



DA-110 Rev B	K Burke	12.10.2019
DA-111 Rev B	K Burke	12.10.2019
DA-112 Rev B	K Burke	12.10.2019
DA-200 Rev B	K Burke	12.10.2019
DA-201 Rev B	K Burke	12.10.2019
DA-300 Rev B	K Burke	12.10.2019
DA-500 Rev B	K Burke	12.10.2019
DA-501 Rev A	K Burke	12.10.2019
DA-600 Rev B	K Burke	12.10.2019

<b><i>BASIX Certificate No.</i></b>	<b><i>Dated</i></b>
A352264	3 <sup>rd</sup> July 2019

**EXCEPT where amended by:**

- **Council in red on the approved plans; and/or**
- **Other conditions of this consent; and/or**
- **the following Section 4.55 'B' plans and supporting documents only in so far as they relate to the modifications highlighted on the Section 4.55 'B' plans and detailed in the Section 4.55 'B' application:**

<b><i>Plan</i></b>	<b><i>Drawn by</i></b>	<b><i>Dated</i></b>
DA-001 Rev C	K Burke	30 October 2020
DA-110 Rev C	K Burke	30 October 2020
DA-111 Rev C	K Burke	30 October 2020
DA-112 Rev C	K Burke	30 October 2020
DA-200 Rev C	K Burke	30 October 2020
DA-201 Rev C	K Burke	30 October 2020
DA-300 Rev C	K Burke	30 October 2020
DA-500 Rev C	K Burke	30 October 2020
DA-501 Rev B	K Burke	30 October 2020
DA-600 Rev C	K Burke	30 October 2020

- **Add Conditions 2A, 2B and 2C to read:**

**Amendment of Plans & Documentation**

2A The approved plans and documents must be amended in accordance with the following requirements:

- a. A privacy screen shall be provided parallel to the southern boundary, between the western and eastern edges of the garage roof terrace.

The privacy screen shall have a minimum setback of 1.74m from the southern boundary as generally shown on drawing No. SK-001 (Rev A).

The privacy screen shall have a height of 1.6m above terrace finished floor level – i.e. the privacy screen shall have a height of RL 72.73. The privacy screen may be open beneath a height of 1m above FFL (RL 72.13) to enable access into the setback for the maintenance of planting only.

Privacy screen/s must be constructed with either:

- Fixed lattice/slats with individual openings not more than 30mm wide.
- Fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings.

Details of the proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Manager Development Assessments prior to issuing a construction certificate for the development

- b. The proposed 'L' shape privacy screen located towards south-eastern corner of the garage roof terrace as shown on drawing No. DA-500 (Issue C) shall be deleted.
- c. The two pillars located on the western boundary, closest to the northern boundary, shall be demolished. Balustrading on the western boundary, within 4.18m of the northern boundary, and balustrading on the northern boundary, within 1.72m of the western boundary shall also be demolished.

A new balustrade shall be installed between the existing pillar on the western boundary, which is setback 4.18m from the street boundary, and the existing pillar on the street boundary, which is setback 1.72m from the western boundary, forming a corner splay as generally shown on drawing No. SK-001 (Rev A). The balustrade shall have a height of RL 72.15.

### Landscaping

2B Suitable plans and construction details complying with the following requirements, must be submitted to, and be approved by, the Principal Certifier, prior to commencing with any works to the outdoor terrace area:

- a. A garden bed having a depth of 200mm must be provided in the north-west corner of the roof terrace, bounded by the new balustrade, western boundary and northern boundary, to which, a massed arrangement of low maintenance planting to a maximum mature height of 1m shall be provided. Planting must be selected, including botanic name of the species, size at maturity, pot size at the time of planting, quantity/spacing.
- b. A garden bed having a depth of 200mm must be provided in the setback between the southern boundary and the privacy screen, to which, a massed arrangement of low maintenance planting to a maximum mature height of 1m shall be provided. Planting must be selected, including botanic name of the species, size at maturity, pot size at the time of planting, quantity/spacing.
- c. The garden beds shall be non-trafficable and may only be accessed for maintenance purposes.
- d. The soil depth above the garage roof terrace shall not exceed 200mm (RL 71.13)
- e. Waterproofing and drainage, mulch, Engineering Certification, or any other details as needed.

2C The Principal Certifier must then ensure that the landscape works have been fully completed in accordance with the approved plans and details, prior to the issue of any Occupation Certificate, with the owner to then be responsible for maintaining these works/plants in a healthy and vigorous state until maturity, for the life of the development.

- **Add Condition 13A to read:**

13A Certificate of Adequacy supplied by a *professional engineer* shall be submitted to the *certifying authority (and the Council, if the Council is not the certifying authority)*, certifying the structural adequacy of the southern boundary wall to support proposed development including the retention of soil.

### REASON:

The Panel has visited or is familiar with the site, considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the reasons given in the assessment report, subject to a minor amendment to conditions 1 and 2 to better clarify the amendments required to the roof deck and address neighbours privacy.

### CARRIED UNANIMOUSLY.

The meeting closed at 1:42pm.

The public deliberations closed at 3:07pm.

<b>CONFIRMATION OF MINUTES BY PANEL MEMBERS</b>	
Annelise Tuor (Chairperson)	Oliver Klein
Kevin Hoffmann	Kerri Hamer (Central Ward)