dated 24.10.2023)	100L
3	Elaeocarpus eumundii	As above	45L

2. New trees must be grown in accordance with the AS2303 Australian Standard Tree stock for landscape use 2018 and meet the requirements of this standard at the time of planting.

3. New trees must be planted in natural ground with adequate soil volume. Planter boxes will not be accepted for tree planting.

4. New trees must be appropriately located away from existing buildings and structures.

5. New landscape plantings must be maintained in a healthy condition for an establishment period of two (2) years. Maintenance includes watering, weeding, pest and disease control and any other operations required to maintain the plantings in a healthy condition.

6. Tree maintenance must be implemented and complied with immediately following the tree planting, and until the trees reach a minimum height of 5m.

7. If the newly planted trees fail to establish or do not reach a height of 5m, they must be replaced with trees of comparable qualities and container size of [insert] litres.

8. The conditions of this consent will apply to all replacement trees, including the maintenance and reporting which re-starts at each replanting event.

PCC0, PCC1, PCC2(\$1,075), PCC3(\$2,515), PCC5(\$4,301),

PCC10

The following privacy devices are to be provided:

- (a) Frosted glass or privacy screens shall be attached to the entire glass balustrades on the eastern and western sides of the balcony along the road frontage with Elgin Street.

Note: louvers are required to be fixed at angle to avoid overlooking of neighbouring properties.

Plans and specifications complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the building plans and specifications submitted, referenced fully satisfy the requirement of this condition.

PCC11, PCC12(A1372546_01), PCC16, PCC18, PCC20, PCC21, PCC32,

PCC34

The landscape plan (prepared by Mahogany Group, dated 10/12/2023) must be amended as follows to provide an appropriate landscaped setting:

- (a) The three (3) x *Oleaceae* trees must be replaced by appropriate species that will reach a maximum mature height of no higher than 4m.

An amended landscaped plan complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the amended landscape plan and other plans and specifications submitted fully satisfy the requirements of this condition.

PCC40, PCC73 PCC76

PCC(SP)

A qualified plumber is to assess the existing absorption trench system and verify that it is in good working order and can dispose of the stormwater being collected by it effectively.

The plumber is to issue a Compliance Certificate certifying this and which is to be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

PCW0, PCW1, PCW2, PCW3, PCW4, PCW15

CSI0, CSI1, CSI3

DEM0, DEM1, DEM3, DEM4, DEM6, DEM7, DEM8, DEM9, DEM10, DEM11, DEM12

CON0, CON1, CON2, CON4, CON5, CON11, CON13, CON14, CON17, CON23, CON28, CON41, CON42, CON43, CON44, CON45, CON47

POC0, POC1, POC4, POC7, POC8, POC11, POC24, POC28

POC70

Stormwater	PAC Consulting	Stormwater Management Plan, revision 1, dated 16/05/23	SW-00, SW-01, SW-02, SW-03
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POC75