Fairfield Local Planning Panel



AGENDA

DATE OF MEETING: 11 March 2026
LOCATION: Staff Lunch Room
TIME: 6:00pm

ITEM	SUBJECT	PAGE

PUBLIC MEETING

'Matters referred to under Schedule 1 of the Local Planning Panel's Direction – Operational Procedures'

4: **SUBJECT:** Demolition of existing structures, tree removal and construction of a four (4) storey co-living housing development, comprising of twenty-seven (27) rooms, over one (1) level of basement car parking, containing six (6) car parking spaces, five (5) motorbike parking spaces and twenty-seven (27) bicycle spaces.

Premises: Lot: 5, Sec: C, DP: 4334, No. 5 Hampton Street, Fairfield

Applicant: Australian Housing Investment Group Pty Ltd

Owner: [redacted]

Zoning: R4 – High Density Residential

File Number: DA 311.1 2024..... ###

FAIRFIELD LOCAL PLANNING PANEL

Meeting Date 11 March 2026 **Item Number. 4**

SUBJECT:	Demolition of existing structures, tree removal and construction of a four (4) storey co-living housing development, comprising of twenty-seven (27) rooms, over one (1) level of basement car parking, containing six (6) car parking spaces, five (5) motorbike parking spaces and twenty-seven (27) bicycle spaces.
Premises:	Lot: 5, Sec: C, DP: 4334, No. 5 Hampton Street, Fairfield
Applicant:	Australian Housing Investment Group Pty Ltd
Owner:	[redacted]
Zoning:	R4 – High Density Residential

FILE NUMBER: DA 311.1/2024

REPORT BY: Matthew Korzy, Senior Development Planner

RECOMMENDATION:

That:

1. Development Application No. 311.1/2024, proposing the demolition of existing structures, tree removal and construction of a four (4) storey co-living housing development, comprising of twenty-seven (27) rooms, over one (1) level of basement car parking, containing six (6) car parking spaces, five (5) motorbike parking spaces and twenty-seven (27) bicycle spaces, be refused in accordance with the reasons contained in **Attachment T** of this report.

SUPPORTING DOCUMENTS:

AT-A	Site Locality Plan	1 Page
AT-B	Access Report	34 Pages
AT-C	Acoustic Report	21 Pages
AT-D	Arboricultural Report	36 Pages
AT-E	Architectural Plans	41 Pages
AT-F	BCA Report	32 Pages
AT-G	Bus Route Timetable	10 Pages
AT-H	Energy Efficiency Report	29 Pages
AT-I	Geotechnical Report	25 Pages
AT-J	Landscape Plans	7 Pages
AT-K	Plan of Management	29 Pages
AT-L	Quantity Surveyor's Report	8 Pages
AT-M	Statement of Environmental Effects	52 Pages
AT-N	Stormwater Management Plans	7 Pages
AT-O	Submissions	14 Pages

AT-P	Survey Plan	1 Page
AT-Q	Traffic and Parking Report	19 Pages
AT-R	Urban Design Report	25 Pages
AT-S	Waste Management Plan	22 Pages
AT-T	Draft Reasons for Refusal	1 Page

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Council is in receipt of Development Application No. 311.1/2024, which proposes the demolition of existing structures, tree removal and construction of a four (4) storey co-living housing development, comprising of twenty-seven (27) rooms, over one (1) level of basement car parking containing six (6) car parking spaces, five (5) motorbike parking spaces and twenty-seven (27) bicycle spaces, located at No. 5 Hampton Street, Fairfield.

Under the Minister's 9.1 Direction, the application is referred to the Fairfield Local Planning Panel (FLPP) for determination as the development application has received more than ten (10) unique submissions by way of objection.

The subject site is zoned R4 – High Density Residential under Fairfield Local Environmental Plan 2013. Co-living housing is permitted in the zone.

The application proposes to develop the site under the co-living housing provisions within the Housing SEPP which allows additional Floor Space Ratio (FSR). In this case, whilst Fairfield LEP 2013 permits a maximum FSR of 0.8:1, the proposed development has an FSR of 0.84:1 which is compliant under the co-living housing SEPP provisions provided all other requirements are met.

The key planning matters initially identified with the proposal included possible overdevelopment of the subject site, a number of design issues, waste management issues, and stormwater management.

The Applicant amended the design of the development and reduced the scale of the proposal from thirty (30) co-living rooms to twenty-seven (27) co-living rooms. A reduction in the number of rooms has allowed for greater setback distances from the adjacent residences, and has allowed for a higher level of residential amenity for occupants including the safe and efficient management of waste storage and collection.

The amended proposal satisfies the provisions of the State Environmental Planning Policy (Housing) 2021 and Fairfield City Wide Development Control Plan 2024. In addition, the manner in which the development has been designed would ensure that any re-development of the neighbouring sites would not be adversely affected in terms of development potential,

visual and acoustic privacy and overshadowing. On this basis, it is considered that the Applicant has satisfactorily demonstrated that the proposal appropriately responds to the character of the surrounding locality in terms of built form, massing and bulk and scale.

The application was referred to an independent architect/urban designer to review the architectural design and quality of the proposal in accordance with Clause 6.12 Design Excellence pursuant to Fairfield Local Environmental Plan 2013. The architectural/urban design review concludes that the amended application adequately demonstrates that the development is unlikely to cause any unreasonable overshadowing impacts to neighbouring properties, the building achieves the solar access requirements and that the proposed built form provides appropriate aesthetic architectural qualities. Accordingly, the proposal is considered acceptable from an architectural and built form perspective and demonstrates that the proposal satisfies the design excellence provisions pursuant to Clause 6.12 of the Fairfield Local Environmental Plan 2013.

Whilst the amended application has addressed the above identified issues with respect to design and waste management matters, the issue of stormwater management remains unresolved.

The subject site slopes from Hampton Street to the rear of the site by approximately 1.95m. Accordingly, stormwater runoff generated by the development is unable to be directed to Hampton Street and must be directed to Council's kerb and gutter via easement(s) over downstream properties. Clause 6.9 – Essential Services of the Fairfield Local Environmental Plan 2013 stipulates that:

> *"Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required –*
> *…*
> *(d) stormwater drainage or on-site conservation,*
> *…"*

The Applicant has advised that they are engaging with adjacent landowners in relation to the creation of an easement, however, have not provided written evidence that adequate arrangements have been made for the disposal of stormwater over downstream properties. In these circumstances, Council cannot be satisfied that this jurisdictional requirement has been met and therefore the development is unable to proceed on this basis.

To this date, consent has not been provided to Council confirming no objections to an easement being created on downstream properties. As such, the consent authority cannot be satisfied that adequate arrangements can be made available for the disposal of stormwater from the development, in accordance with Clause 6.9 of the Fairfield Local Environmental Plan 2013.

On this basis, Council is not in a position to support the application in these circumstances and therefore has no option other than to recommend refusal of the application. The applicant was advised of Council's position in this matter should they wish to withdraw the

application however have declined this and therefore the application has been forwarded to the Panel for consideration and determination.

Council's Engineering Assessment Branch has reviewed the proposal and is unable to support the proposed development, given the inadequate management of stormwater runoff from the subject site.

The application was referred to Council's Building Control Branch, Engineering Assessment Branch, Public Health and Environment Branch, Waste Management Branch and Tree Preservation Officer. No concerns have been raised to the amended design, subject to conditions of consent.

The application was publicly notified on two (2) separate occasions due to the Applicant amending the development. Notification was carried out in accordance with Council's 2024 Community Engagement Strategy. A total of eleven (11) unique submissions were received regarding the Development Application. The concerns raised primarily relate to traffic and car parking and built form impacts amongst a range of other related issues. The issues raised in the submissions received have been taken into consideration as part of the assessment of the application.

An assessment of the application has identified that whilst all other elements of the application have been satisfactorily addressed, the issue of stormwater management remains unresolved. On this basis, Council would not be in a position to support the application in these circumstances and recommends that the application be determined with a recommendation for refusal subject to the reasons identified in Attachment T to this report.

SITE DESCRIPTION AND LOCALITY

The subject Development Application is located at No. 5 Hampton Street, Fairfield, formally referred to as Lot 5 of Section C of Deposited Plan 4334. The subject site has an area of 1012.6m^2, with a northwest-facing frontage to Hampton Road, with a frontage of 16.61m. The site is a regular-shaped mid-block allotment. The site has a fall of approximately 1.95m to the rear, away from Hampton Road.

The site is currently occupied by an older-style dwelling and associated ancillary structures and vegetation. Council's mapping, and the Survey Plan submitted by the applicant does not identify any easements or restrictions affecting the site. Further, Council's mapping does not identify any other environmental constraints affecting the site that would constrain development.



Subject site highlighted blue – sourced from Council's Enlighten Programme

The subject site is located within a precinct zoned R4 – High Density Residential under the Fairfield Local Environmental Plan 2013. The surrounding locality is primarily made of single dwellings and multi-dwelling housing. The subject is approximately 800m from Fairfield Railway Station.

DEVELOPMENT AND SITE HISTORY

There are no approvals considered relevant to the subject development.

PROPOSAL

The subject Development Application seeks approval for the following works:

- Demolition of the existing onsite structures, vegetation and vehicular crossings.

- Removal of the following trees:
  - 2 x Nerium oleander (Oleander),
  - 1 x Cupressus sempervirens (Mediterranean Cypress),
  - 1 x Lagerstroemia indica (Crepe Myrtle),
  - 2 x Ligustrum lucidum (Broadleaf Privet),
  - 1 x Cinnamomum camphora (Camphor Laurel)
  - 1 x Erythrina crista-galli (Cockspur Coral Tree)

- Construction of a four (4) storey co-living housing development, comprising of twenty-seven (27) rooms. The design of the development is within two (2) tower forms.

- The twenty-seven (27) rooms consist of:
  - 21 x single rooms,
  - 6 x double rooms.

- One (1) level of basement carpark is proposed, consisting of:
  - 6 x car parking spaces,
  - 5 x motorbike parking spaces,
  - 27 x bicycle spaces,
  - Other infrastructure within the basement carpark include:
    - Plant rooms,
    - Bulky waste storeroom,
    - Vertical circulation.

- The ground level of the development includes:
  - 1 x manager's office,
  - 1 x waste room,
  - 1 x laundry,
  - 2 x communal rooms,
  - 1 x co-living room,
  - Plant rooms,
  - Circulation space and vertical circulation,
  - Communal open space.

- The first floor of the development includes:
  - 10 x co-living rooms,
  - Circulation space.

- The second and third floors of the development includes:
  - 8 x co-living rooms per floor,
  - Circulation space.

- Vehicular access will be via a single-width driveway crossing from Hampton Street, a passing bay is proposed within the front setback.

- Pedestrian access to the development is via one (1) primary entrance facing Hampton Street.

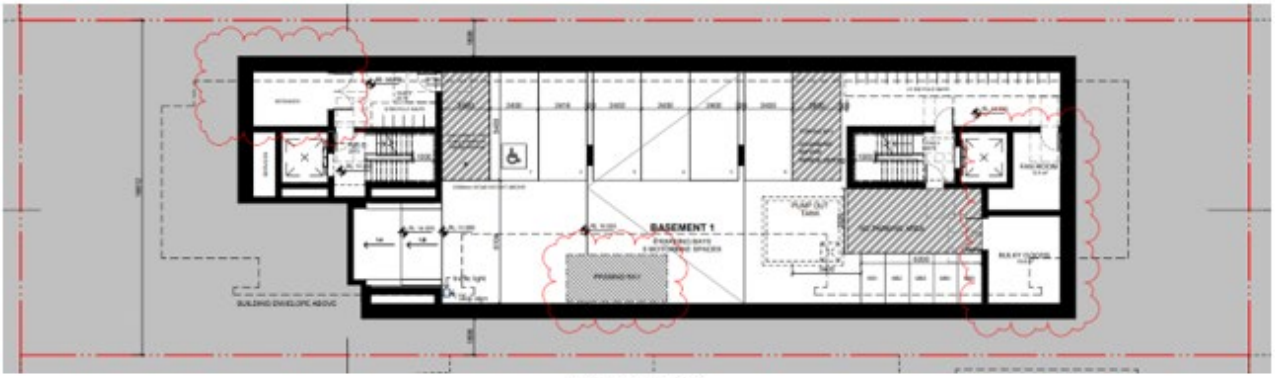
- Two (2) lifts are proposed.

- The schedule of finishes includes:
  - Light fawn colour bricks,
  - Light timber,
  - Metal shale grey roof,
  - Metal shale grey finishes,
  - White painted surfaces,
  - Black aluminium.

- No front fence is proposed.
- A hydrant booster is proposed within the front setback which is to be screened given its frontage to the street.
- Domestic waste is collected and stored within the ground floor waste room. Building management will present waste bins to the kerb for standard Council collection. Bulky waste will be stored onsite within the designated storage area within the basement.
- Stormwater generated by the development will discharge to an On-Site Detention (OSD) system and will then discharge into “Future Easement to Francis Street”. No adjoining landowners have provided written consent.
- Ancillary earthworks are proposed to enable the development including excavation works for the basement levels.



Photomontage of Hampton Street frontage



Basement



Ground level



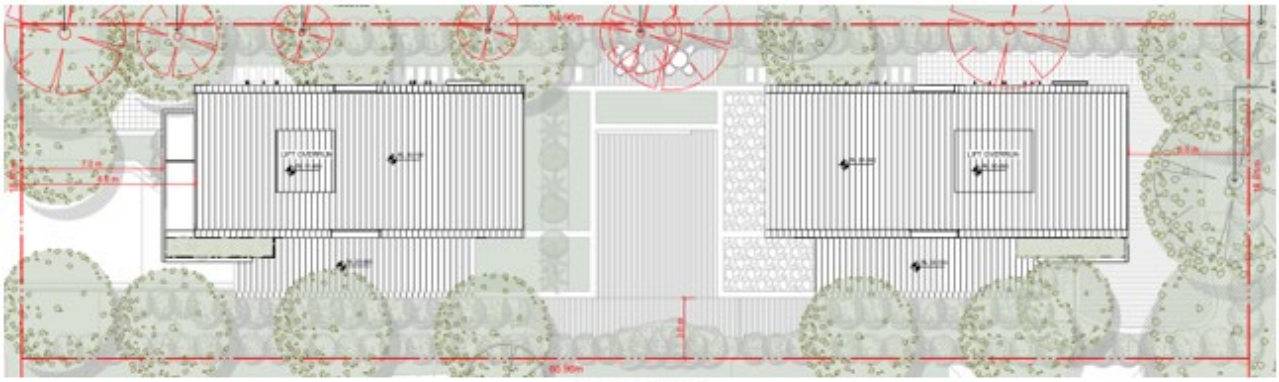
First floor



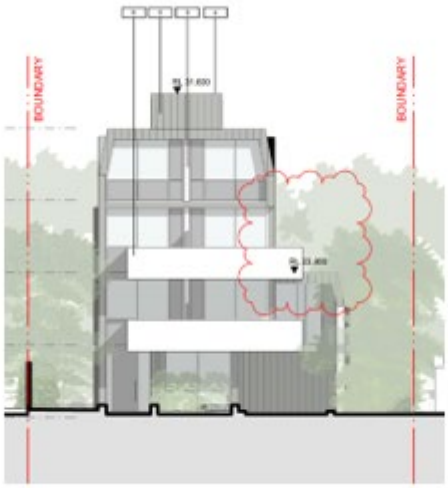
Second floor



Third floor



Roof Plan



Street elevation



Rear elevation



Southern elevation



Northern elevation

PLANNING PROVISIONS

The application has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning & Assessment (EP&A) Act, 1979. The key issues are addressed below.

Fairfield Local Environmental Plan (LEP) 2013

The site is zoned R4 – High Density Residential pursuant to Fairfield Local Environmental Plan 2013. The proposed development is characterised as co-living housing, which is defined in the Fairfield Local Environmental Plan 2013, as follows:

*"**co-living housing** means a building or place that –*
(a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and
(b) provides occupants with a principal place of residence for at least 3 months, and
(c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,
But does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.
Note –
*Co-living is a type of **residential accommodation**."*

The objectives of the R4 – High Density Residential Zone are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maximise opportunities for increased development on all land by encouraging site amalgamations.*

Co-living housing is permitted with consent within the R4 – High Density Residential Zone pursuant the Fairfield Local Environmental Plan 2013. The development is considered to have sufficient regard to the objectives of the zone.

The following compliance table details the assessment of the proposal in accordance with the relevant requirements of the Fairfield Local Environmental Plan 2013.

Development Standard	Compliance
Clause 4.3 - Height of Building Maximum height of building permitted = 20m	Proposed height of building = 14.3m
Clause 4.4 – Floor Space Ratio Maximum floor space ratio permitted = 2:1	See below.
Clause 4.4A – Exceptions to Maximum Floor Space Ratio in Zone R4	The maximum allowed FSR on the site under Clause 4.4A of the LEP is 0.8:1. The Applicant is proposing development for the purposes of co-living housing under SEPP (Housing) 2021 and therefore an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing. Therefore, an additional 0.08:1 is applied (therefore a maximum floor space ratio of 0.88:1). Proposed floor space ratio = 0.84:1
Clause 4.5 – Calculation of FSR and Site Area	The planning assessment has calculated site area and FSR in accordance with the provisions of this clause.
Clause 5.21 – Flood Planning Development consent must not be granted to development on land to which this	The subject site is not flood affected.

clause applies unless the consent authority is satisfied that the development: (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.	
Clause 6.2 – Earthworks Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, any waterway,	Yes. Development consent is being sought for earthworks. Council's Development Engineers assessed this aspect of the proposal and raised no concerns regarding any potential for impacts on existing drainage patterns or soil stability. The earthworks are unlikely to impact the future use or redevelopment of the land.

drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	
Clause 6.9 Essential Services Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— • the supply of water, • the supply of electricity, • the disposal and management of sewage, • stormwater drainage or on-site conservation, • suitable vehicular access.	No The proposed development does not satisfy the requirements of this clause. The proposed development is reliant upon a future easement through downstream properties. No consent has been provided to any easements for stormwater drainage. In this regard, the proposed development does not satisfy the requirements of Clause 6.9 and as such, the Development Application should be refused.
Clause 6.12 Design Excellence *(1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Fairfield.* *(2) This clause applies to development involving the construction of a new building or external alterations to an existing building on the following land—* *(a) land in Zone R4 High Density Residential, Zone E2 Commercial Centre or Zone MU1 Mixed Use,* *(b) land identified as "Area G" on the Land Zoning Map.* *(3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.* *(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*	Yes The site is zoned R4 – High Density Residential pursuant to FLEP 2013, and, therefore, Clause 6.12 applies. The application was referred to an independent architect/urban designer who provided advice regarding the design of the premises regarding State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide. It is considered that the proposal exhibits design excellence for the following reasons: • The development presents a high standard of architectural design and utilises materials that are appropriate for the locality. • The existing site contains poorly maintained buildings and the proposed design is considered to

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved, *(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,* *(c) whether the development detrimentally impacts on view corridors,* *(d) how the development addresses the following matters—* *(i) the suitability of the land for development,* *(ii) existing and proposed uses and use mix,* *(iii) heritage issues and streetscape constraints,* *(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,* *(v) bulk, massing and modulation of buildings,* *(vi) street frontage heights,* *(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,* *(viii) the achievement of the principles of ecologically sustainable development,* *(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,* *(x) the impact on, and any proposed improvements to, the public domain,* *(xi) the interface with the public domain,* *(xii) the quality and integration of landscape design.*	substantially increase the quality of the public domain and contributes to an active street frontage. • The development will not adversely impact view corridors. • The site is considered to be suitable for the development as the site is located within close proximity to Fairfield City Centre. The development provides sufficient mitigation measures to protect the amenity of future residents and the proposed design is of a high quality that is considered to improve the public domain. • The bulk and scale of the development is in keeping with the character of the future desired streetscape. • The proposed elevations are appropriately articulated to provide a visually appealing design that does not dominate the streetscape.

State Environmental Planning Policy (Biodiversity and Conservation) 2021: Chapter 2 Vegetation in Non-Rural Areas

The proposal does not conflict with the provisions of Chapter 2 of the SEPP and is considered acceptable. The site is not mapped as containing biodiversity values and is not located in any significant conservation area. However existing vegetation within the site are impacted. The proposal seeks the removal of the eight (8) trees identified by the

Arboricultural Report. The site is not mapped as containing biodiversity values. Council's Tree Preservation Officer has assessed the proposed tree removal and raises no concerns subject to conditions of consent. The proposed development will consist of replacement plantings. These have been reviewed by Council's Tree Preservation Officer, which raises no concerns to the proposed replacement plantings.

State Environmental Planning Policy (Resilience and Hazards) 2021: Chapter 4 Remediation of Land

Chapter 4 Remediation of Land is applicable to the site and the proposal. Section 4.6 of the SEPP requires Council to consider a number of matters including whether the land is contaminated; and if contaminated whether Council is satisfied that the land is suitable in its contaminated state or can be made suitable for the purpose of the proposed development. Section 6.6 also requires Council to consider and be satisfied that where the land requires remediation, that the land will be remediated before the land is used for the proposed development.

Council's Public Health and Environment Branch has reviewed the submitted documentation and advise that the application has demonstrated that the site is suitable for the development, subject to compliance with conditions of consent, thereby satisfying the provisions of Chapter 4 Remediation of Land of the SEPP.

State Environmental Planning Policy (Housing) 2021: Chapter 3 – Diverse Housing

The subject Development Application seeks the development of co-living housing. The proposed development has been considered against Part 3 – Co-living Housing of Chapter 3 – Diverse Housing of the State Environmental Planning Policy (Housing) 2021. The proposed development is compliant with the relevant development standards.

Clause	Control	Proposal	Compliance
Clause 67 – Co-living housing may be carried out on certain land with consent	Development for the purposes of co-living housing may be carried out with consent on land in a zone in which – (a) Development for the purposes of co-living housing is permitted under another environmental planning instrument, or (b) Development for the purposes of residential flat	The subject site is located within the R4 – High Density Residential Zone. Co-living housing is permitted within the R4 – High Density Residential Zone under the Fairfield Local Environmental Plan 2013.	Yes

	buildings or shop top housing is permitted under Chapter 5 or another environmental planning instrument.		
Clause 68 Non-discretionary development standards – the Act s4.15 (2) The following are non-discretionary development standards in relation to development standards in relation to development for the purposes of co-living housing –	(a) For development in the zone in which residential flat buildings are permitted – a floor space that is not more than – (i) The maximum permissible floor space ratio for residential accommodation on the land, and (ii) An additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,	Maximum permitted floor space ratio under Clause 4.4A of the Fairfield Local Environmental Plan 2013 = 0.8:1 Additional floor space ratio permitted = 10% x 0.8:1 = 0.88:1 Proposed floor space ratio = 0.84:1	Yes
	(b) For co-living housing containing 6 rooms – (i) A total of at least 30m2 of communal living area, and (ii) Minimum dimensions of 3m for each communal living area,	The proposed co-living housing development contains twenty-seven (27) rooms.	Not applicable
	(c) For co-living housing containing more than 6 private rooms – (i) A total of at least 30m2 of communal living area plus at least a further 2m2	Required communal living area = 30 + (2 x (27 – 6)) = 30 + 42 = 72m^2 Proposed communal living area	Yes

	for each private room in excess of 6 private rooms, and (ii) Minimum dimensions of 3m for each communal living area,	= 81m^2 Minimum dimension = 3m	
	(d) Communal open spaces – (i) With a total area of at least 20% of the site area, and (ii) Each with minimum dimensions of 3m,	Required communal open space = 20% x 1012.6 = 202.5m^2 Proposed communal open space = 441.6m^2	Yes
	(e) Unless a relevant planning instrument specifies a lower number – (i) For development on land in an accessible area – 0.2 car parking spaces for each private room, or (ii) Otherwise – 0.5 parking spaces for each private room,	The proposed development is located within an accessible area: Number of car parking spaces required = 0.2 x 27 = 5.4 car parking spaces Number of car parking spaces proposed = 6	Yes
	(f) For development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential – the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument.	The proposed development is located in the R4 High Density Residential Zone.	Not applicable
	(g) For development on land in Zone R4 High Density Residential – the minimum landscaping	Communal open space required = 253.15m^2 (25% of 1012.6m^2)	Yes

	requirements for residential flat buildings under a relevant planning instrument.	Proposed communal open space = 456.8m^2 Required deep soil zone = 7% x 1012.6 = 70.883 Proposed deep soil zone = 200m^2	
Clause 69 – Standards for co-living housing (1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that –	(a) Each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than – (i) for a private room intended to be used by a single occupant – 12m2, or (ii) otherwise – 16m2, and	Assessment of each room and found each room complies with the minimum floor area required.	Yes
	(b) The minimum lot size for the co-living housing is not less than – (i) for development on land in Zone R2 Low Density Residential – 600m2, or (ii) for development on other land – 800m2, and (iii) (Repealed)	Subject lot size = 1012.6m^2	Yes
	(c) For development on land in R2 Low Density Residential or an equivalent land use zone, the co-living housing –	The proposed development is not within the R2 – Low Density Residential Zone.	Not applicable

	(i) will not contain more than 12 private rooms, and (ii) will be in an accessible area, and		
	(d) The co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and	The proposal contains a manager's office on the ground floor of the building.	Yes
	(e) For co-living housing in a business zone – no part of the ground floor of the co-living housing that fronts a street will ne used for residential purposes unless another environmental planning instrument permits the use, and	The subject site is not located within a business zone.	Not applicable
	(f) Adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant.	Adequate bathroom, laundry and kitchen facilities are available within the co-living housing development for the use of each occupant.	Yes
	(g) Each private room will be used by no more than 2 occupants, and	Each private room will not be used by any more than two (2) occupants.	Yes
	(h) The co-living housing will include adequate bicycle and motorcycle parking spaces.	Adequate bicycle and motorcycle parking spaces are provided.	Yes
(2) Development consent must not be granted for development for the	(a) The front, side and rear setbacks for the co-living	The proposed development is located within Zone R4 – High Density Residential.	Yes

purposes of co-living housing unless the consent authority considers whether –	housing are not less than – (i) For development in Zone R2 Low Density Residential or Zone R3 Medium Density Residential – the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or (ii) For development on land in Zone R4 High Density Residential – the minimum setback requirements for residential flat buildings under a relevant planning instrument, and	Clause 7.4.3(b) of the Fairfield City Wide Development Control Plan 2013 requires any part of the development (except landscaping and retaining walls) must be located within 1.5 metres of the average existing front street setback. Average front street setback = 6.4m Proposed front street setback = 7m	
	(b) If the co-living housing has at least 3 storeys – the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and	Proposed building side setbacks: Ground level = 3m First floor = 3m Second floor = 3m (northeast elevation) and 6m (southwest elevation) Third flood = 3m (northeast elevation) and 6m (southwest elevation) The side elevations primarily consist of blank walls, faux windows (decorative finishes) and lift	Yes

		foyer windows which will be opaque in nature. The proposed building separation is considered acceptable.	
	(c) At least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and	The proposed communal living areas will receive a minimum of 3hr of direct solar access between 9am and 3pm at mid-winter.	Yes
	(d), (e) (Repealed)	N / A	N / A
	(f) The design of the building will be compatible with – (i) The desirable elements of the character of the local area, or (ii) For precincts undergoing transition – the desired future character of the precinct.	The proposed design of the development is compatible with the desired future character of the area.	Yes

Draft LEPs

There are no draft LEPs currently applicable to the site.

Fairfield City Wide Development Control Plan 2024

The subject Development Application has been assessed against the relevant controls of Fairfield City Wide Development Control Plan 2024 including Chapter 7 Residential Flat Buildings and Chapter 10 Miscellaneous Development. An assessment against these provisions identifies the following;

Chapter 7 – Residential Flat Buildings

The subject proposal has been considered against the relevant provisions of Chapter 7 of the Fairfield City Wide Development Control Plan 2024. The proposed development is considered to demonstrate regard to the objectives of the chapter.

Chapter 10 – Miscellaneous Development

Clause	Control	Proposal	Compliance
Clause 10.7.1 – Neighbourhood Character	(a) Boarding house and co-living development applications must comply with the relevant City Wide DCP 2024 controls, relating to the predominant housing form within the neighbourhood, where such controls are not in conflict with SEPP (Housing) 2021 provisions. For example, where the neighbourhood character is established by the presence of single detached dwellings then Chapter 5A – Single Dwelling Housing controls apply, where multi dwelling housing predominates then Chapter 6A – Multi Dwelling Housing, or Chapter 6B – Dual Occupancy apply. Similarly in areas dominated by residential flat buildings the applicable DCP controls are contained in Chapter 7 – Residential Flat Buildings.	The subject proposal has been considered against the relevant provisions of Chapter 7 of the Fairfield City Wide Development Control Plan 2024. The proposed development is considered to demonstrate regard to the objectives of the chapter.	Yes
	(b) Boarding houses and co-living development applications must be accompanied by a detailed site and neighbourhood analysis to assist with the determination of neighbourhood	A site and neighbourhood analysis has been provided. The proposed development is considered to demonstrate regard to the existing and future desired neighbourhood character.	Yes

	character. Neighbourhood character is influenced by many factors such as the type, age and scale of buildings as well as the spaces between buildings and the amount of green space provided.		
	(c) Boarding houses and co-living shall be designed to have a sympathetic relationship with the adjoining development so as to ensure that they are capable of successfully integrating with neighbouring properties. A site analysis is required to establish the site context and should be reflected in the design, addressing the constraints and opportunities of the site and its context.	The proposed development is considered to be designed in a sympathetic nature to the adjoining development that it is capable of being successfully integrated with the neighbouring properties.	Yes
	(d) A site analysis is to be submitted with all new boarding house development applications. Guidance for the content of a site analysis for a co-living residential dwelling is contained in Division 2 of State Environmental Planning Policy (Housing) 2021.	A site analysis has been provided.	Yes
Clause 10.7.2 – Built Form and Appearance	(a) New boarding house and co-living residential developments shall be designed to reflect the predominant built form and design elements of	The proposed co-living development is designed to reflect the desired future character of the built form of the area.	Yes

	the surrounding locality and streetscape.		
	(b) A boarding house and co-living development must be designed to consist of a single central front entry point that addresses the street and minimises potential privacy impacts on neighbouring properties. A single entry point ensures that access to and from the boarding house and co-living development is controlled and enables the improved visual surveillance to the building. **Note:** Multiple entry points, where separate entry is provided to each individual boarding room, has the potential to create adverse visual and acoustic privacy impacts upon neighbouring properties as well as create security issues. This form of boarding house is discouraged.	The proposed co-living development is designed to consist of a single central front entry point that addresses the street and minimises potential privacy impacts on neighbouring properties. The singular entrance to the co-living development is controlled and enables the improved visual surveillance to the building.	Yes
	(c) New boarding houses and co-living development shall not adversely impact upon solar access of adjoining properties.	The proposed co-living development does not adversely impact on the solar access of adjoining properties.	Yes
Clause 10.7.3 – Unsuitable Locations – Cul-de-sac streets	To ensure preservation of neighbourhood character and minimise amenity impacts, boarding houses and co-living development are unlikely to be	The proposed development is not located within a cul-de-sac.	Yes

	supported in cul-de-sac and narrow streets.		
Clause 10.7.4 – Maximum Size of Boarding Houses and Co-Living Development	(a) R1 General Residential and R2 Low Density Residential Zones: i. A maximum number of 12 bedrooms per boarding house will be permitted in the R1 and R2 zones and the development shall have a maximum capacity for 12 residents.	The proposed development is located within the R4 Zone.	N / A
	(b) R3 Medium Density Residential Zone, R4 High Density Residential Zone, E1 Local Centre Zone, E2 Commercial Centre Zone, and MU1 Mixed Use Zone. i. The total number of rooms permitted in boarding houses located in the R3, R4, E1, E2 and MU1 zones will be dependent upon the proposal's capacity to maintain consistency with the prevailing neighbourhood character. Proposals must also demonstrate that neighbourhood amenity will not be adversely impacted by factors such as noise, privacy, overshadowing, traffic generation and the like.	The proposed development is located within the R4 Zone. The proposed development has been considered to maintain consistency with the future desired character of the area, not adversely impact adjacent residences.	Yes
	(c) Any shared rooms are to be limited to a maximum of 2 occupants per room.	Noted.	Yes
Clause 10.7.5 – Subdivision	The subdivision, including strata or community title	Subdivision is not sought.	Yes

	subdivision, of boarding houses is not permitted.		
Clause 10.7.6 – Communal Open Space Location Requirements	In addition to the Housing SEPP, the following communal open space requirements apply:		
	(a) Receive a minimum 3 hours solar access to at least 50% of the area between 9am and 3pm on 21 June, in at least 1 communal living area;	The communal open space receives a minimum of 3hr of solar access to at least 50% of the area between 9:00am and 3:00pm on 21st June.	Yes
	(b) Be provided at ground level in a courtyard or terrace area, wherever possible;	Communal open space is provided at ground level.	Yes
	(c) Provide partial cover from weather;	The communal open space is partially covered.	Yes
	(d) Incorporate soft/porous surfaces for 50% of the area;	Approximately 50% of the communal open space is soft soil zone.	Yes
	(e) Be connected to communal indoor spaces, such as kitchens or living areas;	The communal open space is connected to the communal living area.	Yes
	(f) Contain communal facilities such as barbecues, seating and pergolas where appropriate; and	The communal open space provides communal facilities.	Yes
	(g) Be screened from adjoining properties and the public domain with plantings or similar, such as a trellis with climbing vines.	The communal open space is appropriately screened from adjacent properties.	Yes
Clause 10.7.7 – Boarder Amenity, Safety and Privacy	Boarding houses co-living development are to maintain a high level of resident amenity, safety and privacy by ensuring:		
	(a) Living areas and communal kitchen of a	Boarding rooms are designed around a	Yes

	boarding house co-living development shall be designed as the focal point of the development. Boarding rooms shall be designed around this centrally located communal facility.	centrally located communal circulation space. The lifts from each component of the co-living development allow direct and level access the communal living and communal open space areas.	
	(b) Communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;	The proposed location of the communal laundry is within a safe and accessible location.	Yes
	(c) Bedrooms are located so that they are separated from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms;	Bedrooms are located so that they are separated from significant noise sources.	Yes
	(d) Structural fittings and fixtures for all internal rooms enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening provided to all openings;	The structural fittings and fixtures for all internal rooms enhance nonchemical pest management of the building.	Yes
	(e) That a minimum of 70% of bedroom windows face north or east.	All dwellings have either a northwest or southeast elevation.	Considered acceptable, see town planning assessment
	(f) At least 1 in 10 bedrooms is an adaptable bedroom suitable for residents with a disability;	3 / 27 bedrooms are adaptable.	Yes
	(g) Each private room, must include an individual air conditioner unit, as well as natural	Air conditioning is provided to each room.	Yes

	ventilation that will create a comfortable indoor environment.		
	(h) Boarding houses and co-living development must provide the following facilities within each building: i. Bedroom, ii. Communal laundry facilities, iii. Communal kitchen and dining area (one per floor for multi storey boarding houses) iv. Individual ensuite and/or communal bathrooms, v. Communal lounge room (one per floor for multi storey boarding houses), vi. Communal garbage storage and recycling facilities, vii. Communal outdoor open space area, viii. Car parking (as required by SEPP (Housing 2021)), ix. On-site manager accommodation (for 20 or more lodgers). Balcony controls are to be consistent with the existing balcony controls within each zone.	All required facilities are provided for.	Yes
Clause 10.7.8 – Visual and Acoustic Amenity Impacts	(a) Boarding houses and co-living developments are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of	The proposed design is considered to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings.	Yes

	neighbouring buildings by locating: i. the centralised entry point at the front of the site, away from side boundary areas near adjoining properties; ii. Communal areas and bedroom windows away from the main living area or bedroom windows of any adjacent buildings; iii. Screen fencing, plantings, and acoustic barriers in appropriate locations.		
	(b) Council may require an acoustic report prepared by a suitably qualified acoustic consultant, if there is the potential for significant impacts from noise emissions. The investigation shall include by is not limited to the following: i. The identification of sensitive noise receivers potentially impacted by the proposal; ii. The quantification of the existing acoustic environment at the receiver locations; iii. The formulation of suitable assessment criteria; iv. Details of any acoustic control measures that will be incorporated into the proposal; v. The identification of all noise that is likely to emanate from the boarding house and the	An Acoustic Report has been submitted. The Report has been reviewed by Council's Public Health and Environment Branch, which raises no concerns, subject to conditions of consent.	Yes

	subsequent prediction of resultant noise at the identified sensitive receiver locations; and vi. A statement certifying that the development is capable of operating without causing a nuisance or result in an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 at any adjacent developments.		
Clause 10.7.9 – Traffic Report	(a) An application for a boarding house incorporating 20 or more bedrooms is to be supported by a Traffic Report, prepared by a suitably qualified person, addressing, as a minimum, the following factors: i. The prevailing traffic conditions, ii. The likely impact of the proposed development on existing traffic flows and the surrounding street system; iii. Pedestrian and traffic safety; and iv. Justification for on-site parking provision.	A Traffic Report has been provided and reviewed by Council's Traffic Branch who raise no issues with the proposal	Yes
Clause 10.7.10 – Plan of Management	An operating 'Plan of Management' is to be submitted with each development for a boarding house (including new and existing boarding houses and co-living developments) to ensure that it operates	A Plan of Management has been submitted with the Development Application which addresses the matters identified.	Yes

	in a manner that minimises impacts on adjoining occupiers and maintains a high level of amenity for residents. The Plan of Management is to include details of: (a) Boarding house and co-living staffing arrangements, including the location and/or 24/7 contact details of any on-site manager or resident caretaker, who has overall responsibility for the operation, administration, cleanliness, maintenance and fire safety of the premises. (b) House rules, including details on how they will be publicised to residents, that cover, but need not be limited to, guest behaviour, activities and noise, visitor policy, and the use of alcohol and/or drugs, and location of smoking area. (c) Plans outlining the occupancy rate for each sleeping room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with disabilities. (d) Measures to minimise unreasonable impact to the habitable areas of adjoining properties, including the management of communal open spaces, which for boarding		

	houses and co-living within residential areas or where adjoining sites contain residential activities, should be restricted to 10pm; (e) Waste minimisation, recycling and collection arrangements, including the servicing of any 'sharps' and/or sanitary napkin receptacles; (f) Professional cleaning and vermin control arrangements, which, at a minimum, should include the weekly professional cleaning of shared facilities such as kitchens and bathrooms; (g) Safety and security measures, including, but not limited to: i. Perimeter lighting; ii. Surveillance or security camera systems; iii. Fencing and secure gates; iv. Room and access key arrangements; and v. The provision of a landline telephone for residents to ring emergency services in the event of an emergency; and (h) Internal signage arrangements, including: i. The name and contact number of the property caretaker or manager; ii. Emergency contact numbers for essential services; iii. House rules;		

	iv. A copy of the annual fire safety statement and current fire safety schedule; and (i) Floor plans that will be permanently fixed to the inside of the door of each sleeping room to indicate the available emergency egress routes from the respective sleeping rooms; and (j) Minimum lease period. Conditions to include: i. Resident agreement to comply with the boarding house rules; and ii. Minimum lease period of 3 months.		

TOWN PLANNING ASSESSMENT

The concerns with the proposed development are detailed throughout this report and summarised in the Assessment section of the report. This section provides additional detail on some issues with the development.

Zone Objectives, Setbacks and Design Excellence

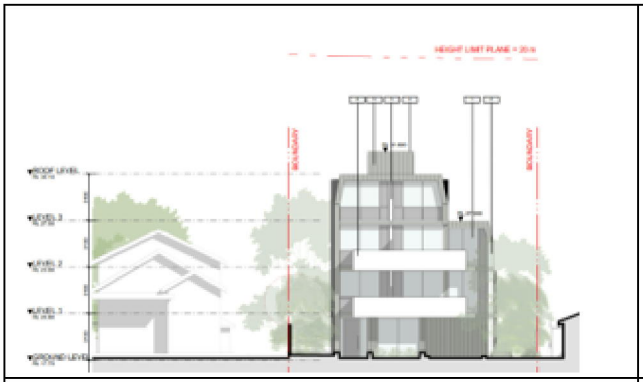
The subject site is located and adjoins a number of allotments that have not yet been developed as envisioned by the R4 – High Density Residential Zone. The zone objectives specifically require opportunities be maximised to increase development on land through amalgamations with adjoining properties in order to increase densities as required by the zone.

Notwithstanding this, the Application has sought to develop the subject site in isolation of the objectives for the purpose of a co-living housing development. Concern was raised to the overall scale of the development in that it may result in adverse impacts on the surrounding properties, and may prejudice and/or restrict the orderly and future development of surrounding allotments.

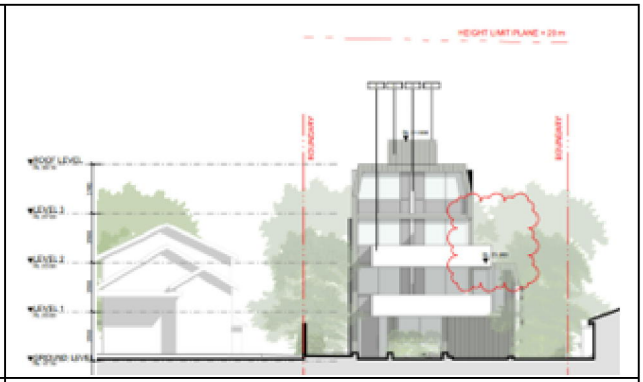
The subject site has an area of 1012.6m^2, which is compliant with the State Environmental Planning Policy (Housing) 2021 requirements. Despite this, the initially submitted development provided inadequate amenity for those occupying the building, by not providing

adequate waste management infrastructure and suboptimal solar access within the outdoor communal open space.

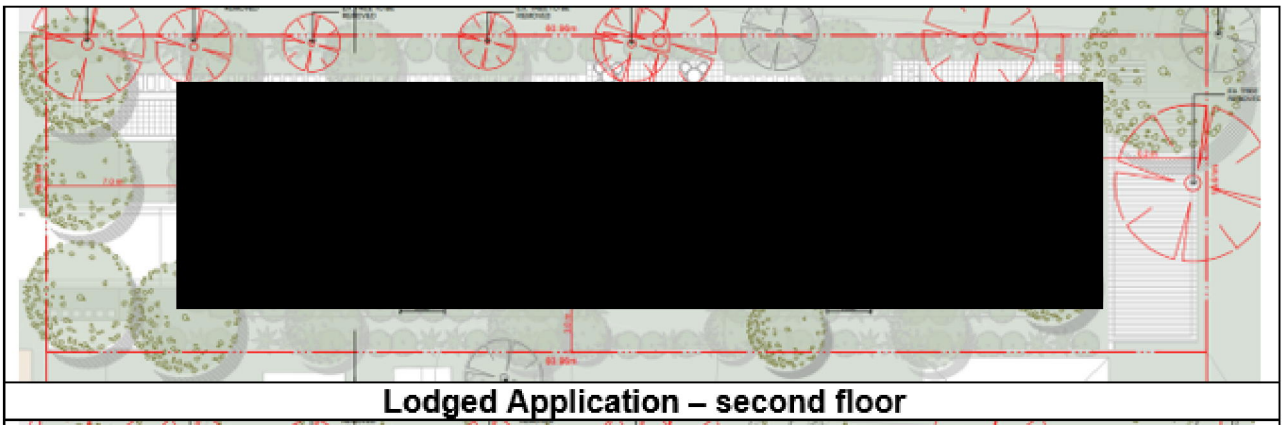
The applicant was advised of the issues identified with the initial proposal and therefore amended the design, reducing the number of co-living rooms onsite from thirty (30) to twenty-seven (27) which increased the southwestern setback to the boundary of the second floor to 6m, instead of 3m. The reduction in the scale of the development allowed for the provision of adequate waste management infrastructure and provided residents a higher level of amenity by increasing solar access to the communal open space. The reduction in the scale of the development also increased the setback from the adjacent residential dwellings and an increase in solar access for adjacent residences.



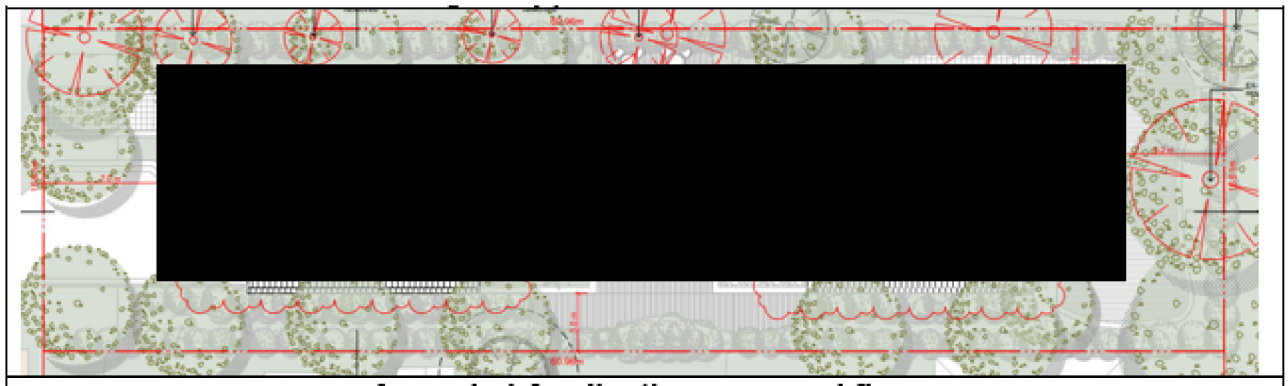
Lodged Application – street elevation



Amended Application – street elevation



Lodged Application – second floor



Amended Application – second floor

The amended design is unlikely to prejudice the redevelopment of the adjoining sites, as envisioned under the Fairfield Local Environmental Plan 2013 and Apartment Design Guide, given the side elevations contain minimal fenestration, and windows along these walls are to non-habitable rooms, including circulation space. The manner in which the development has been designed would ensure that any re-development of the neighbouring sites, would not be adversely affected in terms of development potential, visual and acoustic privacy and overshadowing. On this basis, it is considered that the Applicant has satisfactorily demonstrated that the proposal appropriately responds to the character of the surrounding locality in terms of built form, massing and bulk and scale.

The amended development has been assessed against the State Environmental Planning Policy (Housing) 2021, Fairfield Local Environmental Plan 2013 and Fairfield City Wide Development Control Plan 2024, along with relevant sections of the Apartment Design Guide, and has been found to be compliant. The proposed development is considered to demonstrate Design Excellence in accordance with Fairfield Local Environmental Plan 2013.

Waste Infrastructure and Driveway

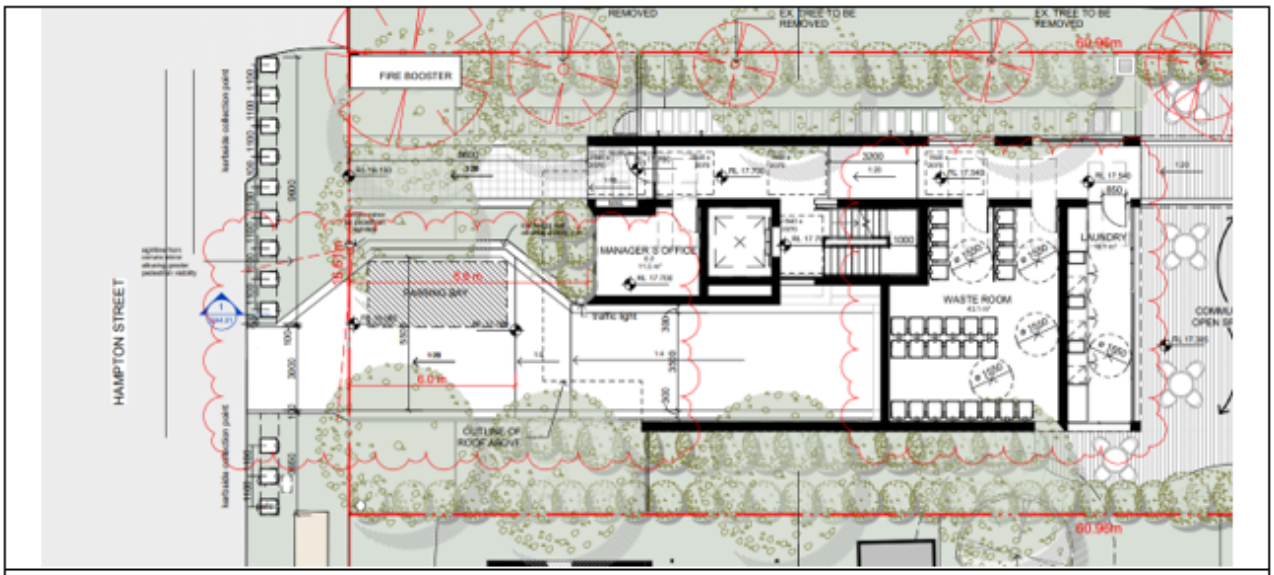
Council's Waste Branch raised concern with the initial waste management systems proposed for the development. Concern was raised to the proposed onsite waste collection area within the basement, and the inadequate frontage to Hampton Street in order to accommodate the number of bins required for the proposed development.

Ordinarily, Council would require an onsite waste management system, where waste is collected onsite, within the development. However, given the subject site's dimensions, an onsite waste management system was not considered feasible, and as such, kerbside collection of waste was accepted in this circumstance.

Notwithstanding this, given the proposed number of co-living rooms, the length of the frontage along Hampton Street was inadequate for the number of bins required for the development. Council and the Applicant investigated various solutions to the matter, including the proposed double-stacking of waste bins along Hampton Street for collection, and split-day systems. These solutions were considered unacceptable, given the number of waste bins required to service the development.

In order to address this, the Applicant reduced the number of co-living rooms onsite from thirty (30) to twenty-seven (27), which reduced the number of waste bins required. Council also agreed to allow for a single-width driveway in this circumstance, which increased the frontage width available for waste bin presentation. The single-width driveway is considered acceptable in this circumstance given the proposed number of car parking spaces within the subject site and the onsite management of the development. The amended design also allowed for the ground floor to accommodate a waste bin storage room.

The amended design of the development allows for the safe and efficient storage onsite and kerbside collection of waste. Council's Waste Branch has reviewed the amended design of the proposal, and raises no concerns, subject to conditions of consent.



Waste infrastructure on ground floor – waste room and collection area along kerb

Stormwater Management

Section 6.9 – Essential Services of the Fairfield Local Environmental Plan 2013 states that development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required, one of these being stormwater drainage or on-site conservation.

The subject site slopes from Hampton Street to the rear by approximately 1.95m. Given this, stormwater generated by the development is unable to be directed to Council's stormwater drainage infrastructure on Hampton Street. In accordance with Section 3.4.2.1 of Council's Stormwater Management Policy September 2017, in circumstances where the land falls away from the road, or there is no provision for drainage to the street through public land, private drainage through an easement is required to be provided to carry the stormwater from the development to Council's drainage system.

The proposed development's stormwater runoff is directed to an OSD tank to the rear of the building, and will be drained via a "future easement to Francis Street". For Council to consider the proposed stormwater management plan, consent to the creation of the easement would need to be provided, to ensure adequate arrangements can be made available when required, for stormwater drainage.

The Applicant has advised they are engaging with adjacent landowners in relation to the creation of an easement, however to this date, have not been successful and therefore consent has not been provided to Council confirming no objections to an easement being created on downstream properties. As such, the consent authority cannot be satisfied that adequate arrangements can be made available for the disposal of stormwater from the development, in accordance with Clause 6.9 of the Fairfield Local Environmental Plan 2013. Given the lack of tangible evidence that demonstrates that there are adequate arrangements made then this jurisdictional clause has not been satisfied.

On this basis, Council is not in a position to support the application at this point in time given and therefore has no option other than to recommend refusal of the application. The applicant was advised of Council's position in this matter should they wish to withdraw the application however have declined this and therefore the application has been forwarded to the Panel for consideration and determination.

Council's Engineering Assessment Branch has reviewed the proposal and cannot support the proposed development, given the inadequate management of stormwater runoff from the subject site.

INTERNAL REFERRALS

During the assessment process, comments were sought from a number of technical officers within Council, as detailed below:

Branch	Comments Received/ Resolution
Building Control Branch	No concerns were raised by Council's Building Control Branch, subject to conditions of consent.
Engineering Assessment Branch	Council's Engineering Assessment Branch raised initial concern with the proposed drainage system, particularly insufficient evidence of a proposed easement through downstream properties. It was also identified that the proposed driveway width did not allow for the simultaneous passing of vehicles entering and exiting the subject site. The Applicant amended the design to include a waiting bay within the front setback, to allow vehicles to pass each other onsite, and not interrupt travel flow along Hampton Street. The Applicant has not demonstrated that an easement for stormwater drainage has been obtained. Accordingly, the proposed development is inconsistent with Clause 6.9 of the Fairfield Local Environmental Plan 2013 and inconsistent with Council's Stormwater Management Policy September 2017. In this regard, the Engineering Assessment Branch maintain concern to the proposal.
Public Health and Environment Branch	No concerns were raised by Council's Public Health and Environment Branch, subject to conditions of consent.
Traffic Branch	A Traffic Report has been submitted in support of the application and no issues are raised in relation to traffic matters.
Waste Management Branch	Initial concern was raised by Council's Waste Management Branch in regard the provision of an onsite waste collection area, given insufficient width of the lot to allow for kerbside collection of waste, along with the bin carting distances between the waste bin rooms and the collection area. Council and the Applicant investigated various solutions to this matter, including the double-stacking of

	waste bins along the kerb and various waste bin storage rooms, which did not resolve the issue. It was then proposed to reduce the width of the driveway from Hampton Street, and reduced the number of co-living rooms onsite from thirty (30) to twenty-seven (27), which allowed for the full allocation of waste bins to be presented along the kerb for waste collection by Council's standard waste collection vehicle. The ground floor was also amended to relocate the waste bin storage room from the basement to the ground level. Council's Waste Branch reviewed the amended development and found the proposal acceptable, subject to conditions of consent.
Tree Preservation Officer	No concerns were raised by Council's Tree Preservation Officer, subject to conditions of consent.
Independent Urban Designer/ Architect	Council engaged an Independent Urban Designer who reviewed the proposal. It is considered that the revised design adequately addresses the previous concerns raised and the revised design is generally consistent with relevant ADG requirements.

EXTERNAL REFERRALS

The application was not required to be referred to any external agencies.

PUBLIC CONSULTATION

In accordance with Council's 2024 Community Engagement Strategy, the subject Development Application was notified twice for a period of fourteen (14) days each, via written notification letters to surrounding properties and via Council's website. Eleven (11) unique submissions were received by way of objection in response to the Development Application. The following table outlines the concerns raised within the submissions and Council's response to each concern.

Issue of Concern	Comment
Increase in traffic	Concern was raised to the proposed impact of the development on traffic generation. Council's Traffic Branch has reviewed the proposal and raises no concerns to the impact of the development on traffic generation. In this regard, the concern raised to traffic generation has been adequately considered.
Insufficient car parking	Concern was raised to the proposed number of car parking spaces onsite. The proposed development complies with the non-discretionary development standard under the State Environmental Planning Policy (Housing) 2021 for co-living housing, and as

	such the consent authority cannot refuse the application on this basis.
Visual dominance, inconsistent built form and impact on streetscape.	Concern was raised to proposed development's inconsistency with the existing surrounding built form. The subject locality is zoned R4 – High Density Residential under the Fairfield Local Environmental Plan 2013. The proposed development of the subject site for the purposes of co-living housing is in accordance with the objectives of the R4 – High Density Residential Zone. Council's Independent Urban Designer has reviewed the proposed design and raises no concerns. In this regard, the concern raised to the inconsistency with the existing and future surrounding built form is considered to be suitably addressed.
Impact on property values.	Concern was raised regarding the proposed impact on property values as a result of the development. The impact on property values is not a relevant planning consideration under the provisions of Section 4.15 of the EP & A Act 1979.
Safety, crime and increase in antisocial behaviour.	Concern was raised to the proposed impact on safety and increase in crime as a result of the development. The proposed development has been designed in a manner which is not considered to result in any adverse safety impacts and/or increase in crime. In this regard, the concern raised to the proposed impact on safety and increase in crime has been appropriately addressed.
Acoustic concerns	Concern was raised to the proposed development's impact on adjoining residences with regards to noise impacts. Council's Public Health and Environment Branch has reviewed the submitted Acoustic Report which accompanied the proposal and raises no concerns to the acoustic impact of the development on adjacent dwellings, subject to conditions of consent. In this regard, the concern raised to the development's acoustic impact has been appropriately addressed.
Privacy loss and overlooking	Concern was raised to the proposed impact of the development on the visual privacy of adjacent residents and the potential for overlooking by residents of the development. Council's Independent Urban Designer has reviewed the proposed development and raises no concerns with regards to visual privacy loss and overlooking of adjacent residences. The proposed development is designed in a manner which overlooks itself and not

	adjacent residences. Minimal windows are located along the side elevations which restricts the potential for overlooking. The proposed development complies with the requirements of the State Environmental Planning Policy (Housing) 2021 in order to minimise privacy loss and overlooking. In this regard, the concern raised to privacy loss and overlooking has been suitably addressed.
Construction impacts	Concern is raised to the potential impacts the development may have as a result of its construction. A condition of consent requiring the Applicant prepare a Construction Management Plan for Council's approval is recommended to be imposed. In this regard, the concern raised to the impacts of construction is considered resolved.
Air quality and odour impacts	Concern was raised to the proposed development's impact on the air quality of the surrounding area and an increase in odour. Council's Public Health and Environment Branch have reviewed the proposal and raises no concerns to the proposed development, subject to conditions. In this regard, the concern raised to the impact on air quality is considered resolved.
Increase in litter	Concern is raised to the proposed development's potential for an increase in litter within the locality. Council's Waste Branch has reviewed the proposal, and raises no concern to the proposed development, subject to conditions of consent. In this regard, the concern raised in regard to the increase in litter is considered resolved.
Loss of solar access and overshadowing	Concern was raised to the proposed impact of the development on the solar access of adjacent residents. The Applicant has provided solar access and shadow diagrams in support of the proposed development. Assessment of the development has revealed that all adjacent dwellings will receive the required three (3) hours of direct solar access at midwinter, in accordance with the Apartment Design Guide. Council's Independent Urban Designer has reviewed the proposed development and raises no concern regarding the impact on solar access.

	In this regard, the concern raised to loss of solar access has been suitably addressed.
Impact on flora and fauna	Concern was raised to the proposed impact on flora and fauna as a result of the development. The subject proposal is not located within an area mapped for biodiversity. The development is not considered to result in any impact on the existing flora and fauna. Furthermore, sufficient flora plantings are proposed to encourage future fauna. In this regard, the concern raised to the impact on flora and fauna is considered to be suitably addressed.
Impact on social cohesion and transience of population	Concern is raised to the impact on social cohesion and increase in transience of the population of the locality. Co-living housing is a type of residential accommodation, which is permitted within the R4 – High Density Residential Zone. In this regard, the concern raised has been adequately considered.
Waste collection	Concern was raised to the proposed management and collection of waste onsite. Council's Waste Management Branch has reviewed the proposal and raises concern to the proposed management and collection of waste from the development, no concerns are raised, subject to conditions. In this regard, the concern raised to the proposed management of, and collection of waste has been adequately addressed.
Drainage	Concern is raised to the proposed drainage system. Council's Engineering Assessment Branch has reviewed the proposal and does not support the proposal, as submitted. No easements have been obtained to manage stormwater onsite, and the proposed development has not satisfied Clause 6.9 of the Fairfield Local Environmental Plan 2013. In this regard, the concern raised to the proposed management of drainage remains relevant and has not been adequately addressed.

SECTION 4.15 EVALUATION

The proposed development has been assessed and considered having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment (EP & A) Act 1979 and the key issues are identified below.

(1) Matters for consideration—general
In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

The provisions of all relevant environmental planning instruments have been considered. The proposal has not addressed Clause 6.9 of the Fairfield Local Environmental Plan 2013 and as such the proposed development must be refused.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no proposed instruments relevant to the site or proposal.

(iii) any development control plan, and

The proposal is considered to be acceptable in terms of the Fairfield City Wide Development Control Plan 2024.

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

There are no planning agreements relevant to the site or proposal.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

Any relevant matters prescribed in the regulations have been considered.

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

It is considered that the proposal will likely result in adverse impacts, given the inadequate management of stormwater.

(c) the suitability of the site for the development,

The site is not considered suitable for the proposed development, given inadequate stormwater management.

(d) any submissions made in accordance with this Act or the regulations,

The eleven (11) unique submissions received from local residents raise a number of concerns with the proposal. Some of the amendments made are considered to have addressed the matters raised, however, the issue regarding stormwater drainage remains valid.

(e) the public interest.

The proposal is considered to not be in the public interest on the basis that stormwater management issues for the proposed development remain unresolved.

DEVELOPMENT CONTRIBUTIONS

Given the subject Development Application is recommended for refusal, no development contributions are payable.

FAIRFIELD LOCAL PLANNING PANEL CRITERIA FOR DETERMINATION

The proposed development is required to be referred to the Fairfield Local Planning Panel as the development involves a development to ten (10) or more unique submissions by way of objection were received. In accordance with the Minister's 9.1 Direction, the application has been referred to the Fairfield Local Planning Panel for consideration and determination.

REASONS FOR DECISION

In conclusion, the proposal would not be considered acceptable at this point in time, and is recommended for refusal for the following reasons:

1. The proposed works is for a co-living housing development, which is permissible subject to consent in the R4 – High Density Residential zone pursuant to Fairfield Local Environmental Plan 2013. The proposal is considered to be consistent with the objectives of the zone.

2. The development has not demonstrated that adequate arrangements for stormwater drainage are available or that arrangements have been made available, in accordance with Clause 6.9 of the Fairfield Local Environmental Plan 2013. In this regard, the proposed development must be refused.

3. The development has been considered against Council's Stormwater Management Policy and found to be unacceptable.

4. The development is acceptable with respect to the relevant objectives, development standards and controls of the State Environmental Planning Policy (Housing) 2021 and Fairfield City Wide Development Control Plan 2024.

5. Internal technical officers who have been consulted have raised concerns to the proposed development with regard to the management of stormwater.

6. The likely impacts of the development including environmental impacts on the natural and built environment are considered unacceptable.

7. The likely impacts of the development including environmental impacts on the natural and built environment are considered unacceptable.

8. Eleven (11) submissions were received from the general public raising concerns with the development. The issues have been taken into consideration and some of the matters raised are considered not to have been satisfactorily addressed.

Matthew Korzy
Senior Development Planner

Authorisation:
Co-ordinator Development Planning

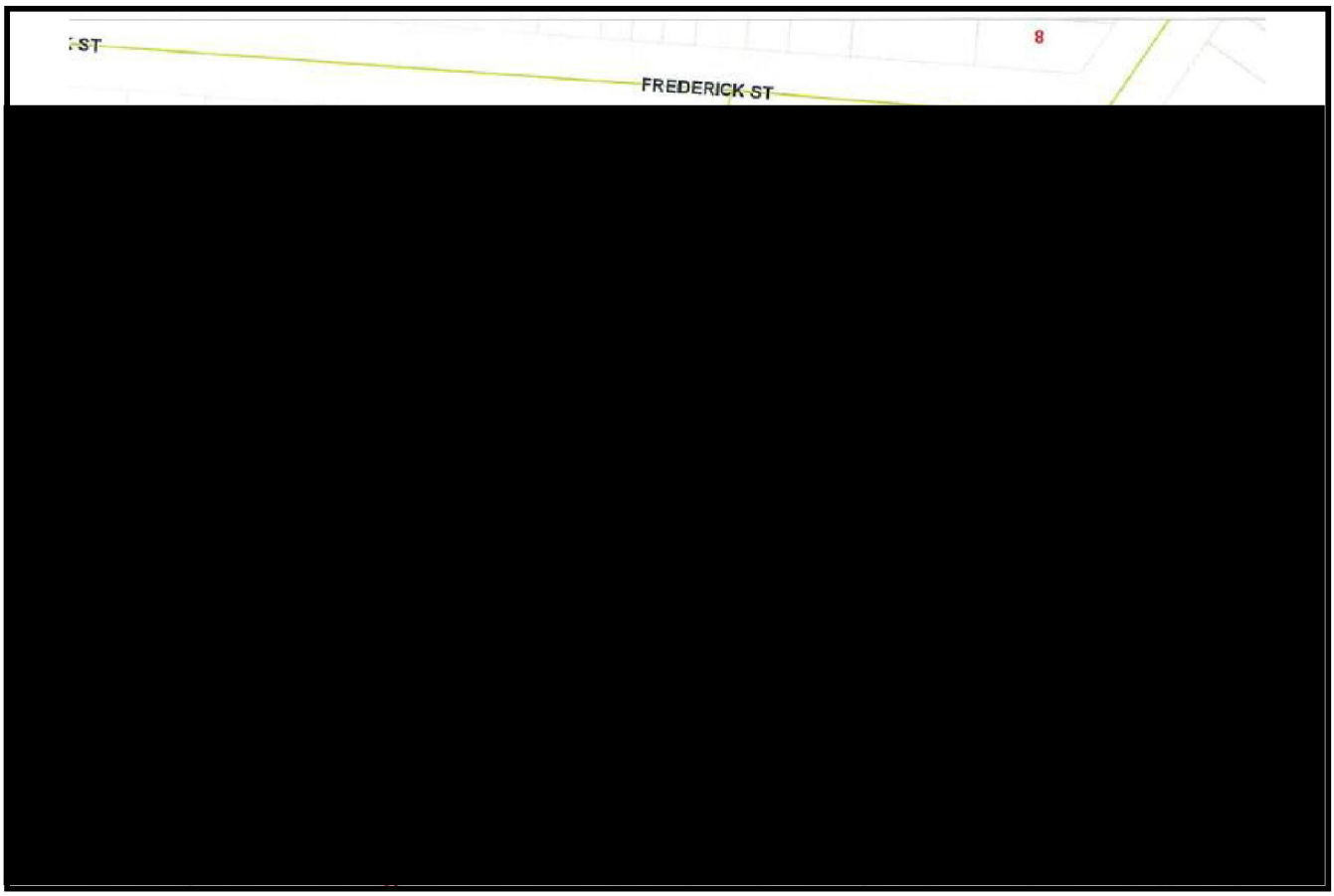
Fairfield Local Planning Panel - 11 March 2026

File Name: **FLPP11032026_4.DOCX**

***** END OF ITEM *****

ATTACHMENT A





SUBJECT SITE

PROPERTIES NOTIFIED

X SUBMISSIONS RECEIVED



vista access architects

Development Application
ACCESS REPORT

Reference Number: 24048

Client: Australian Housing Investment Group

Site Address: 5 Hampton St, Fairfield NSW



Vista Access Architects Pty. Ltd.
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ABN: 82124411614

Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Development Application (DA) for the development proposed at **5 Hampton St, Fairfield NSW**

The development is within Fairfield City Council LGA and proposes **Co-living housing development.**

The development proposes the following:

Residential units	27
Accessible units	03
Total Accessible parking spaces	01

Under Section 10.7 Boarding Houses of the Fairfield DCP, 1 in 10 rooms for boarding houses (and co-living housing) are required to be accessible. 30 rooms are proposed with the development, and therefore 3 rooms are required to be provided in accordance with the DCP, compared to 2 under the BCA.

The development has building classification as detailed below:

- Class 3 (residential boarding house, hostel accommodation or similar)
- Class 7a (car park)

This report is based on the relevant components of:

Building Code of Australia (BCA) 2022, Volume 1, Amendment 2 - Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)

- Disability (Access to Premises - Buildings) Amendment Standards 2010
- AS1428.1-2021 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12-1999 - Lifts, escalators and moving walks, Part 12

The assessment of the proposed development has been undertaken to the extent necessary to issue DA consent under the Environmental Planning and Assessment Act 1979. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, and the Disability Access relevant sections of Building Code of Australia.

The information contained in this statement is true and accurate to the best of our knowledge.
Our qualifications and accreditations are listed below.

Assessed by

[redacted]

Trin Woo
Access Consultant
ACAA Affiliate Membership number 776

Peer reviewed by

[redacted]

Farah Madon
Accredited Access Consultant, LHDG and LHDS Assessor
ACA Accredited Membership number 281
Qualified- Diploma in Access Consulting
LHDG Assessor number LHDG004, LHDS Assessor number LHDS019

Accredited Assessor Farah Madon SDA00001

Vista **Access Architects** Pty. Ltd.

Relevant Dates:

Fee proposal, number FP- FP-240033 dated **20-01-2024**. Fee proposal was accepted by Client on **20-02-2024**

Assessed Drawings:

The following drawings by Marchese Partners Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA2.00	H	04-08-2025	Basement Level
DA2.01	H	04-08-2025	Ground Level
DA2.02	H	04-08-2025	Level 1
DA2.03	H	04-08-2025	Level 2
DA2.04	H	04-08-2025	Level 3
DA6.01	H	04-08-2025	Typical Unit Types

Document Issue:

Issue	Date	Details
Draft 1	6-03-2024	Issued for Architect's review
A	24-04-2024	Issued for DA
B	03-09-2025	Issue B

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.

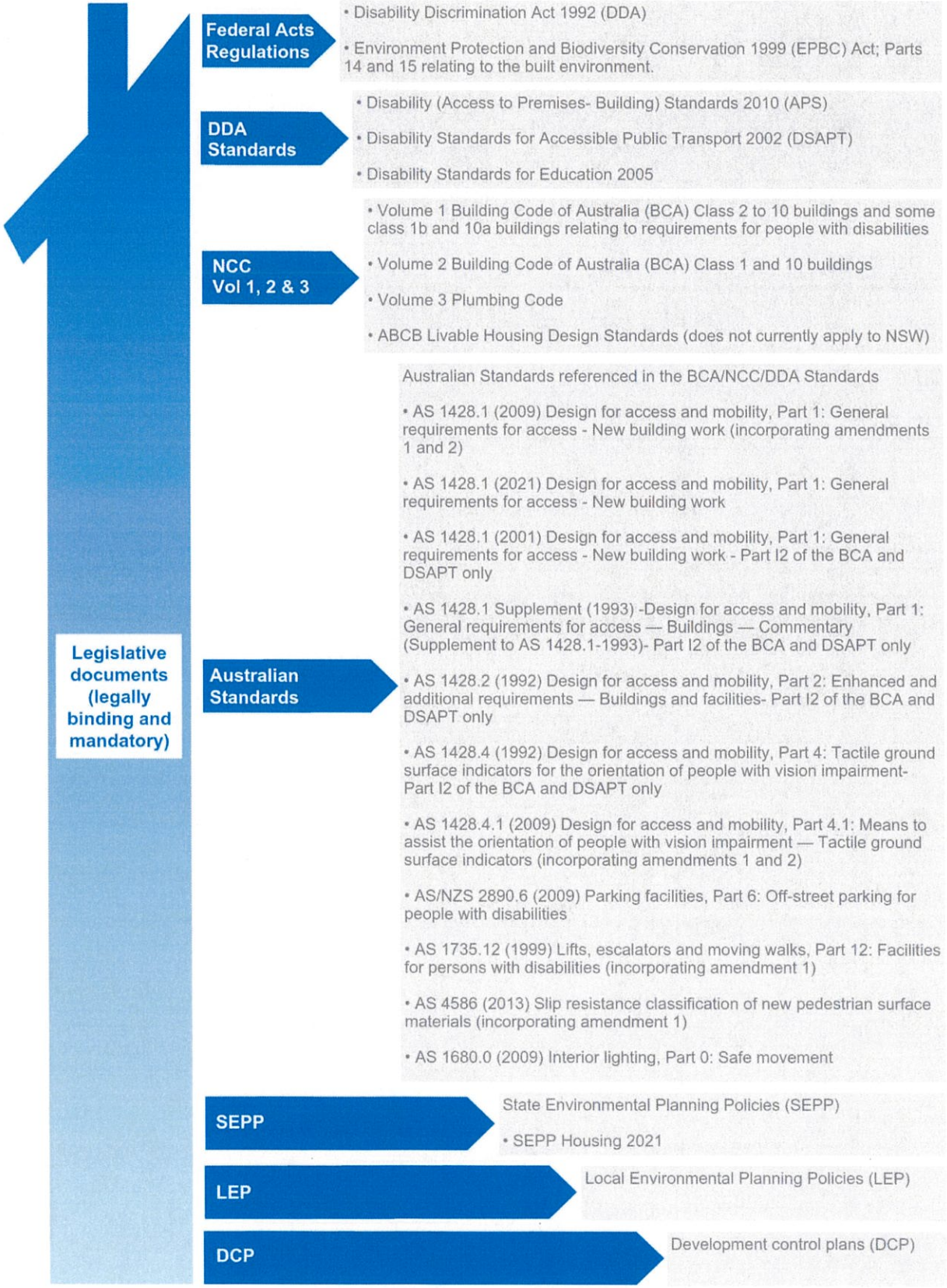
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586/ HB197/ HB198 and any other applicable regulation and Australian Standard

Hierarchy of Access-related Legislation and Standards



Hierarchy of Access-related Legislation and Standards (continued)

Non-Statutory documents

Adaptable Housing

AS 4299 (1995) Adaptable housing is non-statutory, unless referenced by a NSW SEPP, LEP or DCP.

Design Guides

- Livable Housing Design Guidelines except where referenced in Volumes 1 and 2 of the NCC, SEPP or DCP.
- Apartment Design Guide
- Low Rise Housing Diversity Design Guide
- Homes NSW Guidelines published by the Department of Planning

NDIS SDA

- Specialist Disability Accommodation (SDA) Design Standards where housing is funded by the NDIS (National Disability Insurance Scheme)

Australian Standards

Australian Standards not referenced by a statutory Act or Regulation

- AS 1428.4.2 (2018) Design for access and mobility, Part 4.2: Means to assist the orientation of people with vision impairment — Wayfinding signs
- AS 1428.5 (2021) Design for access and mobility, Part 5: Communication for people who are deaf or hearing impaired
- AS 1735.7 (1998) Lifts, escalators & moving walks, Part 7: Stairway lifts
- AS 1735.8 (1986) Lifts, escalators & moving walks, Part 8: Inclined lifts
- AS 1735.14 (1998) Lifts, escalators & moving walks, Part 14: Low rise platform for passengers
- AS 1735.15 (2002) Lifts, escalators, & moving walks, Part 15: Low-rise passenger lifts
- AS 1742.7 (2016) Manual of uniform traffic control devices, Part 7: Railway crossings
- AS 2890.1 (2004) Parking facilities, Part 1: Off-street car parking
- AS 2890.5 (2020) Parking facilities, Part 5: On-street parking
- AS 2890.6 (2022) Parking facilities, Part 6: Off-street parking for people with disabilities
- AS 3692 (1993) Information technology — Open Systems Interconnection — Systems management overview
- AS 4663 (2013) Slip resistance measurement of existing pedestrian surfaces
- HP 197 (1999) Introductory guide to the slip resistance of pedestrian surface materials
- HB 198 (2014) Guide to the Specification and Testing of Slip

Advisory documents

Guidelines and Handbooks

- Australian Human Rights Commissions Guideline on the application of the Premises Standards (2013 Version 2)
- Handbooks and Guides published by the Australian Building Codes Board

Disability Discrimination Act 1992

The federal Disability Discrimination Act 1992 provides protection for everyone in Australia against discrimination based on disability. Sections 23 and 24 of the DDA focuses on the provision of equitable and dignified access to premises, goods, services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends or carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards gives certainty to building certifiers, building developers and building managers that if access to new parts of the building is provided in accordance with these standards, the provision of that access to the extent covered by these standards, will not be unlawful under the DDA. This however applies only to the new buildings or new parts of an existing building and the "affected part".

All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the courts where a complaint is made. Scope of DDA extends beyond the building fabric and also includes furniture, fittings, building management, employment, education, accommodation, clubs, sport and the administration of Commonwealth laws and programs.

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

Development consists of new building/s and therefore compliance is required to full development

BCA 2022 Part D4 Access for People with a Disability

D4D2 General building Access requirements

SOU refers to a Sole Occupancy Unit

Requirement

Class 3 - residential boarding house, hostel accommodation or similar
Access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

Accessible SOU requirements:

- Not more than 2 Accessible SOUs to be located adjacent to each other.
- Where more than 2 Accessible SOUs are required, they are to represent a range of available rooms.

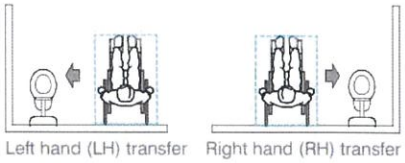
Total number of SOUs	Accessible SOUs required
1 to 10 SOUs	1 accessible SOU
11 to 40 SOUs	2 accessible SOUs
41 to 60 SOUs	3 accessible SOUs
61 to 80 SOUs	4 accessible SOUs
81 to 100 SOUs	5 accessible SOUs
101 to 200 SOUs	5 accessible SOUs + 1 per 25 (in excess of 100)
201 to 500 SOUs	9 accessible SOUs + 1 per 30 (in excess of 200)
More than 500 SOUs	19 accessible SOUs + 1 per 50 (in excess of 500)

Compliance Complies

Comments

- The development has a total of 30 SOUs and therefore 2 accessible SOUs are required in accordance with the BCA. The development provides 5 SOUs, exceeding the requirement and representing a range of available rooms.
- No more than 2 Accessible SOUs are adjacent to each other.
- Accessible SOUs have been provided with LH / RH transfer accessible toilets as shown below to satisfy the requirement of range of available rooms.

SOU numbers	LH transfer toilet	RH transfer toilet
B.0.1	☒ x 1	☐
B.1.2, A.1.4	☐ x 0	☒ x 2
Total provided	**1**	**2**



Left hand (LH) transfer Right hand (RH) transfer

- Accessible toilet in B.1.2 to be swapped and verified at CC stage of work

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all floor levels by means of accessible pathways and lifts
- Access has been provided to at least 1 of each common use areas
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Ground floor level in this case), access has been provided to the same.
- Access has been provided to common use garbage storage rooms
- When bin storage is within a room, door circulation space is required to the room clear of any bins or encroachments.
- Access is required to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- As a minimum 1550mm clear space is required in front of any common use kitchen/laundry benchtops / BBQ areas provided in the development.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

Advisory note for any common use kitchen/laundry or BBQ areas (where provided)

- It is recommended that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)
- Provide long lever tap to sink with and handle and water source being within 300mm from the front edge of the benchtop.
- Provide 1 (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Advisory note for Reception tables (where provided)

- It is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm

Details to be verified at CC stage of works.

Requirement

Class 7a - Covered car park.

- To and within any level containing accessible carparking spaces.

Compliance Complies

Comments

- Access has been provided to basement level containing Accessible carparking spaces.
- All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M

Details to be verified at CC stage of works.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:

- Main pedestrian entry at the site boundary for new buildings.
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

Compliance Complies

Comments

- Access by means of 1:20 grade walkways have been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of lifts

Details to be verified at CC stage of works.

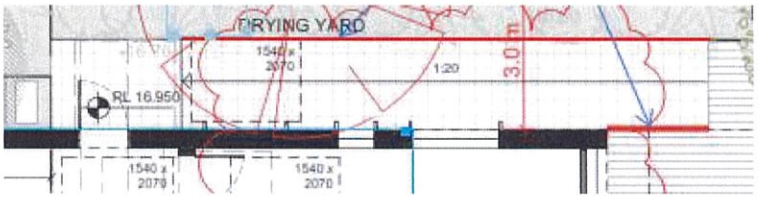
Requirement

Common use External Walkway / Pedestrian access requirements as per AS1428:

- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- At 60 to 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

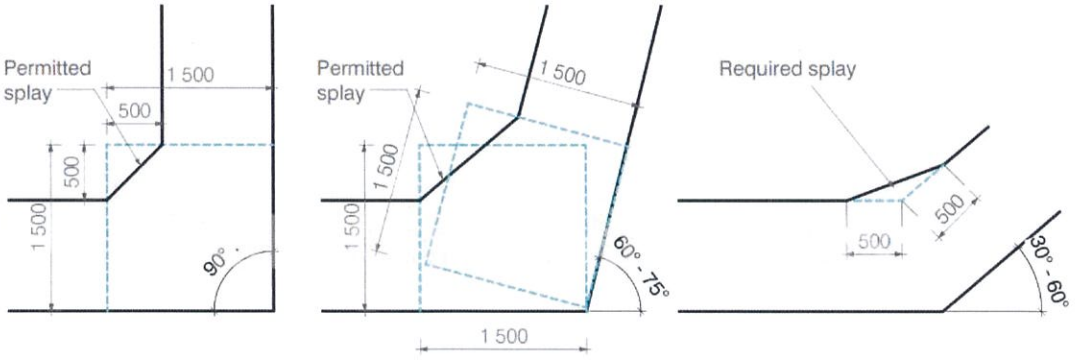
Compliance Capable of compliance

Comments



150 high kerbs to be provided on both the side of the 1:20 grade Walkway
Details to be verified at the CC stage of works.

[Image description: Spatial requirements of walkways with bends as per AS1428.1]



Requirement

Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)
- Where timber decking and boardwalks are provided it is recommended that AS1428.1-2021 requirements be followed.

Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

Compliance Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Accessway is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

Compliance Complies

Comments

The building has only 1 pedestrian entry, which has been designed to be accessible

Requirement

All common use doorways and doorways to and within Accessible units to comply with AS1428.1
Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

Doorway requirements

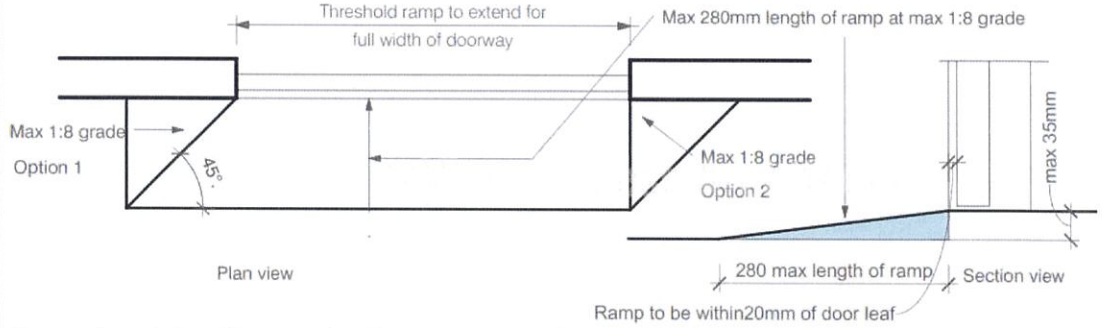
- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.

- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Distance from the door surface to the adjacent wall must not be more than 300mm in depth

Compliance Complies with spatial requirements

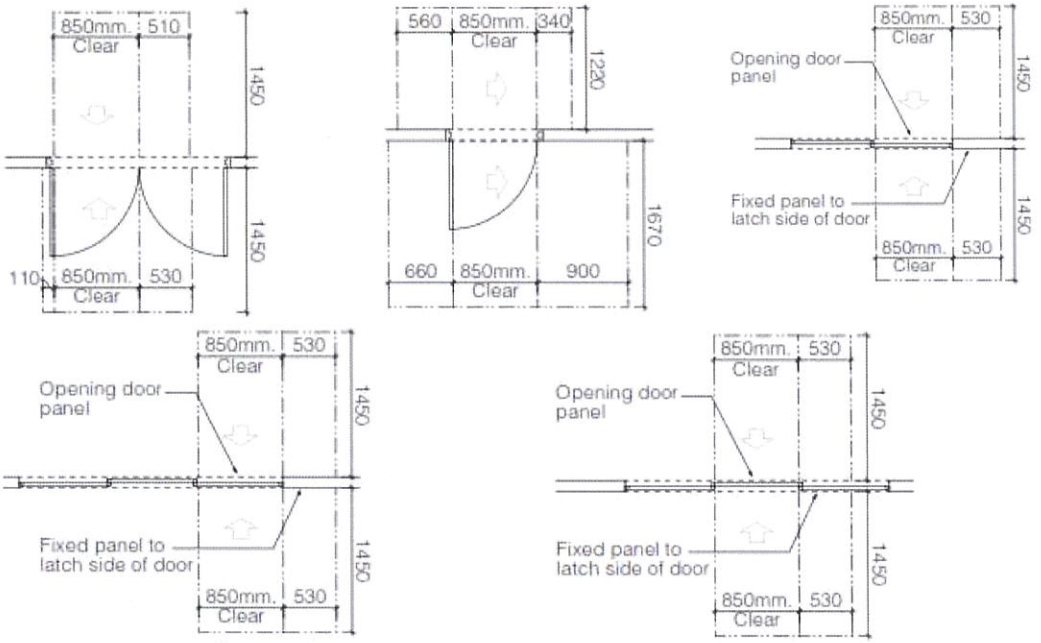
Comments

Details to be verified at the CC stage of works.

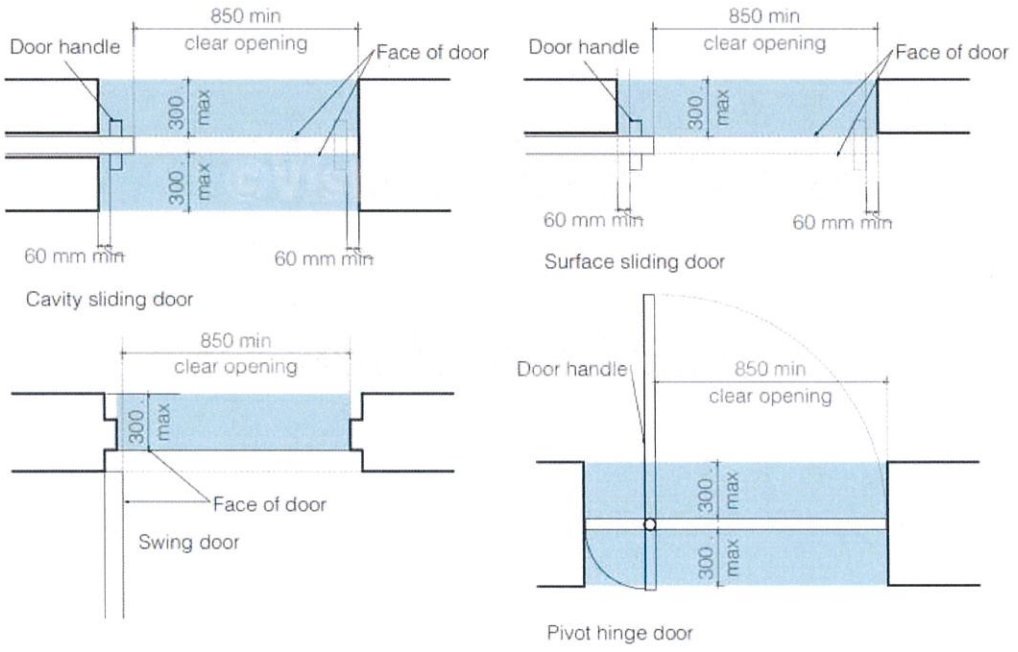


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]





[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]



[Image description: Diagram demonstrating the requirement of the distance from the door surface to the adjacent wall which must not be more than 300mm in depth]

BCA 2022 Part D4D4 Parts of buildings required to be accessible

Requirement

Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1

Compliance N/A

Comments

This type of ramp has not been identified in the development.

Requirement

Step ramp if provided in common use areas is to be compliant with AS1428.1 and NCC/BCA

Compliance **N/A**

Comments

This type of ramp has not been identified in the development.

Requirement

Kerb ramp if provided in common use areas is to be compliant with AS1428.1

Compliance N/A

Comments

This type of ramp has not been identified in the development.

Requirement

Every common use **Non-fire-isolated Stairway** is to be compliant with AS1428.1 including:

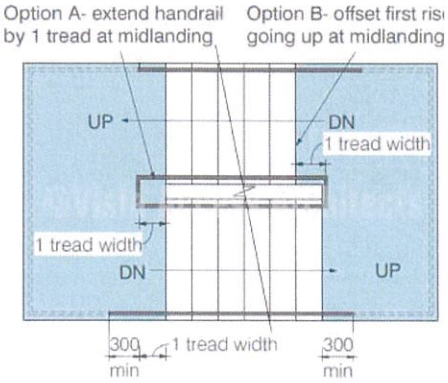
- Stairway to be set back minimum 900mm from site boundary and as required from any internal corridor so that handrails and TGSIs do not protrude into the transverse path.
- Opaque risers required with nosing as per AS1428.1
- Handrail to be continuous throughout the stairway flight and be designed as below:
  - no obstruction on or above up to a height of 600mm
  - provided on both sides with minimum1M clearance between them with no vertical sections.
  - where a handrail terminates at the bottom of a flight, the handrail to extend at least one tread depth parallel to the line of nosings plus minimum of 300mm horizontally from the last riser.
  - handrail to extend a minimum of 300mm horizontally past the nosing on the top riser.
  - where the handrail is continuous, the 300mm extension is not required in the inner handrail at intermediate landings as long as the first riser going up is offset for 1 tread width
- The height of the top of the handrail, to be consistent through between 865-1000mm above FFL.
- The height of the handrail may vary across landings under the following circumstances:
  - at a stairway handrail extension
  - where a handrail transitions between flights or to a balustrade
  - construction tolerance of up to 10mm

Compliance Complies with spatial requirements

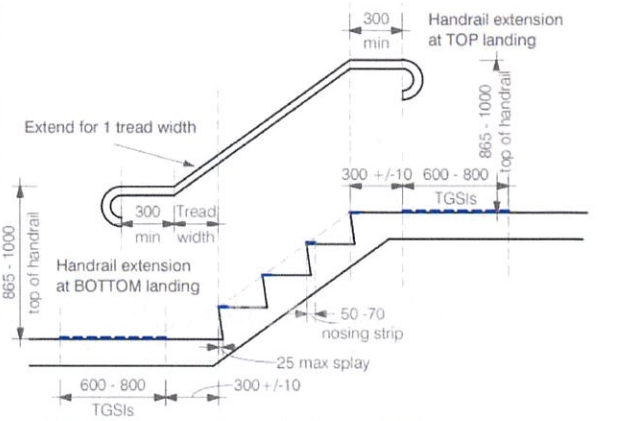
Comments

Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.



[Image description: Diagram showing the requirements of a non-fire-isolated stairway as per AS1428.1]



600-800 TGSIs are required where the distance of the landing is 3000mm or more. For landings less than 3000mm, reduce the width of TGSIs to 300-400

Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance N/A

Comments

This type of stairway has not been identified in the development.

Requirement

Nosings for common use fire-isolated and non-fire-isolated stairways require the following:

- Nosings to not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm
- Nosing profile to have sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mmx5mm
- At the nosing, each tread to have a single strip (not multistrip) of a continuous colour of not less than 50mm and not more than 75mm deep across the full width of the path of travel.
- The strip may be set back a maximum of 15 mm from the front of the nosing.
- The strip to have a minimum luminance contrast of 30% to the background
- Where the luminous contrasting strip is affixed to the surface of the tread, any change in level to be 0+/- 3mm vertical or 0+/-5mm, provided the edges are bevelled or rounded.
    - Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast to not extend down the riser more than 10 mm.

Compliance Capable of compliance

Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Slip resistance to comply with BCA 2022, Table D3D15 and AS2890.6 when tested in accordance with AS4586.
BCA 2022 Table D3D15 Slip –resistance requirements when tested in accordance with AS4586:

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance Capable of compliance

Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

Requirement

Every **Passenger lift** is to comply with the requirements of **BCA 2022, E3D7**.

Compliance Capable of compliance

Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

Requirement

Passing spaces requirement
It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

Compliance N/A

Comments

There are no accessways over 20M lengths in the development where a direct line of sight is not available

Requirement

Turning spaces requirement
It is a requirement to provide turning spaces in common use accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M

intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

Compliance Complies with spatial requirements

Comments

- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- Where the passageway is more than 20M long and therefore a space of 1540mmx2070mm provided at maximum 20M intervals.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.

Details to be verified at CC stage of works.

Advisory note

Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540mmx2070mm (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180° turn

Requirement

Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

Compliance Capable of compliance

Comments

Applies only if carpets are provided in the common use areas
Details to be verified at CC stage of works.

BCA 2022 Part D4D5 Exemption

Requirement

Access is not required to be provided in the following areas:

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

Compliance For information only

Comments

Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

BCA 2022 Part D4D6 Accessible Carparking

Requirement

Class 3
For Accessible parking requirements for boarding house, guest house, hostel etc.
Multiply total number of carparking spaces provided by the % of

- Accessible SOUs to the total number of SOUs or
- Accessible bedrooms to the total number of bedrooms

Calculated to the next whole number

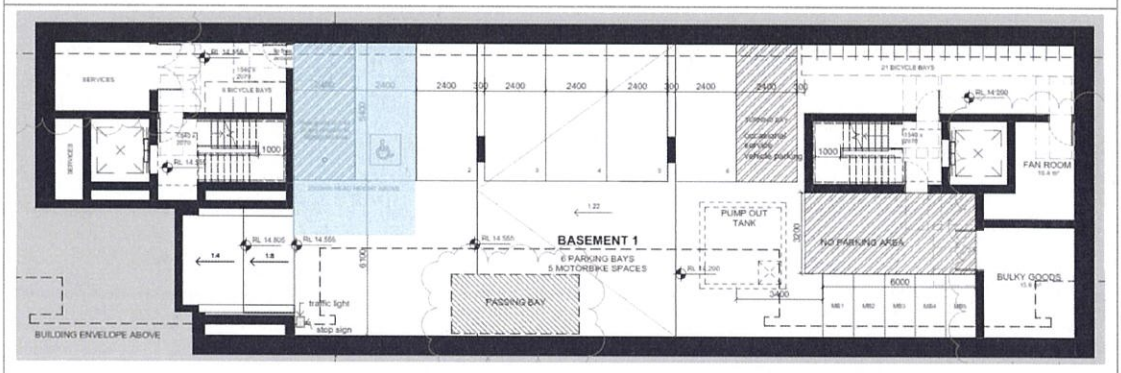
For Accessible parking requirements for residential part of school, accommodation for the aged, the disabled or children, residential part of health care building etc.

- 1 space per 100 carparking spaces

Compliance Complies

Comments

Total number of carparking spaces provided = 6
Total number of accessible parking spaces required as per the formula listed above in the requirements = 1
Total number of accessible parking spaces provided as per the formula listed above in the requirements = 1



[Image description: Plan of basement level above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

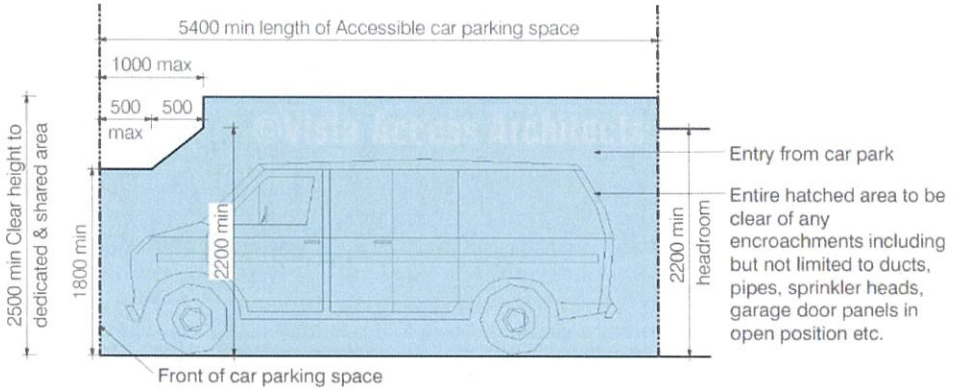
Angle Parking AS 2890.6-2009

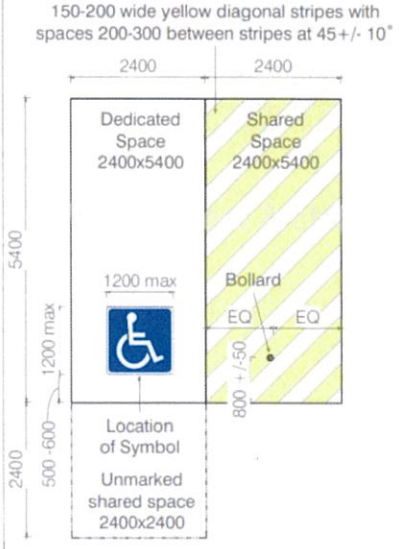
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

Compliance Complies with spatial requirements

Comments

Details to be verified at CC stage of works.





[Image description: Diagram showing spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

Additional recommendations as per AS2890.6-2022 (not currently mandatory)

Dedicated Bollard to have a height of minimum 1300mm with a minimum 300mm retro-reflective colour band, located at minimum 900mm in height above car parking floor that provides minimum 30% luminance contrast to the pavement

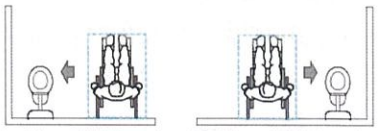
BCA 2022 Part D4D7 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities



[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.

Compliance N/A

Comments

N/A

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities

Compliance N/A

Comments

No ambulant sanitary facilities have been identified in the development.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

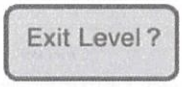
Compliance N/A

Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

Requirement

Braille and Tactile signage is required to identify a Fire exit door required by BCA2022, E4D2 by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a non-accessible pedestrian entrance

Compliance N/A

Comments

The development has only 1 entry which has been designed to be accessible.

Requirement

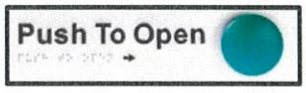
Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.

Compliance N/A

Comments

N/A

Requirement



Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself
Braille and tactile signage to identify the latch operation device.

Compliance N/A

Comments

N/A

Requirement

Directional signage complying with BCA 2022 Specification 15 must be provided at the location of each—

i. bank of sanitary facilities; and
ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance N/A

Comments

N/A

Requirement

All signage is required to be as per BCA 2022 Specification 15 **Braille and Tactile Signs**
This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

BCA 2022 Part D4D8 Hearing Augmentation

Requirement

Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.

Compliance N/A

Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.

Compliance Capable of compliance

Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

BCA 2022 Part D4D12 Limitations on Ramps

Requirement

On an accessway:

- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance N/A

Comments

No ramps have been identified in the development

BCA 2022 Part D4D13 Glazing on Accessways

Requirement

Glazing requirements:

- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

Compliance Capable of compliance

Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows)
Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA 2022 Part F4D5 Accessible Sanitary facilities

Requirement

Accessible unisex toilet is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

Compliance Complies

Comments

01 accessible toilet has been provided in the development.

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 3

- 1 Accessible toilet within every accessible SOU provided with sanitary compartments.
- At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.

Compliance Complies

Comments

1 common use unisex accessible toilet has been identified in the development.
Accessible toilet in B1.2 to be Swapped to LH at CC stage of work
Details to be verified at CC stage of work

The following common use sanitary facilities have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet on Level 00	☐	☐	☒	☐

Each Accessible SOU has been provided with accessible toilet and accessible shower as noted below

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
SOU number B.0.1 on Level 00	☐	☒x1	☐	☐
SOU number A1.4 on Level 01	☐	☐	☐	☒x1
SOU number B1.2 on Level 01	☐	☐	☐	☒x1

BCA 2022 Part F4D7 Requirements for Accessible unisex showers

Requirement

Class 3
1 Accessible shower within every accessible SOU provided with showers and
At least 1 unisex Accessible shower for every 10 showers provided in common areas.

Compliance Complies

Comments

Accessible toilet in B1.2 to be Swapped to LH at CC stage of work
Details to be verified at CC stage of work

Each Accessible SOU has been provided with accessible toilet and accessible shower as noted below

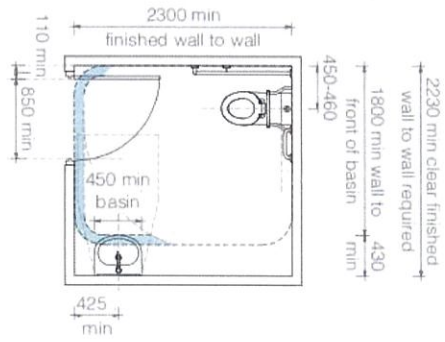
Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
SOU number 0.3 on Level 00	☐	☒x1	☐	☐
SOU number A1.4 on Level 01	☐	☐	☐	☒x1
SOU number B1.2 on Level 01	☐	☐	☐	☒x1

Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments



Detailed features of the accesible toilet will be assessed at the CC stage of works

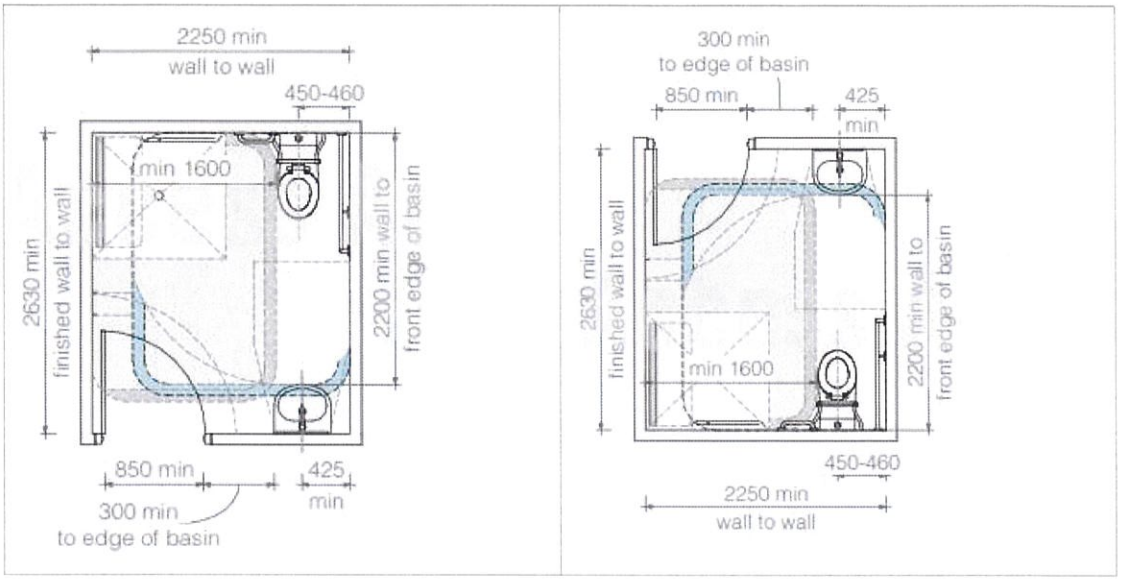
Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments

Detailed features of the Accessible shower will be assessed at the CC stage of works



Requirement

Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided

Compliance N/A

Comments

No ambulant toilet facilities have been identified in the development

Requirement

Ambulant use toilets are to be designed in accordance with AS1428.1

Compliance N/A

Comments

No ambulant toilets have been identified on the plans

BCA Part E Lift Installations

BCA 2022 Part E3D3 Stretcher facility in lifts

Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

Compliance For information only

Comments

Contact BCA consultant in regard to applicable requirements.

BCA 2022 Part E3D7 Passenger lift and their limitations

Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **BCA 2022, E3D7, E3D8 and E3D10**

Compliance	Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Limitations on use of types of passenger lifts

Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

Compliance	N/A

Comments

Not identified in the development

BCA 2022 Part E3D8 Accessible features required for passenger lifts

Requirement

Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc

Lift floor dimensions (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**

Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

Lift landing doors to be provided at upper landing (excluding stairway platform lift).

Lift car and landing control buttons complying with AS1735.12
Some of the requirements listed below. Refer to AS1735.12 for further details.

For internal control panel:

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

For external control panel:
To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

To all lifts serving more than 2 levels

- Automatic audible information to identify level when car stops
- Audible and visual indication at landing to indicate arrival of lift car

Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

Compliance	Capable of compliance

Comments

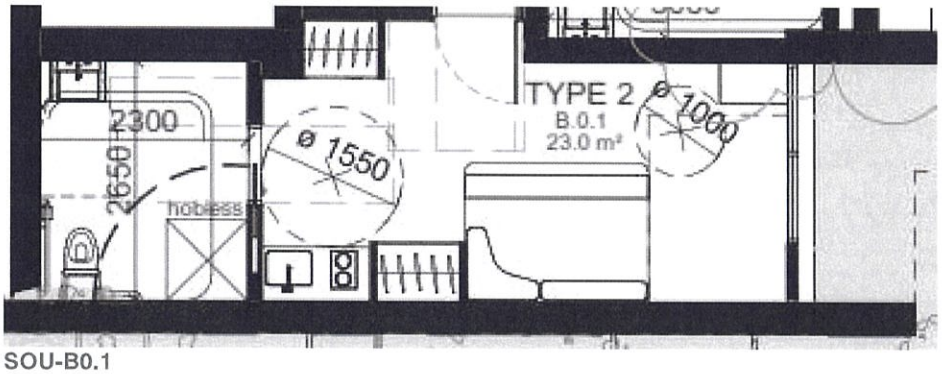
A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Accessible SOU requirements

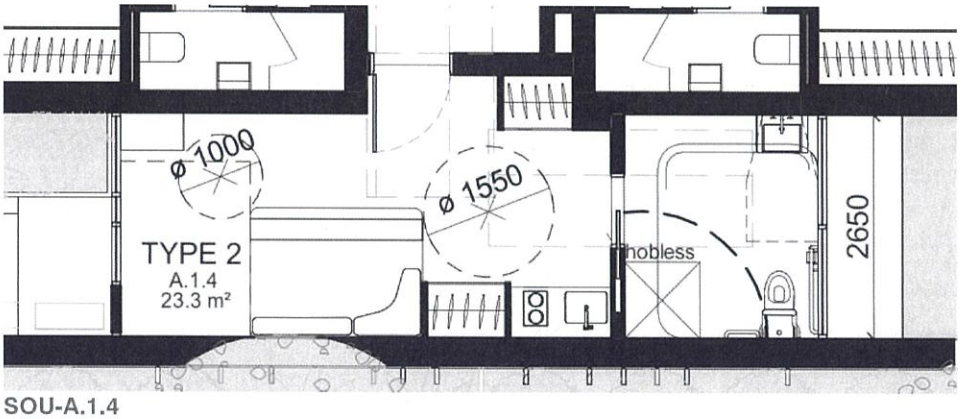
BCA does not specify the features required for an Accessible SOU. The following are selected features of AS1428.1 which are considered suitable for an Accessible SOU.

The development has a total of 27 SOUs and therefore 02 accessible SOUs are required in accordance with the BCA. The development provides 03 Accessible SOUs, exceeding the requirement and representing a range of available rooms.

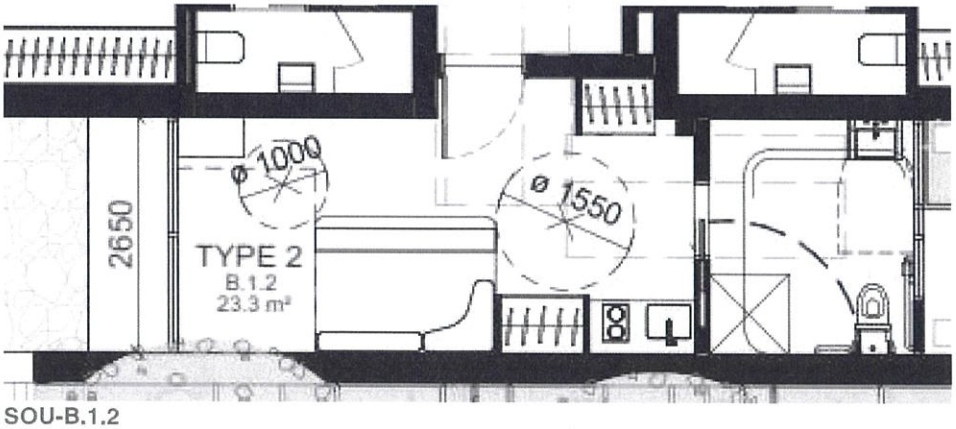
The nominated Accessible SOUs are Unit numbers **B.0.1, A1.4 and B1.2**



SOU-B0.1



SOU-A.1.4



SOU-B.1.2

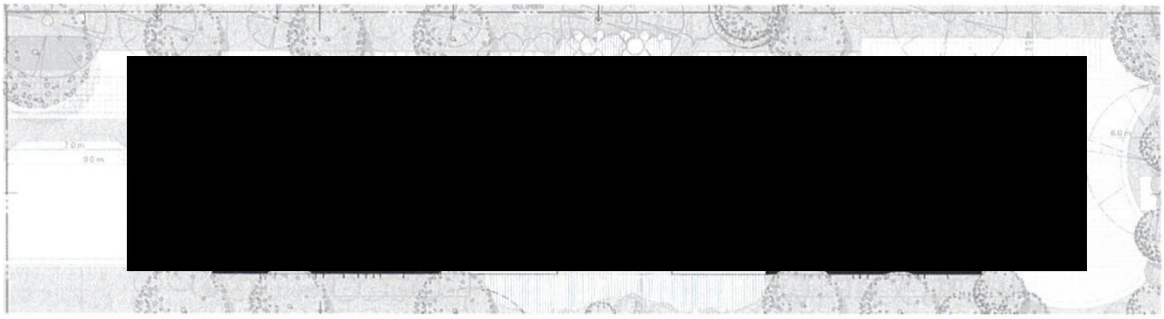
R ☑ = Required;
C ☑ =Capable of compliance at by adding the requirement to the project specifications.

	Requirements as per AS1428	R	C	Comments
1	**Doorways**			
	All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1	☑	☑	Complies Details to be verified at the CC stage of works.
2	**Bathroom**			
	At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1	☑	☑	Complies with spatial requirements Details to be verified at the CC stage of works.
3	**Laundry**			
	Where internal laundry provided, ▪ 1550mm clear spaces is required in front of the benchtops. ▪ Provide long arm lever tap (water source and lever of tap to be within 300mm from front of bench)	☑	☑	Complies with spatial requirements Common use laundry is provided on the ground floor level. Details to be verified at the CC stage of works.
4	**Main bedroom**			
	At least 1 bedroom to have a queen bed with circulation space of 1540mm x 2070mm at the base or side of the bed and at least 1M on the other 2 sides. In the case of a boarding house a single bed may be used with the same circulation spaces. .	☑	☑	Complies with spatial requirements In case of boarding houses, it is reasonable for a single bed to be provided in a corner with 1540mm space to one side of the bed and 1000mm space to another side of the bed. Details to be verified at the CC stage of works.
5	**Living areas**			
	Adequate circulation space is to be available after the placement of furniture. Circulation space of minimum 2250mm diameter is considered to be appropriate.	☑	☑	Complies with spatial requirements In case of boarding house- Common use living areas have been provided which comply with the requirement. Details to be verified at the CC stage of works.
6	**Kitchen / Kitchenette**			
	Where internal kitchenette provided, ▪ 1550mm clear spaces is required in front of the benchtops. ▪ Provide long arm lever tap (water source and lever of tap to be within 300mm from front of bench)	☑	☑	Capable of compliance Details to be verified at the CC stage of works.

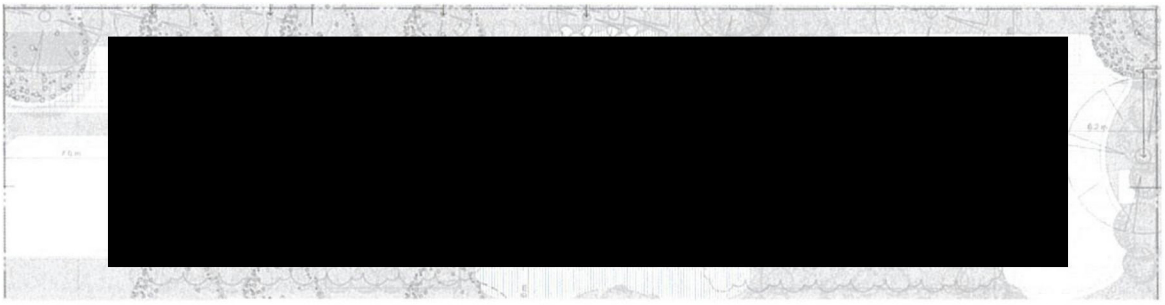
	Requirements as per AS1428	R	C	Comments
	▪ 1 (30x30mm switch size) double GPO fully within 300mm of front bench. Consideration to be given (advisory only) to provision of an 850mm section without base cabinetry or removable cabinetry to allow for access to benchtop and a benchtop space of 800mm between the fridge and cooktop.			
7	**Balconies and outdoor areas**			
	Where access is available from the unit to the outdoor areas such as balconies and courtyards, an accessible threshold is required, with door tracks for sliding doors (if any) to be flush with the internal floor level and max height of external threshold ramp of 35mm height.	☑	☑	Capable of compliance This requirement also applies to common use areas. Details to be verified at the CC stage of works.
8	**Flooring**			
	All flooring is required to be step free. Construction tolerances, slip resistant and waterproofing to be as required under relevant Australian Standards.	☑	☑	Capable of compliance Details to be verified at the CC stage of works.
9	**Switches and GPOs**			
	All switches, GPOs and controls (including controls for intercom facilities) to be accessible as required under AS1428.1 which include ▪ Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm located 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side of the door. ▪ GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners	☑	☑	Capable of compliance Details to be verified at the CC stage of works.



Ground Level



Level 01



Level 2



Level 3

Vista Access Architects - Statement of Experience

Vista Access Architects specialises in Disability Access consultancy services including, Disability Access and inclusion requirements, Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

- **ACA Accredited Access Consultant**
- **NDIS Accredited SDA Assessor**
- **Livable Housing Design Guideline Assessor**
- **NCC Livable Housing Design Standard Assessor**
- **Changing Places Assessor**

- Accredited and Fellow member of the Access Consultants Association (ACA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Livable Housing Design Guideline Assessor - LHDG004
- NCC Livable Housing Design Standard Assessor - LHDS019
- Global Alliance on Accessible Technologies and Environments (GAATES)
- Registered Assessor of Changing Places Australia - Registration CP006

Educational Profile and Qualifications:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access and is the lead author of the first NDIS SDA Design Standard

Participation on the following Key Access related Committees

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACA Fellow Award
- 2021 Australian Access Awards - Winner
- 2021 Excellence in Inclusion - Altitude Award
- 2021 Western Sydney Woman of the Year - Finalist
- 2019 Penrith Citizen of the Year
- 2019 ACA Access Inclusion Award

NSW GOVERNMENT
NSW Woman of the Year Awards
2023 Mulgoa
Local Woman of the Year



2019 ACAA
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Australian Housing Investment Group

5 Hampton Street, Fairfield

Acoustic DA Assessment

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1 Introduction

The following report has been prepared by Acouras Consultancy on behalf of Australian Housing Investment Group to undertake a noise assessment for the proposed residential development located at 5 Hampton Street, Fairfield. The project will include a four-storey plus basement co-living housing development.

The proposed residential development is surrounded by other residential dwellings and First Grammar Early Education Centre to the west opposite the site at No.4 Hampton Street.

The site location is shown in Figure 1.



Figure 1 – Site Location, Nearest Residents and Noise Logger Position

2 Noise Criteria

The following standards and guidelines are applicable to this project:

- Fairfield City Council Development Control Plan (DCP).
- NCC/BCA Part F7.
- NSW EPA "Noise Policy for Industry" (NPfI) and "Noise Guide for Local Government" (NGLG).
- NSW EPA "Interim Construction Noise Guideline" (ICNG).
- Australian standard AS/NZS 2107-2016: Acoustics – Recommended design sound levels and reverberation times for building interiors.
- Australian standard AS 1055.1-1997: Acoustics – Description and measurement of environmental noise - General procedures.

2.1 Internal Noise Levels

The Fairfield DCP Section 7.4.2 requires that development along state road should take into consideration the In the NSW Department of Planning "Development Near Rail Corridors and Busy Roads" Clause 102 (road). The development site is located along a local road, therefore for the development, the AS/NZS 2107–2016 outlines the acceptable internal noise levels such that a satisfactory acoustic environment within residential and non-residential spaces in new and existing buildings.

Table 1 presents the recommended internal design noise levels in accordance with AS 2107 – 2016.

Table 1— Recommended Internal Design Noise Levels (AS/NZS 2107)

Type of occupancy/activity	Design sound level ($L_{Aeq,t}$) range
Houses and apartments in suburban areas or near minor roads—	
Living areas	30 to 40
Sleeping areas (night time)	30 to 35
Apartment common areas, corridors, lobbies (e.g. foyer, lift lobby)	45 to 50
Enclosed Carparks	< 65

2.2 Sound Insulation Requirement (Part F7 NCC/BCA)

For sound transmission and insulation between sole occupancy units (SOU) within the same development, walls and floors to be constructed in accordance with requirements of Part F7 of the Building Code of Australia (BCA). Sound insulation requirements are summarised in Table 2.

Table 2 - NCC Part F7 Requirements (Class 2 or 3)

Building Element	Minimum NCC Part F7 Requirements
Sound Insulation Rating of Walls (Class 2 or 3)	
Walls between separate sole occupancy units.	Rw + Ctr 50 (airborne)
Walls between wet areas (bathrooms, sanitary compartment, laundry or kitchen) and a habitable room (other than kitchen) in adjoining apartments.	Rw + Ctr 50 (airborne) & of discontinuous construction
Walls between sole occupancy unit and stairway, public corridors, public lobby or the like or parts of a different classification.	Rw 50 (airborne)
Walls between a plant room or lift shaft and a sole occupancy unit.	Rw 50 (airborne) & of discontinuous construction
Sound Insulation Rating of Floors (Class 2 or 3)	
Floors between sole occupancy units or between a sole occupancy unit and plant room, lift shaft, stairway, public corridor, public lobby or the like.	Rw + Ctr 50 (airborne) & Ln,w + CI < 62 (impact)
Apartment Entry Doors (Class 2 or 3)	
A door incorporated in a wall that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like.	Rw 30 (airborne)
Services (Class 2, 3 or 9c)	
If a storm water pipe, a duct, soil, waste or water supply pipe including a duct or pipe that is located in a wall or floor cavity serves or passes through more than one sole occupancy unit must be separated:	
if the adjacent room is a habitable room (other than a kitchen); or	Rw + Ctr 40
if the room is a kitchen or non-habitable room	Rw + Ctr 25

Construction Deemed to Satisfy

The forms of construction must be installed as follows:

(a) Masonry—Units must be laid with all joints filled solid, including those between the masonry and any adjoining construction.

(b) Concrete slabs—Joints between concrete slabs or panels and any adjoining construction must be filled solid.

(c) Sheeting materials—

(i) if one layer is required on both sides of a wall, it must be fastened to the studs with joints staggered on opposite sides; and

(ii) if two layers are required, the second layer must be fastened over the first layer so that the joints do not coincide with those of the first layer; and

(iii) joints between sheets or between sheets and any adjoining construction must be taped and filled solid.

(d) Timber or steel-framed construction—perimeter framing members must be securely fixed to the adjoining structure and—

(i) bedded in resilient compound; or

(ii) the joints must be caulked so that there are no voids between the framing members and the adjoining structure.

(e) Services—

(i) Services must not be chased into concrete or masonry elements.

(ii) A door or panel required to have a certain Rw + Ctr that provides access to a duct, pipe or other service must—

(A) not open into any habitable room (other than a kitchen); and

(B) be firmly fixed so as to overlap the frame or rebate of the frame by not less than 10 mm, be fitted with a sealing gasket along all edges and be constructed of—

(aa) wood, particleboard or blockboard not less than 33 mm thick; or

(bb) compressed fibre reinforced cement sheeting not less than 9Â mm thick; or

(cc) other suitable material with a mass per unit area not less than 24.4 kg/m^2

(iii) A water supply pipe must—

(A) only be installed in the cavity of discontinuous construction; and

(B) in the case of a pipe that serves only one sole-occupancy unit, not be fixed to the wall leaf on the side adjoining any other sole-occupancy unit and have a clearance not less than 10 mm to the other wall leaf.

(iv) Electrical outlets must be offset from each other—

(A) in masonry walling, not less than 100 mm; and

(B) in timber or steel framed walling, not less than 300 mm.

2.3 Noise Survey and Project Specific Limits

An unattended noise survey was carried out at the site to measure the background and ambient noise levels. Noise monitoring was conducted between Wednesday 31st January to Tuesday 6th February 2024. The measurement locations are:

- L1: The unattended noise monitor was positioned (Figure 1) at the side of the house.
- L2: Attended traffic noise monitor on Hampton Street, at the front of the existing house.

Measurements were conducted using the following equipment:

- SVAN 977 Type 1 Real time Analyser/Noise Logger. Serial No. 34892.
- SVAN 977C Type 1 Real time Analyser/Noise Logger. Serial No. 97497.
- SVAN SV30A Type 1 Sound Level Calibrator. Serial No. 31830.

Noise monitoring was conducted in general accordance with Australian standard AS 1055.1-1997: Acoustics-Description and measurement of environmental noise-General procedures.

The noise analyser was calibrated immediately before and after measurements were taken with no discernible differences between these two recorded levels. The sound analyser is Type 1 and complies with Australian standard AS1259.2: 1990.

Adverse weather conditions have been excluded from the monitoring period. The noise logger results are presented in Appendix C.

2.3.1 Traffic Noise Levels

Table 3 presents a summary of the measured traffic noise along Hampton Street during the morning peak period, on Wednesday 31st of January 2024, which may impact upon the development.

Table 3 – Measured Traffic Noise Levels During Morning Peak Period, dBA

Location	Period	Average $L_{eq(15min)}$
L2: Hampton St	08:30am to 09:00am	58

2.3.2 Ambient Noise Levels and Project Noise Limits

We recommend that operational noise be assessed in accordance with the procedures as set out in the NSW NPfI.

Table 4 presents a summary of the measured background noise level and the allowable intrusive noise limit for this project. The amenity criteria are based on an urban receiver.

Table 4—EPA Noise Limits for Development, dBA

Receiver	Time Period	Existing Noise Levels		NSW EPA NPfI			Project Noise Trigger Level $L_{eq(15min)}$
		L_{eq} (period)	RBL	Recommended ANL	Project ANL[1] $L_{eq(15min)}$	Intrusiveness Criteria, $L_{eq(15min)}$	
Residential	Day	52	40	55	53	45	**45**
	Evening	49	37	45	43	42	**42**
	Night	50	37	40	38	42	**38**
Commercial	All	-	-	-	-	-	**65**

During detailed design stage, the design and selection of the mechanical equipment required to service the proposed development will be required to achieve the EPA noise limits as presented in the table above.

[1] Project ANL is recommended ANL minus 5 dB(A) and plus 3 dB(A), to convert from a period level to a 15-minute level.

2.4 Construction Noise Criteria

The NSW EPA "Interim Construction Noise Guideline" (ICNG) provides guidance on noise limits from construction sites. Table 5 is an extract from the EPA guideline. When assessing short-term construction works, best management practices should be implemented to reduce any impact as far as practically possible.

Table 5 – Noise at Residences Using Quantitative Assessment

Time of Day	Management Level $L_{Aeq\ (15min)}$*	How to Apply
Recommended standard hours: Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work on Sundays or public holidays	Noise affected RBL + 10 dB	The noise affected level represents the point above which there may be some community reaction to noise. Where the predicted or measured $L_{Aeq\ (15\ min)}$ is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level. The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.
	Highly noise affected 75 dB(A)	The highly noise affected level represents the point above which there may be strong community reaction to noise. Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur, taking into account: 1. times identified by the community when they are less sensitive to noise (such as before and after school for works near schools, or mid-morning or mid-afternoon for works near residences 2. if the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

* Noise levels apply at the property boundary that is most exposed to construction noise, and at a height of 1.5m above ground level. If the property boundary is more than 30m from the residence, the location for measuring or predicting noise levels is at the most noise-affected point within 30m of the residence. Noise levels may be higher at upper floors of the noise affected residence.

Table 6 presents a summary of the measured background noise level and the noise management level for this project in accordance with EPA's ICNG.

Table 6 — EPA ICNG Noise Limits, dBA

Receiver	Time Period	Existing Noise Levels		Management Level
		$L_{eq\ (period)}$	RBL	$L_{Aeq\ (15min)}$
Residential	Mon-Fri: 07.00-18.00	52	40	50 (Highly affected, 75 dB)
	Sat: 08.00-13.00	48	39	49
Offices, retail outlets.	When in use	n/a	n/a	70

Other sensitive land uses, such as schools and childcare centres Table 7 presents the internal management levels for noise at other sensitive land uses. The proponent should consult with the surrounding receives that are likely to be affected to achieve a reasonable noise outcome.

Table 7 – Internal Management Levels for other Sensitive Receivers

Land use	Management level, $L_{Aeq\ (15\ min)}$ (applies when properties are being used)
Classrooms at schools and other educational institutions	Internal noise level: 45 dB(A)

3 Assessment and Recommendations

3.1 Façade Glazing Requirements

Acoustic glazing for the development is detailed in Table 8.

The specified acoustic glazing is required to reduce noise impacts on the internal occupants and would achieve internal noise levels which are consistent with AS/NZS 2107:2016.

Table 8 – Schedule of Window and Glazing (R_w)

Level	Apartment	Space	Glazing Thickness	Minimum R_w (Glazing+Frame)
G to 3	All	Living & Bedrooms	6.38mm laminated	30
	-	Common	6mm monolithic	28

All other non-habitable spaces, such as bathrooms and laundries require minimum 6mm monolithic glass (Rw 28).

All Windows/doors should be well sealed (air tight) when closed with good acoustic seals around the top and bottom sliders. Mohair seals are not considered to be acoustic seals.

3.2 Building Façade Construction

To provide sufficient acoustic attention of noise, the general external construction of the proposed building would need to be constructed as detailed in Table 9.

Table 9 – External Façade Construction (R_w)

Building Element	Proposed Construction	Minimum R_w
External Wall	Masonry or cavity brick with internal plasterboard lining. Insulation as per thermal requirements.	45
Roof and ceiling	Metal roof with plasterboard cavity ceiling. Insulation as per thermal requirements.	45

3.3 Mechanical Services

At the DA stage, the design and selection of mechanical equipment has not been selected or finalised. Typically, based on similar sized residential projects we would expect the following noise control measures to be implemented:

- Exhaust and supply fans (toilet, lobby, etc):
  - Exhaust and supply fans to be located on the basement fan room.
  - Internally lined ducts and acoustic flex ducts to be fitted to the fans.
  - Fans to have a maximum sound power of 65dBA.
- Outdoor A/C condenser:
  - Outdoor condenser for each apartment may be located on the basement carpark or roof plantroom.
  - A/C condenser has a noise level of approximately SPL 60-65dBA at 1m.
  - Typical acoustic measures may include the construction of acoustic barriers, enclosures, attenuators and/or acoustic louvres.

Following the DA approval of the proposed development, during the Construction Certification Stage a detail assessment of all mechanical plant and equipment will be conducted to ensure compliance with the EPA INP and Council's noise criteria.

3.4 Construction Noise and Vibration

3.4.1 Management of Construction Activity

Details of the construction schedule (timeframe), methodology and construction equipment to be used have not been finalised. Once these details have been finalised, a further detailed assessment is to be conducted prior to commencement of demolition and construction of this development. To manage construction noise activities the following general practices can be implemented:

- Adherence to the preferred hours for construction and deliveries. Truck drivers are to be informed of site access routes, acceptable delivery hours and minimising extended periods of engine idling.
- To provide respite to surrounding residents during the noisy construction activities, such as jackhammering and saw cutting.
- When selecting equipment ensure where feasible and reasonable it has the most effective mufflers, enclosures and low-noise tool bits and blades. Always seek the manufacturer's advice before making modifications to plant to reduce noise.
- Where feasible and reasonable, avoid simultaneous operation of noise plant, such as the tower cranes, jackhammers and excavators.
- Turn off plant that is not being used.

Table 10 is an excerpt from Appendix E 'Noise Sources, remedies and their effectiveness' Australian Standard 2436:2010, presenting possible noise reductions from various control mechanisms.

Table 10 – Relative Effectiveness of Various forms of Noise Control

Control by	Noise Reduction Possible in Practice, dB(A)
Distance	Approximately 6 for each doubling of distance
Screening	Normally 5 to 10, maximum 15
Enclosure	Normally 15 to 25, maximum 50
Silencing	Normally 5 to 10, maximum 20

3.4.2 Community Consultation & Complaints Management

The proponent is to develop within The Construction Management Plan details and strategies to handle disputes and resolution. This may include:

- Strategies to inform the community of the various ways they could contact the project staff if they have queries, concerns or complaints. This may include a 24 hour complaints phone line, project email and website addresses.
- Procedures to notifying residents and occupants of other sensitive land uses of forthcoming works likely to affect their noise amenity (such as letterbox drops).
- The Project Manager to maintain a register of complaints and any corrective actions taken.
- When complaints are received, implement a long/short term noise monitoring strategy and analysis of the results to improve the management plan, so that best practice noise control measures are continually met for the duration of the project.

3.5 Use of Common Facilities

Where noise activity associated with the use of the outdoor communal space located on ground level may impact adjoining residents to the new development. For the use of the communal spaces, all occupiers shall:

(a) The use of the facilities area shall be restricted to between the hours of 7:00am and 10:00pm on all days.

(b) Not create any or allow any noise to be created which is likely to interfere with the peaceful enjoyment of the owners, residents or occupiers of adjacent properties.

(c) There are to be no permanently installed speakers and/or amplification equipment for the playing of music in any outdoor areas.

(d) Live music **[performances]** will not be permissible on the premises at ANY time',

(e) Management shall from time to time, in its absolute discretion, make a determination as to the maximum number of people permitted to use these areas at any one time.

(f) Not to be used for commercial functions at anytime.

As part of the management plan, there will be an onsite manager at the premises and the responsibilities would include:

- A sign shall be maintained at the entrance to the accommodation advising occupants to be aware and mindful of the amenity of neighbours when entering or leaving the premises and refrain from making excessive noise.
- A mobile phone number for contacting the Manager shall be displayed on the outside wall at the entrance to the co-living housing, so that it is visible from outside the co-living housing.
- The Manager shall provide a mobile phone number to immediate neighbours and to lodgers on which the Manager can be contacted 24 hours a day.

Where noise activity associated with the use of the common areas may impact adjoining residents to the new development, The Protection of the Environment Operations Act 1997 is the key regulatory tool for assessing any offensive noise.

4 Conclusion

An acoustic assessment of the proposed development has been carried out in accordance with the requirements of Fairfield City Council DCP and the EPA NPfI.

An environmental noise survey of the site has been conducted and the noise limiting criteria for mechanical plant/equipment noise emission has been determined based on the EPA NPfI. During the Construction Certification Stage a detail assessment of all mechanical plant and equipment will be conducted to ensure compliance with the EPA INP and DCP noise criteria. The limits are presented in Table 4.

Construction for glazing, external walls and the roof/ceiling systems have been provided to achieve the internal noise criteria and are detailed in Section 3.1 and Section 3.2 based on the impact of road traffic noise.

Noise management level for construction activity noise has been determined based on the on the EPA ICNG. The management noise levels are presented in Table 6 of Section 2.4 . Section 3.4 provides preliminary management methodologies that can be implementing to provide effective noise control during the construction phases. Once these details have been finalised, a further detailed assessment is to be conducted prior to commencement of demolition and construction of this development.

Providing the recommendations in this report are implemented, the noise from the proposed development would comply with acoustic requirements of the Fairfield City Council DCP, EPA NPfI, BCA Part F7 and relevant Australian standards.

Appendix A – Acoustic Terminology

Decibel, dB: A dimensionless unit which denotes the ratio between two quantities that are proportional to power, energy or intensity. One of these quantities is a designated reference by which all other quantities of identical units are divided. The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 micro Pascals.

A-WEIGHTING: A measure of sound pressure level designed to reflect the response of the human ear, which does not respond equally to all frequencies. To describe sound in a manner representative of the human ear's response it is necessary to reduce the effects of the low and high frequencies with respect to medium frequencies. The resultant sound level is said to be A-weighted, and the units are in decibels (dBA). The A-weighted sound level is also called the noise level.

Sound Pressure Level, L p (dB), of a sound: 20 times the logarithm to the base 10 of the ratio of the r.m.s. sound pressure to the reference sound pressure of 20 micro Pascals. Sound pressure level is measured using a microphone and a sound level meter, and varies with distance from the source and the environment.

Ambient Noise/Sound: All noise level present in a given environment, usually being a composite of sounds from many sources far and near. Traffic, HVAC, masking sound or even low-level background music can contribute to ambient level of noise or sound.

Percentile Level - L 90 , L 10 , etc: A statistical measurement giving the sound pressure level which is exceeded for the given percentile of an observation period, e.g. L 90 is the level which is exceeded for 90% of a measurement period. L 90 is commonly referred to as the "background" sound level.

Background Noise (L 90): The sum total of all unwanted residual noise generated from all direct and reflected sound sources in a space that can represent an interface to, or interfere with good listening and speech intelligibility.

Rating Background Level – RBL: Method for determining the existing background noise level which involves calculating the tenth percentile from the L A90 measurements. This value gives the Assessment Background Noise Level (ABL). Rating Background Level is the median of the overall ABL.

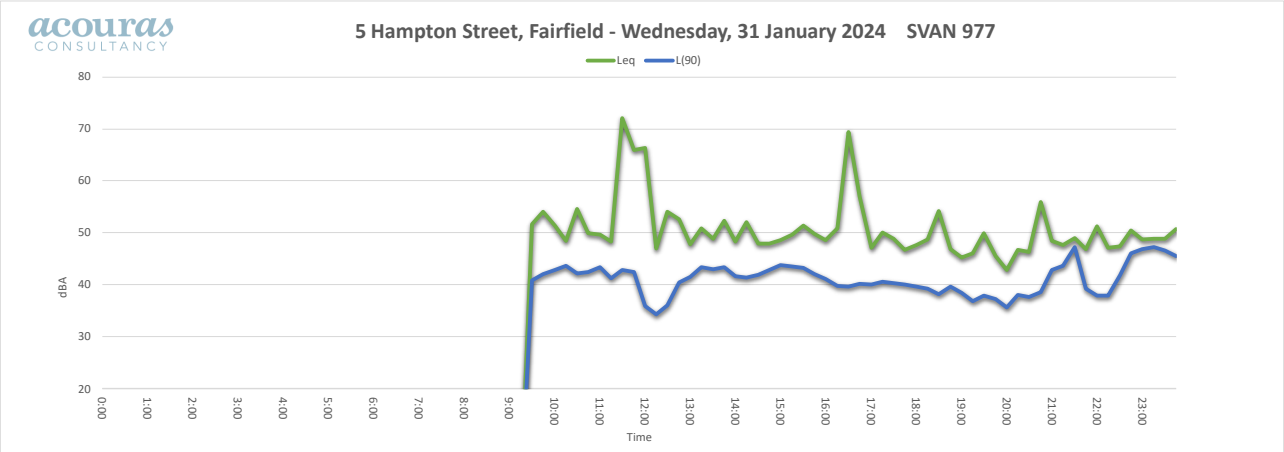
L AEQ,T : Equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval T, has the same A-weighted sound energy as the actual time-varying sound.

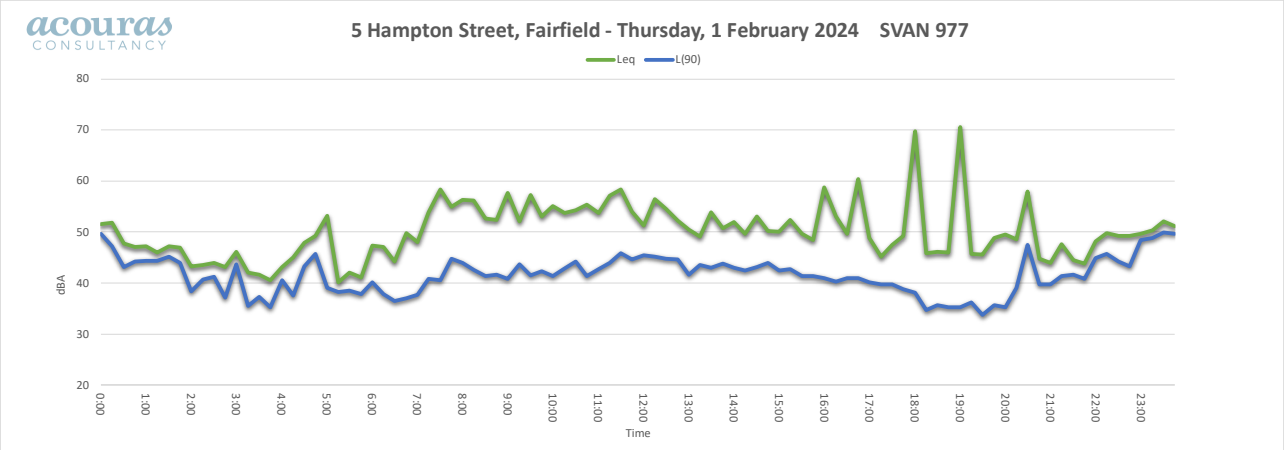
Appendix B – Architectural Drawings

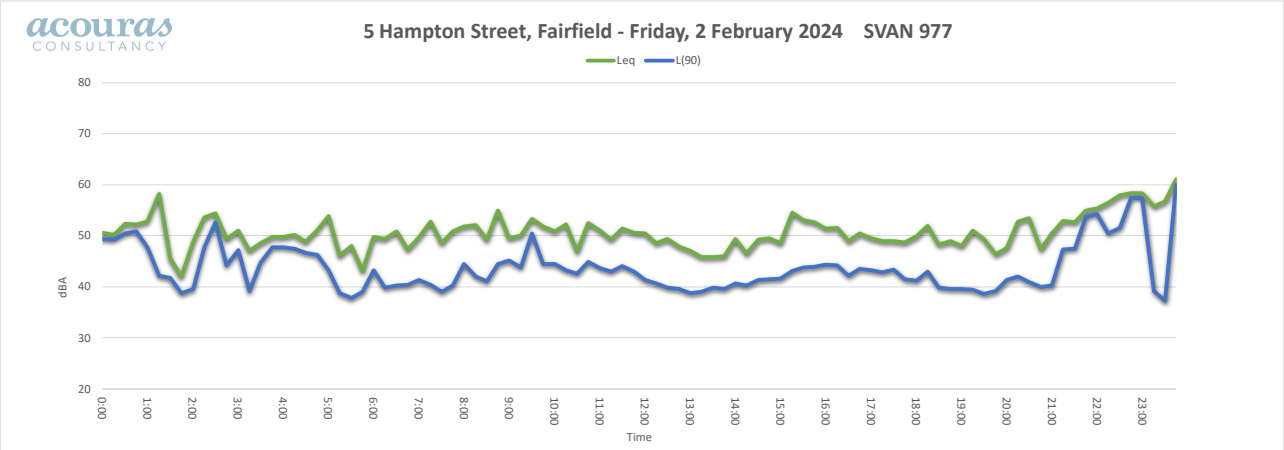
This assessment was based on the following architectural drawings provided by Marchese Partners International Pty Ltd.

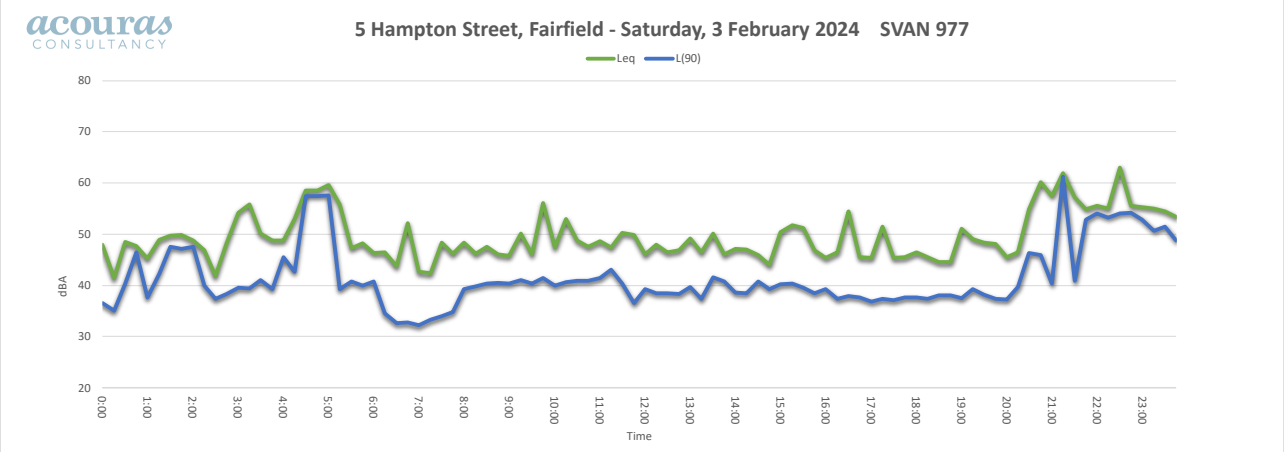
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DA.2.00	H	04/08/2025	Basement
DA.2.01	J	04/08/2025	Ground Floor
DA.2.02	J	04/08/2025	Level 1
DA.2.03	J	04/08/2025	Level 2
DA.2.04	J	04/08/2025	Level 3
DA.2.05	J	04/08/2025	Roof Level
DA.3.01	J	03/06/2025	North Elevations
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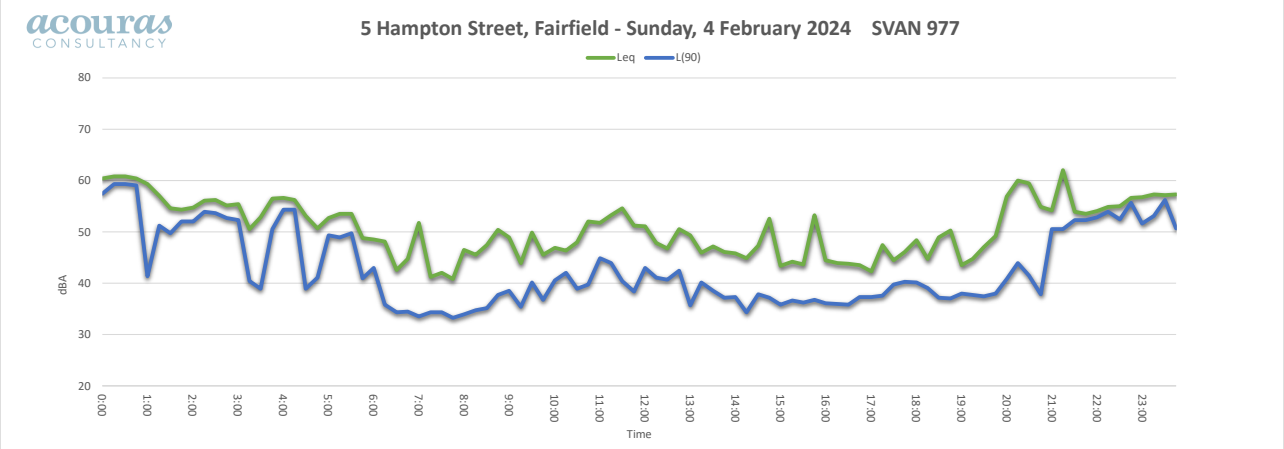
Appendix C – Noise Logger Results

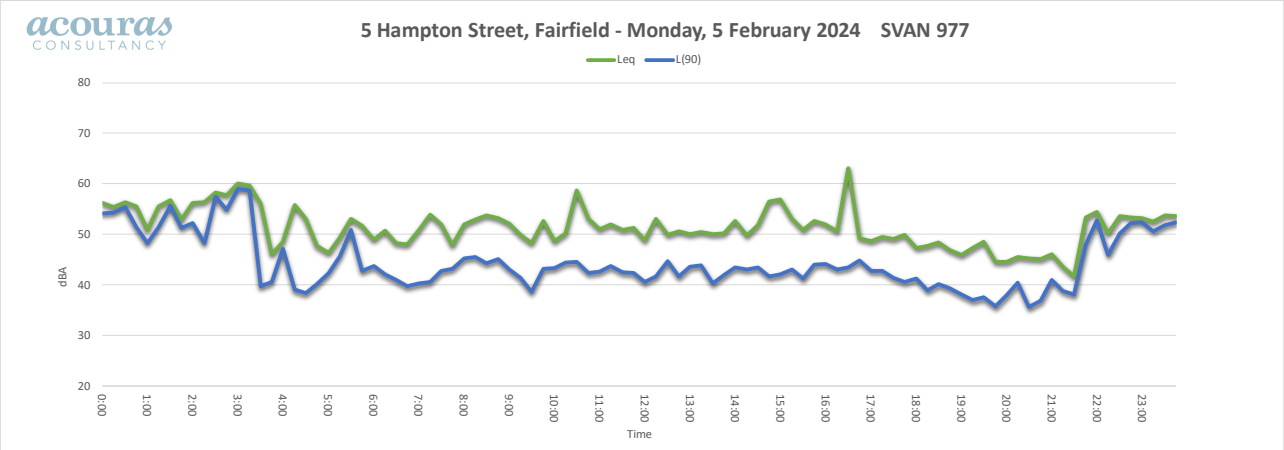


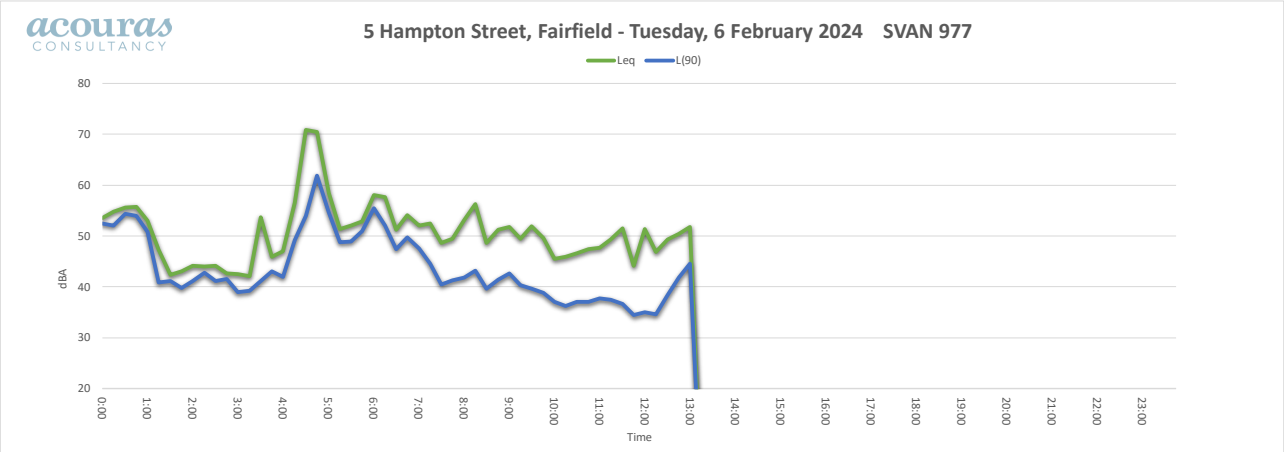





5 Hampton Street, Fairfield - Saturday, 3 February 2024 SVAN 977
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5 Hampton Street, Fairfield - Sunday, 4 February 2024 SVAN 977
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5 Hampton Street, Fairfield - Monday, 5 February 2024 SVAN 977
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5 Hampton Street, Fairfield - Tuesday, 6 February 2024 SVAN 977
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URBAN ARBOR
The Trusted Name in Tree Management

Arboricultural Impact Assessment Report

Site location:
5 Hampton Street Fairfield NSW

Prepared for: Marchese Partners

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Urban Arbor Pty Ltd
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1. INTRODUCTION

1.1 Urban Arbor have been instructed by Marchese Partners to provide an Arboricultural Impact Assessment Report for trees located within the site and adjoining sites in relation to a proposed development.

1.2 Below is a list of all documents and information provided to assist in preparing this report;

A) Plan Showing Detail & Levels, Imperial Surveyors Pty Ltd, Job No. 682, 28 July 2023.

B) Architectural Plans, Marchese Partners, Job 23059, Revision J, 12 September 2025.

C) Stormwater Plans, AVN Infinity, Rev 7, 16 September 2025.

1.3 The site and tree inspections were carried out on 25 January 2024 by Jack Williams of Urban Arbor. Access was available to the subject site and adjoining public areas only. All tree data contained in this report was collected during this site inspection. This report has been written by Bryce Claassens of Urban Arbor.

2. SCOPE OF THE REPORT

2.1 This report has been undertaken to meet the following objectives.

2.1.1 Conduct a ground level visual assessment of all significant trees located within 10 metres of development works. For the purpose of this report, a significant tree is a tree with a height equal to or greater than 4 metres.

2.1.2 Determine the trees estimated contribution years and remaining useful life expectancy and award the trees a retention value.

2.1.3 Provide an assessment of the potential impact the proposed development is likely to cause to the condition of the subject trees in accordance with AS4970 Protection of trees on development sites (2009).

2.1.4 Specify tree protection measures in accordance with AS4970-2009 for any tree to be retained during the development.

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3. LIMITATIONS

3.1 The observations and recommendations are based on the site inspections identified in section 1 only. The findings of this report are based on the observations and site conditions at the time of inspection.

3.2 All of the observations were carried out from ground level. The accuracy of the assessment of the subject trees structural condition and health is limited to the visibility of the tree at the time of inspection.

3.3 The tree inspection was visual from ground level only. No soil or tissue testing was carried out as part of the tree inspection. None of the surrounding surfaces adjacent to trees were lifted or removed during the tree inspections.

3.4 Root decay can sometimes be present with no visual indication above ground. It is also impossible to know the extent of any root damage caused by mechanical damage such as underground root cutting during the installation of services without undertaking detailed root investigation. Any form of tree failure due to these activities is beyond the scope of this assessment.

3.5 While an assessment of the subject trees estimated useful life expectancy is included in this report, no specific tree risk assessment has been undertaken for any of trees at the site.

3.6 The report reflects the subject tree(s) as found on the day of inspection. Any changes to the growing environment of the subject tree, or tree management works beyond those recommended in this report may alter the findings of the report. There is no warranty, expressed or implied, that problems or deficiencies relating to the subject tree, or subject site may not arise in the future.

3.7 Tree identification is based on accessible visual characteristics at the time of inspection. As key identifying features are not always available the accuracy of identification is not guaranteed. Where tree species is unknown, it is indicated with an *spp*.

3.8 Urban Arbor neither guarantees, nor is it responsible for, the accuracy of information provided by others that is contained within this report.

3.9 All diagrams, plans and photographs included in this report are visual aids only and are not to scale unless otherwise indicated.

3.10 Alteration of this report invalidates the entire report.

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4. METHODOLOGY

4.1 The following information was collected during the assessment of the subject tree(s).

4.1.1 Tree common name
4.1.2 Tree botanical name
4.1.3 Tree age class
4.1.4 DBH (Trunk/Stem diameter at breast height/1.4m) - millimetres.
4.1.5 DAB (Trunk diameter directly above the root buttress) – millimetres.
4.1.6 Estimated height - metres.
4.1.7 Estimated crown spread (radius of crown) - metres.
4.1.8 Health
4.1.9 Structural condition
4.1.10 Amenity value
4.1.11 Estimated remaining contribution years (SULE)[1]
4.1.12 Retention value (Tree AZ)[2]
4.1.13 Notes/comments

4.2 An assessment of the trees condition was made using the visual tree assessment (VTA) model (Mattheck & Breloer, 1994).[3]

4.3 Trunk diameter was measured using a DBH tape or in some cases estimated. The trunk diameter of all trees in adjoining sites has been estimated. Tree height and tree canopy spread was measured with a clinometer or in some cases estimated. All other measurements were estimations unless otherwise stated. The other tool used during the assessment was a digital camera.

4.4 All information was imported into (GIS) PT-mapper pro software. This software was used to measure/calculate all encroachment estimates included in this report.

4.5 All DBH measurements, tree protection zones, and structural root zones were calculated in accordance with methods set out in AS4970 Protection of trees on development sites (2009) in a Microsoft Excel spreadsheet.[4]

4.6 Details of how the observations in this report have been assessed are listed in the appendices.

[1] Barrell, J. (2001), *'SULE: Its use and status in the new millennium' in Management of Mature Trees proceedings of the 4th NAAA Workshop*, Sydney, 2001. Barrell.

[2] Barrell Tree Consultancy, *Tree AZ version 10.10-ANZ*, http://www.treeaz.com/.

[3] Mattheck, C. & Breloer, H., *The body language of trees - A handbook for failure analysis*, The Stationary Office, London, England (1994).

[4] Council Of Standards Australia, *AS4970 Protection of trees on development sites* (2009).

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5. SITE LOCATION AND BRIEF DESCRIPTION

5.1 The site is located in the suburb of Fairfield, New South Wales, which is located in the Fairfield City Local Government Area (LGA). Therefore, all trees at the site are subject to protection under the Fairfield City Local Environmental Plan (LEP) 2013[5] and Development Control Plan (DCP) 2013.[6] The site is not located inside a Heritage Conservation Area and has not been identified as a heritage item in the LEP Heritage maps.[7] None of the site has been identified as 'biodiversity' in the LEP Terrestrial Biodiversity maps.[8]

5.2 Proposed development works include the demolition of the existing dwelling/structures, and the construction of a four-storey plus basement co-living housing development, including retaining walls, hard surfacing, stormwater services, OSD, decking and additional structures.

6. GENERAL INFORMATION IN RELATION TO PROTECTING TREES ON DEVELOPMENT SITES

6.1 **Tree protection zone (TPZ):** The TPZ is the principle means of protecting trees on development sites and is an area required to maintain the viability of trees during development. It is commonly observed that tree roots will extend significantly further than the indicative TPZ, however the TPZ is an area identified in AS4970-2009 to be the area where root loss or disturbance will generally impact the viability of the tree. The TPZ is identified as a restricted area to prevent damage to trees either above or below ground during a development. Where trees are intended to be retained proposed developments must provide an adequate TPZ around trees. The TPZ is set aside for the tree's root zone, trunk and crown and it is essential for the stability and longevity of the tree. The TPZ also incorporates the SRZ (see below for more information about the SRZ). The TPZ is calculated by multiplying the DBH by twelve, with the exception of palms, other monocots, cycads and tree ferns, the TPZ of which have been calculated at one metre outside the crown projection. Additional information about the TPZ is included in Appendix 3.

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5 *Fairfield City Local Environmental Plan 2013*, https://www.legislation.nsw.gov.au/#/view/EPI/2013/213/full, accessed 25 January 2024.

6 *Fairfield City Development Control Plan 2013,* http://www.fairfieldcity.nsw.gov.au/downloads/file/2017/citywide_development_control_plan_2013_-_amendment_16, accessed 25 January 2024.

7 *Fairfield City Heritage map - Sheet HER_020,* https://eplanningdlprod.blob.core.windows.net/pdfmaps/2850_COM_HER_020_010_20140630.pdf, accessed 25 January 2024.

8 *Fairfield City Biodiversity map - Sheet BIO_020,* https://eplanningdlprod.blob.core.windows.net/pdfmaps/2850_COM_BIO_020_010_20130117.pdf, accessed 25 January 2024.

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6.2 **Structural Root Zone (SRZ):** This is the area around the base of a tree required for the trees stability in the ground. An area larger than the SRZ always needs to be maintained to preserve a viable tree. The SRZ is calculated using the following formula; (DAB x 50) $^{0.42}$ x 0.64. There are several factors that can vary the SRZ which include height, crown area, soil type and soil moisture. It can also be influenced by other factors such as natural or built structures. Generally, work within the SRZ should be avoided. Soil level changes should also generally be avoided inside the SRZ of trees to be retained. Palms, other monocots, cycads and tree ferns do not have an SRZ. See the appendices for more information about the SRZ.

6.3 **Minor encroachment into TPZ:** Sometimes encroachment into the TPZ is unavoidable. Encroachment includes but is not limited to activities such as excavation, compacted fill and machine trenching. Minor encroachment of up to 10% of the overall TPZ area is normally considered acceptable, providing there is space adjacent to the TPZ for the tree to compensate and the tree is displaying adequate vigour/health to tolerate changes to its growing environment.

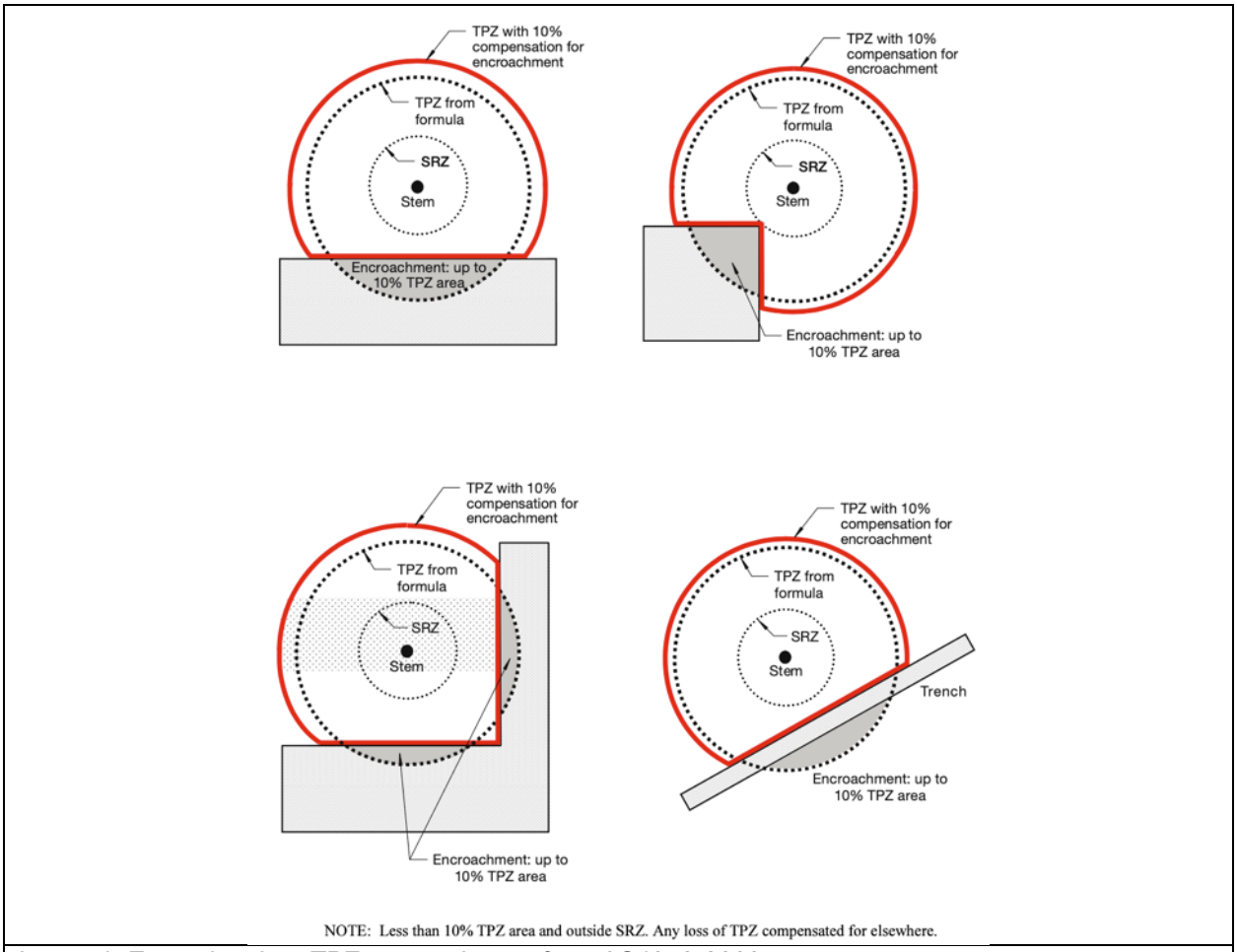


Image 1: Example minor TPZ encroachment from AS4970-2009.

6.4 **Major encroachment into TPZ:** Where encroachment of more than 10% of the overall TPZ area is proposed the project Arborist must investigate and demonstrate that the tree will remain in a viable condition. In some cases, tree sensitive construction methods such as pier and beam footings, suspended slabs, or cantilevered sections, can be utilised to allow additional encroachment into the TPZ by bridging over roots and minimising root disturbance. Major encroachment is only possible if it can be undertaken without severing significant size roots, or if it can be demonstrated that significant roots will not be impacted. Root investigations may be required to identify roots that will be impacted during major TPZ encroachment (see Appendix 3 for more information in relation to root investigations).

7. OBSERVATIONS

7.1 **Tree information:** Details of each individual tree assessed, including the observations taken during the site inspection, can be found in the tree inspection schedule in Appendix 2, where the indicative tree protection zone (TPZ) and Structural Root Zone (SRZ) has been calculated for each of the subject trees. The TPZ and SRZ should be measured in radius from the centre of the trunk. Each of the subject trees have been awarded a retention value based on the observations using the Tree AZ method. Tree AZ is used to identify higher value trees worthy of being a constraint to development and lower value trees that should generally not be a constraint to the development. The Tree AZ categories sheet (Barrell Tree Consultancy) has been included in Appendix 3 to assist with understanding the retention values. The retention value that has been allocated to the subject trees in this report is not definitive and should only be used as a guideline.

7.2 **Site plan:** In Appendix 1 site plans have been prepared, where the tree information including canopy spread, TPZ and SRZ have been overlaid onto the site plans. The following site plans are included;

- Appendix 1A: Existing Site Plan
- Appendix 1B: Basement Plan
- Appendix 1C: Ground Floor Plan
- Appendix 1D: Stormwater Plan

8. ASSESSMENT OF CONSTRUCTION IMPACTS

8.1 Table 1: In the table below, the impact of the proposed development has been assessed for all trees included in the report. The assessed TPZ encroachments include proposed structures and hard landscaping only. Proposed soil level changes have not been identified in the information provided and have therefore not been assessed. All soft landscaping should be completed in accordance with section 11.10.

Tree ID	Species	Retention value	TPZ radius (m)	TPZ area (m^2)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
1	*Nerium oleander*	Z1	6.0	113.1	2.5	Footprint	The trunk of the tree is located in the footprint of the proposed fire booster.	Remove
2	*Nerium oleander*	Z1	6.0	113.1	2.5	Major	The tree has not been identified on the received survey. Based on the estimated location of the tree, the proposed hard surfacing, building and basement excavations will encroach into the TPZ by 33% ($38m^2$) and into the SRZ. This is considered to be a major TPZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. The tree is recommended for removal due to development impacts.	Remove
3	*Cupressus sempervirens*	A1	5.5	95.0	2.5	Major	The proposed hard surfacing, building and basement excavations will encroach into the TPZ by 32% ($30.1m^2$) and into the SRZ. This is considered to be a major TPZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. The tree is recommended for removal due to development impacts.	Remove
4	*Lagerstroemia indica*	Z1	2.1	13.9	1.6	Major	The proposed basement excavations will encroach into the TPZ by 8% ($1.11m^2$) and into the SRZ. This is considered to be a major TPZ encroachment due to the SRZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. The tree is recommended for removal due to development impacts.	Remove
5	*Ligustrum lucidum*	Z3	5.5	95.0	2.5	Footprint	The trunk of the tree is located in the footprint of the proposed stormwater service pipe.	Remove
6	*Cinnamomum camphora*	Z3	4.2	55.4	2.3	Footprint	The trunk of the tree is located in the footprint of the proposed stormwater service pipe.	Remove

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Tree ID	Species	Retention value	TPZ radius (m)	TPZ area (m^2)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
7	*Ligustrum sinense*	Z3	2.0	12.6	1.6	Major	The tree is located within the adjoining site. The proposed basement excavations will encroach into the TPZ by less than 1% (0.06m^2) but not into the SRZ. The proposed basement will not significantly impact the tree. The proposed stormwater service pipe will encroach into the TPZ by an additional 31% (3.9m^2) and into the SRZ. This is considered to be a major TPZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. To reduce the impact to the root system of the tree, the proposed stormwater service pipe within the TPZ should be installed in accordance with the tree sensitive construction specifications in section 9.2 of this report. Alternatively, the tree is an exempt species and could be removed provided the tree owner agrees to the removal of the tree.	Tree sensitive construction
8	*Ligustrum lucidum*	Z3	3.9	47.8	2.3	Footprint	The trunk of the tree is located directly adjacent to the proposed stormwater service pipe. The tree is an exempt species.	Remove
9	*Erythrina crista-galli*	Z3	7.1	158.4	2.9	Major	The proposed OSD tank excavations, stormwater services and decking will encroach into the TPZ by 40% (63.2m^2) and into the SRZ. This is considered to be a major TPZ encroachment due to the SRZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. The tree is recommended for removal due to development impacts. The tree is an exempt species.	Remove
10	*Ligustrum lucidum*	Z3	3.2	32.2	2.1	None	The has not been identified on the received plans and is located within the adjoining property. Based on the estimated location of the tree, there is no proposed TPZ encroachment. The tree is an exempt species.	Retain and protect

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Tree ID	Species	Retention value	TPZ radius (m)	TPZ area (m^2)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
11	*Robinia pseudoacacia*	Z3	3.6	40.7	2.1	Major	The tree has not been identified on the survey and is located within the adjoining site. Based on the estimated location of the tree, the proposed basement excavations will encroach into the TPZ by less than 3% (1.1m^2) but not into the SRZ. The proposed basement will not significantly impact the tree. The proposed stormwater service pipe will encroach into the TPZ by an additional 10% (4.1m^2) and into the SRZ. This is considered to be a major TPZ encroachment, indicating the proposed works could potentially impact the condition and stability of the tree. To reduce the impact to the root system of the tree, the proposed stormwater service pipe within the TPZ should be installed in accordance with the tree sensitive construction specifications in section 9.2 of this report. Alternatively, the tree is an exempt species and could be removed provided the tree owner agrees to the removal of the tree.	Tree sensitive construction

9. CONCLUSIONS

9.1 **Table 2:** Summary of the impact to trees by the development;

Impact	Reason	Category A	Category Z	Total
		A	Z	
Trees recommended to be removed	Building construction, new surfacing and/or proximity, or trees in poor condition.	3 (One tree)	1, 2, 4, 5, 6, 8, 9 (Seven trees)	**8 trees**
Trees recommended to be retained requiring tree sensitive construction methods	Installation of stormwater service pipes may impact the viability of the trees	None	7, 11 (Two trees)	**2 trees**
Trees recommended to be retained	Removal of existing surfacing/structures and/or installation of new surfacing/structures will not impact the viability of the trees	None	10 (One tree)	**1 tree**

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9.2 **Underground Services – tree 7 and 11:** Where possible underground services should be located outside the TPZ of trees to be retained. AS4970 Protection of trees on development sites (2009) recommends that all underground services located inside the TPZ of any tree to be retained should be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention.

If directional drilling is proposed, section 4.5.5 of AS4970-2009 says that 'The directional drilling bore should be at least 600 mm deep. The project Arborist should assess the likely impacts of boring and bore pits on retained trees'.[9]
If manual excavations are proposed, all excavations for the services should be carried out manually under the supervision of the project Arborist (minimum qualification AQF 5). Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. All roots greater than 40mm in diameter should be retained in the service trench. The service pipe should then be threaded below the retained roots where practical. Roots greater than 40mm within the alignment of the service pipe should only be severed/pruned under the approval of the project Arborist. All root pruning should be in accordance with AS4373 Pruning of amenity trees (2007). Open trenching in the SRZ of trees can be impractical without impacting significant roots, as often dense root growth is present in the SRZ. Open trenching should therefore be avoided in the SRZ. It is recommended that any section of pipe that is located in the SRZ of trees to be retained is installed via sub-surface boring/directional drilling methods only. The feasibility of sub-surface boring/directional drilling will need to be investigated by a sub-surface boring/directional drilling specialist. The project Arborist should provide advice and supervise excavations for bore pits, which must be carried out manually if located within the TPZ. The top of the pipe must be at least 600mm below the existing soil grade. The location of bore pits should be flexible in the TPZ to avoid significant roots, the project Arborist should assess and advise in writing the impact of any significant root severance to the condition of the tree.

[9] Council Of Standards Australia, *AS 4970 Protection of trees on development sites* (2009) page 18.

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9.3 **Bulk Earthworks - Soil Level Modifications (Cut and Fill):** No bulk earthworks or soil level modification plan has been assessed in this report, all bulk earthworks or soil level modification plans should be subject to review by a consulting Arborist. Cut and fill can significantly impact trees, as the per following;

9.3.1 **Cut:** A trees root system is generally located far shallower in the soil than is normally considered and should be thought of as a 'root plate'. The majority of a trees root growth is usually found in the upper 600mm of the soil closest to the surface, but a percentage of the roots will extend deeper in the soil. An image has been included below that is taken from AS4970-2009, and provides an example of the structure of a trees root system. Any significant cut/lowering the soil level in the TPZ can impact the tree. The only way to identify the precise impact to a trees root system by cut in the TPZ is by carrying out detailed root investigation to identify the individual significant roots. No detailed root investigations have been undertaken as part of the assessment.

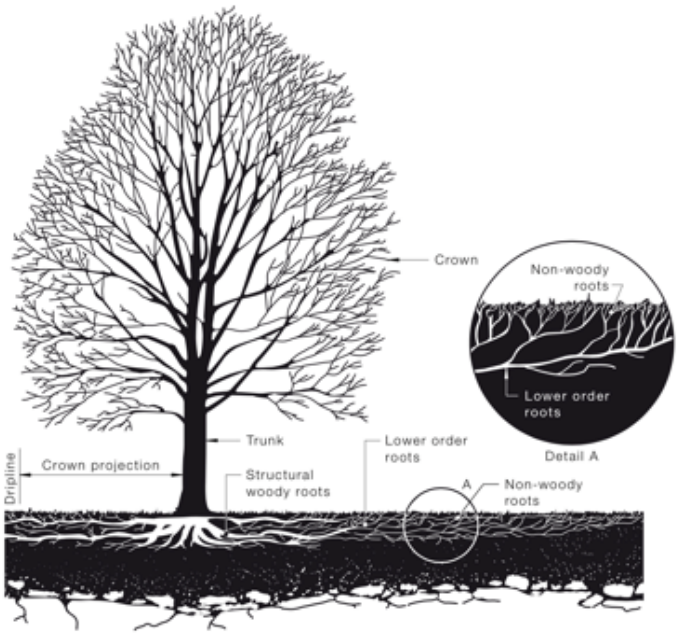


Image from AS4970-2009 showing the structure of a trees root system in normal (unobstructed) growing conditions.

9.3.2 **Fill:** Tree roots require air, water and nutrients to function properly. Increasing the soil level in the TPZ can impact the trees by reducing the availability of water, nutrients and air to the trees underlying root system and can cause the decline of a trees health and vigour. Placing fill directly against the trunk of a tree can potentially cause collar rot. Collar rot forms when soil against the trunk of the tree accelerates sapwood or heartwood decay.[10]

[10] Dunster, Julian A., Thomas Smiley, Nelda Matheny, and Sharon Lilly, *Tree Risk Assessment Manual*, Champaign, Illinois: International Society of Arboriculture (2013), page 108.

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10. RECOMMENDATIONS

10.1 This report assesses the impact of a proposed development at the subject site to all significant trees located within 10 metres of development works. Eleven trees have been identified and assessed.

10.2 In Appendix 1 site plans have been prepared, where the tree information including canopy spread, TPZ and SRZ have been overlaid onto the site plans. The following site plans are included;

- Appendix 1A: Existing Site Plan
- Appendix 1B: Basement Plan
- Appendix 1C: Ground Floor Plan
- Appendix 1D: Stormwater Plan

10.3 Eight (8) trees have been recommended for removal to accommodate the development works, including tree 1, 2, 3, 4, 5, 6, 8 and 9. Tree 3 is a higher value category A retention value trees. Tree 1, 2, 4, 5, 6, 8 and 9 are lower value category Z retention value trees.

10.4 Two (2) trees have been identified that require tree sensitive construction methods to be retained in a viable condition, including tree 7 and 11. To retain the trees in a viable condition, the proposed stormwater service pipes within the TPZ must be installed in accordance with section 9.2 of this report. Alternatively, the trees are exempt species and could be removed provided the tree owners agrees to the removal of the trees.

10.5 The remaining tree (tree 10) can be retained in a viable condition, including tree 10.

10.6 All trees to be retained must be protected in accordance with AS4970-2009, details of which are included in section 11.

10.7 No landscape plan has been assessed in this report. See section 11.10 for general guidance in relation to minimising the impact of proposed landscaping to retained trees and replacement tree planting.

10.8 No bulk earthworks or soil level modification plans have been assessed in this report, all bulk earthworks or soil level modification plans should be subject to review by a consulting Arborist. Cut and fill can significantly impact trees, see section 9.3 for more information.

10.9 This report does not provide approval for tree removal or pruning works. All recommendations in this report are subject to approval by the relevant authorities and/or tree owners. This report should be submitted as supporting evidence with the development application.

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11. TREE PROTECTION REQUIREMENTS

11.1 **Use of this report:** All contractors must be made aware of the tree protection requirements prior to commencing works at the site. This report and a copy of the site plans (Appendix 1) drawing must also be made available to any contractor prior to works commencing and during any on site operations. Appendix 1C includes the recommended location of tree protection overlaid onto the proposed site plan.

11.2 **Project Arborist:** Prior to any works commencing at the site a project Arborist should be appointed. The project Arborist should be qualified to a minimum AQF level 5 and/or equivalent qualifications and experience, and should assist with any development issues relating to trees that may arise. If at any time it is not feasible to carryout works in accordance with this, an alternative must be agreed in writing with the project Arborist.

11.3 **Tree work:** All tree work should be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in arboriculture, in accordance with NSW Work Cover Code of Practice for the Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).

11.4 **Initial site meeting/on-going regular inspections:** The project Arborist is to hold a pre-construction site meeting with principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to tree protection that may arise. In accordance with AS4970-2009, the project Arborist should carryout regular site inspections to ensure works are carried out in accordance with this document throughout the development process. Site inspections are recommended on a monthly frequency throughout the development.

11.5 **Site Specific Tree Protection Recommendations:** It is the responsibility of the principal contractor to install tree protection prior to works commencing at the site (prior to demolition works) and to ensure that the tree protection remains in adequate condition for the duration of the development. The tree protection must not be moved without prior agreement of the project Arborist. The project Arborist must inspect that the tree protection has been installed in accordance with this document and AS4970-2009 prior to works commencing. See section 11.6 for requirements of tree protection. See Appendix 1C for indicative fencing location.

Tree ID	Tree Species	TPZ Radius (m)	SRZ Radius (m)	Recommendations
1	*Nerium oleander*	6.0	2.5	Remove.
2	*Nerium oleander*	6.0	2.5	Remove.
3	*Cupressus sempervirens*	5.5	2.5	Remove.
4	*Lagerstroemia indica*	2.1	1.6	Remove.
5	*Ligustrum lucidum*	5.5	2.5	Remove.
6	*Cinnamomum camphora*	4.2	2.3	Remove.

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Tree ID	Tree Species	TPZ Radius (m)	SRZ Radius (m)	Recommendations
7	*Ligustrum sinense*	2.0	1.6	Exempt species, however located within adjoining property. Tree sensitive storm water installation is required. Tree protection fencing is to encompass the TPZ area within the site. Fencing must be set back from the proposed construction by 1.5m to allow for the works. TPZ signage is required on the fencing.
8	*Ligustrum lucidum*	3.9	2.3	Remove.
9	*Erythrina crista-galli*	7.1	2.9	Remove.
10	*Ligustrum lucidum*	3.2	2.1	Exempt species, however located within adjoining property. Retain and protect. Tree protection fencing is to encompass the TPZ area within the site. Fencing must be set back from the proposed construction by 1.5m to allow for the works. TPZ signage is required on the fencing.
11	*Robinia pseudoacacia*	3.6	2.1	Exempt species, however located within adjoining property. Tree sensitive storm water installation is required. Tree protection fencing is to encompass the TPZ area within the site. Fencing must be set back from the proposed construction by 1.5m to allow for the works. TPZ signage is required on the fencing.

11.6 **Tree Protection Specifications:**

11.6.1 Trunk and Branch Protection: The trunk must be protected by wrapped hessian or similar material to limit damage. Timber planks (50mm x 100mm or similar) should then be placed around tree trunk. The timber planks should be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping and connections finished or covered to protect pedestrians from injury. The hessian and timber planks must not be fixed to the tree in any instance. The trunk and branch protection shall be installed prior to any work commencing on site and shall be maintained in good condition for the entire development period.

11.6.2 Protective fencing: The protective fencing must be constructed of 1.8 metre ‘cyclone chainmesh fence’. The fencing should only be removed for the landscaping phase, and this should be approved by the project Arborist. Where it is not feasible to install fencing at the specified location due to factors such restricting access to areas of the site or for constructing new structures, an alternative location and protection specification must be agreed with the project Arborist. Any modifications to the fencing locations must be approved by the project Arborist.

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11.6.3 TPZ signage: Tree protection signage is to be attached to the protective fencing, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:

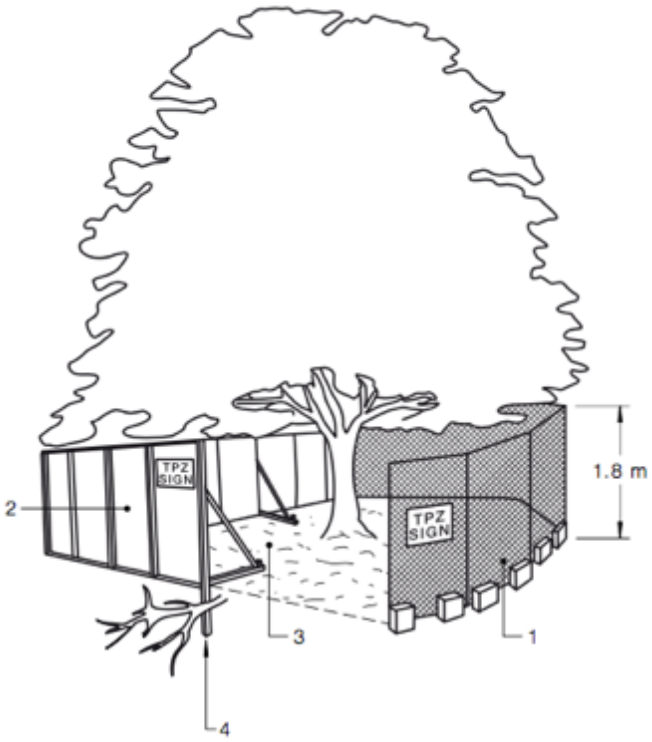
- Tree protection zone/No access.
- This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. Do not move fencing or enter TPZ without the agreement of the project Arborist.
- The name, address, and telephone number of the developer/builder and project Arborist

11.6.4 Mulch: Any areas of the TPZ located inside the subject site must be mulched to a depth of 75mm with good quality mulch. Mulch must not be built-up around the trunk the trees as it can cause collar rot.

11.6.5 Ground Protection: Ground protection is required to protect the underlying soil structure and root system in areas where it is not practical to restrict access to whole TPZ, while allowing space for construction. Ground protection must consist of good quality composted wood chip/leaf mulch to a depth of between 150-300mm, laid on top of geo textile fabric, with timber/plywood boards overlaid. If vehicles are to be using the area, additional protection will be required such as rumble boards or track mats to spread the weight of the vehicle and avoid load points. Ground protection is to be specified and approved by the project Arborist as required.

11.6.6 Temporary irrigation: Temporary irrigation should distribute water evenly throughout the area of the TPZ. The irrigation should be used for at minimum two hours weekly throughout all stages of the development, and may be required a higher frequency, this should be advised by the project Arborist.

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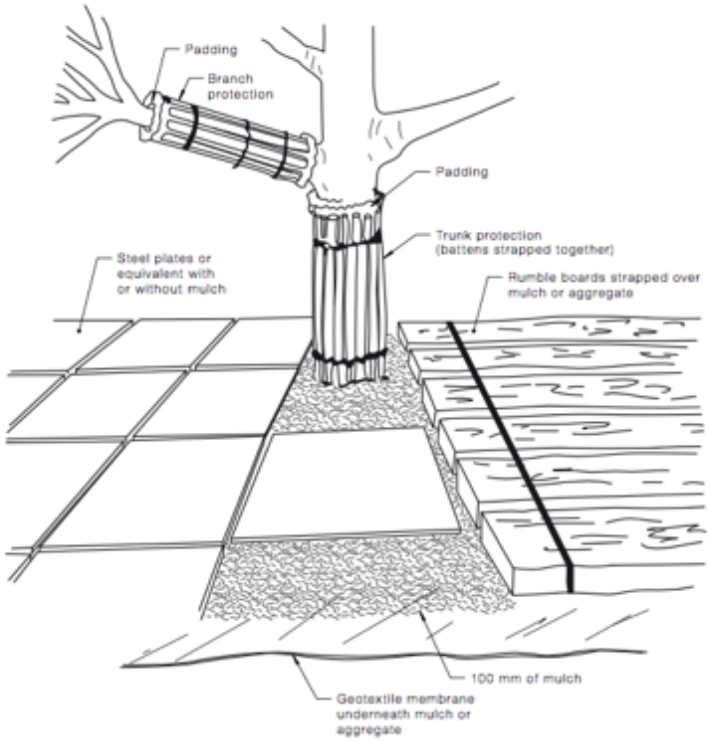


LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

An image from AS4970-2009,[11] with example tree protection.

[11] Council Of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 16.

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NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

An image from AS4970-2009,[12] with example tree protection.

11.7 **Restricted activities inside TPZ:** The following activities must be avoided inside the TPZ of all trees to be retained unless approved by the project Arborist. If at any time these activities cannot be avoided an alternative must be agreed in writing with the project Arborist to minimise the impact to the tree.

A) Machine excavation.
B) Ripping or cultivation of soil.
C) Storage of spoil, soil or any such materials
D) Preparation of chemicals, including preparation of cement products.
E) Refuelling.
F) Dumping of waste.
G) Wash down and cleaning of equipment.
H) Placement of fill.
I) Lighting of fires.
J) Soil level changes.
K) Any physical damage to the crown, trunk, or root system.
L) Parking of vehicles.

[12] Council Of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 17.

11.8 **Demolition:** The demolition of all existing structures inside or directly adjacent to the TPZ of trees to be retained must be undertaken in consultation with the project Arborist. Any machinery is to work from inside the footprint of the existing structures or outside the TPZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the TPZ of trees to be retained, ground protection will be required. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method.

11.9 **Excavations:** The project Arborist must supervise and certify that all excavations and root pruning are in accordance with AS4373-2007 and AS4970-2009. For continuous strip footings, first manual excavation is required along the edge of the structures closest to the subject trees. Manual excavation should be a depth of 1 metre (or to unfavourable root growth conditions such as bed rock or heavy clay, if agreed by project Arborist). Next roots must be pruned back in accordance with AS4373-2007. After all root pruning is completed, machine excavation is permitted within the footprint of the structure. For tree sensitive footings, such as pier and beam, all excavations inside the TPZ must be manual. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. No pruning of roots greater 30mm in diameter is to be carried out without approval of the project arborist. All pruning of roots greater than 30mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3. Root pruning is to be a clean cut with a sharp tool in accordance with AS4373 Pruning of amenity trees (2007).[13] The tree root is to be pruned back to a branch root if possible. Make a clean cut and leave as small a wound as possible.

11.10 **Landscaping:** All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with a consulting Arborist to minimise the impact to trees. General guidance is provided below to minimise the impact of new landscaping to trees to be retained.

- All excavations for landscaping works should be manual and in accordance with section 11.9.
- Replacement planting for all trees recommended for removal should be incorporated into the landscape plan. It is recommended that at minimum one tree for each tree proposed to be removed are planted to maintain/increase overall canopy cover at the site when mature. Any replacement tree must be selected in accordance with AS2303-2015 Tree stock for landscape use.
- The location of new plantings inside the TPZ of trees to be retained should be flexible to avoid unnecessary damage to tree roots greater than 40mm in diameter.

[13] Council Of Standards Australia, *AS 4373 Pruning of amenity trees* (2007) page 18

- Level changes should be minimised. The existing ground levels within the landscape areas should not be lowered by more than 50mm or increased by more 100mm without assessment by a consulting Arborist.
- New retaining walls should be avoided. Where new retaining walls are proposed inside the TPZ of trees to be retained, they should be constructed from tree sensitive material, such as timber sleepers, that require minimal footings/excavations. If brick retaining walls are proposed inside the TPZ, considerer pier and beam type footings to bridge significant roots that are critical to the trees condition. Retaining walls must be located outside the SRZ and sleepers/beams located above existing soil grades.
- New footpaths and hard surfaces should be minimised, as they can limit the availability of water, nutrients and air to the trees root system. Where they are proposed, they should be constructed on or above existing soil grades to minimise root disturbance and consider using a permeable surface. Footpaths should be located outside the SRZ.
- Where fill/subbase is used inside the TPZ, fill material should be a coarse granular material that does not restrict the flow of water and air to the root system below. This type of material will also reduce the impact of soil compaction during construction.
- Any new fencing in the TPZ of trees should constructed carefully to avoid impacting significant roots. The location of fence posts should be flexible to allow for the retention of root greater than 40mm in diameter. The base of fence panels should be located above existing soil grades.

11.11 **Underground Services:** Where possible underground services should be located outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention. No roots greater than 30mm in diameter should be severed during the installation of service pipes unless approved in writing by the project Arborist.

11.12 **Sediment and Contamination:** All contamination run off from the development such as but not limited to concrete, sediment and toxic wastes must be prevented from entering the TPZ at all times.

11.13 **Tree Wounding/Injury:** Any wounding or injury that occurs to a tree during the construction process will require the project Arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. It is generally accepted that trees may take many years to decline and eventually die from root damage. All repair work is to be carried out by the project Arborist, at the contractor's expense.

11.14 **Completion of Development Works:** After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist should provide recommendations for remediation.

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12. CONSTRUCTION HOLD POINTS FOR TREE PROTECTION

12.1 **Hold Points:** Below is a sequence of hold points requiring project Arborist certification throughout the development process**.** It provides a list of hold points that must be checked and certified. All certification must be provided in written format upon completion of the development. The final certification must include details of any instructions for remediation undertaken during the development. The principal contractor should be responsible for implementing all tree protection requirements.

Hold Point	Stage	Date Completed and Signature of Project Arborist Responsible
Project Arborist to hold pre construction site meeting with principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.	Prior to development work commencing	
Project Arborist to assess and certify that tree protection has been installed in accordance with AS4970-2009 prior to works commencing at site.	Prior to development work commencing.	
In accordance with AS4970-2009 the project arborist should carryout regular site inspections to ensure works are carried out in accordance with the recommendations. Site inspections are recommended on a monthly frequency.	On-going throughout the development	
The removal of existing structures inside the TPZ of any tree to be retained, such as the existing buildings and hard surfaces must be supervised by the project Arborist.	Demolition	
Project Arborist to supervise all manual excavations and root pruning inside the TPZ of any tree to be retained. Project Arborist to approve all pruning of roots greater than 30mm inside TPZ. All root pruning of roots greater than 30mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3.	Construction	
Project Arborist to certify that all underground services including storm water inside TPZ of any tree to be retained have been installed in accordance with AS4970-2009.	Construction	
Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees.	Construction/ Landscape	
After all demolition, construction and landscaping works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist should provide recommendations for remediation.	Upon completion of development	

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13. BIBLIOGRAPHY/REFERENCES

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- *Fairfield City Local Environmental Plan 2013*, https://www.legislation.nsw.gov.au/#/view/EPI/2013/213/full.
- *Fairfield City Development Control Plan 2013,* http://www.fairfieldcity.nsw.gov.au/downloads/file/2017/citywide_development_control_plan_2013_-_amendment_16.

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14. LIST OF APPENDICES

The following are included in the appendices:

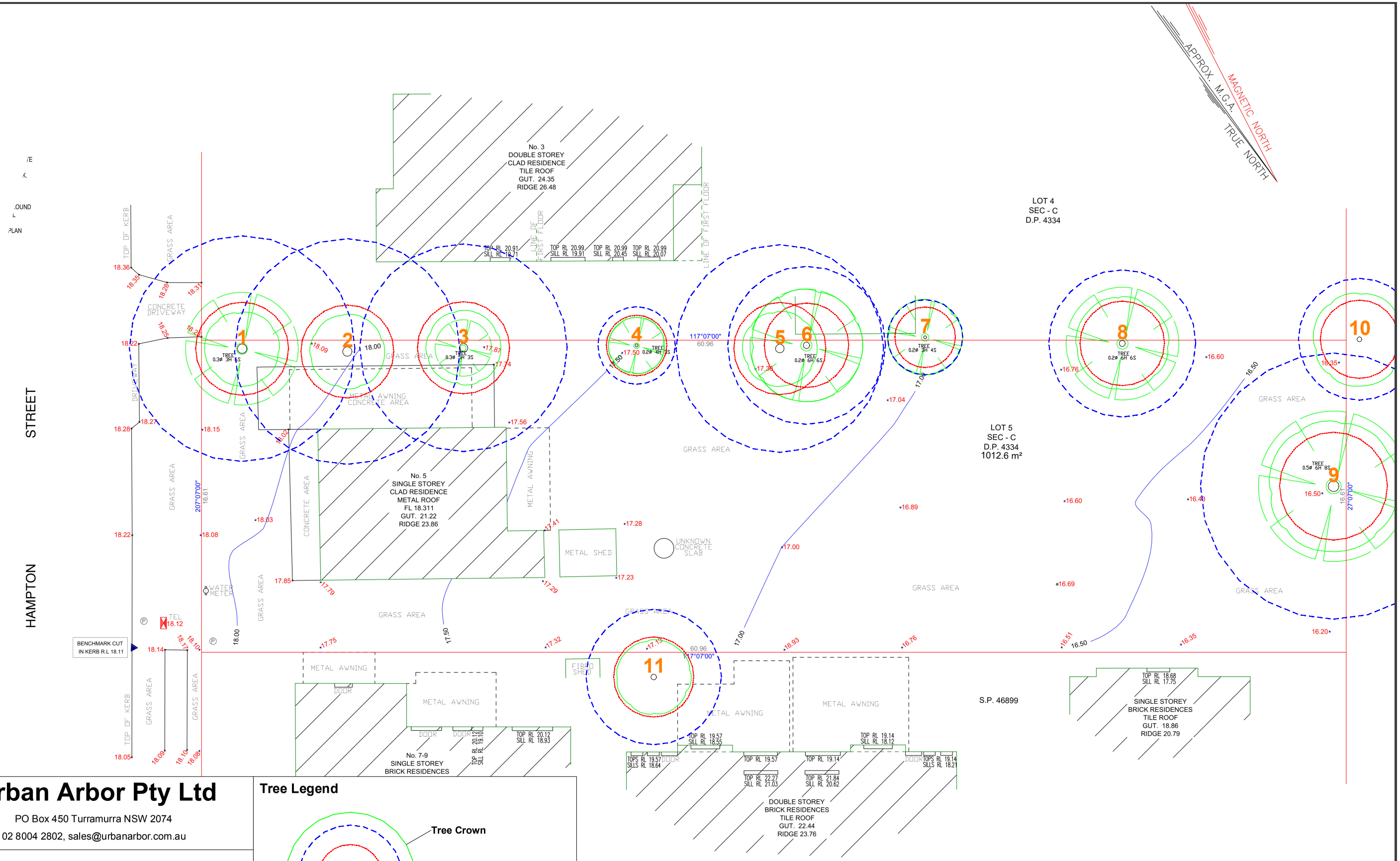
- Appendix 1A: Existing Site Plan
- Appendix 1B: Basement Plan
- Appendix 1C: Ground Floor Plan
- Appendix 1D: Stormwater Plan
- Appendix 2: Tree Inspection Schedule
- Appendix 3: Further Information of Methodology



Bryce Claassens
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Member Arboriculture Australia
Quantified Tree Risk Assessment (QTRA)
ISA Tree Risk Assessment Qualification (TRAQ)



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Site Location: 5 Hampton Street, Fairfield, NSW

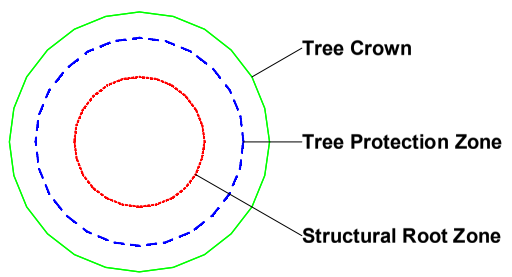
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Plan Title: Appendix 1A - Existing Site Plan

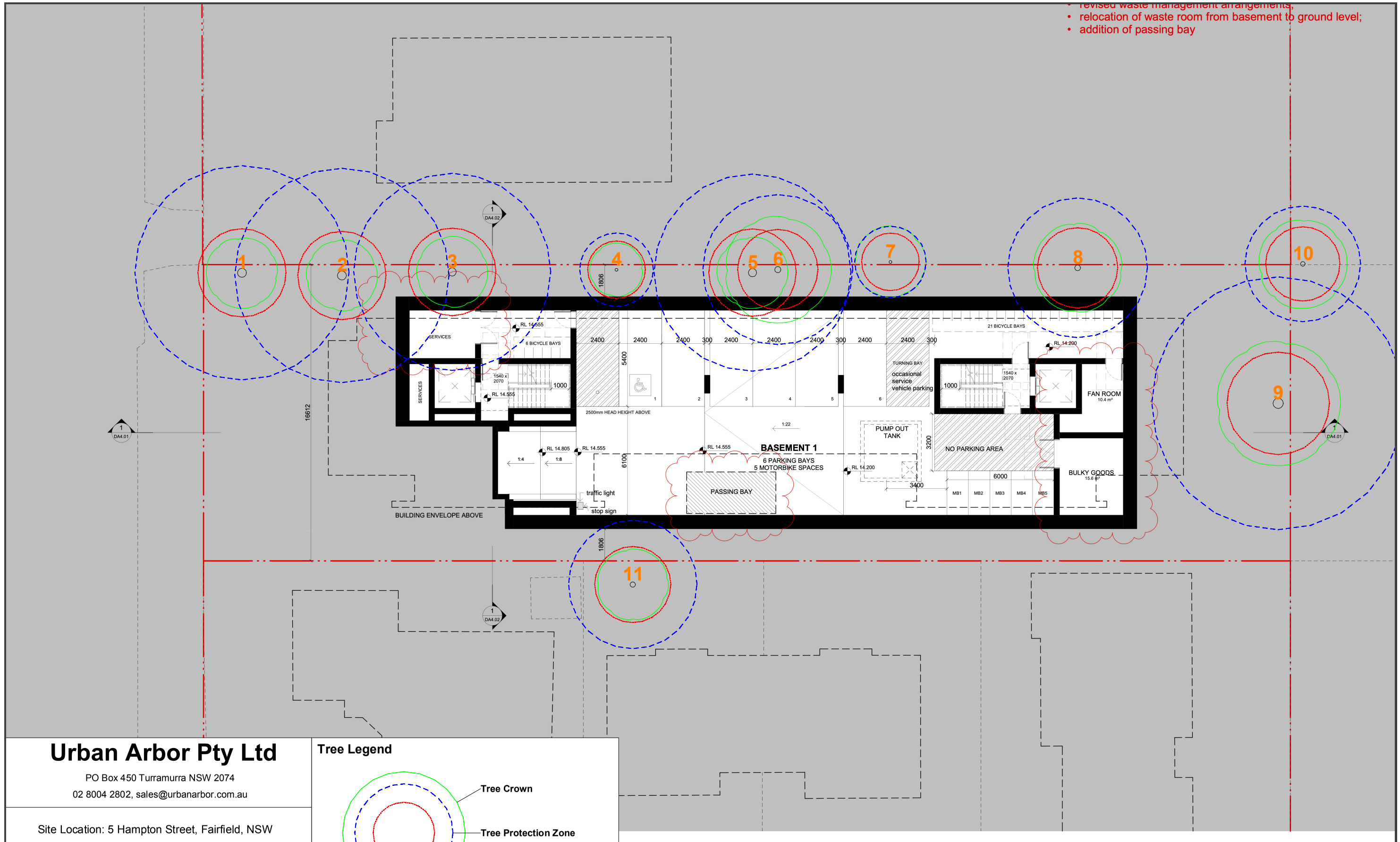
Prepared by: Bryce Claassens

Tree Legend



0 15m

- revised waste management arrangements;
- relocation of waste room from basement to ground level;
- addition of passing bay



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Site Location: 5 Hampton Street, Fairfield, NSW

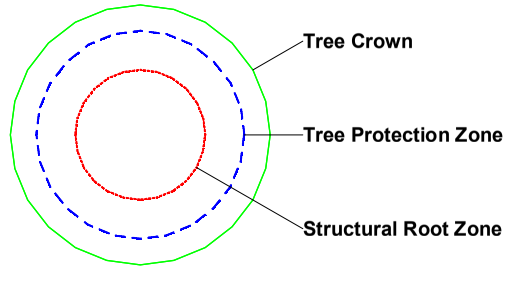
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Plan Title: Appendix 1B - Basement Plan

Prepared by: Bryce Claassens

Tree Legend



0 15m

common room to the rear of the building;
- relocation of laundry at ground level from the rear to the centre the building;
- deletion of one private room at the rear ground level and two rooms at level 2;
- amended driveway design to include passing bay;
- relocation of waste room from basement to ground level;
- amended landscape design and OSD design as requested by Council's architect;

3 HAMPTON STREET
2 storey house

R4 zone for future development

HAMPTON STREET

EX. TREE TO BE REMOVED
EX. TREE
60.96m
FIRE BOOSTER
DRYING YARD
1540 x 2070
kerbside collection point
sightline from convex mirror allowing greater pedestrian visibility
convex mirror for pedestrian sightline
low height wall blown to ground
MAIL
MANAGER'S OFFICE
0.2
11.5 m²
RL 17.700
PASSING BAY
8.6 m
6.0 m
traffic light
OUTLINE OF ROOF ABOVE
WASTE ROOM
43.1 m²
LAUNDRY
16.1 m²
RL 17.540
RL 17.305
COMMUNAL OPEN SPACE
one operable door to be min 850 clearance
COMMUNAL ROOM
45.7 m²
SERVICES
UP
RL 16.950
ACCESSIBLE WC
6.1 m²
TYPE 2
B.0.1
23.0 m²
COMMUNAL ROOM
35.3 m²
OSD TANK BELOW
RL 16.450
3.0 m
16.6m
6.2 m
pole
hobless
H2
H4
H5
H6
11
EX. TREE

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Site Location: 5 Hampton Street, Fairfield, NSW

SCALE :	DATE :
1 : 200 @ A3	18/09/2025

Plan Title: Appendix 1C - Ground Floor Plan

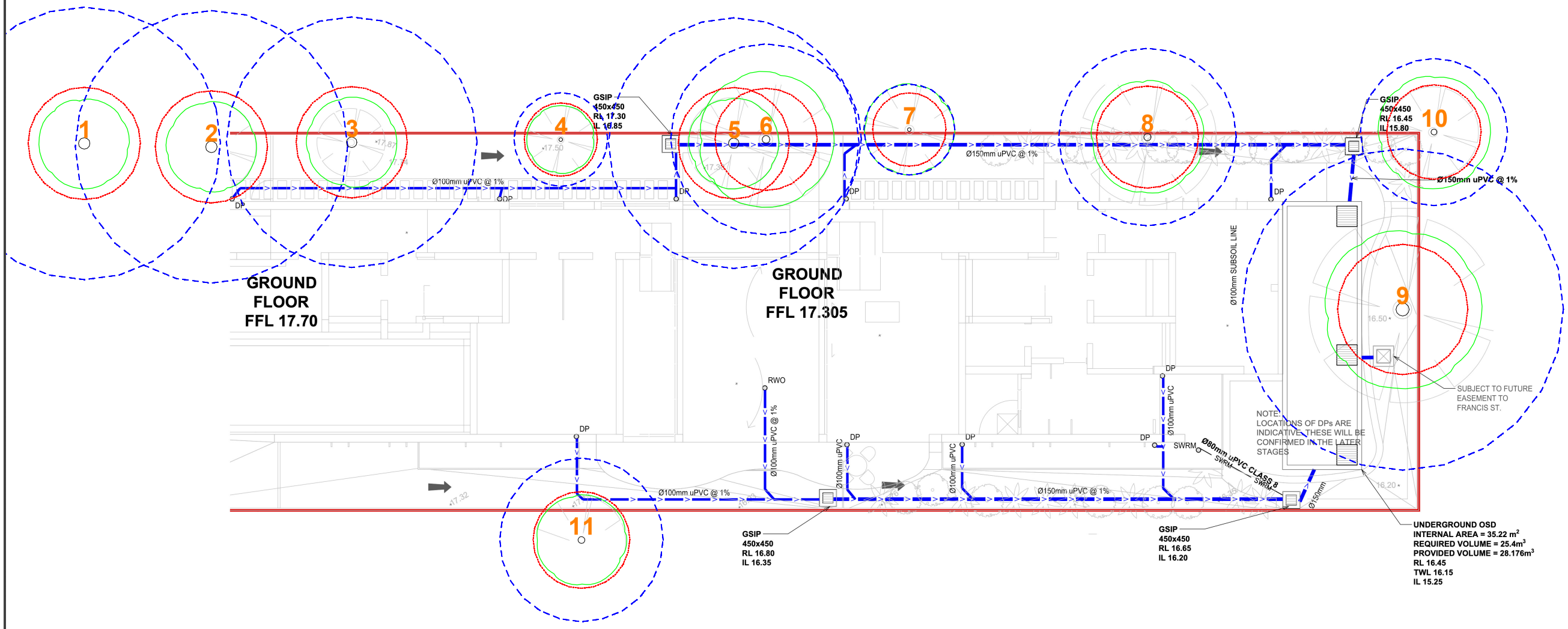
Prepared by: Bryce Claassens

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Tree Legend

- Tree Protection Fence
- Tree Crown
- Tree Protection Zone
- Structural Root Zone

0 — 15m



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Site Location: 5 Hampton Street, Fairfield, NSW

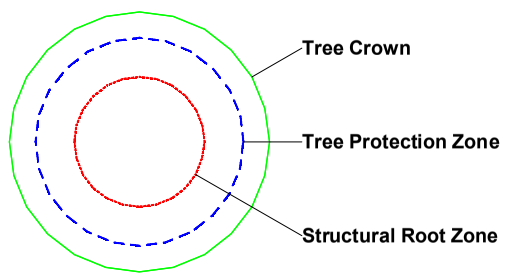
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URBAN ARBOR
The Trusted Name in Tree Management

Plan Title: Appendix 1D - Stromwater Plan

Prepared by: Bryce Claassens

Tree Legend



0 15m

Appendix 2 - Tree Inspection Schedule

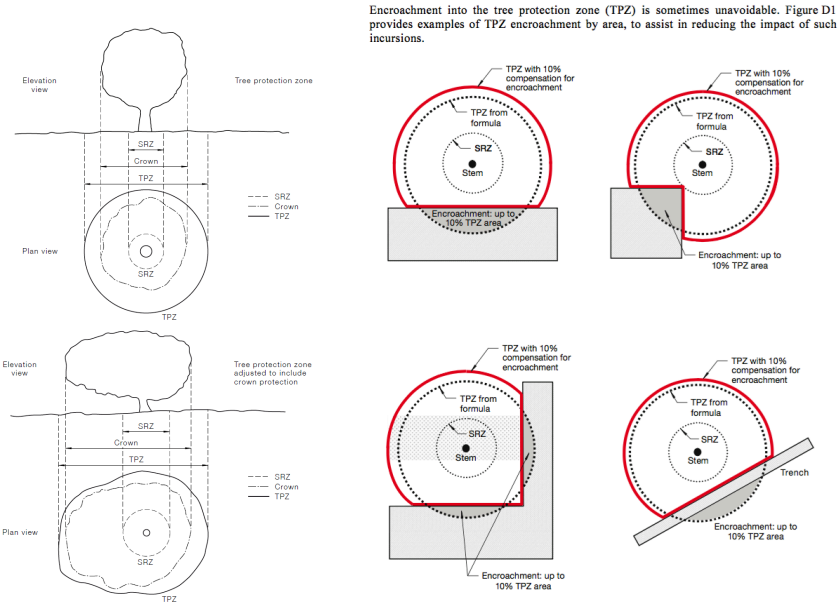
Tree ID	Common Name	Botanical Name	Age Class	Height (m)	Canopy Spread Radius (m)	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	DBH (mm)	DAB (mm)	Health	Structure	Amenity Value	SULE	Retention Value	TPZ Radius (m)	SRZ Radius (m)	Notes
1	Oleander	*Nerium oleander*	Mature	4	2	500					500	500	Good	Fair	Low	2. Medium	Z1	6.0	2.5	Multi stemmed tree, DBH estimated at base.
2	Oleander	*Nerium oleander*	Mature	4	2	500					500	500	Good	Good	Low	2. Medium	Z1	6.0	2.5	Not marked on survey. Multi stemmed tree, DBH estimated at base.
3	Italian Cypress	*Cupressus sempervirens*	Mature	8	2	460					460	490	Good	Good	Medium	2. Medium	A1	5.5	2.5	None.
4	Crepe Myrtle	*Lagerstroemia indica*	Semi-mature	5	1.5	140	100				172	180	Good	Good	Low	5. Small/Young	Z1	2.1	1.6	None.
5	Broad Leaved Privet	*Ligustrum lucidum*	Mature	6	2	460					460	490	Good	Good	Very Low	2. Medium	Z3	5.5	2.5	Not marked on survey. Exempt species. DBH estimated at 0.4m.
6	Camphor Laurel	*Cinnamomum camphora*	Semi-mature	8	3	350					350	400	Good	Fair	Low	5. Small/Young	Z3	4.2	2.3	Exempt species.
7	Small Leaved Privet	*Ligustrum sinense*	Semi-mature	5	2	160					160	180	Good	Good	Very Low	5. Small/Young	Z3	2.0	1.6	Exempt species.
8	Broad Leaved Privet	*Ligustrum lucidum*	Mature	7	2.5	210	200	150			326	400	Good	Good	Very Low	5. Small/Young	Z3	3.9	2.3	Exempt species.
9	Cockspur Coral	*Erythrina crista-galli*	Mature	7	3.5	590					590	710	Good	Fair	Low	2. Medium	Z3	7.1	2.9	Exempt species.
10	Broad Leaved Privet	*Ligustrum lucidum*	Mature	7	2.5	270					270	330	Good	Good	Very Low	2. Medium	Z3	3.2	2.1	Located in adjoining site and not marked on survey. Exempt species.
11	Black Locust	*Robinia pseudoacacia*	Semi-mature	4	2	300					300	350	Good	Good	Low	2. Medium	Z3	3.6	2.1	Located in adjoining site and not marked on survey. Trunk not visible from accessible areas. Exempt species.

Explanatory Notes

Tree Species - Common name followed by botanical name. Where species is unknown it is indicated with an *'spp'*.
Age Class - Over mature (OM), Mature (M), Early mature (EM), Semi mature (SM), Young (Y).
Diameter at Breast Height (DBH) - Measured with a DBH tape or estimated at approximately 1.4m above ground level.
Diameter Above root Buttresses (DAB): Measured with a DBH tape or estimated above root buttresses (DAB) for calculating the SRZ.
Height - Height from ground level to top of crown. All heights are estimated unless otherwise indicated.
Spread - Radius of crown at widest section. All tree spreads are estimated unless otherwise indicated.
Tree Protection Zone (TPZ) - DBH x 12. Measured in radius from the centre of the trunk. Rounded to nearest 0.1m. For monocots, the TPZ is set at 1 metre outside the crown projection.
Structural Root Zone (SRZ) - $(DAB \times 50)^{0.42} \times 0.64$. Measured in radius from the centre of the trunk. Rounded up to nearest 0.1m.
Health - Good/Fair/Poor/Dead
Structure - Good/Fair/Poor
Safe Useful Life Expectancy (SULE) - 1. Long (40+years), 2. Medium (15 - 40 years), 3. Short (5 - 15 years), 4. Remove (under 5 years), 5. Small/young.
Amenity Value - Very High/High/Medium/Low/Very Low.
Retention Value: Tree AZ, see appendix 3 for categories.

Appendix 3 - Further Information of Methodology

1. **Tree Protection Zone:** The tree protection zone (TPZ) is the principle means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. The derived value is measured in radius from the centre of the stem/trunk at ground level. A TPZ should not be less than 2.0 metres nor greater than 15 metres (except where crown protection is required).
It is commonly observed that tree roots will extend significant further than the indicative TPZ, however the TPZ is an area identified AS4970-2009 to be extent where root loss or disturbance will generally not impact the viability of the tree. The TPZ is identified as a restricted area to prevent damage to trees either above or below ground during a development. Where trees are intended to be retained proposed developments must provide an adequate TPZ around trees. The TPZ is set aside for the tree's root zone, trunk and crown and it is essential for the stability and longevity of the tree. The tree protection also incorporates the SRZ (see below for more information about the SRZ). I have calculated the TPZ of palms, other monocots, cycads and tree ferns at one metre outside the crown projection. See appendices for additional information about the TPZ including information about calculating the TPZ and examples of TPZ encroachment.
Minor encroachment into TPZ: Sometimes encroachment into the TPZ is unavoidable. Encroachment includes but is not limited to activities such as excavation, compacted fill and machine trenching. Minor encroachment of up to 10% of the overall TPZ area is normally considered acceptable, providing there is space adjacent to the TPZ for the tree to compensate and the tree is displaying adequate vigour/health to tolerate changes to its growing environment.
Major encroachment into TPZ: Where encroachment of more than 10% of the overall TPZ area is proposed the project Arborist must investigate and demonstrate that the tree will remain in a viable condition. In some cases, tree sensitive construction methods such as pier and beam footings, suspended slabs, or cantilevered sections, can be utilised to allow additional encroachment into the TPZ by bridging over roots and minimising root disturbance. Major encroachment is only possible if it can be undertaken without severing significant size roots, or if it can be demonstrated that significant roots will not be impacted.



2. **Structural Root Zone:** This is the area around the base of a tree required for the trees stability in the ground. An area larger than the SRZ always need to be maintained to preserve a viable tree as it will only have a minor effect on the trees vigour and health. There are several factors that determine the SRZ which include height, crown area, soil type and soil moisture. It can also be influenced by other factors such as natural or built structures. Generally work within the SRZ should be avoided.
An indicative SRZ radius can be determined from the diameter of the trunk measured immediately above the root buttresses. Root investigation could provide more information about the extent of the SRZ. The following formula should be used to calculate the SRZ.
SRZ radius = $(D \times 50)^{0.42} \times 0.64$ (D = Diameter above root buttress).

3. **Tree Age Class:** If can be difficult to determine the age of a tree without carrying out invasive tests that may damage the tree, so we have categorised there likely age class which is defined below;
    - Young/Newly planted: Young or recently planted tree.
    - Semi Mature: Up to 20% of the usual life expectancy for the species.
    - Early mature/Mature: Between 20%-80% of the usual life expectancy for the species.
    - Over mature: Over 80% of the usual life expectancy for the species.
    - Dead: Tree is dead or almost dead.

4. **Health/Physiological Condition:** Below are examples conditions used when assigning a category for tree health.

Category	Example condition	Summary
Good	• Crown has good foliage density for species. • Tree shows no or minimal signs of pathogens that are unlikely to have an effect on the health of the tree. • Tree is displaying good vigour and reactive growth development.	• The tree is in above average health and condition and no remedial works are required.
Fair	• The tree may be starting to dieback or have over 25% deadwood. • Tree may have slightly reduced crown density or thinning. • There may be some discolouration of foliage. • Average reactive growth development. • There may be early signs of pathogens which may further deteriorate the health of the tree. • There may be epicormic growth indicating increased levels of stress within the tree.	• The tree is in below average health and condition and may require remedial works to improve the trees health.
Poor	• The may be in decline, have extensive dieback or have over 30% deadwood. • The canopy may be sparse or the leaves may be unusually small for species. • Pathogens or pests are having a significant detrimental effect on the tree health.	• The tree is displaying low levels of health and removal or remedial works may be required.
Dead	• The tree is dead or almost dead.	• The tree should generally be removed.

5. **Structural Condition:** Below are examples conditions used when assigning a category for structural condition.

Category	Example condition	Summary
Good	• Branch unions appear to be strong with no sign of defects. • There are no significant cavities. • The tree is unlikely to fail in usual conditions. • The tree has a balanced crown shape and form.	• The tree is considered structurally good with well developed form.
Fair	• The tree may have minor structural defects within the structure of the crown that could potentially develop into more significant defects. • The tree may a cavity that is currently unlikely to fail but may deteriorate in the future. • The tree is an unbalanced shape or leans significantly. • The tree may have minor damage to its roots. • The root plate may have moved in the past but the tree has now compensated for this. • Branches may be rubbing or crossing.	• The identified defects are unlikely cause major failure. • Some branch failure may occur in usual conditions. • Remedial works can be undertaken to alleviate potential defects.
Poor	• The tree has significant structural defects. • Branch unions may be poor or weak. • The tree may have a cavity or cavities with excessive levels of decay that could cause catastrophic failure. • The tree may have root damage or is displaying signs of recent movement. • The tree crown may have poor weight distribution which could cause failure.	• The identified defects are likely to cause either partial or whole failure of the tree.

6. **Amenity Value:** To determine the amenity value of a tree we assess a number of different factors, which include but are not limited to the information below.
   - The visibility of the tree to adjacent sites.
   - The relationship between the tree and the site.
   - Whether the tree is protected by any statuary conditions.
   - The habitat value of the tree.
   - Whether the tree is considered a noxious weed species.

   The amenity value is rated using one of the following values.
   - Very High
   - High
   - Moderate
   - Low
   - Very Low

7. **Safe Useful Life Expectancy (SULE), (Barrel, 2001):** A trees safe useful life expectancy is determined by assessing a number of different factors including the health and vitality, estimated age in relation to expected life expectancy for the species, structural defects, and remedial works that could allow retention in the existing situation.

Category	Description
1. Long - Over 40 years	(a) Structurally sound trees located in positions that can accommodate future growth. (b) Trees that could be made suitable for retention in the long term by remedial tree care. (c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.
2. Medium - 15 to 40 years	(a) Trees that may only live between 15 and 40 more years. (b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons. (c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting. (d) Trees that could be made suitable for retention in the medium term by remedial tree care.
3. Short - 5 to 15 years	(a) Trees that may only live between 5 and 15 more years. (b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons. (c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting. (d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.
4. Remove - Under 5 years	(a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions. (b) Dangerous trees because of instability or recent loss of adjacent trees. (c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form. (d) Damaged trees that are clearly not safe to retain. (e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting. (f) Trees that are damaging or may cause damage to existing structures within 5 years. (g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f). (h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.
5. Small/Young	(a) Small trees less than 5m in height. (b) Young trees less than 15 years old but over 5m in height. (c) Formal hedges and trees intended for regular pruning to artificially control growth.

8. **Root investigations:** The root investigations should identify roots greater than 30mm in diameter that are located along the edge of the structures footprint or in the location of footings. Root investigations must be carried out using non-invasive methods (manual excavations). Any excavations for the root investigations must carried out manually to avoid damaging the roots during excavations. Manual excavation may include the use of a high-pressure air/air knife, or a combination of high-pressure water and a vacuum device. When hand excavating carefully work around roots retaining as many as possible. Take care to not fray, wound, or cause damage to any roots during excavations as this may cause decay or infection from pathogens. It is essential that exposed roots are kept moist and the excavation back filled as soon as possible. The root investigations should be carried out by a qualified Arborist minimum AQF3. Once roots are exposed, a visual assessment can be carried out by a consulting Arborist to evaluate the potential impact of the proposed root loss on the health and stability of the tree. A root map/report should be prepared identifying the findings of investigations, including photographs as supporting evidence in the report.

9. **Retention Value:** The system I have used to award the retention value is Tree AZ. Tree AZ is used to identify higher value trees worthy of being a constraint to development and lower value trees that should generally not be a constraint to the development. The table below provides a brief description of each category.

TreeAZ Categories (Version 10.04-ANZ)

CAUTION: TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at www.TreeAZ.com.

Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species	
Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure	
Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc
Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people	
Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population	
Z9	Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy (www.barrelltreecare.co.uk) and is reproduced with their permission

URBAN ARBOR
The Trusted Name in Tree Management

Glossary of Terms

Abiotic - Pertaining to non-living agents; e.g. environmental factors

Adventitious shoots - Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

Anchorage - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

Bark - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Branch:
• **Primary**. A first order branch arising from a stem
• **Lateral**. A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
• **Sub-lateral**. A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

Branch collar - A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

Brown-rot - A type of wood decay in which cellulose is degraded, while lignin is only modified

Buckling - An irreversible deformation of a structure subjected to a bending load

Buttress zone - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

Cambium - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

Canker - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

Compartmentalisation - The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

Compressive loading - Mechanical loading which exerts a positive pressure; the opposite to tensile loading

Condition - An indication of the physiological condition of the tree. Where the term ‘condition’ is used in a report, it should not be taken as an indication of the stability of the tree

Crown/Canopy - The main foliage bearing section of the tree

Crown lifting - The removal of limbs and small branches to a specified height above ground level

Crown thinning - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

Crown reduction/shaping - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

DAB (Diameter Above Buttress) - Trunk diameter measured above the root buttress

Defect - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

Dieback - The death of parts of a woody plant, starting at shoot-tips or root-tips

Disease - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

Dominance - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

Dormant bud - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

Dysfunction - In woody tissues, the loss of physiological function, especially water conduction, in sapwood

DBH (Diameter at Breast Height) - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified

Deadwood - Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

Epicormic shoot - A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot

Flush-cut - A pruning cut which removes part of the branch bark ridge and or branch-collar

Girdling root - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue

Habit - The overall growth characteristics, shape of the tree and branch structure

Hazard beam - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London

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Heartwood/false-heartwood - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood

Heave - A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

Included bark (ingrown bark) - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact

Lever arm - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

Lignin - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

Lions tailing - A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end- loading

Loading - A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

Mycelium - The body of a fungus, consisting of branched filaments (hyphae)

Occlusion - The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pathogen - A micro-organism which causes disease in another organism

Photosynthesis - The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products

Probability - A statistical measure of the likelihood that a particular event might occur

Pruning - The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Radial - In the plane or direction of the radius of a circular object such as a tree stem

Reactive Growth/Reaction Wood - Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

Ring-barking - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage

Root-collar - The transitional area between the stem/s and roots

Sapwood - Living xylem tissues

Soft-rot - A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

Stem/s - Principle above-ground structural component(s) of a tree that supports its branches

Stress - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

SRZ (Structural Root Zone) - The area around the base of the tree required for the trees stability in the ground

Subsidence - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

Taper - In stems and branches, the degree of change in girth along a given length

Targets - In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

Topping - In arboriculture, the removal of the crown of a tree, or of a major proportion of it

Transpiration - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

TPZ (Tree Protection Zone) - A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development

Understory - This layer consists of younger individuals of the dominant trees, together with smaller trees and shrubs which are adapted to grow under lower light conditions

Veteran tree - Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem

Vigour - The expression of carbohydrate expenditure to growth (in trees)

White-rot - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Wind pressure - The force exerted by a wind on a particular object

Windthrow - The blowing over of a tree at its roots

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London



5 Hampton Street

DEVELOPMENT APPLICATION

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DEVELOPMENT APPLICATION

HAMPTON ST FAIRFIELD

5 HAMPTON STREET
FAIRFIELD NSW 2165

DA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00	**PRELIMINARIES**	
DA0.01	COVER SHEET	G
DA0.02	DEVELOPMENT DATA	G
DA1.00	**SITE ANALYSIS**	
DA1.01	EXISTING SITE LOCATION	E
DA1.02	EXISTING SITE ANALYSIS	E
DA1.03	SITE PLAN (ROOF + LANDSCAPE)	E
DA1.04	EXISTING + DEMOLITION PLAN	E
DA2.00	**FLOOR PLANS**	
DA2.00	BASEMENT LEVEL	H
DA2.01	GROUND LEVEL	J
DA2.02	LEVEL 1	J
DA2.03	LEVEL 2	J
DA2.04	LEVEL 3	J
DA2.05	ROOF LEVEL	J
DA3.00	**ELEVATIONS**	
DA3.01	NORTH ELEVATION	F
DA3.02	WEST AND EAST ELEVATIONS	F
DA3.03	SOUTH ELEVATION	F
DA3.05	SITE ELEVATIONS	C
DA3.06	STREET VIEW	A
DA4.00	**SECTIONS**	
DA4.01	SECTION 1	F
DA4.02	SECTION 2	F
DA6.00	**DETAIL PLANS**	
DA6.01	TYPICAL UNIT TYPES	G
DA6.02	TYPICAL UNIT TYPES 3D VIEWS	G
DA7.00	**COMPLIANCE DIAGRAMS**	
DA7.01	SHADOW DIAGRAMS - 21st JUNE 9.00am	F
DA7.02	SHADOW DIAGRAMS - 21st JUNE 10.00am	F
DA7.03	SHADOW DIAGRAMS - 21st JUNE 11.00am	F
DA7.04	SHADOW DIAGRAMS - 21st JUNE 12.00pm	F
DA7.05	SHADOW DIAGRAMS - 21st JUNE 1.00pm	F
DA7.06	SHADOW DIAGRAMS - 21st JUNE 2.00pm	F
DA7.07	SHADOW DIAGRAMS - 21st JUNE 3.00pm	F
DA7.08	SHADOW ANALYSIS - ELEVATION	E
DA7.09	SHADOW ANALYSIS - ELEVATION	E
DA7.10	SHADOW ANALYSIS - ELEVATION	E
DA7.11	VIEWS FROM THE SUN	G
DA7.31	GFA CALCULATION	G
DA7.32	C.O.S, LANDSCAPE CALCULATION & DEEP SOIL	G
DA7.33	HEIGHT COMPLIANCE PLAN	F
DA7.34	COS - SOLAR ANALYSIS	G
DA7.42	CUT AND FILL DETAILS PLAN	C
DA7.61	SOLAR ACCESS AND CROSS VENTILATION	B
DA8.00	**3D VIEWS**	
DA8.01	3D VIEWS	B

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D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

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CLIENT
AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
NTS	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA0.01	G

LOTS		
LOT		LOT SIZE
1	Existing LOT 5 SEC C - DP4334	1012.6 m²
TOTAL		**1012.6 m²**

CONTROLS	
PLANNING CONTROLS	**LEP SITE INFORMATION**
ZONING	R4 HIGH DENSITY RESIDENTIAL
FSR	0.88:1
HOB	20m
PLANNING CONTROLS	**DCP SITE INFORMATION**
SITE AREA	1012.6 m²
COMMUNAL OPEN SPACE	Minimum 20% - 202.4 m²
DEEP SOIL ZONE	25% of the required open space area
FRONT SETBACK	6m from primary street
SIDE SETBACK	Minimun 3m
REAR SETBACK	Minimun 6m
TOTAL UNITS	27 units
ADAPTABLE UNITS	10% of total units to be adaptable (3 out of 27 units). Proposed 3

PARKINGS	
REQUIRED	6
PROPOSED	6

GFA	
LEVEL	AREA
GROUND LEVEL	260.1 m²
LEVEL 1	225.6 m²
LEVEL 2	174.5 m²
LEVEL 3	174.6 m²
TOTAL	834.9 m²

SITE AREA: 1012.6 m²

PERMISSIBLE GFA: 891.1 m²
PROPOSED GFA: 834.9 m²

PERMISSIBLE FSR: 0.88:1
PROPOSED FSR: 0.82:1

UNIT TYPES:

SINGLE 21
DOUBLE 6

TOTAL 27

COMMON AREAS	
COMMON SPACE	45.7 m²
COMMON SPACE	35.3 m²
	81.0 m²

COMMON SPACE REQUIREMENT:
30 m² + 2 m² in excess of 6 rooms = 72 m²

COS	
COS	456.8 m²

COMMUNAL OPEN SPACE REQUIREMENT:
20% of SITE AREA =20% of 1,012.6m2 = 202.4 m²

PROPOSED COMMUNAL OPEN SPACE: 456.8m²
(45% of SITE AREA)

COS - SOLAR ANALYSIS	
Level / Unit No_MPI	**SUN**
9:00	138.3 m²
10:00	134.7 m²
11:00	104.3 m²
12:00	98.9 m²
13:00	96.5 m²
14:00	118.9 m²
15:00	149.5 m²

COMMUNAL OPEN SPACE REQUIRED:
20% of Site Area = 202.4 m²

50% OF COMMUNAL OPEN SPACE TO ACHIEVE 3H OF SUN:
50% OF 202.4m²=**101.2m²**

LANDSCAPE	
LANDSCAPE	330.9 m²

SITE AREA = 1,012.6m²
NO % OF LANDSCAPE REQUIREMENT
PROPOSED LANDSCAPE AREA = 32.7% OF SITE AREA

DEEP SOIL		
More than 3m	**Less than 3m**	**Total**
94.9 m²	105.4 m²	200.3 m²

DEEP SOIL AREA REQUIREMENT:
25% of the required open space area
25% of 202.4 m²= **50.63 m²**

PROPOSED DEEP SOIL AREA:
94.9m² = 46.9% of the required open space area

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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

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CLIENT
AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
DEVELOPMENT DATA

SCALE	DATE	DRAWN	CHECKED
NTS	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA0.02	G



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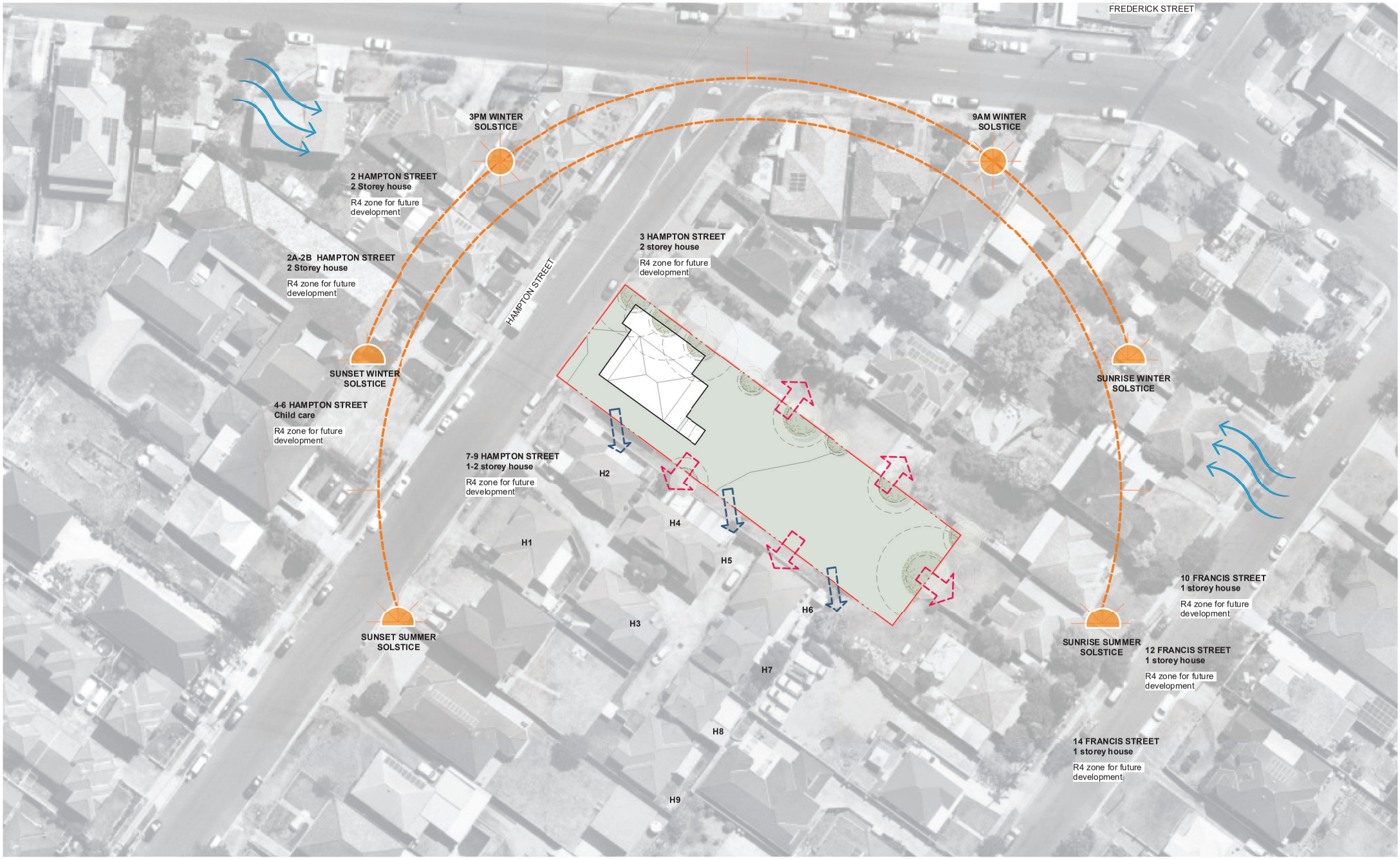
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
EXISTING SITE LOCATION

SCALE	DATE	DRAWN	CHECKED
1 : 1500 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA1.01	E



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POTENTIAL OVERSHADOWING

POTENTIAL OVERLOOKING

TN

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CLIENT
AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
EXISTING SITE ANALYSIS

SCALE	DATE	DRAWN	CHECKED
1 : 250 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA1.02	E



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B	14/03/2024	ISSUED FOR COORDINATION	PS
C	3/03/2025	FOR COMMENTS	PS
D	03/06/2025	FOR COORDINATION	PS
E	12/09/2025	FOR APPROVAL	PS

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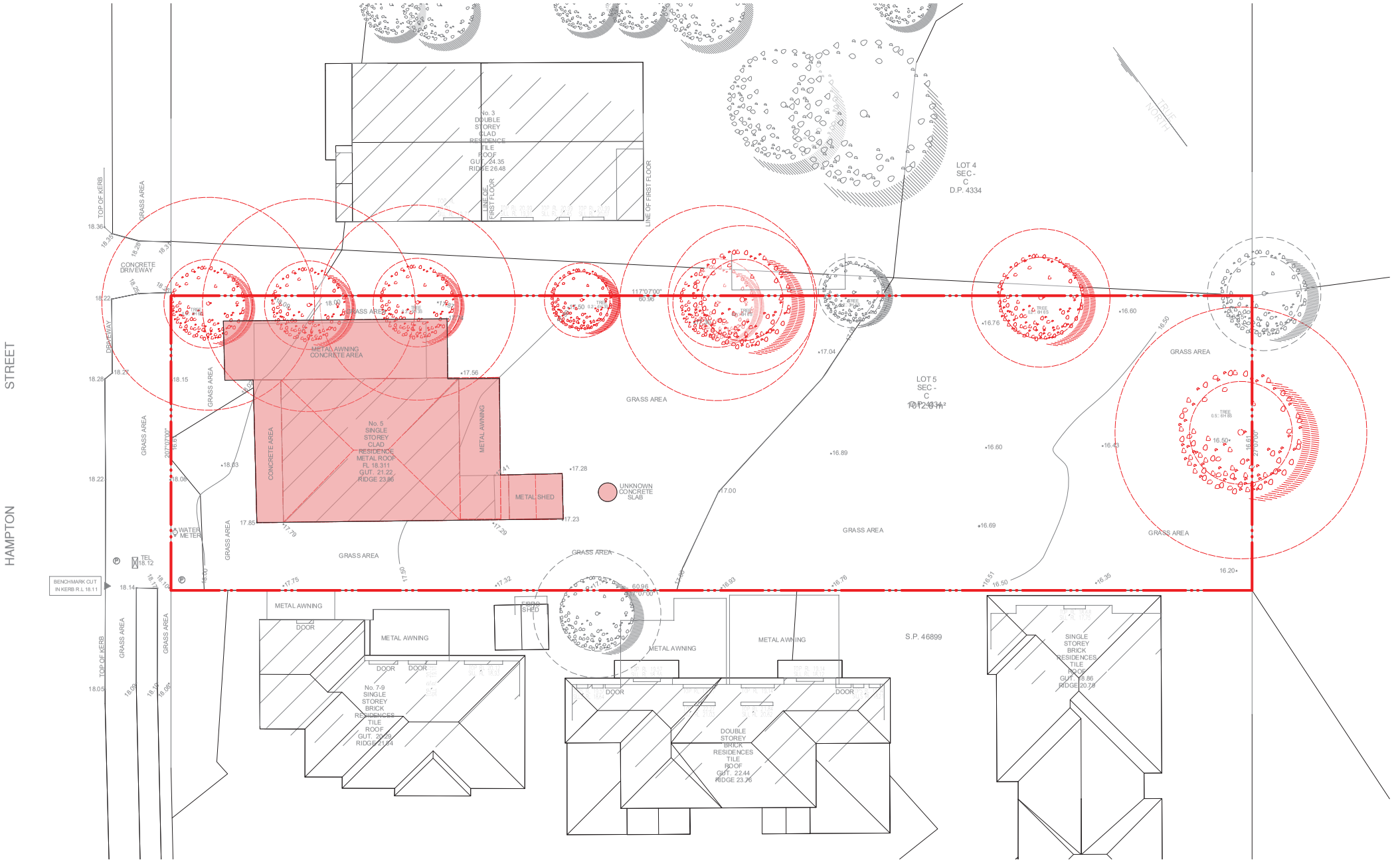
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AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

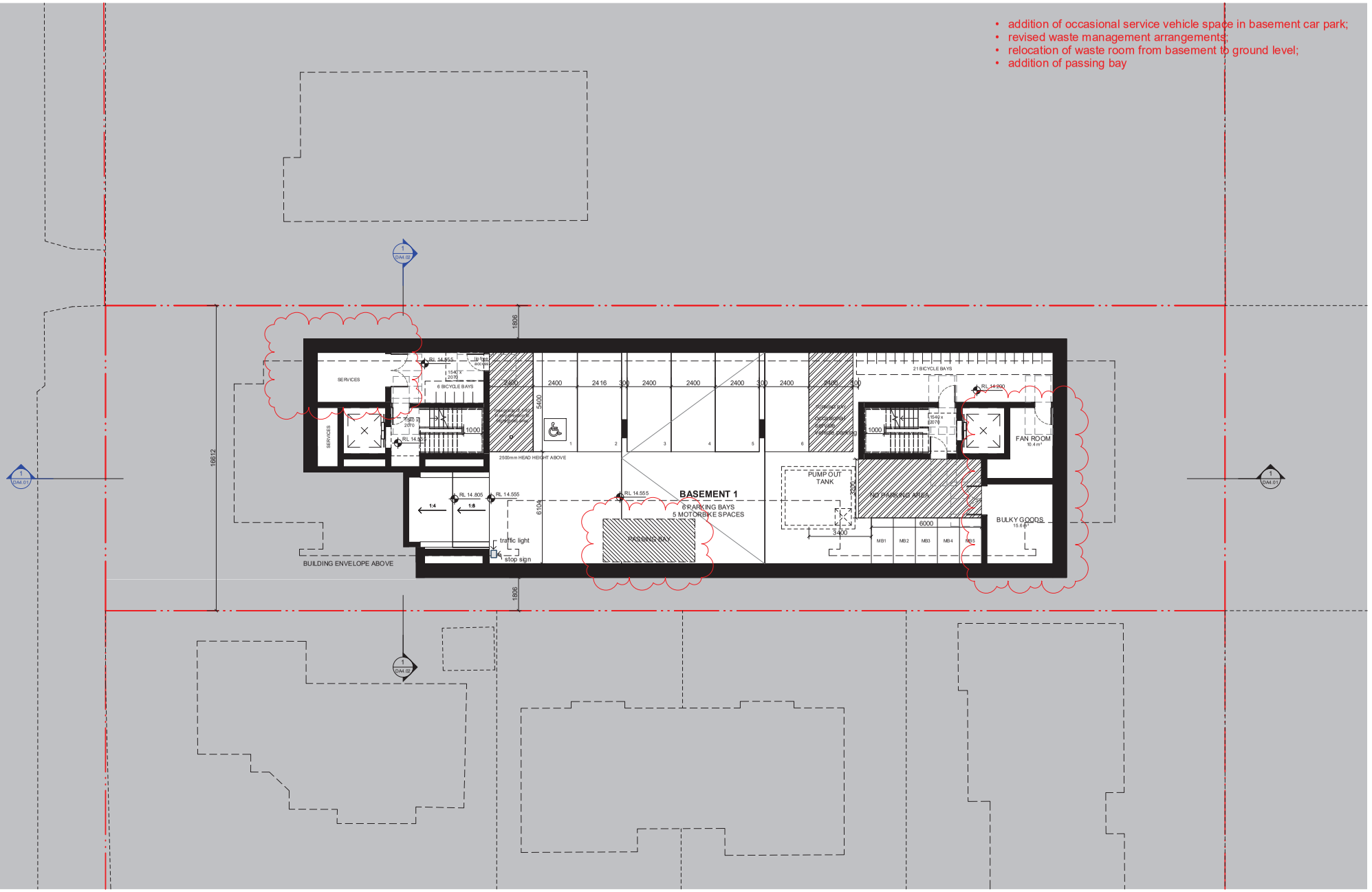
DRAWING TITLE
SITE PLAN (ROOF + LANDSCAPE)

SCALE	DATE	DRAWN	CHECKED
1 : 150 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA1.03	E


STREET
HAMPTON
No. 3
DOUBLE
STOREY
CLAD
RESIDENCE
TILE
ROOF
GUT. 24.35
RIDGE 26.48
LINE OF FIRST FLOOR
LOT 4
SEC -
C
D.P. 4334
TRUE
NORTH
TOP OF KERB
GRASS AREA
CONCRETE
DRIVEWAY
DRIVEWAY
METAL AWNING
CONCRETE AREA
No. 5
SINGLE
STOREY
CLAD
RESIDENCE
METAL ROOF
FL 18.311
GUT. 21.22
RIDGE 23.86
METAL AWNING
METAL SHED
CONCRETE AREA
UNKNOWN
CONCRETE
SLAB
LOT 5
SEC -
C
D.P. 4334
1012.4m²
GRASS AREA
WATER
METER
TEL
BENCHMARK CUT
IN KERB R.L 18.11
METAL AWNING
DOOR
METAL AWNING
No. 7-9
SINGLE
STOREY
BRICK
RESIDENCES
TILE
ROOF
GUT. 20.29
RIDGE 21.84
DOOR
DOOR
GRASS
SHED
METAL AWNING
METAL AWNING
S.P. 46899
DOUBLE
STOREY
BRICK
RESIDENCES
TILE
ROOF
GUT. 22.44
RIDGE 23.76
DOOR
DOOR
SINGLE
STOREY
BRICK
RESIDENCES
TILE
ROOF
GUT. 18.86
RIDGE 20.78
GRASS AREA
GRASS AREA
GRASS AREA

- addition of occasional service vehicle space in basement car park;
- revised waste management arrangements;
- relocation of waste room from basement to ground level;
- addition of passing bay



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D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	21/07/2025	FOR COORDINATION	PS
H	12/09/2025	FOR APPROVAL	PS

LIST OF CHANGES FOLLOWING THE MEETING WITH THE COUNCIL:

- CAR PARK DRIVEWAY AND ITS MANAGEMENT
- BASEMENT AND GROUND LEVEL WASTE COLLECTION AREAS
- UPDATED OSD TANK TO PROVIDE MORE LANDSCAPE AT THE REAR
- OPEN COMMUNAL AREA AND LANDSCAPING

TN

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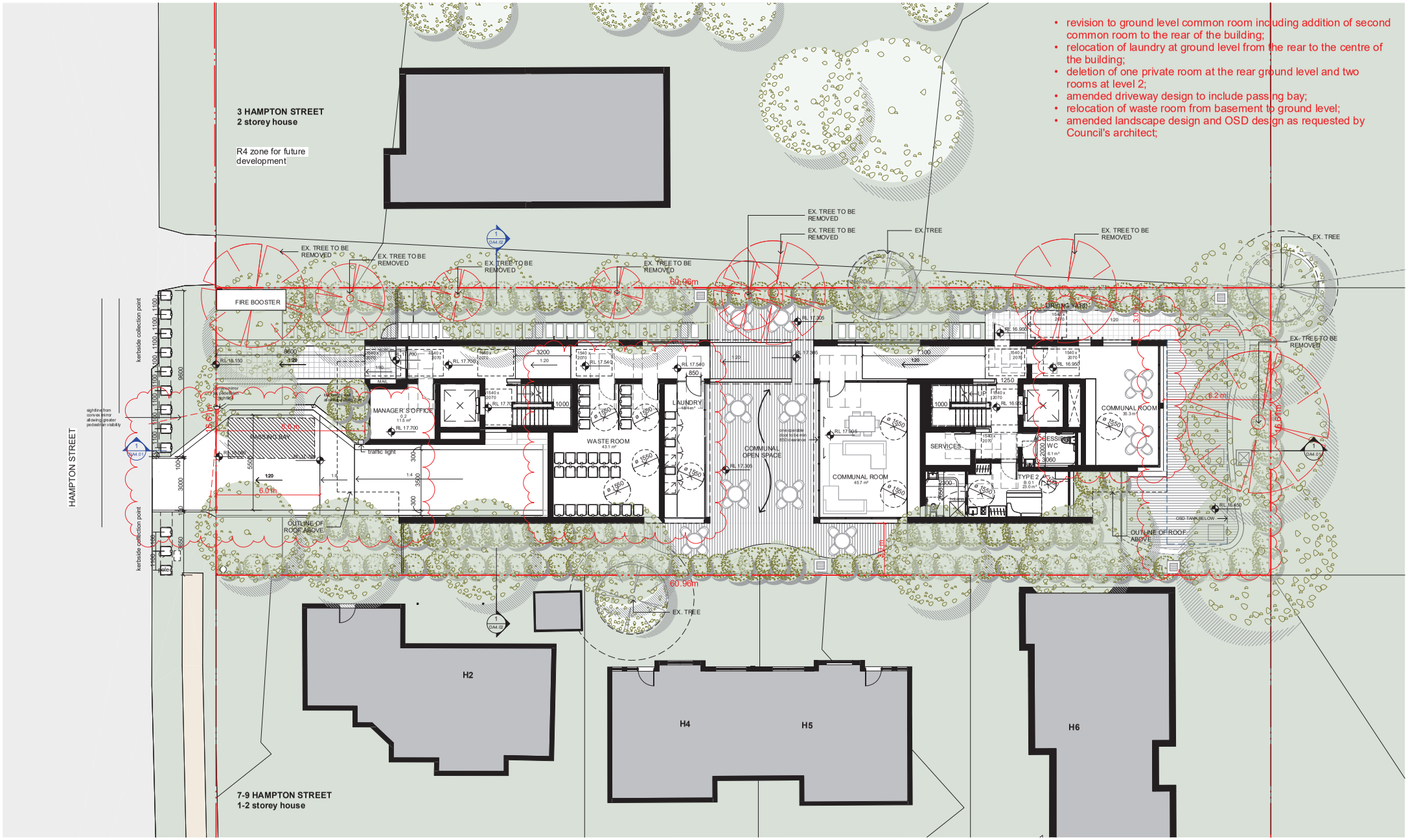
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
BASEMENT LEVEL

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA2.00	H



- revision to ground level common room including addition of second common room to the rear of the building;
- relocation of laundry at ground level from the rear to the centre of the building;
- deletion of one private room at the rear ground level and two rooms at level 2;
- amended driveway design to include passing bay;
- relocation of waste room from basement to ground level;
- amended landscape design and OSD design as requested by Council's architect;

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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	04/06/2024	ISSUED FOR APPROVAL	PS
E	25/02/2025	RFIs	PS
F	31/03/2025	FOR COMMENTS	PS
G	03/06/2025	FOR COORDINATION	PS
H	21/07/2025	FOR COORDINATION	PS
J	12/09/2025	FOR APPROVAL	PS

LIST OF CHANGES FOLLOWING THE MEETING WITH THE COUNCIL:

- CAR PARK DRIVEWAY AND ITS MANAGEMENT
- BASEMENT AND GROUND LEVEL WASTE COLLECTION AREAS
- UPDATED OSD TANK TO PROVIDE MORE LANDSCAPE AT THE REAR
- OPEN COMMUNAL AREA AND LANDSCAPING

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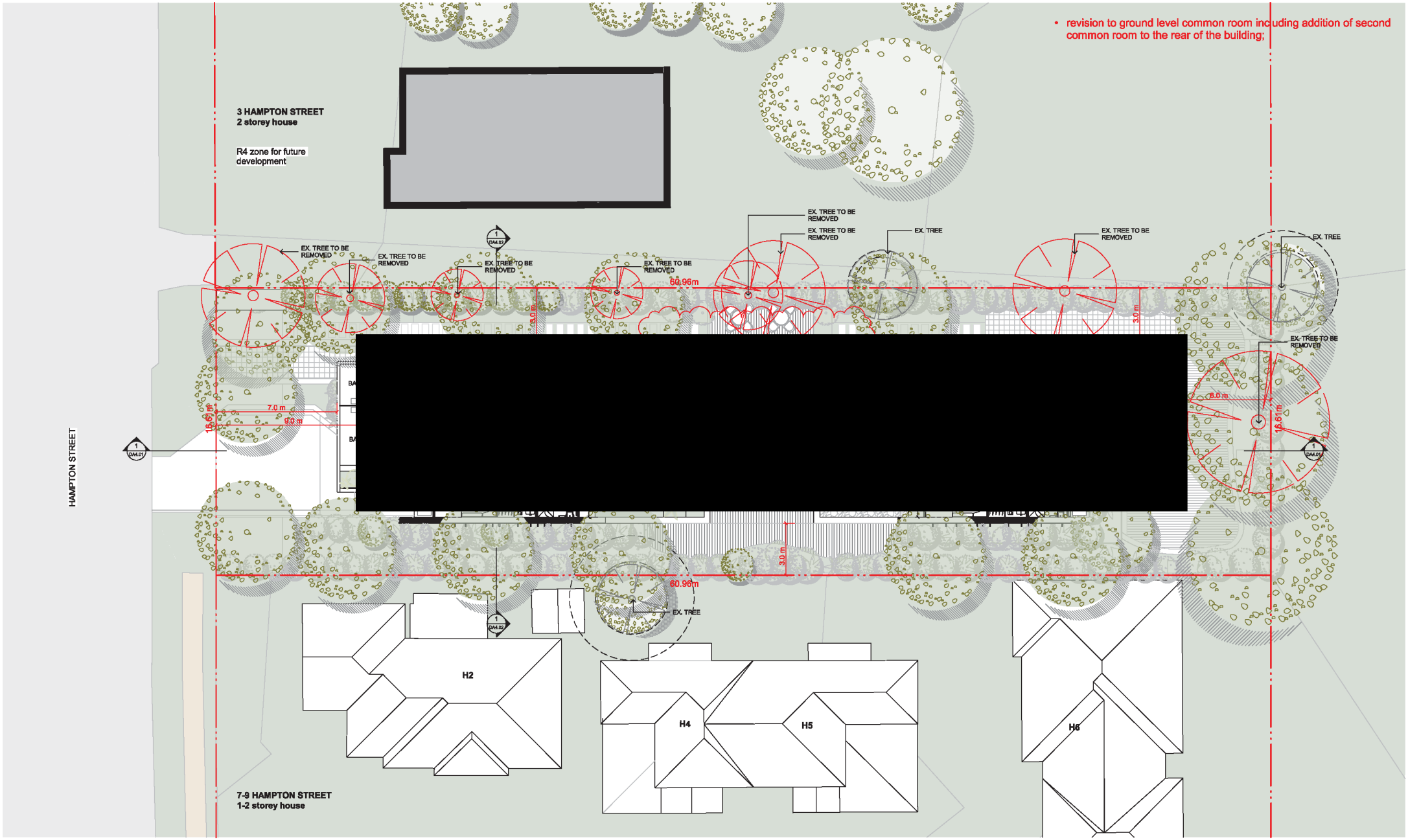
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HAMPTON ST FAIRFIELD
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FAIRFIELD NSW 2165

DRAWING TITLE
GROUND LEVEL

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA2.01	J



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D	04/06/2024	ISSUED FOR APPROVAL	PS
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F	21/03/2025	FOR COMMENTS	PS
G	03/06/2025	FOR COORDINATION	PS
H	21/07/2025	FOR COORDINATION	PS
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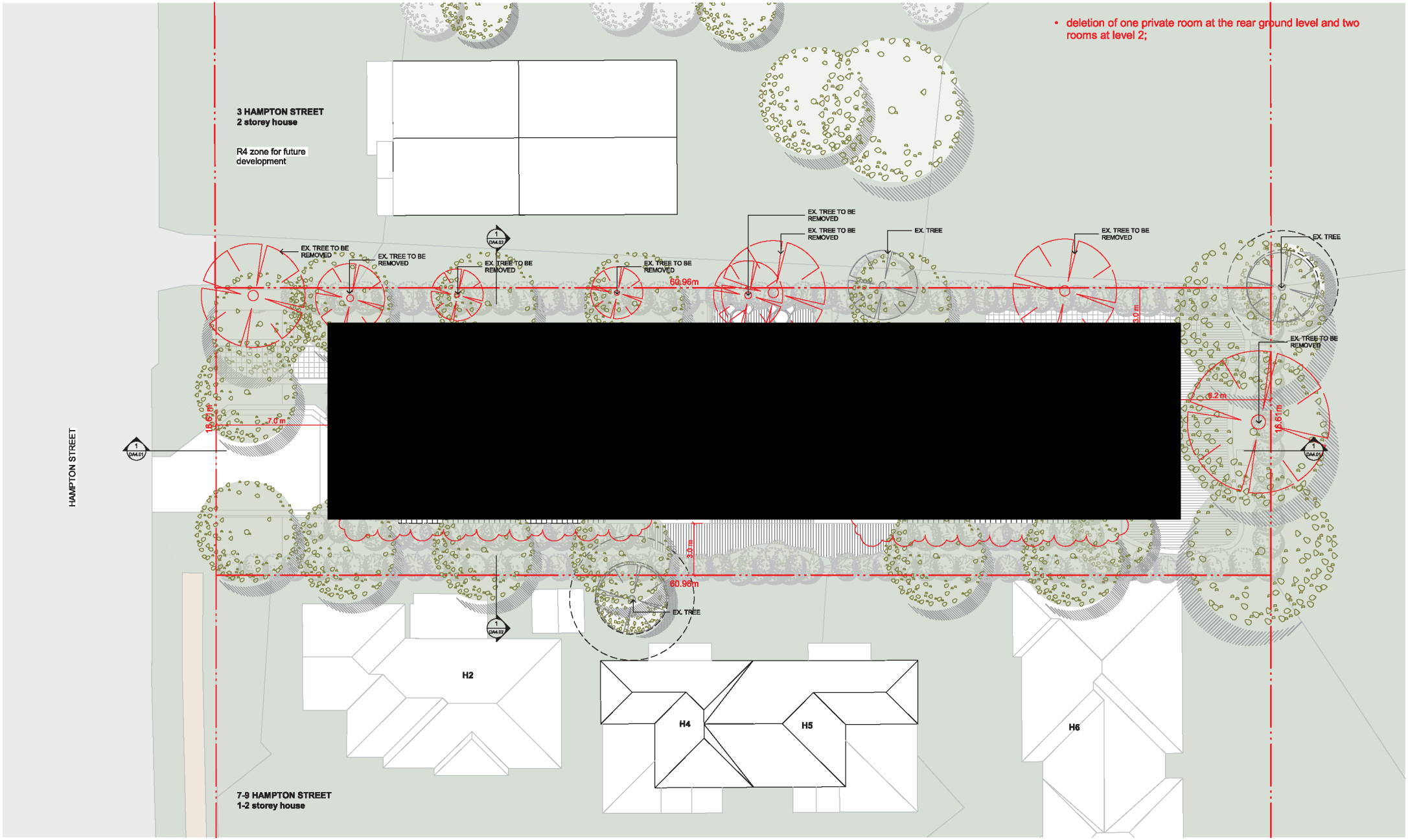
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DRAWING TITLE
LEVEL 1

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA2.02	J



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F	21/03/2025	FOR COMMENTS	PS
G	03/06/2025	FOR COORDINATION	PS
H	21/07/2025	FOR COORDINATION	PS
J	12/09/2025	FOR APPROVAL	PS

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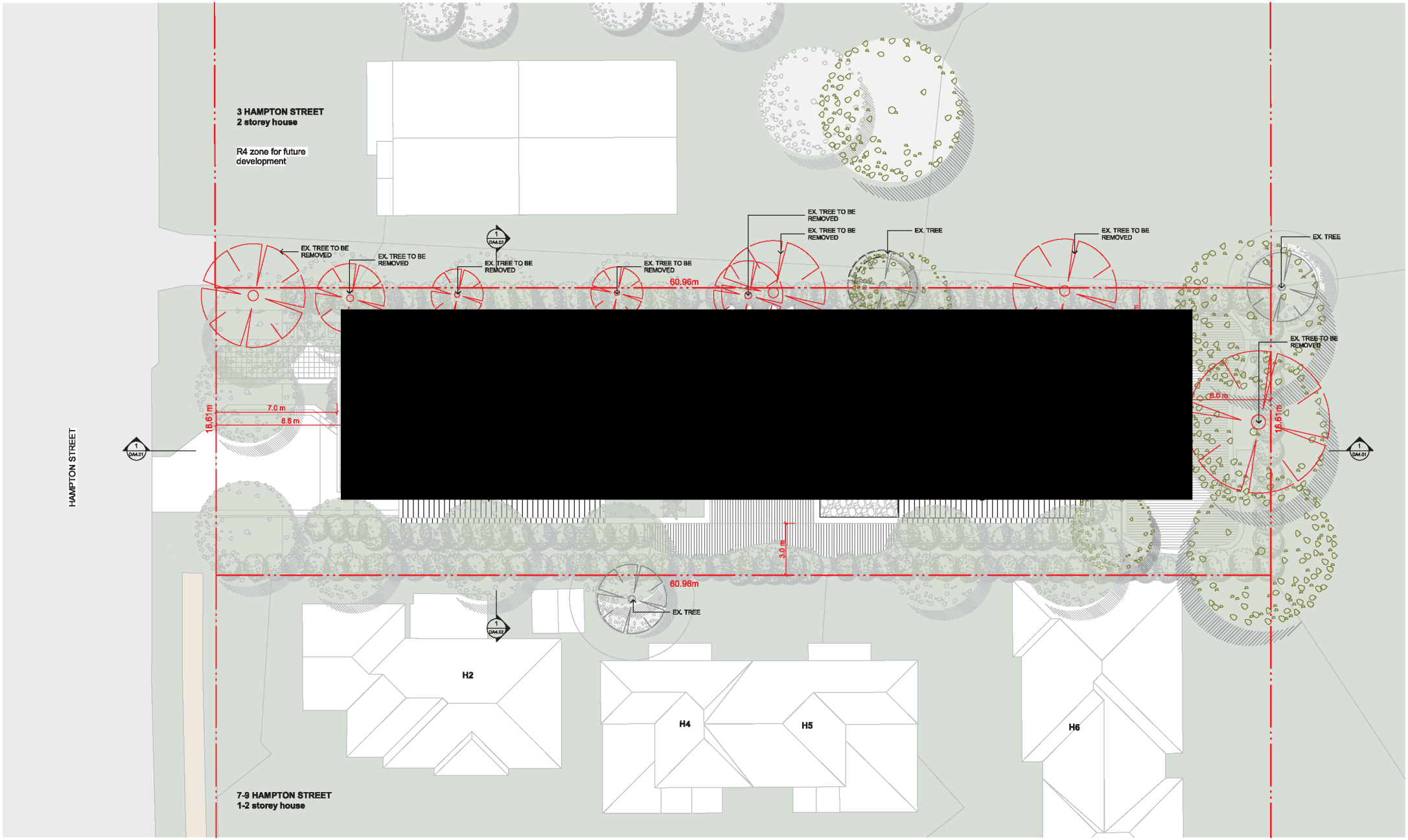
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DRAWING TITLE
LEVEL 2

SCALE 1 : 100 @A1
DATE 12/09/2025
DRAWN MH
CHECKED PS
JOB 23059
DRAWING DA2.03
REVISION J

DATE STAMP: 11/09/2025 11:14:04



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F	21/03/2025	FOR COMMENTS	PS
G	03/06/2025	FOR COORDINATION	PS
H	21/07/2025	FOR COORDINATION	PS
J	12/09/2025	FOR APPROVAL	PS

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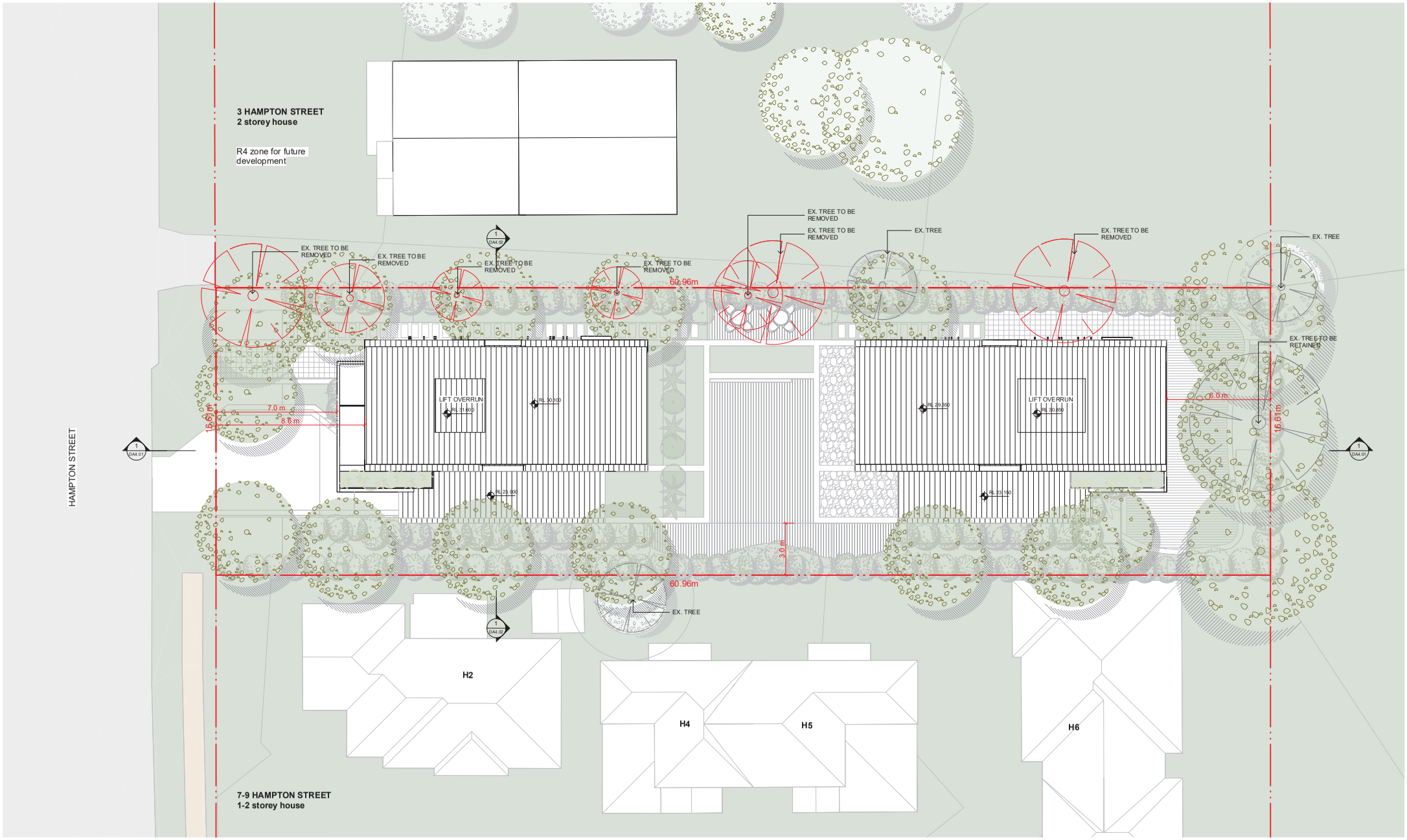
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FAIRFIELD NSW 2165

DRAWING TITLE
LEVEL 3

SCALE 1 : 100 @A1
DATE 12/09/2025
DRAWN MH
CHECKED PS
JOB 23059
DRAWING DA2.04
REVISION J

DATE STAMP - 11/09/2025 11:14:13



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H	21/07/2025	FOR COORDINATION	PS
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PROJECT
HAMPTON ST FAIRFIELD
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DRAWING TITLE
ROOF LEVEL

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA2.05	J



1. WINDOWS



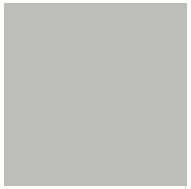
2. BRICK



3. WOOD



4. METAL SHALE GREY ROOF

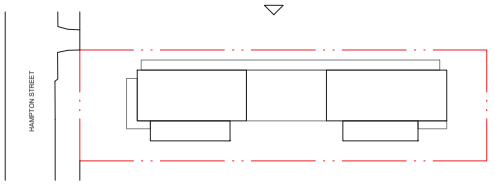


5. METAL SHALE GREY

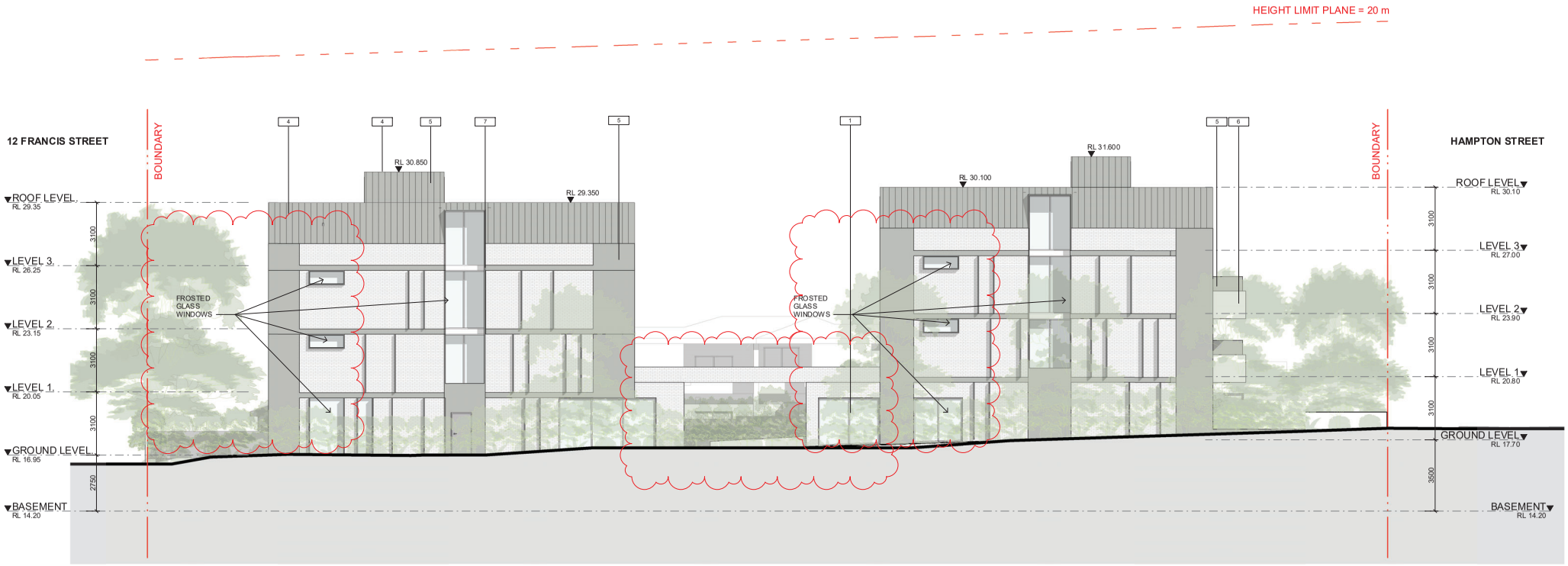
6. PAINT FINISH WHITE



7. ALUMINIUM BLACK



- revision to ground level common room including addition of second common room to the rear of the building;
- addition of high level windows for better sunlight access into rooms as requested by Council's architect.



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D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS

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PROJECT
HAMPTON ST FAIRFIELD
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FAIRFIELD NSW 2165

DRAWING TITLE
NORTH ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	03/06//2025	MH	PS

JOB	DRAWING	REVISION
23059	DA3.01	F



1. WINDOWS



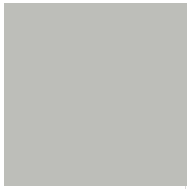
2. BRICK



3. WOOD



4. METAL SHALE GREY ROOF

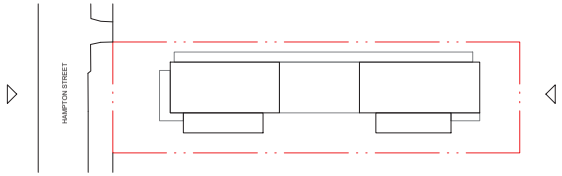


5. METAL SHALE GREY

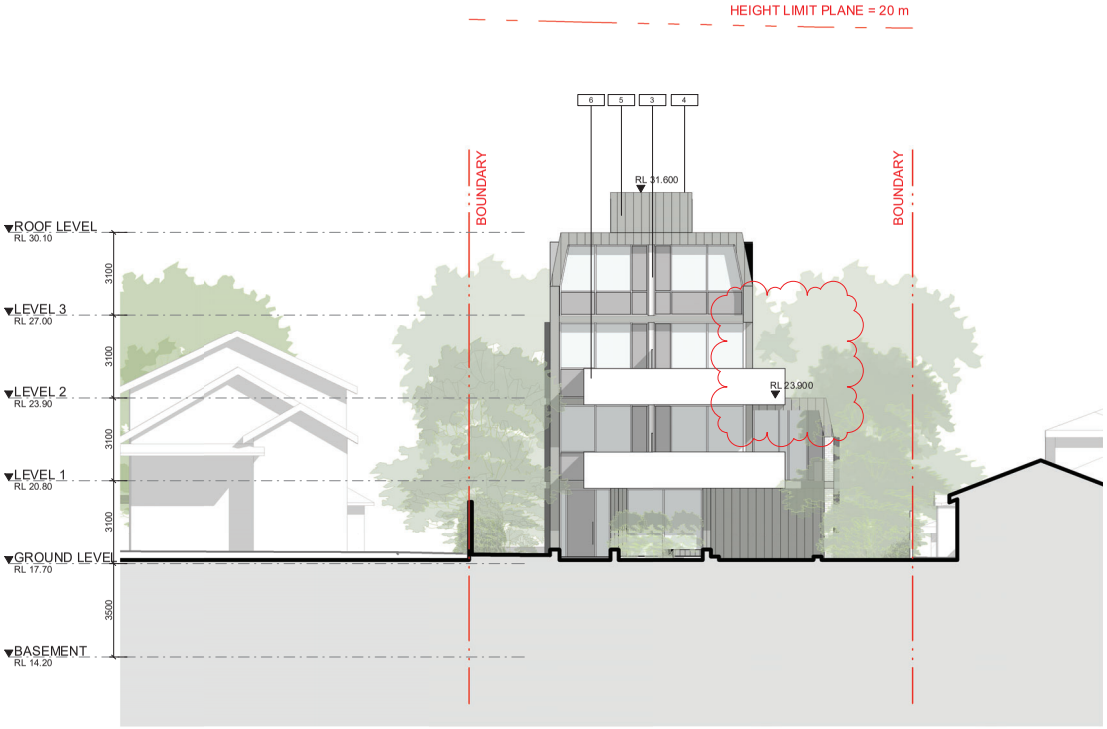
6. PAINT FINISH WHITE



7. ALUMINIUM BLACK



- deletion of one private room at the rear ground level and two rooms at level 2;
- addition of high level windows for better sunlight access into rooms as requested by Council's architect.



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100

DATE STAMP: 11/09/2025 11:13:44

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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS

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PROJECT
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5 HAMPTON STREET
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DRAWING TITLE
WEST AND EAST ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	03/06//2025	MH	PS

JOB	DRAWING	REVISION
23059	DA3.02	F



1. WINDOWS



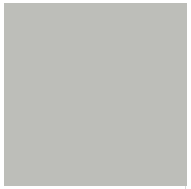
2. BRICK



3. WOOD



4. METAL SHALE GREY ROOF

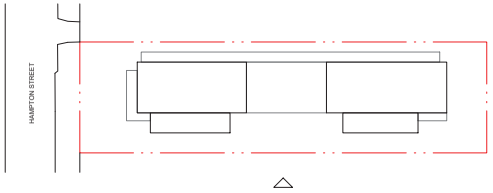


5. METAL SHALE GREY

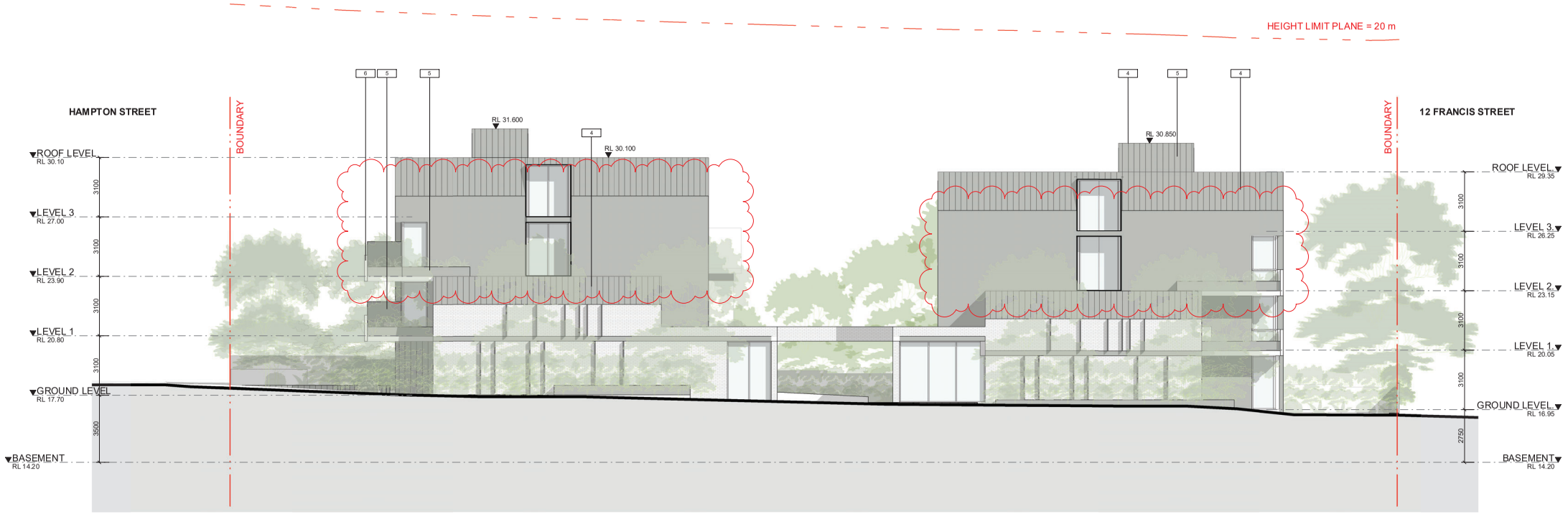
6. PAINT FINISH WHITE



7. ALUMINIUM BLACK



- deletion of one private room at the rear ground level and two rooms at level 2;
- addition of high level windows for better sunlight access into rooms as requested by Council's architect.



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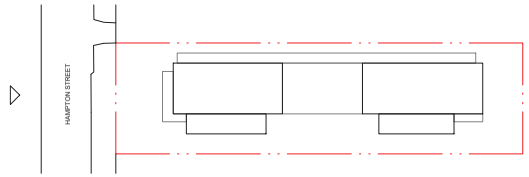
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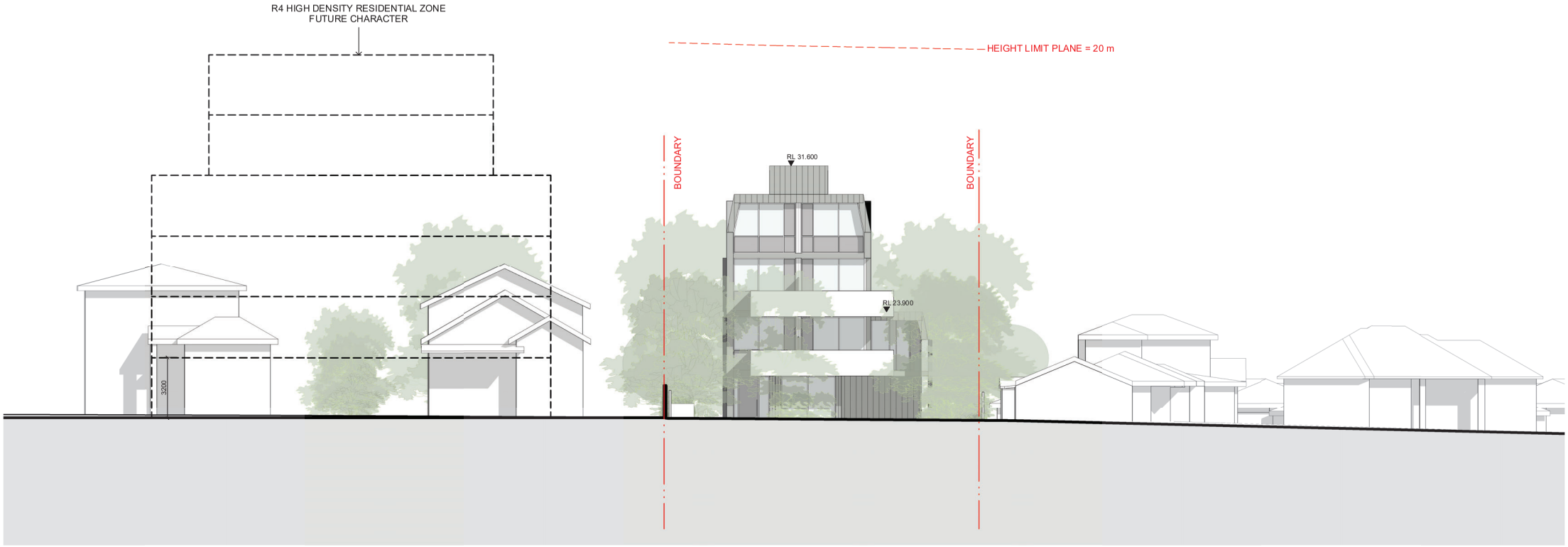
PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SOUTH ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	03/06//2025	MH	PS

JOB	DRAWING	REVISION
23059	DA3.03	F





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REV	DATE	DESCRIPTION	BY
A	25/02/2025	RFIs	PS
B	31/03/2025	FOR COMMENTS	PS
C	12/09/2025	FOR APPROVAL	PS

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PROJECT
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FAIRFIELD NSW 2165

DRAWING TITLE
SITE ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA3.05	C



DATE STAMP: 18/09/2025 10:26:24

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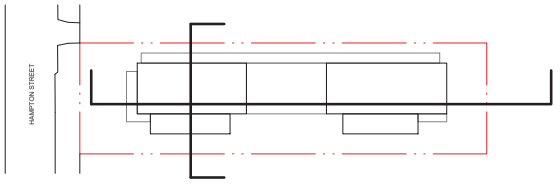
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
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DRAWING TITLE
STREET VIEW

SCALE	DATE	DRAWN	CHECKED
	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA3.06	A





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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	12/09/2025	FOR APPROVAL	PS

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DATE STAMP - 11/09/2025 11:15:01

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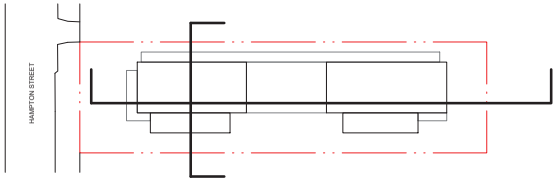
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SECTION 1

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA4.01	F



- deletion of one private room at the rear ground level and two rooms at level 2;
- addition of high level windows for better sunlight access into rooms as requested by Council's architect.



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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	12/09/2025	FOR APPROVAL	PS

FOR APPROVAL

NOT FOR CONSTRUCTION

DATE STAMP: 11/09/2025 11:10:03

0 5

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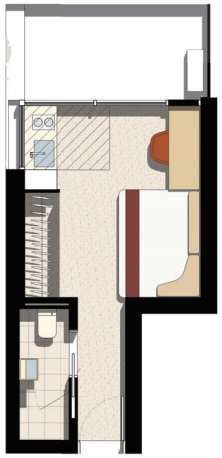
PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SECTION 2

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA4.02	F

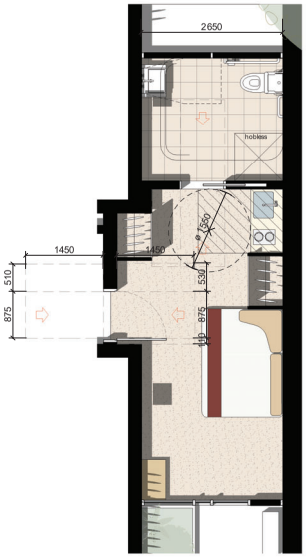
- deletion of one private room at the rear ground level and two rooms at level 2;



TYPE 1
1 : 50

SINGLE OCCUPANT

TYPE	No.	AREA EXC. KITCHEN & BATHROOM	TOTAL AREA
TYPE 1A	3	13.0 m²	17.3 m²
TYPE 1B	15	13.0 m²	17.1 m²
TOTAL UNITS	18		

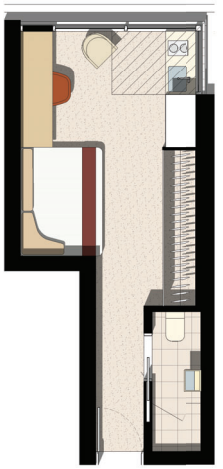


TYPE 2
1 : 50

SINGLE OCCUPANT (ADAPTABLE/ACCESSIBLE UNITS)

TYPE	No.	AREA EXC. KITCHEN & BATHROOM	TOTAL AREA
TYPE 2	3	15.1 m²	23.3 m²
TOTAL UNITS	3		

UNIT NUMBERS:
Ground Level: B.0.1
Level 2: A.1.4 & B.1.2



TYPE 3
1 : 50

DOUBLE OCCUPANT

TYPE	No.	AREA EXC. KITCHEN & BATHROOM	TOTAL AREA
TYPE 3A	1	16.8 m²	21.3 m²
TYPE 3B	5	16.8 m²	21.0 m²
TOTAL UNITS	6		

NOTE: UNIT AREAS EXCLUDE INTERNAL BATHROOM & KITCHEN

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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

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PROJECT
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DRAWING TITLE
TYPICAL UNIT TYPES

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA6.01	G



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C	19/03/2024	ISSUED FOR APPROVAL	PS
D	25/02/2025	RFIs	PS
E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

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0 2

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DRAWING TITLE
TYPICAL UNIT TYPES 3D VIEWS

SCALE	DATE	DRAWN	CHECKED
	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA6.02	G



EXISTING SHADOW ANALYSIS 9.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 9.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

The hours shown in bold are the ones impacted by the proposed building envelope.
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C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

TN

0 10

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5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 9.00am

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.01	F



EXISTING SHADOW ANALYSIS 10.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 10.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

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C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

FOR APPROVAL

NOT FOR CONSTRUCTION

DATE STAMP: 11/09/2025 11:15:15

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

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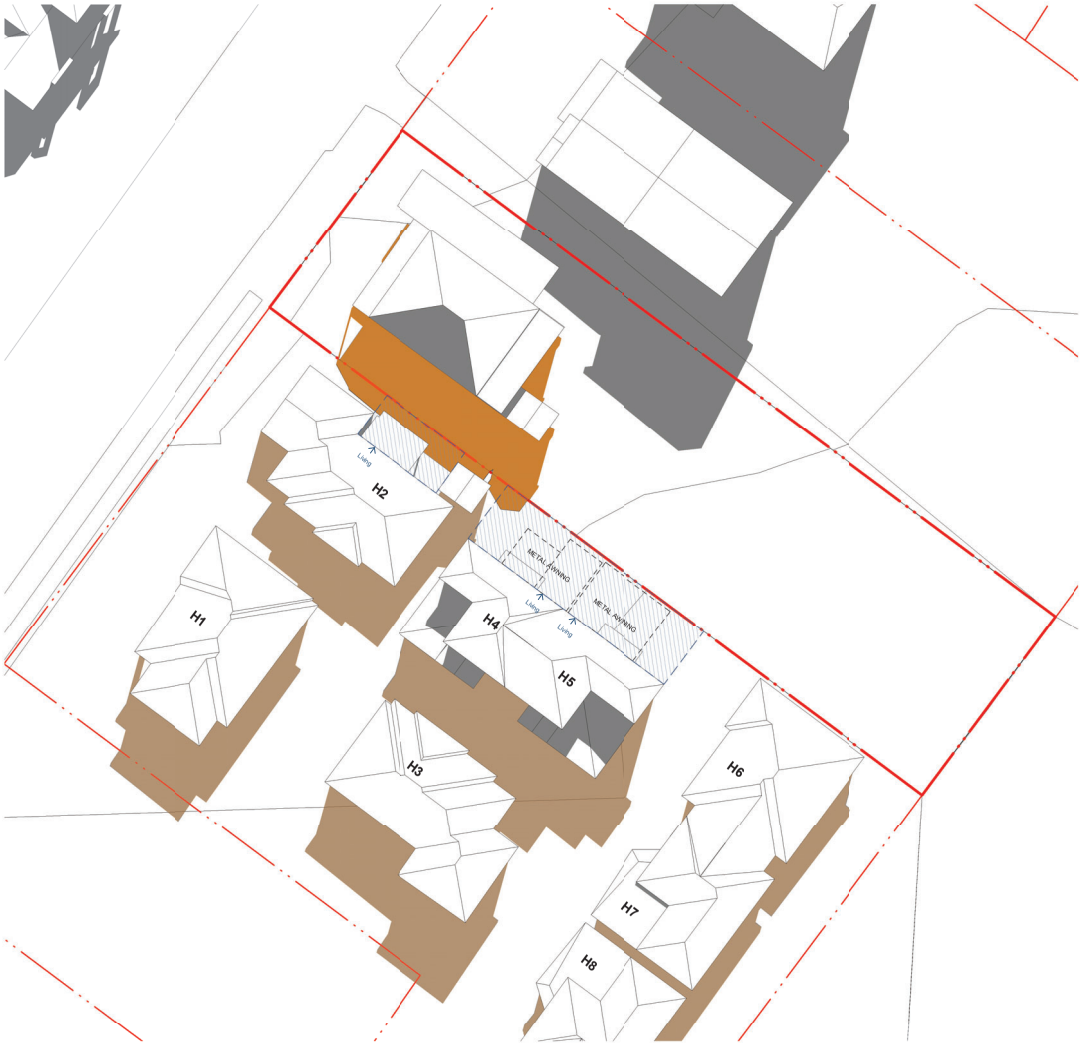
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 10.00am

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.02	F



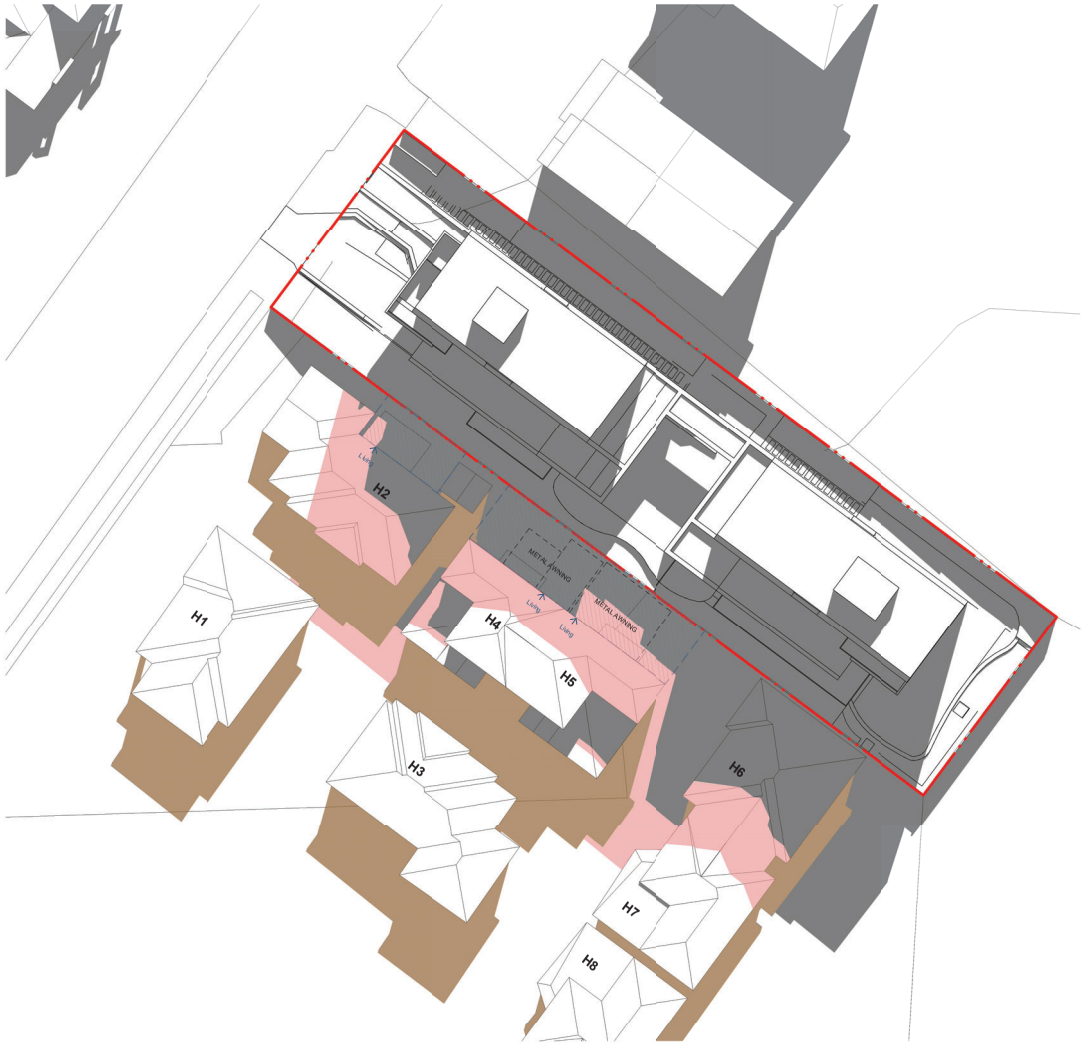
EXISTING SHADOW ANALYSIS 11.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 11.00am

1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

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C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

FOR APPROVAL

NOT FOR CONSTRUCTION

DATE STAMP: 11/09/2025 11:15:19

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

TN

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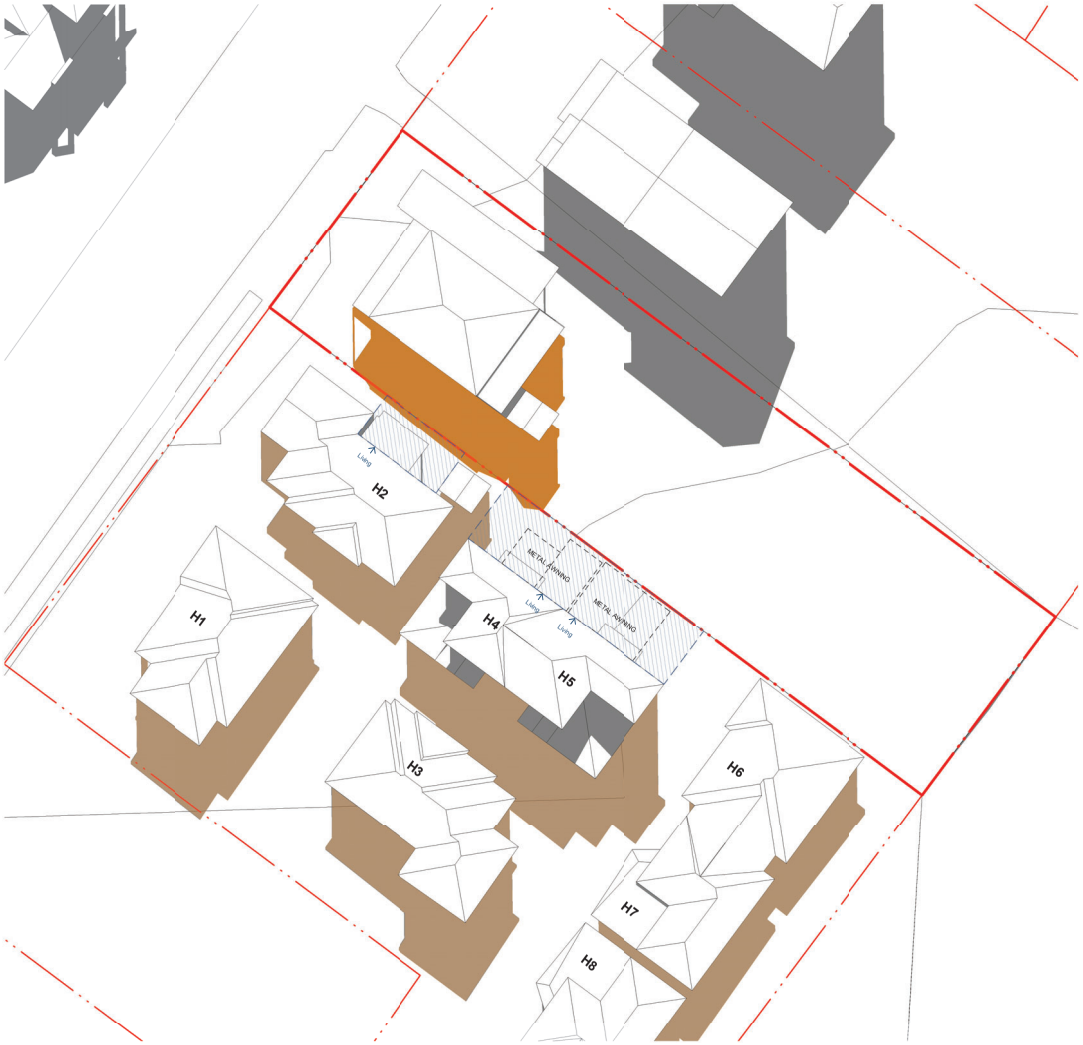
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 11.00am

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.03	F

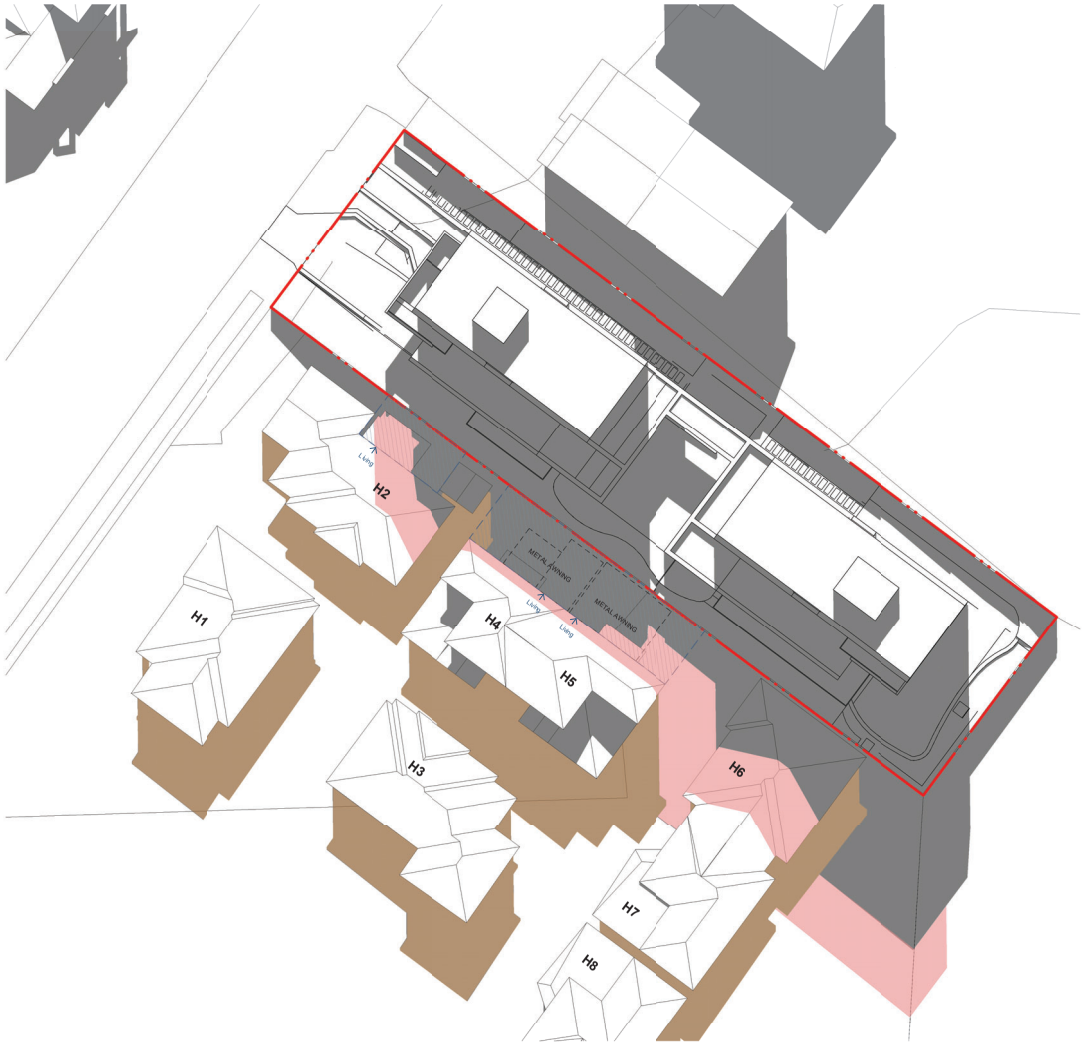


EXISTING SHADOW ANALYSIS 12.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 12.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

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C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

FOR APPROVAL

NOT FOR CONSTRUCTION

DATE STAMP: 11/09/2025 11:10:24

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

TN

0 10

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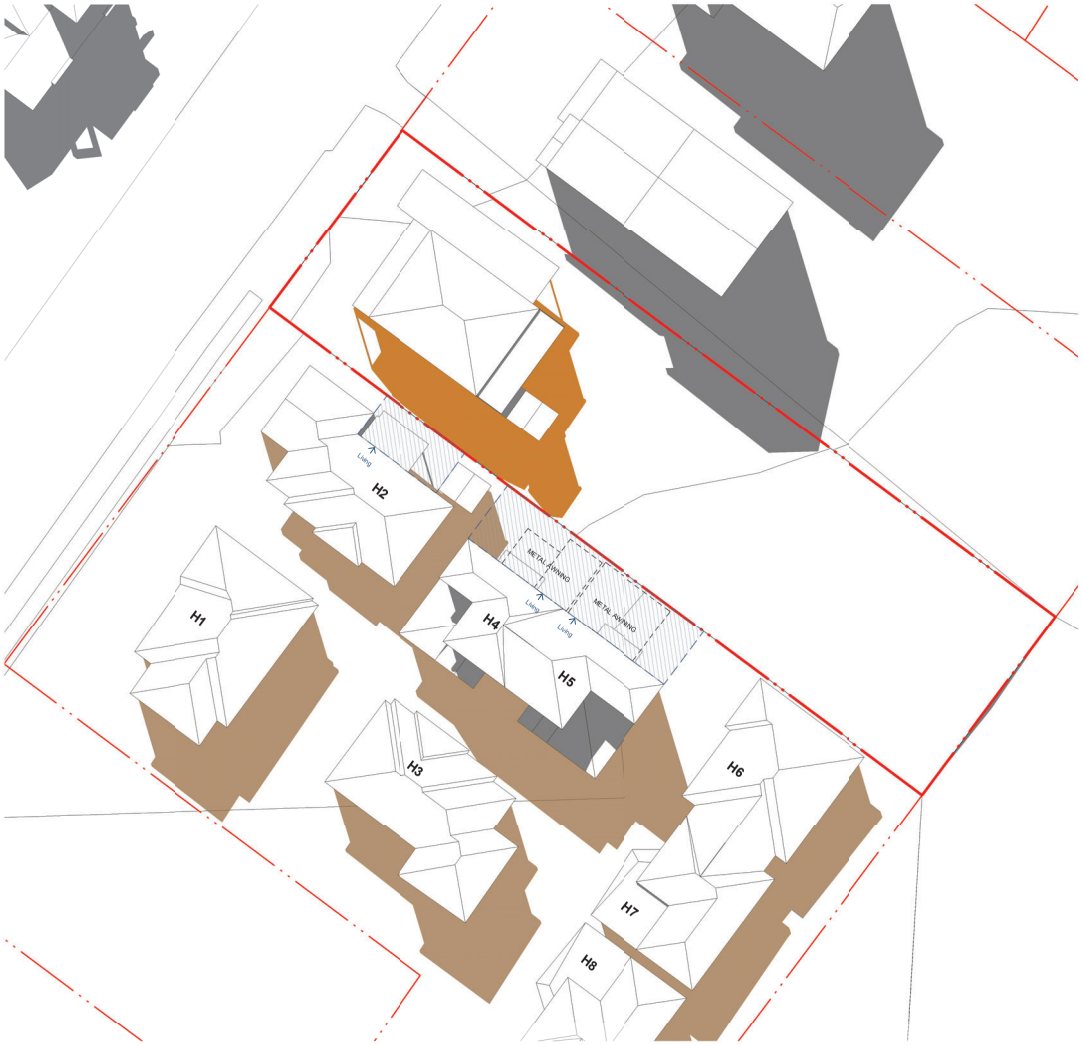
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 12.00pm

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.04	F

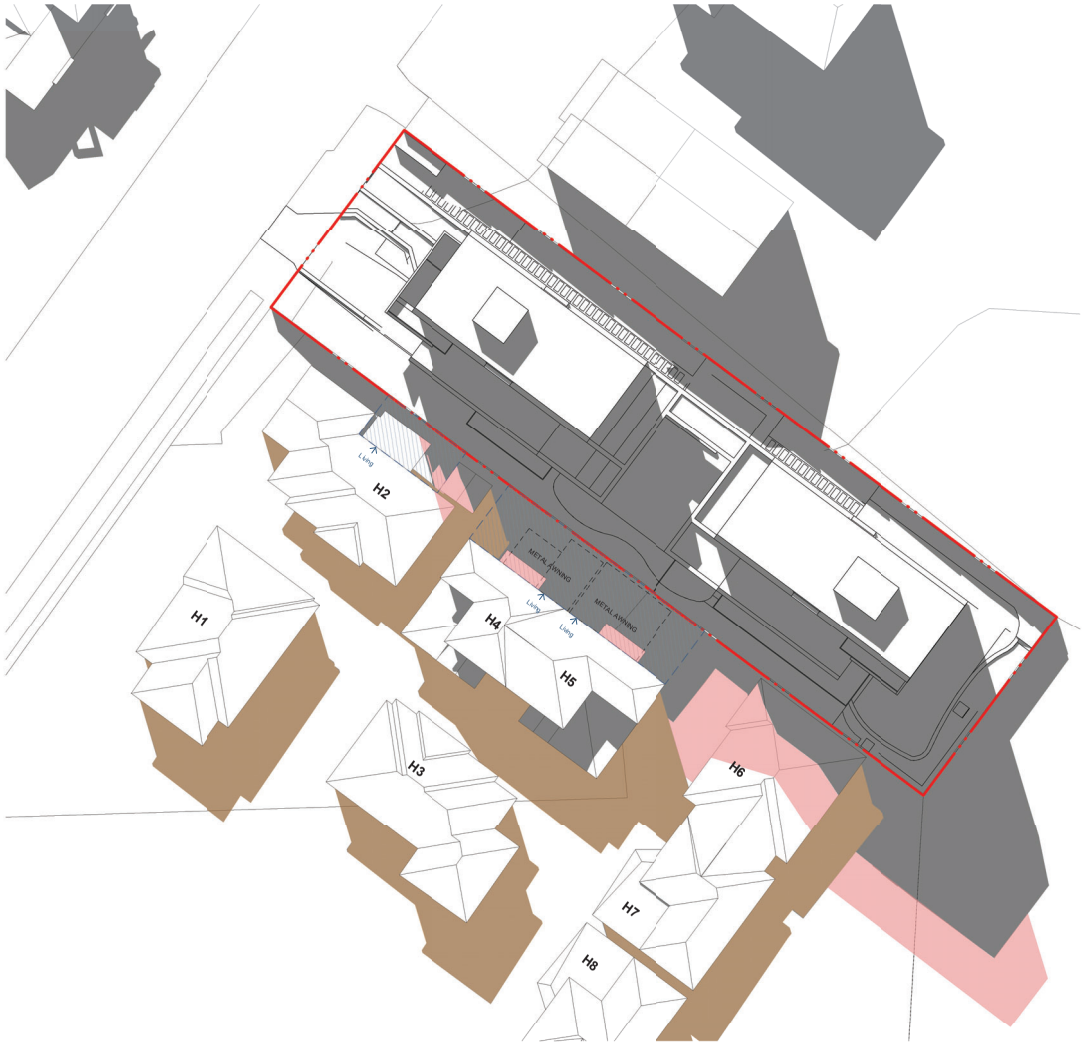


EXISTING SHADOW ANALYSIS 1.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 1.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

The hours shown in bold are the ones impacted by the proposed building envelope.
The hours shown in black are the ones that have not been impacted by the proposal.

IMPORTANT NOTES

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A	21/12/2023	ISSUED FOR COORDINATION	PS
B	14/03/2024	ISSUED FOR COORDINATION	PS
C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

FOR APPROVAL

NOT FOR CONSTRUCTION

DATE STAMP: 11/09/2025 11:10:26

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

TN

0 10

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AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 1.00pm

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.05	F



EXISTING SHADOW ANALYSIS 2.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

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PROPOSAL SHADOW ANALYSIS 2.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

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C	25/02/2025	RFIs	PS
D	31/03/2025	FOR COMMENTS	PS
E	03/06/2025	FOR COORDINATION	PS
F	12/09/2025	FOR APPROVAL	PS

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 2.00pm

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.06	F

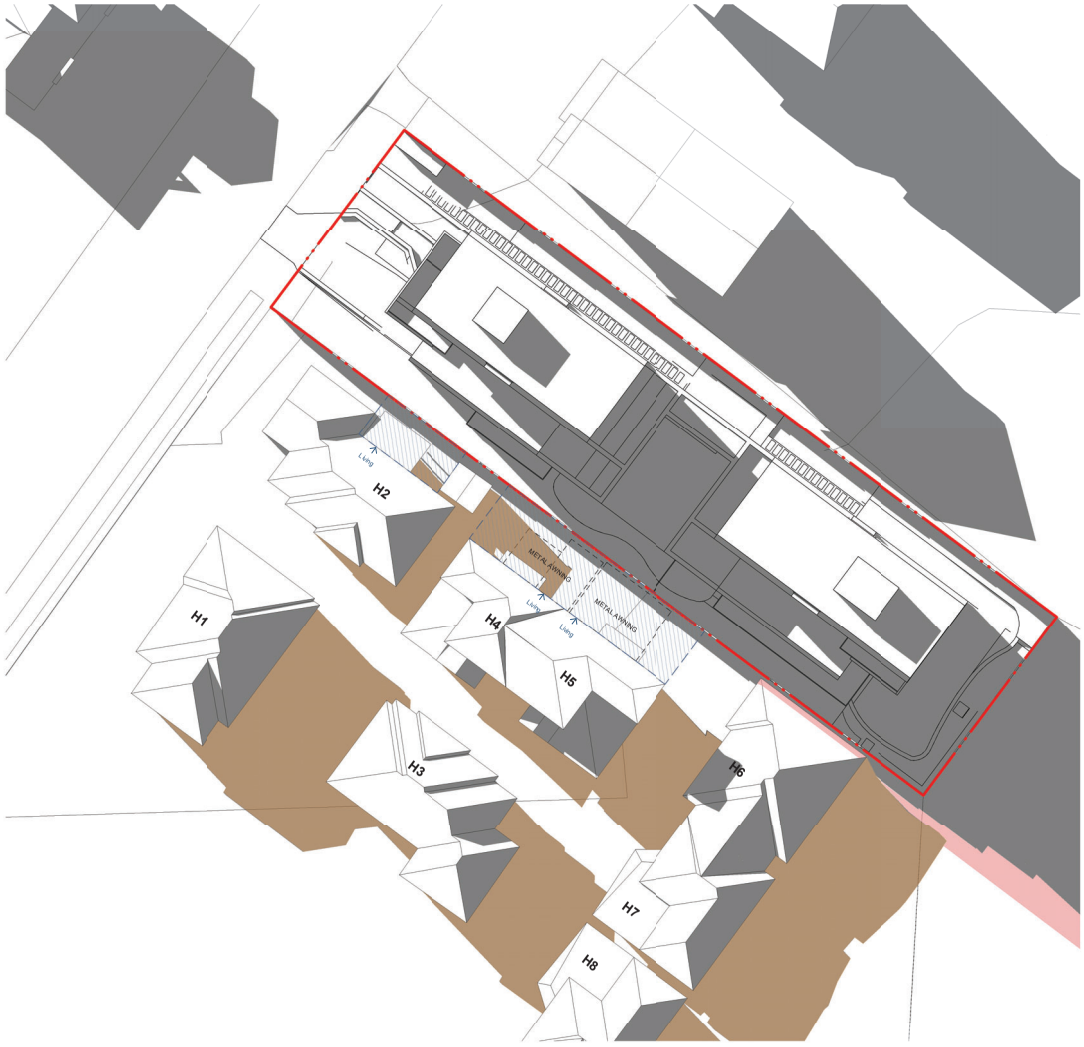


EXISTING SHADOW ANALYSIS 3.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	5h	5h	2h	4h	1h
OUTDOOR	3h	4h	4h	6h	6h	3h	3h	3h

Private Open Space Neighbouring

The shadow study has been carried out without the awnings as they are considered to be removable parts.



PROPOSAL SHADOW ANALYSIS 3.00pm
1 : 200

HOUSE	H1	H2	H3	H4	H5	H6	H7	H8
INDOOR	4h	2h	5h	**3h**	**4h**	2h	4h	1h
OUTDOOR	**2h**	4h	4h	**3h**	**4h**	**2h**	3h	3h

Private Open Space Neighbouring

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F	12/09/2025	FOR APPROVAL	PS

LEGEND

- EXISTING BUILDING SHADOW
- EXISTING CONTEXT BUILDING SHADOWS
- ADDITIONAL SHADOW CAST BY AN APARTMENT BUILDING WITH 6m SETBACK

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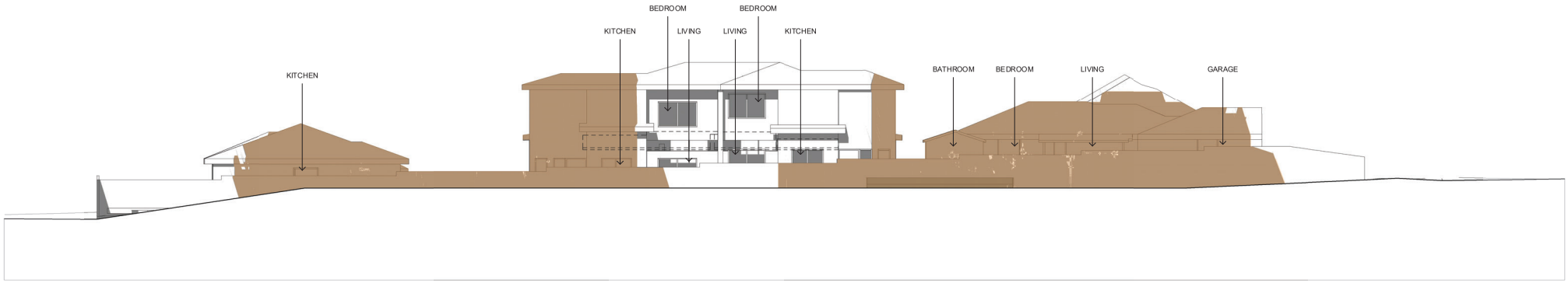
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PROJECT
HAMPTON ST FAIRFIELD
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FAIRFIELD NSW 2165

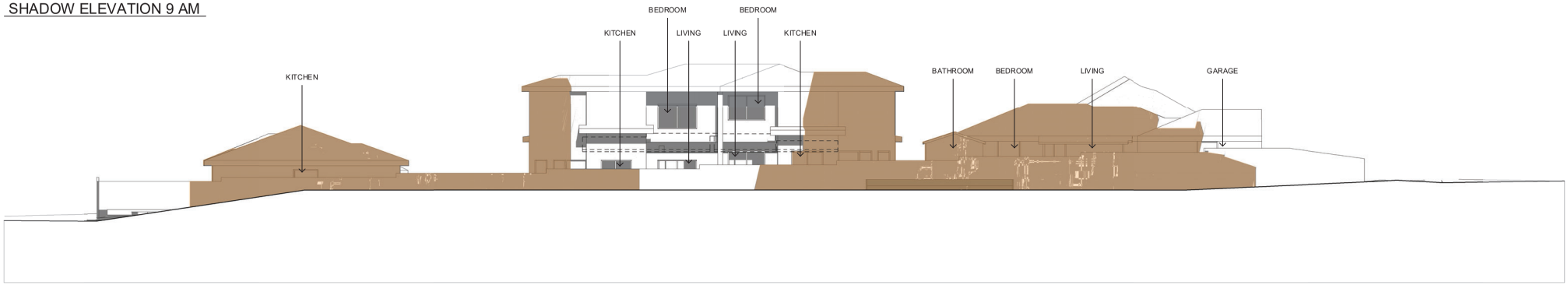
DRAWING TITLE
SHADOW DIAGRAMS - 21st JUNE 3.00pm

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

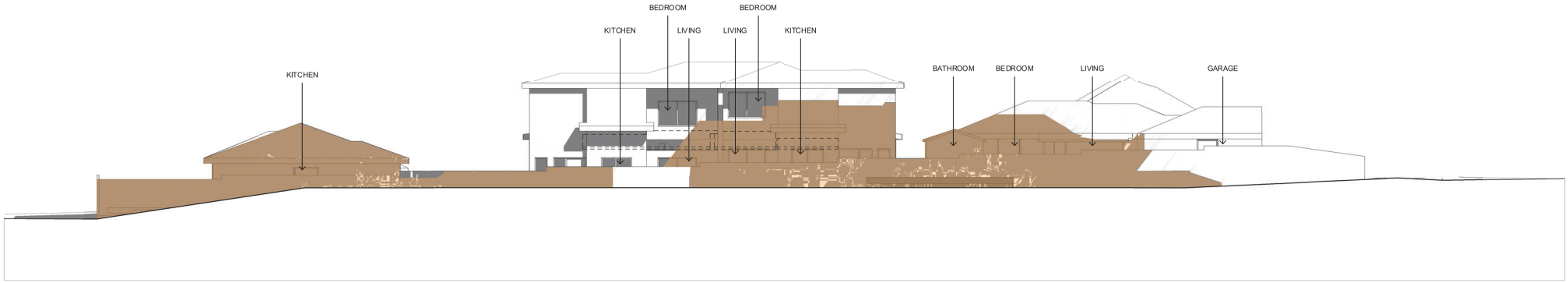
JOB	DRAWING	REVISION
23059	DA7.07	F



SHADOW ELEVATION 9 AM



SHADOW ELEVATION 10 AM



SHADOW ELEVATION 11 AM

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LEGEND

SHADOWS OF THE PROPOSED BUILDING ON THE FAÇADE

0 5

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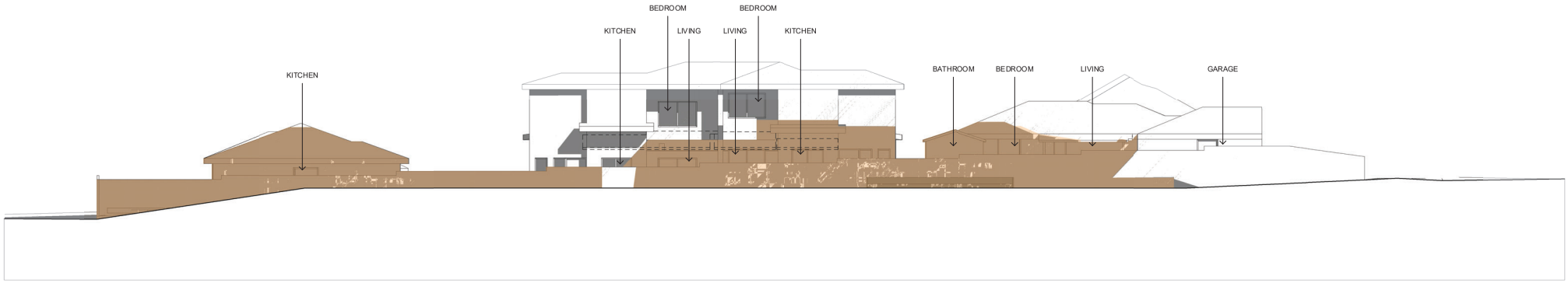
PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW ANALYSIS - ELEVATION

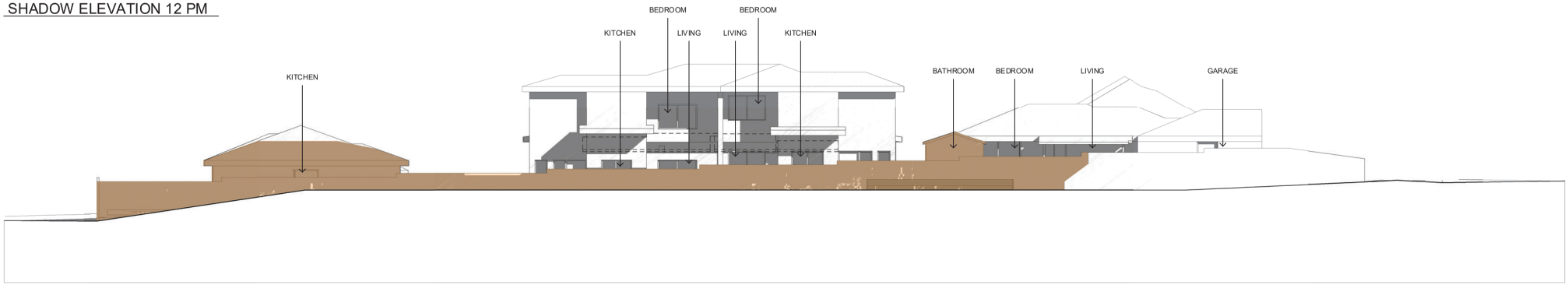
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As indicated @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.08	E

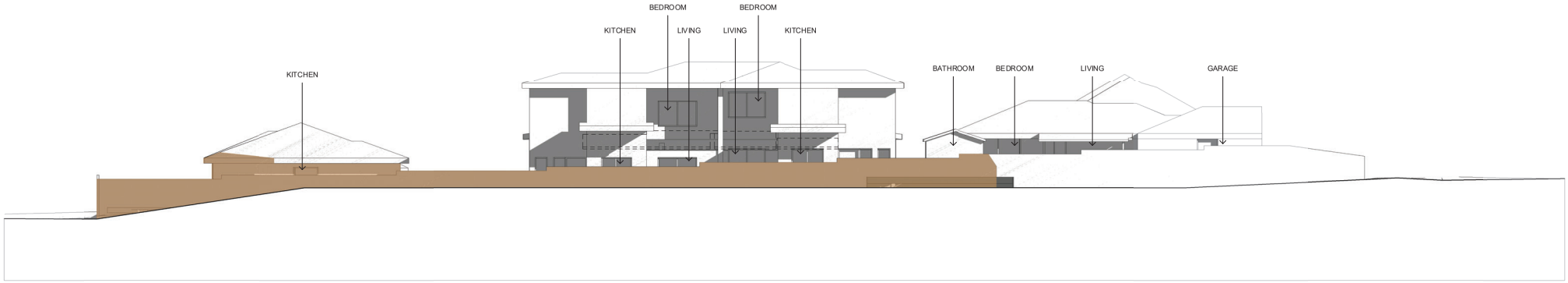
DATE STAMP: 11/09/2025 11:28:04



SHADOW ELEVATION 12 PM



SHADOW ELEVATION 1 PM



SHADOW ELEVATION 2 PM

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C	31/03/2025	FOR COMMENTS	PS
D	03/06/2025	FOR COORDINATION	PS
E	12/09/2025	FOR APPROVAL	PS

LEGEND

SHADOWS OF THE PROPOSED BUILDING ON THE FAÇADE

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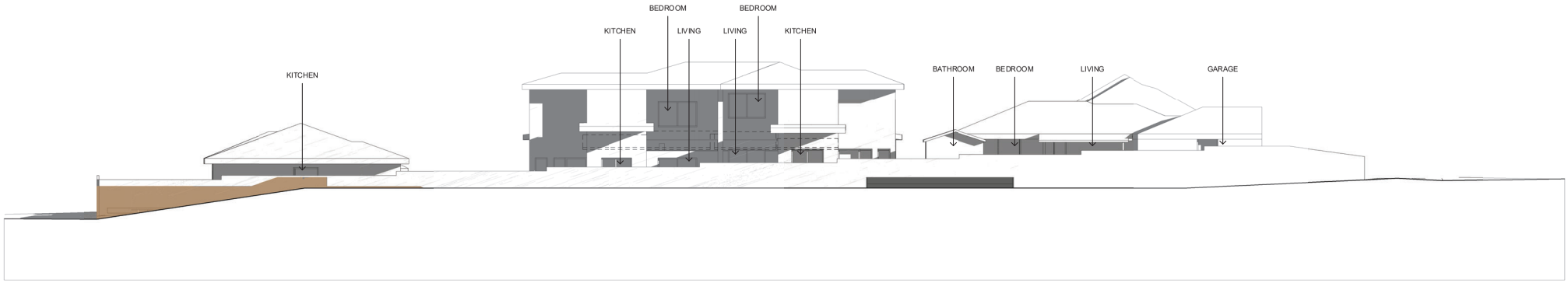
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PROJECT
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5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW ANALYSIS - ELEVATION

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.09	E



SHADOW ELEVATION 3 PM

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C	3/03/2025	FOR COMMENTS	PS
D	03/06/2025	FOR COORDINATION	PS
E	12/09/2025	FOR APPROVAL	PS

LEGEND

SHADOWS OF THE PROPOSED BUILDING ON THE FAÇADE

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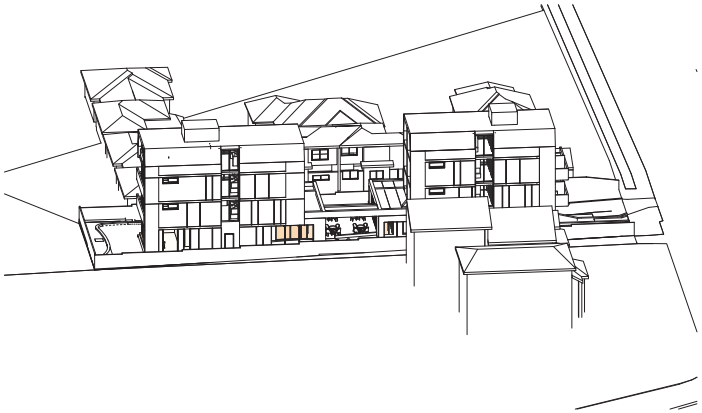
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5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SHADOW ANALYSIS - ELEVATION

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	12/09/2025	MH	PS
JOB	DRAWING		REVISION
23059	DA7.10		E

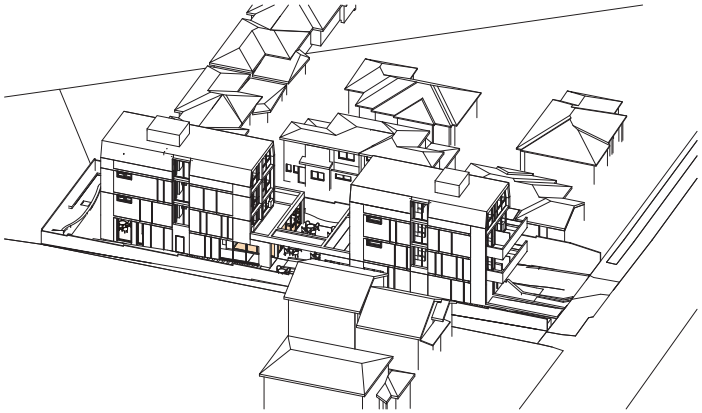
DATE STAMP: 11/09/2025 11:28:41



VIEWS FROM THE SUN_JUN 21st_9 AM



VIEWS FROM THE SUN_JUN 21st_10 AM



VIEWS FROM THE SUN_JUN 21st_11 AM



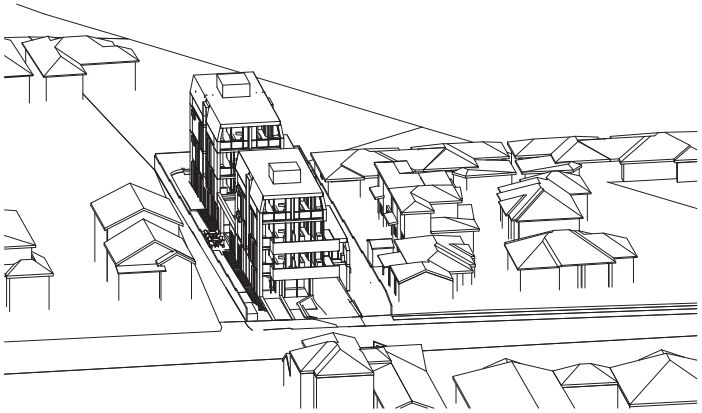
VIEWS FROM THE SUN_JUN 21st_12 PM



VIEWS FROM THE SUN_JUN 21st_1 PM



VIEWS FROM THE SUN_JUN 21st_2 PM



VIEWS FROM THE SUN_JUN 21st_3 PM

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E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

LEGEND

INTERNAL COMMUNAL OPEN SPACE

DATE STAMP - 11/09/2025 11:16:08

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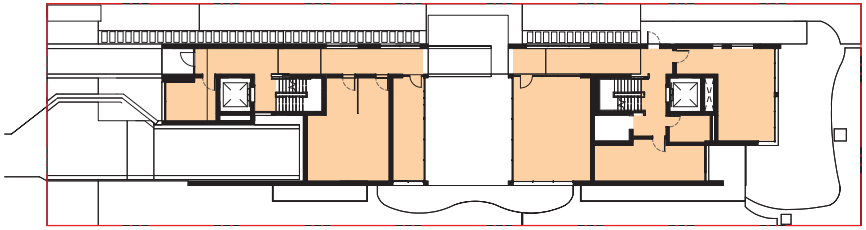
PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
VIEWS FROM THE SUN

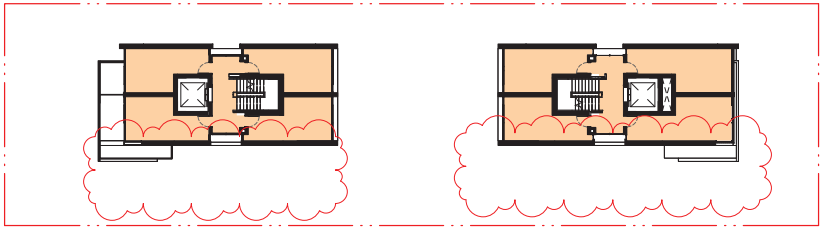
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1 : 300 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.11	G

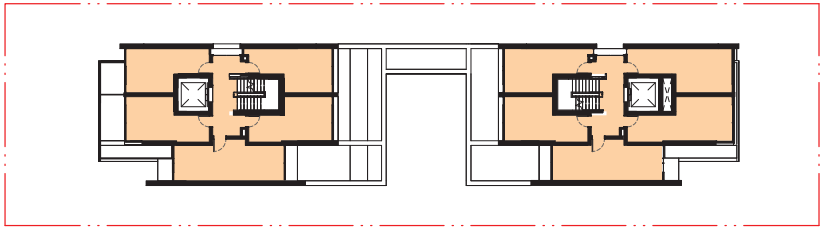
- deletion of two rooms at level 2;



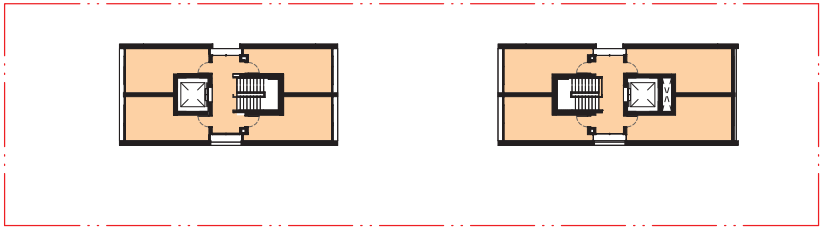
GROUND LEVEL
1 : 200



LEVEL 2
1 : 200



LEVEL 1
1 : 200



LEVEL 3
1 : 200

GFA	
LEVEL	AREA
GROUND LEVEL	260.1 m²
LEVEL 1	225.6 m²
LEVEL 2	174.5 m²
LEVEL 3	174.6 m²
TOTAL	834.9 m²

SITE AREA: 1012.6 m²

PERMISSIBLE GFA: 891.1 m²
PROPOSED GFA: 834.9 m²

PERMISSIBLE FSR: 0.88:1
PROPOSED FSR: 0.82:1

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F	03/06/2025	FOR COORDINATION	PS
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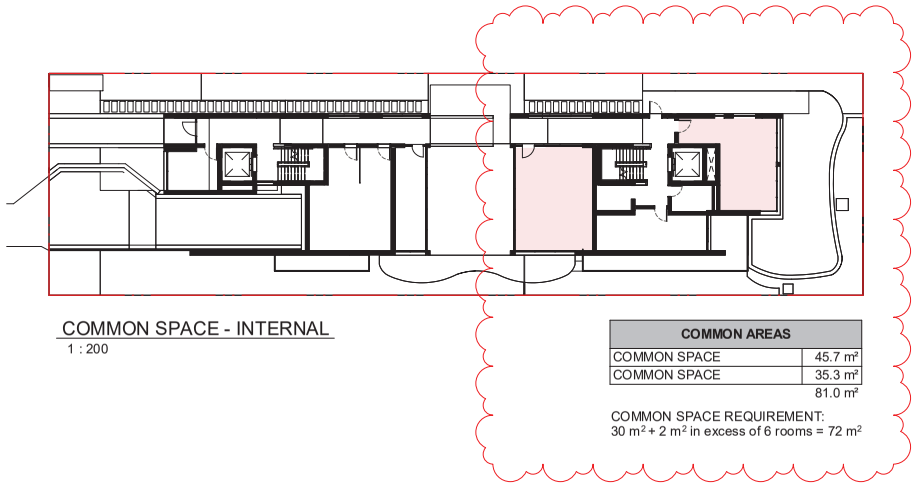
PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
GFA CALCULATION

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.31	G

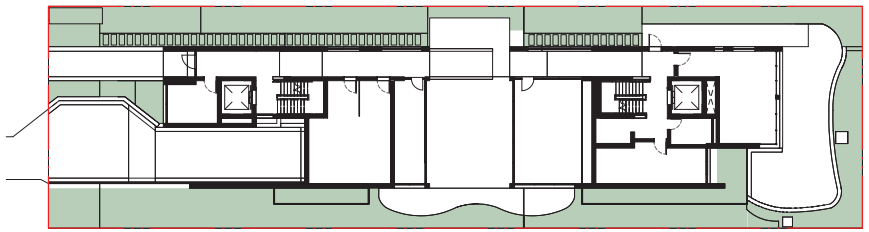
- revision to ground level common room including addition of second common room to the rear of the building;
- amended landscape design and OSD design as requested by Council's architect;



COMMON SPACE - INTERNAL
1 : 200

COMMON AREAS	
COMMON SPACE	45.7 m²
COMMON SPACE	35.3 m²
	81.0 m²

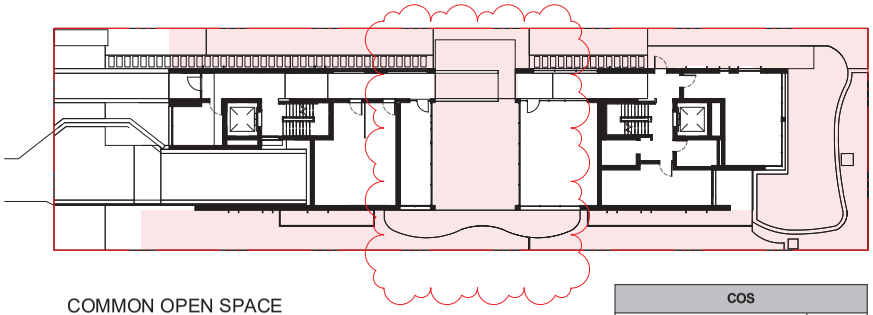
COMMON SPACE REQUIREMENT:
30 m² + 2 m² in excess of 6 rooms = 72 m²



LANDSCAPE GROUND LEVEL
1 : 200

LANDSCAPE	
LANDSCAPE	330.9 m²

SITE AREA = 1,012.6m²
NO % OF LANDSCAPE REQUIREMENT
PROPOSED LANDSCAPE AREA = 32.7% OF SITE AREA

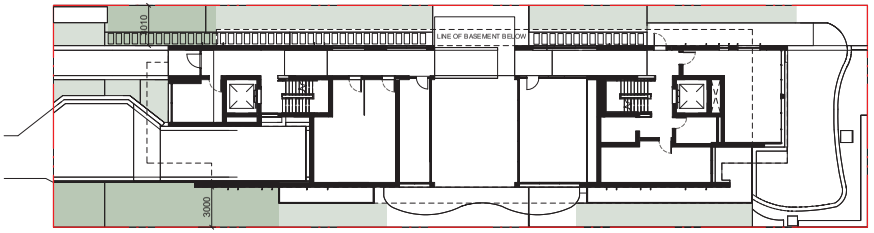


COMMON OPEN SPACE
1 : 200

COS	
COS	456.8 m²

COMMUNAL OPEN SPACE REQUIREMENT:
20% of SITE AREA =20% of 1,012.6m2 = 202.4 m²

PROPOSED COMMUNAL OPEN SPACE: 456.8m²
(45% of SITE AREA)



DEEP SOIL
1 : 200

Deep Soil more than 3 m
Deep Soil less than 3 m

DEEP SOIL		
More than 3m	Less than 3m	Total
94.9 m²	105.4 m²	200.3 m²

DEEP SOIL AREA REQUIREMENT:
25% of the required open space area
25% of 202.4 m²= **50.63 m²**

PROPOSED DEEP SOIL AREA:
94.9m² = 46.9% of the required open space area

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E	31/03/2025	FOR COMMENTS	PS
F	03/06/2025	FOR COORDINATION	PS
G	12/09/2025	FOR APPROVAL	PS

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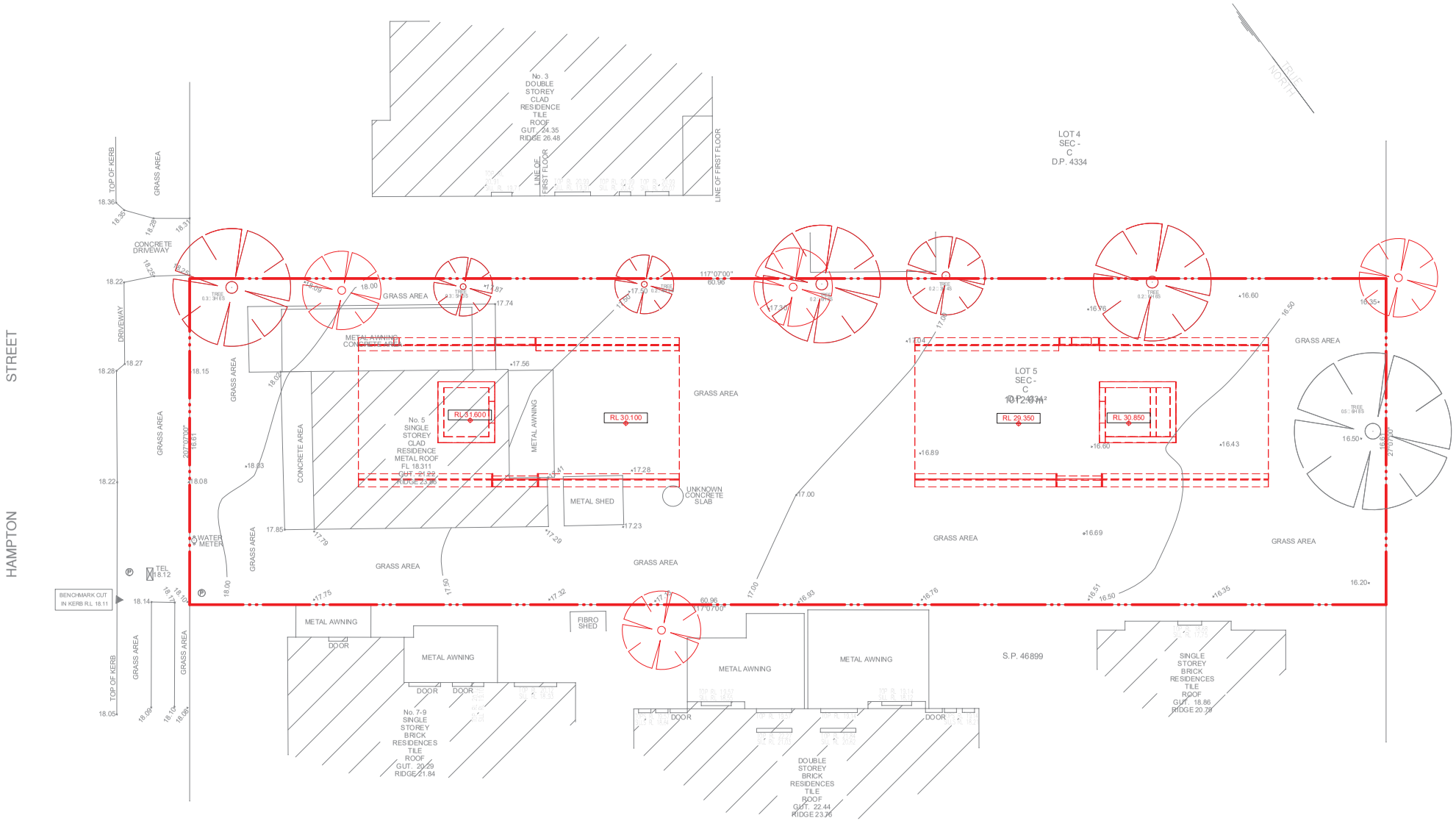
CLIENT
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PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
C.O.S, LANDSCAPE CALCULATION & DEEP SOIL

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.32	G



Note: comparative plan of the highest RIs of the proposed with those of the survey to indicate that they do not exceed 20m from the HOB.

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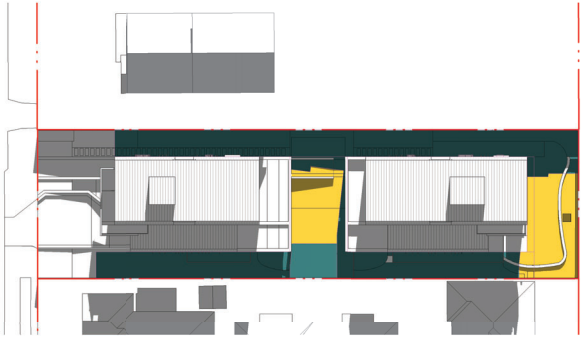
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5 HAMPTON STREET
FAIRFIELD NSW 2165

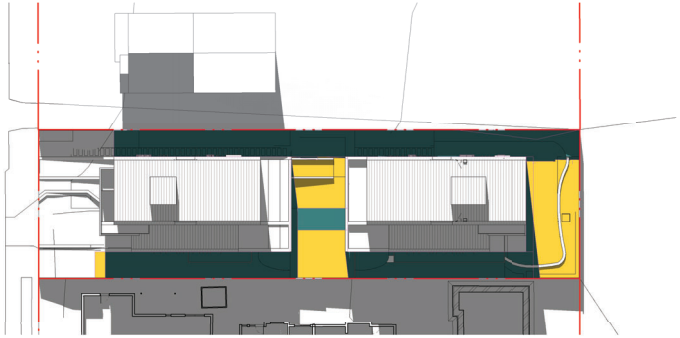
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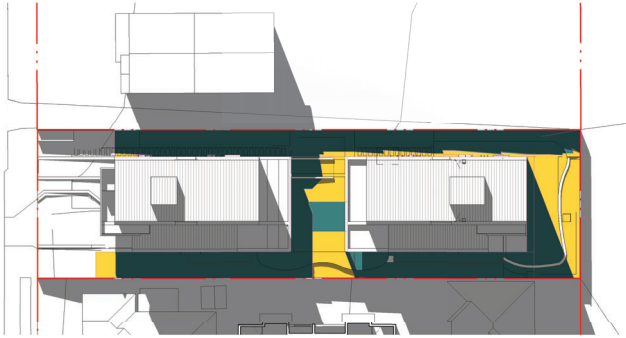
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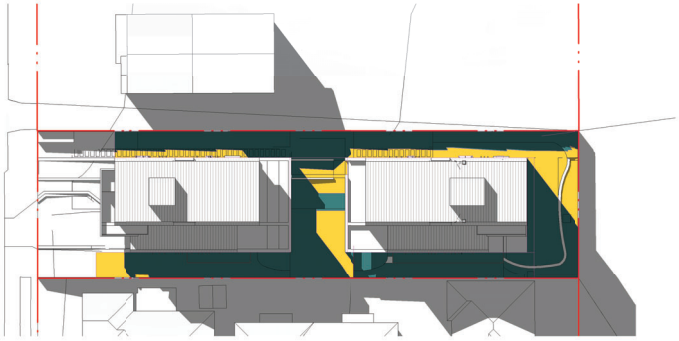
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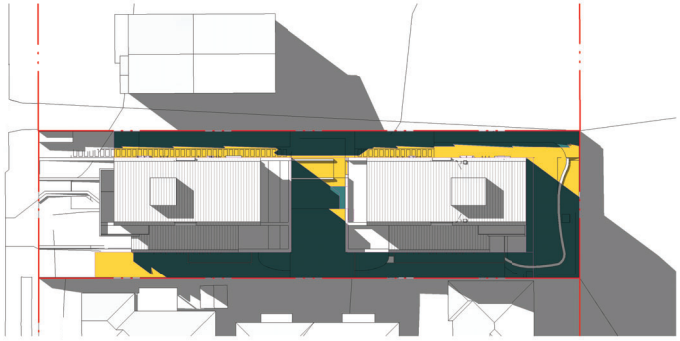
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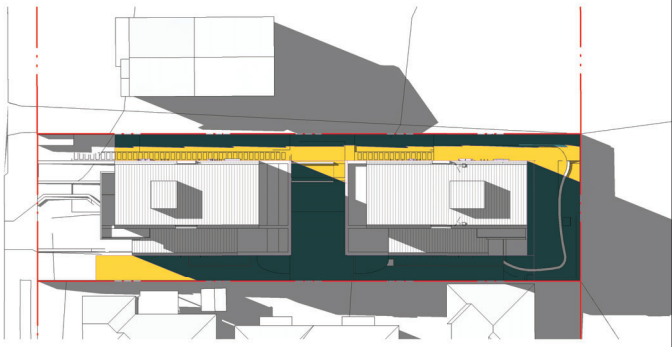
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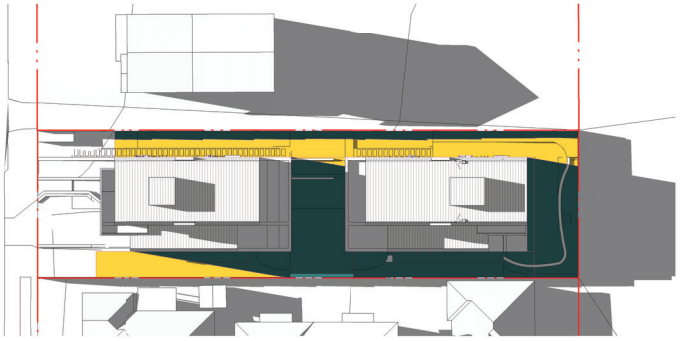
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COS - SOLAR ANALYSIS - 1PM
1 : 300



COS - SOLAR ANALYSIS - 2PM
1 : 300



COS - SOLAR ANALYSIS - 3PM
1 : 300

COMMUNAL OPEN SPACE REQUIRED:
20% of Site Area = 202.4 m^2

50% OF COMMUNAL OPEN SPACE TO ACHIEVE 3H OF SUN:
50% OF 202.4m^2=**101.2m^2**

COS - SOLAR ANALYSIS	
Level / Unit No_MPI	**SUN**
9:00	138.3 m²
10:00	134.7 m²
11:00	104.3 m²
12:00	98.9 m²
13:00	96.5 m²
14:00	118.9 m²
15:00	149.5 m²

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D	25/02/2025	RFIs	PS
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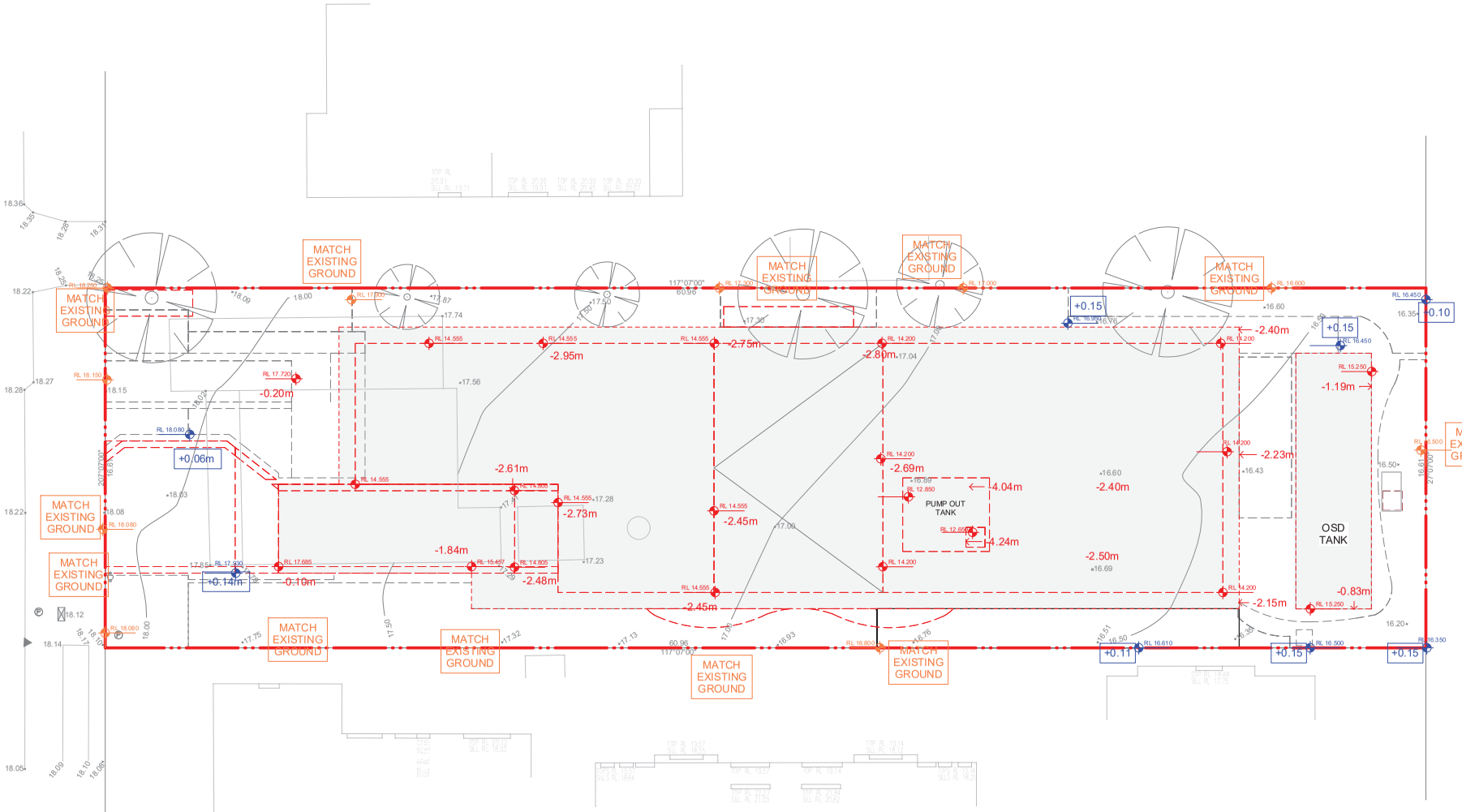
CLIENT
AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
COS - SOLAR ANALYSIS

SCALE	DATE	DRAWN	CHECKED
1 : 300 @A1	12/09/2025	MH	PS

JOB	DRAWING	REVISION
23059	DA7.34	G



TOTAL OVERALL VOLUMES:

FILL:	21m³
CUT:	1574m³

PROPOSED RLs MATCHING EXISTING

XXX MATCH EXISTING GROUND

PROPOSED RLs ABOVE GROUND

+X.XX FILL

PROPOSED RLs BELOW GROUND

-X.XX CUT

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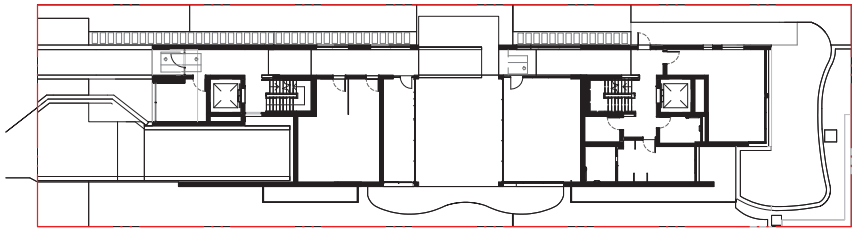
CLIENT
AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
HAMPTON ST FAIRFIELD
5 HAMPTON STREET
FAIRFIELD NSW 2165

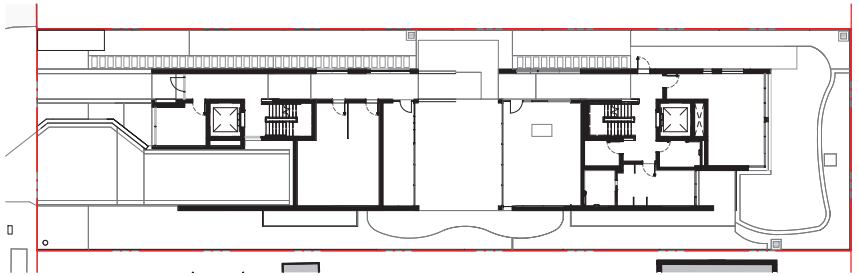
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CUT AND FILL DETAILS PLAN

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JOB	DRAWING	REVISION
23059	DA7.42	C

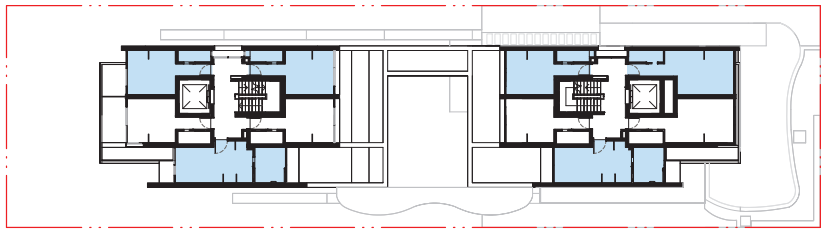


GROUND LEVEL
1 : 200

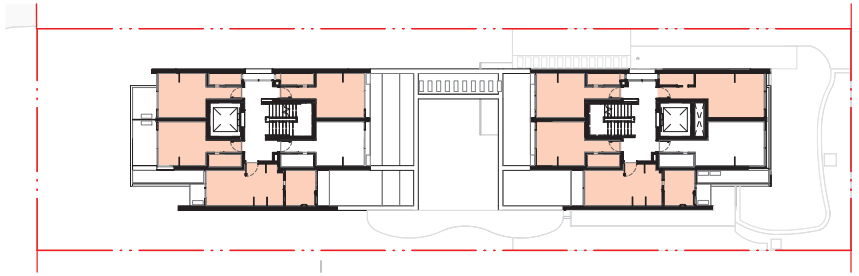


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1 : 200

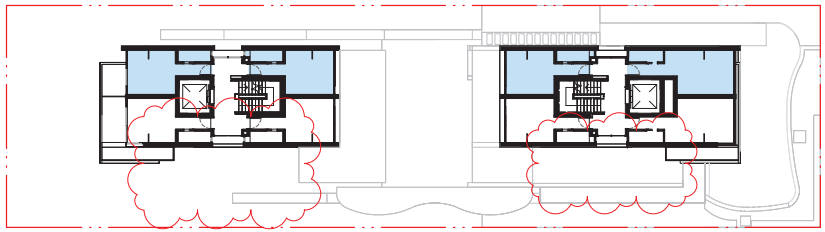
- deletion of two rooms at level 2;



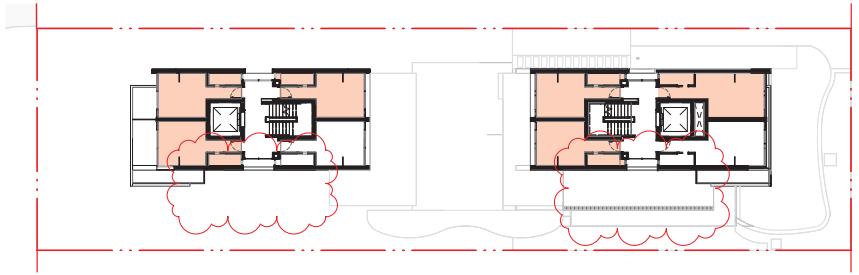
LEVEL 1
1 : 200



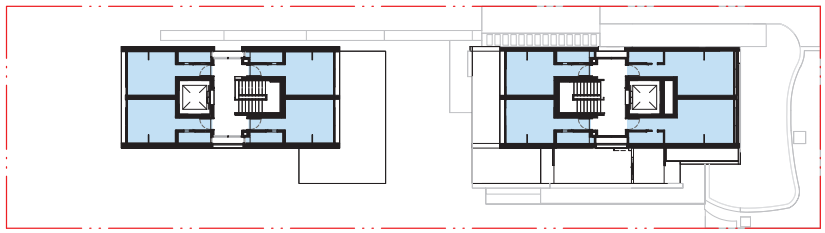
LEVEL 1
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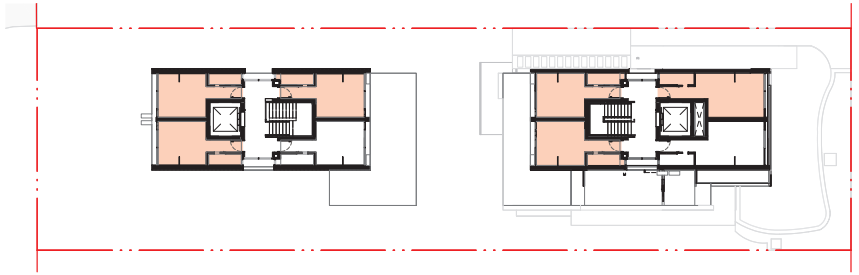
LEVEL 2
1 : 200



LEVEL 2
1 : 200



LEVEL 3
1 : 200



LEVEL 3
1 : 200

CROSS VENTILATION:

VENTILATED UNITS:	18
TOTAL OF UNITS:	27
% CROSS VENTILATION:	**66.7%**
MINIMUM REQUIRED:	**60%**

SOLAR ACCESS:

UNITS WITH WINDOWS TO NORTH OR EAST:	21
TOTAL OF UNITS:	27
% SOLAR ACCESS:	**77.8%**
MINIMUM REQUIRED:	**70%**

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AUSTRALIAN HOUSING INVESTMENT GROUP

PROJECT
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5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
SOLAR ACCESS AND CROSS VENTILATION

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
23059	DA7.61		B



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5 HAMPTON STREET
FAIRFIELD NSW 2165

DRAWING TITLE
3D VIEWS

SCALE	DATE	DRAWN	CHECKED
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5 Hampton Street
Fairfield, NSW

Australian Housing Investment Group

BCA Compliance Report

Holmes Australia Netherlands New Zealand USA

Version D
25 August 2025
147912.00.CBCA01d

Holmes Australia LP
Suite 6.03, 68 Harrington Street, The Rocks, NSW 2000
Brisbane
Melbourne
holmesanz.com

Document Control

Project: 5 Hampton Street, Fairfield, NSW

Project No. 147912.00

Version	Date	Status	Prepared	Reviewed
A	7 March 2024	Draft - Preliminary Issue for Review	RTL	SJR
B	27 March 2024	Final Issue	RTL	SJR
C	6 May 2024	Final Issue	RTL	SJR
D	25 August 2025	Final Issue	JCW	SJR

Version	Extent of Revision
B	Finalization based on stakeholder comments and updated architectural drawings.
C	Minor update to summaries to provide clarification.
D	Update based on revised design and update to BCA 2022 A2.

This report caters specifically for the requirements for this project, the client and associated regulatory / approval process. No warranty is intended or implied for use by any other third party and no responsibility is undertaken to any other third party for any material contained herein.

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Written By:

[redacted]

Jason Wong
FIRE ENGINEER
BMechEng(Hons)

Reviewed By:

[redacted]

Sarnia Rusbridge
Principal
MEFireE, BEMech (Hons), NER, CPEng
Registered Certifier – Fire Safety (BDC0722)

About Holmes

Holmes is a professional engineering consultancy firm which, in Australia, specialises in fire engineering, offering performance-based designs, structural fire engineering and BCA assessments. With offices in Brisbane, Sydney and Melbourne these services are provided for all building classifications, both new and existing, and infrastructure projects.

Our team has extensive experience in delivering performance-based fire engineering solutions for technically challenging projects, to enable a client integrated and holistic design to complement the project brief.

Our commitment to providing a superior service and value to our clients is reflected in our best for project solutions. We do this by finding innovative and pragmatic safety solutions that complement the architectural designs of buildings and meet the needs of Clients, Emergency Services, Approval Authorities and the building users. Effective communication with all stakeholders is crucial to establishing ongoing relationships and delivering a successful project outcome.

Holmes has ISO 9001 accreditation and continue to improve our processes and record keeping ensuring every project and client receive a service to exceed expectation.

As part of the broader Holmes group, our Australia, New Zealand, US and Netherlands teams deliver solutions for complex problems through our practices in Structural, Civil and Fire Engineering.

For more information about Holmes, please visit www.holmesanz.com.

Executive Summary

This document constitutes a Building Code of Australia 2022, Volume 1, Amendment 2, (BCA) fire safety assessment for the proposed four-storey co-living building (four above ground + one basement) to be located at 5 Hampton Road, Fairfield, NSW.

The subject building will incorporate a Class 7a basement carpark, and Ground Level to Level 3 will incorporate 27 residential Class 3 Sole Occupancy Units (SOUs) and communal rooms. The building is under 25 m in effective height and is less than 6,000 m² in area with fire compartments under 2,000 m².

A number of BCA Deemed-to-Satisfy compliance concerns have been identified, as summarised in Table 1, with recommended actions as noted. This BCA report has been prepared for the purpose of providing concept design input only. The non-compliances are to be addressed within a Performance Based Fire Engineering Report prior to issue of the Construction Certificate. This will allow for the development to comply with the BCA.

Table 1: BCA Deemed-to-Satisfy Compliance Issues and Recommended Action

Item	Compliance Issue	Recommended Action
1	C2D2 Type of construction required C4D12 Bounding construction: Class 3 buildings	-/60/60 fire rated construction with a -/60/30 fire rated doorset to be provided to Ground Floor communal room, or a Performance Solution provided to address the room not being fire separated from the public corridor.
2	C2D2 Type of construction required	240/240/240 fire rated construction with a -/240/30 fire rated doorset to be provided to Ground Floor waste room, or a Performance Solution be provided to address (90)/90/90 FRLs.
3	C3D7 Vertical separation of openings in external walls	Performance Solution to be provided to address non-compliant spandrels if AS 2118.1 or AS 2118.4 sprinkler system not provided.
4	C4D9 Fire-isolated exits	Performance Solution to be provided to address the provision of non-fire-isolated exits.
5	D2D4 When fire-isolated stairways and ramps are required	Performance Solution to be provided to address the provision of non-fire-isolated exits.
6	D2D12 Travel via fire-isolated exits	Performance Solution to be provided to address the discharge of required fire-isolated exits.
7	D2D15 Discharge from exits	Performance Solution to be provided to address Basement exit discharge paths merging.
8	D3D5 Separation of rising and descending stair flights	Performance Solution to be provided to address the non-separation of the flights.

This report is provided in accordance with the fee proposal (147912.00.FP01a, 17 November 2023) and 'Agreement for the Provision of Consulting Engineering Services', dated 28 February 2024, as executed between Holmes Australia LP and the Client. Holmes is a New Zealand limited partnership formed under the New Zealand Limited Partnerships Act 2008. No obligations in contract exist between Holmes Australia LP and any other party.

It is assumed that the assumptions and limitations of this report are read and understood. Holmes should be contacted if there are any queries in regard to the content. Holmes takes no responsibility for the misinterpretation by others. This assessment presents Holmes's interpretation of the Deemed-to-Satisfy Provisions of the BCA. Others may have a differing interpretation.

Contents

1 Introduction 7
2 Building and Occupant Characteristics 9
3 Building Assessment 12
4 Report Basis Information 29
5 Conclusion 30

Appendices

Appendix A FRL of Building Elements 31

1 INTRODUCTION

1.1 Report Purpose

This report provides an assessment of the level of compliance for the proposed building, which is to be located at 5 Hampton Street, Fairfield, NSW, against the Deemed-to-Satisfy Provisions of Sections C, D (excluding Part D4), E, and G6 of the Building Code of Australia, Volume 1 of the National Construction Code of Australia, 2022 Amendment 2 (BCA)[1].

The proposed four-storey building is intended for use as a co-living development. Co-living housing provides compact rental accommodation for a range of occupants, with minimum tenancies of 3 months, and contains ready-to-occupy private and shared spaces. The building will incorporate a Class 7a basement carpark and Class 3 Sole Occupancy Units (SOUs) and communal rooms on Ground Level to Level 3. The building is under 25 m in effective height and is less than 6,000 m² in area with fire compartments under 2,000 m².

An inspection was not undertaken due to the proposed nature of the works.

1.2 Relevant Stakeholders

The relevant stakeholders for the subject project are listed in Table 1-1.

Table 1-1: Relevant Stakeholders

Name	Company	Role
Oliver Alameri	Australian Housing Investment Group	Client
Peter Brown	Marchese Partners	Architect
Sarnia Rusbridge	Holmes	BCA Consultant / Fire Engineer

1.3 Assumptions

This BCA assessment has been prepared based upon information provided to Holmes. Holmes has not verified the accuracy or completeness of this information and assumes that the information provided is accurate and complete. Holmes shall not be responsible for any errors or omissions which may be incorporated into this report as a result.

It is assumed that the limitations and assumptions of this report are read and understood. The author of this report should be contacted if there are any queries in regard to the content. Holmes takes no responsibility for the misinterpretation by others.

[1] The Australian Building Codes Board, National Construction Code, Volume One, Amendment 2, Building Code of Australia 2022, ACT, Australia: Australian Building Codes Board, 2025

1.4 Limitations

A number of issues within the BCA are recognised to be interpretive. Where these issues are encountered, interpretations have been made consistent with Holmes policy which is believed to be in accordance with standard industry practice.

Unless specifically requested by the client or stated in this report, issues above and beyond the BCA fire safety requirements have not been considered. This may include, but not be limited to, property protection, business continuance, egress for persons with disabilities and extent or availability of insurance. This report does not include review of the subject building against the following documents and provisions:

1) The detailed requirements of each Australia Standard referenced within the BCA that has been cited as being relevant to this development;
2) Requirements of Energy Australia for substations;
3) The Disability Discrimination Act, Work Health & Safety legislation and Dangerous Goods; and
4) The Deemed-to-Satisfy Provisions of Section B "Structure" (this Section includes structural requirements for the building that would need to be reviewed by a structural engineer); Part D3 (Access for People with Disabilities); Section F (Health & Amenity); and Section J (Energy Efficiency).

2 BUILDING AND OCCUPANT CHARACTERISTICS

2.1 Description of Building

The building is Class 3 building intended for co-living with a Class 7a Basement containing carparking and storage. The storage is less than 10% of the Basement floor area and therefore is ancillary and not categorized as Class 7b. Ground Level contains a manager's office, SOUs, including accessible SOUs, a communal room, and a laundry room. Level 1 – Level 3 contain residential SOUs. A 3D render of the building is shown in Figure 2-1.



Figure 2-1: 3D Building Render

2.2 Building Code of Australia Summary

The general description of the building under the BCA Deemed-to-Satisfy Provisions is as indicated in Table 2-1.

Table 2-1: BCA General Description

BCA Clause		Description
A1G4	Effective Height	10.05 m
A6	Classification	Class 3 – Residential Class 7a – Carpark Class 7b – Storage
C2D2	Type of Construction Required	Type A construction
C2D3	Rise in Storeys	4, with 5 storeys contained
C3D3	Floor Area and Volume Limitations	Class 7 Maximum floor area: 5,000 m^2 Maximum volume: 30,000 m^3 Area and volume limitations do not apply to Class 3 buildings or to a carpark provided with a sprinkler system other than an FPAA101D or FPAA101H system. Carpark and storage area are less than the area and volume limitations.

2.3 Occupant Characteristics

Occupants may be from a wide range of cultural, educational, demographic, and religious backgrounds. The diversity in backgrounds can result in different behaviours and actions in the event of a fire. People with disabilities may also be present to the same proportion as expected within the general population. The occupancy of the building is sufficiently large and uncensored to assume that there will be a mix of abilities amongst the individuals. It will however be assumed that nobody in the building needs to be transported in a bed or via a stretcher to evacuate the building (other than in a medical emergency).

Although a Class 3 building is generally a place of transient accommodation, occupants in the subject building are expected to be familiar with the building as the minimum length of stay is 3 months. Occupants are expected to be familiar with the location of the exits as they would either use the stairs or the lift opposite the stairs for daily movement between floors. Visitors are expected to be accompanied by their host.

Once aware of the fire, occupants are expected to engage in pre-movement activities such as getting out of bed (if asleep), getting dressed, gathering family members or belongings, or investigating the fire and possibly attempting to extinguish it. Pre-movement activities are individual and depend on how occupants perceive the threat from the fire as well as the factors such as prior experience, training and social influence.

Based on the occupant density specified within Table D2D18 of the BCA for the carpark and the number of beds in the SOUs, the expected occupant load is provided within Table 2-2. Type 1 and 2 units can accommodate 1 person and Type 3 units can accommodate 2 persons.

Table 2-2: Number of Occupants

Floor / Area	Area	Density	No. of Occupants
Basement – Class 7a	329m²	30 m²/person	11
Ground – Class 3	-	1 x Type 2	1
Level 1 – Class 3	-	6 x Type 1, 2 x Type 2, 2 x Type 3	12
Level 2 – Class 3	-	6 x Type 1, 2 x Type 3	10
Level 3 – Class 3	-	6 x Type 1, 2 x Type 3	10

3 BUILDING ASSESSMENT

3.1 SECTION C

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
Part C2 – Fire Resistance and Stability							
C2D2 Type of construction required	The type of construction is based on the building's rise in storeys and classification (refer to Table C2D2). Use is considered ancillary if less than 10% of the floor area. The Ground Floor storage area currently accounts for 10.6% so is a separate classification. Rooflights to be more than 3 m from a boundary, a rooflight in another SOU, and any part of the building which projects above.	Type A construction is required. The Fire Resistance Level (FRL) is generally: Carpark (Class 7a): (120)/120/120 Residential (Class 3): 90/90/90 and -/60/60 Storage (Class 7b): 240/240/240 Common room rooflights 3 m from SOU windows and boundaries. Ground Floor communal room is not fire separated from the public corridor.	☐	☐	☐	☒	☒
C2D3 Calculation of rise in storeys	Calculation of rise in storeys	The subject building has a rise in storeys of 4, with 5 storeys contained.	☒	☐	☐	☐	☐
C2D4 Buildings of multiple classification	The most fire-resisting type of construction required for the building applies to all storeys based on the classification applying to the top storey applying to all storeys.	Noted	☒	☐	☐	☐	☐
C2D5 Mixed types of construction	Allowable where different building areas are separated in accordance with Clause C3D8 and the Type of construction is determined in accordance with C2D2 or C2D4.	Noted	☒	☐	☐	☐	☐
C2D6 Two storey Class 3 buildings	Allows subject building to be of Type C construction if the building has a rise in storeys of two, access to two exits or direct access to a road.	Noted	☒	☐	☐	☐	☐
C2D7 Class 4 parts of buildings	Requires Class 4 parts of a building to have the same FRL as Class 2 parts in the same type of construction.	Noted	☒	☐	☐	☐	☐
C2D8 Open spectator stands and indoor sports stadiums	Concessions allowing for Type C construction.	Noted	☒	☐	☐	☐	☐
C2D9 Lightweight construction	Lightweight construction must comply with the requirements of Specification 6.	To comply where provided.	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
C2D10 Non-combustible building elements	In Type A buildings, external walls and common walls (including all components incorporated therein), flooring and floor framing of lift pits, non-loadbearing fire resisting internal walls, and most shafts are required to be non-combustible. The following materials are not required to be non-combustible: gaskets, caulking, sealants, termite management systems, glass including laminated glass and associated adhesives including tapes, thermal breaks associated with glazing systems, damp-proof courses, compressible fillers and backing materials, isolated construction packers and shims or blocking for fixing fixtures; or fixings, including fixing accessories; or acoustic mounts, waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level, joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm, weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements, wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction, reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout, a paint, lacquer or a similar finish or coating, adhesives, including tapes, associated with stiffeners for cladding systems, and fire-protective materials and components required for the protection of penetrations. A number of materials are permitted to be used where a non-combustible material is required including; plasterboard, perforated gypsum lath with a normal paper finish, fibrous-plaster sheet, fibre-reinforced cement sheeting, certain pre-finished metal sheeting, certain sarking type materials, and certain bonded laminated materials.	To comply	☐	☒	☐	☐	☐
C2D11 Fire hazard properties	Materials and assemblies to comply with relevant fire hazard properties in Specification 7. For a Class 3 building fitted with a sprinkler system, the following generally applies: ▪ Floor linings and coverings: Critical radiant flux not less than 1.2 kW/m² and smoke development rate not exceeding 750 percent-minutes. ▪ Wall and ceiling linings: group numbers 1, 2, or 3 are permitted both in public corridors and in other areas, smoke growth rate index not more than 100 or average specific extinction area less than 250m²/kg.	To comply	☐	☒	☐	☐	☐
C2D12 Performance of external walls in fire	Concrete external walls that could collapse as complete panels in a building with a rise in storeys of not more than two, must comply with Specification 8.	Not applicable	☒	☐	☐	☐	☐
C2D13 Fire-protected timber: Concession	Fire-protected timber in a Class 3 building may be used wherever an element is required to be non-combustible, provided the building is less than 25 m in height, has cavity barriers and non-combustible insulation, and is sprinkler protected (other than FPAA systems).	Not applicable	☒	☐	☐	☐	☐
C2D14 Ancillary elements	An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible, unless it is non-combustible or is a permitted attachment.	Any attachments are to comply.	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
C2D15 Fixing of bonded laminated cladding panels	In a building required to be of Type A construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame. The following needs to comply: laminated glass systems, layered plasterboard products, perforated gypsum lath with a normal paper finish, fibrous-plaster sheets, fibre-reinforced cement sheeting or a component of a garage door.	To comply	☐	☒	☐	☐	☐
Part C3 – Compartmentation and Separation							
C3D3 General floor area and volume limitations	Class 7 Maximum floor area: 5,000 m^2 Maximum volume: 30,000 m^3	Area and volume limitations do not apply to Class 3 buildings. Area and volume limitations do not apply to Class 7a areas provided with a sprinkler system other than an FPAA101D or FPA101H system. The floor area and volume of the carpark and storage area do not exceed the maximum allowable sizes. Subject area ~ 500 m^2 Subject volume ~ 1,400 m^3	☐	☐	☒	☐	☐
C3D4 Large isolated buildings	The size of a fire compartment in a building may exceed that specified in Table C3D3.	Not applicable	☒	☐	☐	☐	☐
C3D5 Requirements for open spaces and vehicular access	Outlines requirements for open space and vehicular access.	Not applicable	☒	☐	☐	☐	☐
C3D7 Vertical separation of openings in external walls	Vertical separation by a spandrel or horizontal projection is required to openings in external walls located directly above other external openings, in Type A buildings, other than where protected by a sprinkler system other than an FPAA system.	Compliant spandrels and projections to be provided other than to the south block southern openings between Ground and Level 1 and Level 1 and Level 2 as the spandrel is not in the same plane as the openings. Note that provision of an AS 2118.1 or AS 2118.4 sprinkler systems means that spandrels are not required,	☐	☐	☐	☒	☒
C3D8 Separation by fire walls	Fire walls must be constructed in accordance with Specification 5. Openings in walls must not reduce the FRL of the wall.	Separation of carpark and residential lobbies provided on Basement. Separation of storage on Ground Level.	☐	☒	☐	☐	☐
C3D9 Separation of classifications in the same storey	Parts to be separated by a fire wall with the higher FRL specified in Specification 5 or the entire storey is constructed to the higher FRL.	Separation of carpark and residential lobbies provided on Basement. Separation of storage on Ground Level.	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
C3D10 Separation of classifications in different storeys	In a building of Type A construction, the FRL of the floor between storeys is to be that of the lower storey.	120/120/120 fire rated slab between Basement and Ground Floor. 240/240/240 fire rated slab between Ground Floor waste room and Level 1.	☐	☒	☐	☐	☐
C3D11 Separation of lifts shafts	FRL for the separation of lift shafts connecting more than 2 storeys (3 storeys if sprinklered) as per Specification 5 for Type A buildings.	Lift shafts to achieve a 90/90/90 FRL Class 3 and 120/120/120 Class 7a.	☐	☒	☐	☐	☐
C3D12 Stairways and lifts in one shaft	Stairways and lifts must not be located in the same shaft if either one is required to be in a fire-resisting shaft.	Complies	☐	☐	☒	☐	☐
C3D13 Separation of equipment	Lift motors, lift control panels, emergency generators, central smoke control plants, boilers or batteries must be fire separated from the remainder of the building.	Lift motor room and controls must have separating construction achieving an FRL not less than 120/-/-.	☐	☒	☐	☐	☐
C3D14 Electricity supply system	FRLs required for the separation of electricity substations and main switchboards sustaining emergency equipment.	To comply	☐	☒	☐	☐	☐
C3D15 Public corridors in Class 3 buildings	In a Class 3 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls complying with S11C2.	Complies based on separation from the carpark via northern stair.	☐	☒	☐	☐	☐
Part C4 – Protection of Openings							
C4D3 Protection of openings in external walls	External openings within 3 m of a side or rear boundary or 6 m from the far boundary of a road (other than at ground level) or another building must be protected in accordance with Clause C4D5 and must not occupy more than 1/3 the area of the external wall.	Openings more than 3m from side or rear boundaries.	☐	☐	☒	☐	☐
C4D4 Separation of external walls and associated openings in different fire compartments	External openings within the minimum distances (Table C4D4) to other fire compartments must be protected in accordance with Clause C4D5 and those parts of each wall needs an FRL not less than 60/60/60.	Not applicable	☒	☐	☐	☐	☐
C4D5 Acceptable methods of protection	Requirements for the protection of external openings by fire rated doors and windows, fire rated glass, fire rated shutters, and wall wetting sprinklers.	Noted	☒	☐	☐	☐	☐
C4D6 Doorways in fire walls	Doors in fire walls must maintain the integrity of the fire wall and must not exceed ½ the length of the fire wall.	Door in the fire wall separating carpark and residential to achieve -/120/30 FRL. Door in waste room to achieve -/240/30 FRL.	☐	☒	☐	☐	☐
C4D7 Sliding fire doors	Installation requirements for automatic closing sliding fire doors in a fire wall.	None proposed	☒	☐	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
C4D8 Protection of doorways in horizontal exits	Installation requirements for doorways in horizontal exits.	None proposed	☒	☐	☐	☐	☐
C4D9 Openings in fire-isolated exits	Doorways in fire-isolated exits which do not open to a road or open space must be -/60/30 fire rated and self-closing or automatic closing.	Stairs are required to be fire-isolated, hence are required to be provided with fire rated doorsets.	☐	☐	☐	☒	☒
C4D10 Service penetrations in fire-isolated exits	Fire-isolated exits must not be penetrated by any services other than electrical wiring in accordance with D3D8(6), ducting associated with the pressurisation system constructed of material with an FRL not less than -/120/60 where it passes through other parts of the building, or water supply pipes serving fire services and test drainpipes.	To comply	☐	☒	☐	☐	☐
C4D11 Openings in fire-isolated lift shafts	Doorways to fire-isolated lift shafts must be protected by -/60/- fire doors that comply with AS 1735.11. Lift indicator panels must be backed by construction no less than -/60/60 if it exceeds 35000 mm^2 in area.	To comply	☐	☒	☐	☐	☐
C4D12 Bounding construction: Class 3 buildings	Doorways from SOUs and common areas in Type A buildings to be self-closing -/60/30 fire rated doorsets. Other openings must maintain the integrity and insulation performance of the wall.	To be provided to all SOUs and common rooms. Ground Floor communal room is not fire separated from the public corridor.	☐	☐	☐	☒	☒
C4D13 Openings in floors and ceilings for services	In a Type A building, a service passing through a floor or ceiling required to have an FRL must be protected by a shaft complying with Specification C5 or be protected in accordance with Clause C4D15.	To comply	☐	☒	☐	☐	☐
C4D14 Openings in shafts	In a Type A building, openings in shafts must be protected by- (a) If it is a sanitary compartment - a door or panel which, together with its frame is non-combustible or has an FRL of not less than -/60/30; or (b) a self-closing -/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than -/60/30; or (d) if the shaft is a garbage shaft – a door or hopper of non-combustible construction.	To comply	☐	☒	☐	☐	☐
C4D15 Openings for service installations	Where services penetrate a fire-rated building element, they must maintain the FRL of the element they penetrate and be a tested system or installed in accordance with Specification 13.	To comply	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
C4D16 Construction joints	(1) Construction joints, spaces and the like in between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner - a) Identical with prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve required FRL; or b) That differs from prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL. (2) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2. (3) The requirements of (1) do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification 9.	To comply	☐	☒	☐	☐	☐
C4D17 Columns protected with lightweight construction to achieve an FRL	Columns protected with lightweight construction to achieve an FRL must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL.	To comply if provided.	☐	☒	☐	☐	☐

3.2 SECTION D

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
Part D2 – Provision for Escape							
D2D3 Number of exits required	Every building must have access to at least one exit from each storey without passing through another SOU.	Complies	☐	☐	☒	☐	☐
D2D4 When fire-isolated stairways and ramps are required	In Class 3 buildings, each stairway or ramp serving as a required exit must be fire-isolated where it passes more than two consecutive storeys. An additional storey may be included if it is for the accommodation of motor vehicles, the building is sprinkler protected (other than by FPAA101D system), or the exit is fire separated from the extra storey.	Stairways connect all storeys and are not fire-isolated.	☐	☐	☐	☒	☒
D2D5 & Spec 18 Exit travel distances	In sprinkler protected Class 3 buildings, the entrance doorway of an SOU must be no greater than 12 m from a single exit, other than on ground level where this distance may be 30 m. Every point not in an SOU must be located no more than 20 m from an exit or to a point of choice of exits.	Complies	☐	☐	☒	☐	☐
	In Class 7 buildings, every point on a floor must be located no more than 20 m from a single exit or to a point of choice of exits, to which the maximum travel to the nearest exit shall be no greater than 40 m.	Complies	☐	☐	☒	☐	☐
D2D6 Distance between alternative exits	A minimum of two exits must be provided and be distributed evenly throughout the storey with a minimum distance between exits of 9 m and travel paths leading to them not converging such that they are less than 6 m apart.	Complies for carpark. Not applicable for residential.	☐	☐	☒	☐	☐
	In a sprinkler protected Class 3 building the maximum travel distance between alternative exits must be no greater than 60 m.	Not applicable as only single exits provided.	☒	☐	☐	☐	☐
	In a Class 7a building the maximum travel distance between alternative exits must be no greater than 60 m.	Complies	☐	☐	☒	☐	☐
D2D7 Heights of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.	To comply	☐	☒	☐	☐	☐
D2D8 Width of exits and paths of travel to exits	Unobstructed width of each required exit or path of travel to an exit, and doorways, must be not less than 1 m.	To comply	☐	☒	☐	☐	☐
D2D9 Width of doorways in exits or paths of travel to exits	The unobstructed width of a doorway in a required exit or path of travel must be not less than 750 mm wide, except where it opens to a sanitary compartment or bathroom.	To comply	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
D2D10 Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or an open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i).	To comply	☐	☒	☐	☐	☐
D2D11 Determination and measurement of exits and paths of travel to exits	(a) The required width of a stairway or ramp in a required exit or path of travel to an exit must- i. be measured clear of all obstructions; and ii. extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18.	Noted	☒	☐	☐	☐	☐
D2D12 Travel via fire-isolated exits	A doorway from a room must not open directly into a fire-isolated exit unless it is from a public corridor, an SOU occupying the entire storey, or a sanitary compartment.	Not applicable	☒	☐	☐	☐	☐
	Each fire-isolated exit must provide independent egress directly to open space, or to an area within the building that is open for at least 2/3 of the perimeter.	The stairways are required to be fire-isolated and discharge within the building to areas not open for 2/3 of the perimeter.	☐	☐	☐	☒	☒
	A path of travel from a fire-isolated exit discharge must not pass within 6 m of unprotected openings in the building's external walls. Openings within 6 m to be protected in accordance with Clause C4D5 and part of the wall must have an FRL of not less than 60/60/60.	The stairways are required to be fire-isolated and the discharge path to the road from the north eastern stair passes unprotected openings.	☐	☐	☐	☒	☒
	If more than two access doors open into the stair, other than from a sanitary compartment or the like, either a smoke lobby as per D3D7 or pressurisation must be provided.	Complies	☐	☐	☒	☐	☐
D2D13 External stairways or ramps in lieu of fire-isolated exits	Non-combustible external stairways or ramps may be used in lieu of fire-isolated exits when serving a storey below an effective height of 25 m. To be protected if within 6 m of, and exposed to any part of the external wall of the building it serves.	Not applicable	☒	☐	☐	☐	☐
D2D14 Travel by non-fire-isolated stairways or ramps	A non-fire-isolated stairway or ramp must provide continuous means of travel by its own flights to reach open space. In a Class 3 building, the distance from an SOU to open space via the non-fire-isolated stairway or ramp must be no greater than 60 m and the stairs must discharge within 15 m of a door providing egress to open space. Where two non-fire-isolated stairs are provided, they must provide separate egress to a road and be smoke separated at the level of discharge. In a Class 7 building, the distance from any point on the floor to open space via the non-fire-isolated stairway must be no greater than 80 m and the stairs must discharge within 20 m of a door providing egress to open space.	Complies if stairs addressed as non-fire-isolated.	☐	☐	☒	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
D2D15 Discharge from exits	Exits must not be blocked at the point of discharge. The path of travel to a road must have a minimum width of 1 m or of the exit. If the discharge is at a different level to the road, the path of travel must be by a ramp or stair complying with Part D requirements. Alternative exits are to discharge as far apart as practical.	Carpark stairs are not considered to discharge as far apart as practical as the paths merge at the front of the building.	☐	☐	☐	☒	☒
D2D16 Horizontal exits	Horizontal exits can be considered as required exits.	Not applicable	☒	☐	☐	☐	☐
D2D18 Number of persons accommodated	Table D2D18 provides the area per person according to the usage of the area.	Carpark: 30 m^2/person Residential: 1 or 2 persons/bedroom	☒	☐	☐	☐	☐
D2D19 Measurement of distances	Distances involving exits must be measured to the nearest part of the exit.	Note	☒	☐	☐	☐	☐
D2D20 Method of measurement	Outlines the method used to measure travel distances.	Note	☒	☐	☐	☐	☐
D2D21 Plant rooms, lift machine rooms and electricity network substations: Concession	A ladder may form part of a required exit from small plant rooms, lift machine rooms and electricity network substations.	Not applicable	☒	☐	☐	☐	☐
D2D22 Access to lift pits	Access to the lift pit must be provided either via the lowest landing doors where the pit depth is not more than 3 m, or via an access doorway where the pit depth is deeper than 3 m.	To comply	☐	☒	☐	☐	☐
Part D3 – Construction of Exits							
D3D3 Fire-isolated stairways and ramps	A stairway or ramp within a fire-resisting shaft must be constructed of non-combustible materials and local failure will not cause structural damage to, or impair the fire-resistance of, the shaft.	To comply	☐	☒	☐	☐	☐
D3D4 Non-fire-isolated stairways and ramps	In a building with a rise in storeys greater than two, non-fire-isolated stairways and ramps must be constructed in accordance with the requirements of Clause D3D3 or of concrete, steel no less than 6 mm thick, and timber with specific requirements.	To comply as fire-isolated stairs not proposed.	☐	☒	☐	☐	☐
D3D5 Separation of rising and descending stair flights	Fire-isolated stairs must have no direct connection between the rising and descending parts of the stair. Separating construction must be non-combustible and smoke proof in accordance with S11C2.	Stairs are required to be fire-isolated, hence rising and descending flights are required to be separated.	☐	☐	☐	☒	☒

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
D3D6 Open access ramps and balconies	Requirements for where an open access ramp or balcony is provided to meet the smoke hazard management requirements of E2D4 to E2D13.	Not applicable	☒	☐	☐	☐	☐
D3D8 Installations in exits and paths of travel	Access to service shafts and services other than to firefighting or detection equipment must not be provided from a fire-isolated stair, passageway or ramp. Certain services and equipment may be installed in a hallway, lobby or the like leading to a required exit or a non-fire-isolated exit if they are enclosed by non-combustible construction or fire-protective covering and smoke sealed. Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with: ▪ Lighting, detection, or pressurisation system serving the exit; or ▪ security, surveillance, or management system serving the exit; or ▪ an intercommunication system or an audible or visual alarm system in accordance with D3D27: or ▪ the monitoring of hydrant or sprinkler isolating valve.	To comply	☐	☒	☐	☐	☐
D3D9 Enclosure of space under stairs and ramps	The space below a required fire-isolated stair or ramp must not be enclosed if it is within the fire-isolated shaft. The space below a required non-fire-isolated stair or ramp must not be enclosed unless provided with construction with an FRL of 60/60/60 and a self-closing -/60/30 fire rated doorset.	Not applicable	☒	☐	☐	☐	☐
D3D10 Width of required stairways and ramps	A required stairway or ramp greater than 2 m in width counts as a width of 2 m unless it is divided by a handrail, balustrade or other barrier, continuous between landings, in 2 m divisions.	Noted	☒	☐	☐	☐	☐
D3D11 Pedestrian ramps	A fire-isolated ramp may be used in lieu of a fire-isolated stairway provided its dimensions comply with the requirements for a fire-isolated stairway. If accessible, the ramp is to comply with AS 1428.1, otherwise, the ramp may not have a gradient steeper than 1:8.	Not applicable	☒	☐	☐	☐	☐
D3D12 Fire-isolated passageways	A fire-isolated passageway must have an FRL not less than the fire-isolated stair or ramp to which it serves, or not less than 60/60/60 when tested from the outside.	Not applicable	☒	☐	☐	☐	☐
D3D13 Roof as open space	If an exit discharges to a roof, the roof must have an FRL not less than 120/120/120, and not have any openings or rooflights within 3 m of the travel path to open space.	To comply as the stairs discharge to the roof of the carpark.	☐	☒	☐	☐	☐

<table>
<tr><th>Clause</th><th>Clause Requirement</th><th>Comments</th><th>Noted / Not applicable</th><th>Compliance Achievable</th><th>Complies</th><th>Non-compliant</th><th>Performance Solution</th></tr>
<tr><td>D3D14
Goings and risers</td><td>A stairway must have not more than 18 nor less than 2 risers in each flight, consistent goings and risers as per Table D3D14 which do not have openings greater than 125 mm, and treads with a non-slip finish or nosings. Treads to be of solid construction if the stair is more than 10 m high or connects more than three storeys.
<table>
<tr><td rowspan="2">Stairway type</td><td colspan="2">Riser (R)</td><td colspan="2">Going (G)</td><td colspan="2">Quantity (2R + G)</td></tr>
<tr><td>Max</td><td>Min</td><td>Max</td><td>Min</td><td>Max</td><td>Min</td></tr>
<tr><td>Public</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr>
</table>
Required stairways must not have winders in lieu of a landing.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D15
Landings</td><td>Landings with a maximum gradient of 1:50 may be used to separate risers in each flight of a stairway. They must be not less than 750 mm in length and 500 mm in width and have a non-slip finish or nosings.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D16
Thresholds</td><td>A doorway threshold must not incorporate a step or ramp any closer than the width of the door, unless:
in a building required to be accessible by Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or
the doorway opens to a road or open space, external stair landing or external balcony; and the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D17
Barriers to prevent falls</td><td>A continuous barrier must be provided alongside any trafficable area if it is greater than 1 m above the surface beneath.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D18
Height of barriers</td><td>The height of a barrier required by D3D17 must be not less than 865 mm for stairways and landings. For all other locations it must be not less than 1 m.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D19
Openings in barriers</td><td>Openings in a required barrier must not allow a 125 mm sphere to pass through.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D20
Barrier climbability</td><td>A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D21
Wire Barriers</td><td>Where a required barrier is constructed of wire, it is deemed to meet the requirements of D3D19(1) if it is constructed in accordance with specific requirements.</td><td>None assumed to be provided.</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
<tr><td>D3D22
Handrails</td><td>Continuous handrails must be provided to at least both sides of a ramp or flight and both sides of a non-fire-isolated stair and fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like.</td><td>To comply</td><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
D3D23 Fixed platforms, walkways, stairways and ladders	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657 in lieu of D3D14, D3D15, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 in plant rooms and the like.	To comply if applicable.	☐	☒	☐	☐	☐
D3D24 Doorways and doors	Revolving doors may not form part of a required exit. Roller shutter, tilt-up, sliding, or power operated doors may be used.	Not applicable as none proposed.	☒	☐	☐	☐	☐
D3D25 Swinging doors	Swinging doors in a required exit must not encroach more than 500 mm on the travel path of exits or 100 mm when fully open. Doors must swing in the direction of egress.	To comply where doors proposed.	☐	☒	☐	☐	☐
D3D26 Operation of latch	A door in a required exit or in the path of travel (other than within residential SOUs) must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device, located between 900 mm and 1.2 m from the floor.	To comply where doors proposed.	☐	☒	☐	☐	☐
D3D27 Re-entry from fire-isolated exits	Doors in a fire-isolated exit must not be locked from the inside in a building over 25 m in effective height.	Not applicable	☒	☐	☐	☐	☐
D3D28 Signs on doors	A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to doors providing access to and from a fire-isolated stair.	Not applicable	☒	☐	☐	☐	☐
D3D29 Protection of openable windows	Window protection is required in a bedroom if 2 m or more above the floor or the lowest level of the window opening is less than 1.7 m above the floor.	To comply	☐	☒	☐	☐	☐
D3D30 Timber stairways: Concession	Notwithstanding D3D3(a), timber treads, risers, landings, and associated supporting framework of certain dimensions may be used within a fire-isolated stairway constructed from fire-protected timber in accordance with C2D13, in a sprinkler protected building.	Noted	☒	☐	☐	☐	☐

3.3 SECTION E

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
Part E1 – Fire Fighting Equipment							
E1D2 Fire hydrants	A fire hydrant system in accordance with AS 2419.1-2021 is required in a building with a floor area greater than 500 m^2 in total, this may include coverage from street hydrants. Internal hydrants may only serve the storey on which they are located.	Hydrant coverage is required.	☐	☒	☐	☐	☐
E1D3 Fire hose reels	In a Class 7 part, a fire hose reel system installed in accordance with AS 2441-2005 is required where internal fire hydrants are installed or to serve any fire compartment greater than 500 m^2. Hose reels may only serve the storey on which they are located. Hose reels to be located within 4 m of an exit or adjacent to a fire hydrant. Additional hose reels may be provided in the paths of travel to an exit to achieve coverage. Fire hose reels may not pass through fire rated doorsets.	Fire hose reels to be provided on the Basement Level if internal hydrants are provided. Fire hose reels are not required in a Class 3 parts.	☐	☒	☐	☐	☐
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	In a Class 3 building, sprinklers are required throughout the whole building if any part of the building has a rise in storeys of 4 or more.	Sprinkler protection is required. This can be provided by an AS 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012, or FPAA101H-2018 system. FPAA101D-2021 system is not permitted as the carpark accounts for more than 25 % of the total floor area.	☐	☒	☐	☐	☐
E1D14 Portable fire extinguishers	For Class 2 parts, where internal hydrants are installed or to serve any compartment larger than 500 m^2. This must be an at least 2.5 kg ABE extinguisher located within 10 m of SOU entry doors. For Class 7a parts, extinguishers to be provided in accordance with AS 2444-2001 if fire hose reels are not provided. Extinguishers also to be provided to any emergency services switchboards.	To comply Note that extinguishers are not required to Class 3 areas unless internal hydrants are provided, though it is recommended they be provided regardless.	☐	☒	☐	☐	☐
E1D15 Fire control centres	A fire control centre in accordance with Specification 19 is required for a building greater than 25 m in effective height.	Not applicable	☒	☐	☐	☐	☐
E1D16 Fire precautions during construction	Portable fire extinguishers must be provided on every storey adjacent to each exit and once the building has reached an effective height of 12 m, fire hydrants, hose reels and booster connections must be operational (other than to the two uppermost storeys).	Noted	☒	☐	☐	☐	☐
E1D17 Provisions for special hazards	Additional provisions may be required due to the quantity of materials stored or the location of the building.	Adequate provisions to be provided should EV charging points, solar panels, or the like be provided.	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
Part E2 – Smoke Hazard Management							
E2D3 General requirements	An air-handling system which does not form part of a smoke hazard management system and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment (includes SOUs) to another fire compartment must be designed and installed such that it incorporates smoke dampers and shuts down in the event of a fire.	To comply	☐	☒	☐	☐	☐
E2D8 Buildings not more than 25m in effective height: Class 3 buildings	All Class 3 areas are to be provided with an automatic smoke detection system complying with S20C4 and activate the building occupant warning system as required by S20C7.	Smoke detection and alarm system to be provided throughout in accordance with AS 1670.1-2018 noting that alarms may be omitted from common areas if an AS 2118 sprinkler system is proposed.	☐	☒	☐	☐	☐
E2D12 Class 7a buildings	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2-2012, must comply with Clause 5.5 of AS 1668.1-2015.	To comply	☐	☒	☐	☐	☐
E2D21 Provision for special hazards	Additional smoke hazard management measures not listed in E2D4 to E2D20 may be required in a building with special characteristics, function/usage, type and quantity of materials stored, or having a mix of classifications.	Adequate provisions to be provided should EV charging points, solar panels, or the like be provided.	☐	☒	☐	☐	☐
Part E3 – Lift Installations							
E3D2 Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	To comply	☐	☒	☐	☐	☐
E3D3 Stretcher facilities in lifts	Stretcher facilities must be provided in at least one emergency lift and in a passenger lift serving a storey above 12 m to accommodate a raised stretcher with dimensions of 600mm wide by 2,000 mm long at 1,400 mm height.	Not required as effective height < 12 m.	☒	☐	☐	☐	☐
E3D4 Warning against use of lifts in fire	Warning signs must be displayed near lift call buttons stating: “DO NOT USE LIFTS IF THERE IS A FIRE”	To comply	☐	☒	☐	☐	☐
E3D5 Emergency lifts	At least one emergency lift is required in buildings over 25 m in effective height and in Class 9a buildings with patient care areas at a level that does not have direct egress to a road.	Not applicable	☒	☐	☐	☐	☐
E3D6 Landings	Access and egress to and from lift well landings to comply with Parts D2, D3 and D4.	To comply	☐	☒	☐	☐	☐
E3D7 Passenger lift types and their limitations	Limitations and features for passenger lifts in accessible buildings.	To comply	☐	☒	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
E3D8 Accessible features required for passenger lifts	Features required for passenger lifts in accessible buildings.	To comply	☐	☒	☐	☐	☐
E3D9 Fire service controls	Passenger lifts serving a storey above 12 m must be fitted with a fire service recall control switch complying with E3D11 for a group of lifts or a single lift not in a group that serves the storey and lift car fire service drive control switch complying with E3D12 for every lift.	Not required as effective height < 12 m.	☐	☒	☐	☐	☐
E3D10 Residential care buildings	On levels not provided with direct access to open space, a ramp or a lift able to accommodate a stretcher is required.	Not applicable	☒	☐	☐	☐	☐
E3D11 Fire service recall control switch	Each group of lifts must be provided with one fire recall control switch located at the landing nominated by the appropriate authority.	Not required as effective height < 12 m.	☐	☒	☐	☐	☐
E3D12 Lift car fire service drive control switch	The lift car fire service drive control switch required by E3D9 must be activated from within the lift car.	Not required as effective height < 12 m.	☐	☒	☐	☐	☐
Part E4 – Visibility in an Emergency, Exit Signs and Warning Systems							
E4D2 Emergency lighting requirements	Emergency lights must be installed in every required stairway, ramp, or passageway, in corridors greater than 6 m in length, and in every required fire control centre.	To be provided in the non-fire-isolated stairs and carpark.	☐	☒	☐	☐	☐
E4D3 Measurement of distance	Distances to be measured via the shortest path of travel.	Note	☒	☐	☐	☐	☐
E4D4 Design and operation of emergency lighting	Emergency lighting systems must comply with AS/NZS 2293.1-2018.	Note	☒	☐	☐	☐	☐
E4D5 Exit signs	Clearly visible exit signs must be installed on, above, or adjacent to doors providing egress from a storey to an enclosed stair, external balcony leading to an exit, door from an enclosed stair at discharge level, a horizonal exit, doors serving as exits in a storey required to be provided with emergency lighting.	To be provided to Ground Level discharge doors and doors into the Basement stairs.	☐	☒	☐	☐	☐
E4D6 Direction signs	Exits not readily apparent to occupants must have directional signage installed in appropriate positions indicating the direction to the exit.	To be provided on above ground floors to direct occupants to the internal stairs.	☐	☒	☐	☐	☐
E4D7 Class 3 building: Exemptions	Exit signage is not required to an entrance door of an SOU.	Note	☒	☐	☐	☐	☐

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
E4D8 Design and operation of exits signs	Exit signs to be clearly visible at all times the building is legally occupied and comply with AS/NZS 2293.1-2018 or Specification 25 for photoluminescent signs.	To comply	☐	☒	☐	☐	☐
E4D9 Emergency warning and intercom systems	Required in a building with an effective height greater than 25 m, Class 3 building with a rise in storeys of more than 2 and used as accommodation of aged, children, school, disabled, Class 9a building with a floor area more than 1,000 m² or a rise in storeys of more than two, Class 9b building used as a school with a rise in storeys of more than three or a theatre with a floor area more than 1,000 m² or a rise in storeys of more than two.	Not applicable	☒	☐	☐	☐	☐

3.4 SECTION G

Clause	Clause Requirement	Comments	Noted / Not applicable	Compliance Achievable	Complies	Non-compliant	Performance Solution
Part G6 – Occupiable Outdoor Areas							
G6D1 Application of part	Except for G6D2, Deemed-to-Satisfy Provisions of this Part do not apply to occupiable outdoor areas of SOUs or areas less than 10 m².	Noted – there are no occupiable outdoor areas.	☒	☐	☐	☐	☐
G6D2 Fire hazard properties	A lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element.	Not applicable	☒	☐	☐	☐	☐
G6D3 Fire separation	For the purposes of the Deemed-to-Satisfy Provisions of C3D8, C3D9 and C3D10, a reference to a storey includes an occupiable outdoor area. A fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.	Not applicable	☒	☐	☐	☐	☐
G6D4 Provision for escape	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey includes an occupiable outdoor area.	Not applicable	☒	☐	☐	☐	☐
G6D5 Construction of exits	For the purposes of the Deemed-to-Satisfy Provisions of Part D3, a reference to a storey includes an occupiable outdoor area.	Not applicable	☒	☐	☐	☐	☐
G6D6 Fire fighting equipment	Except for S17C7(2)(a), for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area.	Not applicable	☒	☐	☐	☐	☐
G6D7 Lift installations	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Not applicable	☒	☐	☐	☐	☐
G6D8 Visibility in an emergency, exit signs and warning systems	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area.	Not applicable	☒	☐	☐	☐	☐

4 REPORT BASIS INFORMATION

The report is based on the following:

1) Pre-DA document dated October 2023, prepared by Marchese Partners;
2) Architectural drawings, prepared by Marchese Partners as listed in Table 4-1.

Table 4-1: Referenced Architectural Drawings

Dwg no.	Title	Date	Issue
DA 2.00	Basement Level	04/08/2025	H
DA 2.01	Ground Level	04/08/2025	J
DA 2.02	Level 1	04/08/2025	J
DA 2.03	Level 2	04/08/2025	J
DA 2.04	Level 3	04/08/2025	J
DA 2.05	Roof Level	04/08/2025	J
DA3.01	North Elevation	03/06/2025	F
DA3.02	West and East Elevations	03/06/2025	F
DA3.03	South Elevation	03/06/2025	F
DA4.01	Section 1	04/08/2025	F
DA4.02	Section 2	04/08/2025	F

5 CONCLUSION

This report has assessed the level of compliance with the fire safety Deemed-to-Satisfy Provisions of the BCA (Sections C, D (excluding Part D4), E, and G6 for the proposed building located at 5 Hampton Street, Fairfield, NSW.

Potential BCA Deemed-to-Satisfy non-compliances have been identified, as summarised in Table 5-1, with recommended actions as noted. The non-compliances are to be addressed within a Performance Based Fire Engineering Report prior to issue of the Construction Certificate. This will allow for the development to comply with the BCA.

Table 5-1: BCA Compliance Issues Identified and Recommended Actions

Item	Compliance Issue	Recommended Action
1	C2D2 Type of construction required C4D12 Bounding construction: Class 3 buildings	-/60/60 fire rated construction with a -/60/30 fire rated doorset to be provided to Ground Floor communal room, or a Performance Solution provided to address the room not being fire separated from the public corridor.
2	C2D2 Type of construction required	240/240/240 fire rated construction with a -/240/30 fire rated doorset to be provided to Ground Floor waste room, or a Performance Solution be provided to address (90)/90/90 FRLs.
3	C3D7 Vertical separation of openings in external walls	Performance Solution to be provided to address non-compliant spandrels if AS 2118.1 or AS 2118.4 sprinkler system not provided.
4	C4D9 Fire-isolated exits	Performance Solution to be provided to address the provision of non-fire-isolated exits.
5	D2D4 When fire-isolated stairways and ramps are required	Performance Solution to be provided to address the provision of non-fire-isolated exits.
6	D2D12 Travel via fire-isolated exits	Performance Solution to be provided to address the discharge of required fire-isolated exits.
7	D2D15 Discharge from exits	Performance Solution to be provided to address Basement exit discharge paths merging.
8	D3D5 Separation of rising and descending stair flights	Performance Solution to be provided to address the non-separation of the flights.

Appendix A FRL of Building Elements

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building — FRL: (in minutes) *Structural adequacy/Integrity/Insulation*			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—				
For *loadbearing* parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For non-*loadbearing* parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an *external wall*—				
For *loadbearing* columns—	90/–/–	120/–/–	180/–/–	240/–/–
For non-*loadbearing* columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair *shafts*—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non-*loadbearing*	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding *public corridors*, public lobbies and the like—				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*—				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion—				
Loadbearing	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non-*loadbearing*	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120

OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—	90/–/–	120/–/–	180/–/–	240/–/–
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240
ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60

802 Liverpool to Parramatta via Guildford West

B

How to use this timetable

This timetable provides a snapshot of service information in 24-hour time (e.g. 5am = 05:00, 5pm = 17:00). Information contained in this timetable is subject to change without notice. Please note that timetables do not include minor stops, additional trips for special events, short term changes, holiday timetable changes, real-time information or any disruption alerts.

For the most up-to-date times, use the Trip Planner or Departures at **transportnsw.info**

Real-time planning

You can plan your trip with real-time information using the Trip Planner or Departures at **transportnsw.info** or by downloading travel apps on your smartphone or tablet.

The Trip Planner, Departures and travel apps offer various features:

- favourite your regular trips
- see where your service is on the route
- get estimated pick-up and arrival times
- receive service updates
- find nearby stations, stops, wharves and routes
- check accessibility information.

Find the latest apps at **transportnsw.info/apps**

Accessible services

All new buses are wheelchair-accessible with low-level floors and space for wheelchairs, prams or strollers. Look for the ♿ symbol in this timetable. Some older buses may not have all the features you need. There will be more accessible services as older buses are replaced.

Who is providing my bus services?

The bus services shown in this timetable are run by Transit Systems NSW.

Fares

In Sydney and surrounding regions, fares are based on:

- the distance you travel from tap on to tap off
- the mode of transport you choose
- whether you're eligible for a concession fare or free travel
- any Opal benefits such as discounts and capped fares that apply.

You can use an Opal card or a contactless payment to pay for your travel.

Opal cards

An Opal card is a smartcard you keep and reuse. Add value before you travel, and tap on and tap off to pay your fares throughout Sydney, the Blue Mountains, the Central Coast, the Hunter and the Illawarra.

Which Opal card is right for you?

Adult – Customers 16 years or older who are not entitled to any concessions and normally pay full fare.

Child/Youth – For customers aged 4-15 (inclusive), or customers 16 years or older who hold a NSW/ACT Senior Secondary Student Concession Card.

Gold Senior/Pensioner – For eligible NSW and interstate seniors, pensioners, war widows/ers and asylum seekers.

Concession – For eligible tertiary students, job seekers, apprentices and trainees.

How to get an Opal card

You can get an Adult or Child/Youth Opal card over the counter at Opal retailers that display the Opal sign. To find your nearest retailer visit **transportnsw.info/opal**.

If you are eligible to travel with concession fares, you can apply for a Gold Senior/Pensioner or Concession Opal card online. Visit **transportnsw.info/opal** for more information.

Contactless payments

If you have an American Express, Mastercard, Visa card or linked device, you can use it to pay for all public transport on the Opal network. Just make sure to tap on and tap off at Opal readers at the beginning and end of your trip.

Always separate your cards when you tap on and tap off so your preferred card is charged.

You will receive the same travel benefits of an Adult Opal card when you tap on and tap off consistently with the same credit card, debit card or linked device. This includes daily, weekly and weekend travel caps, and a $2 transfer discount when you change between metro/train, ferry, bus and light rail services within 60 minutes. Adult Opal fare pricing applies.

Find out more at **transportnsw.info/contactless**

Explanation of definitions and symbols

♿	Wheelchair Accessible
D	&TD Memorial, (L) Hume, (R) Moore &TP Bus operates directly to Liverpool Station via Moore St and does not pass Westfield in Elizabeth St or Liverpool Hospital
D	Continue Miller, (L) Cabramatta, (R) Cartwright (Does NOT operate via Miller Shops)
B	Divert via Cardinal Gilroy Village from Fowler, (R) Barcom to Village bus bay
E	Cartwright, (L) Cabramatta, (R) Miller, (L) Cartwright (Does NOT operate via Miller Shops)
A	Divert via Cardinal Gilroy Village from Fowler, (L) Barcom to Village bus bay

NSW GOVERNMENT Transport

802 Parramatta to Liverpool via Guildford West

B

Valid from: 14 Oct 2024

Creation date: 10 Nov 2024
NOTE: Information is correct on date of download.

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	-	-	-	-	-	-	06:02	06:27	06:57
Merrylands Station	-	-	-	-	-	-	06:10	06:35	07:05
Albert St after Fowler Rd, Guildford	-	-	-	-	-	-	06:17	06:42	07:12
Albert Street Park, Albert St, Guildford West	-	-	-	-	-	-	06:19	06:44	07:14
Fairfield Station	-	-	-	-	-	-	06:27	06:52	07:24
Thorney Rd before Goodacre Ave, Fairfield West	-	-	-	-	-	-	06:40	07:05	07:39
Bonnyrigg T-Way, Bonnyrigg	04:00	04:30	-	05:30	06:00	06:34	06:49	07:14	07:50
Brown T-Way, Bonnyrigg Heights	04:02	04:32	-	05:32	06:02	06:36	06:52	07:17	07:53
South Liverpool Rd near Whitford Rd, Green Valley	04:07	04:37	05:05	05:37	06:07	06:41	06:57	07:23	07:59
Miller Rd opp Ryeland St, Miller	04:09	04:39	05:07	05:39	06:09	06:43	07:00	07:25	08:02
Woodward Cres opp Lady Woodward Pl, Miller	04:13	04:43	05:12	05:43	06:13	06:47	07:05	07:30	08:07
Memorial Av near Dale Av, Liverpool	D04:18	D04:48	D05:17	D05:48	D06:18	D06:54	D07:12	07:37	08:14
Westfield Liverpool, Elizabeth Dr, Liverpool								07:49	08:29
Liverpool Station	04:27	04:57	05:26	05:57	06:27	07:03	07:23	07:54	08:34

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	07:24	-	07:57	08:29	08:59	09:27	09:57	10:27	10:57
Merrylands Station	07:33	-	08:06	08:38	09:08	09:36	10:06	10:36	11:06
Cardinal Gilroy Village, McGovern Cres, Merrylands West		-				09:44	10:14	10:46	11:16
Albert St after Fowler Rd, Guildford	07:43	-	08:16	08:48	09:18	09:48	10:18	10:50	11:20
Albert Street Park, Albert St, Guildford West	07:46	-	08:19	08:51	09:20	09:50	10:20	10:52	11:22
Fairfield Station	07:56	-	08:29	09:01	09:29	09:59	10:29	11:01	11:31
Thorney Rd before Goodacre Ave, Fairfield West	08:11	-	08:44	09:16	09:42	10:12	10:42	11:16	11:46
Bonnyrigg T-Way, Bonnyrigg	08:22	-	08:55	09:27	09:52	10:22	10:52	11:26	11:56
Brown T-Way, Bonnyrigg Heights	08:25	-	08:58	09:30	09:55	10:24	10:54	11:28	11:58
South Liverpool Rd near Whitford Rd, Green Valley	08:31	-	09:04	09:36	10:00	10:29	10:59	11:33	12:03
Miller Rd opp Ryeland St, Miller	08:34	08:47	09:07	09:39	10:02	10:32	11:02	11:36	12:06
Woodward Cres opp Lady Woodward Pl, Miller	08:39	08:52	09:12	09:44	10:06	10:36	11:06	11:40	12:10
Memorial Av near Dale Av, Liverpool	08:46	08:59	09:19	09:51	10:13	10:43	11:13	11:47	12:17
Westfield Liverpool, Elizabeth Dr, Liverpool	08:58	09:12	09:33	10:05	10:27	10:55	11:25	11:58	12:28
Liverpool Station	09:03	09:17	09:38	10:10	10:32	11:00	11:30	12:02	12:32

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	11:27	11:57	12:27	12:57	13:27	13:57	14:27	14:57	15:27
Merrylands Station	11:36	12:06	12:36	13:06	13:36	14:07	14:37	15:07	15:40
Cardinal Gilroy Village, McGovern Cres, Merrylands West	11:46	12:16	12:46	13:16	13:46	14:19	14:49	15:19	15:52
Albert St after Fowler Rd, Guildford	11:50	12:20	12:50	13:20	13:50	14:23	14:53	15:23	15:56
Albert Street Park, Albert St, Guildford West	11:52	12:22	12:52	13:22	13:52	14:25	14:56	15:26	15:58
Fairfield Station	12:01	12:31	13:01	13:31	14:01	14:34	15:06	15:36	-
Thorney Rd before Goodacre Ave, Fairfield West	12:16	12:46	13:16	13:46	14:16	14:51	15:25	15:52	-
Bonnyrigg T-Way, Bonnyrigg	12:26	12:56	13:26	13:56	14:26	15:01	15:39	16:04	-
Brown T-Way, Bonnyrigg Heights	12:28	12:58	13:28	13:58	14:28	15:04	15:42	16:06	-
South Liverpool Rd near Whitford Rd, Green Valley	12:33	13:03	13:33	14:03	14:33	15:10	15:48	16:11	-
Miller Rd opp Ryeland St, Miller	12:36	13:06	13:36	14:06	14:36	15:12	15:51	16:14	-
Woodward Cres opp Lady Woodward Pl, Miller	12:40	13:10	13:40	14:10	14:40	15:17	15:56	16:18	-
Memorial Av near Dale Av, Liverpool	12:47	13:17	13:47	14:17	14:47	15:24	16:03	16:25	-
Westfield Liverpool, Elizabeth Dr, Liverpool	12:58	13:28	13:58	14:28	14:58	15:35	16:14	16:36	-
Liverpool Station	13:02	13:32	14:02	14:32	15:02	15:39	16:18	16:40	-

802 Parramatta to Liverpool via Guildford West

B

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	15:42	15:57	16:12	16:27	16:42	16:57	17:12	17:27	17:42
Merrylands Station	15:54	16:09	16:24	16:39	16:54	17:09	17:24	17:39	17:54
Cardinal Gilroy Village, McGovern Cres, Merrylands West	–	16:19	–	16:49	–	17:19	–	17:49	–
Albert St after Fowler Rd, Guildford	16:05	16:23	16:35	16:53	17:05	17:23	17:35	17:53	18:05
Albert Street Park, Albert St, Guildford West	16:08	16:25	16:37	16:55	17:07	17:25	17:37	17:55	18:07
Fairfield Station	16:18	-	16:47	-	17:17	-	17:47	-	18:17
Thorney Rd before Goodacre Ave, Fairfield West	16:36	-	17:04	-	17:34	-	18:04	-	18:34
Bonnyrigg T-Way, Bonnyrigg	16:48	-	17:16	-	17:46	-	18:16	-	D18:44
Brown T-Way, Bonnyrigg Heights	16:50	-	17:18	-	17:48	-	18:18	-	18:46
South Liverpool Rd near Whitford Rd, Green Valley	16:55	-	17:23	-	17:53	-	18:23	-	18:51
Miller Rd opp Ryeland St, Miller	16:58	-	17:26	-	17:56	-	18:26	-	18:54
Woodward Cres opp Lady Woodward Pl, Miller	17:02	-	17:30	-	18:00	-	18:30	-	–
Memorial Av near Dale Av, Liverpool	17:09	-	17:36	-	18:06	-	18:36	-	19:02
Westfield Liverpool, Elizabeth Dr, Liverpool	17:20	-	17:46	-	18:16	-	18:46	-	19:09
Liverpool Station	17:24	-	17:50	-	18:20	-	18:50	-	19:13

Monday to Friday	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	17:56	18:06	18:30	19:00	19:30	20:00	21:00
Merrylands Station	18:08	18:18	18:40	19:09	19:39	20:09	21:09
Cardinal Gilroy Village, McGovern Cres, Merrylands West	18:18	–	–	–	–	–	–
Albert St after Fowler Rd, Guildford	18:22	18:29	18:50	19:18	19:48	20:18	21:18
Albert Street Park, Albert St, Guildford West	18:24	18:31	18:52	19:20	19:50	20:20	21:20
Fairfield Station	-	18:41	18:59	19:27	19:57	20:27	21:27
Thorney Rd before Goodacre Ave, Fairfield West	-	18:55	19:13	19:40	20:10	20:40	21:40
Bonnyrigg T-Way, Bonnyrigg	-	D19:05	19:23	D19:49	20:19	D20:49	21:49
Brown T-Way, Bonnyrigg Heights	-	19:07	-	19:52	-	20:52	-
South Liverpool Rd near Whitford Rd, Green Valley	-	19:12	-	19:57	-	20:57	-
Miller Rd opp Ryeland St, Miller	-	19:15	-	19:59	-	20:59	-
Memorial Av near Dale Av, Liverpool	-	19:23	-	20:07	-	21:07	-
Westfield Liverpool, Elizabeth Dr, Liverpool	-	19:30	-	20:14	-	21:14	-
Liverpool Station	-	19:34	-	20:18	-	21:18	-

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	-	-	-	07:04	-	08:04	-	09:00	09:30
Merrylands Station	-	-	-	B07:12	-	B08:12	-	B09:09	B09:39
Cardinal Gilroy Village, McGovern Cres, Merrylands West	-	-	-	07:20	-	08:20	-	09:18	09:48
Albert St after Fowler Rd, Guildford	-	-	-	07:22	-	08:22	-	09:20	09:50
Albert Street Park, Albert St, Guildford West	-	-	-	07:24	-	08:24	-	09:22	09:52
Fairfield Station	-	-	-	07:33	-	08:33	-	09:31	10:01
Thorney Rd before Goodacre Ave, Fairfield West	-	-	-	07:46	-	08:46	-	09:44	10:14
Bonnyrigg T-Way, Bonnyrigg	05:56	06:56	07:31	07:57	08:31	08:57	-	09:55	10:25
Brown T-Way, Bonnyrigg Heights	05:58	06:58	07:33	07:59	08:33	08:59	-	09:57	10:27
South Liverpool Rd near Whitford Rd, Green Valley	06:02	07:02	07:37	08:04	08:38	09:04	-	10:02	10:32
Miller Rd opp Ryeland St, Miller	06:04	07:04	07:39	08:07	08:41	09:07	09:38	10:05	10:35
Woodward Cres opp Lady Woodward Pl, Miller	06:07	07:07	07:42	08:11	08:45	09:11	09:42	10:09	10:39
Memorial Av near Dale Av, Liverpool	D06:12	D07:12	07:47	08:17	08:51	09:17	09:48	10:15	10:45
Westfield Liverpool, Elizabeth Dr, Liverpool	–	–	07:56	08:26	09:00	09:26	09:57	10:25	10:55
Liverpool Station	06:20	07:20	07:59	08:30	09:04	09:30	10:01	10:29	10:59

802 Parramatta to Liverpool via Guildford West

B

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00
Merrylands Station	B10:09	B10:39	B11:09	B11:39	B12:10	B12:40	B13:10	B13:40	B14:10
Cardinal Gilroy Village, McGovern Cres, Merrylands West	10:18	10:48	11:18	11:48	12:20	12:50	13:20	13:50	14:20
Albert St after Fowler Rd, Guildford	10:20	10:50	11:20	11:50	12:23	12:53	13:23	13:53	14:23
Albert Street Park, Albert St, Guildford West	10:22	10:52	11:22	11:52	12:25	12:55	13:25	13:55	14:25
Fairfield Station	10:31	11:01	11:31	12:01	12:35	13:05	13:35	14:05	14:35
Thorney Rd before Goodacre Ave, Fairfield West	10:44	11:14	11:44	12:14	12:48	13:18	13:48	14:18	14:48
Bonnyrigg T-Way, Bonnyrigg	10:55	11:25	11:55	12:25	12:58	13:28	13:58	14:28	14:58
Brown T-Way, Bonnyrigg Heights	10:57	11:27	11:57	12:27	13:00	13:30	14:00	14:30	15:00
South Liverpool Rd near Whitford Rd, Green Valley	11:02	11:32	12:02	12:32	13:05	13:35	14:05	14:35	15:05
Miller Rd opp Ryeland St, Miller	11:05	11:35	12:05	12:35	13:07	13:37	14:07	14:37	15:07
Woodward Cres opp Lady Woodward Pl, Miller	11:09	11:39	12:09	12:39	13:11	13:41	14:11	14:41	15:11
Memorial Av near Dale Av, Liverpool	11:15	11:45	12:15	12:45	13:16	13:46	14:16	14:46	15:16
Westfield Liverpool, Elizabeth Dr, Liverpool	11:25	11:55	12:25	12:55	13:25	13:55	14:25	14:55	15:25
Liverpool Station	11:29	11:59	12:29	12:59	13:28	13:58	14:28	14:58	15:28

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:32
Merrylands Station	B14:40	B15:10	B15:40	B16:10	B16:40	B17:10	B17:40	18:10	18:42
Cardinal Gilroy Village, McGovern Cres, Merrylands West	14:50	15:20	15:50	16:20	16:50	17:20	17:50	–	–
Albert St after Fowler Rd, Guildford	14:53	15:23	15:53	16:23	16:53	17:22	17:53	18:20	18:53
Albert Street Park, Albert St, Guildford West	14:55	15:25	15:55	–	16:55	-	17:55	-	18:55
Fairfield Station	15:05	15:35	16:05	16:35	17:05	-	18:05	-	19:05
Thorney Rd before Goodacre Ave, Fairfield West	15:18	15:48	16:18	16:48	17:18	-	18:18	-	19:18
Bonnyrigg T-Way, Bonnyrigg	15:28	15:58	16:28	16:57	17:28	-	18:28	-	D19:28
Brown T-Way, Bonnyrigg Heights	15:30	16:00	16:30	-	17:30	-	18:30	-	19:30
South Liverpool Rd near Whitford Rd, Green Valley	15:35	16:05	16:35	-	17:35	-	18:35	-	19:35
Miller Rd opp Ryeland St, Miller	15:37	16:07	16:37	-	17:37	-	18:37	-	19:37
Woodward Cres opp Lady Woodward Pl, Miller	15:41	16:11	16:41	-	17:41	-	18:41	-	–
Memorial Av near Dale Av, Liverpool	15:46	16:16	16:46	-	17:46	-	18:46	-	19:44
Westfield Liverpool, Elizabeth Dr, Liverpool	15:55	16:25	16:55	-	17:55	-	18:55	-	19:51
Liverpool Station	15:58	16:27	16:57	-	17:57	-	18:57	-	19:54

Saturday	♿	♿
Parramatta Station	18:58	19:58
Merrylands Station	19:08	20:08
Albert St after Fowler Rd, Guildford	19:18	20:18

Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	-	-	-	08:00	09:00	09:21	10:00	10:26	11:00
Merrylands Station	-	-	-	B08:09	B09:09	09:29	B10:09	10:34	B11:09
Cardinal Gilroy Village, McGovern Cres, Merrylands West	-	-	-	08:17	09:17	–	10:17	–	11:17
Albert St after Fowler Rd, Guildford	-	-	-	08:20	09:20	09:39	10:20	10:44	11:20
Albert Street Park, Albert St, Guildford West	-	-	-	08:22	09:22	09:41	10:22	10:46	11:22
Fairfield Station	-	-	-	08:30	09:30	-	10:30	-	11:30
Thorney Rd before Goodacre Ave, Fairfield West	-	-	-	08:42	09:42	-	10:42	-	11:42
Bonnyrigg T-Way, Bonnyrigg	06:53	07:38	08:38	08:52	09:52	-	10:52	-	11:52
Brown T-Way, Bonnyrigg Heights	06:55	07:40	08:40	08:54	09:54	-	10:54	-	11:54
South Liverpool Rd near Whitford Rd, Green Valley	06:59	07:44	08:45	08:59	09:59	-	10:59	-	11:59
Miller Rd opp Ryeland St, Miller	07:01	07:46	08:47	09:02	10:02	-	11:02	-	12:02
Woodward Cres opp Lady Woodward Pl, Miller	07:04	07:49	08:51	09:06	10:06	-	11:06	-	12:06
Memorial Av near Dale Av, Liverpool	D07:09	D07:54	D08:56	09:13	10:13	-	11:13	-	12:13
Westfield Liverpool, Elizabeth Dr, Liverpool	–	–	–	09:22	10:22	-	11:22	-	12:22
Liverpool Station	07:17	08:02	09:06	09:26	10:26	-	11:26	-	12:26

802 Parramatta to Liverpool via Guildford West

B

Sunday & Public Holidays									
Parramatta Station	11:26	12:00	13:00	13:26	14:00	14:26	15:00	15:26	16:00
Merrylands Station	11:34	B12:09	B13:10	13:34	B14:10	14:34	B15:10	15:34	B16:10
Cardinal Gilroy Village, McGovern Cres, Merrylands West	–	12:17	13:19	–	14:19	–	15:19	–	16:19
Albert St after Fowler Rd, Guildford	11:44	12:20	13:22	13:44	14:22	14:44	15:22	15:44	16:22
Albert Street Park, Albert St, Guildford West	11:46	12:22	13:24	13:46	14:24	14:46	15:24	15:46	16:24
Fairfield Station	-	12:30	13:32	-	14:32	-	15:32	-	16:32
Thorney Rd before Goodacre Ave, Fairfield West	-	12:42	13:44	-	14:44	-	15:44	-	16:44
Bonnyrigg T-Way, Bonnyrigg	-	12:52	13:54	-	14:54	-	15:54	-	16:54
Brown T-Way, Bonnyrigg Heights	-	12:54	13:56	-	14:56	-	15:56	-	16:56
South Liverpool Rd near Whitford Rd, Green Valley	-	12:59	14:01	-	15:01	-	16:01	-	17:01
Miller Rd opp Ryeland St, Miller	-	13:02	14:04	-	15:04	-	16:04	-	17:03
Woodward Cres opp Lady Woodward Pl, Miller	-	13:06	14:08	-	15:08	-	16:08	-	17:07
Memorial Av near Dale Av, Liverpool	-	13:13	14:14	-	15:14	-	16:14	-	17:12
Westfield Liverpool, Elizabeth Dr, Liverpool	-	13:22	14:22	-	15:22	-	16:22	-	17:20
Liverpool Station	-	13:26	14:27	-	15:27	-	16:25	-	17:23

Sunday & Public Holidays					
Parramatta Station	16:26	17:00	17:28	18:00	18:58
Merrylands Station	16:34	B17:10	17:36	B18:10	19:06
Cardinal Gilroy Village, McGovern Cres, Merrylands West	–	17:19	–	18:20	–
Albert St after Fowler Rd, Guildford	16:44	17:22	17:46	18:22	19:16
Albert Street Park, Albert St, Guildford West	16:46	17:24	17:48	18:24	19:18
Fairfield Station	-	17:32	-	18:32	-
Thorney Rd before Goodacre Ave, Fairfield West	-	17:44	-	18:44	-
Bonnyrigg T-Way, Bonnyrigg	-	17:54	-	D18:53	-
Brown T-Way, Bonnyrigg Heights	-	17:56	-	18:55	-
South Liverpool Rd near Whitford Rd, Green Valley	-	18:01	-	18:58	-
Miller Rd opp Ryeland St, Miller	-	18:03	-	19:00	-
Woodward Cres opp Lady Woodward Pl, Miller	-	18:07	-	–	-
Memorial Av near Dale Av, Liverpool	-	18:12	-	19:06	-
Westfield Liverpool, Elizabeth Dr, Liverpool	-	18:20	-	19:13	-
Liverpool Station	-	18:23	-	19:16	-

802 Liverpool to Parramatta via Guildford West

B

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	04:42	-	-	05:19	-	05:43	-	06:15	-
Moore St before Macquarie St, Liverpool	04:44	-	-	05:21	-	05:45	-	06:17	-
Memorial Av near Dale Av, Liverpool	04:51	-	-	05:28	-	05:52	-	06:24	-
Woodward Cres opp Miller Central, Miller	04:57	-	-	05:34	-	05:58	-	06:30	-
South Liverpool Rd near Whitford Rd, Green Valley	05:01	-	-	05:40	-	06:04	-	06:36	-
Brown T-Way, Bonnyrigg Heights	-	-	-	05:45	-	06:09	-	06:41	-
Bonnyrigg T-Way, Bonnyrigg	-	05:00	05:15	05:47	-	06:11	-	06:43	-
Thorney Rd opp Goodacre Ave, Fairfield West	-	05:09	05:24	05:56	-	06:20	-	06:52	-
Fairfield Station	-	05:22	05:37	06:09	-	06:33	-	07:05	-
Albert St opp Albert Street Park, Guildford West	-	05:33	05:48	06:20	06:35	06:44	07:03	07:16	07:33
Albert St before Fowler Rd, Guildford	-	05:36	05:51	06:23	06:37	06:47	07:05	07:19	07:35
Cardinal Gilroy Village, McGovern Cres, Merrylands West	-	—	—	—	—	—	07:09	—	07:39
Merrylands Rd at Pitt St, Merrylands	-	05:44	05:59	06:31	06:45	06:55	07:18	07:27	07:48
Parramatta Station	-	05:55	06:10	06:42	06:59	07:09	07:32	07:41	08:03

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	06:40	-	07:12	-	07:42	-	08:27	09:00	09:30
Moore St before Macquarie St, Liverpool	06:42	-	07:14	-	07:44	-	08:29	09:02	09:32
Memorial Av near Dale Av, Liverpool	06:49	-	07:21	-	07:55	-	08:40	09:12	09:42
Woodward Cres opp Miller Central, Miller	06:55	-	07:29	-	08:03	-	08:48	09:20	09:50
South Liverpool Rd near Whitford Rd, Green Valley	07:01	-	07:36	-	08:10	-	08:55	09:27	09:57
Brown T-Way, Bonnyrigg Heights	07:06	-	07:42	-	08:16	-	09:01	09:32	10:02
Bonnyrigg T-Way, Bonnyrigg	07:08	-	07:44	-	08:18	-	09:03	09:34	10:04
Thorney Rd opp Goodacre Ave, Fairfield West	07:17	-	07:56	-	08:30	-	09:15	09:44	10:14
Fairfield Station	07:31	-	08:13	-	08:47	-	09:30	09:57	10:27
Albert St opp Albert Street Park, Guildford West	07:44	08:08	08:26	08:38	09:00	09:13	09:41	10:08	10:38
Albert St before Fowler Rd, Guildford	07:47	08:10	08:29	08:40	09:03	09:15	09:44	10:11	10:41
Cardinal Gilroy Village, McGovern Cres, Merrylands West	—	08:14	—	08:44	—	09:19	—	10:15	10:45
Merrylands Rd at Pitt St, Merrylands	08:00	08:23	08:38	08:53	09:12	09:28	09:53	10:24	10:54
Parramatta Station	08:17	08:38	08:53	09:08	09:25	09:41	10:05	10:36	11:06

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00
Moore St before Macquarie St, Liverpool	10:02	10:32	11:02	11:32	12:02	12:32	13:02	13:32	14:02
Memorial Av near Dale Av, Liverpool	10:11	10:41	11:11	11:41	12:11	12:41	13:11	13:41	14:11
Woodward Cres opp Miller Central, Miller	10:18	10:48	11:18	11:48	12:18	12:48	13:18	13:48	14:18
South Liverpool Rd near Whitford Rd, Green Valley	10:25	10:55	11:25	11:55	12:25	12:55	13:25	13:55	14:25
Brown T-Way, Bonnyrigg Heights	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30
Bonnyrigg T-Way, Bonnyrigg	10:32	11:02	11:32	12:02	12:32	13:02	13:32	14:02	14:32
Thorney Rd opp Goodacre Ave, Fairfield West	10:42	11:12	11:42	12:12	12:42	13:12	13:42	14:12	14:42
Fairfield Station	10:55	11:25	11:55	12:25	12:55	13:25	13:55	14:25	14:55
Albert St opp Albert Street Park, Guildford West	11:06	11:36	12:06	12:36	13:06	13:36	14:06	14:36	15:08
Albert St before Fowler Rd, Guildford	11:09	11:39	12:09	12:39	13:09	13:39	14:09	14:39	15:11
Cardinal Gilroy Village, McGovern Cres, Merrylands West	11:12	11:42	12:12	12:42	13:12	13:42	14:12	14:42	15:14
Merrylands Rd at Pitt St, Merrylands	11:21	11:51	12:21	12:51	13:21	13:51	14:21	14:51	15:23
Parramatta Station	11:33	12:03	12:33	13:03	13:33	14:03	14:33	15:03	15:35

802 Liverpool to Parramatta via Guildford West

B

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	14:28	14:58	15:29	15:59	16:29	16:59	17:29	17:59	18:26
Moore St before Macquarie St, Liverpool	14:30	15:00	15:31	16:01	16:31	17:01	17:31	18:01	18:28
Memorial Av near Dale Av, Liverpool	14:41	15:11	15:43	16:13	16:42	17:12	17:42	18:12	**E**18:36
Woodward Cres opp Miller Central, Miller	14:48	15:20	15:52	16:22	16:50	17:20	17:49	18:19	–
South Liverpool Rd near Whitford Rd, Green Valley	14:55	15:29	16:00	16:30	16:57	17:27	17:56	18:26	18:47
Brown T-Way, Bonnyrigg Heights	15:00	15:36	16:06	16:36	17:03	17:33	18:02	18:32	18:52
Bonnyrigg T-Way, Bonnyrigg	15:02	15:39	16:09	16:39	17:06	17:36	18:05	18:35	18:54
Thorney Rd opp Goodacre Ave, Fairfield West	15:13	15:50	16:19	16:49	17:16	17:46	18:15	18:45	19:03
Fairfield Station	15:31	16:03	16:32	17:02	17:29	17:59	18:28	18:58	19:16
Albert St opp Albert Street Park, Guildford West	15:45	16:18	16:44	17:14	17:41	18:11	18:38	19:08	19:26
Albert St before Fowler Rd, Guildford	15:48	16:22	16:47	17:17	17:44	18:14	18:40	19:10	19:28
Cardinal Gilroy Village, McGovern Cres, Merrylands West	15:51	–	–	–	–	–	–	–	–
Merrylands Rd at Pitt St, Merrylands	16:00	16:31	16:56	17:26	17:53	18:23	18:48	19:18	19:36
Parramatta Station	16:12	16:43	17:08	17:38	18:05	18:35	18:58	19:28	19:49

Monday to Friday	♿	♿	♿	♿	♿
Liverpool Station	18:56	19:26	19:56	20:26	21:26
Moore St before Macquarie St, Liverpool	18:58	19:28	19:58	20:28	21:28
Memorial Av near Dale Av, Liverpool	**E**19:06	**E**19:35	**E**20:05	**E**20:35	**E**21:35
South Liverpool Rd near Whitford Rd, Green Valley	19:17	19:45	20:15	20:45	21:45
Brown T-Way, Bonnyrigg Heights	19:22	19:50	20:20	20:50	21:50
Bonnyrigg T-Way, Bonnyrigg	19:24	19:52	20:22	20:52	21:52
Thorney Rd opp Goodacre Ave, Fairfield West	-	20:01	-	-	-
Fairfield Station	-	20:12	-	-	-
Albert St opp Albert Street Park, Guildford West	-	20:22	-	-	-
Albert St before Fowler Rd, Guildford	-	20:24	-	-	-
Merrylands Rd at Pitt St, Merrylands	-	20:32	-	-	-
Parramatta Station	-	20:41	-	-	-

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	-	06:23	07:23	-	08:19	08:49	09:19	09:49	10:19
Moore St before Macquarie St, Liverpool	-	06:25	07:25	-	08:21	08:51	09:21	09:51	10:21
Memorial Av near Dale Av, Liverpool	-	06:31	07:31	-	08:27	08:57	09:27	09:57	10:27
Woodward Cres opp Miller Central, Miller	-	06:37	07:37	-	08:34	09:04	09:34	10:04	10:34
South Liverpool Rd near Whitford Rd, Green Valley	-	06:43	07:43	-	08:41	09:11	09:41	10:11	10:41
Brown T-Way, Bonnyrigg Heights	-	06:48	07:48	-	08:46	09:16	09:46	10:16	10:46
Bonnyrigg T-Way, Bonnyrigg	-	06:50	07:50	-	08:48	09:18	09:48	10:18	10:48
Thorney Rd opp Goodacre Ave, Fairfield West	-	06:59	07:59	-	08:58	09:28	09:58	10:28	10:58
Fairfield Station	-	07:12	08:12	-	09:11	09:41	10:11	10:41	11:11
Albert St opp Albert Street Park, Guildford West	06:29	07:20	08:20	-	09:21	09:51	10:21	10:51	11:21
Albert St before Fowler Rd, Guildford	06:31	**A**07:22	**A**08:22	08:58	**A**09:23	**A**09:53	**A**10:23	**A**10:53	**A**11:23
Cardinal Gilroy Village, McGovern Cres, Merrylands West	–	07:24	08:24	–	09:25	09:55	10:25	10:55	11:25
Merrylands Rd at Pitt St, Merrylands	06:37	07:33	08:33	09:08	09:35	10:05	10:35	11:05	11:35
Parramatta Station	06:47	07:43	08:45	09:18	09:49	10:19	10:49	11:19	11:49

802 Liverpool to Parramatta via Guildford West

B

Saturday									
Liverpool Station	10:47	11:17	11:47	12:17	12:47	13:17	13:47	14:17	14:47
Moore St before Macquarie St, Liverpool	10:49	11:19	11:49	12:19	12:49	13:19	13:49	14:19	14:49
Memorial Av near Dale Av, Liverpool	10:55	11:25	11:55	12:25	12:55	13:26	13:56	14:26	14:56
Woodward Cres opp Miller Central, Miller	11:02	11:32	12:02	12:32	13:02	13:33	14:03	14:33	15:03
South Liverpool Rd near Whitford Rd, Green Valley	11:09	11:39	12:09	12:39	13:09	13:40	14:10	14:40	15:10
Brown T-Way, Bonnyrigg Heights	11:14	11:44	12:14	12:44	13:14	13:45	14:15	14:45	15:15
Bonnyrigg T-Way, Bonnyrigg	11:16	11:46	12:16	12:46	13:16	13:47	14:17	14:47	15:17
Thorney Rd opp Goodacre Ave, Fairfield West	11:26	11:56	12:26	12:56	13:26	13:57	14:27	14:57	15:27
Fairfield Station	11:39	12:09	12:39	13:09	13:39	14:10	14:40	15:10	15:40
Albert St opp Albert Street Park, Guildford West	11:49	12:19	12:49	13:19	13:49	14:19	14:49	15:19	15:49
Albert St before Fowler Rd, Guildford	A11:51	A12:21	A12:51	A13:21	A13:51	A14:21	A14:51	A15:21	A15:51
Cardinal Gilroy Village, McGovern Cres, Merrylands West	11:53	12:23	12:53	13:23	13:53	14:23	14:53	15:23	15:53
Merrylands Rd at Pitt St, Merrylands	12:03	12:33	13:03	13:33	14:03	14:32	15:02	15:32	16:02
Parramatta Station	12:17	12:47	13:17	13:47	14:17	14:45	15:15	15:45	16:15

Saturday							
Liverpool Station	15:17	15:47	16:17	16:47	17:17	18:17	19:17
Moore St before Macquarie St, Liverpool	15:19	15:49	16:19	16:49	17:19	18:19	19:19
Memorial Av near Dale Av, Liverpool	15:26	15:56	16:26	16:56	17:26	18:26	E19:26
Woodward Cres opp Miller Central, Miller	15:33	16:03	16:33	17:03	17:33	18:33	–
South Liverpool Rd near Whitford Rd, Green Valley	15:40	16:10	16:40	17:10	17:40	18:40	19:37
Brown T-Way, Bonnyrigg Heights	15:45	16:15	16:45	17:15	17:45	18:45	19:43
Bonnyrigg T-Way, Bonnyrigg	15:47	16:17	16:47	17:17	17:47	18:47	19:45
Thorney Rd opp Goodacre Ave, Fairfield West	15:57	16:27	16:57	17:27	17:57	18:57	-
Fairfield Station	16:10	16:40	17:10	17:40	18:10	19:10	-
Albert St opp Albert Street Park, Guildford West	16:19	16:49	17:19	17:49	18:19	19:19	-
Albert St before Fowler Rd, Guildford	A16:21	A16:51	17:21	A17:51	18:21	19:21	-
Cardinal Gilroy Village, McGovern Cres, Merrylands West	16:23	16:53	–	17:53	–	–	-
Merrylands Rd at Pitt St, Merrylands	16:32	17:02	17:32	18:02	18:32	19:32	-
Parramatta Station	16:45	17:12	17:42	18:12	18:40	19:40	-

Sunday & Public Holidays									
Liverpool Station	-	07:19	-	08:19	-	09:19	-	10:19	-
Moore St before Macquarie St, Liverpool	-	07:21	-	08:21	-	09:21	-	10:21	-
Memorial Av near Dale Av, Liverpool	-	07:27	-	08:27	-	09:27	-	10:27	-
Woodward Cres opp Miller Central, Miller	-	07:34	-	08:34	-	09:34	-	10:34	-
South Liverpool Rd near Whitford Rd, Green Valley	-	07:40	-	08:40	-	09:40	-	10:40	-
Brown T-Way, Bonnyrigg Heights	-	07:45	-	08:45	-	09:45	-	10:45	-
Bonnyrigg T-Way, Bonnyrigg	-	07:47	-	08:47	-	09:47	-	10:47	-
Thorney Rd opp Goodacre Ave, Fairfield West	-	07:57	-	08:57	-	09:57	-	10:57	-
Fairfield Station	-	08:11	-	09:11	-	10:11	-	11:11	-
Albert St opp Albert Street Park, Guildford West	07:37	08:20	08:55	09:20	09:55	10:20	11:00	11:20	12:00
Albert St before Fowler Rd, Guildford	07:39	A08:22	08:57	A09:22	09:57	A10:22	11:02	A11:22	12:02
Cardinal Gilroy Village, McGovern Cres, Merrylands West	–	08:24	–	09:24	–	10:24	–	11:24	–
Merrylands Rd at Pitt St, Merrylands	07:46	08:34	09:07	09:34	10:07	10:34	11:12	11:34	12:12
Parramatta Station	07:56	08:43	09:17	09:43	10:17	10:45	11:22	11:48	12:24

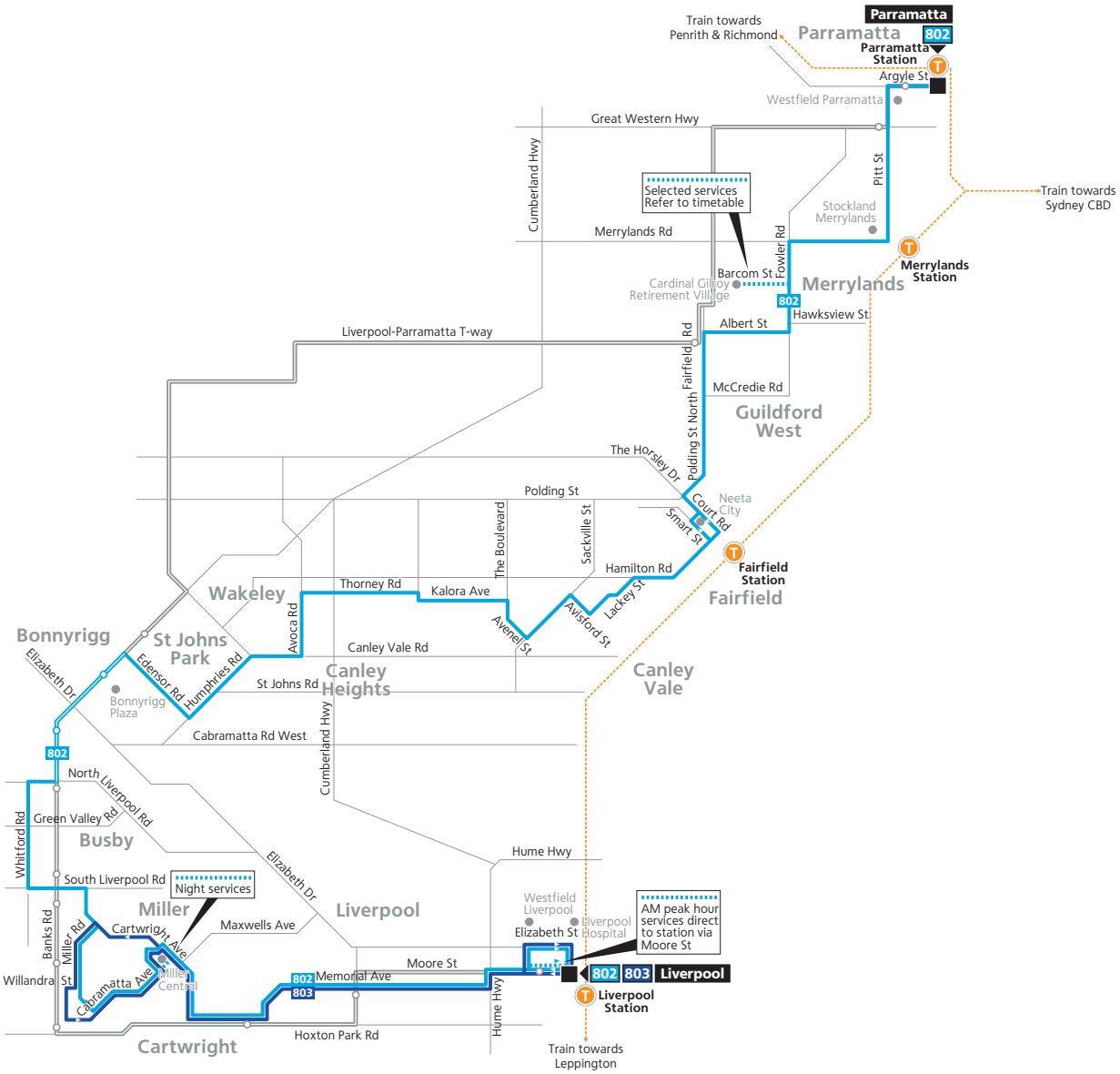
802 Liverpool to Parramatta via Guildford West

B

Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Station	11:17	12:17	-	13:17	-	14:17	-	15:17	-
Moore St before Macquarie St, Liverpool	11:19	12:19	-	13:19	-	14:19	-	15:19	-
Memorial Av near Dale Av, Liverpool	11:26	12:26	-	13:26	-	14:26	-	15:26	-
Woodward Cres opp Miller Central, Miller	11:33	12:33	-	13:33	-	14:33	-	15:33	-
South Liverpool Rd near Whitford Rd, Green Valley	11:40	12:40	-	13:40	-	14:40	-	15:40	-
Brown T-Way, Bonnyrigg Heights	11:45	12:45	-	13:45	-	14:45	-	15:45	-
Bonnyrigg T-Way, Bonnyrigg	11:47	12:47	-	13:47	-	14:47	-	15:47	-
Thorney Rd opp Goodacre Ave, Fairfield West	11:57	12:57	-	13:56	-	14:56	-	15:56	-
Fairfield Station	12:11	13:11	-	14:09	-	15:09	-	16:09	-
Albert St opp Albert Street Park, Guildford West	12:20	13:20	14:00	14:18	15:00	15:18	16:00	16:18	17:00
Albert St before Fowler Rd, Guildford	**A**12:22	**A**13:22	14:02	**A**14:20	15:02	**A**15:20	16:02	**A**16:20	17:02
Cardinal Gilroy Village, McGovern Cres, Merrylands West	12:24	13:24	—	14:22	—	15:22	—	16:22	—
Merrylands Rd at Pitt St, Merrylands	12:34	13:34	14:12	14:31	15:12	15:31	16:12	16:31	17:12
Parramatta Station	12:46	13:46	14:24	14:43	15:24	15:43	16:24	16:43	17:24

Sunday & Public Holidays	♿	♿	♿	♿	♿
Liverpool Station	16:17	17:17	17:47	18:47	19:47
Moore St before Macquarie St, Liverpool	16:19	17:19	17:49	18:49	19:49
Memorial Av near Dale Av, Liverpool	16:26	17:26	17:56	**E**18:56	**E**19:56
Woodward Cres opp Miller Central, Miller	16:33	17:33	18:03	—	—
South Liverpool Rd near Whitford Rd, Green Valley	16:40	17:40	18:09	19:07	20:07
Brown T-Way, Bonnyrigg Heights	16:45	17:45	18:14	19:13	20:13
Bonnyrigg T-Way, Bonnyrigg	16:47	17:47	18:16	19:15	20:15
Thorney Rd opp Goodacre Ave, Fairfield West	16:56	17:56	-	-	-
Fairfield Station	17:09	18:10	-	-	-
Albert St opp Albert Street Park, Guildford West	17:18	18:19	-	-	-
Albert St before Fowler Rd, Guildford	**A**17:20	18:21	-	-	-
Cardinal Gilroy Village, McGovern Cres, Merrylands West	17:22	—	-	-	-
Merrylands Rd at Pitt St, Merrylands	17:31	18:32	-	-	-
Parramatta Station	17:43	18:41	-	-	-

Routes 802, 803



Legend

- Bus route
- 802 Bus route number
- Bus route start/finish
- Train line/station
- T-way/stop
- T-way/stop near route

Diagrammatic Map
Not to Scale
North

NSW GOVERNMENT
Transport

transportnsw.info

SECTION J ENERGY EFFICIENCY REPORT

PROJECT NAME:	Hampton Street Fairfield-Co-living
ADDRESS:	5 Hampton Street Fairfield NSW 2165
CLIENT:	Mr. Oliver Alameri Australian Housing Investment Group

DOCUMENT CONTROL

PREPARED BY:	Ritesh Kumar
CHECKED BY:	Siddesh Shetty
ISSUE:	FINAL
REVISION:	1
DATE:	23/04/2024

DTS ENERGY EFFICIENCY DECLARATION

Pursuant to NCC A2.2 (vi) this report relies on supplied documentation for assessment with regards to adopting measures contributing to deemed-to-satisfy of designed and built deliverables. This report documents the energy efficiency assessment undertaken on the proposed building work described herein to confirm compliance with the Section J – Energy Efficiency Provisions of the National Construction Code Volume One – Class 2 to Class 9 Buildings. It is our opinion that this project can be constructed to satisfy the requirements of the National Construction Code.

ABN: 95 164 564 210
Association of Building Sustainability Assessors (ABSA) No. 100765

CERTIFIED ENERGY

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1 - Introduction

This report has been prepared to provide an assessment of the energy efficiency provisions for a proposed co-living housing development at 5 Hampton Street, Fairfield.

This report presents the findings from the design assessment of the Proposed Development against the Deemed-to-Satisfy (DTS) requirements of Section J of the Building Code of Australia 2022 –Volume 1, Energy efficiency.

The purpose of this report is to provide an assessment of the design plans and documentation for the Proposed Development and to satisfy the requirements of Local Government Area of the development for issuance of Construction Certificate for construction operations in the development site.

The scope of this report is limited to the design documentation referenced in Section 2 of this report and only covers Section J of BCA 2022 – V1 provisions.

2 - Referenced Documents

The following documents and design plans have been referenced in compilation of this report:

1. National Construction Code Series, Volume 1, Building Code of Australia 2022 – Class 2 to Class 9 Buildings.

2. Architectural Plans listed below provided by “Marchese Partners” and received by Certified Energy at 22/01/2024.

    - DA 1.04 – Existing + Demolition Plan, Revision B - Dated 14/03/2024.
    - DA 2.00 – Basement Level, Revision C - Dated 19/03/2024.
    - DA 2.01 – Ground Level, Revision C - Dated 19/03/2024.
    - DA 2.02 – Level 1, Revision C - Dated 19/03/2024.
    - DA 2.03 – Level 2, Revision C - Dated 19/03/2024.
    - DA 2.04 – Level 3, Revision C - Dated 19/03/2024.
    - DA 2.05 – Roof Level, Revision C - Dated 19/03/2024.
    - DA 3.01– North Elevation, Revision C - Dated 19/03/2024.
    - DA 3.02– West and East Elevation, Revision C - Dated 19/03/2024.
    - DA 3.03– South Elevation, Revision C - Dated 19/03/2024.
    - DA 4.01– Section 1, Revision C - Dated 19/03/2024.
    - DA 4.02– Section 2, Revision C - Dated 19/03/2024.

3. Email correspondence and response to information request received from the architects of the Proposed Development.

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3 – Proposed Development

The proposed development consists of a 4-storey co-living housing building with basement parking located at 5 Hampton Street, Fairfield NSW 2165.

The development is a class 3 building in BCA Climate Zone 6 according to BCA Climate Map for NSW.

The following construction elements are being proposed in the building design according to architectural plans and design documents referenced in this report:

Roof and Ceiling: Metal Roof with plasterboard internal ceiling.

External Walls: Concrete block/brick wall with plasterboard.

Internal Walls: Stud plasterboard.

Floors: Suspended concrete slab.

Windows: Standard Aluminium framed windows.

Skylights: Yes.

Air Conditioning System: No design plans provided.

Lighting System: No design plans provided.

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4 - Scope of Report (Building Envelope)

"**Envelope**", for the purposes of Section J, means the parts of the buildings fabric that separate a conditioned space or habitable room from-

- the exterior of the building; or
- a non-conditioned space including-
  - (i) the floor of a rooftop plant room, lift-machine room or the like; and
  - (ii) the floor above a carpark or warehouse; and
  - (iii) the common wall with a carpark, warehouse or the like.

Conditioned Space Note:

Legend: Building Envelope and scope of this report

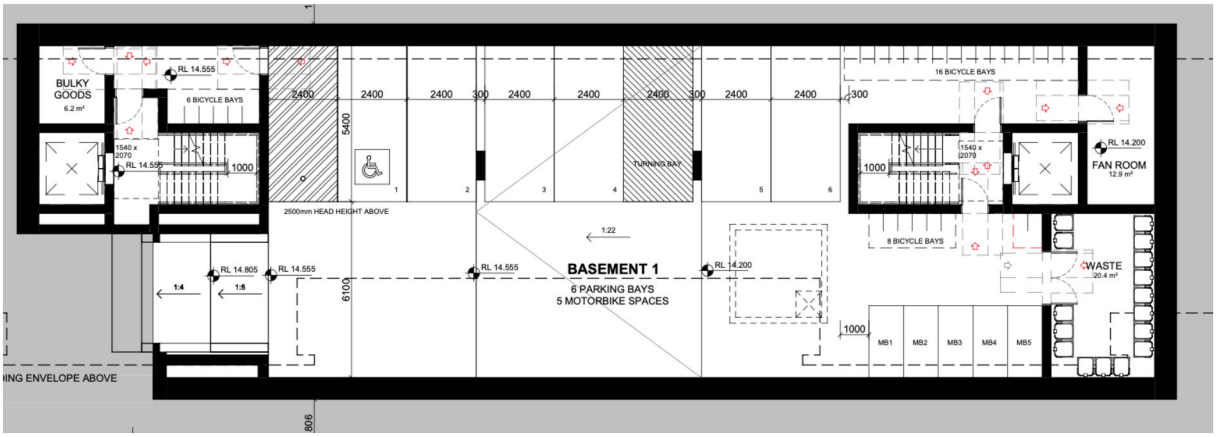


Figure 1 – Building Envelope - Basement



Figure 2 – Building Envelope - Ground Floor Plan

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Figure 3 – Building Envelope – Level 1



Figure 3 – Building Envelope – Level 2

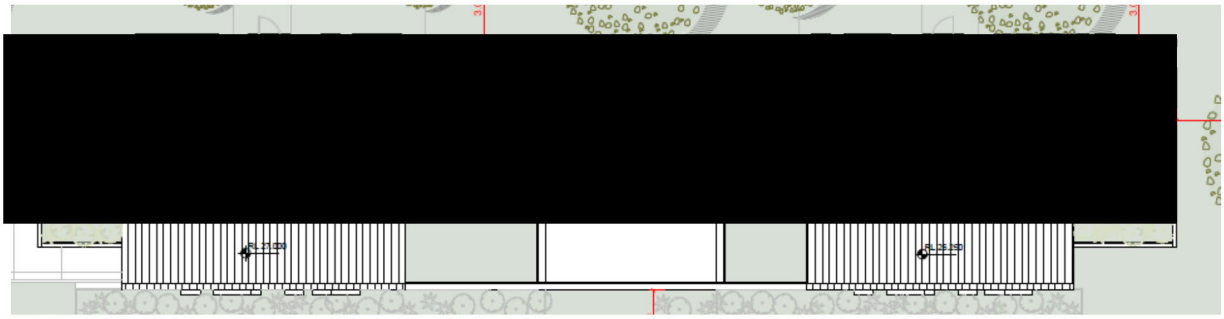


Figure 4 – Building Envelope – Level 3

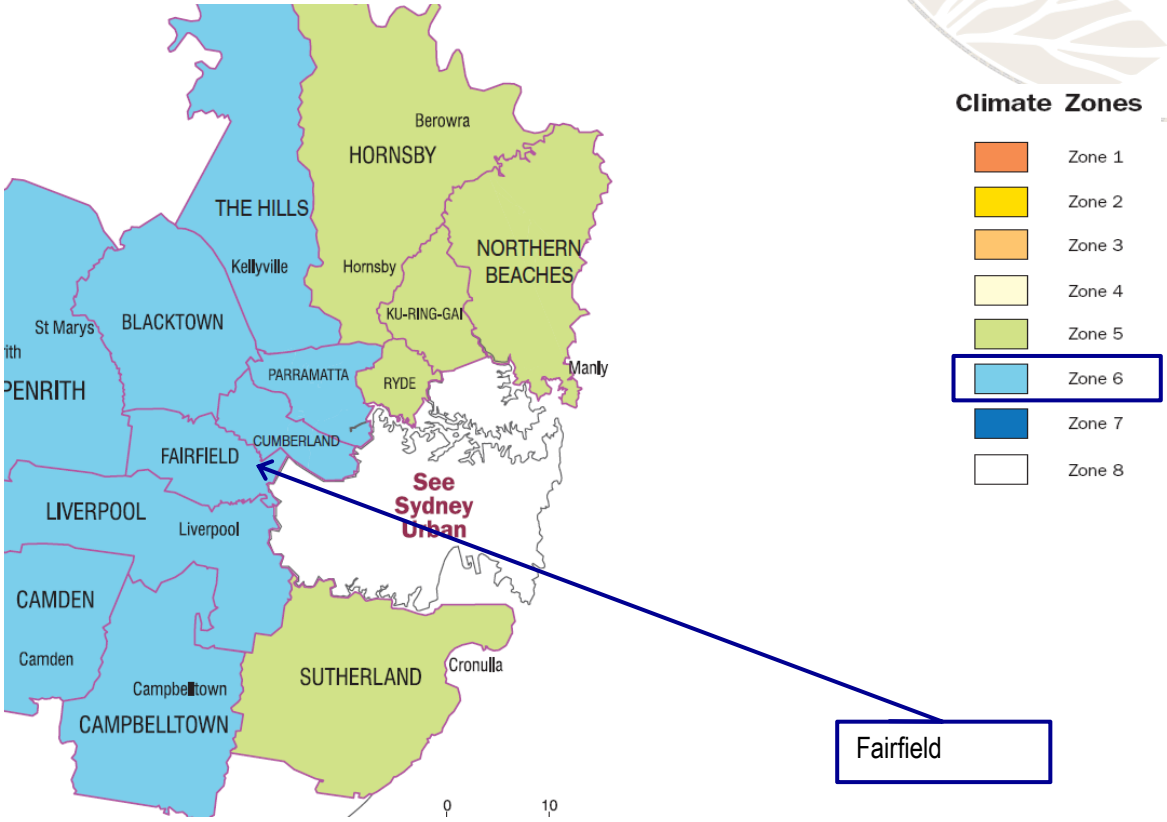


Figure 5 – Building Envelope – Sections 1

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5 - Project Classification and Climate Zone

BUILDING CLASS 3



CLIMATE	COLOUR	SUBURB
ZONE 6	LIGHT BLUE	FAIRFIELD

Climate Characteristics of Zone 6

Mild Temperate:

- Low day-night temperature range near coast, high range inland
- Four distinct seasons: summer and winter exceed human comfort range; spring and autumn are ideal for human comfort
- Mild to cool winters with low humidity
- Hot to very hot summers, moderate humidity

Key design objectives

Minimising heating and cooling energy use should be a primary design objective

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6 - NCC Section J Compliance Provisions

This section analyses the current elements of the of Proposed Development design against provisions of Section J of the Building Code of Australia 2022 –Volume 1, Energy Efficiency. In case of a non-complying element, advisory notes are provided to bring the building in compliance with Section J requirements.

A summary note of these provisions is provided in **Section 7-Conclusions** of this report that can be incorporated into specification blocks of architectural plans and, as a result, be deployed during construction. It is however the responsibility of the entity responsible for the submission of the design plans and documents to the council to ascertain each and every element of this report is clearly referenced and reflected on the submitted plans and documents.

6.1 – Part J1 Energy Efficiency Performance Requirements

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Renewable energy and electric vehicle charging	The proposed building must have features that facilitate the future installation of on-site renewable energy generation and storage and electric vehicle charging equipment.	J1P4

6.2 – Part J4 Building Fabric

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
J4D4 Roof and ceiling construction			
1	Metal cladding roof and plasterboard ceiling of the Proposed Development	Install minimum R2.67 m^2.K/W insulation OR Provide a roof and ceiling system with total performance of R3.2 m^2.K/W	Part J4D4(1) and Material Properties from Specification – S36C2
2		The solar absorptance of the upper surface of the roof should not exceed 0.45	Part J4D4(2)
J4D5 Roof lights			
3	Roof lights of the Proposed Development	Total roof light area should not exceed the 5% of total floor area.	Part J4D5(a)
		Install roof lights with Total System U-value no more than 3.9 W/m^2.K.	Part J4D5(b)
J4D6 Walls and Glazing			

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4	External brick walls of the Proposed Development	Install minimum R2.26m^2.K/W insulation and Thermal break tape over metal studs OR Provide a wall-glazing construction system that not exceed the U-value of U2.0 W/ m^2.K	Part J4D6a, Façade Calculator and Material Properties from Specification - S36C2
5	Stud Plasterboard internal walls adjacent to unconditioned spaces	Install minimum R2.23m^2.K/W insulation Thermal break tape over metal studs OR provide an internal wall system with total performance of R2.8 m^2.K/W.	Part J4D6a, Façade Calculator and Material Properties from Specification - S36C2
6	All side elevation windows	Install windows with Total System U-value no more than 5.6 W/m^2.K and SHGC no more than 0.80	Part J4D6(6) and Façade Calculator
J4D7 Floors			
7	Suspended concrete slab of conditioned areas on top of unconditioned areas.	Install minimum R1.26 m^2.K/W insulation or provide a suspended slab system with total performance of R2.0 m^2.K/W.	Part J4D7(1) and Table J4D7 considering the material properties from specification - S36C2

6.2.1 – Building Fabric Breakdown

	Metal Roof	R value [m^{2}K/W]
1	Outdoor air film (7m/s)	0.03
2	Metal cladding	0.00
3	Roof airspace	0.28
4	Bulk insulation	-
5	Plasterboard gypsum (10mm, 880kg/m^3)	0.06
6	Indoor air film	0.16
	Default System R value	**R0.53**
	Total system R value required	R3.2
	Additional insulation required for compliance	**R2.67**

	External Brick Veneer Walls	R value [m^{2}K/W]
1	Outdoor air film (7m/s)	0.03
2	Brick Veneer (110mm)	0.14
3	Airspace (20 to 40mm)	0.17
4	Bulk insulation	-
5	Plasterboard gypsum (13mm, 880kg/m^3)	0.08
6	Indoor air film	0.12
	Default System R value	**R0.54**
	Total system R value required (with factored thermal bridging)	R2.8
	Additional insulation required for compliance (with factored thermal bridging) *	**R2.26 + Thermal break tape over metal studs**

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	Internal Stud Plasterboard Walls	R value [m^2K/W]
1	Indoor air film	0.12
2	Plasterboard gypsum (13mm, 880kg/m^3)	0.08
3	Airspace (20 to 40mm)	0.17
4	Bulk insulation	-
5	Plasterboard gypsum (13mm, 880kg/m^3)	0.08
6	Indoor air film	0.12
	Default System R value	**R0.57**
	Total system R value required (with factored thermal bridging)	R2.8
	Additional insulation required for compliance (with factored thermal bridging) *	**R2.23 + Thermal break tape over metal studs**

	Suspended Concrete Slab	R value [m^2K/W]
1	Indoor air film	0.16
2	Concrete floor slab (200mm)	0.14
3	Airspace under floor (100-300mm)	0.22
4	Bulk insulation	-
5	Plasterboard gypsum (10mm, 880kg/m^3)	0.06
6	Indoor air film	0.16
	Default System R value	**R0.74**
	Total system R value required	R2.0
	Additional insulation required for compliance	**R1.26**

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6.3 – Part J5 Building Sealing

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Roof lights	Roof light in a conditioned space or habitable room in climate zone 4 to 8; must be sealed or capable of being sealed, and must be constructed with either; ➢ An imperforate ceiling diffuser or the like installed at the ceiling or internal lining level, or ➢ A weatherproof seal, or ➢ A shutter system readily operated either manually, mechanically or electronically by the occupant.	Part J5D4
2	Each edge of a door, all openable windows, or the like forming part of the envelope of a conditioned space	Provide air seals on all edges or provide doors and windows complying with AS2047 for the Proposed Development except for fire doors, smoke doors, roller shutter doors roller shutter grille or other security door or device installed only for out-of-hours security The bottom seals to doors are to be a draft protection device and all other edges to be of foam or rubber compression strip, fibrous, or similar material.	Part J5D5(1)(2)(3)
3	Exhaust fans of the conditioned areas of the Proposed Development if any	Must be equipped with a self-closing damper or similar	Part J5D6
4	Roofs, ceilings, walls, floors, windows frame, door frame and roof light frame of the conditioned areas of the Proposed Development	Must be enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions OR be sealed by caulking, skirting, architraves, cornices or similar elements unless required for smoke hazard management	Part J5D7
5	Evaporative coolers	All evaporative coolers serving heated space or, habitable room/public area in climate zones 4 to 8, must be fitted with a self-closing damper or the like	Part J5D8

6.4 – Part J6 Air-Conditioning and Ventilation Systems

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Not assessed	The proposed air-conditioning system must be as per provisions listed in Part J6 and separate compliance certificate to be obtained for compliance with Part J6	N/A

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6.5 – Part J7 Artificial Lighting and Power

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Lighting electrical power of the Proposed Development	Maximum design power allowed is **7093** Watts	Part J7D3(2)
2	Artificial light switch or other lighting control devices of Proposed Development	Artificial lighting of a room or space must be individually operated by a switch or other control device. An artificial lighting switch must be located in a visible position. Light switch or control device must control lighting of no more than 250 m^2 of area.	Part J7D4(3)(b)(ii)
3	Artificial lighting control for space greater than 250m^2	95% of the light fittings must be controlled by a time switch in accordance with Specification 40 or an occupant sensing device such as a security key card reader that registers a person entering and leaving the building or a motion detector in accordance with Specification 40.	Part J7D4(4)
4	Windows display lighting if installed	Must be controlled separately from other display lighting.	Part J7D5(2)
5	External lighting of the Proposed Development if installed	Must be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of the day on variable days.	Part J7D6(1)a
6	If the total perimeter lighting load of the Proposed Development exceeds 100 Watts	Use LED luminaires for 90% of the total lighting load or control with a motion detector device in accordance with Specification 40 except when providing emergency lighting in accordance with Part E4	Part J7D6(1)b
7	Façade lighting or signage lighting of the Proposed Development if installed	Must be provided with a separate time switch in accordance with Specification 40.	Part J7D6(1)(b)(iii)
8	Lifts	Lifts must be configured to ensure artificial lighting and ventilation in the car are turned off when it is unused for 15 mins; and achieve the idle and standby energy performance level in Table J7D8a and achieve the energy efficiency class in Table J7D8b	Part J7D8

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6.6 – Part J8 Heated Water Supply and Swimming Pool and Spa Pool Plant

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Hot water supply of the Proposed Development	Must be designed and installed in accordance with Part B2 of NCC Volume Three- Plumbing Code of Australia	Part J8D2

6.7 – Part J9 Energy Monitoring and On-site Distributed Energy Resources

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	For the Proposed Development with a floor area of more than 500 m^2	Provide facilities to record gas and electricity consumption	Part J9D3(1)
2	Carparks of a Class 3 buildings	Each storey of the carpark must be provided with electrical distribution boards dedicated to electric vehicle charging in accordance with Table J9D4. These must also be labelled to indicate use for electric vehicle charging.	Part J9D4(1)
3	Electric distribution boards serving electric vehicles	Must be fitted with a charging control system that can manage and schedule charging of vehicles in response to total building demand. For Class 3 buildings: Each circuit should support an electric vehicle charger able to deliver 48 kWh minimum from 11:00pm to 7:00am daily. Must be sized to support future installation of 7 kW (32 A) type 2 electric vehicle charger in 20% of car parking spaces (class 3)	Part J9D4(2)
4	Solar and battery facilities	At least 20% of the building roof area must be left clear for the installation of solar photovoltaic panels.	Part J9D5

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5	Solar and battery facilities	The above condition is not applicable if: (i) Solar photovoltaic panels are installed on at least 20% of the roof area; or (ii) There is equivalent generation capacity elsewhere on-site; or (iii) 100% of the roof area is shaded for more than 70% of daylight hours; or (iv) Roof area is less than 55m^2; or (v) More than 50% of roof area is used as a terrace, carpark, roof garden, roof light or similar	Part J9D5(2)

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7 - Conclusions

Considering the design elements nominated on the Proposed Development, the following can be concluded for the Proposed Development to meet the Deemed to Satisfy requirements of Section J of the Building Code of Australia 2022 –Volume 1, Energy Efficiency;

The proposed development of this project would be capable of complying with the energy efficiency requirements at a further detailed construction design stage.

Part J4 – Building Fabric:

Roof & Ceiling:

- Install minimum R2.67 m^2.K/W insulation or provide a ceiling and roof system with total performance of R3.2 m^2.k/w for the roof of Proposed Development on top of conditioned areas.
- All the upper surfaces of the roof should not exceed the solar absorptance of 0.45.

Roof lights:

- Total roof light area should not exceed the 5% of total floor area.
- Install roof lights with Total System U-value no more than 3.9 W/m^2.K.

Walls:

- Install minimum R2.26 m^2.K/W insulation and thermal break tape over metal studs OR Provide an external brickwork wall system with total performance of R2.8 m^2.K/W.
- Install minimum R2.23 m^2.K/W insulation and thermal break tape over metal studs OR Provide an internal plasterboard stud wall system with total performance of R2.8 m^2.K/W.

Glazing:

- Provide the following minimum performance requirements for doors & windows of conditioned areas, adjacent to unconditioned spaces.
  - All side elevation windows; Install windows with Total System U-value no more than 5.6 W/m2.K and SHGC no more than 0.80.

Flooring:

- Install minimum R1.26 m2.K/W insulation OR provide a flooring system with total performance of R2.0 m2.K/W.

Insulations:

- Installed insulation must comply with AS/NZS 4859.1 and be installed in such a way to meet the following requirements:
  - The insulation must abut or overlap adjoining insulation other than at supporting members such as studs, noggins, joists, furring channels and the like where the insulation must be against the member.
  - The installed insulation must form a continuous barrier with ceiling, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier while does not affect the safe and effective operation of a service or fitting.

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- The bulk insulation must maintain its position and thickness other than when it is compressed between cladding and supporting members, water pipes, electrical cabling or the like.
- Reflective insulation must be installed with the necessary airspace to achieve the required R Value and be adequately supported by framing members. Each adjoining sheet of role membrane must be overlapped by not less than 50mm or tapped together. It must be closely fitted against any penetration, door or window opening.

Part J5 – Building Sealing:

» Roof lights in a conditioned space or habitable room in climate zone 4 to 8; must be sealed or capable of being sealed, and must be constructed with either; an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level, or a weatherproof seal, or a shutter system readily operated either manually, mechanically or electronically by the occupant.

» Provide air seals on all edges or provide windows complying with AS 2047 for all external doors and openable windows of the Proposed Development servicing conditioned areas except fire doors, smoke doors, roller shutter doors roller shutter grille or other security door or device installed only for out-of-hours security.

» Exhaust fans of the Proposed Development serving conditioned areas must be equipped with a self-closing damper or similar.

» Roofs, ceilings, walls, floors, windows frame, door frame and roof light frame of conditioned areas of the Proposed Development must be enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions OR be sealed by caulking, skirting, architraves, cornices or similar elements unless required for smoke hazard management.

» Air infiltration seal for bottom edge of external swing doors of the Proposed Development must be a draft protection device and for other edges of an external door or the edges of an openable window or other such openings may be a foam or rubber compression strip, fibrous seal or the like.

» All evaporative coolers serving heated space or, habitable room/public area in climate zones 4 to 8, must be fitted with a self-closing damper or the like.

Part J6 – Air Conditioning & Ventilation:

» Has not assessed.

Part J7 – Artificial Lighting & Power:

» Maximum design lighting power allowed for the Proposed Development is 7093 Watts.

» Artificial lighting of a room or space must be individually operated by a switch or other control device. An artificial lighting switch must be located in a visible position. Artificial light switch or other lighting control devices of the Proposed Development must control lighting of no more than 250 m^2 of area.

» For space greater than 250m^2, 95% of the light fittings must be controlled by a time switch in accordance with Specification 40 or an occupant sensing device such as a security key card reader that registers a person entering and leaving the building or a motion detector in accordance with Specification 40.

» Windows display lighting if installed must be controlled separately from other display lighting.

» External lighting of the Proposed Development if installed must be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of the day on variable days.

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» Façade lighting or signage lighting of the Proposed Development if installed must be provided with a separate time switch.

» All lighting and power control devices of the Proposed Development including timers, time switches, motion detectors and daylight control devices must follow the guidelines and specifications outlined in Appendix D Artificial Lighting and Power Notes of this report.

Part J8 – Heater Water Supply & Swimming Pool & Spa Pool Plant:

» Hot water supply of the Proposed Development must be designed and installed in accordance with section 8 of AS/NZS 3500.4

Part J9 – Energy Monitoring and On-site Distributed Energy Resources:

» For the Proposed Development provide facilities to record gas and electricity consumption.

» The energy meters required must be connected to a communication system that collates the time-of-use energy data to a single interface monitoring system where it can be stored, analysed, and reviewed.

» Each storey of carparks in Class 5 buildings must be provided with electrical distribution boards dedicated to electric vehicle charging in accordance with Table J9D4.

» These must also be labelled to indicate use for electric vehicle charging.

» Electric distribution boards serving electric vehicles must be fitted with a charging control system that can manage and schedule charging of vehicles in response to total building demand.

» For Class 3 buildings: Each circuit should support an electric vehicle charger able to deliver 48 kWh minimum from 11:00pm to 7:00am daily.

» Must be sized to support future installation of 7 kW (32 A) type 2 electric vehicle charger in 20% of car parking spaces (class 3)

» At least 20% of the building roof area must be left clear for the installation of solar photovoltaic panels, except for buildings where-

(i) Solar photovoltaic panels are installed on at least 20% of the roof area; or

(ii) There is equivalent generation capacity elsewhere on-site; or

(iii) 100% of the roof area is shaded for more than 70% of daylight hours; or

(iv) Roof area is less than 55m2; or

(v) More than 50% of roof area is used as a terrace, carpark, roof garden, roof light or similar

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8 - Appendix

This section of the report demonstrates the results of employing BCA Calculators for Glazing, Lighting Power, and other referenced calculations and plans in this report.

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8.1 – Appendix A – Façade Calculator

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Façade

Report

Calculator

Project Summary

Date
2/02/2024

Name
Siddesh Shetty

Company
Certified Energy

Position
ESD Consultant

Building Name / Address
5 Hampton St Fairfield NSW 2165
0

Building State
NSW

Climate Zone
Climate Zone 6 - Mild temperate

Building Classification
Class 3 - other

Storeys Above Ground
4

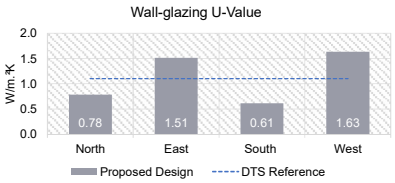
Tool Version
1.1 (April 2020)

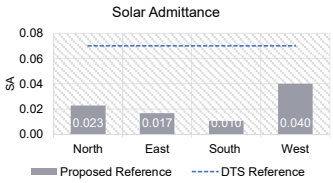
The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Apects).

Compliant Solution =
Non-Compliant Solution =

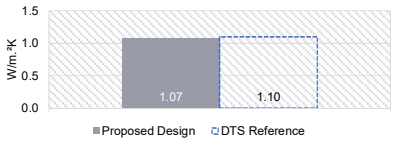
	Method 1				Method 2
	North	East	South	West	All
Wall-glazing U-Value (W/m².K)	0.78	1.51	0.61	1.63	1.07
Solar Admittance	0.02	0.02	0.01	0.04	
AC Energy					26

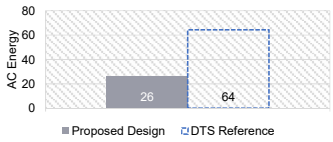
Method 1





Method 2





Project Details

	North	East	South	West
Glazing Area (m²)	34.88	75.94	24.24	87.16
Glazing to Façade Ratio	8%	22%	5%	24%
Glazing References	WGi1 N	WG1, WG3 E WL11-WL21 E WL31 E	WG2,WG4 S WL12-WL22 S	WG5 W WG3 W WL11-WL21 W WL31 W
Glazing System Types	Fixed	Fixed	Fixed	Fixed
Glass Types	Single glazing	Single glazing	Single glazing	Single glazing
Frame Types	Aluminium	Aluminium	Aluminium	Aluminium
Average Glazing U-Value (W/m².K)	5.60	5.60	5.60	5.60
Average Glazing SHGC	0.80	0.22	0.61	0.47
Shading Systems	Device	Device	Device	Device
Wall Area (m²)	393.568	269.369	470.563	271.834
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Int Plasterboard Ext Brick wall	Ext Brick wall Int Plasterboard	Ext Brick wall Int Plasterboard	Ext Brick wall Int Plasterboard
Wall Thickness	150 200	200 150	200 150	200
Average Wall R-value (m².K/W)	2.80	2.80	2.80	2.80
Solar Absorptance	0.6	0.6	0.6	0.6

8.2 – Appendix B – Lighting Calculator

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ABCB

Non-residential Lighting

(Beta release)

National Construction Code

Calculator

Building name/description	Classification
5 Hampton St Fairfield NSW 2165	Class 3

Number of rows preferred in table below: 88 *(as currently displayed)*

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design illumination power load	Space	Illuminance: Designed lux level	Illuminance: Recommended lux level	Adjustment factor 1: Adjustment factor 1	Adjustment factor 1: Adjustment factors	Adjustment factor 1: Dimming % area	Adjustment factor 1: Illuminance turndown	Adjustment factor 2: Adjustment factor 2	Adjustment factor 2: Adjustment factors	Adjustment factor 2: Dimming % area	Adjustment factor 2: Illuminance turndown	Light colour adjustment factors: Light colour adjustment factor 1	Light colour adjustment factors: Light colour adjustment factor 2	SATISFIES PART J7D3: System illumination power load allowance	SATISFIES PART J7D3: Lighting system share of % of aggregate allowance used
							These columns do not represent a requirement of the NCC and are suggestions only.													
1	BASEMENT CARPARK	308.9 m²	101 m	2.5 m	1 W	Carpark - general													672 W	1% of 1%
2	BS WASTE ROOM 1	20.4 m²	19 m	2.5 m	1 W	Storage													48 W	1% of 1%
3	Bulky Goods	6.2 m²	10 m	2.8 m	1 W	Storage													16 W	1% of 1%
4	BS STAIR 1	12.7 m²	15 m	2.5 m	1 W	Stairways, including fire-isolated stairways													41 W	1% of 1%
5	BS STAIR 2	15.3 m²	19 m	2.5 m	1 W	Stairways, including fire-isolated stairways													51 W	1% of 1%
6	BS LIFT 1	5.8 m²	10 m	2.5 m	1 W	Lift cars													29 W	1% of 1%
7	BS LIFT 2	5.8 m²	10 m	2.5 m	1 W	Lift cars													29 W	1% of 1%
8	BS FAN ROOM	12.8 m²	15 m	2.5 m	1 W	Control room, switch room, and the like - constant monitoring													95 W	1% of 1%
9	GF LAUNDARY	20.7 m²	22 m	2.8 m	1 W	Service area, cleaner's room and the like													51 W	1% of 1%
10	GF R1	17.2 m²	18 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													113 W	1% of 1%
11	GF R1 WC	5.6 m²	10 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													30 W	1% of 1%
12	GF R2	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													122 W	1% of 1%
13	GF R2 WC	2.5 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													15 W	1% of 1%
14	GF STAIR 1	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
15	GF STAIR 2	14.0 m²	17 m	2.8 m	1 W	Stairways, including fire-isolated stairways													47 W	1% of 1%
16	GF ACC WC	7.0 m²	11 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													36 W	1% of 1%
17	GF MANAGER OFFICE	11.5 m²	14 m	2.8 m	1 W	Office - artificially lit to an ambient level of 200 lx or more													87 W	1% of 1%
18	GF COMMUNAL ROOM	100.3 m²	63 m	2.8 m	1 W	Lounge area for communal use in a Class 3 building or Class 9c building													654 W	1% of 1%
19	GF CORRIDOR	76.9 m²	87 m	2.8 m	1 W	Corridors													630 W	1% of 1%
20	L1 R3	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													120 W	1% of 1%
21	L1 R3 WC	2.2 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
22	L1 R4	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													122 W	1% of 1%
23	L1 R4 WC	2.5 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
24	L1 R5	17.2 m²	18 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													113 W	1% of 1%
25	L1 R5 WC	5.6 m²	10 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													30 W	1% of 1%
26	L1 R6	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
27	L1 R6 WC	2.3 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
28	L1 R7	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
29	L1 R7 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
30	L1 R8	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
31	L1 R8 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
32	L1 R9	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%

ABCB

Non-residential Lighting
(Beta release)

National Construction Code

Calculator

Building name/description	Classification
5 Hampton St Fairfield NSW 2165	Class 3

Number of rows preferred in table below: 88 *(as currently displayed)*

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design illumination power load	Space	Illuminance: Designed lux level	Illuminance: Recommended lux level	Adjustment factor 1: Adjustment factor 1	Adjustment factor 1: Adjustment factors	Adjustment factor 1: Dimming % area	Adjustment factor 1: Illuminance turndown	Adjustment factor 2: Adjustment factor 2	Adjustment factor 2: Adjustment factors	Adjustment factor 2: Dimming % area	Adjustment factor 2: Illuminance turndown	Light colour adjustment factors: Light colour adjustment factor 1	Light colour adjustment factors: Light colour adjustment factor 2	SATISFIES PART J7D3: System illumination power load allowance	SATISFIES PART J7D3: Lighting system share of % of aggregate allowance used
							These columns do not represent a requirement of the NCC and are suggestions only.													
33	L1 R9 WC	2.3 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
34	L1 R10	17.4 m²	18 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													113 W	1% of 1%
35	L1 R10 WC	5.6 m²	10 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													30 W	1% of 1%
36	L1 R11	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
37	L1 R11 WC	2.3 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
38	L1 R12	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
39	L1 R12 WC	14.3 m²	19 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													73 W	1% of 1%
40	L1 STAIR 5	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
41	L1 STAIR 6	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
42	L1 CORRIDOR 1	13.1 m²	20 m	2.8 m	1 W	Corridors													112 W	1% of 1%
43	L1 CORRIDOR 2	13.0 m²	20 m	2.8 m	1 W	Corridors													112 W	1% of 1%
44	L2 R13	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													120 W	1% of 1%
45	L2 R13 WC	2.2 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
46	L2 R14	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													122 W	1% of 1%
47	L2 R14 WC	2.5 m²	6 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
48	L2 R15	17.2 m²	18 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													113 W	1% of 1%
49	L2 R15 WC	5.6 m²	10 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													30 W	1% of 1%
50	L2 R16	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
51	L2 R16 WC	2.3 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
52	L2 R17	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
53	L2 R17 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
54	L2 R18	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
55	L2 R18 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
56	L2 R19	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
57	L2 R19 WC	2.3 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
58	L2 R20	17.4 m²	18 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													113 W	1% of 1%
59	L2 R20 WC	5.6 m²	10 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													30 W	1% of 1%
60	L2 R21	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
61	L2 R21WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
62	L2 R22	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%

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Non-residential Lighting

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National Construction Code

Calculator

Building name/description	Classification
5 Hampton St Fairfield NSW 2165	Class 3

Number of rows preferred in table below: 88 *(as currently displayed)*

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design illumination power load	Space	Illuminance: Designed lux level	Illuminance: Recommended lux level	Adjustment factor 1: Adjustment factor 1	Adjustment factor 1: Adjustment factors	Adjustment factor 1: Dimming % area	Adjustment factor 1: Illuminance turndown	Adjustment factor 2: Adjustment factor 2	Adjustment factor 2: Adjustment factors	Adjustment factor 2: Dimming % area	Adjustment factor 2: Illuminance turndown	Light colour adjustment factors: Light colour adjustment factor 1	Light colour adjustment factors: Light colour adjustment factor 2	SATISFIES PART J7D3: System illumination power load allowance	SATISFIES PART J7D3: Lighting system share of % of aggregate allowance used
							These columns do not represent a requirement of the NCC and are suggestions only.													
63	L2 R22 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
64	L2 STAIR 7	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
65	L2 STAIR 8	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
66	L2 CORRIDOR 3	13.1 m²	20 m	2.8 m	1 W	Corridors													112 W	1% of 1%
67	L2 CORRIDOR 4	13.0 m²	20 m	2.8 m	1 W	Corridors													112 W	1% of 1%
68	L3 R23	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													120 W	1% of 1%
69	L3 R23 WC	2.2 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
70	L3 R24	18.1 m²	22 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													120 W	1% of 1%
71	L3 R24 WC	2.2 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													13 W	1% of 1%
72	L3 R25	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
73	L3 R25 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
74	L3 R26	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
75	L3 R26 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
76	L3 R27	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
77	L3 R27 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
78	L3 R28	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
79	L3 R28 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
80	L3 R29	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
81	L3 R29 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
82	L3 R30	14.3 m²	19 m	2.8 m	1 W	Dormitory of a Class 3 building used for sleeping and study													97 W	1% of 1%
83	L3 R30 WC	2.1 m²	7 m	2.8 m	1 W	Toilet, locker room, staff room, rest room and the like													11 W	1% of 1%
84	L3 STAIR 9	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
85	L3 STAIR 10	8.8 m²	12 m	2.8 m	1 W	Stairways, including fire-isolated stairways													31 W	1% of 1%
86	L3 CORRIDOR 5	14.1 m²	20 m	2.8 m	1 W	Corridors													122 W	1% of 1%
87	L3 CORRIDOR 6	14.1 m²	21 m	2.8 m	1 W	Corridors													122 W	1% of 1%
88	BS Bicycle Bay	11.5 m²	16 m	2.5 m	1 W	Storage													28 W	1% of 1%

Total	88 W

Total	7093 W

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (www.abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or

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Calculator

Building name/description	Classification
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							These columns do not represent a requirement of the NCC and are suggestions only.		Adjustment factors			Adjustment factors						

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8.3 – Appendix C – Insulation Mark-Up

LEGEND

- R2.8 EXTERNAL CONCRETE BLOCK/BRICK WALLS
- R2.8 INTERNAL STUD PLASTERBOARD WALLS
- R3.2 METAL ROOF
- R2.0 SUSPENDED CONCRETE SLAB
- FULL HEIGHT GLAZING

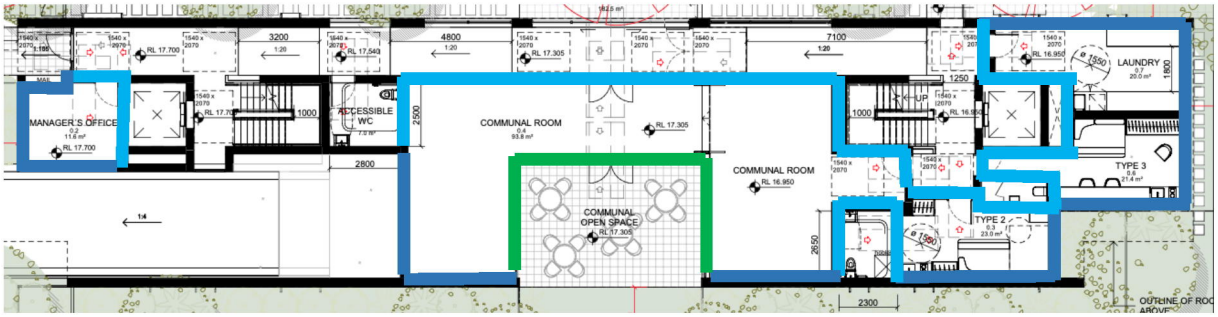


Figure 7 – Insulation Mark-up – Ground Floor Plan



Figure 8 – Insulation Mark-up – Level 1



Figure 9 – Insulation Mark-up – Level 2

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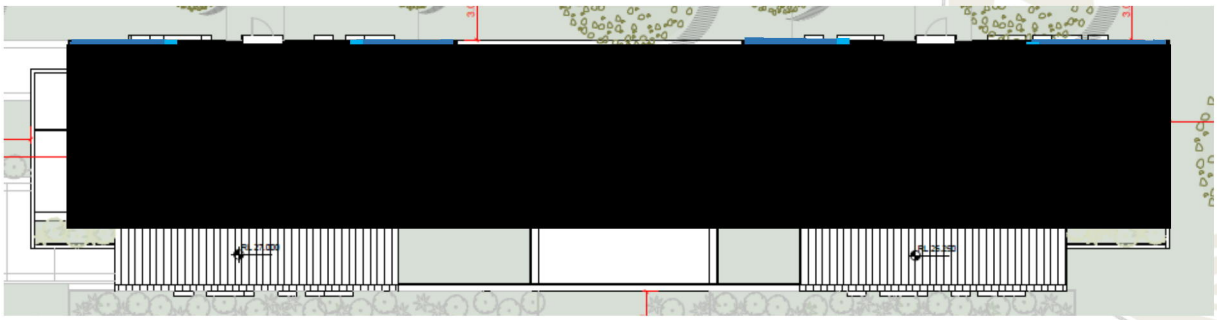


Figure 10 – Insulation Mark-up – Level 3

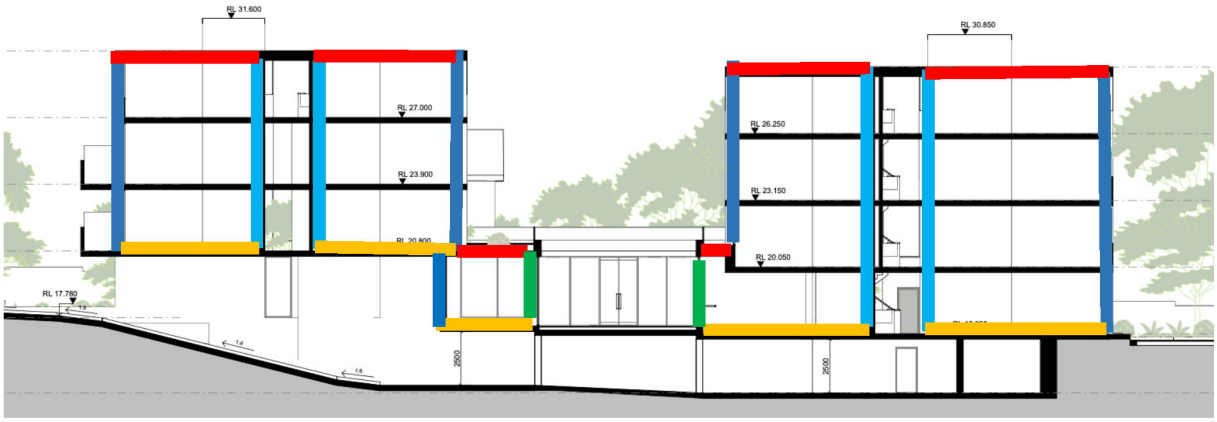


Figure 11 – Insulation Mark-up – Section 1

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8.4 – Appendix D – Artificial Lighting & Power Notes

1- A lighting timer must;
   a. be located within 2 m of every entry door to the space; and
   b. have an indicator light that is illuminated when the artificial lighting is off; and
   c. not control more than
      i. an area of 100 m^2 with a single push button timer; and
      ii. 95% of the lights in spaces of area more than 25 m^2; and
   d. be capable of maintaining the artificial lighting
      i. for not less than 5 minutes and not more than 15 minutes unless it is reset; and
      ii. without interruption if the timer is reset.

2- Time switch;
   a. A time switch must be capable of switching on and off electric power at variable pre-programmed times and on variable pre-programmed days.
   b. A time switch for internal lighting must be capable of being overridden by
      i. a means of turning the lights on, either by
         1. a manual switch or an occupant sensing device that on sensing a person's presence, overrides the time switch for a period of up to 2 hours, after which there is no further presence detected, the time switch must resume control; or
         2. an occupant sensing device that overrides the time switch upon a person's entry and returns control to the time switch upon the person's exiting, such as a security card reader; and
      ii. a manual "off" switch
   c. A time switch for external lighting must be capable of
      i. limiting the period the system is switched on to between 30 minutes before sunset and 30 minutes after sunrise is determined or detected including any pre-programmed period between these times; and
      ii. being overridden by a manual switch or a security access system for a period of up to 30 minutes, after which the time switch must resume control.
   d. A time switch for boiling water and chilled water storage units must be capable of being overridden by a manual switch or a security access system that senses a person's presence, overrides for a period of up to 2 hours, after which if there is no further presence detected, the time switch must resume control.

3- Motion detectors;
   a. In a Class 2, 3 or 9c aged care building other than within a sole-occupancy unit, a motion detector must
      i. be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and
      ii. be capable of detecting a person before they are 1Â m into the space; and
      iii. other than within a sole-occupancy unit of a Class 3 building, not control more than
         1. an area of 100 m^2; and
         2. 95% of the lights in spaces of area more than 25 m^2; and
      iv. be capable of maintaining the artificial lighting when activated
         1. for not less than 5 minutes and not more than 15 minutes unless it is reset; and
         2. without interruption if the motion detector is reset by movement.

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9 - Disclaimer

Recommendations:

Based on the information available on the supplied drawings and data, I am of the opinion that there is nothing that should prevent this project from compliance with the requirements of the Building Code of Australia 2022.

This report is based on details available at the time of writing. Selected contractors and other parties contributing to the scope of the works should confirm that their supplied work will be in compliance with the BCA/NCC. It is advisable that this confirmation be requested prior to the commencement of construction. Final certification of BCA/NCC compliance at completion of works should be obtained to aid final certifier's approval.

Dimensions:

The dimensions used in this report are scaled from the supplied project documents. There may be some minor variation between the scaled dimensions, the dimensions on the window schedule and the actual dimensions on site.

Checked by:



Siddesh Shetty

B.Arch MArchSc (Sustainable Design | High Performance Buildings)

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CONSULTING GEOTECHNICAL ENGINEERS

GEOTECHNICAL INVESTIGATION

FOR

AUSTRALIAN HOUSING INVESTMENT GROUP

5 Hampton Street, Fairfield, New South Wales

Report No: 24/0124A

Project No: 32580/8405D-G

March 2024

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DRAWING NO. 24/0124 – BOREHOLE AND PENETROMETER LOCATIONS

NOTES RELATING TO GEOTECHNICAL REPORTS

APPENDIX A – BOREHOLE LOGS AND EXPLANATION SHEETS

APPENDIX B – LABORATORY TEST RESULTS

1. INTRODUCTION

This report presents the results of a geotechnical investigation carried out by STS Geotechnics Pty Limited (STS) for the proposed construction of a four-storey building at 5 Hampton Street, Fairfield, New South Wales.

Following documents were provided to assist in the preparation of this report:

- Preliminary Architectural drawings prepared by Marchese Partners International Pty Ltd, Project: "Hampton St Fairfield", Job No. 23059, Dated 21.12.2023, Revision A, and
- Survey Plan prepared by Imperial Surveyors Pty Ltd, Project: "Detail Survey", Job No. 682, Dated 28.07.2023.

Based on the architectural drawings, the site development will comprise a four-storey building and a basement. The basement has an elevation of RL 14.20 metres AHD. The existing ground level is RL 16.20 to 18.15 metres AHD. STS therefore estimates that the proposed development will require excavating up to about 3.5 metres below the existing ground surface, however, additional excavation may be required for footings or service trenches.

The purpose of this investigation is to determine the following-

- Subsurface conditions,
- Site Classification according to AS2870,
- Safe batter slopes,
- Excavation conditions,
- Temporary and permanent support of the excavation,
- Foundation design parameters including allowable end bearing pressure and shaft adhesion values for piled foundations,
- Exposure classification in according with AS2870 and AS2159, and
- If required, vibration control during rock excavation.

The investigation was undertaken in accordance with STS proposal P23-536 dated November 17, 2023.

Our scope of work did not include a contamination assessment.

2. NATURE OF THE INVESTIGATION

2.1. Fieldwork

The fieldwork consisted of drilling three (3) boreholes numbered BH1 to BH3, inclusive, at the locations shown on attached Drawing No. 24/0124. Boreholes were drilled using a utility mounted Edson RP70 Drilling rig, owned, and operated by STS. Soil strengths were assessed by carrying out a Dynamic Cone Penetrometer (DCP) tests adjacent to each borehole location.

Drilling operations were undertaken by one of STS's technical officers who also logged the subsurface conditions encountered.

Representative soil samples were collected from the boreholes for subsequent laboratory testing.

The subsurface conditions observed are recorded on the borehole logs given in Appendix A. An explanation of the terms used on the logs is also given in Appendix A. Notes relating to geotechnical reports are also attached.

2.2. Laboratory Testing

To assess the soils for their aggressiveness, selected a representative soil sample was tested to determine the following:

- pH,
- Sulphate content (SO_4),
- Chloride content (Cl) and
- Electrical Conductivity (EC).

To assist with determining the site classification, one Shrink Swell test was carried out on a representative soil sample retrieved from the site.

Detailed test report is given in Appendix B.

3. GEOLOGY AND SITE CONDITIONS

The Penrith geological series sheet at a scale of 1:100,000 shows the site is underlain by Triassic Age Bringelly Shale of Wianamatta Group as shown in Plate 1. Rocks within this formation comprise shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal, and tuff.

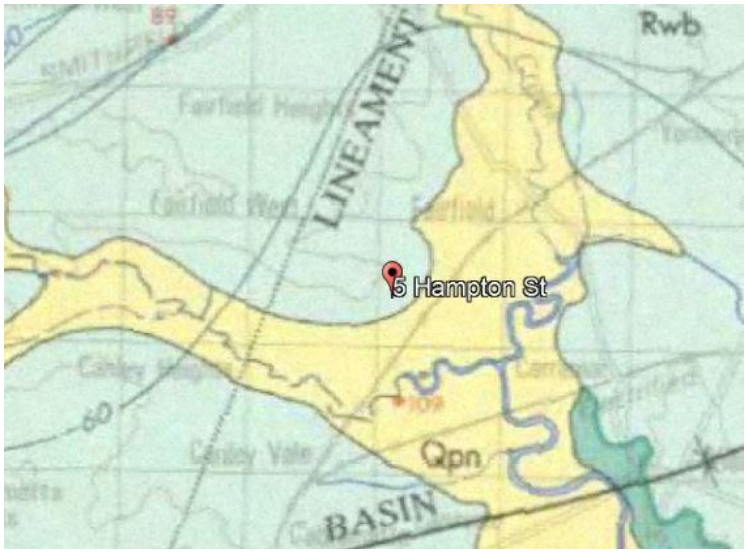


Plate 1: Excerpt of geological map showing location of site (Google Earth Pro)

The site is rectangular in shape and has an approximate area of 1012.6 m^2. At the time of the fieldwork, the site was occupied by single storey clad house. The vegetation on the site comprises grassed lawns and trees. The surface profile falls approximately 2 metres to the south.

The site is bound by Hampton Street to the northwest, and residential dwellings in the adjoining properties.

4. SUBSURFACE CONDITIONS

When assessing the subsurface conditions across a site from a limited number of boreholes, there is the possibility that variations may occur between test locations. The data derived from the site investigation programme are extrapolated across the site to form a geological model and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour regarding the proposed development. The actual condition at the site may differ from those inferred, since no subsurface exploration programme, no matter how comprehensive, can reveal all subsurface details and anomalies, particularly on a site that has been previously developed.

The subsurface conditions consist of topsoil overlying silty gravelly clays and weathered shale. The fill is present from the surface to depths of 0.4 metres. Stiff and very stiff natural clays, underlie the fill to the depth of 1.1 to 1.4 metres. Weathered shale underlies the silty clay to the depth of auger refusal, 1.5 to 1.7 metres.

No groundwater was observed during the fieldwork.

The subsurface conditions observed are recorded on the borehole logs given in Appendix A. An explanation of the terms used on the logs is also given in Appendix A. Notes relating to geotechnical reports are also attached.

5. GEOTECHNICAL DISCUSSION

5.1. Site Classification (AS2870)

The classification has been prepared in accordance with the guidelines set out in the "Residential Slabs and Footings" Code, AS2870 – 2011. Site classifications are not relevant to these types of development; however, the classification is provided in the event some high-level footings are required.

To assist with determining the site classification, a shrink/swell test was carried out on the representative samples retrieved from the site. The detailed test report is attached and summarised in Table 5.1.

Table 5.1 – Shrink Swell Test Summary

Location	Depth (m)	Material Description	Shrink/Swell Index (% per ΔpF)
BH1	0.6 – 0.9	Silty Gravelly Clay, red brown/grey with sand	4.3

Because there are existing dwellings and trees present, abnormal moisture conditions (AMC) prevail at the site. (Refer to Section 1.3.3 of AS2870).

Because of the AMC, the site is classified a *Problem Site (P)*. However, provided the recommendations given below are adopted, the site may be re-classified *Highly Reactive (H1)*.

Foundation design and construction consistent with this classification shall be adopted as specified in the above referenced standard and in accordance with the design parameters provided below.

5.2. Excavation Conditions

Based on the subsurface conditions observed in the boreholes, it is expected that the proposed basement excavation will encounter topsoil overlying natural soils and weathered rock.

Based on our experience in this geological setting, medium and/or high strength rock and ironstone bands may be encountered before reaching the final excavation depth. However, the presence of this rock can only be confirmed by carrying out additional cored boreholes.

Excavators without assistance should be able to remove the soils and some of the weathered rock. If medium to high strength rock and ironstone bands are encountered, these will likely

require breaking up with a rock breaker. Experience suggests that these materials could be present below the depth of auger refusal noted on the borehole logs.

In the event rock breaking is required, care will be required to ensure that the structures on the subject site and buildings or other developments on adjacent properties are not damaged when excavating the rock. Excavation methods should be adopted which limit ground vibrations at the adjoining structures to not more than 5 mm/sec. Vibration monitoring may be required to verify that this is achieved.

The limits of 5 mm/sec are expected to be achievable if rock breaker equipment or other excavation methods are restricted as indicated in Table 5.2.

Use of other techniques (e.g., grinding, rock sawing), although less productive, would reduce or possibly eliminate risks of damage to property through vibration effects transmitted via the ground. Such techniques may be considered if an alternative to rock breaking is required.

If rock sawing is carried out around excavation boundaries in not less than 1-metre-deep lifts, a 900 kg rock hammer could be used at up to 100% maximum operating capacity with an assessed peak particle velocity not exceeding 5 mm/sec, subject to observation and confirmation by a geotechnical engineer at the commencement of excavation.

Table 5.2 – Recommendations for Rock Breaking Equipment

Distance from adjoining structure (m)	**Maximum Peak Particle Velocity 5 mm/sec**	
	Equipment	Operating Limit (% of Maximum Capacity)
1.5 to 2.5	Hand operated jackhammer only	100
2.5 to 5.0	300 kg rock hammer	50
5.0 to 10.0	300 kg rock hammer or 600 kg rock hammer	100 50

It should be noted that vibrations that are below threshold levels for building damage may be experienced at adjoining developments.

It would be appropriate before commencing excavation to undertake a dilapidation survey of any adjacent structures that may potentially be damaged. This will provide a reasonable basis for assessing any future claims of damage.

5.3. Groundwater Conditions

During the fieldwork no groundwater was encountered in the boreholes. Based on our experience, during extended rainfall periods some minor seepage may occur along the soil/rock interface. A sump and pump should be adequate to control this minor seepage. Dewatering of the site during construction will not be required.

5.4. Temporary and Permanent Batter Slope

In the short term, dry cut soil slopes should remain stable at an angle of 1(H) to 1(V). In the long-term dry cut slopes formed at an angle of 2(H) to 1(V) should remain stable. Slopes cut at this angle would be subject to erosion unless protected by topsoil and diversion drains at the crest of the slopes. Dry cut slopes in the weathered rock should remain stable at an angle of 1(H) to 1(V). The above temporary batters should remain stable provided that all surcharge loads, including construction loads, are kept at a distance of at least 2h (where 'h' is the height of the batter in metres) from the crest of the batter. If steeper batters are to be used, then these must be supported by shotcrete and soil nail system designed by a suitable experienced structural or geotechnical engineer.

Where space for temporary batters is not available, a suitable retention system will be required for the support of the entire depth of excavation within soils or weathered rock. For clayey soils or soils with some cohesion, solider pile walls are normally the most effective method of temporary support.

It is of course important that the onsite excavations do not endanger the adjacent properties. Excavations on the subject site should not extend below the zone of influence of any adjacent structure footings, without first installing temporary support or discussing the works with a geotechnical engineer.

5.5. Retaining Wall Design Parameters

The parameters used to proportion retaining wall support depends on whether the walls can be permitted to deflect. For walls, which cannot be permitted to deflect, an at rest earth pressure coefficient (Ko) of 0.6 should be adopted for the clays. For walls that can be allowed to deflect, an active earth pressure coefficient (Ka) of 0.4 should be adopted for the clays. A passive earth pressure coefficient (Kp) of 2.5 may be used for the clays and 4.5 for the weathered shale. A bulk density of 19 kN/m^3 may be used for the natural clays and 22 kN/m^3 for the weathered shale. If anchors or props are used for additional support, a rectangular pressure distribution should be used.

As with all retaining walls, the earth pressure coefficients must be adjusted for ground surface slope, presence of groundwater and surcharge loads.

5.6. Foundation Design Parameters

Any high-level pad and/or strip footings founded in the natural clays may be proportioned using an allowable bearing pressure of 100 kPa. This value may be increased to 200 kPa when founding in the very stiff material. The minimum depth of founding must comply with the requirements of AS2870.

Piles, footings, and slabs founded in weathered shale may be proportioned using an allowable end bearing pressure of 700 kPa. An allowable adhesion value of 70 kPa may be adopted for the portion of the shaft in weathered shale. These values may be increased to 1000 and 100 kPa, respectively, when founding below the depth of auger refusal noted on the borehole logs. When piers are founded in in weathered shale the adhesion within the overlying soils must be ignored.

After completion of bulk excavation, the exposed material will likely comprise weathered shale.

To ensure the bearing values given can be achieved, care should be taken to ensure the base of the excavations is free of all loose material prior to concreting. To this end, it is recommended that all excavations be concreted as soon as possible, preferably immediately after excavating, cleaning, inspecting and approval. Pier excavations should not be left open overnight. The possibility of groundwater inflow needs to be considered when drilling the piers and pouring concrete.

During foundation construction, should the subsurface conditions vary to those inferred in this report, a suitably experienced geotechnical engineer should review the design and recommendations given above to determine if any alterations are required.

5.7. Soil Aggressiveness and Salinity

The aggressiveness or erosion potential of an environment in building materials, particularly concrete and steel is dependent on the levels of soil pH and the types of salts present, generally sulfates and chlorides. To determine the degree of aggressiveness, the test values obtained are compared to Tables 6.4.2 (C) and 6.5.2 (C) in AS2159 – 2009 Piling – Design and Installation. The test results are summarised in Table 5.3.

Table 5.3 – Soil Aggressiveness Summary

Sample No.	Location	Depth (m)	pH	Chloride (mg/kg)	Sulfate (mg/kg)	Electrical Conductivity (dS/m)	
						$EC_{1:5}$	EC_e
S1	BH1	0.3	6.1	<10	<10	0.016	0.2

The soils on the site consist of low permeability clays. Therefore, the soil conditions B are considered appropriate (AS2159).

In accordance with AS2159-2009 the exposure classification for the onsite soils is non-aggressive for both concrete and for steel. In accordance with AS2870-2011 the soils are classified as A1.

Reference to DLWC (2002) "Site Investigations for Urban Salinity" indicates that an EC_e value of 0.2 dS/m is consistent with the presence of non-saline soils.

6. FINAL COMMENTS

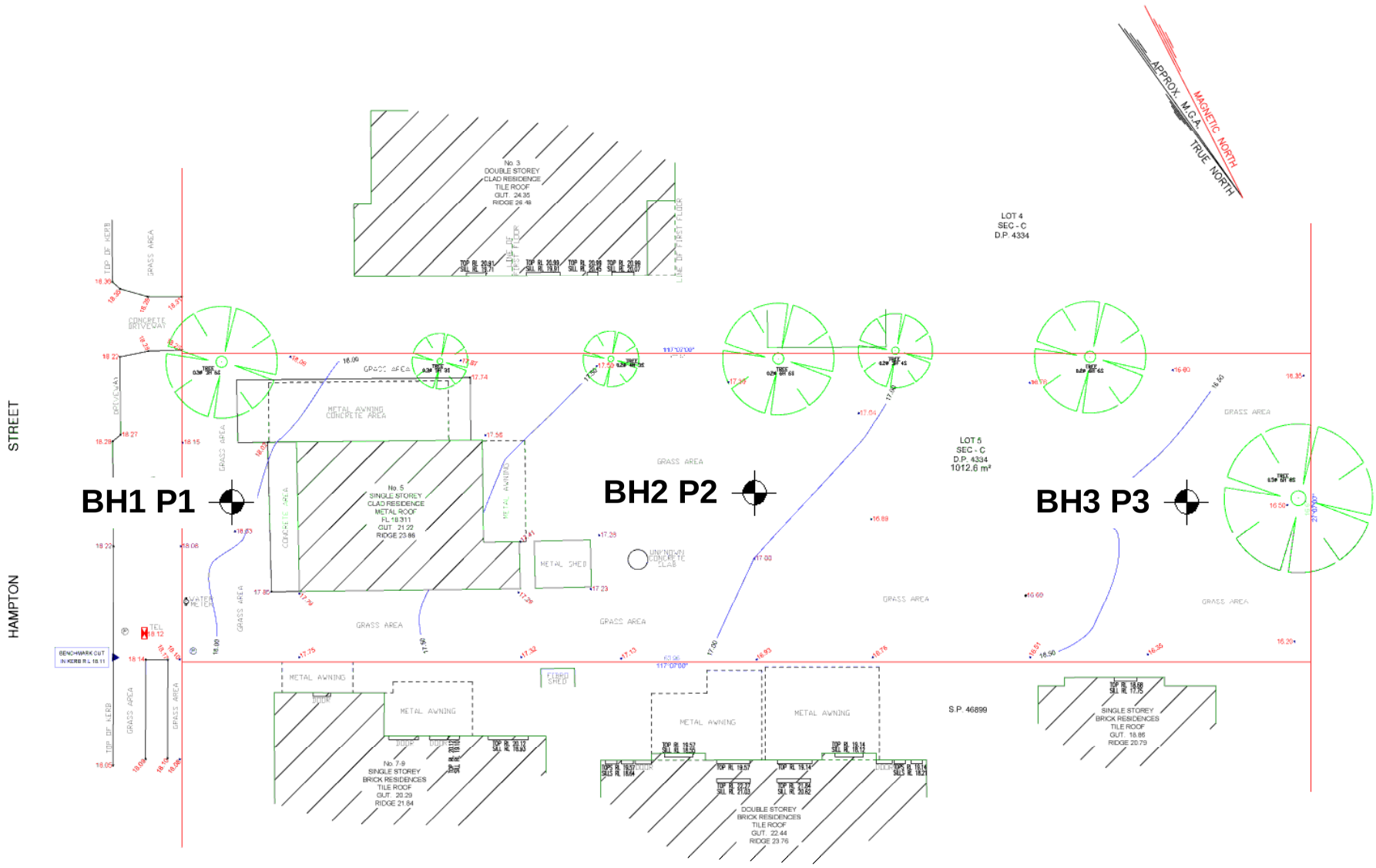
During construction, should the subsurface conditions vary from those inferred above, we would be contacted to determine if any changes should be made to our recommendations. The exposed bearing surfaces for footings should be inspected by a geotechnical engineer to ensure the allowable pressure given has been achieved. Provided the recommendations given in this report are adopted, geotechnically the proposed development can be built safely and will perform satisfactorily during its design life.



Manoj Shrestha, MIE Aust
Geotechnical Engineer
STS Geotechnics Pty Limited



Laurie Ihnativ, BE. MEngSc, MBA, FIEAust
Principal Geotechnical Engineer
STS Geotechnics Pty Limited



STS Geotechnics Pty. Ltd.	Scale: Unknown	Date: January 2024
Client: AUSTRALIAN HOUSING INVESTMENT GROUP		
GEOTECHNICAL INVESTIGATION **5 HAMPTON STREET, FAIRFIELD** **BOREHOLE AND PENETROMETER LOCATIONS**		Project No. 32580/8405D Drawing No: 24/0124

Important Information

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INTRODUCTION

These notes have been provided to outline the methodology and limitations inherent in geotechnical reporting. The issues discussed are not relevant to all reports and further advice should be sought if there are any queries regarding any advice or report. When copies of reports are made, they should be reproduced in full.

GEOTECHNICAL REPORTS

Geotechnical reports are prepared by qualified personnel on the information supplied or obtained and are based on current engineering standards of interpretation and analysis.

Information may be gained from limited subsurface testing, surface observations, previous work and is supplemented by knowledge of the local geology and experience of the range of properties that may be exhibited by the materials present. For this reason, geotechnical reports should be regarded as interpretative rather than factual documents, limited to some extent by the scope of information on which they rely.

Where the report has been prepared for a specific purpose (eg. design of a three-storey building), the information and interpretation may not be appropriate if the design is changed (eg. a twenty storey building). In such cases, the report and the sufficiency of the existing work should be reviewed by STS Geotechnics Pty Limited in the light of the new proposal.

Every care is taken with the report content, however, it is not always possible to anticipate or assume responsibility for the following conditions:

- Unexpected variations in ground conditions. The potential for this depends on the amount of investigative work undertaken.
- Changes in policy or interpretation by statutory authorities.
- The actions of contractors responding to commercial pressures.

If these occur, STS Geotechnics Pty Limited would be pleased to resolve the matter through further investigation, analysis or advice.

UNFORSEEN CONDITIONS

Should conditions encountered on site differ markedly from those anticipated from the information contained in the report, STS Geotechnics Pty Limited should be notified immediately. Early identification of site anomalies generally results in any problems being more readily resolved and allows re-interpretation and assessment of the implications for future work.

SUBSURFACE CONDITIONS

Logs of a borehole, recovered core, test pit, excavated face or cone penetration test are an engineering and/or geological interpretation of the subsurface conditions. The reliability of the logged information depends on the drilling/testing method, sampling and/or observation spacings and the ground conditions. It is not always possible or economic to obtain continuous high quality data. It should also be recognised that the volume or material observed or tested is only a fraction of the total subsurface profile.

Interpretation of subsurface information and application to design and construction must take into consideration the spacing of the test locations, the frequency of observations and testing, and the possibility that geological boundaries may vary between observation points.

Groundwater observations and measurements outside of specially designed and constructed piezometers should be treated with care for the following reasons:

- In low permeability soils groundwater may not seep into an excavation or bore in the short time it is left open.
- A localised perched water table may not represent the true water table.
- Groundwater levels vary according to rainfall events or season.
- Some drilling and testing procedures mask or prevent groundwater inflow.

The installation of piezometers and long term monitoring of groundwater levels may be required to adequately identify groundwater conditions.

SUPPLY OF GETEOECHNICAL INFORMATION OR TENDERING PURPOSES

It is recommended tenderers are provided with as much geological and geotechnical information that is available and that where there are uncertainties regarding the ground conditions, prospective tenders should be provided with comments discussing the range of likely conditions in addition to the investigation data.

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APPENDIX A – BOREHOLE LOGS AND EXPLANATION SHEETS

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GEOTECHNICAL LOG - NON CORE BOREHOLE

Client: Australian Housing Investment Group	Project: 32580/8405D	**BOREHOLE NO.: BH 1**
Project: 5 Hampton Street, Fairfield	Date : January 23, 2024	
Location: Refer to Drawing No. 24/0124	Logged: EK Checked By: MT	Sheet 1 of 1

WATER TABLE	SAMPLES	DEPTH (m)	DESCRIPTION OF DRILLED PRODUCT Soil Name, grain size /plasticity, colour; secondary constituents (Inc. Description) , minor constituents including other remarks	SYMBOL	CONSISTENCY (cohesive soils) or RELATIVE DENSITY (sands and gravels)	MOISTURE
	S1 @ 0.3 m		TOPSOIL: SILTY CLAY: low to medium plasticity, dark grey/brown, trace of ironstone gravel, with grass	CL/CI		<PL
		0.5	SILTY GRAVELLY CLAY: medium to high plasticity, grey/brown, mottled red, trace of ironstone and sand	CI/CH	VERY STIFF	<PL
	U50	1.0	Grading to mottled red/grey			
		1.5	EXTREMELY WEATHERED SHALE	XW	EXTREMELY LOW STRENGTH	
			AUGER REFUSAL AT 1.5 M ON WEATHERED SHALE			
		2.0				
		2.5				

D - disturbed sample U - undisturbed tube sample B - bulk sample

WT - level of water table or free water N - Standard Penetration Test (SPT)

S - jar sample

NOTES: See explanation sheets for meaning of all descriptive terms and symbols

Contractor: STS

Equipment: Edson RP70

Hole Diameter (mm): 100

Angle from Vertical (^{o}): 0

Drill Bit: Spiral

STS Geotechnics Pty Ltd

GEOTECHNICAL LOG - NON CORE BOREHOLE

Client: Australian Housing Investment Group	Project: 32580/8405D	**BOREHOLE NO.: BH 2**
Project: 5 Hampton Street, Fairfield	Date : January 23, 2024	
Location: Refer to Drawing No. 24/0124	Logged: EK Checked By: MT	Sheet 1 of 1

WATER TABLE	SAMPLES	DEPTH (m)	DESCRIPTION OF DRILLED PRODUCT Soil Name, grain size /plasticity, colour; secondary constituents (Inc. Description) , minor constituents including other remarks	SYMBOL	CONSISTENCY (cohesive soils) or RELATIVE DENSITY (sands and gravels)	MOISTURE
			TOPSOIL: SILTY CLAY: low to medium plasticity, dark grey/brown, trace of ironstone gravel, with grass	CL/CI		<PL
		0.5	SILTY GRAVELLY CLAY: low to medium plasticity, grey/brown, mottled red, trace of ironstone and sand	CL/CI	VERY STIFF	<PL
		1.0	Grading to medium to high plasticity, grey mottled red	CI/CH		
		1.5	EXTREMELY WEATHERED SHALE	XW	EXTREMELY LOW STRENGTH	
		2.0	AUGER REFUSAL AT 1.6 M ON WEATHERED SHALE			
		2.5				

D - disturbed sample U - undisturbed tube sample B - bulk sample

WT - level of water table or free water N - Standard Penetration Test (SPT)

S - jar sample

Contractor: STS

Equipment: Edson RP70

Hole Diameter (mm): 100

Angle from Vertical (^{o}): 0

Drill Bit: Spiral

NOTES: See explanation sheets for meaning of all descriptive terms and symbols

STS Geotechnics Pty Ltd

GEOTECHNICAL LOG - NON CORE BOREHOLE

Client: Australian Housing Investment Group
Project: 5 Hampton Street, Fairfield
Location: Refer to Drawing No. 24/0124

Project: 32580/8405D
Date : January 23, 2024
Logged: EK Checked By: MT

BOREHOLE NO.: BH 3

Sheet 1 of 1

WATER TABLE	SAMPLES	DEPTH (m)	DESCRIPTION OF DRILLED PRODUCT Soil Name, grain size /plasticity, colour; secondary constituents (Inc. Description) , minor constituents including other remarks	SYMBOL	CONSISTENCY (cohesive soils) or RELATIVE DENSITY (sands and gravels)	MOISTURE
			TOPSOIL: SILTY CLAY: low to medium plasticity, dark grey, brown, trace of ironstone gravel, with grass	CL/CI		<PL
			SILTY GRAVELLY CLAY: low to medium plasticity, grey/brown, mottled red, trace of ironstone and sand	CL/CI	STIFF	<PL
		0.5			BECOMING VERY STIFF	
			Grading to orange/brown, mottled red			
		1.0	Grading to medium to high plasticity	CI/CH		
		1.5	EXTREMELY WEATHERED SHALE	XW	EXTREMELY LOW STRENGTH	
		2.0	AUGER REFUSAL AT 1.7 M ON WEATHERED SHALE			
		2.5				

D - disturbed sample
U - undisturbed tube sample
B - bulk sample
WT - level of water table or free water
N - Standard Penetration Test (SPT)
S - jar sample

Contractor: STS
Equipment: Edson RP70
Hole Diameter (mm): 100
Angle from Vertical (^{o}): 0
Drill Bit: Spiral

NOTES: See explanation sheets for meaning of all descriptive terms and symbols

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NATA Accredited for Compliance with ISO/IEC 17025 - Testing No. 2750

Dynamic Cone Penetrometer Test Report

Project: 5 HAMPTON STREET, FAIRFIELD — Project No.: 32580/8405D
Client: AUSTRALIAN HOUSING INVESTMENT GROUP — Report No.: 24/0123
Address: 5 Hampton Street, Fairfield — Report Date: 23/01/2024
Test Method: AS 1289.6.3.2 — Page: 1 of 1

Site No.	P1	P2	P3			
Location	Refer to Drawing No. 24/0124	Refer to Drawing No. 24/0124	Refer to Drawing No. 24/0124			
Date Tested	23/1/2024	23/1/2024	23/1/2024			
Starting Level	Surface Level	Surface Level	Surface Level			
Depth (m)	Penetration Resistance (blows / 150mm)					
0.00 - 0.15	5	2	4			
0.15 - 0.30	14	12	5			
0.30 - 0.45	12	9	6			
0.45 - 0.60	17	10	9			
0.60 - 0.75	20	8	15			
0.75 - 0.90	23+	14	20			
0.90 - 1.05	Discontinued	17	23+			
1.05 - 1.20		14	Discontinued			
1.20 - 1.35		23+				
1.35 - 1.50		Discontinued				
1.50 - 1.65						
1.65 - 1.80						
1.80 - 1.95						
1.95 - 2.10						
2.10 - 2.25						
2.25 - 2.40						
2.40 - 2.55						
2.55 - 2.70						
2.70 - 2.85						
2.85 - 3.00						
3.00 - 3.15						
3.15 - 3.30						
3.30 - 3.45						
3.45 - 3.60						
3.60 - 3.75						

Remarks: * Pre drilled prior to testing

[redacted]

Approved Signatory.....
Technician: EK — Orlando Mendoza - Laboratory Manager

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EXPLANATION OF NOTES, ABBREVIATIONS & TERMS USED ON BOREHOLE AND TEST PIT LOGS

DRILLING/EXCAVATION METHOD

HA	Hand Auger	**ADH**	Hollow Auger	**NQ**	Diamond Core - 47 mm
DT	Diatube Coring	**RT**	Rotary Tricone bit	**NMLC**	Diamond Core - 52 mm
NDD	Non-destructive digging	**RAB**	Rotary Air Blast	**HQ**	Diamond Core - 63 mm
AD*	Auger Drilling	**RC**	Reverse Circulation	**HMLC**	Diamond Core - 63 mm
***V**	V-Bit	**PT**	Push Tube	**EX**	Trac□ed Hydraulic Excavator
***T**	TC-Bit, e.g. AD/T	**WB**	Washbore	**HAND**	Excavated by Hand Methods

PENETRATION RESISTANCE

L	**Low Resistance**	Rapid penetration/ excavation possible with little effort from e□uipment used.
M	**Medium Resistance**	Penetration/ excavation possible at an acceptable rate with moderate effort from e□uipment used.
H	**High Resistance**	Penetration/ excavation is possible but at a slow rate and re□uires significant effort from e□uipment used.
R	**Refusal/Practical Refusal**	No further progress possible without ris□of damage or unacceptable wear to e□uipment used.

These assessments are subjective and are dependent on many factors, including e□uipment power and weight, condition of excavation or drilling tools and experience of the operator.

WATER

Standing Water Level **Partial water loss**

Water Seepage **Complete Water Loss**

GWNO	GROUNDWATER NOT OBSERVED - Observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave-in of the borehole/ test pit.
GWNE	GROUNDWATER NOT ENCOUNTERED - Borehole/ test pit was dry soon after excavation. However, groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/ test pit been left open for a longer period.

SAMPLING AND TESTING

SPT	Standard Penetration Testing to AS1289.6.3.3 2004
4,7,11 N=18	4,7,11 = Blows per 150mm. N = Blows per 300mm penetration following a 150mm seating drive
30/80mm	Where practical refusal occurs, the blows and penetration for that interval are reported, N is not reported
RW	Penetration occurred under the rod weight only, N□1
HW	Penetration occurred under the hammer and rod weight only, N□1
HB	Hammer double bouncing on anvil, N is not reported
Sampling	
S1	Jar sample – number indicates sample number
D	Disturbed Sample
B	Bul□disturbed Sample
U50	Thin walled tube sample - number indicates nominal sample diameter in millimetres
Testing	
PP	Poc□et Penetrometer test expressed as instrument reading in □Pa
DCP	Dynamic Cone Penetrometer (AS1289.6.3.1 1997)
PSP	Perth Sand Penetrometer (AS1289.6.3.2 1997)

GEOLOGICAL BOUNDARIES

———— = Observed Boundary (Position □nown)

– – – – – – – – – – = Observed Boundary (Position approximate)

– –□– –□– –□– – = Boundary (Interpreted or inferred)

ROCK CORE RECOVERY

TCR =Total Core Recovery (%)

$$= \frac{Length\ of\ core\ recovered}{Length\ of\ core\ run} \times 100$$

RQD = Roc□Quality Designation (%)

$$= \frac{\sum Axial\ lengths\ of\ core > 100mm}{Length\ of\ core\ run} \times 100$$

METHOD OF SOIL DESCRIPTION USED ON BOREHOLE AND TEST PIT LOGS

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FILL

COUBLES or BOULDERS

GRAVEL (GP or GW)

ORGANIC SOILS (OL, OH or Pt)

SILT (ML or MH)

CLAY (CL, CI or CH)

SAND (SP or SW)

Combinations of these basic symbols may be used to indicate mixed materials such as sandy clay

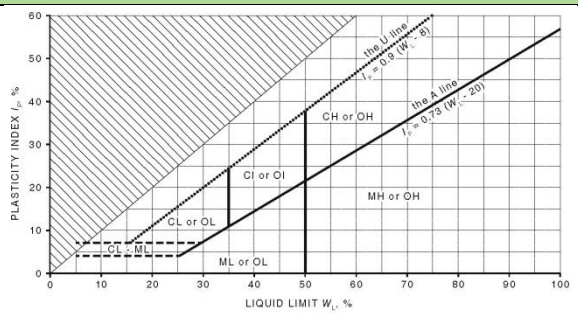
CLASSIFICATION AND INFERRED STRATIGRAPHY

Soil is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS 1726:2017, Section 6.1 – Soil description and classification.

PARTICLE SIZE CHARACTERISTICS

Fraction	Components	Sub Division	Size mm
Oversi□e	BOULDERS		>200
	COBBLES		63 to 200
Coarse grained soil	GRAVEL	Coarse	19 to 63
		Medium	6.7 to 19
		Fine	2.36 to 6.7
	SAND	Coarse	0.6 to 2.36
		Medium	0.21 to 0.6
		Fine	0.075 to 0.21
Fine grained soil	SILT		0.002 to 0.075
	CLAY		□0.002

PLASTICITY PROPERTIES



GROUP SYMBOLS

Major Divisions		Symbol	Description
COARSE GRAINED SOILS More than 65% of soil excluding oversi□e fraction is greater than 0.075mm	GRAVEL More than 50% of coarse fraction is >2.36mm	GW	Well graded gravel and gravel-sand mixtures, little or no fines, no dry strength.
		GP	Poorly graded gravel and gravel-sand mixtures, little or no fines, no dry strength.
		GM	Silty gravel, gravel-sand-silt mixtures, □ero to medium dry strength.
		GC	Clayey gravel, gravel-sand-clay mixtures, medium to high dry strength.
	SAND More than 50% of coarse fraction is □2.36 mm	SW	Well graded sand and gravelly sand, little or no fines, no dry strength.
		SP	Poorly graded sand and gravelly sand, little or no fines, no dry strength.
		SM	Silty sand, sand-silt mixtures, □ero to medium dry strength.
		SC	Clayey sand, sandy-clay mixtures, medium to high dry strength.
FINE GRAINED SOILS More than 35% of soil excluding oversi□ed fraction is less than 0.075mm	Li□uid Limit less □ 50%	ML	Inorganic silts of low plasticity, very fine sands, roc□flour, silty or clayey fine sands, □ero to medium dry strength.
		CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, medium to high dry strength.
		OL	Organic silts and organic silty clays of low plasticity, low to medium dry strength.
	Li□uid Limit > than 50%	MH	Inorganic silts of high plasticity, high to very high dry strength.
		CH	Inorganic clays of high plasticity, high to very high dry strength.
		OH	Organic clays of medium to high plasticity, medium to high dry strength.
Highly Organic soil		PT	Peat muc□and other highly organic soils.

MOISTURE CONDITION

Symbol	Term	Description
D	Dry	Non- cohesive and free running.
M	Moist	Soils feel cool, dar□ened in colour. Soil tends to stic□together.
W	Wet	Soils feel cool, dar□ened in colour. Soil tends to stic□together, free water forms when handling.

Moisture content of cohesive soils shall be described in relation to plastic limit (PL) or li□uid limit (LL) for soils with higher moisture content as follows: Moist, dry of plastic limit (w □ PL)□Moist, near plastic limit ($w \approx$ PL)□Moist, wet of plastic limit (w □ PL)□Wet, near li□uid limit ($w \approx$ LL), Wet, wet of li□uid limit ($w >$ LL),

CONSISTENCY

Symbol	Term	Undrained Shear Strength (kPa)	SPT "N" #
VS	Very Soft	≤ 12	≤ 2
S	Soft	>12 to ≤ 25	>2 to ≤ 4
F	Firm	>25 to ≤ 50	>4 to 8
St	Stiff	>50 to ≤ 100	>8 to 15
VSt	Very Stiff	>100 to ≤ 200	>15 to 30
H	Hard	>200	>30
Fr	Friable	-	

DENSITY

Symbol	Term	Density Index %	SPT "N" #
VL	Very Loose	≤ 15	0 to 4
L	Loose	>15 to ≤ 35	4 to 10
MD	Medium Dense	>35 to ≤ 65	10 to 30
D	Dense	>65 to ≤ 85	30 to 50
VD	Very Dense	>85	Above 50

In the absence of test results, consistency and density may be assessed from correlations with the observed behaviour of the material. □SPT correlations are not stated in AS1726:2017, and may be subject to corrections for overburden pressure, moisture content of the soil, and e□uipment type.

MINOR COMPONENTS

Term	Assessment Guide	Proportion by Mass
Add 'Trace'	Presence just detectable by feel or eye but soil properties little or no different to general properties of primary component	Coarse grained soils: ≤ 5% Fine grained soil: ≤ 15%
Add 'With'	Presence easily detectable by feel or eye but soil properties little or no different to general properties of primary component	Coarse grained soils: 5 - 12% Fine grained soil: 15 - 30%
Prefix soil name	Presence easily detectable by feel or eye in conjunction with the general properties of primary component	Coarse grained soils: >12% Fine grained soil: >30%

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TERMS FOR ROCK MATERIAL STRENGTH AND WEATHERING

CLASSIFICATION AND INFERRED STRATIGRAPHY

Roc□is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS1726 – 2017, Section 6.2 – Roc□identification, description and classification.

ROCK MATERIAL STRENGTH CLASSIFICATION

Symbol	Term	Point Load Index, $Is_{(50)}$ (MPa) #	Field Guide
VL	Very Low	0.03 to 0.1	Material crumbles under firm blows with sharp end of pic□□can be peeled with □nife□too hard to cut a triaxial sample by hand. Pieces up to 30 mm can be bro□en by finger pressure.
L	Low	0.1 to 0.3	Easily scored with a □nife□indentations 1 mm to 3 mm show in the specimen with firm blows of pic□ point□has dull sound under hammer. A piece of core 150 mm long by 50 mm diameter may be bro□en by hand. Sharp edges of core may be friable and brea□during handling.
M	Medium	0.3 to 1	Readily scored with a □nife□a piece of core 150 mm long by 50 mm diameter can be bro□en by hand with difficulty.
H	High	1 to 3	A piece of core 150 mm long by 50 mm diameter cannot be bro□en by hand but can be bro□en with pic□with a single firm blow□roc□rings under hammer.
VH	Very High	3 to 10	Hand specimen brea□s with pic□after more than one blow□roc□rings under hammer.
EH	Extremely High	>10	Specimen re□uires many blows with geological pic□to brea□through intact material□roc□rings under hammer.

Rock Strength Test Results

▼ Point Load Strength Index, $Is_{(50)}$, Axial test (MPa)

● Point Load Strength Index, $Is_{(50)}$, Diametral test (MPa)

Relationship between roc□strength test result ($Is_{(50)}$) and unconfined compressive strength (UCS) will vary with roc□type and strength, and should be determined on a site-specific basis. However UCS is typically 20 x $Is_{(50)}$.

ROCK MATERIAL WEATHERING CLASSIFICATION

Symbol		Term	Field Guide
RS		Residual Soil	Soil developed on extremely weathered roc□□the mass structure and substance fabric are no longer evident□there is a large change in volume but the soil has not been significantly transported.
XW		Extremely Weathered	Roc□is weathered to such an extent that it has soil properties - i.e. it either disintegrates or can be remoulded, in water.
DW	HW	Distinctly Weathered	Roc□strength usually changed by weathering. The roc□may be highly discoloured, usually by iron staining. Porosity may be increased by leaching, or may be decreased due to deposition of weathering products in pores. In some environments it is convenient to subdivide into Highly Weathered and Moderately Weathered, with the degree of alteration typically less for MW.
	MW		
SW		Slightly Weathered	Roc□slightly discoloured but shows little or no change of strength relative to fresh roc□
FR		Fresh	Roc□shows no sign of decomposition or staining.

GEOTECHNICS PTY LTD
CONSULTING GEOTECHNICAL ENGINEERS

ABBREVIATIONS AND DESCRIPTIONS FOR ROCK MATERIAL AND DEFECTS

CLASSIFICATION AND INFERRED STRATIGRAPHY

Roc□ is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS1726 – 2017, Section 6.2 – Roc□ identification, description and classification.

DETAILED ROCK DEFECT SPACING

Defect Spacing

Spacing/width (mm)	Descriptor	Symbol
□20	Extremely Close	EC
20-60	Very Close	VC
60-200	Close	C
200-600	Medium	M
600-2000	Wide	W
2000-6000	Very Wide	VW

Bedding Thickness (Stratification)

Term	Spacing (mm)
Thinly laminated	□6
Laminated	6 – 20
Very thinly bedded	20 – 60
Thinly bedded	60 – 200
Medium bedded	200 – 600
Thic□ly bedded	600 – 2,000
Very thic□ly bedded	> 2,000

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT TYPES

Defect Type	Abbr.	Description
Joint	JT	Surface of a fracture or parting, formed without displacement, across which the roc□ has little or no tensile strength. May be closed or filled by air, water or soil or roc□ substance, which acts as cement.
Bedding Parting	BP	Surface of fracture or parting, across which the roc□ has little or no tensile strength, parallel or sub-parallel to layering/ bedding. Bedding refers to the layering or stratification of a roc□, indicating orientation during deposition, resulting in planar anisotropy in the roc□ material.
Contact	CO	The surface between two types or ages of roc□
Sheared Surface	SSU	A near planar, curved or undulating surface which is usually smooth, polished or slic□ensided.
Sheared Seam/ Zone (Fault)	SS/SZ	Seam or □one with roughly parallel almost planar boundaries of roc□ substance cut by closely spaced (often □50 mm) parallel and usually smooth or slic□ensided joints or cleavage planes.
Crushed Seam/ Zone (Fault)	CS/CZ	Seam or □one composed of disoriented usually angular fragments of the host roc□ substance, with roughly parallel near-planar boundaries. The brecciated fragments may be of clay, silt, sand or gravel si□es or mixtures of these.
Extremely Weathered Seam/ Zone	XWS/XWZ	Seam of soil substance, often with gradational boundaries, formed by weathering of the roc□ material in places.
Infilled Seam	IS	Seam of soil substance, usually clay or clayey, with very distinct roughly parallel boundaries, formed by soil migrating into joint or open cavity.
Vein	VN	Distinct sheet-li□e body of minerals crystallised within roc□ through typically open-space filling or crac□-seal growth.

NOTE: Defects si□e of □100mm SS, CS and XWS. Defects si□e of >100mm SZ, CZ and XWZ.

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT SHAPE AND ROUGHNESS

Shape	Abbr.	Description	Roughness	Abbr.	Description
Planar	PR	Consistent orientation	Polished	POL	Shiny smooth surface
Curved	CU	Gradual change in orientation	Slic□ensided	SL	Grooved or striated surface, usually polished
Undulating	UN	Wavy surface	Smooth	SM	Smooth to touch. Few or no surface irregularities
Stepped	ST	One or more well defined steps	Rough	RO	Many small surface irregularities (amplitude generally □1mm). Feels li□e fine to coarse sandpaper
Irregular	IR	Many sharp changes in orientation	Very Rough	VR	Many large surface irregularities, amplitude generally >1mm. Feels li□e very coarse sandpaper

Orientation: **Vertical Boreholes –** The dip (inclination from hori□ontal) of the defect.
Inclined Boreholes – The inclination is measured as the acute angle to the core axis.

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT COATING

Coating	Abbr.	Description
Clean	CN	No visible coating or infilling
Stain	SN	No visible coating but surfaces are discoloured by staining, often limonite (orange-brown)
Veneer	VNR	A visible coating of soil or mineral substance, usually too thin to measure (□ 1 mm)□may be patchy

DEFECT APERTURE

Aperture	Abbr.	Description
Closed	CL	Closed.
Open	OP	Without any infill material.
Infilled	-	Soil or roc□ i.e. clay, silt, talc, pyrite, □uart□ etc.

APPENDIX B – LABORATORY TEST RESULTS

STS GEOTECHNICS PTY LTD
CONSULTING GEOTECHNICAL ENGINEERS

STS Geotechnics Pty Ltd
14/1 Cowpasture Place, Wetherill Park NSW 2164
Phone: (02)9756 2166 | Email: enquiries@stsgeo.com.au

NATA Accredited for Compliance with ISO/IEC 17025 - Testing No. 2750

Shrink Swell Index Report

Project: 5 HAMPTON STREET, FAIRFIELD
Client: AUSTRALIAN HOUSING INVESTMENT GROUP
Address: 5 Hampton Street, Fairfield
Test Method: AS 1289.7.1.1

Project No.: 32580
Report No.: 24/0150
Report Date: 29/01/2024
Page: 1 of 1

Sampling Procedure: AS 1289.1.3.1 Clause 3.1.3.2 - Thin Walled Sampler

STS / Sample No.		8405D-L/1					
Sample Location		Borehole 1 Refer to Drawing No. 24/0124					
Material Description		Silty Gravelly Clay, red brown/grey with sand (CH)					
Depth (m)		0.6 - 0.9					
Sample Date		23/01/2024					
Shrink	Moisture Content (%)	15.0					
	Soil Crumbling	Nil					
	Extent of Cracking	Open Cracks					
	Strain (%)	2.1					
Swell	Moisture Content Initial (%)	17.1					
	Moisture Content Final (%)	26.5					
	Strain (%)	11.3					
Inert Inclusions (%)		<35					
Shrink Swell Index (%)		**4.3**					

Remarks:

[redacted]

Approved Signatory.....

Technician: DH

Orlando Mendoza - Laboratory Manager

CERTIFICATE OF ANALYSIS

Work Order	: **ES2402369**	Page	: 1 of 2
Client	: **STS Geotechnics**	Laboratory	: Environmental Division Sydney
Contact	: ENQUIRES STS	Contact	: Customer Services ES
Address	: Unit 14/1 Cowpasture Place Wetherill Park 2164	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: ----	Telephone	: +61-2-8784 8555
Project	: 32580	Date Samples Received	: 24-Jan-2024 14:48
Order number	: 2024-022	Date Analysis Commenced	: 25-Jan-2024
C-O-C number	: ----	Issue Date	: 31-Jan-2024 13:31
Sampler	: EK		
Site	: ----		
Quote number	: EN/222		
No. of samples received	: 1		
No. of samples analysed	: 1		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Alex Rossi	Organic Chemist	Sydney Inorganics, Smithfield, NSW
Wisam Marassa	Inorganics Coordinator	Sydney Inorganics, Smithfield, NSW

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

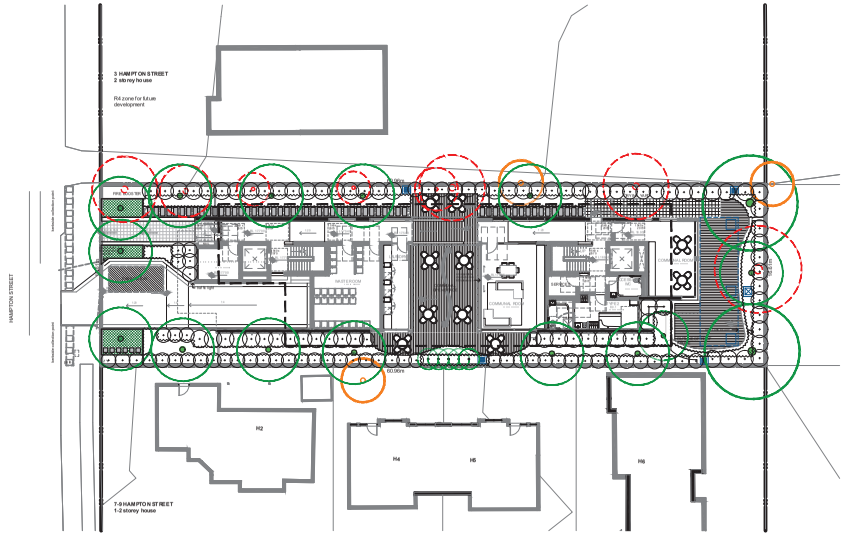
- ED045G: The presence of Thiocyanate, Thiosulfate and Sulfite can positively contribute to the chloride result, thereby may bias results higher than expected. Results should be scrutinised accordingly.

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	32580/S1	----	----	----	----
			Sampling date / time	23-Jan-2024 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	ES2402369-001	--------	--------	--------	--------
				Result	----	----	----	----
EA002: pH 1:5 (Soils)								
pH Value	----	0.1	pH Unit	**6.1**	----	----	----	----
EA010: Conductivity (1:5)								
Electrical Conductivity @ 25°C	----	1	µS/cm	**16**	----	----	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	0.1	%	**10.9**	----	----	----	----
ED040S : Soluble Sulfate by ICPAES								
Sulfate as SO4 2-	14808-79-8	10	mg/kg	<10	----	----	----	----
ED045G: Chloride by Discrete Analyser								
Chloride	16887-00-6	10	mg/kg	<10	----	----	----	----

HAMPTON STREET FAIRFIELD LANDSCAPE DA SUBMISSION

5 Hampton Street, Fairfield, NSW, 2165



Prepared for:
Australian Housing Investment Group

Date:
08.09.2025

LANDSCAPE DRAWING SCHEDULE

DWG. NO.	TITLE	SCALE	Iss.	DATE
LDA-00	TITLE SHEET & GENERAL NOTES	N/A	B	08.09.25
LDA-01	SITE CONTEXT PLAN	1:300	B	08.09.25
LDA-02	SOILWORKS, GRADING & FINISHES PLAN	1:200	B	08.09.25
LDA-03	PLANTING PLAN - GROUND FLOOR	1:200	B	08.09.25
LDA-04	LANDSCAPE PLAN - ROOF GARDEN	1:200	B	08.09.25
LDA-05	PLANT MATERIAL SCHEDULE & IMAGES	N/A	B	08.09.25
LDA-06	TYPICAL LANDSCAPE DETAILS	AS SHOWN	B	08.09.25

Report Title	5 Hampton Street Fairfield Landscape DA Submission
Prepared for	Australian Housing Investment Group
Prepared by	Mclean Design Pty Ltd
Author	Darrell McLean
Approved	Darrell McLean
Document no.	P240301
Issue	B
Issue Date	08.09.2025
Issue Status	DA Issue

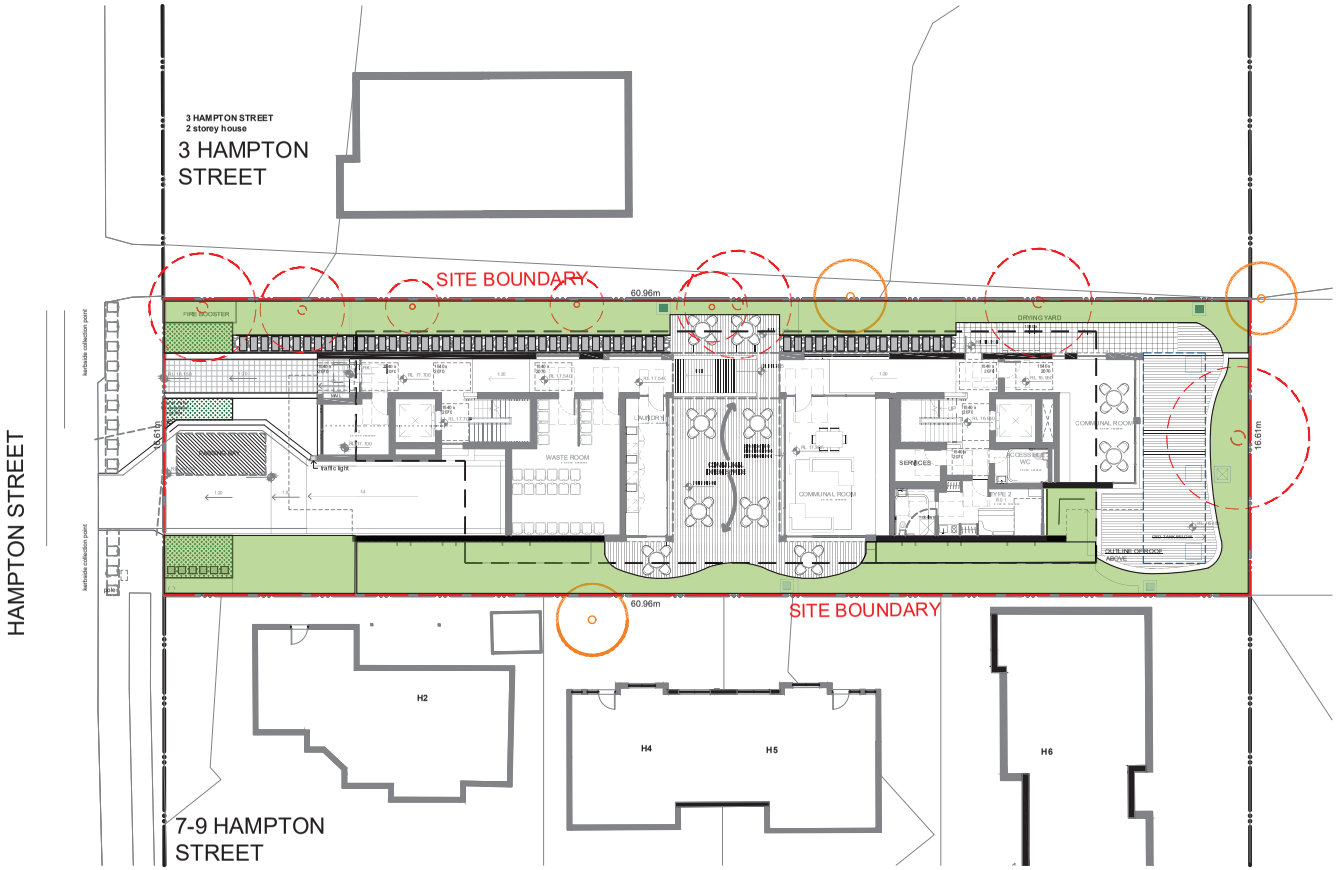
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NOTES

1. These drawings have been prepared in accordance with Fairfield City Wide Development Control Plan 2013
2. The works covered in this package refer to landscape works within deep soil areas and planters associated with the alterations & additions to 5 Hampton Street, Fairfield NSW
3. All existing trees immediately adjacent to the property to be protected in accordance with AS 4970 Sections 3, 4 & 5.
   Refer also to Arborists Report as prepared by Urban Arbor March 2024
4. All proposed plants are to be procured in accordance with AS2303 - 2015 'Tree Stock for Landscape Use'
5. All soil mixes to be premium quality to comply with AS 3743-2003: Potting mixes; AS 4419-2003: Soils for landscaping and garden use; & AS 4454-2003: Composts, soil conditioners and mulches. All planting areas to contain min 75mm depth organic mulch
6. All proposed landscape works are proposed to be watered via a fully automated irrigation system
7. These drawings are to be read in conjunction with the Architectural Drawings as prepared by Marchese Partners International Pty Ltd
8. Refer also to relevant engineering consultant drawings for site civil, electrical, structural and hydraulic / drainage & OSD design works

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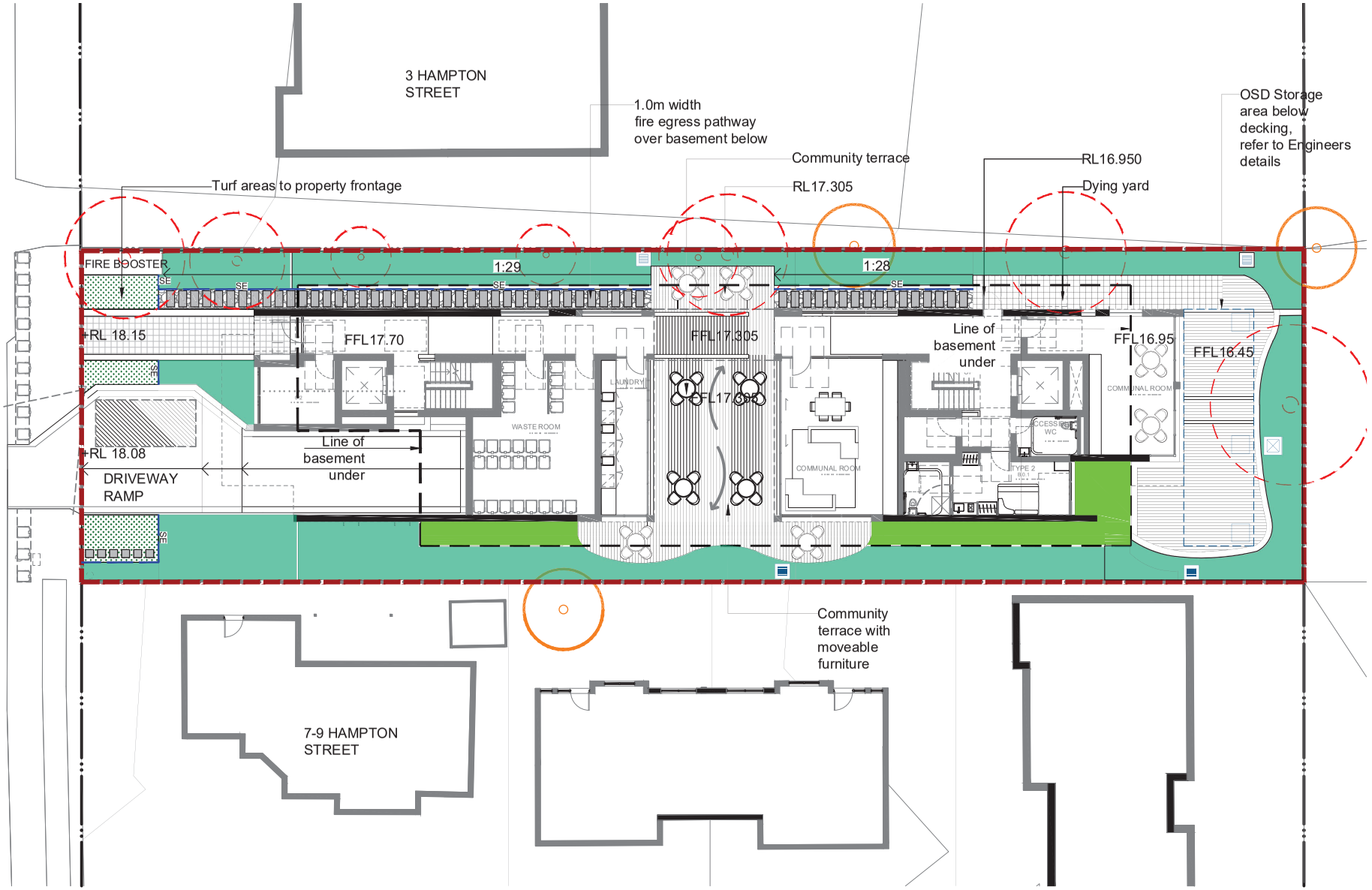
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Site Context Plan

Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:300 @ A3
Drawing Number: LDA - 01 **Rev:** B



LEGEND

- Site Boundary
- Coreten Steel Garden edge
- Existing trees to be retained
- Existing trees to be removed
- +FFL - Finished Floor Level
  +RL - Proposed Level
  +TW - Top of Planter Wall Level
- Storm Water Pits -Refer to Civil Engineers Drawings
- Decorative pebble aggregate
- Deep soil planting area
- Raised planters
- 300x300mm selected non-slip tile paving
- Composite timber deck
- 800x400mm selected steppers at 200mm spacing for fire egress path as shown
- 400x400mm selected stone steppers for landscape maintenance access
- Sir Grange Zoysia Turf Grass

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

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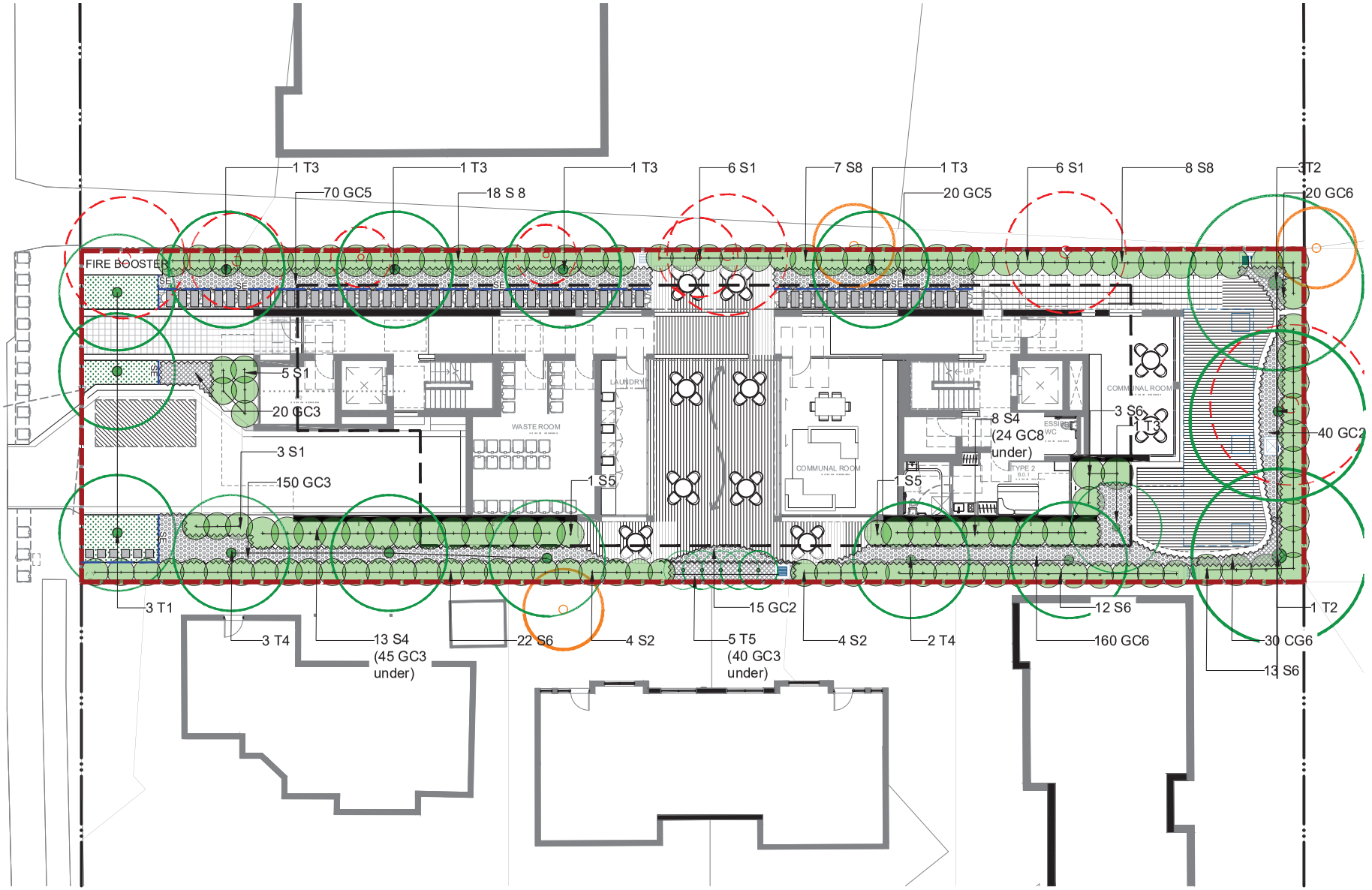
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Soilworks, Grading & Finishes Plan

Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 02 **Rev:** B



LEGEND

- Site Boundary
- Coreten Steel Garden edge
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees refer planting plan and schedule
- Shrub planting refer planting plan and schedule
- Grasses / groundcovers refer planting plan and schedule
- 300x300mm selected non-slip tile paving
- Composite timber deck
- 800x400mm selected steppers at 200mm spacing for fire egress path as shown
- 400x400mm selected stone steppers for landscape maintenance access
- Sir Grange Zoysia Turf Grass

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

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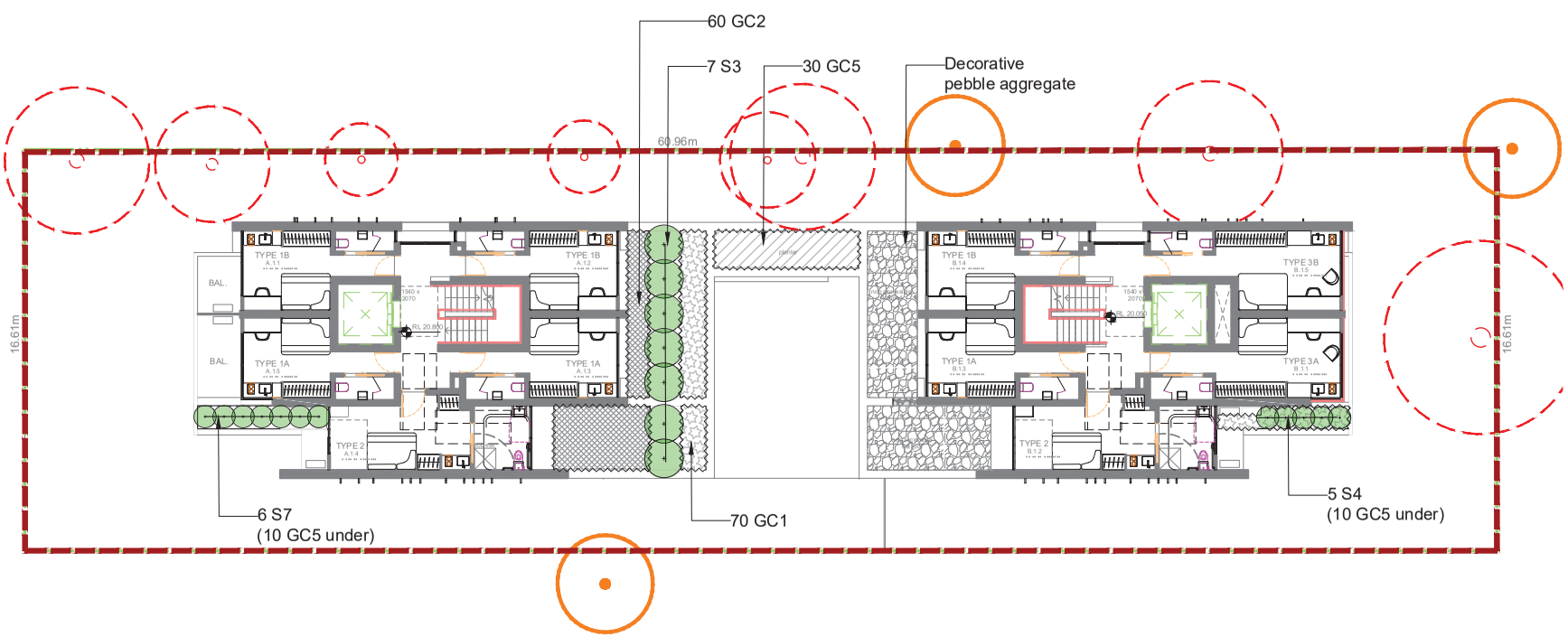
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Planting Plan - Ground Floor

Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 03 **Rev:** B



LEGEND

- Site Boundary
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees refer planting plan and schedule
- Shrub planting refer planting plan and schedule
- Grasses / groundcovers refer planting plan and schedule
- Decorative pebble aggregate

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

NOTE: L1 PLANTER BOXES TO N/W & S/W BUILDING CORNERS REPEATS AT L2

ALLOW FOR MINIMUM 500MM SOIL DEPTH FOR ROOF GARDEN SHRUBS & GROUNDCOVERS INCL. DRAINAGE.

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Project:	Client:	Drawing Title:
5 Hampton Street, Fairfield, NSW, 2165	Australian Housing Investment Group	Landscape Plan - Roof Garden

Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 04 **Rev:** B





Indicative Plant Material Schedule

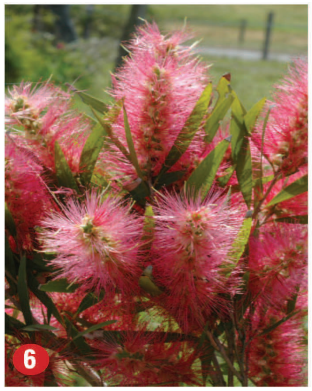
Botanical Name	Common Name	Code	No.	Image Ref.	Patent Ref.	Spacing	Height At Planting	Spread At Planting	Height At Maturity	Spread At Maturity	Pot Size
Trees											
Tristaniopsis laurina 'Luscious'	Water Gum	T1	3	1	DOW10	n/a	2.5M	1.5M	6.0M	5.0M	100L
Syzygium paniculatum	Magenta Brush Cheery	T2	3	2		n/a	2.0M	1.5M	6.0M	6.0M	75L
Lagerstroemia indica X Fauriel 'Natchez'	Dwarf Crepe Myrtle	T3	5	3		n/a	2.0M	3.0M	4.0M	4.0M	75L
Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pilly	T4	5	4		n/a	2.0M	1.5M	8.0M	6.0M	100L
Syzygium australe 'Straight & Narrow'	Dwarf Lilly Pilly	T5	5	5	SAN01	n/a	2.0M	0.75M	5.0M	1.5M	75L
Shrubs											
Callistemon 'Candy Burst'	Dwarf Callistemon	S1	20	6	CNU07	n/a	0.75M	0.4M	2.0M	1.5M	25L
Photinia x fraseri 'Thin Red'	Narrow Photinia	S2	8	7	NP01	n/a	0.75M	0.4M	2.0M	0.75M	15L
Phormium tenax 'Atropurpurea'	Red New Zealand Flax	S3	7	8		n/a	0.60M	0.45M	1.2M	1.2M	25L
Rhaphiolepsis indica 'Cosmic White	Indian Hawthorn	S4	25	9	RAPH01	n/a	0.75M	0.4M	2.0M	1.5M	25L
Raphis excelsa	Slender Lady Palm	S5	2	10		n/a	0.50M	0.45M	1.5M	1.5M	25L
Syzygium australe 'Blaze'	Dwarf Lilly Pilly	S6	50	11		n/a	0.75M	0.4M	2.0M	1.5M	25L
Westringea fruticosa 'Aussie Box'	Dwarf Coastal Rosemary	S7	6	12	WES08	n/a	0.35M	0.35M	0.7M	0.95M	25L
Westringea fruticosa 'Naringa'	Coastal Rosemary	S8	15	13	WES01	n/a	1.0M	0.5M	2.0M	1.5M	25L
Groundcovers, Native Grasses & Climbers											
Carpobrotus glaucescens 'Aussie Rambler'	Native Pig Face	GC1	70	14	CAR10	4/M2	n/a	n/a	n/a	n/a	150mm
Dianella caerulae 'Clarity Blue'	Blue Flax Lily	GC2	115	15	DP401	5/M2	n/a	n/a	n/a	n/a	150mm
Liriope muscari 'Amethyst'	Dwarf Turf Lilly	GC3	255	16	LIRTP	6/M2	n/a	n/a	n/a	n/a	150mm
Myoporum parvifolia 'Yareena'	Creeping Boobialla	GC5	140	17	PARV01	3/M2	n/a	n/a	n/a	n/a	150mm
Pratia pendunculata 'Alba'	White Star Creeper	GC6	180	18		6/M2	n/a	n/a	n/a	n/a	100mm
Ophiopogon japonicus	Mondo Grass	GC8	24	19		4/M2	n/a	n/a	n/a	n/a	100mm

* Supplier patent number references plant material patented and distributed to licenced growers











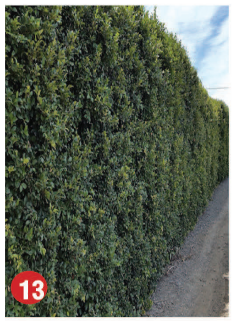






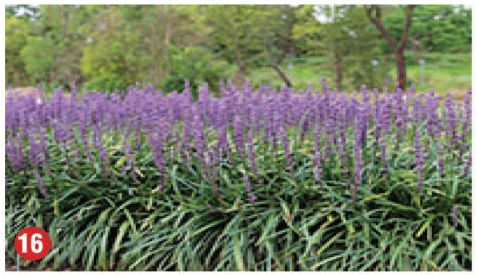


















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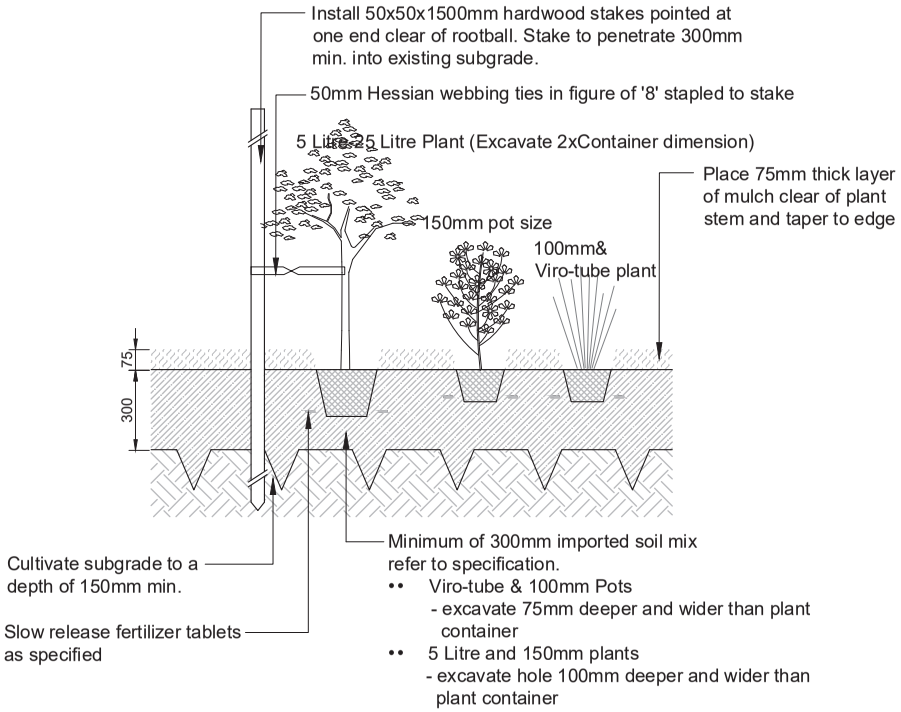
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Plant Material Schedule & Images

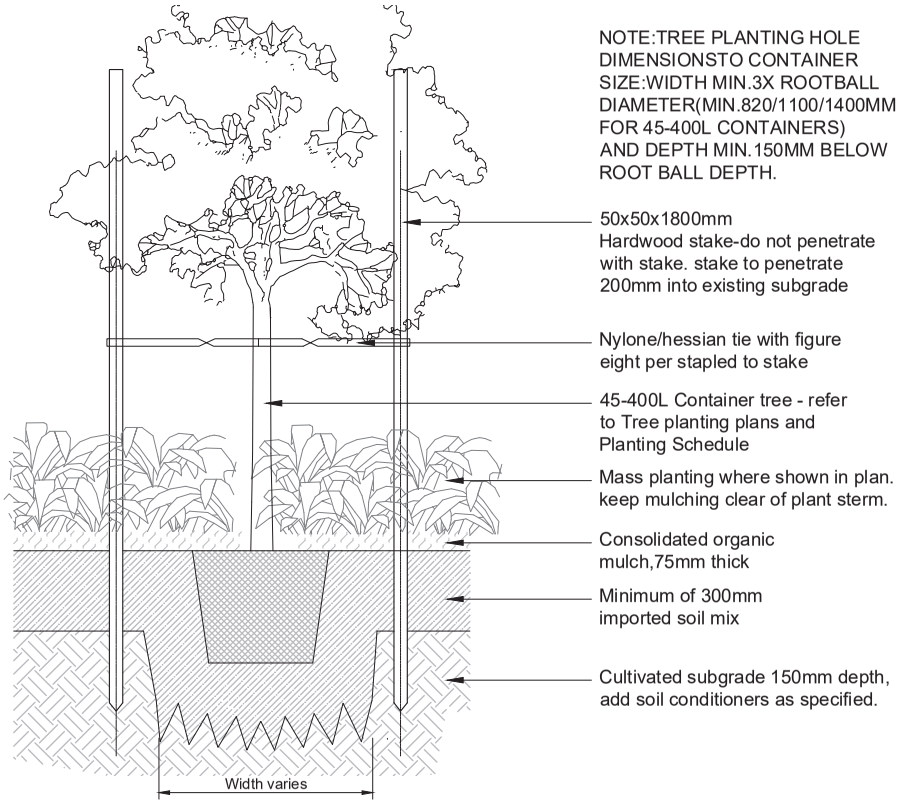
Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: N/A
Drawing Number: LDA - 05 **Rev:** B



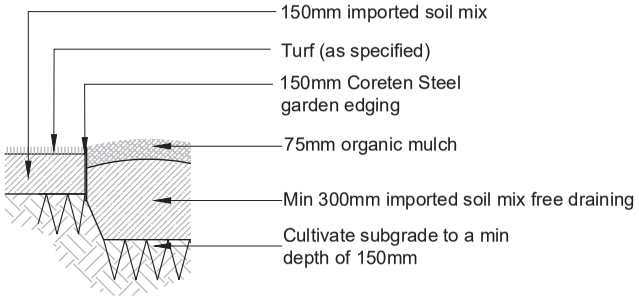
1 TYPICAL MASS PLANTING DETAIL AT GRADE

SECTION SCALE 1:20



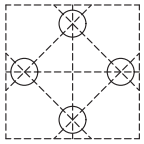
2 TYPICAL TREE PLANTING DETAIL

SECTION SCALE 1:20

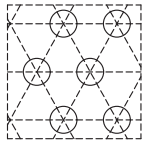


3 PLANTING & TURF CORETEN STEEL EDGE DETAIL

SECTION SCALE 1:20



500mm spacing on centres
4 plants per m2
150mm pot size



400mm spacing on centres
6 plants per m2
150mm pot size

PLANTING LAYOUT NOTES:
1. PLANTS MUST BE LAID OUT IN DIAGONAL ARRANGEMENT
2. ENSURE EQUAL SPACING BETWEEN PLANTS WHEN LAYING OUT

4 GROUNDCOVER LAYOUT ARRANGEMENT

PLAN SCALE NTS

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Project:	Client:	Drawing Title:
5 Hampton Street, Fairfield, NSW, 2165	Australian Housing Investment Group	Typical Landscape Details

Issue	Code	Issue Description	By	Chk	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: AS SHOWN
Drawing Number: LDA - 06 **Rev:** B

Plan of Management

5 Hampton Street, Fairfield

September 2025

The APP Group

The APP Group

Contents

1. Introduction 1
2. Description of Co-Living Housing Premises 2
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Appendix A – Landscape Plan

Appendix B – Stormwater Concept Plan

1. Introduction

This Plan of Management is for the operation of a co-living housing premises at 5 Hampton Street in Fairfield. It has been prepared for the purpose of assisting with the orderly management and environment of the premises.

This Plan of Management provides information on the following:

- Description of Co-living Housing;
- Management Roles and Responsibilities;
- House Rules;
- Site Safety;
- Site Cleanliness;
- Landscape planting;
- Waste Management;
- Stormwater System;
- Noise;
- Monitoring of Premises;
- Complaints Handling Procedure.
- Signage
- Custody and Review of Plan of Management

2. Description of Co-Living Housing Premises

The co-living housing premises includes the following elements:

Element	Description
Number of storeys	▶ Fours storeys plus basement
Number of lifts and fire stairs	▶ Two lifts and two fire stairs
Number of co-living private rooms	▶ 27
Minimum fitting, fixtures and furnishings in private rooms	Each room will be provided with the following: ▶ Kitchen with stovetop, oven, tap and sink ▶ Refrigerator with integrated freezer ▶ Television ▶ Ensuite bathroom/Accessible ensuite bathroom ▶ Wardrobe and mirror ▶ Curtains/blinds ▶ Desk ▶ Single or double bed ▶ A waste bin with separate compartments for general waste and recyclables and capable of holding at least a single day's waste.
Maximum occupancy of private rooms	▶ 2 people in each room with an area of 16sq.m or more. ▶ 1 person in each room with an area of less than 16sq.m.
Common rooms	▶ Common living room 81sq.m. ▶ Common Laundry 18.1sq.m.
Minimum fitting, fixtures and furnishings in common rooms	▶ Sofa/s ▶ Moveable Table ▶ Moveable Chairs
Number of car parking spaces, bicycle spaces and motorcycle spaces	▶ 6 car parking spaces ▶ 5 motorcycles spaces ▶ 27 bicycles spaces
Common open space	▶ A total of 456.8sq.m of communal outdoor open space is provided including the main areas being adjacent to the communal living room in the centre of the premises and in the rear yard of the premises.

Element	Description
Landscaping	Landscaping of the premises is in accordance with the landscape plan included at Appendix A which includes tree and shrub planting around site boundaries and in the communal open space areas with primarily native plant species.
Stormwater management	▶ A stormwater management system operates on the site which includes pits, pipes, basement pump out and measures for controlling and treating stormwater runoff from the site including on-site detention tank with debris screen prior to discharge into the stormwater easement to the rear of the site.
Air conditioning and ventilation	▶ All habitable rooms have access to a window which provides natural ventilation for the room. ▶ Air conditioning is provided in private rooms and communal living room.
Waste Management	A common waste storage room is provided with provision for: ▶ 9 x 240L bins for general waste collected weekly; ▶ 12 x 240L bins for recyclable waste collected weekly; and ▶ 7 x 240L bins for Food and Organic Waste collected fortnightly.
Utility Services	▶ The proposed co-living housing connects to existing utility services available off Hampton Street for electricity, telecommunications, water and sewer.
Landline telephone	▶ A landline telephone is to be provided in the premises for use by tenants and site manager.
No smoking room	▶ No common smoking is provided on the premises.
Minimum lease period	▶ 3 months

3. Management Roles and Responsibilities

The co-living housing premises is to be managed in accordance with this Plan of Management which sets out the management responsibilities for management and staff as follows:

Body	Responsibility
Manager of the Premises	▸ Implementation of the Plan of Management. ▸ Maintenance of internal common areas including fittings and furniture in a reasonable state of repair. ▸ Maintenance of private rooms including furniture and fittings in a reasonable state of repair for the use of residents. ▸ Maintenance of external common open space and landscaping areas in accordance with the landscape plan at Appendix A. ▸ Maintenance of the stormwater management system in accordance with the stormwater management plan at Appendix B. ▸ Employment of a cleaner to ensure that the common property is cleaned to a professional standard and to take out the bins for the council garbage collection and subsequently bring in the bins after collection. ▸ Employment of a vermin/pest control to visit the house on a regular basis. ▸ Instructing of residents on Plan of Management responsibilities and House Rules. ▸ Monitoring and management of residents to ensure compliance with House Rules. ▸ Handling of complaints and incidents in accordance with the provisions in this management plan. ▸ Manager to be contactable 24 hours a day. ▸ Review of Plan of Management.
Resident / Tenant	▸ Observance with the Plan of Management and House Rules in private rooms and common areas. ▸ Monitoring of premises and notification to manager of any management issues. ▸ Referral of any complaints and incidents to the manager of the premises.

Training of Tenants

The manager is to provide training to the residents on the Plan of Management.

Refresher training on the Plan of Management is to be provided at least once every year.

4. House Rules

House Rules will be displayed at entrance of the property, in each private room, and in the indoor and outdoor common areas.

Entry

- Residents are to respect each other and neighbouring residents and to keep noise at a reasonable level.
- Lobbies are to be used primarily for access to and from rooms, and not to congregate or socialise for long time periods.
- For security reasons residents will be asked to keep their doors closed which will also reduce noise spillage from inside the rooms to the lobby and other rooms.
- The access key to the premises shall not be given to anybody other than the occupant(s).

Noise

- There is to be no amplification equipment and/or speakers for the playing of music in any outdoor areas.
- Residents must not create any or allow any noise to be created which is likely to interfere with the peaceful enjoyment of the owners, residents or occupiers of adjacent properties.
- Live music will not be permissible on the premises at any time.
- Loud music or loud television is not permissible.
- Residents are to ensure all rubbish and recycling is to be deposited within the respective bins provided in the waste bin area.
- The use of the common areas shall be restricted to between the hours of 7:00am and 10:00pm on all days.

Gatherings

- Any party or gathering in a common area is subject to the approval of the manager of the premises who is to be notified of the purpose of it and number of people to be attending at least 7 days in advance.
- No visitors, parties or gatherings are permitted upon the premises after 10.00pm.
- There shall be no more than one party in the common areas at any one time.
- Partygoers shall adhere to all house rules.
- Management shall from time to time, in its absolute discretion, decide as to the maximum number of people permitted to use these areas at any one time.
- The premises is not to be used for commercial functions at any time.

Parking

- Parking spaces are allocated in accordance with Section 10 below.
- Vehicles entering the basement car park have priority over vehicles exiting the driveway. Vehicles exiting the driveway must give way to vehicles entering the driveway.

Pets

- No pets are allowed to reside within the premises at any time.

Cleaning and Maintenance

- Residents are responsible for maintaining their private rooms in a clean and tidy state.
- Private rooms must be made available for inspection by the manager of the premises upon request with 48 hours notice.
- Common areas are to be maintained by residents as found and in a clean and tidy state.
- Any damage to the premises, fittings or furniture caused by a resident or resident's visitor is to be immediately notified to the manager of the premises to manage the damage repair. The cost of repairing such damage caused by a resident or a resident's visitor is to be paid for by that resident (other than if the damage is caused by a defect or failing in the item damaged).

Illicit Substances and Illegal Acts

- Alcohol is not permitted to be consumed in the indoor or outdoor communal areas. Smoking will not be permitted indoors.
- The use, sale or possession of illegal drugs or any suspicion of such acts being performed in or about the premises or any person found using drugs shall be immediately reported to the Police.
- Any resident failing to observe the rules and any cases of serious misconduct will be dealt with by the site manager who may require the resident to vacate the premises. Examples of serious misconduct include, but are not limited to:
  - drug or alcohol abuse,
  - sexual, racial or religious harassment, theft, or violence.
- Residents are instructed to call the police if another resident is performing illegal acts on the property.
- Any resident inviting a visitor to the premises must accept full responsibility for the visitor and their behaviour.
- In the event of any serious misconduct by the visitor of a resident, the resident may also be asked to vacate the premises and be asked to pay for damages, where required.

Complaints and Incidents

- Any complaint or incident about noise, unruly behaviour, anti-social behaviour, illegal activity or pollution of the environment associated with the premises is to be reported to the manager of the premises.

5. Site Safety

Security

- The manager is to provide CCTV cameras around the external parts of the premises.
- Each room is to be responsible for its own security and surveillance inside the room.

Safety

- A first aid kit is to be provided in the common room of the co-living premises.
- An Emergency Evacuation Plan is to be provided in the common room, main areas of common open space, and each tenanted room.

- Contact details for the site manager and emergency services is to be provided in the common room, main areas of common open space, and each tenanted room.
- A list of emergency telephone numbers (plumbers, electricians, police, fire, ambulance) is to be provided within each private room.

Fire Safety

Fire safety measures in the common rooms and private rooms are to comply with the National Construction Code and include:

- smoke detectors
- fire extinguishers;
- fire blankets;
- floor plan of building exit paths on the wall;
- monthly fire safety inspection; and
- annual fire safety statement.

Emergency Evacuation

- An Emergency Evacuation Plan and Procedures document is to be provided in the common rooms and each private room.

Smoking

No smoking is allowed in common areas on the premises.

Incidents

See incidents handling procedure in Section 13 below.

6. Site Cleanliness

Cleaning

Common areas of the premises are to be kept in a clean and tidy state by the manager of the premises. Building surfaces and ground surfaces in common areas are to be cleaned at least once every month by the manager.

Private rooms are to be kept in a clean and tidy state. Building surfaces, fittings and fixtures inside rooms are to be cleaned at least once every month by the tenant.

Pest & Vermin Control

The control of pests and vermin on the premises is to include the following by the manager:

- monthly inspection of the premises for pests/ vermin; and
- immediate inspection and timely control action in response to any complaints on pests / vermin.

7. Landscape Planting

Landscape planting as shown in the landscape plan prepared by McLean Design at Appendix A is to be maintained by the site manager. The maintenance is to include regular watering / irrigation, weeding, and replacement planting if needed.

8. Waste Management

The co-living housing premises is to include the following in dedicated waste storage area/s:

- Waste bins are proposed to be located within a waste storage room in the ground level of the development which is not visible from the public domain. The site manager will transfer the bins to the street for collection by a commercial waste contractor or Council.
- The number of bins to be accommodated in the waste room is calculated in accordance with the Fairfield Waste Management Plan Checklist using the boarding room rates to guide the requirements for co-living housing which result in the following:
  - 9 x 240L bins for general waste collected weekly;
  - 12 x 240L bins for recyclable waste collected weekly; and
  - 7 x 240L bins for Food and Organic Waste collected fortnightly.

9. Stormwater System

All stormwater treatment devices including drainage systems, pits, pipes, basement pump-out system, and on-site detention tank with debris screen are to be regularly maintained by the manager of the premises to remain effective. This maintenance is to include cleaning at least once every six months. A copy of the stormwater management plan prepared by AVN Infinity approved for the site is at Appendix B.

10. On-Site Parking

Parking on site in the basement car park includes six (6) car parking spaces, five (5) motorcycle parking spaces and twenty seven (27) bicycle spaces. Parking space allocation comprises one car space for the on-site manager, one car space allocated accessible space for any person with a disability or mobility limitation, one space allocated for a service vehicle, and remaining spaces for cars, motorcycles and bicycles are provided for residents on a first-come, first-served basis. No visitor parking is provided or allowed in the basement car park.

Vehicles entering the basement car park have priority over vehicles exiting the driveway. Vehicles exiting the driveway must give way to vehicles entering the driveway.

11. Noise

The noise management measures below are to be implemented in the operation of the premises to manage potential noise impacts on the surrounding environment and adjacent residential properties according to relevant noise standards.

- The use of the common facilities area shall be restricted to between the hours of 7:00am and 10:00pm on all days.
- Residents must not create any or allow any noise to be created which is likely to interfere with the peaceful enjoyment of the owners, residents, or occupiers of adjacent properties.
- There are to be no permanently installed speakers and/or amplification equipment for the playing of music in any outdoor areas.
- Live music will not be permissible on the premises at any time.
- Management shall from time to time, in its absolute discretion, make a determination as to the maximum number of people permitted to use common areas at any one time.
- Residents must not use communal spaces for commercial functions at anytime.

12. Monitoring of Premises

The manager is to inspect the condition of premises relative to the contents of this Plan of Management at least once every month.

13. Complaints and Incidents

Complaints

- Any complaint about noise, unruly behaviour, anti-social behaviour, illegal activity or pollution of the environment associated with the premises are to be reported to and managed and recorded by the manager of the premises.
- For any complaint, the manager of the premises is to identify and record the complainant's name and contact details, the details and reasons for the complaint, the response to rectify the reasons for the complaint, and inform the complainant of the response to the complaint.
- A Complaints and Incidents Register is to be kept by the manager of the premises that records the complainant name and contact details, date and time of complaint, description of complaint, response to complaint, and date and time of notifying the complainant of the response to the complaint.
- A record of each complaint on the Register is to be kept for a minimum of 5 years.
- Signage is to be provided in the premises with contact details for the manager of the premises.

Incidents

- Any incident such as an accident, damage to property, crime or conflict on the premises is to be managed and recorded by the manager of the premises.
- The manager is to identify and report on the incident, its cause, and the resolution of any problem leading to the incident.
- Any injury to a person on the premises is to be referred to the site manager for first aid, and if deemed necessary referred to Ambulance NSW and NSW Police.
- A Complaints and Incidents Register is to record a description of every incident including date and time and type of incident, cause of incident, and description of management response and outcome / resolution of incident.
- A record of each incident on the Complaints and Incidents Register is to be kept for a minimum of 5 years.
- Any injury to a person on the premises is to be referred to the site manager for first aid, and if deemed necessary referred to Ambulance NSW and NSW Police.

- Signage is to be provided on the premises with contact details for manager of the premises.

Conflict / Dispute resolution

- In any case of conflict or dispute between residents, the site manager is to take all necessary and timely action to act as mediator between disputing parties and resolve the matter.
- The site manager is to deal with disputes with empathy and respect to all persons involved.
- Once all actions are completed, the matter is to be recorded in the Complaints and Incidents Register in accordance with the above procedures for incidents.

14. Signage

The co-living housing premises is to include the following signage:

- A sign with the name and contact number of the manager of the premises will be placed near the front entry of the property in a visible position to the public, and in common areas and private rooms on the premises.
- A sign with emergency contact numbers for essential services including fire, ambulance, police and utilities such as gas, electricity, plumbing and the like will be placed in common areas and private rooms on the premises.
- A room identification number will be clearly displayed for each private room.
- Signs reminding residents to minimise noise at all times shall be installed at the entry of the premises and in common areas.
- Internal signage will be displayed in the common room, and will include:
  - Maximum number of residents per room
  - A copy of this Management Plan
  - House Rules
  - Annual fire safety statement
  - Fire safety schedule
  - Evacuation plan showing emergency egress routes.
- An evacuation plan sign showing emergency egress routes is to be provided in each private room.

15. Custody and Review of Plan of Management

The Plan of Management is to be kept by the owner and the manager of the premises.

A copy of the Plan of Management is to be provided by the manager of the premises to each resident / tenant and kept in each private room.

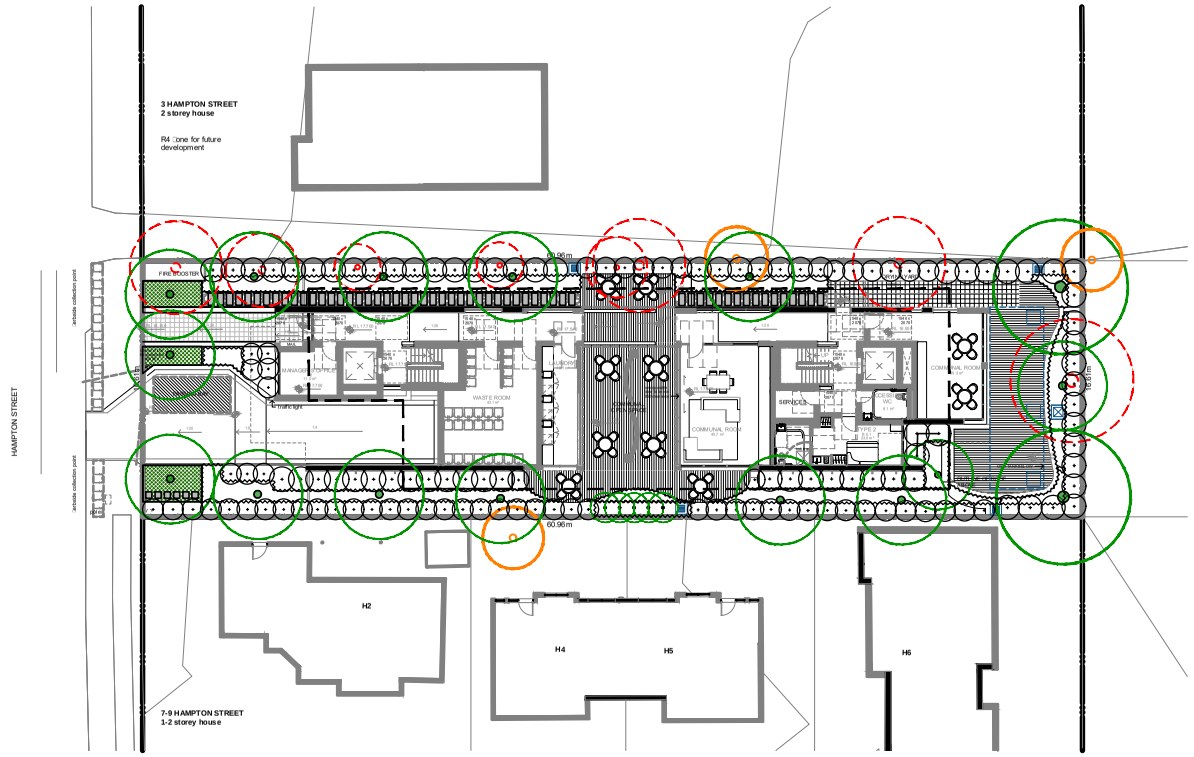
This Plan of Management is to be reviewed by the manager of the premises in consultation with residents / tenants a minimum of once every two years.

Notice of a change to the plan of management must be given to the consent authority no later than 3 months after the change.

Appendix A – Landscape Plan

HAMPTON STREET FAIRFIELD LANDSCAPE DA SUBMISSION

5 Hampton Street, Fairfield, NSW, 2165



Prepared for:

Australian Housing Investment Group

Date:

08.09.2025

LANDSCAPE DRAWING SCHEDULE

DWG. NO.	TITLE	SCALE	Iss.	DATE
LDA-00	TITLE SHEET & GENERAL NOTES	N/A	B	08.09.25
LDA-01	SITE CONTEXT PLAN	1:300	B	08.09.25
LDA-02	SOILWORKS, GRADING & FINISHES PLAN	1:200	B	08.09.25
LDA-03	PLANTING PLAN - GROUND FLOOR	1:200	B	08.09.25
LDA-04	LANDSCAPE PLAN - ROOF GARDEN	1:200	B	08.09.25
LDA-05	PLANT MATERIAL SCHEDULE & IMAGES	N/A	B	08.09.25
LDA-06	TYPICAL LANDSCAPE DETAILS	AS SHOWN	B	08.09.25

Report Title	5 Hampton Street Fairfield Landscape DA Submission
Prepared for	Australian Housing Investment Group
Prepared by	Mclean Design Pty Ltd
Author	Darrell McLean
Approved	Darrell McLean
Document no.	P240301
Issue	B
Issue Date	08.09.2025
Issue Status	DA Issue

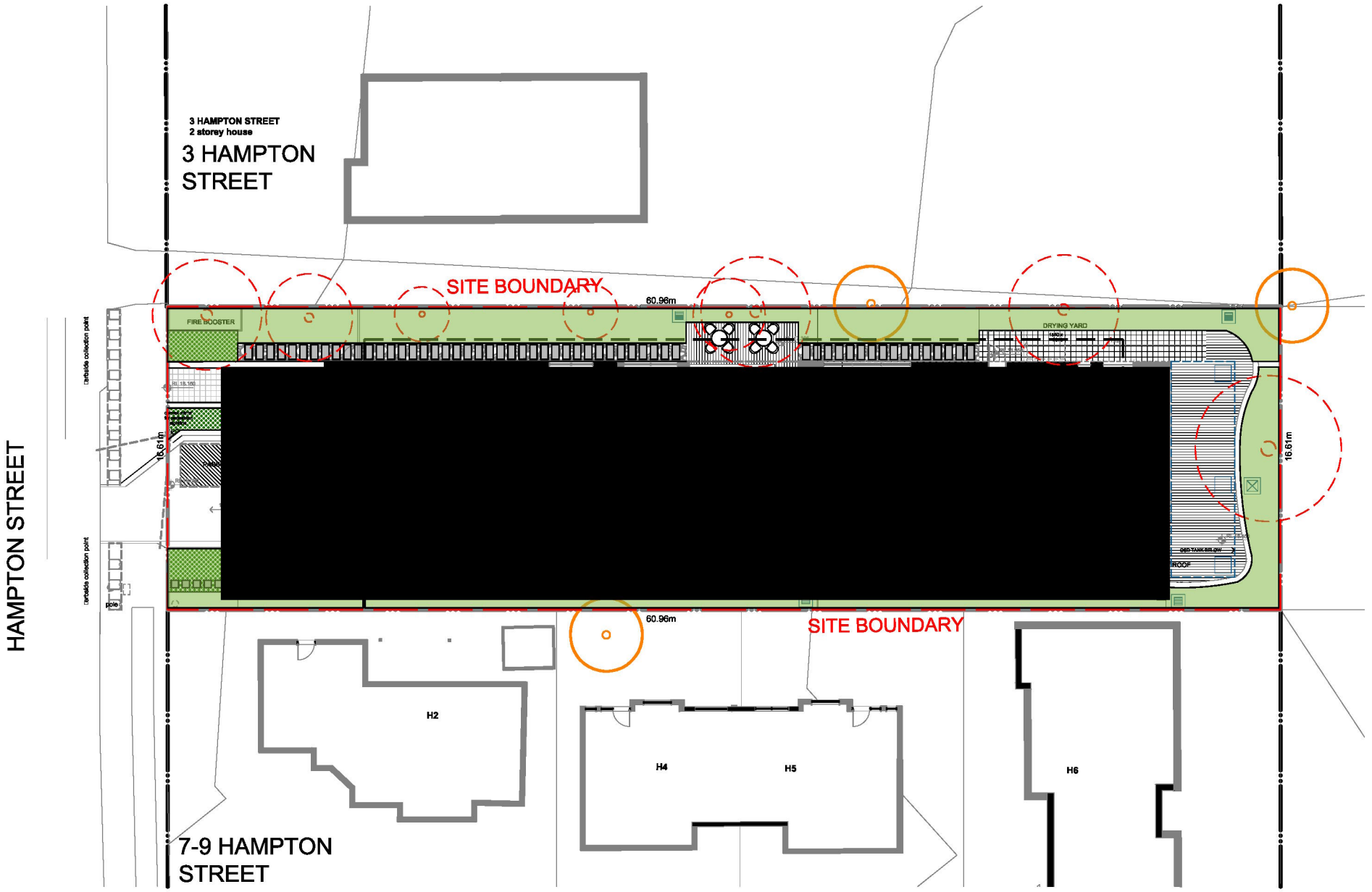
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NOTES

1. These drawings have been prepared in accordance with Fairfield City Wide Development Control Plan 2013
2. The wor□s covered in this pac□age refer to landscape wor□s within deep soil areas and planters associated with the alterations & additions to 5 Hampton Street, Fairfield NSW
3. All existing trees immediately adjacent to the property to be protected in accordance with AS 4970 Sections 3, 4 & 5.
   Refer also to Arborists Report as prepared by Urban Arbor March 2024
4. All proposed plants are to be procured in accordance with AS2303 - 2015 'Tree Stoc□ for Landscape Use'
5. All soil mixes to be premium □uality to comply with AS 3743-2003: Potting mixes□AS 4419-2003: Soils for landscaping and garden use□& AS 4454-2003: Composts, soil conditioners and mulches. All planting areas to contain min 75mm depth organic mulch
6. All proposed landscape wor□s are proposed to be watered via a fully automated irrigation system
7. These drawings are to be read in conjunction with the Architectural Drawings as prepared by Marchese Partners International Pty Ltd
8. Refer also to relevant engineering consultant drawings for site civil, electrical, structural and hydraulic / drainage & OSD design wor□s

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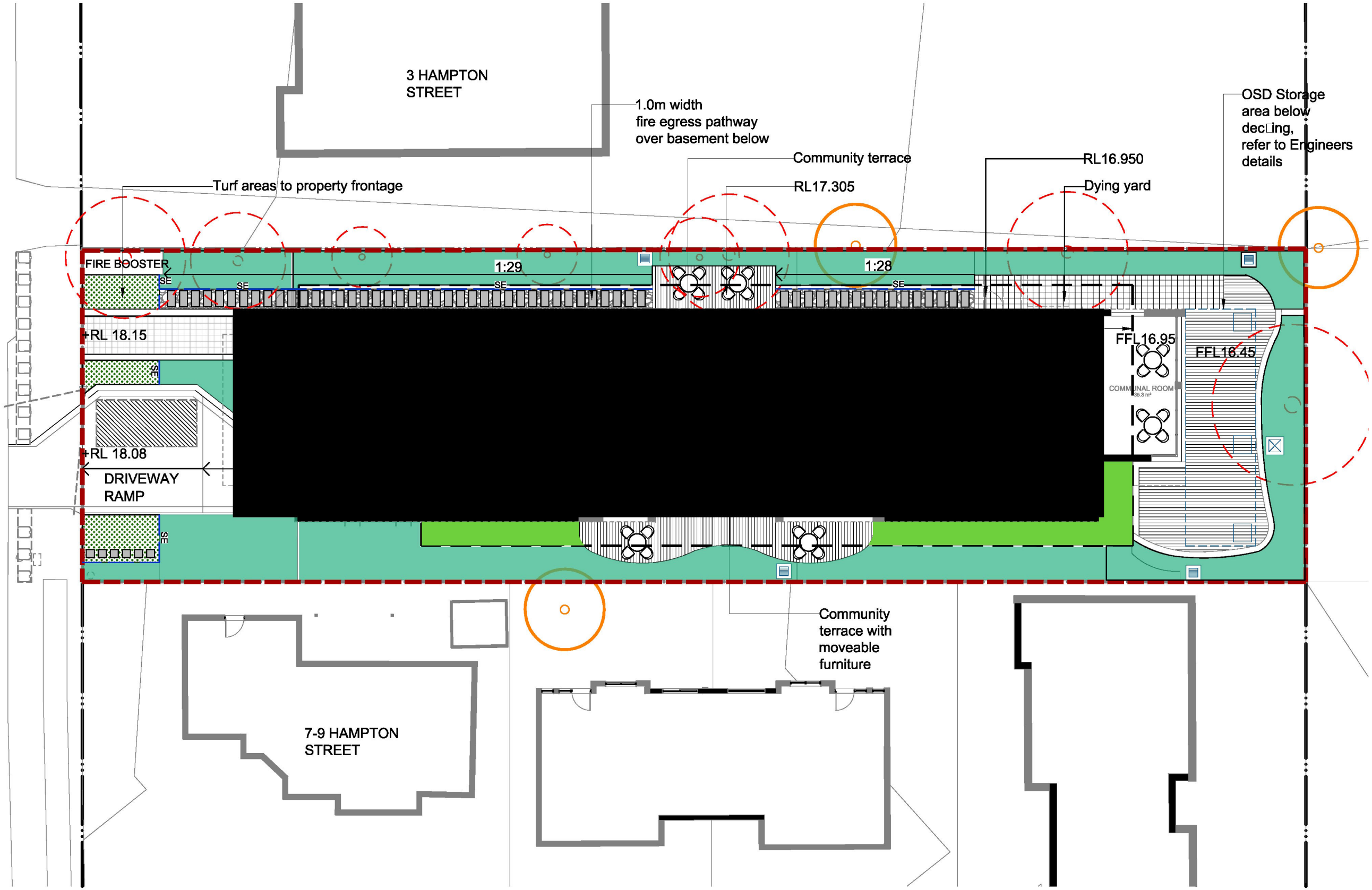
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Site Context Plan

Issue	Code	Issue Description	By	Ch□	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:300 @ A3
Drawing Number: LDA - 01 **Rev:** B



LEGEND

- Site Boundary
- SE — Coreten Steel Garden edge
- Existing trees to be retained
- Existing trees to be removed
- +FFL - Finished Floor Level
- +RL - Proposed Level
- +TW - Top of Planter Wall Level
- Storm Water Pits -Refer to Civil Engineers Drawings
- Decorative pebble aggregate
- Deep soil planting area
- Raised planters
- 300x300mm selected non-slip tile paving
- Composite timber dec□
- 800x400mm selected steppers at 200mm spacing for fire egress path as shown
- 400x400mm selected stone steppers for landscape maintenance access
- Sir Grange Zoysia Turf Grass

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES, RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

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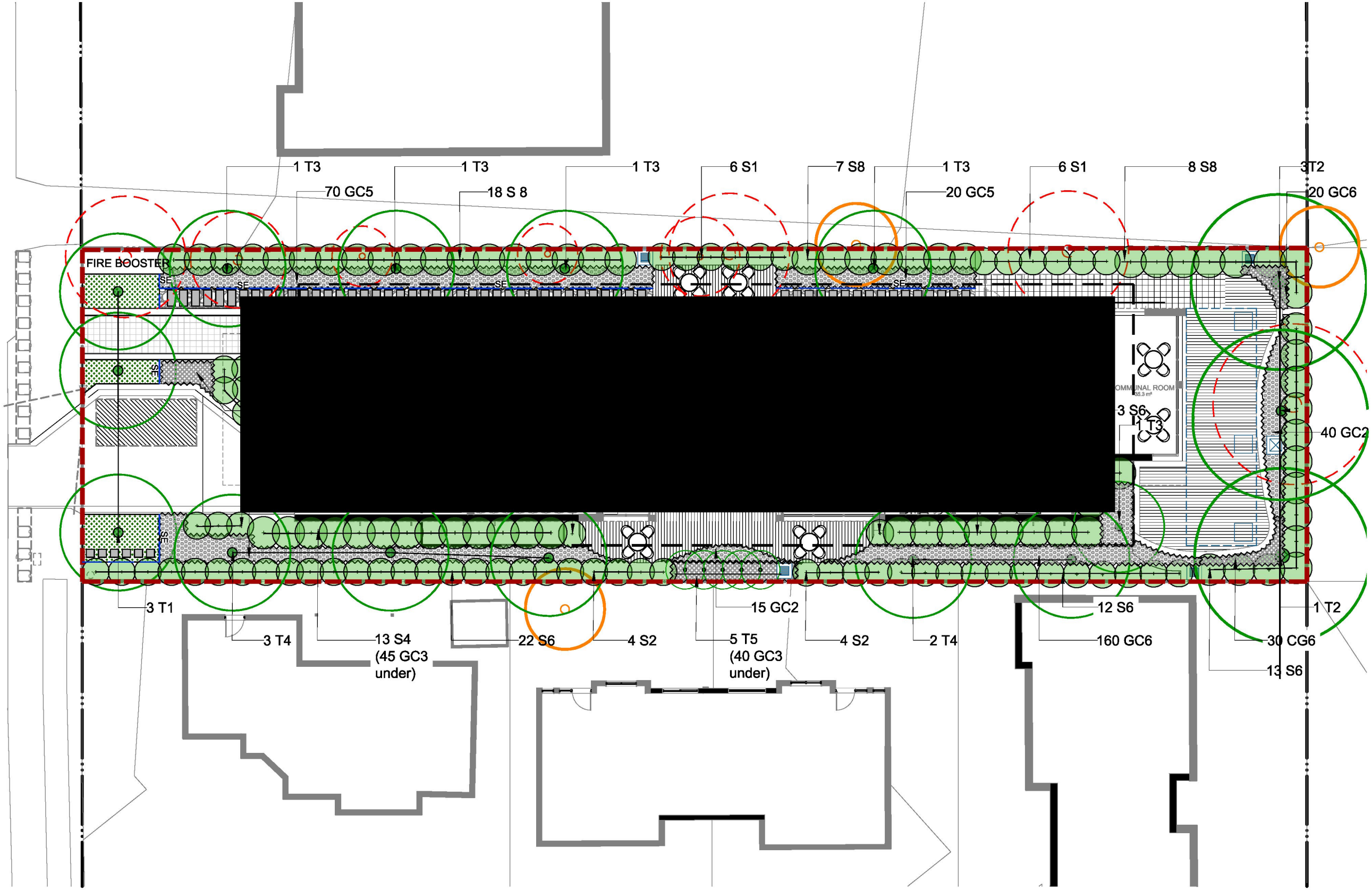
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Soilwor□s, Grading & Finishes Plan

Issue	Code	Issue Description	By	Ch□	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 02 **Rev:** B



LEGEND

- Site Boundary
- SE — Coreten Steel Garden edge
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees refer planting plan and schedule
- Shrub planting refer planting plan and schedule
- Grasses / groundcovers refer planting plan and schedule
- 300x300mm selected non-slip tile paving
- Composite timber dec□
- 800x400mm selected steppers at 200mm spacing for fire egress path as shown
- 400x400mm selected stone steppers for landscape maintenance access
- Sir Grange Zoysia Turf Grass

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES, RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

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LANDSCAPE ARCHITECTURE + URBAN DESIGN

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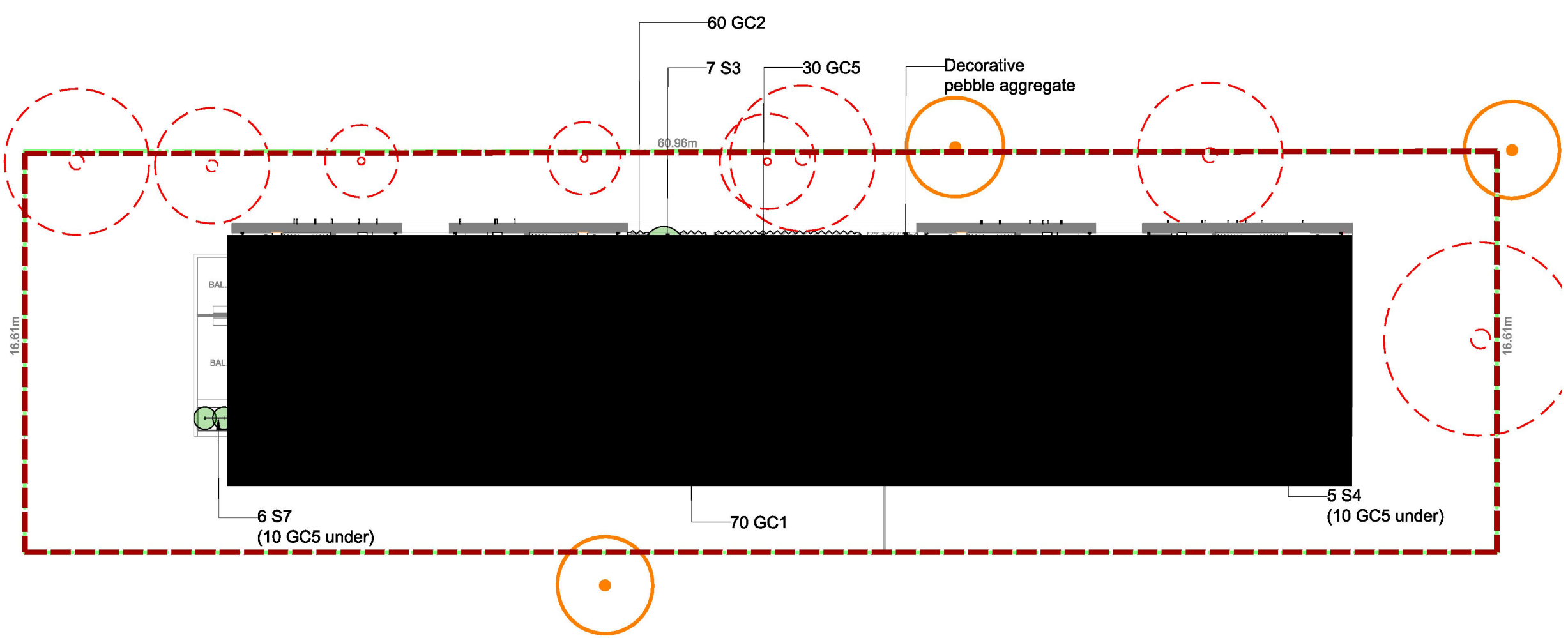
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Planting Plan - Ground Floor

Issue	Code	Issue Description	By	Ch□	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 03 **Rev:** B



LEGEND

- Site Boundary
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees refer planting plan and schedule
- Shrub planting refer planting plan and schedule
- Grasses / groundcovers refer planting plan and schedule
- Decorative pebble aggregate

NOTE: REFER TO DWG. NO.LDA-05 FOR INDICATIVE PLANT MATERIAL SCHEDULE & IMAGES

REFER TO ARCHITECTS & CIVIL ENGINEERS DRAWINGS FOR ALL SURFACE PAVEMENT FINISHES, RETAINING WALLS, LEVELS, DRAINAGE WORKS, & OSD DETAILS

NOTE: L1 PLANTER BOXES TO N/W & S/W BUILDING CORNERS REPEATS AT L2

ALLOW FOR MINIMUM 500MM SOIL DEPTH FOR ROOF GARDEN SHRUBS & GROUNDCOVERS INCL. DRAINAGE.

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Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Landscape Plan - Roof Garden

Issue	Code	Issue Description	By	Ch□	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: 1:200 @ A3
Drawing Number: LDA - 04 **Rev:** B















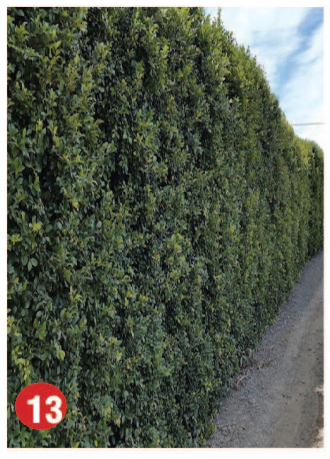
























Indicative Plant Material Schedule

Botanical Name	Common Name	Code	No.	Image Ref.	Patent Ref.	Spacing	Height At Planting	Spread At Planting	Height At Maturity	Spread At Maturity	Pot Size
Trees											
Tristaniopsis laurina 'Luscious'	Water Gum	T1	3	1	DOW10	n/a	2.5M	1.5M	6.0M	5.0M	100L
Syzygium paniculatum	Magenta Brush Cheery	T2	3	2		n/a	2.0M	1.5M	6.0M	6.0M	75L
Lagerstroemia indica X Fauriel 'Natchez'	Dwarf Crepe Myrtle	T3	5	3		n/a	2.0M	3.0M	4.0M	4.0M	75L
Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pilly	T4	5	4		n/a	2.0M	1.5M	8.0M	6.0M	100L
Syzygium australe 'Straight & Narrow'	Dwarf Lilly Pilly	T5	5	5	SAN01	n/a	2.0M	0.75M	5.0M	1.5M	75L
Shrubs											
Callistemon 'Candy Burst'	Dwarf Callistemon	S1	20	6	CNU07	n/a	0.75M	0.4M	2.0M	1.5M	25L
Photinia x fraseri 'Thin Red'	Narrow Photinia	S2	8	7	NP01	n/a	0.75M	0.4M	2.0M	0.75M	15L
Phormium tenax 'Atropurpurea'	Red New Zealand Flax	S3	7	8		n/a	0.60M	0.45M	1.2M	1.2M	25L
Rhaphiolepsis indica 'Cosmic White	Indian Hawthorn	S4	25	9	RAPH01	n/a	0.75M	0.4M	2.0M	1.5M	25L
Raphis excelsa	Slender Lady Palm	S5	2	10		n/a	0.60M	0.45M	1.5M	1.5M	25L
Syzygium australe 'Blaze'	Dwarf Lilly Pilly	S6	50	11		n/a	0.75M	0.4M	2.0M	1.5M	25L
Westringea fruticosa 'Aussie Box'	Dwarf Coastal Rosemary	S7	6	12	WES08	n/a	0.35M	0.35M	0.7M	0.95M	25L
Westringea fruticosa 'Naringa'	Coastal Rosemary	S8	15	13	WES01	n/a	1.0M	0.5M	2.0M	1.5M	25L
Groundcovers, Native Grasses & Climbers											
Carpobrotus glaucescens 'Aussie Rambler'	Native Pig Face	GC1	70	14	CAR10	4/M2	n/a	n/a	n/a	n/a	150mm
Dianella caerulae 'Clarity Blue'	Blue Flax Lily	GC2	115	15	DP401	5/M2	n/a	n/a	n/a	n/a	150mm
Liriope muscari 'Amethyst'	Dwarf Turf Lilly	GC3	255	16	LIRTP	6/M2	n/a	n/a	n/a	n/a	150mm
Myoporum parvifolia 'Yareena'	Creeping Boobialla	GC5	140	17	PARV01	3/M2	n/a	n/a	n/a	n/a	150mm
Pratia pendunculata 'Alba'	White Star Creeper	GC6	180	18		6/M2	n/a	n/a	n/a	n/a	100mm
Ophiopogon japonicus	Mondo Grass	GC8	24	19		4/M2	n/a	n/a	n/a	n/a	100mm

* Supplier patent number references plant material patented and distributed to licenced growers

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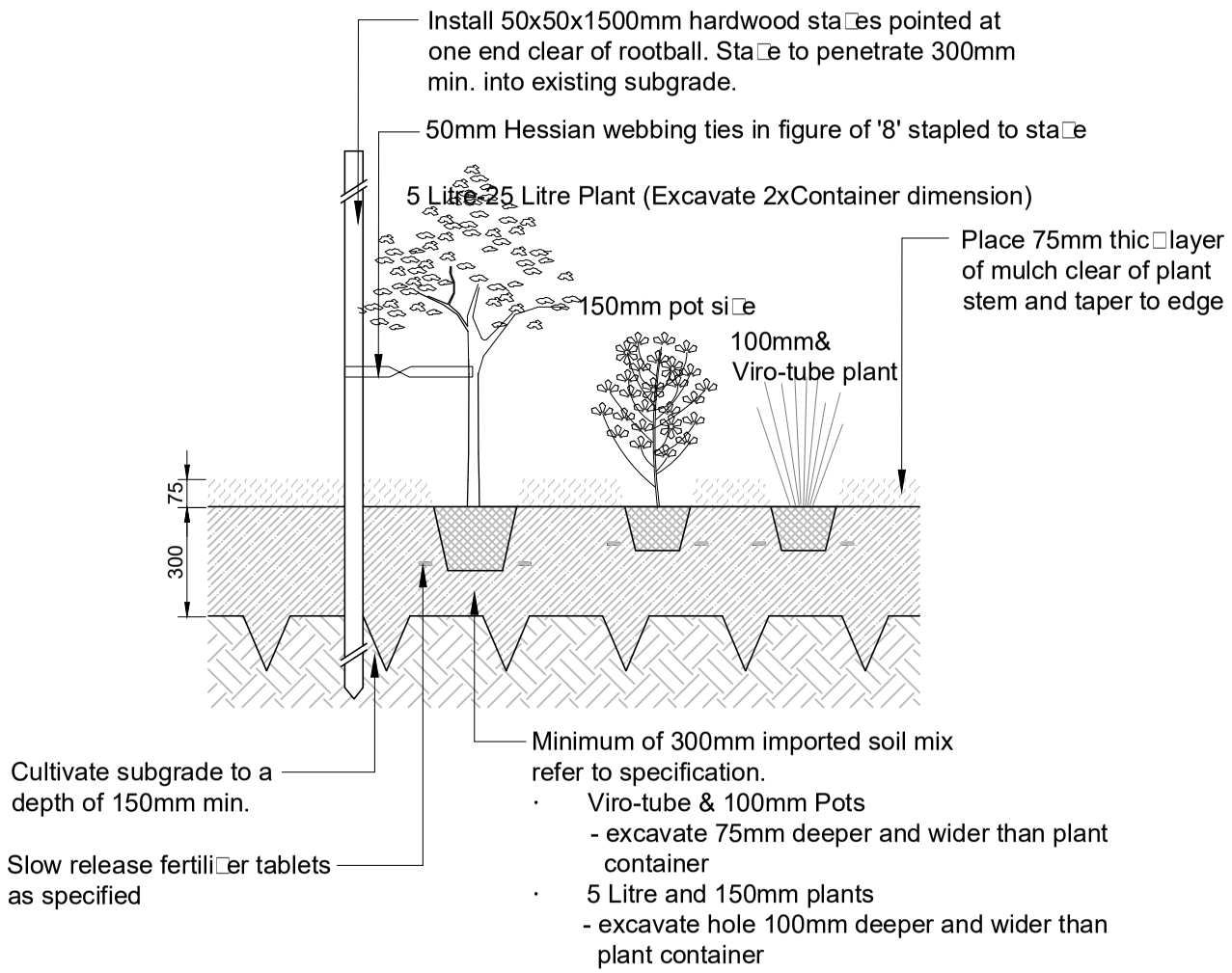
Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Plant Material Schedule & Images

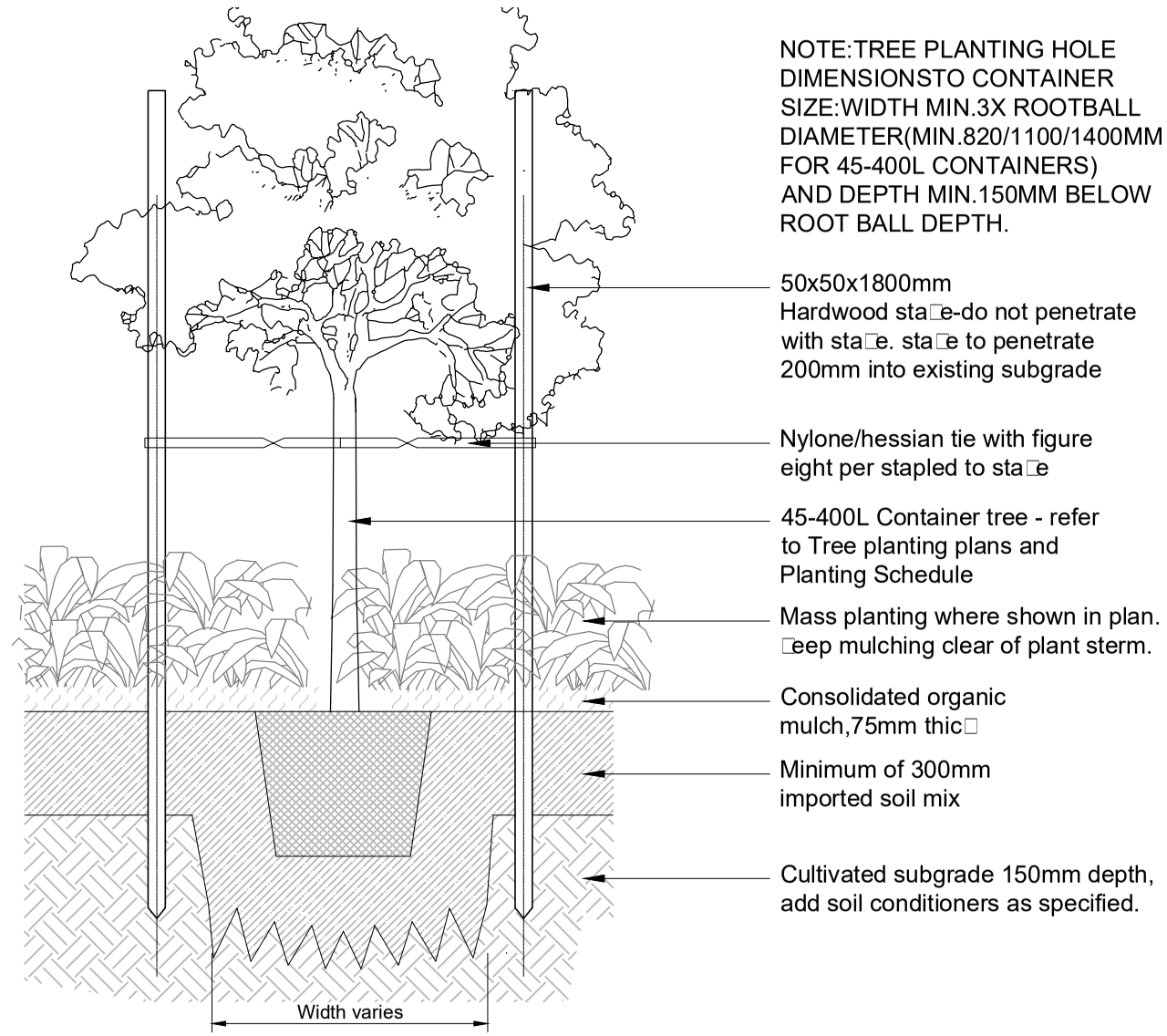
Issue	Code	Issue Description	By	Ch	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: N/A
Drawing Number: LDA - 05 **Rev:** B



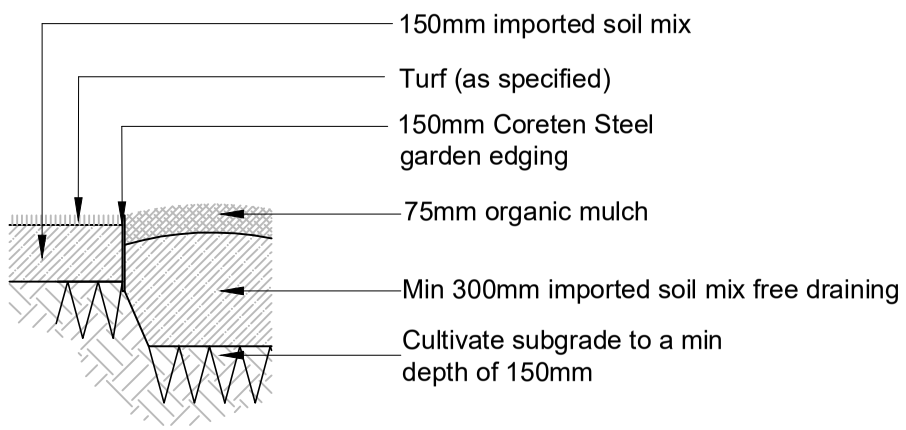
1 TYPICAL MASS PLANTING DETAIL AT GRADE

SECTION SCALE 1:20



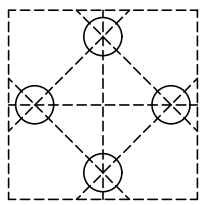
2 TYPICAL TREE PLANTING DETAIL

SECTION SCALE 1:20

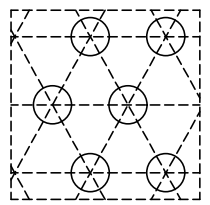


3 PLANTING & TURF CORETEN STEEL EDGE DETAIL

SECTION SCALE 1:20



500mm spacing on centres
4 plants per m2
150mm pot si□e



400mm spacing on centres
6 plants per m2
150mm pot si□e

PLANTING LAYOUT NOTES:
1. PLANTS MUST BE LAID OUT IN DIAGONAL ARRANGEMENT
2. ENSURE EQUAL SPACING BETWEEN PLANTS WHEN LAYING OUT

4 GROUNDCOVER LAYOUT ARRANGEMENT

PLAN SCALE NTS

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Project: 5 Hampton Street, Fairfield, NSW, 2165

Client: Australian Housing Investment Group

Drawing Title: Typical Landscape Details

Issue	Code	Issue Description	By	Ch□	Date
A	DA	DEVELOPMENT APPLICATION	DH	DMc	11.03.24
B	DA	DEVELOPMENT APPLICATION	KZ	DMc	08.09.25

Design: DM **Document:** DH
Project No: P240301 **Date:** 11.03.24
Scale: AS SHOWN
Drawing Number: LDA - 06 **Rev:** B

Appendix B – Stormwater Concept Design

PROPOSED MULTI DWELLING DEVELOPMENT
5 HAMPTON STREET, FAIRFIELD



SOURCE: NSW ePLANNING
DATE 14/01/2022

DRAWING SCHEDULE

DRAWING NUMBER	TITLE
C000	COVER SHEET
C100	STORMWATER MANAGEMENT PLAN - GROUND FLOOR
C101	STORMWATER MANAGEMENT PLAN - BASEMENT
C200	DRAINAGE DETAILS - SHEET 1
C201	DRAINAGE DETAILS - SHEET 2
C300	EROSION AND SEDIMENT CONTROL PLAN
C201	EROSION AND SEDIMENT CONTROL DETAILS

A2 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
4	ISSUE FOR DA	LN	LN	02.06.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024

Rev	Description	Eng	Draft	Date
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

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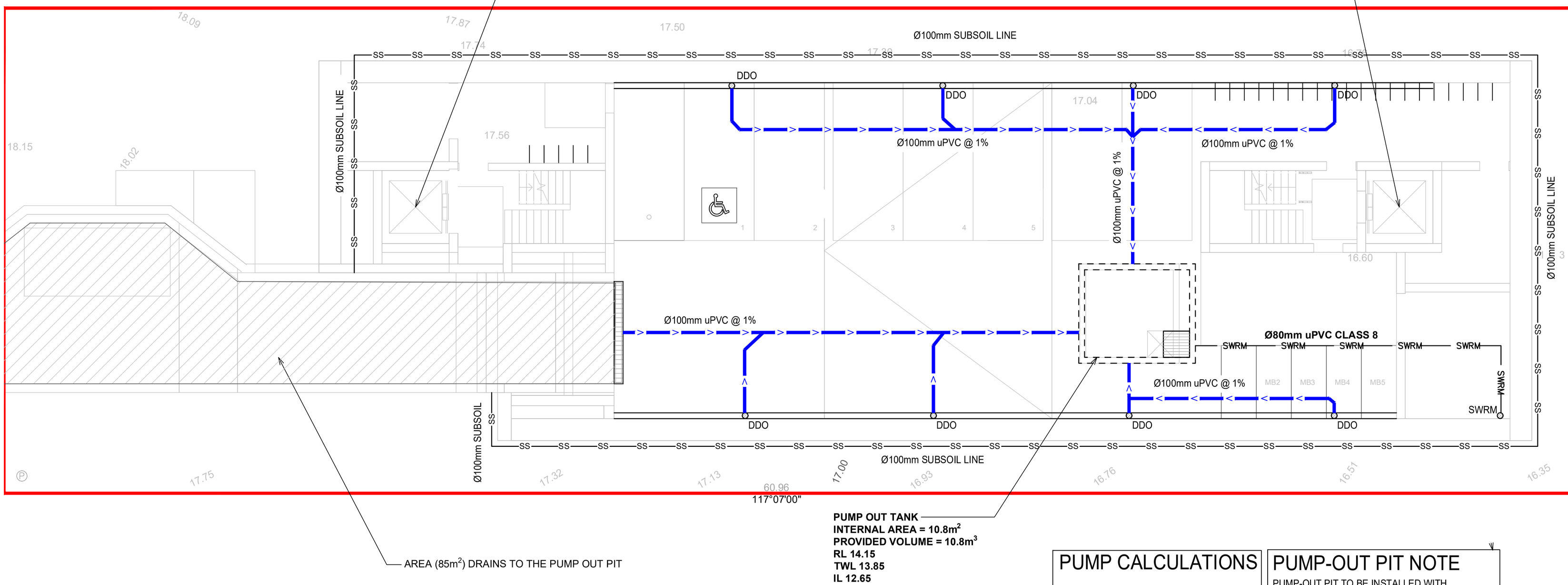
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
COVER SHEET

Scale at A2	Drawn	Approved
	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C000	8



PUMP CALCULATIONS

100yr 2hr ARI STORM = 59.8mm/hr
ARI x 2 = 119.6mm
AREA OF DRIVEWAY
RAMP UNCOVERED = 85m^2

V = A x d
= 85 x (119.6/1000)
= 10.16m^3

PUMP-OUT PIT NOTE

PUMP-OUT PIT TO BE INSTALLED WITH FOLLOWING ITEMS:

- 2 x SUBMERSIBLE PUMPS WITH DUTY OF 10 l/s AT 8m HEAD
- 900SQ HEAVY DUTY GALVANISED STEEL GRATE AND FRAME
- WARNING FLASHING LIGHT TO PROVIDE INDICATION OF PUMP FAILURE
- CONFINED SPACE SIGN FOR PUBLIC AWARENESS AND WARNING
- STEP IRONS

A2

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
4	ISSUE FOR DA	LN	LN	02.06.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

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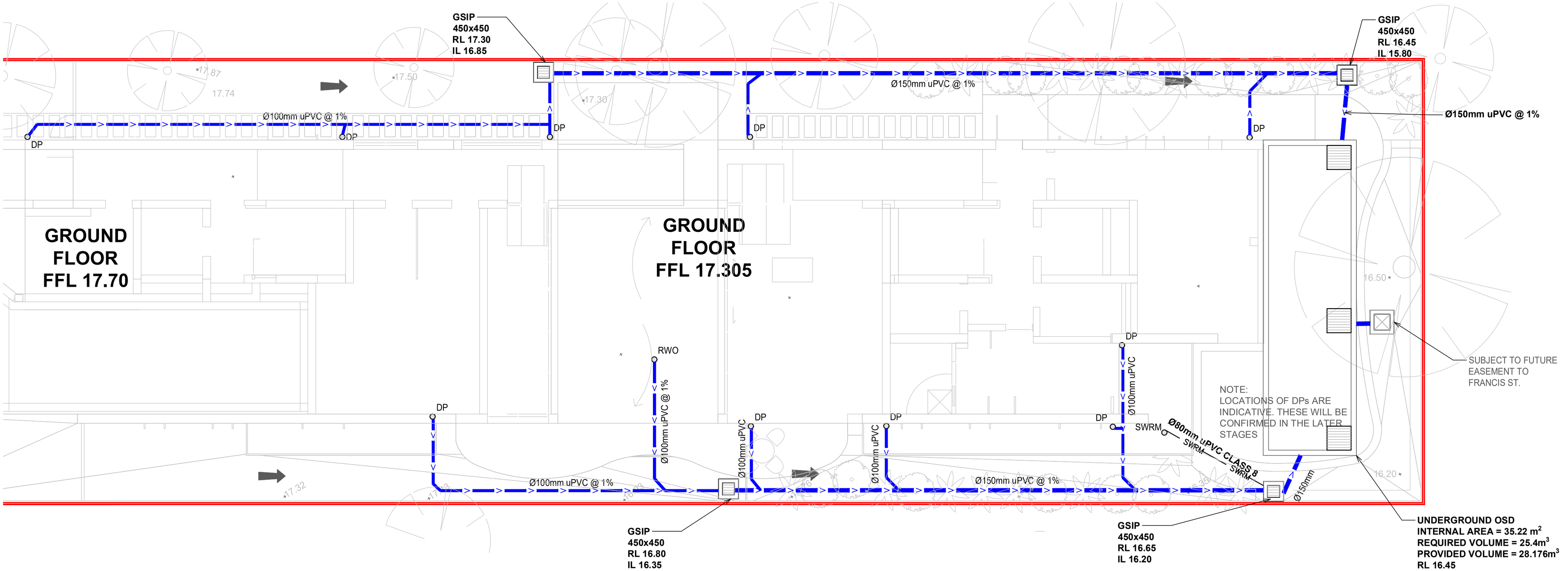
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
STORMWATER MANAGEMENT PLAN
BASEMENT

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C100	8



A2

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
4	ISSUE FOR DA	LN	LN	02.06.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024

Rev	Description	Eng	Draft	Date
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

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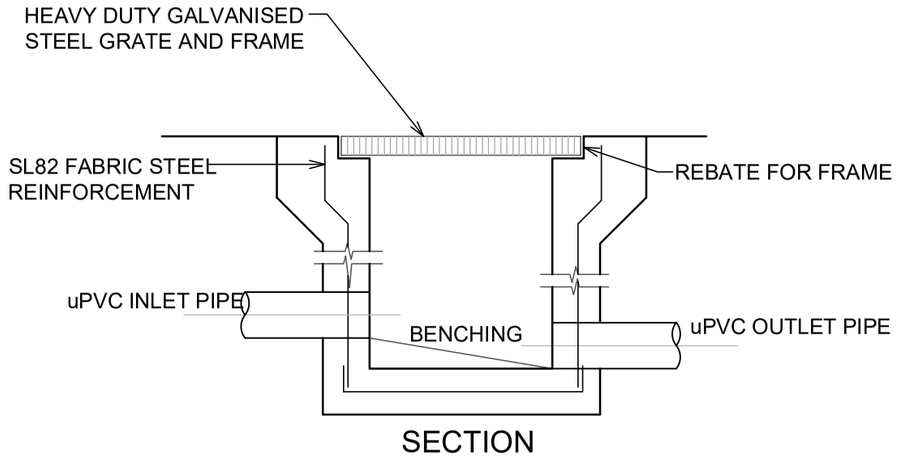
Client
AUSTRALIAN HOUSING
INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

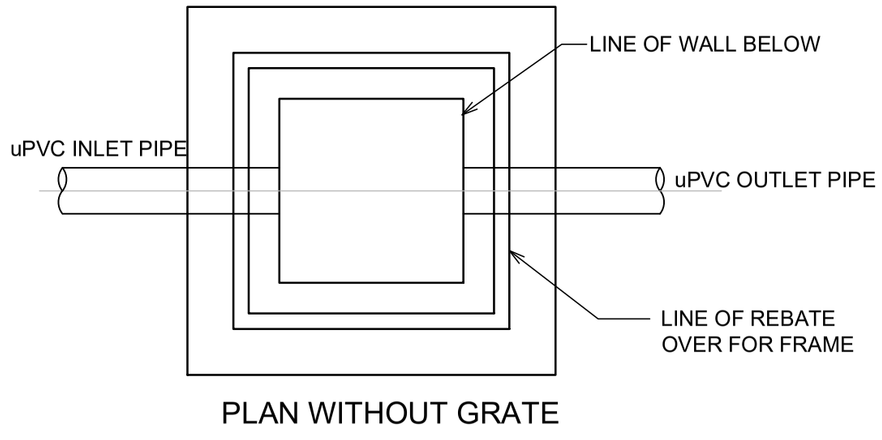
North

Sheet Subject
STORMWATER MANAGEMENT PLAN
GROUND FLOOR

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C100	8



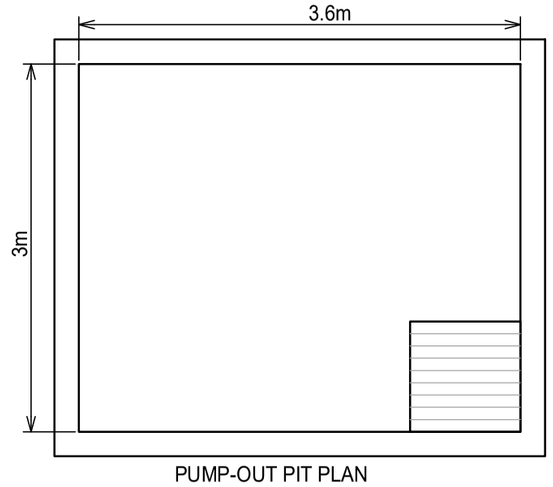
SECTION



PLAN WITHOUT GRATE

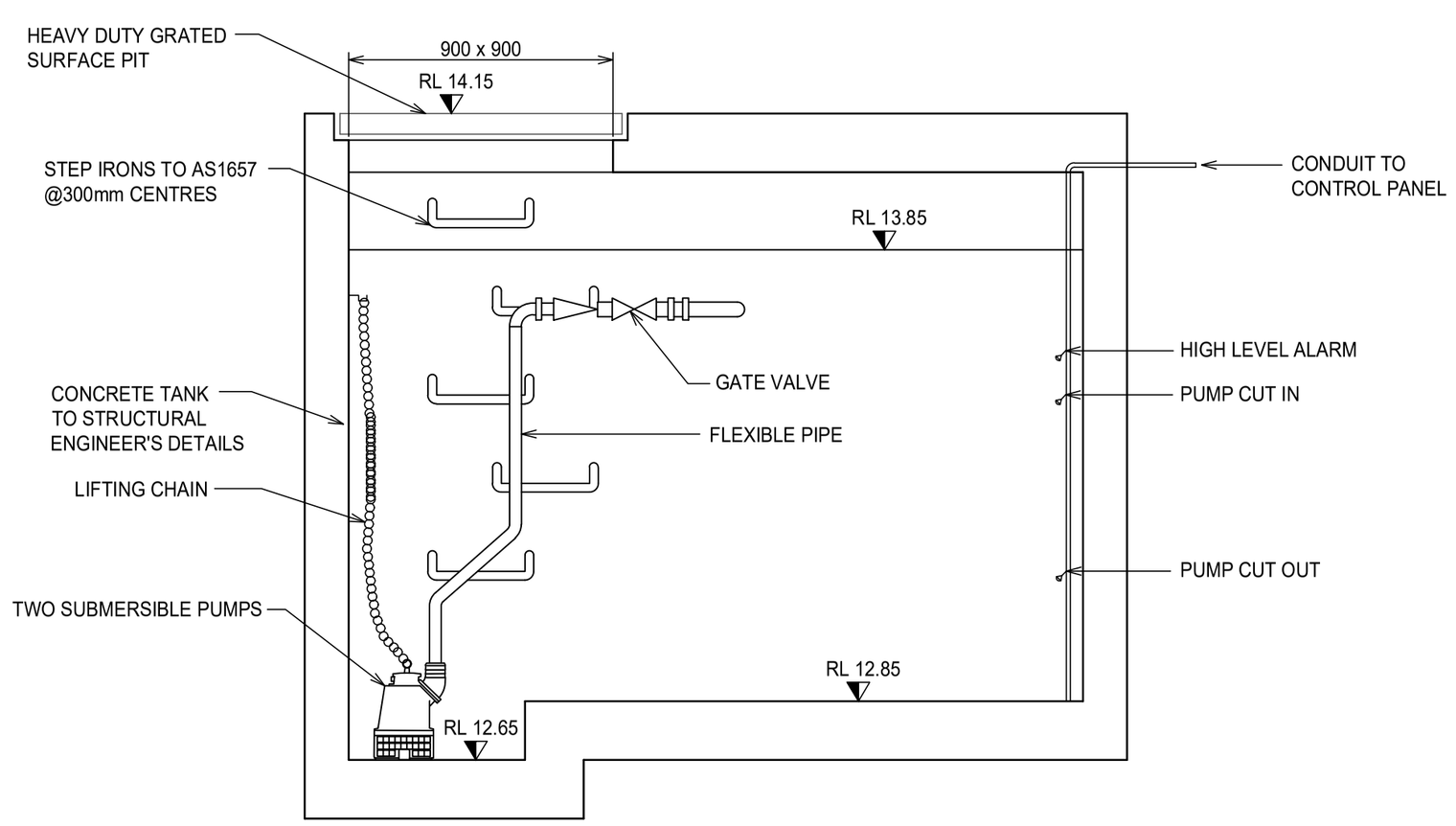
STORMWATER PIT

SCALE 1:20



PUMP-OUT PIT PLAN

SCALE 1:50



PUMP-OUT PIT

SCALE 1:20

STORMWATER NOTES

LGA: FAIRFIELD CITY COUNCIL
SITE AREA : 1012.6 m^2
PSD = 140l/s/ha FOR 9 HOUR 100 YEAR ARI

MAXIMUM SITE DISCHARGE = 14.17 l/s FOR 9 HOUR 100YEAR ARI
PRE-DEVELOPMENT DISCHARGE = 10l/s FOR 9 HOUR 100YEAR ARI
OSD DISCHARGE = 10l/s FOR 9 HOUR 100YEAR ARI

PRE-DEVELOPMENT DISCHARGE = 5l/s FOR 9 HOUR 5 YEAR ARI
OSD DISCHARGE = 5l/s FOR 9 HOUR 5 YEAR ARI

PRE-DEVELOPMENT DISCHARGE = 40l/s FOR 25MINUNTES 100YEAR ARI (CRITICAL)
OSD DISCHARGE = 12l/s FOR 25MINUTES 100YEAR ARI (CRITICAL)

REQUIRED VOLUME = 25.4m^3 -> REQUIRED OSD BASIN = 27.51m^3

GENERAL NOTES

1. ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

Ø100mm SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f'_c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

A2 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date
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4	ISSUE FOR DA	LN	LN	02.06.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024

Rev	Description	Eng	Draft	Date
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

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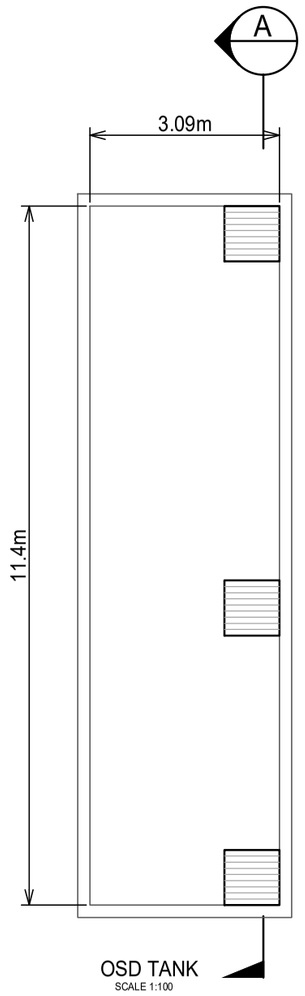
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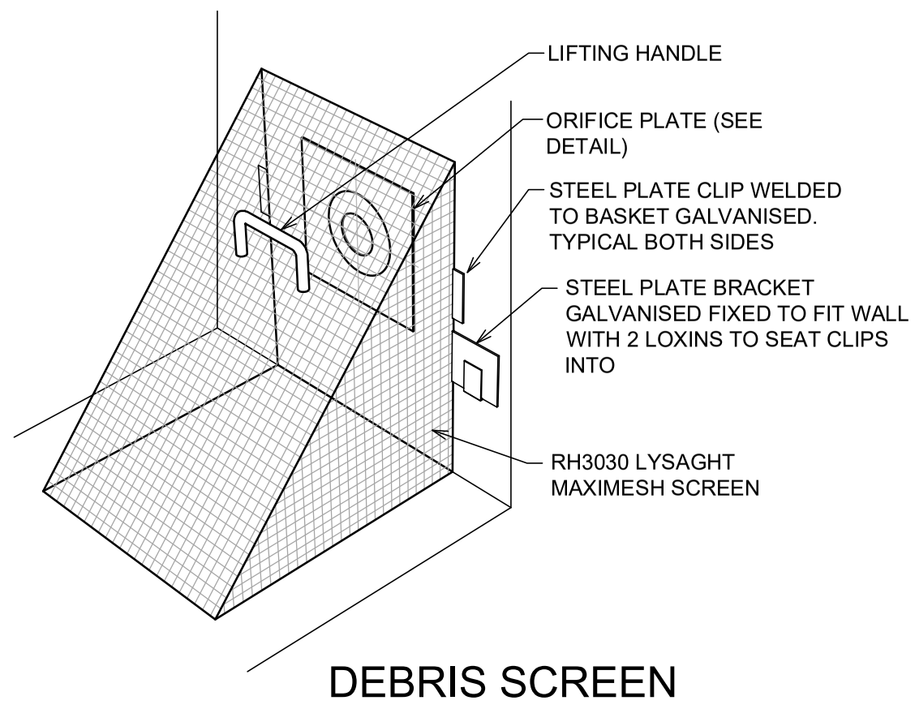
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

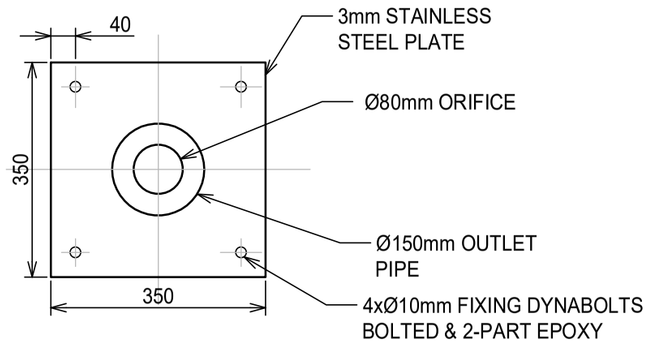
Sheet Subject
DRAINAGE DETAILS
SHEET 1

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C200	8

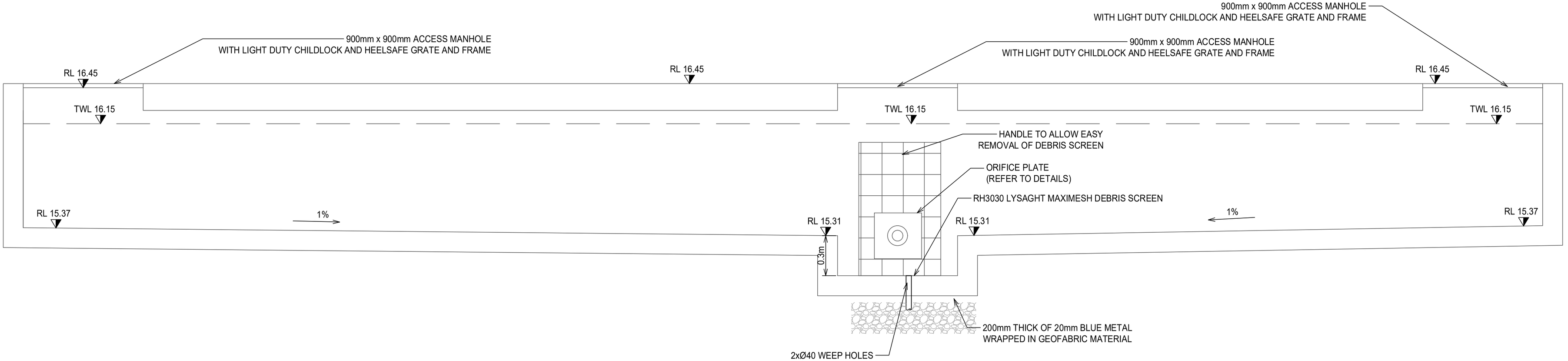




DEBRIS SCREEN
NOT TO SCALE



ORIFICE PLATE DETAIL
SCALE 1:10



SECTION A
SCALE 1:20

A2 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
4	ISSUE FOR DA	LN	LN	02.06.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024

Rev	Description	Eng	Draft	Date
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

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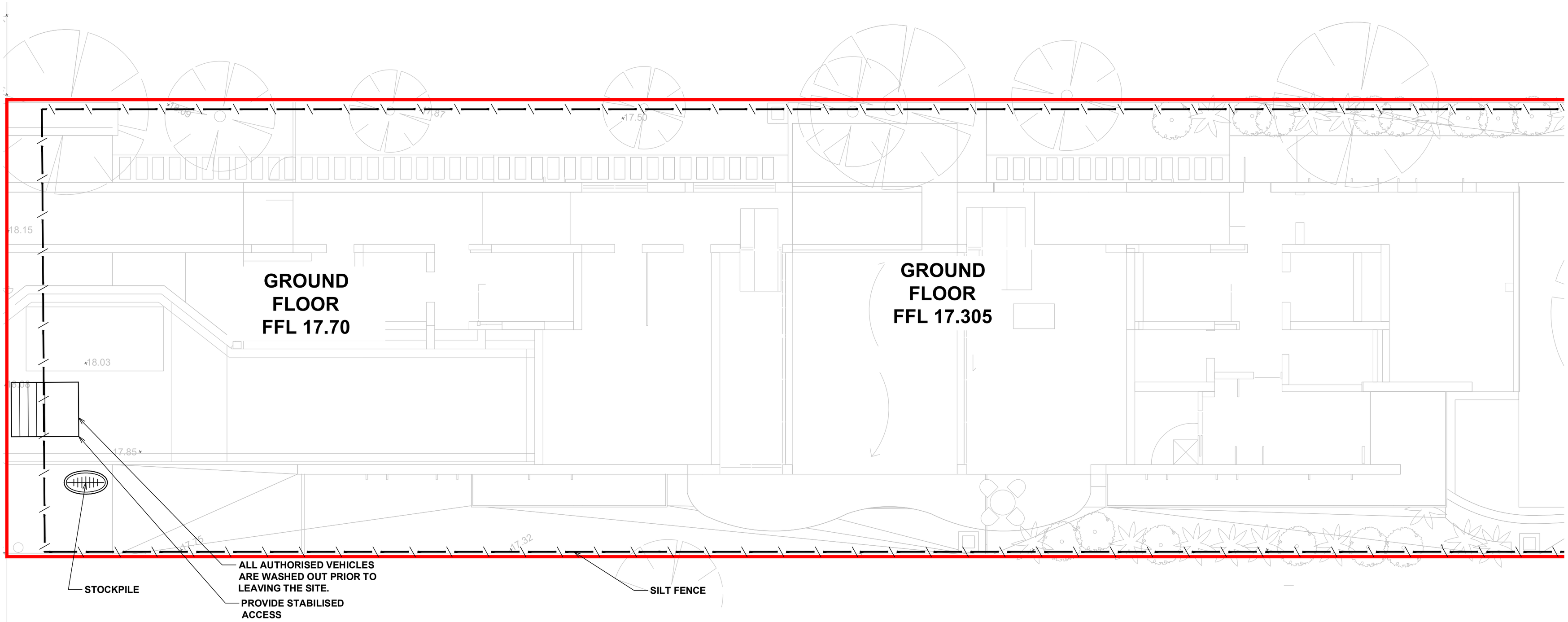
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Project
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FAIRFIELD NSW 2165

Sheet Subject
DRAINAGE DETAILS
SHEET 2

Scale at A2	Drawn	Approved
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Job No	**Drawing No**	**Revision**
C231120	C201	8



LEGEND

SITE BOUNDARY

STOCKPILE

PROPOSED STABILISED
SITE ACCESS

A2 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date
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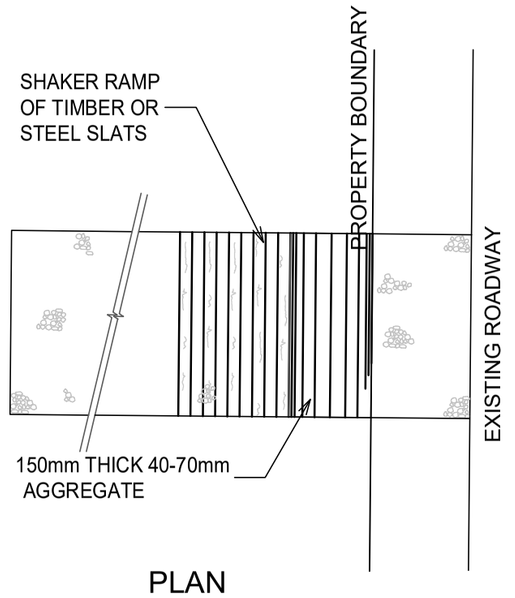
Client
AUSTRALIAN HOUSING
INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
EROSION AND SEDIMENT
CONTROL PLAN

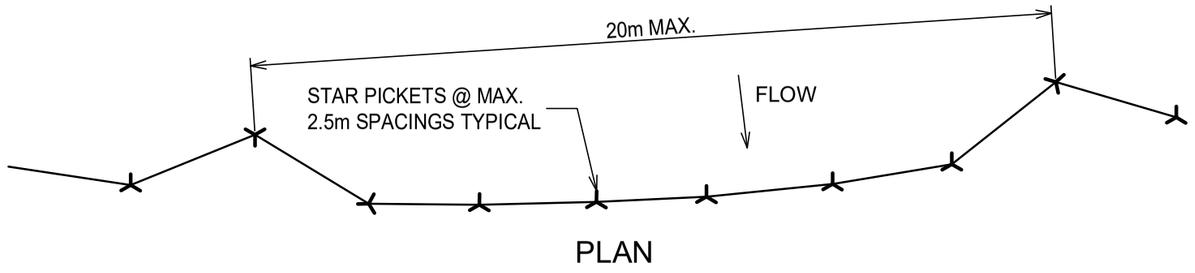
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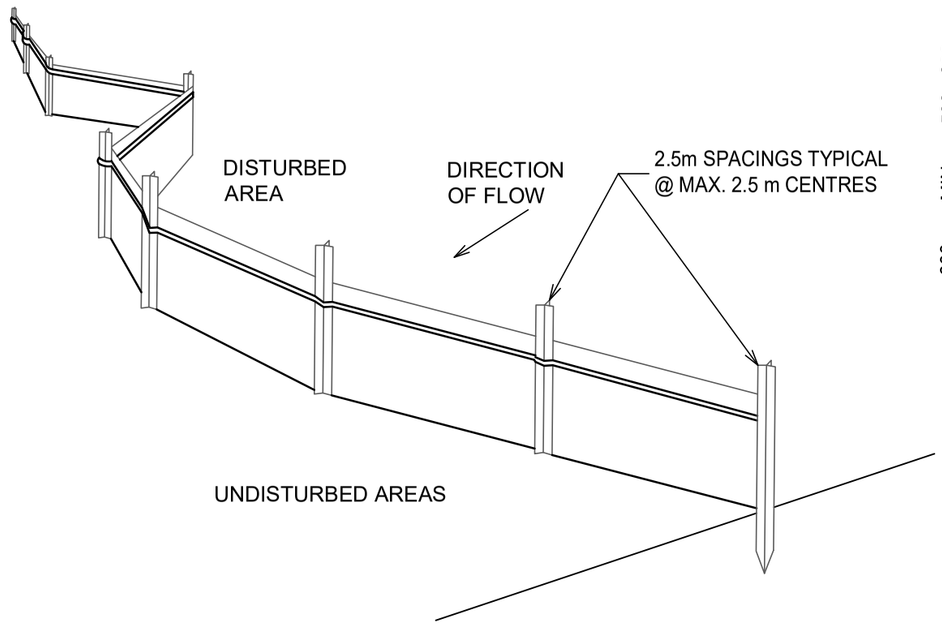
PLAN

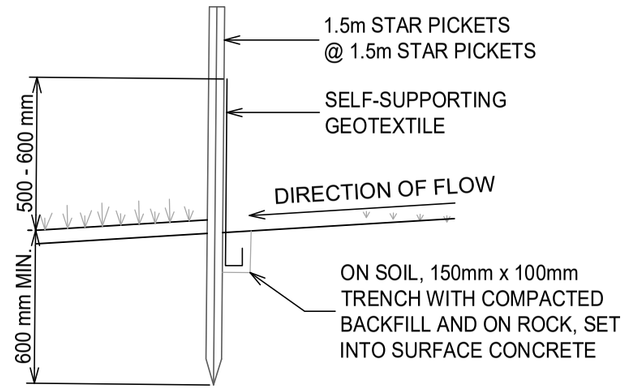
STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.



PLAN





SECTION DETAIL

SEDIMENT FENCE

SCALE N.T.S.

SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND @ 2.5 m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

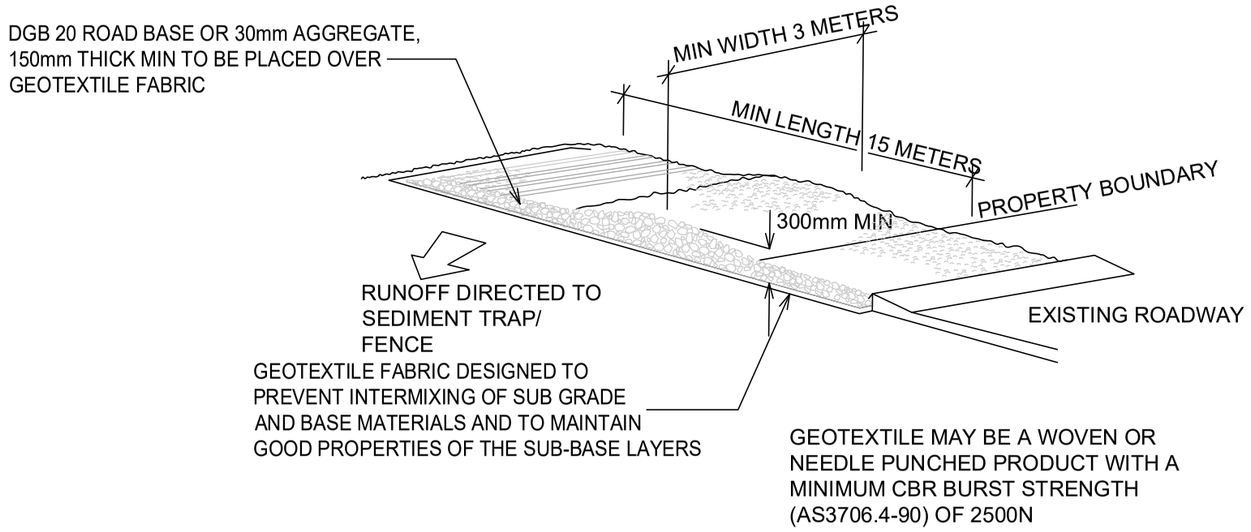
GENERAL INSTRUCTIONS:

1. THIS SEDIMENT AND EROSION CONTROL WORKS FOR THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, 4TH EDITION (2004)" BY LANDCOM.
2. AS REQUIRED BY COUNCIL SEDIMENT CONTROL MEASURES WILL BE REQUIRED DURING THE CONSTRUCTION OF ALL DEVELOPMENTS/BUILDING WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND COUNCIL'S REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
4. THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
5. WHERE PRACTICABLE, THE SOIL EROSION HAZARD SHALL BE KEPT AS LOW AS POSSIBLE. LIMITATIONS TO ACCESS ARE TO BE VIA STANLEY LANE UNLESS OTHERWISE APPROVED BY COUNCIL.
6. ENSURE THAT ALL DRAINS ARE OPERATING EFFECTIVELY AND SHALL MAKE ANY NECESSARY REPAIRS. REMOVE TRAPPED SEDIMENT WHERE THE CAPACITY OF THE TRAPPING DEVICE FALLS BELOW 60%.
7. CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
8. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
9. REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT FENCING AND CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO SITE OFFICE.
2. CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
3. REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
4. INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
5. CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
6. ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
7. APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).

CONSTRUCTION SITE

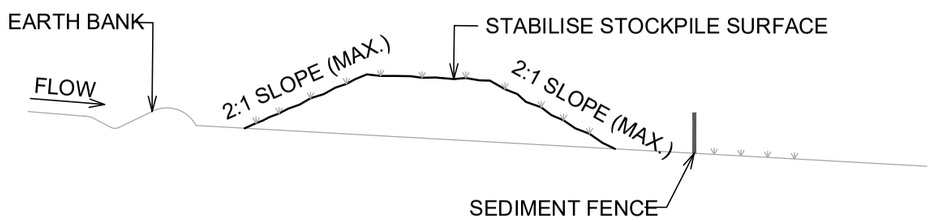


STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.

NOTES:

1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
4. ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY "HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.



STOCKPILE CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES

SCALE N.T.S.

A2 0 1 2 3 4 5 6 7 8 9 10

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Client
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Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

Sheet Subject
EROSION AND SEDIMENT CONTROL DETAILS

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AS SHOWN	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C301	8

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The APP Group

app.com.au

Mr. Oliver Alameri 14 March 2024

Australian Housing Investment Group

C/- Marchese Partner

Attention: Peter Brown (Senior Project Architect)

Dear Peter,

RE: HAMPTON ST 5, FAIRFIELD | DEVELOPMENT APPLICATION

[redacted]

We note that following items which are excluded from the estimated costs:

- GST
- Escalation beyond the date of this report
- Contingency
- Works beyond the site boundary (unless noted on project drawings)
- Land and associated acquisition costs
- Finance, establishment and holding charges
- Statutory Authority fees, charges, levies and contributions
- Marketing, sales and promotional costs
- Ongoing maintenance costs

We trust the foregoing meets with your requirements; however, should you require clarification or further information, please do not hesitate to contact us accordingly.

Yours sincerely,

[redacted]

Joe Bergin;

Associate Director; BSC (Hons) ConstEcon& Mgmt(QS); MRICS

For Newton Fisher Group

Encl.

Attachment A

Cost summary table (for development under $3 million)

This model cost table can be adapted and used by consent authorities.

Element	Cost (excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	$ 35,471
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	$ 1,730,369
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	$ 49,196
Roof The structurally sound and watertight covering over the building.	$ 175,950
Windows, internal walls, doors and screens	$ 572,998
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc).	$ 439,146
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	$ 231,564
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	$ 61,856
Building services Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	$ 1,109,890
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).	$ 335,995
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).	$ 143,929
Estimated development cost (The sum of the above cost elements, exclusive of GST*)	$ 4,886,364
GST	$ 488,636
Estimated development cost plus GST	$ 5,375,000

* Estimated development cost excludes GST, pursuant to Section 6 of the *Environmental Planning and Assessment Regulation 2021*

Job Summary

Client: Hampton St 5, Fairfield
Project: Hampton St 5, Fairfield
Details: EDC Estimate 14032024

Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	**Site Preparation**	0.66	1,016	m2	35	**35,471**
2	**Basement Car Parking**	13.28	469	m2	1,521	**713,560**
3	**Residential**	68.04	1,353	m2	2,703	**3,657,409**
4	**External Works & Services**	6.25	523	m2	643	**335,995**
	Total Construction Cost	88.23				**4,742,435**
5	**Professional Fees**	2.68				**143,929**
	Estimated Development Cost (Excl GST)	90.91				**4,886,364**
6	**Goods & Services Tax (GST)**	9.09				**488,636**
	Estimated Development Cost (Incl GST)	100.00				**5,375,000**

Elemental Details

Client: Hampton St 5, Fairfield
Project: Hampton St 5, Fairfield
Details: EDC Estimate 14032024

Code	Description	Quantity	Unit	Cost/m²	Total
1	**Site Preparation**				
	Element	Element %		Cost/m2	Element Total
1.1	Site Preparation	14.31		5	5,075
1.2	Demolition	68.51		24	24,300
1.3	Preliminaries	12.42		4	4,406
1.4	Builder's Margin	4.76		2	1,689
1.5	Site Area	1,015	m2		
	Site Preparation				**35,471**

Elemental Details

Client: Hampton St 5, Fairfield
Project: Hampton St 5, Fairfield
Details: EDC Estimate 14032024

Code	Description	Quantity	Unit	Cost/m²	Total
2	**Basement Car Parking**				
	Element	Element %		Cost/m2	Element Total
2.1	Substructure	43.56		663	310,844
2.2	Columns	3.29		50	23,450
2.3	Upper Floors				Excl.
2.4	Staircases	1.93		29	13,750
2.5	Roof	6.19		94	44,200
2.6	External Walls & Doors	1.40		21	10,000
2.7	Internal Walls & Doors	7.47		114	53,327
2.8	Wall Finishes	0.30		4	2,108
2.9	Floor Finishes	1.45		22	10,318
2.10	Ceiling Finishes	2.07		32	14,790
2.11	Fitments	2.97		45	21,190
2.12	Hydraulic Services	2.44		37	17,400
2.13	Electrical Services	2.44		37	17,400
2.14	Fire Services	4.18		64	29,791
2.15	Mechanical Services	3.14		48	22,371
2.16	Preliminaries	12.42		189	88,641
2.17	Builder's Margin	4.76		72	33,979
2.18	Gross Floor Area (GFA)	469	m2		
2.19	Car Space No.	10	no.		
2.20	Cost per GFA m2 ($)	1,521	$/m2		
2.21	Cost per Space ($)	71,356	$/no.		
2.22	Area/space	47	m2/no.		
	Basement Car Parking				**713,560**

Elemental Details

Client: Hampton St 5, Fairfield
Project: Hampton St 5, Fairfield
Details: EDC Estimate 14032024

Code	Description	Quantity	Unit	Cost/m²	Total
3	**Residential**				
	Element	Element %	Cost/#	Cost/m2	Element Total
3.1	Substructure				Excl.
3.2	Columns	1.85	2,255	50	67,652
3.3	Upper Floors	12.30	15,001	332	450,019
3.4	Staircases	1.12	1,364	30	40,920
3.5	Roof	4.00	4,878	108	146,351
3.6	External Walls & Doors	13.31	16,231	360	486,939
3.7	Internal Walls & Doors	8.33	10,151	225	304,521
3.8	Wall Finishes	3.31	4,035	89	121,041
3.9	Floor Finishes	2.99	3,643	81	109,277
3.10	Ceiling Finishes	3.69	4,498	100	134,952
3.11	Fitments	5.27	6,420	142	192,610
3.12	Special Equipment	1.41	1,715	38	51,450
3.13	Hydraulic Services	7.95	9,698	215	290,925
3.14	Electrical Services	5.28	6,438	143	193,152
3.15	Fire Services	3.55	4,322	96	129,672
3.16	Mechanical Services	3.35	4,081	90	122,430
3.17	Transportation Services	5.11	6,233	138	187,000
3.18	Preliminaries	12.42	15,145	336	454,336
3.19	Builder's Margin	4.76	5,805	129	174,162
3.20	Unit No.	30	No.		
3.21	Gross Floor Area (GFA)	1,354	m2		
3.22	Cost per GFA m2 ($)	2,701	$/m2		
3.23	Cost per Unit ($)	121,914	$/no.		
	Residential				**3,657,409**

Elemental Details

Client: Hampton St 5, Fairfield
Project: Hampton St 5, Fairfield
Details: EDC Estimate 14032024

Code	Description	Quantity	Unit	Cost/m²	Total
4	**External Works & Services**				
	Element	Element %		Cost/m2	Element Total
4.1	Roads, Footpaths & Paved Areas	13.29		85	44,652
4.2	Landscaping and Improvements	6.86		44	23,035
4.3	Boundary Walls, Fencing and Gates	18.09		116	60,797
4.4	Outbuildings and Covered Ways				Excl.
4.5	External Stormwater Drainage	6.05		39	20,320
4.6	External Sewer Drainage	5.95		38	20,000
4.7	External Water Supply	11.90		77	40,000
4.8	External Gas	5.95		38	20,000
4.9	External Fire Protection	5.95		38	20,000
4.10	External Electric Light and Power	6.09		39	20,453
4.11	External Communications	2.68		17	9,000
4.12	Project Specific Work				Excl.
4.13	Preliminaries	12.42		80	41,738
4.14	Builder's Margin	4.76		31	16,000
4.15	External Area	523	m2		
	External Works & Services				**335,995**

Amended Statement of Environmental Effects

Co-Living Housing at 5 Hampton Street, Fairfield

September 2025

The APP Group

Amendment, Distribution & Authorisation Record

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This report has been prepared in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

This report has been prepared by:

Andrew Wilson
NSW Planning Manager
23 September 2025

Project No. 14042

The APP Group

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Appendix - Pre-DA Lodgement Advice

1. Introduction

This Amended Statement of Environmental Effects (SEE) has been prepared by The APP Group in support of an amended Development Application (DA) to Fairfield City Council for a four-storey co-living housing development with basement parking at 5 Hampton Street, Fairfield. It has been prepared on behalf of the applicant Australian Housing Investment Group Pty Ltd.

The site is legally defined as Lot 5 Section C in DP 4334 and is zoned R4 High Density Residential under the *Fairfield Local Environmental Plan 2013* under which the proposed development of co-living housing is permissible with consent.

This SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021*, and relevant planning instruments and controls. It includes a description of the site and proposed development, and an assessment against relevant planning considerations under Section 4.15 of the EP&A Act including compliance with planning controls, environmental impacts, site suitability and the public interest.

The SEE concludes that the proposed co-living housing development has planning merit and can be granted development consent on the basis that it complies with relevant planning controls and exhibits design excellence without unreasonable impact on the environment on a site that is suitable for the proposed design.

A Pre-DA lodgement meeting on the proposed co-living housing development was held between Council and the applicant on 19 October 2023. The purpose of the meeting was to identify the matters that need to be addressed in the planning and design of the development and in the DA documentation. A summary of the key matters raised in Council's Pre-DA Advice from the meeting and the response in the DA is provided in Appendix 1.

This Amended SEE is based on, and is to be read in conjunction with, the documentation submitted with the amended DA listed in Table 1 below.

Table 1 Supporting Plans and Documentation submitted with the DA

DA Documentation	Prepared by	Dated
Survey Plan	Imperial Surveyors Pty Ltd	28/07/2023
Amended Architectural Drawings	Marchese Partners	04/08/2025
Amended Landscape Plan	McLean Design	08/09/2025
Amended Stormwater Management Plan and Design Certificate	AVN Infinity	16/09/2025
Amended Driveway Civil Design Plan and Design Certificate	AVN Infinity	16/09/2025
Amended Plan of Management	The APP Group	22/09/2025
Amended Waste Management Plan	Dickens Solutions	August 2025
Amended Traffic and Parking Impact Assessment	Archer Consultants Pty Ltd	July 2025
Amended Access Report	Vista Access Architects Pty Ltd	03/09/2025

DA Documentation	Prepared by	Dated
Amended Acoustic DA Assessment	Acouras Consultancy	25/08/2025
Amended Arboricultural Impact Assessment Report	Urban Arbor Pty Ltd	18/09/2025
Amended BCA Compliance Report	Holmes	25/08/2025
Energy Efficiency Report	Certified Energy	23/04/2024
Geotechnical Investigation	STS Geotechnics	03/2024
Quantity Surveyors Report	Newton Fisher Group	14/03/2024
Statement and Letter of Offer to Purchase 3 Hampton Street	Blaze Real Estate	16/05/2024 and 16/01/2024
Statement on Drainage Easement Drainage Easement Statement	Australian Housing Investment Group Pty Ltd AVN Infinity	25/09/2024 24/05/2024
Urban Design Report	Marchese Partners	03/2024

2. Site Analysis

2.1. Site Location and Context

The site is located at 5 Hampton Street, Fairfield in a R4 High Density Residential Zone which is characterised by a mix of housing forms including detached housing, dual occupancy, villas, townhouses, apartment buildings, childcare / early education centres and churches in landscaped suburban streets.

The site is located within an accessible area of Fairfield, with public bus services located less than 100m from the site providing a direct connection to Liverpool and Parramatta, and Fairfield Train Station located approximately 1km north east of the site.

To the immediate northeast of the site is a two-storey detached dwelling with a street address of 3 Hampton Street. To the southwest of the site is a villa housing development comprised of nine dwellings at 7-9 Hampton Street. To the northwest on the opposite side of Hampton Street are two semi-detached dwellings at 2A and 2B Hampton Street and a childcare centre known as First Grammar Fairfield. To the southeast rear of the site are detached dwellings at 10A and 12 Francis Street.

Figure 1 shows the location of the site and Figure 2 shows the site and immediate surrounding context.

A more detailed analysis of the site and its context is provided in the Urban Design Report prepared by Marchese Partners Architects submitted with the DA.

2.2. Site Description

The site has a legal title description of Lot 5 Section C DP 4334 and street address of 5 Hampton Street, Fairfield.

The site is rectangular in shape with a site area of approximately 1012.6m^2 , a width of 16.61m and length of 60.96m. The site has a 16.61m frontage to Hampton Street.

2.3. Existing Development

The existing development on the site comprises a single storey timber dwelling with an attached metal carport, and hardstand area located along the northern elevation of the dwelling. An additional metal awning is attached to the rear of the dwelling, and one ancillary shed is located in the rear yard.

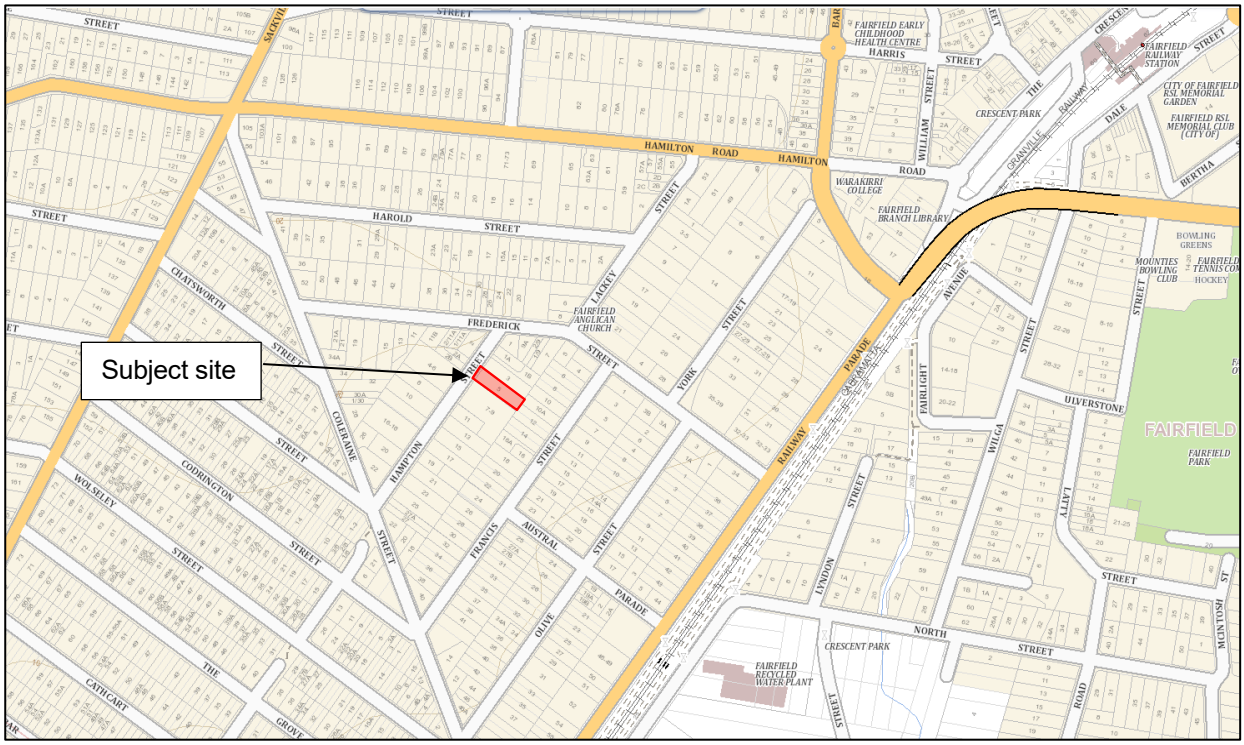
2.4. Site Topography

The site has a gentle sloping topography with a cross fall of 1.95m across the site from the high point at RL18.15 on the northern corner of the Hampton Street frontage to the low point at RL 16.20 on the southern corner at the rear of the site.

2.5. Vegetation

The vegetation on the site includes eight trees located around the site perimeter, and various shrubs and grass ground cover around the site curtilage.

Figure 1 *Location map for subject site*



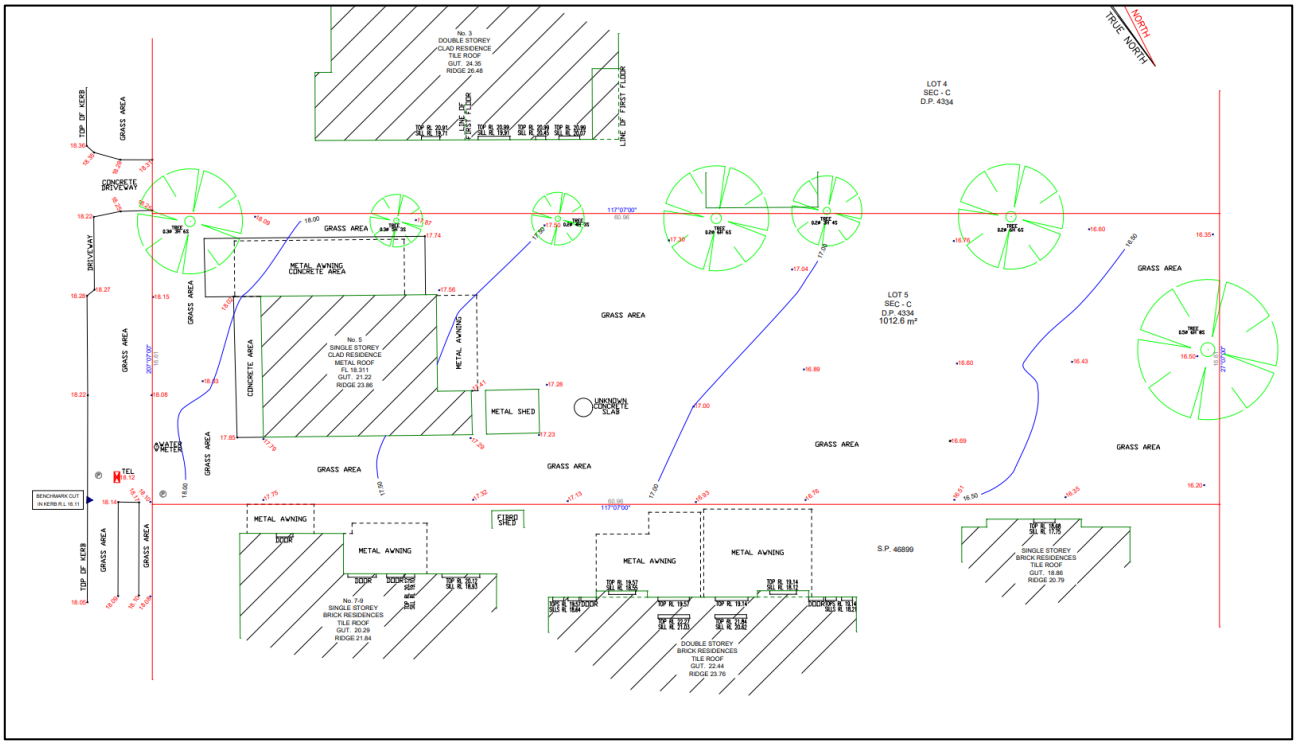
(Source: SixMaps)

Figure 2 *Aerial image of site and its surrounds*



(Source: Nearmaps)

Figure 3 *Extract of Site Survey*



(Source: Imperial Surveyors Pty Ltd)

2.6. Site Amalgamation

The owner of the subject land at 5 Hampton Street has sought to amalgamate the adjoining property to the northeast at 3 Hampton Stret into the development by making multiple offers to purchase the property at and above market value. The owner of the adjoining property declined the offers. Statements describing the offers made to acquire the neighbouring property at 3 Hampton Street together with a letter of offer prepared by Blaze Real Estate on behalf of the owner of the subject land at 5 Hampton Street are submitted with the DA.

The adjoining property to the southwest comprises multiple villas which are not feasible to amalgamate into the development. The adjoining property to the southeast rear of the site does not provide opportunity for any substantially different form of development on the subject site if it were amalgamated.

These surrounding residential properties are capable of being amalgamated with other neighbouring properties and developed in compliance with planning controls up to the maximum FSR, notwithstanding the proposed co-living housing development. The proposed co-living housing development on the site does not isolate or undermine future development of any adjacent property.

3. Proposed Development

The DA seeks consent for a co-living housing development on the site at 5 Hampton Street, Fairfield comprising:

- four storey co-living housing building accommodating 27 rooms;
- ancillary basement car park, landscaping, stormwater management, and utility services connections; and
- site preparation works including demolition, tree removal and excavation.

3.1. Overview

A numerical overview of the proposed co-living housing development is provided in Table 1 below.

Table 2– Numerical overview of proposed co-living housing development

Element	Proposed Development
Site Area	1012.6sqm
Proposed Land Use	Co-Living Housing
Number of Private Rooms	27
Building Height	4 storeys 13.9m
Gross Floor Area	834.9sqm
Soft Landscaped Area	330.9sqm
Communal Open Space Area	456.8sqm
Number of Car Parking Spaces	6 car spaces (1 accessible) 5 motorcycle spaces 27 bicycle spaces



Figure 4 *Photomontage of proposed co-living housing development (with future residential building envelope allowed under the current R4 Zone planning controls shown ghosted on neighbouring property)*
(Source: Marchese Partners)





Figure 5 *Photomontages of front and rear of proposed co-living housing development*

3.2. Land Use, Number of Rooms and Gross Floor Areas

The proposed development is for the purpose of co-living housing with a total of 27 rooms each with a kitchen and ensuite bathroom, two communal living room, communal laundry, communal open space, and site manager's office.

The gross floor area of the proposed development is shown in Table 2 below.

Table 3– Gross Floor Area

Room / Area	Gross Floor Area
Private Rooms	523.7sq.m
Manager's Office	11.5sq.m
Communal Living Rooms (2)	81.0sq.m
Communal Laundry	18.1sq.m
Other Common Areas incl. circulation	200.6sq.m
Total	834.9sqm

The different types and areas of private accommodation rooms are shown in Table 3 below.

Table 4 - Private Room Types and Areas

Room Type	No. rooms	Occupants per room	Gross Floor Area (excl. kitchen & bathroom)	Gross Floor Area (incl. kitchen & bathroom)
Type 1A	3	1	13sq.m	17.3sq.m
Type 1B	15	1	13sq.m	17.1sq.m
Type 2 (Accessible)	3	1	15.1sq.m	23.3sq.m
Type 3A	1	2	16.8sq.m	21.3sq.m
Type 3B	5	2	16.8sq.m	21.0sq.m

3.3. Building Form

The proposed building form is the preferred outcome of rigorous urban design analysis and testing of the site attributes and architectural design options to achieve the optimum design outcome as illustrated in detail in the Urban Design Report prepared by Marchese Partners Architects. This includes in particular design testing of options for the density, scale and massing of buildings, and achieving good solar access and privacy for neighbours.

Building height and setbacks

The proposed co-living housing building has a height of 4 storeys and is approximately 13.9m above existing ground level at its highest point at the top of a lift overrun.

The boundary setbacks of the proposed co-living housing building are shown in Table 5 below.

Table 5– Boundary Setbacks

Boundary	Setback
Front (northwest)	8.6m to main building wall 7m to balcony
Rear (southeast)	6m
Side (southwest)	3m
Side (northeast)	3m

Materials and finishes

The external materials and finishes of the proposed co-living housing building are shown in the following table. Further details are provided within the Architectural Plans prepared by Marchese Architects

Table 6– External materials and finishes

Element	Materials and Finishes
External Walls	▶ Face brick mottled ochre colours ▶ Rendered and painted dark grey ▶ Rendered and painted white balconies ▶ Timber cladding ▶ Charcoal colour steel trim features ▶ High Windows to preserve privacy in bathrooms with limited openings for ventilation to prevent acoustic issues ▶ Frosted lower part windows to prevent overlooking issues ▶ Face brick mottled ochre colours ▶ Rendered and painted dark grey ▶ Rendered and painted white balconies ▶ Timber cladding ▶ Charcoal colour steel trim features ▶ High Windows to preserve privacy in bathrooms with limited openings for ventilation to prevent acoustic issues ▶ Frosted lower part windows to prevent overlooking issues
Glazing	▶ Aluminium powder coated windows - charcoal colour ▶ Frameless glass balustrades
Roof	▶ Grey metal cladding

3.4. Landscaping and Common Open Space

The proposed development includes areas of landscaping and communal open space as shown in Table 7 below.

Communal open space is proposed on ground level around the building curtilage. There are two main areas of communal open space. One main area is positioned in the middle of the site on the southwest side adjacent to the internal communal living room. The second main area is located in the southeast rear yard of the site.

A detailed Landscape Plan prepared by Mclean Designs accompanies the development application. The Landscape Plan nominates tree and shrub planting along the boundaries of the site and in the communal open space areas. Planting species are primarily comprised of native species.

Table 7 - Areas of landscaping and communal open space

Location	Area
Communal Open Space	456.8sq.m
Soft landscaped area	330.9sq.m
Deep soil area	200.3sq.m

3.5. Access and Parking

Pedestrian access

Pedestrian access with a continuous sealed path of travel is provided at grade from Hampton Street to and from the front of the building, and along an internal hallway to and from the rear building, and around the areas of internal and external communal spaces. Access between levels in the building is provided via lift and fire stairs.

Vehicle access

The proposed development includes the removal of the existing vehicle access driveway on the northern side of the site, and construction of a new replacement driveway located on the southern side of the site.

Parking

The proposed development includes basement parking for the following:

- 6 car parking spaces including 1 accessible car space;
- 5 motorcycle spaces; and
- 27 bicycle spaces.

3.6. Stormwater Management

A stormwater management plan prepared by AVN Infinity is submitted with the DA and includes the following:

- basement drain and pit collection around basement perimeter piped to pump out tank discharging into detention tank in rear setback;
- roof water collected in down pipes and gravity piped to discharge into detention tank in rear setback;
- ground level runoff into pits in boundary setbacks and gravity piped into ground level on-site detention tank at the rear of the site
- discharging through an easement to the rear in neighbour's property and into a kerb outlet in Francis Street.

A drainage easement statement prepared by the engineers at AVN Infinity is submitted with the DA. The statement demonstrates the need for a drainage easement to the rear of the subject land to discharge stormwater into Francis Street to the southeast due to topography sloping down to the south and Council requirements in this regard, and demonstrates that an easement through 12 Francis Street to the rear is the most practical and feasible route with the least disruption to property.

A statement on the circumstances around securing the drainage easement through the neighbouring property at 12 Francis Street to the rear prepared by the applicant is submitted with the DA. The statement describes the attempt made to acquire the drainage easement which was not accepted by the neighbour. Therefore, the applicant intends to apply to the Supreme Court to order a drainage easement through the adjoining property at 12 Francis Street in accordance with Section 88K of the Conveyancing Act 1919. The circumstances around the proposed drainage easement satisfy the requirements and criteria in Section 88K for the Court to be able to order the drainage easement which includes the easement being reasonably necessary for the proposed development, and the beneficiary applicant providing reasonable compensation to the owner of the affected property. The criteria required to be considered by the Court in ordering an easement under Section 88K are addressed further below in Section 5.1 of this SEE.

3.7. Utility Services Connections

The proposed development includes connection to existing utility services available in the locality and at the site.

3.8. Waste Management

A waste storage room with an area of 43 sqm is included in the ground level of the proposed co-living housing development. The waste room accommodates 28 bins including the following calculated in accordance with the boarding room rates as the most applicable in the Fairfield Waste Management Plan Checklist to guide the requirements for co-living housing:

- 9 x 240L bins for general waste collected weekly;
- 12 x 240L bins for recyclable waste collected weekly; and
- 7 x 240L bins for Food and Organic Waste collected fortnightly

The site manager will transfer bins to the street for collection by a commercial waste contractor or Council.

3.9. Early Site Preparation Works

The proposed development includes the following early site preparation works:

- Demolition of existing dwelling house, shed and carport;
- Removal of eight (8) existing trees at the site; and
- Excavation of basement to a depth of up to approximately 3.5m.

3.10. Plan of Management

A site manager will oversee the daily operation of the co-living housing development. A site manager's office is located on the ground floor at the front of the building.

A Plan of Management prepared by The APP Group has been submitted with this DA. The Plan of Management includes measures to guide the ongoing operational and management aspects of the co-living development including house rules, site safety, maintenance and cleaning, landscaping, noise and waste.

4. Statutory Planning Considerations

This section provides an assessment of the proposed development against the relevant statutory planning considerations specified in Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act) which includes environmental planning instruments, development control plan, any planning agreement, and prescribed regulations.

The following environmental planning instruments and development control plan are relevant to the proposed development:

- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Fairfield Local Environmental Plan 2013; and
- Fairfield Development Control Plan 2013.

4.1. State Environmental Planning Policy (Housing) 2021

The provisions in the SEPP (Housing) 2021 - Chapter 3 Diverse Housing - Part 3 Co-living housing apply to the proposed development. The relevant provisions in the SEPP are addressed in the following table of compliance:

Table 8 - SEPP (Housing) 2021 - Chapter 3 Diverse Housing - Part 3 Co-living housing

SEPP Provision		Proposed Development	Comply
Chapter 3 Diverse Housing - Part 3 Co-living housing			
67	***Co-living housing may be carried out on certain land with consent*** *Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.*	Co-living housing is permitted with consent in the R4 High Density Residential zone under the Fairfield Local Environmental Plan 2013.	Yes
68	***Non-discretionary development standards***		
(2)	*The following are non-discretionary development standards in relation to development for the purposes of co-living housing—*		
(a)	*for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—* *(i) the maximum permissible floor space ratio for residential accommodation on the land, and*	The site is zoned R4 High Density Residential under the Fairfield LEP in which residential flat buildings are permitted. The LEP specifies a maximum floor space ratio of 0.8:1 for a site with a street frontage of less than 30 metres. With the additional	Yes

SEPP Provision		Proposed Development	Comply
	(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,	10% FSR granted for co-living housing in the SEPP, the maximum FSR for the subject development is 0.88:1. The proposed development has an FSR of 0.82:1.	
(b)	*for co-living housing containing 6 private rooms—* *(i) a total of at least 30m2 of communal living area, and* *(ii) minimum dimensions of 3m for each communal living area,*	The proposed co-living housing development contains 27 private rooms.	N/A
(c)	*for co-living housing containing more than 6 private rooms—* *(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and* *(ii) minimum dimensions of 3m for each communal living area,*	A minimum 72sq.m of communal living area is required for the proposed 27 rooms. The development proposes communal living rooms with a total area of 81.0 sq.m.	Yes
(d)	*communal open spaces—* *(i) with a total area of at least 20% of the site area, and* *(ii) each with minimum dimensions of 3m,*	A total of 456.8sq.m of communal open space with a dimension of 3m or more is included in the proposed development which equates to 45% of the site area.	Yes
(e)	*unless a relevant planning instrument specifies a lower number—* *(i) for development on land in an accessible area—0.2 parking spaces for each private room, or* *(ii) otherwise—0.5 parking spaces for each private room,*	The proposed development will contain 27 private rooms and is located within an accessible area as defined under the SEPP. Therefore 6 parking spaces are required at the site. The proposal includes 6 car parking spaces, including 1 accessible space, 5 motorbike spaces, and 27 bicycle spaces.	Yes
(f)	*for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,*	The site is zoned R4 High Density Residential.	N/A
(g)	*for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential*	The landscaping requirements for residential flat buildings in Section 7.8.1 of the Fairfield DCP are stated as follows:	Yes

SEPP Provision		Proposed Development	Comply
	flat buildings under a relevant planning instrument.	*a) Landscaping is to:* *a. be prepared for the site by a landscape architect or other accredited professional with demonstrated experience. Refer to Landscape Planning Appendix for Landscaping Principles when seeking to prepare a landscape plan.* *b. provide a deep soil zone of no less than 25% of the required open space area which adjoins deep soil zones of neighbouring properties where possible*. In compliance with (a) above, a landscape plan based on the principles in the DCP prepared by a landscape architect is submitted with the DA. In compliance with (b) above, a deep soil zone of 94.9sq.m with a dimension of 3m or more is included in the proposed development. This equates to 46.9% of the required communal open space area of 202.5sq.m which is 20% of the site area under clause 68(2)(d) of the SEPP above. An additional 105.4sq.m of deep soil with a dimension of less than 3 sq.m is also included in the development.	
69	***Standards for co-living housing***		
(1)	*Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—*		
(a)	*each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—* *(i) for a private room intended to be used by a single occupant—12m2, or* *(ii) otherwise—16m2, and*	The development provides the following private rooms areas (excluding the kitchen and ensuite bathroom): • 21 single occupant rooms which range in size from 13sq.m to 15.1sqm • 6 double occupant rooms with a size of 16.8sqm.	Yes
(b)	*the minimum lot size for the co-living housing is not less than—* *(i) for development on land in Zone R2 Low Density Residential—600m2, or*	The site is zoned R4 and has an area of 1012.6sqm.	Yes

SEPP Provision		Proposed Development	Comply
	(ii) for development on other land— 800m2, and *(iii) (Repealed)*		
(c)	*for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—* *(i) will not contain more than 12 private rooms, and* *(ii) will be in an accessible area, and*	The site is not located within the R2 zone	N/A
(d)	*the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and*	A manager's office with a floor area of 11.5sq.m is included in the proposed development at the front of the building.	Yes
(e)	*for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and*	The site is not located within a business zone.	N/A
(f)	*adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and*	The proposal includes a kitchen and ensuite bathroom in each room, and a communal laundry on the ground floor.	Yes
(g)	*each private room will be used by no more than 2 occupants, and*	The rooms under 16sqm are for no more than 1 occupant, and rooms larger than 16sqm are for no more than 2 occupants.	Yes
(h)	*the co-living housing will include adequate bicycle and motorcycle parking spaces.*	The proposal includes 5 motorcycle spaces and 27 bicycle spaces.	Yes
(2)	*Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—*		
(a)	*the front, side and rear setbacks for the co-living housing are not less than—* *(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or* *(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and*	The Fairfield DCP provisions for residential flat buildings has the following minimum setbacks: <u>Front setback</u> Required: Located within 1.5 metres of the average existing front street setback. Proposed: The front setback complies. <u>Minimum Side setback</u> Required: Min. zero setback for walls with no windows or balconies subject to: a. Compliance with solar access controls contained with Section 7.4.3;	Yes

SEPP Provision		Proposed Development	Comply
		b. Adjoining properties having similar zero boundary setback potential i.e. they have redevelopment potential in accordance with this DCP; c. 6m setback for habitable room window/balcony. Proposed: 3m setback for blank masonry and frosted glass walls, and 6m setback for habitable room window/balcony which complies. <u>Minimum Rear Setback</u> Required: 6m for habitable room windows / balconies Proposed: 6m setback for habitable room window/balcony which complies.	
(b)	*if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and*	The relevant ADG separation / setback provisions up to 4-storeys are: • zero boundary setback for blank walls; • 3m for non-habitable room and corridor • 6m boundary setback for habitable room window/balcony; • 12m separation distance between habitable room windows/balconies in different buildings on the site. The proposed development complies with these setbacks in providing blank walls of masonry & frosted glass and non-habitable corridor with 3m setback from side boundaries, habitable room windows/balconies setback 6m from side and rear boundaries, and a separation distance of 12m between the habitable room windows/balconies of the two proposed buildings above ground on the site.	Yes
(c)	*at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and*	More than 3 hours of sunlight is provided to the proposed communal living areas.	Yes
(d) (e)	*(repealed)*		
(f)	*the design of the building will be compatible with—* *(i) the desirable elements of the character of the local area, or*	The site is in a locality undergoing transition from lower density residential to higher density building forms permissible under the current R4 High Density Residential Zone.	Yes

SEPP Provision		Proposed Development	Comply
	(ii) for precincts undergoing transition—the desired future character of the precinct.	The desired future character of the precinct is expressed in the objectives of the R4 zone which are principally to provide for the housing needs of the community and a variety of housing types within a high density residential environment. The proposed development of a 4 storey co-living housing development with 27 accommodation rooms is consistent with these objectives. The R4 zone is also characterised by a sliding scale of maximum FSR based on the size / dimensions of the site in clause 4.4A of the Fairfield LEP which effectively allows larger scale buildings on larger sites and smaller scale buildings on smaller sites. The proposed development complies with the FSR control applicable to the size of the site and thereby presents a scale of development consistent with the desired future character of the R4 Zone. The proposed development is designed to align with the desired future character of the R4 High Density Residential Zone in which the site is located, while still being sympathetic to existing lower density housing in its surrounds.	
(3)	*Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.*	The proposed development is not alterations or additions to existing co-living housing.	N/A
70	***No subdivision*** *Development consent must not be granted for the subdivision of co-living housing into separate lots.*	The development does not propose subdivision.	Yes

4.2. State Environmental Planning Policy (Biodiversity & Conservation) 2021

The SEPP (Biodiversity and Conservation) 2021 includes provisions in Chapter 2 - Vegetation in Non-Rural Areas and in Chapter 6 – Water Catchments that are applicable to the proposed development. The relevant provisions of the SEPP are addressed in the table below.

Table 9 SEPP (Biodiversity and Conservation) 2021

SEPP Provision	Comment
Chapter 2 – Vegetation in Non-Rural Areas	
2.3 Land to which this Chapter applies	The proposed development site is within the LGA of City of Fairfield, which is specified under this clause.
2.6 Clearing that requires permit or approval *(1) A person must not clear vegetation in a non-rural area of the State to which Part 2.3 applies without the authority conferred by a permit granted by the council under that Part.*	The proposed development seeks consent for the removal of 8 trees across the site. An arborist report accompanies this DA which recommends that the trees be removed as they will not survive the development.
Chapter 6 – Water Catchments	
6.1 Land to which this chapter applies *This Chapter applies to land in the following catchments—* *(a) the Sydney Drinking Water Catchment,* *(b) the Sydney Harbour Catchment,* *(c) the Georges River Catchment,* *(d) the Hawkesbury-Nepean Catchment.*	The proposed development site is located within the Georges River Catchment.
6.6 Water quality and quantity *(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—* *(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,* *(b) whether the development will have an adverse impact on water flow in a natural waterbody,* *(c) whether the development will increase the amount of stormwater run-off from a site,* *(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,* *(e) the impact of the development on the level and quality of the water table,* *(f) the cumulative environmental impact of the development on the regulated catchment,* *(g) whether the development makes adequate provision to protect the quality and quantity of ground water.* *(2) Development consent must not be granted to development on land in a regulated catchment*	The proposed development includes a stormwater management plan that has on-site detention and water quality controls to manage water in accordance with applicable stormwater management policies and controls for water quantity and quality discharging from the site. The Geotechnical Investigation submitted with the DA finds no groundwater encountered in boreholes. Therefore, groundwater will not be significantly affected by the proposed development.

SEPP Provision	Comment
unless the consent authority is satisfied the development ensures— *(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and* *(b) the impact on water flow in a natural waterbody will be minimised.*	
6.7 Aquatic Ecology	The development site does not contain waterways, aquatic ecology, or riparian vegetation.
6.8 Flooding	The development site is not identified as affected by flooding.
6.9 Recreation and public access	The development proposal does not include or impact on areas of recreation or public access.

4.3. State Environmental Planning Policy (Resilience and Hazards) 2021

The SEPP (Resilience and Hazards) 2021 includes provisions in Chapter 4 – Remediation of Land that are applicable to the proposed development. The relevant provisions of the SEPP are addressed in the table below.

Table 10 SEPP (Biodiversity and Conservation) 2021

SEPP Provision	Comment
Chapter 4 – Remediation of Land	
(1) A consent authority must not consent to the carrying out of any development on land unless— *(a) it has considered whether the land is contaminated,* *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and* *(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.* *(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*	The site has historically been used for residential purposes and is unlikely to have been used for potentially contaminating activity. The DA does not include a change of use on land specified in subclause 4. Therefore, the site is considered to be suitable in its current state to accommodate the proposed development, and no further assessment of soil contamination is required. A Hazardous Material Survey is proposed to be completed after the issue of DA consent and prior to the issue of a construction certificate. This can be a requirement in a condition of consent.

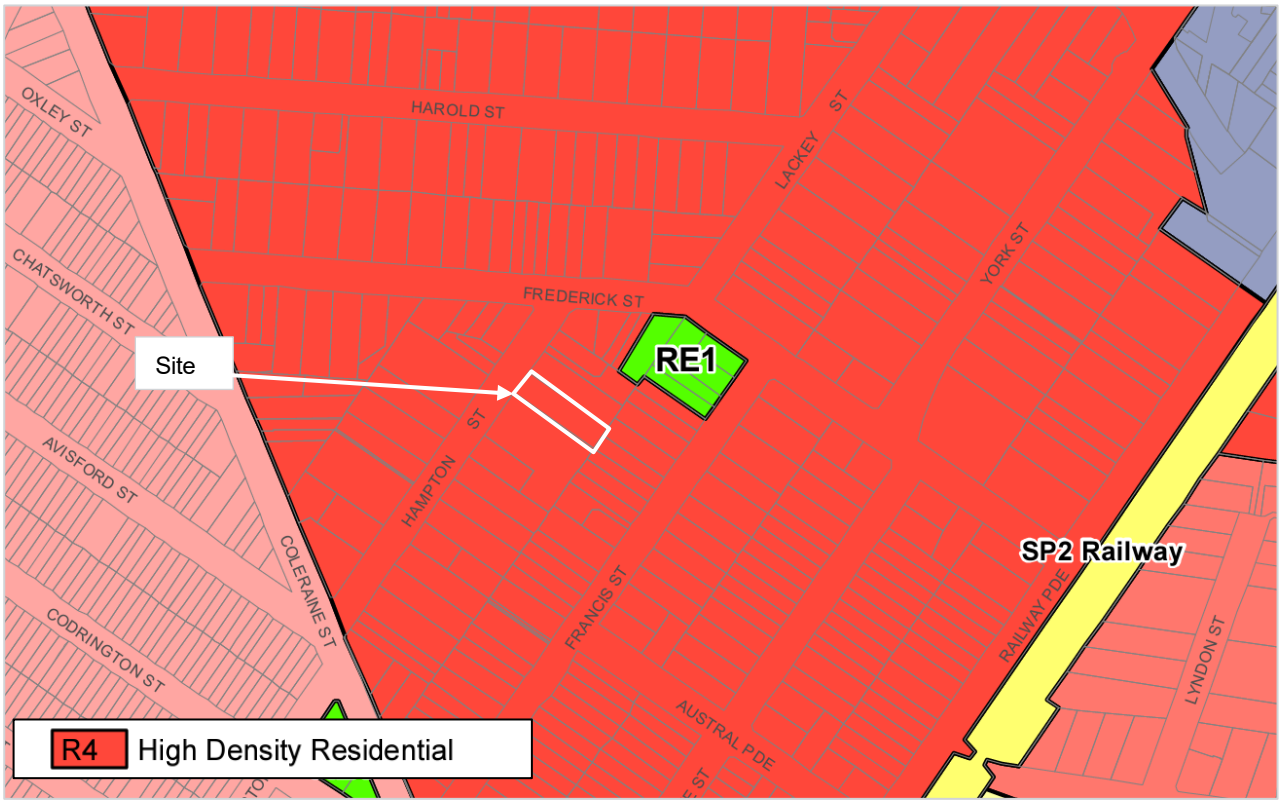
4.4. Fairfield Local Environmental Plan 2013

The Fairfield Local Environmental Plan (LEP) 2013 is the principal planning instrument applying to the proposed co-living housing development. The relevant LEP provisions are addressed below.

Zoning

The site is zoned R4 High Density Residential under the Fairfield LEP as shown in **Figure 4** below.

Figure 6 *Zoning map of the site context*



(Source: NSW Planning Portal)

LEP Provision	Proposed Development	Comply
Part 2 Permitted or prohibited development		
R4 High Density Zone		
Zone Objectives		
• *To provide for the housing needs of the community within a high density residential environment.*	The proposed development is for a high density built form providing for housing needs in the locality.	Yes
• *To provide a variety of housing types within a high density residential environment.*	The proposed development is for a high density built form that contributes to the variety of housing types and choices within an accessible area near to Fairfield town centre and transport hub.	Yes

LEP Provision	Proposed Development	Comply
• *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*	The proposed development does not hinder or adversely affect any facility or service providing for day to day needs of residents.	Yes
• *To maximise opportunities for increased development on all land by encouraging site amalgamations.*	The applicant has sought the opportunity for increased development FSR with a larger amalgamated site under clause 4.4A of the LEP in satisfaction of the zone objective. The applicant sought to amalgamate the adjoining property to the northeast at 3 Hampton St into the development and maximise development on the site by making multiple offers to purchase the adjoining property at and above market value. The owner of the adjoining property declined the offers. Statements describing the offers made to acquire the neighbouring property at 3 Hampton Street together with a letter of offer prepared by Blaze Real Estate on behalf of the owner of the subject land at 5 Hampton Street is submitted with the DA. The adjoining property to the southwest comprises multiple villas which are not feasible to amalgamate into the development. The adjoining property to the southeast rear of the site does not provide opportunity for any substantially different form of development on the subject site if it were amalgamated. The proposed co-living housing development complies with the planning controls applicable to it on the subject site without amalgamation.	Yes
Permissible with consent:		
The R4 Zone permits development for the purpose of co-living housing with consent.	The proposed development is for the purpose of co-living housing.	Yes
Demolition		
The demolition of a building or work may be carried out only with development consent.	Consent is sought in the DA for the demolition of existing structures at the site to accommodate the development. A Demolition Plan is included in the architectural drawings submitted with the DA.	Yes

Other LEP Provisions

Other relevant provisions in the Fairfield LEP 2013 are addressed in the table below.

Table 11 Key Planning Controls – Fairfield Local Environmental Plan 2013

LEP Provision		Proposed Development	Comply
Part 3 Exempt and Complying Development		The proposed development is not exempt or complying development.	N/A
Part 4 Principal Development Standards		The standards for building height and floor space ratio in Part 4 of the LEP are applicable. No other provision in Part 4 of the LEP is applicable.	
4.3	Height of Buildings 20m	The height of the proposed building is approximately 13.9m.	Yes
4.4	Floorspace Ratio 2:1	Clause 4.4A below overrides clause 4.4.	N/A
4.4A (2)	Exceptions to maximum floor space ratio in Zone R4 *Despite clause 4.4, the maximum floor space ratio for a building on land to which this clause applies is as follows—* *(a) if the building has a street frontage of less than 30 metres—0.8:1,*	The site has a street frontage of less than 30m, and is therefore subject to a maximum FSR of 0.8:1 in clause 4.4A of the LEP. In accordance with Section 68 of the SEPP (Housing) 2021, an additional 10% of the maximum permissible floor space ratio is granted if the additional floor space is used for the purposes of co-living housing. Accordingly, the maximum FSR applying to the development under the LEP and SEPP is 0.88:1. The proposed development has an FSR of 0.82:1.	Yes (with SEPP 10% FSR bonus)
Part 5 Miscellaneous Provisions		No provision in Part 5 of the LEP is applicable to the proposed development.	N/A
Part 6 Additional Local Provisions		The provisions for earthworks, essential services and design excellence in Part 6 of the LEP are applicable. No other provision in Part 6 of the LEP is applicable.	
6.2	Earthworks *(2) Development consent is required for earthworks unless—* *(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*	The DA seeks consent for earthworks that includes of a single level basement car park up to approximately 3.5m in depth.	Yes

LEP Provision		Proposed Development	Comply
	(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.		
	(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters— *(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,* *(b) the effect of the development on the likely future use or redevelopment of the land,* *(c) the quality of the fill or the soil to be excavated, or both,* *(d) the effect of the development on the existing and likely amenity of adjoining properties,* *(e) the source of any fill material and the destination of any excavated material,* *(f) the likelihood of disturbing relics,* *(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,* *(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*	The Development Application is accompanied by a geotechnical report, water management and erosion & sediment control plan, and waste management plan. Together the supporting documentation provide sufficient measures to manage the potential impacts of the proposed earthworks excavation in satisfaction of Clause 6.2 of the LEP.	Yes
6.9	Essential Services *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—(a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.*	The site is located within an established urban area of Fairfield which has water, sewer, electricity, stormwater and road access available in the locality and at the site.	Yes

LEP Provision		Proposed Development	Comply
6.12	Design Excellence *(3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.* *(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters-*	The design excellence provisions in Clause 6.12 of the LEP apply to development in the R4 Zone and are addressed in the Urban Design Report prepared by Marchese Architects submitted with the DA, and also in the table below.	Yes
	(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The proposed co-living housing building has a high standard of architectural design, materials and detailing which present a modern residential building with a good level of modulation and articulation suitable for its location in a residential zone.	Yes
	(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,	The form and external appearance of the proposed building and landscaping present a high quality street frontage and amenity in the public streetscape.	Yes
	(c) whether the development detrimentally impacts on view corridors,	There are no significant view corridors through the site or impacted by the proposed development.	Yes
	(d) how the development addresses the following matters-		
	(i) the suitability of the land for development,	The design of the proposed development is the outcome of a rigorous analysis of the site, its surrounding context and design testing for the site as described in the Urban Design Report submitted with the DA to achieve an optimum design outcome for which the land is suitable.	Yes
	(ii) existing and proposed uses and use mix,	The proposed development is for co-living housing in a residential zone and includes both private rooms and communal areas in the development in compliance with planning controls.	Yes
	(iii) heritage issues and streetscape constraints,	The design of the proposed building and landscaping present a high quality residential design in the residential streetscape.	Yes

LEP Provision		Proposed Development	Comply
	(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The relationship of the development with neighbouring properties in terms of separation, setbacks, amenity, solar access and urban form has been subject to a rigorous analysis and design testing to achieve an optimum design outcome as described in the Urban Design Report submitted with the DA. The building setbacks comply with planning controls.	Yes
	(v) bulk, massing and modulation of buildings,	The bulk, massing and modulation of built form is the optimum outcome following rigorous design analysis and testing described in the Urban Design Report submitted with the DA.	Yes
	(vi) street frontage heights,	The street frontage height complies with, and is much lower than, the building height limit in the LEP.	Yes
	(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,	The proposed form of development being medium to high density high co-living housing in an area with good access to services and public transport at Fairfield is a sustainable form of development. The particular environmental merits are addressed in Section 5 of this SEE and in the Urban Design Report submitted with the DA. The proposed built form is the optimum outcome for solar access on the site and on adjacent properties following rigorous design analysis and testing of it described in the Urban Design Report submitted with the DA. The proposed four storey building is a relatively low-rise form which is not expected to generate any significant adverse wind impact. The proposed building materials and finishes have a relatively low reflectivity.	Yes
	(viii) the achievement of the principles of ecologically sustainable development,	The precautionary principle is achieved with the DA documentation adequately addressing environmental impact risks. The intergenerational equity principle is achieved by the form of proposed	Yes

LEP Provision		Proposed Development	Comply
		development providing relatively low cost co-living housing to contribute to meeting a critical need for affordable housing in the region in an accessible location nearby Fairfield town centre and transport hub. The conservation of biodiversity and ecological integrity principle is achieved with the proposed landscape plan including substantial planting of vegetation including trees, shrubs and ground cover far exceeding the extent of proposed tree removal. The valuation and pricing principle is achieved by the inclusion of the environmental assessment and mitigation measures described in Section 5 of this SEE into the planning design of the development.	
	(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,	A specialist Traffic & Parking Impact Assessment and specialist Access Report are submitted with the DA demonstrating that the pedestrian, cycle and vehicular access arrangements in the proposed development comply with relevant standards and meet the demands of the co-living housing development.	Yes
	(x) the impact on, and any proposed improvements to, the public domain,	The design of the proposed building and landscaping present a high quality residential design in the streetscape.	Yes
	(xi) the interface with the public domain,	The interface with the streetscape includes landscaped building setback, legible pedestrian and vehicle access paths, balconies facing and providing passive surveillance to the street, and a quality building design with differences and articulation in building elements.	Yes
	(xii) the quality and integration of landscape design.	A landscape plan prepared by landscape architect is submitted with the DA and includes a high quality land scape design integrated into the development.	Yes

4.5. Fairfield Development Control Plan 2013

The Fairfield Citywide DCP 2013 includes general provisions in Chapter 3 that apply to the proposed development. The DCP also includes specific provisions in Chapter 10 Section 10.7 for Boarding Houses (including student accommodation) which is a very similar form of development to the proposed co-living housing and therefore taken into consideration as general guidelines.

Table 12 Key Planning Controls – Fairfield Development Control Plan 2013

DCP Provision	Proposed Development	Comply
Chapter 3 Environmental Management and Constraints		
3.0 Context and objectives		
3.1 Statutory Provisions	The proposed development will comply with relevant statutory provisions as described above in this report.	Yes
3.2 Preservation of Trees or Vegetation	The development proposal seeks consent for the removal of 8 trees at the site. An Arborist Report is submitted with the DA justifying the tree removal.	Yes
3.3 Biodiversity Corridors	The site is not within a biodiversity corridor.	N/A
3.4. Riparian Land and Waterways	The site is not riparian land or near to a waterway.	N/A
3.5 Flood Risk Assessment	The site is not identified as being flood prone.	N/A
3.6 Land Contamination	The site is unlikely to be contaminated as it has a history of being used for residential purposes and is not known to have been used for potentially contaminating activity.	Yes
3.7 Land affected by Tidal Waters	The site is not affected by tidal waters.	N/A
3.8 Acid Sulfate Soils	The site is not mapped as being affected by ASS.	N/A
3.9 Bushfire	The site is not bushfire prone land.	N/A
3.10 Landslide Risk	The site is not identified as being subject to landslide risk.	N/A
3.11 Heritage Items	The site is not a heritage item and not within a heritage conservation area, and is not located near a heritage item.	N/A
3.12 Erosion and Sediment Control	An erosion and sediment control plan is included in the stormwater management plans submitted with the DA.	Yes

DCP Provision	Proposed Development	Comply
Chapter 7 - Residential Flat Buildings	Chapter 7 of the Fairfield DCP states that "*This chapter applies to residential flat buildings and shop top housing*." Chapter 7 of the DCP does not apply to co-living housing as proposed in this DA which is a separately defined landuse and is not a residential flat building and not shop top housing. The Housing SEPP requires co-living housing development to meet the DCP requirements for residential flat building setbacks, building separation and landscaping only. Compliance with these requirements is demonstrated under the Housing SEPP assessment above in Section 4.1 of this SEE.	N/A
Chapter 10 Miscellaneous Development		
10.7 Controls for Boarding Houses (including student accommodation) An assessment of the development against the provisions of Chapter 10.7 of the Fairfield DCP for boarding houses is provided below as boarding houses are a similar land use to co-living housing.		
10.7.1 Neighbourhood Character		
(a) Boarding House development applications must comply with the relevant City Wide DCP 2013 controls, relating to the predominant housing form within the neighbourhood, where such controls are not in conflict with SEPP (Affordable Rental Housing) provisions.	The development site is located in an area undergoing transition from a lower density residential neighbourhood to higher density building forms permissible under the current R4 High Density Residential Zone. The proposed development seeks to align with the future desired predominant housing form in the R4 High density residential zone.	Yes
(b) Boarding houses development applications must be accompanied by a detailed site and neighbourhood analysis	A detailed site and neighbourhood analysis is included in the Urban Design Report submitted with the DA.	Yes
c) Boarding houses shall be designed to have a sympathetic relationship with adjoining development	The proposed development has been designed to minimise potential impacts on neighbouring properties particularly in terms of visual scale, solar access and privacy. A number of built form and design options have been tested as illustrated in the Urban Design Report prepared by Marchese Partners. The proposed development has been selected as the option having the least impact and best outcome for neighbours in	Yes

DCP Provision	Proposed Development	Comply
	terms of building scale, solar access, and privacy.	
d) A site analysis is to be submitted with all new boarding house development applications.	A site analysis is provided in the Urban Design Report prepared by Marchese Partners.	Yes
10.7.2 Built Form and Appearance a) New boarding house development shall be designed to reflect the predominant built form and design elements of the surrounding locality and streetscape.	The height, density, scale and form of the proposed building is in compliance with the planning objectives and controls applying in the R4 High Density Residential Zone in which the site is located. The scale of development is lower than the controls allow in the zone and respectful of the existing lower density housing forms on neighbouring properties. The proposed built form has a good level of modulation and articulation across the building façade which breaks up the visual scale and bulk of the building presenting a form exhibiting architectural design interest and quality consistent with the desired future residential character of the R4 High Density Residential zone.	Yes
b) A boarding house shall be designed to consist of a single front entry point that addresses the street and minimises potential privacy impacts on neighbouring properties.	A single front entry point is proposed for the development which will not impact upon the privacy of neighbouring sites.	Yes
c) New boarding houses shall not adversely impact upon solar access of adjoining properties.	The proposed building envelope has been designed to minimise the solar access impact on the villa housing adjoining the site to the south at 7-9 Hampton Street.	Yes
10.7.3 Unsuitable Locations - Cul-de-sac streets a) To ensure preservation of neighbourhood character and minimise amenity impacts, boarding houses are unlikely to be supported in cul-de-sac and narrow streets.	The development site is not located in a cul-de-sac location.	Yes
10.7.4 Maximum Size of Boarding Houses b) R4 High Density Residential zone: a. The total number of rooms permitted in boarding houses located in the R3, R4, B1, B2, B3 and B4 zones will be dependent upon the proposals capacity to maintain consistency with the prevailing neighbourhood character.	The density, scale and form of the proposed col-living housing building is compliant with the objectives and controls applying to the R4 High Density Residential Zone in which the site is located. The scale of development is smaller than the planning controls permit within the zone and respectful of the existing lower density housing forms on neighbouring properties.	Yes

DCP Provision	Proposed Development	Comply
c) Any shared rooms are to be limited to a maximum of 2 occupants per room.	The rooms under 16sqm will be used by one occupant, rooms at more than 16sq.m will have no more than 2 occupants.	Yes
10.7.5 Subdivision The subdivision, including strata or community title subdivision, of boarding houses is not permitted.	No subdivision is proposed for the development.	Yes
10.7.6 Communal Open Space Location Requirements: In addition the Affordable Rental House SEPP the following communal open space requirements apply: a) receive a minimum 3 hours solar access to at least 50% of the area between 9am and 3pm on 21 June; b) be provided at ground level in a courtyard or terrace area, wherever possible; c) provide partial cover from weather; d) incorporate soft/porous surfaces for 50% of the area; e) be connected to communal indoor spaces, such as kitchens or living areas; f) contain communal facilities such as barbecues, seating and pergolas where appropriate; and g) be screened from adjoining properties and the public domain with plantings or similar, such as a trellis with climbing vines.	The proposed development provides communal open space at ground level around the building curtilage including courtyard areas in the centre of the development directly either side and accessible from the communal indoor living rooms, and a decked communal open space at the rear of the building. The communal open spaces receive more than 3 hours solar access. Communal open spaces are directly accessible from the indoor communal living rooms. The communal open space provides seating facilities for residents and is appropriately screened from adjoining sites.	Yes
10.7.7 Boarder Amenity, Safety and Privacy Boarding houses are to maintain a high level of resident amenity, safety and privacy by ensuring:		
a) Living areas and communal kitchen of a boarding house shall be designed as the focal point of the development. Boarding rooms shall be designed around this centrally located communal facility;	The communal living rooms are located in the central and rear parts of the building adjacent to communal open space and designed as a focal point of the development.	Yes
b) communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;	Communal living rooms, open space and laundry are in safe and accessible locations. Kitchens and ensuite bathrooms are located in private rooms.	Yes
c) bedrooms are located so that they are separated from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms;	An acoustic assessment has been submitted with this development application which confirms that the acoustic impacts to and from the development can comply with Australian Standards.	Yes

DCP Provision	Proposed Development	Comply
d) structural fittings and fixtures for all internal rooms enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening provided to all openings;	The non-chemical pest management can be implemented in the construction design.	Yes
e) that a minimum of 70% of bedroom windows face north or east;	All 27 rooms have windows facing either northwest or south east.	Yes
f) at least 1 in 10 bedrooms is an adaptable bedroom suitable for residents with a disability;	3 of the 27 rooms are designed as adaptable / accessible.	Yes
g) Cross ventilation is achievable such that reliance on air-conditioning is minimised.	Cross ventilation of rooms is limited in the design.	Partial
h) Boarding houses must provide the following facilities within each building: a. Bedrooms b. Communal laundry facilities c. Communal kitchen and dining area (one per floor for multi storey boarding houses) d. Individual ensuite and/or communal bathrooms e. Communal lounge room (one per floor for multi storey boarding houses) f. Communal garbage storage and recycling facilities g. Communal outdoor open space area h. Car parking (as required by SEPP (Affordable Rental Housing 2009) i. On-site manager accommodation (for 20 or more lodgers)	The proposal includes private rooms each containing kitchen and ensuite bathroom; communal living rooms, communal laundry, communal outdoor open spaces, on-site manager office, communal waste storage room, and car parking all in compliance with the Housing SEPP.	Yes
10.7.8 Visual and Acoustic Amenity Impacts a) Boarding houses are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings	Visual and acoustic privacy of neighbours is a key consideration in the design of the proposed development. Visual privacy is protected in particular with the absence of windows on side building elevations of habitable rooms, visual screening on the rear elevation, perimeter screen fencing, and perimeter landscape planting of trees and shrubs providing visual screening. An acoustic assessment is submitted with the DA which finds that noise levels in surrounding properties will comply with Australian Standards with the recommended noise mitigation measures included in the development.	Yes

DCP Provision	Proposed Development	Comply
b) Council may require an acoustic report prepared by a suitably qualified acoustic consultant, if there is the potential for significant impacts from noise emissions.	An acoustic report prepared by Acouras Consulting is submitted with the DA.	Yes
10.7.9 Traffic Report a) An application for a boarding house incorporating 20 or more bedrooms is to be supported by a Traffic Report	A Traffic and Parking Assessment, prepared by Archer Consultants, has been submitted with this Development Application. The report finds that the existing road network surrounding the site has the capacity to accommodate the additional low number of vehicle trips generated by the co-living development, the number of ca parking spaces complies with the SEPP, and the layout and design of the vehicle access and parking (including the single lane driveway) meet the demands of the development and comply with planning controls and relevant design standards.	Yes
10.7.10 Plan of Management a) An operating 'Plan of Management' is to be submitted with each development application for a boarding house (including new and existing boarding houses)	A Plan of Management prepared by The APP Group has been submitted with this DA. The Plan of Management includes measures to guide the operation of the co-living development, nominated practises relating to maintenance, waste management, safety, noise and complaints.	Yes

4.6. Any Planning Agreement

There is no planning agreement or draft planning agreement relevant to the proposed development.

4.7. Environmental Planning and Assessment Regulation 2021

The provisions in the EP&A Regulation 2021 that are applicable to this DA for co-living housing are addressed in the table below.

Table 13 – Relevant provisions in the EP&A Regulation 2021

EP&A Regulation Provision	Proposed Development	Comply
Section 61 - Additional matters that consent authority must consider **(***1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.*	The proposed demolition will be carried out in accordance with AS 2601-2001, and this can be imposed as a condition of consent.	Yes

EP&A Regulation Provision	Proposed Development	Comply
85 Co-living housing *(1) This section applies to development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 3.* *(2) It is a condition of the development consent that from the day on which an occupation certificate is issued for the development—* *(a) the co-living housing must be managed in accordance with a plan of management by a managing agent who is contactable 24 hours a day, and* *(b) notice of a change to the plan of management must be given to the consent authority no later than 3 months after the change, and* *(c) private rooms and communal living areas in the co-living housing must contain appropriate furniture and fittings, maintained in a reasonable state of repair, for the use of residents.*	The matters specified in Section 85 of the EP&A Regulation are to be implemented by the consent authority in conditions of consent. A Plan of Management (PoM) is submitted with the DA that includes the following provisions required in clause 85 of the EP&A Regulation: • a site manager that is contactable 24 hours a day, • private rooms containing suitable furniture and fittings; • maintenance and cleaning of furniture and fittings in a reasonable state; • a requirement for any change to the PoM to be notified to the consent authority within 3 months of the change.	Yes

5. Environmental Assessment

This chapter includes an assessment of the environmental, social and economic impact considerations, site suitability and public interest considerations under Section 4.15 of the EP&A Act that are relevant to the proposed co-living housing development.

5.1. Environmental Impacts of the development

Built Form

The design of the proposed development, and in particular the building massing and form, has been the subject of rigorous design analysis and testing of design options as illustrated in the Urban Design Report prepared by Marchese Partners submitted with this DA which has resulted in an optimum design outcome for the site and its context.

The density, scale and height of the proposed building is in compliance with relevant planning objectives and controls on FSR, height and setbacks within the R4 High Density Residential Zone. The development has a smaller built form than the controls allow in the R4 Zone, and is respectful to the existing lower density housing forms on neighbouring properties.

The built form of the proposed development is the outcome of a detailed design analysis achieving an optimal outcome for visual scale and bulk, streetscape presentation and solar access. The built form is broken into two building masses which have less visual bulk than a single building mass and provide for more daylight and sunlight penetration into the site and for surrounding properties.

The proposed built form has appropriate modulation in its form and articulation in façade design that breaks up the visual scale and bulk of the building and will present a form exhibiting architectural design interest and quality consistent with the desired future residential character of the R4 High Density Residential zone.

Streetscape

The proposed development is designed to fit in with the desired residential character of the streetscape in a R4 High Density Residential Zone whilst also respecting the existing streetscape of predominantly low-density housing in the following respects:

- The scale of development is in compliance with, and smaller than, the development standards applying in the R4 High Density Residential Zone, with a built form divided into two smaller building masses that break up the visual scale and bulk of the development.
- Landscaped front and side setbacks are proposed which comply with setback controls consistent with the desired character of the streetscape.
- A legible street address, pedestrian path and vehicle driveway are provided at the street frontage.
- Windows of rooms and the manager workspace face the street, providing passive surveillance and street address.
- The front elevation of the building and its overall design includes modulation in built form and articulation in façade design to present a built form exhibiting architectural design interest and quality consistent with the desired residential character of the streetscape.

Interface with Neighbouring Properties

The proposed development will not have an unreasonable impact on neighbouring properties in terms of views, solar access, and visual and acoustic privacy.

- **Views**: The proposed development will not have any significant impact on significant views from neighbouring properties. The site is not located in any significant view corridor or vista.

  The visual scale of the building is less than that allowed in the R4 Zone, and has been minimised with the built form broken into two building masses that minimises its visual impact.
- **Solar access**: The proposal has been the subject of rigorous testing of shadow impacts from various built form options as illustrated in the Urban Design Report submitted with the DA. The proposed built form in the DA has the least shadowing impact and is the optimum outcome for solar access in neighbouring properties.

  The only property affected by shadows from the proposed development is the villa house development adjoining to the southwest at 7-9 Hampton Street. No other property is significantly affected by shadow. The proposal has a shadow impact on four of the villas. Two of the villas impacted by shadow retain 3 and 4 hours of solar access to their living room and private open space. The other two of the villas impacted by shadow have solar access in their private open space reduced from 3 to 2 hours which is unavoidable.
- **Visual privacy:** Privacy of side neighbours is protected with the building design measures on side elevations including absence of balconies and minimal habitable room windows restricted to high level frosted glass wall for light penetration requested by Council's architect. Privacy for rear neighbours is protected with visual screening on the rear elevation to restrict overlooking to the neighbouring property to the rear.
- **Acoustic privacy**: An acoustic assessment prepared by Acouras Consulting has been submitted with this Development Application which provides recommendations for mitigation of potential noise in the construction and management of the co-living housing development to comply with Australian noise standards.

Internal Amenity

The proposed development provides suitable internal amenity for residents with the following in accordance with the Housing SEPP and Council DCP:

- private rooms which comply with the prescribed size range in the Housing SEPP and each containing kitchen, ensuite bathroom, furniture and fittings;
- communal living rooms (2) within the development with furniture and fittings;
- multiple landscaped communal outdoor open spaces providing variety in open spaces and receiving good solar access;
- communal laundry and clothes drying area;
- communal waste storage room;
- parking for cars, motorcycles and bicycles;
- on-site manager and plan of management for maintaining the premises in an appropriate condition.

Access, Traffic and Parking

A Traffic and Parking Assessment, prepared by Archer Consultants, has been submitted with this Development Application. The report finds the following:

- The subject site is within walking distance to the 802 bus route which provides connection to Fairfield Railway Station which further encourages public transport use.
- The proposed development will generate additional low levels of vehicle trips throughout the day which are expected can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.
- The design layout of vehicle access and parking in the proposed development complies with relevant Australian Standards and controls in the Fairfield DCP. (Swept path diagrams are included in the civil drawings prepared by AVN Infinity submitted with the DA.)
- The proposed single lane driveway width of 3.5m and the overall design layout of vehicle access and parking in the proposed development complies with relevant Australian Standards and controls in the Fairfield DCP, and is functional and practical in meeting the parking demands of the development.
- The proposed development has a non-discretionary car parking requirement of 5.4 spaces under the Housing SEPP, and with 6 spaces provided the proposed development complies with the parking rate in the SEPP.

- Car parking surveys of the immediate area indicate that any additional car parking demands generated from the subject site can be comfortably accommodated on-street without risk of exhausting the on-street parking supply.
- The proposed development is not envisaged to have adverse impacts on the surrounding traffic conditions, and should be supported on traffic grounds.

An Access Report prepared by Vista Access Architects is submitted with the DA and finds that the proposal achieves the spatial requirements to provide access for people with a disability, and with the recommendations in the report, the development can comply with the requirements of the Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access sections of the Building Code of Australia.

Vegetation and Landscaping

A Landscape Plan prepared by Mclean Design is submitted with the DA and includes the planting of 16 new trees, numerous shrubs and ground cover vegetation around the site curtilage as part of the development. This includes fourteen trees of different species with mature heights ranging between 4m-8m.

An Arboricultural Impact Assessment prepared by Urban Arbor is submitted with this Development Application which provides an assessment of the potential for retaining the existing trees on the site with the development. The arborist assessment finds eight trees would not survive the construction works and therefore should be removed. The report finds that trees on neighbouring properties will survive the development.

Water Management

Stormwater management

A stormwater management plan prepared by AVN Infinity is submitted with the DA and includes measures for managing water quantity and water quality designed to meet Council's DCP and technical engineering standards. A Stormwater Design Certificate prepared by AVN Infinity submitted with the DA certifies that the design of the stormwater drainage components of the project has been designed in accordance with the relevant Australian Standards and Council guidelines including Australian Rainfall & Runoff: Volumes 1 & 2, AS3500.3:2018 Plumbing and Drainage, Part 3: Stormwater Drainage, BCA NCC 2022, Volume One Amendment 1, Fairfield DCP 2013, Fairfield City Stormwater Management Policy 2017, and Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.

Stormwater drainage easement

The proposed stormwater management plan includes a discharge via an easement through the neighbouring property to the rear at 12 Francis Street and into a kerb outlet in Francis Street to the southeast of the site. A drainage easement statement prepared by the engineers at AVN Infinity is submitted with the DA demonstrating the drainage easement through 12 Francis Street to the rear is necessary to meet Council requirements and is the most practical and feasible route with the least disruption to property.

A statement on the circumstances around securing the drainage easement through the neighbouring property at 12 Francis Street prepared by the applicant is submitted with the DA. The statement describes the attempt made to acquire the drainage easement which was not accepted by the neighbour. Therefore, the applicant intends to apply to the Supreme Court to order a drainage easement through the adjoining property at 12 Francis Street in accordance with Section 88K of the Conveyancing Act 1919. The circumstances around the proposed drainage easement satisfy the requirements and criteria in Section 88K for the Court to be able to order the drainage easement as shown in the following table.

The proposed drainage easement will not undermine any future amalgamation and/or development of properties zoned for higher density housing development in Francis Street to the rear of the site. If needed, the easement can be re-directed to facilitate future development of the Francis Street properties.

Table 14 – Satisfaction of requirements in Section 88K of the Conveyancing Act 1919 for Court to Order a drainage easement across land neighbouring a development site

88K Power of Court to create easements	Comment
(1) The Court may make an order imposing an easement over land if the easement is reasonably necessary for the effective use or development of other land that will have the benefit of the easement.	The proposed drainage easement through 12 Francis Street is reasonably necessary for the proposed development as demonstrated in the Drainage Easement Statement prepared by the engineers at AVN Infinity.
(2) Such an order may be made only if the Court is satisfied that—	The Court can be satisfied of the matters as described below:
(a) use of the land having the benefit of the easement will not be inconsistent with the public interest,	The proposed development and use of the subject land is in the public interest primarily in contributing to housing supply and diversity at a time when there is a well documented crisis shortage in housing supply, in a location that is zoned to permit the proposed form of housing. It is also in the public interest in complying with local planning strategies and statutory planning instruments, and not having any unreasonable impact on the environment. The proposed easement in the public interest as it is consistent with Council technical requirements for stormwater management and is the most practical and feasible option with the least disruption to a property as demonstrated in the Drainage Easement Statement prepared by the engineers at AVN Infinity. The proposed drainage easement will not undermine any future amalgamation and/or development of properties zoned for higher density development in Francis Street to the rear of the site. If needed, the easement can be re-directed to facilitate future development of the Francis Street properties.
(b) the owner of the land to be burdened by the easement and each other person having an estate or interest in that land that is evidenced by an instrument registered in the General Register of Deeds or the Register kept under the Real Property Act 1900 can be adequately compensated for any loss or other disadvantage that will arise from imposition of the easement, and	The applicant has submitted a statement on the drainage easement with the DA which includes a statement confirming that reasonable compensation can be provided to the affected property owner. The Court is required under Section 88K(4) to order appropriate compensation be paid by the applicant to the owner of the land at 12 Francis Street affected by the proposed easement.
(c) all reasonable attempts have been made by the applicant for the order to obtain the easement or an easement having the same effect but have been unsuccessful.	The applicant has submitted a statement on the drainage easement with the DA which includes a description of the attempt made to acquire the easement through 12 Francis Street. There is no other practical alternative location for a drainage easement.

The above circumstances demonstrate that there is sufficient certainty that the drainage easement needed for the proposed co-living development is highly feasible and can be achieved and addressed in the DA determination with a condition of consent requiring the easement to be created prior to issue of a construction certificate for the development. These circumstances around the drainage easement do not prevent the granting of consent to this DA for co-living housing.

Groundwater

Groundwater will not be significantly impacted by the proposed development. A Geotechnical Investigation prepared by STS Geotechnics is submitted with the DA which finds no groundwater was encountered in the boreholes made down to levels below the proposed basement level during the investigations, and no dewatering will be required during construction of the proposed development.

Water use efficiency

The proposed co-living housing is not BASIX development and therefore not subject to the water efficiency targets in BASIX. Notwithstanding, the proposal is intended to include water efficient fittings & fixtures.

Waste Management

A Waste Management Plan (WMP) prepared by Dickens Solutions is submitted with the DA. The WMP provides the estimated volume and types of waste to be generated throughout the demolition and construction phase of the development, as well as detailing the waste management arrangements for ongoing use of the co-living housing.

The WMP identifies that a total of 28 bins is needed to meet the demands of the development as calculated in accordance with the boarding room rates as the most applicable to the proposed co-living housing in the Fairfield Waste Management Plan Checklist:

- 9 x 240L bins for general waste collected weekly;
- 12 x 240L bins for recyclable waste collected weekly; and
- 7 x 240L bins for Food and Organic Waste collected fortnightly

The proposed development includes a waste storage room in the ground level with capacity to store the waste bins needed to meet the waste generated by the proposed co-living housing.

Waste in private accommodation rooms will be transferred to the bins in the waste room by individual room residents / tenants. Waste in the common rooms will be transferred to the bins in the waste room by the site manager. Bins in the waste room will be transferred to the street frontage by the site manager for collection by a licensed private waste management contractor or Council.

Acoustics

An Acoustic DA Assessment prepared by Acouras Consultancy accompanies this DA and provides an assessment of both the potential noise disturbance to the residents of the development and potential impacts of the co-living development on surrounding sensitive receivers.

The assessment finds that subject to the implementation of recommendations detailed within the report, the noise generated by the development will comply with acoustic requirements of the Fairfield DCP and relevant standards. The recommendations within the report are comprised of both building materials to limit noise transmission, and operational measures to limit noise generation.

Preliminary recommendations to help manage potential noise disruption during the demolition and construction phase of the development include;

- Notifying residents and occupants of other sensitive land uses of forthcoming works likely to affect their noise amenity (such as letterbox drops).
- Adherence to the nominated hours for construction and deliveries at the site.
- Provide respite to surrounding residents during noisy construction activities such as jackhammering
- Avoiding simultaneous operation of noise plant, such as the tower cranes, jackhammers and excavators, Where feasible and reasonable,
- Maintain a register of complaints and any corrective actions taken.

- A detailed construction noise assessment will be prepared after DA consent and prior to the commencement of demolition and construction works for the development.

The Acoustic Assessment also provides recommendations relating to mitigation of potential noise in the ongoing use of the co-living housing development include the following:

- Restricting access to communal facilities to certain times of the day.
- Prohibiting the permanent installation of speakers and/or amplification equipment in outdoor areas.
- Management may make a determination as to the maximum number of people permitted to use these areas at any one time.
- Prohibiting commercial functions of the site.
- Displaying contact details at the site to provide a direct point of contact for any person wanting to communicate with the site manager and occupants.

A Plan of Management is submitted with the DA which includes measures to limit potential noise disturbance generated by the co-living housing including the recommendations of the Acoustic Report.

Construction Impacts

A Construction Management Plan (CMP) is intended to be prepared after DA consent and prior to commencement of works after a builder has been engaged. The CMP would address site safety and security, noise, vibration and construction hours, construction vehicle traffic, geotechnical stability, dust suppression, erosion and sediment control, and construction waste management. Elements of the CMP will be submitted with the DA including geotechnical report, erosion & sediment control plan, and waste management plan.

Social Impact

The proposed co-living housing will add to the diversity of housing types and residents in the locality which is encouraged in Council's Local Strategic Planning Statement and Housing Strategy, and is consistent with the objectives of the R4 High Density Residential Zone in which the site is located.

A Plan of Management accompanies this Development Application with measures to manage any potential social and environmental impacts of the development on the surrounding community.

Economic Impact

The development will have a positive economic impact through the capital investment value and creation of economic activity and jobs within the construction industry. The development will also provide employment for a site manager and in the ongoing maintenance and cleaning of the co-living housing premises.

5.2. Suitability of the Site

The site is considered to be suitable for the proposed co-living housing development in the following respects

- it is located in an accessible location within walkable proximity of services and facilities at Fairfield town centre and public transport bus-rail interchange
- it is zoned to permit high density residential accommodation and has compatible surrounding uses
- it is of sufficient size and dimensions to accommodate the development which is tailor designed for the site and its context;
- road access and utility services infrastructure are available at the site;
- there are no prohibitive environmental constraints to the development.

Council has stated in its Pre-DA advice that the R4 High Density Residential Zone in which the site is located has an objective to encourage amalgamation of properties into larger development sites to realise the maximum development potential of the land for housing in the zone. In this regard, Council has requested the proposal to demonstrate consideration of the L&E Court planning principle in *Karavellas v Sutherland Shire Council [2004] NSWLEC 251* which requires the following two questions to be tested:

- Is amalgamation of the sites feasible?
- Can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?

The proposed development passes the above two tests of the planning principle as outlined below.

Addressing the first question, the applicant has sought to amalgamate the adjoining property to the northeast at 3 Hampton Street into the development by making an offer to purchase the property at market value. The owner of the adjoining property declined the offer. A statement describing the offer made to acquire the neighbouring property at 3 Hampton Street together with the letter of offer prepared by Blaze Real Estate on behalf of the owner of the subject land at 5 Hampton Street is submitted with the DA.

The adjoining property to the southwest comprises multiple villas which are not feasible to amalgamate into the development. The adjoining property to the southeast rear of the site does not provide opportunity for any substantially different form of development on the subject site if it were amalgamated.

Addressing the second question in the case law, there is adequate capability for adjacent sites to amalgamate with other neighbouring properties and develop in compliance with planning controls up to the maximum FSR, notwithstanding the proposed development, as demonstrated in the Urban Design Report prepared by Marchese Partners submitted with the DA. The proposed development does not isolate or undermine the development potential of any adjacent property.

5.3. Submissions

Council will need to give consideration to any submissions it receives during the notification and assessment of the application.

5.4. The Public Interest

The proposed development is considered to be in the public interest as it provides for diverse housing typology in an accessible area in close proximity to Fairfield town centre, public transport, public open space, and a range of services and facilities. It complies with relevant planning instruments and controls, exhibits design excellence and is consistent with the desired future character of the locality while also being respectful of the existing low-density housing which surrounds it.

6. Summary and Conclusion

This Amended Statement of Environmental Effects has been prepared in support of an amended Development Application (DA) proposing the construction of a four-storey co-living housing development with basement parking at 5 Hampton Street, Fairfield. An overview of the co-living housing development is as follows:

Element	Proposed Development
Site Area	1012.6sqm
Proposed Land Use	Co-Living Housing
Building Height	4 storeys 13.9m
Gross Floor Area	834.9sqm
Number of Private Rooms	27
Communal Living Rooms	81.0sq.m
Manager's Office	11.5sq.m
Communal Laundry	18.1sq.m
Landscaped Area	330.9sqm
Communal Open Space Area	456.8sqm
Number of Car Parking Spaces	6 car spaces (1 accessible) 5 motorcycle spaces 27 bicycle spaces

The DA for the proposed co-living housing development complies with the provisions of the relevant environmental planning instruments and controls as follows:

- complies with the provisions in State Environmental Planning Policy (Housing) 2021 - Chapter 3 Part 3 - Co-living housing including prescribed standards for total gross floor area, building setbacks, landscaped area, private room sizes, communal living room area, communal open space, kitchen and laundry facilities, and number of car parking spaces and bicycle parking space;
- complies with the provisions in State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 – Vegetation in non-rural areas requiring consent for removal of vegetation and Chapter 6 Water Catchments requiring management of stormwater runoff quantity and quality;
- complies with the provisions in State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land requiring consideration of whether the land is contaminated and is suitable for the proposed use;
- complies with Fairfield LEP 2013 provisions including the objectives and permissible uses in the R4 High Density Residential Zone, and the development standards and requirements for building height, floor space ratio, design excellence, earthworks and essential services; and
- complies with the Fairfield DCP 2013 provisions in Chapter 3 Environmental Management and Constraints and Chapter 10 - Section 10.7 Controls for Boarding Houses (including student accommodation).

The proposed co-living housing development has planning merit and is considered a sustainable development in the following respects:

- The development provides a diverse housing typology, contributing to a housing choice within an accessible location in convenient proximity to bus and rail public transport services. The development has also demonstrated design excellence through providing a built form which is consistent with the high-density residential character of the locality, while being sensitive and limiting impacts on the lower density developments surrounding the site.
- The character and scale of development achieves an appropriate balance in being consistent with the desired future character of the high density residential zone in which it is located whilst also respecting current lower density housing around the site.
- The design of the development is the outcome of rigorous design analysis and testing to achieve an optimum design outcome and design excellence for the site and its context.
- The scale of the building is consistent with the objectives of the zone and complies with planning controls on building height, floor space area and building setbacks.
- The design of the development exhibits design excellence including with an appropriate degree of modulation and articulation in the built form with variations in form, materials and finishes, and a high quality landscape design.
- The development fits in with the residential streetscape in presenting a residential building design in a landscaped front setback, legible pedestrian and vehicle access points, and balconies providing passive surveillance to the street.
- The impact on neighbours has been minimised by rigorous design analysis and testing of building massing and form to achieve maximum solar access and visual and acoustic privacy for neighbours.
- Suitable internal amenity is provided for residents with private rooms each containing kitchen, ensuite bathroom, furniture and fittings, communal living rooms, multiple landscaped communal outdoor open spaces, communal laundry and clothes drying area, communal waste storage room, parking for cars, motorcycles and bicycles, and an on-site manager and plan of management for maintaining the premises, all in compliance with relevant planning controls.
- The development has good access to Fairfield town centre and public transport, road access capable of accommodating the low level of traffic generation, and provides parking for cars, motor cycles and bicycles in compliance with planning controls and relevant design standards for the layout of vehicle access, parking arrangements and access for the disabled.
- A landscape plan is submitted with the DA and includes planting of new trees, shrubs and groundcover around the site curtilage including 16 new trees with mature heights ranging from 4m-8m, and an arboricultural assessment has been submitted with the DA to confirm that the proposed removal of the existing 8 trees on the site is necessary to accommodate the housing development.
- A stormwater management plan is submitted with the DA with measures for managing stormwater quantity and quality discharging from the development in accordance with planning controls, technical standards and guidelines, and there is certainty a drainage easement can be secured through downslope property;
- A geotechnical investigation submitted with the DA reveals no groundwater being encountered in boreholes down to below basement level and no need for dewatering during construction of the development, which means groundwater will not be significantly impacted by the development.
- A waste management plan and waste room are included in the DA to store, manage and arrange for the collection of waste from the development including general, recyclable and compost waste with capacity to meet the waste generated by the development.
- An acoustic assessment accompanies the DA and finds that subject to the implementation of recommendations detailed within the report, the noise generated by the development will comply with acoustic requirements of the Fairfield DCP and relevant standards.
- A construction management plan is intended to be prepared after DA consent and prior to commencement of works after a builder has been engaged. The CMP would address site safety and security, noise, vibration and construction hours, construction vehicle traffic, geotechnical stability, dust suppression, erosion and sediment control, and construction waste management. Elements of the CMP are already submitted with the DA including geotechnical report, erosion & sediment control plan, and waste management plan.

- A positive social impact will come from the development providing additional diversity of housing choices in the locality consistent with Council strategic plans and zone objectives at a time of housing supply crisis, and a plan of management is submitted with measures to manage any potential social impact on the surrounding community.
- A positive economic impact will come from the capital investment value of the development and the creation of economic activity and jobs within the construction industry, and in the creation of employment for a site manager and in the ongoing maintenance and cleaning of the co-living housing premises.
- The site is suitable for the proposed development as it is located in a high density residential zone with good access to Fairfield city centre and public transport, compatible surrounding uses, suitable road access and utility services available, a size and dimensions capable of accommodating the tailored development design, and no prohibitive environmental constraints.
- The public interest is served by the development providing lower cost affordable housing in a housing supply crisis in compliance with planning controls in a high quality design without unreasonable environmental impact.

Given the above, the proposed development is considered to have planning merit and be a sustainable development in the public interest which provides the grounds for the granting of development consent.

Appendix - Pre-DA Lodgement Advice

Pre-DA Advice issued by Council	Response
Site Amalgamation Redevelopment within the R4 zone shall seek site amalgamation in order to meet the intent of the zone objectives. Any amalgamation or otherwise needs to be undertaken in accordance with the Planning Principles established by the Land and Environment Court (see Karavellas v Sutherland Shire Council [2004].	The planning principles enshrined in *Karavellas v Sutherland Shire Council [2004] NSWLEC 251* are concerned primarily with site isolation. The two key tests embedded within the caselaw are: ► Is amalgamation of the sites feasible? ► Can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible? The proposed development passes the above two tests as outlined below. Addressing the first question, the applicant has sought to amalgamate the adjoining property to the northeast into the development by making multiple offers to purchase the property at and above market value. The owner of the adjoining property declined the offers. Statements describing the offers made to acquire the neighbouring property at 3 Hampton Street together with a letter of offer prepared by Blaze Real Estate on behalf of the owner of the subject land at 5 Hampton Street are submitted with the DA. The adjoining property to the southwest comprises multiple villas which are not feasible to amalgamate into the development. The adjoining property to the southeast rear of the site does not provide opportunity for any different form of development on the subject site if it were amalgamated. Addressing the second question in the case law, there is adequate capability for adjacent sites to amalgamate with other neighbouring properties and develop in compliance with planning controls up to the maximum FSR, notwithstanding the proposed development, as demonstrated in the Urban Design Report submitted with the DA. The proposed development does not isolate or undermine the development potential of any adjacent property.
Where amalgamation is not achievable, an urban design analysis is required to demonstrate that the development would not hinder the redevelopment of adjoining properties in the future.	An Urban Design Report prepared by Marchese Partners Architects accompanies the DA and. demonstrates adjoining properties can be developed unhindered by the proposed development.
Floor Space Ratio In order to enjoy the additional 10% bonus FSR of 0.08:1 permitted under Clause 68 of the SEPP	The proposed development is solely 100% for co-living housing.

Pre-DA Advice issued by Council	Response
(Housing) 2021, the additional floor space must also be used for the purpose of co-living housing. The application must be accompanied by gross floor area (GFA) diagrams.	GFA diagrams are included within the architectural plans submitted with the DA.
Design Excellence The application should be accompanied by an Urban Design Report (UDR) demonstrating how the development satisfies the criteria in Clause 6.12 of the LEP.	An Urban Design Report prepared by Marchese Partners accompanies the development application. The report provides an assessment of the development against the Clause 6.12 criteria.
Earthworks The DA must demonstrate consistency with Clause 6.2 Earthworks of the Fairfield LEP, and the relevant cut/fill provisions under the Fairfield City Wide DCP 2013 for residential areas.	An assessment of the DA against the Fairfield LEP and Fairfield DCP are provided at Sections 4.4 and 4.5 of this report.
Planning Issues The site is constrained by its 16.61m wide lot width.	The proposed development has been designed by architects to fit suitably into the site with all planning controls.
The parking provision is insufficient to accommodate the likely demand that would be generated from the 27 co-living rooms.	The proposed number of parking spaces complies with the non-discretionary development standard for parking in Section 68(e) of the SEPP (Housing) 2021.
The DA must comply with the relevant sections of the Fairfield DCP.	The proposed development complies with the relevant sections of the Fairfield DCP. A detailed assessment of the development against the relevant DCP provisions is provided at Section 4.5 of this report.
Any proposal for a multi-storey co-living housing development must be designed to be in character with the residential area and must be accompanied by a detailed character assessment demonstrating how the design achieves all the desirable elements.	An Urban Design Report prepared by Marchese Architects accompanies this DA and provides an analysis of the existing character of the locality.
Housing SEPP The building setbacks, building separation and landscaping requirements for the site must comply with the same criteria applicable to the apartment design guide given the R4 High Density Residential zoning of the site.	The DA complies with the relevant building setbacks, building separation and landscaping requirements for residential apartment buildings. A detailed assessment of the development against the relevant planning controls is provided at Section 4.1 to 4.7 of this report.
EP&A Regulation2021 The development must demonstrate compliance with Sections 26 and 85 of the EP&A Regulation 2021	The development proposal satisfies the criteria of Sections 26 and 85 of the EP&A Regulation. Assessment of compliance with the EP & A Regulation 2021 is provided at section 4.7 of this report.

Pre-DA Advice issued by Council	Response
Tree Retention All existing significant trees should be retained and incorporated into the development. Any trees proposed for removal must be supported by an Arboricultural Assessment.	An Arboricultural assessment prepared by Urban Arbor accompanies the development application. The arborist report provides a recommendation on trees to be removed and retained through the development. In accordance with the findings of the arborist report, tree removal is only proposed where vegetation cannot survive the development.
Traffic and Parking A Traffic and Car Parking Report is to be submitted with the DA, prepared by a qualified Traffic Engineer.	A Traffic and Car Parking report prepared by Archer Consultants accompanies the DA.
Landscaping Any application must be accompanied by a Landscape Plan prepared by a qualified Landscape Architect.	A Landscape Plan prepared by McLean Design accompanies the DA.
Solar Access Plans Detailed Solar Analysis Plans are required to be submitted.	Solar analysis plans are included within the urban design report and the architectural plans prepared by Marchese Partners. The solar analysis demonstrates that the development is the best possible design outcome in complying with solar access requirements in planning controls and guidelines.
Engineering Matters An easement for stormwater drainage shall be obtained from the downstream properties in accordance with Council's Stormwater Management Policy 2017.	Refer to Sections 3.6 and 5.1 of the SEE for a detailed description of the circumstances around the applicant securing a stormwater drainage easement over the downstream property.
A Stormwater Plan prepared by a qualified engineer shall be submitted to Council. On-Site Detention (OSD) shall be incorporated into the design.	A stormwater management plan that includes on-site detention prepared by AVN Infinity is submitted with the DA.
One-way access to the basement for vehicles entering and exiting the car park is not supported by Council. Swept path diagrams shall be submitted indicating how vehicles will enter and exit the site and car park spaces in a forward direction	A single width driveway with passing bay is provided. Traffic & Parking Assessment prepared by Archer Consultants is submitted with the DA and finds the proposed single lane driveway width of 3.5m (with or without the proposed passing bay) and the overall design layout of vehicle access and parking in the proposed development complies with relevant Australian Standards and controls in the Fairfield DCP, and is functional and practical in meeting the demands of the development. Swept path diagrams are included in the civil drawings prepared by AVN Infinity submitted with the DA.
The basement turning bay width must comply with Australian Standards	
Stacked car parking spaces are generally not supported by Council.	The development does not propose stacked car parking.

Pre-DA Advice issued by Council	Response
Building Issues A BCA Report prepared by a qualified Building Surveyor is required to be submitted with any DA.	A BCA Compliance Report prepared by Holmes Australia is submitted with this DA.
An Access Report prepared by a qualified Access Consultant is required to be submitted with any DA.	An Access Report prepared by Vista Access Architects accompanies this DA.
Environmental Issues Any application if submitted to Council must address the requirements of Chapter 4 Remediation of Land of SEPP (Resilience and Hazards) 2021.	An assessment of the development against the provisions of the SEPP (Resilience and Hazards) 2021 is provided at section 4.3 of this report. Noting the history of residential use at the site, it is highly unlikely that contamination is present.
An Acoustic Report prepared by a qualified acoustic consultant must be submitted addressing the potential impacts of this proposal on surrounding properties and the nearest sensitive receivers.	An Acoustic DA Assessment prepared by Acouras Consultancy is submitted with this Development Application.
A Geotechnical Report prepared by a qualified geotechnical professional must be submitted with the application.	A Geotechnical Investigation prepared by STS Geotechnics is submitted with this DA.
A Hazardous Material Survey must be submitted with any application, for all structures present on the site.	A Hazardous Material Survey is proposed to be prepared following the issue of a DA consent and prior to the issue of a Construction Certificate. This can be required as a condition of consent.
Comprehensive Operational Plan of Management is required to be submitted with the development application.	A Plan of Management prepared by The APP Group is submitted with the DA.

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PROPOSED MULTI DWELLING DEVELOPMENT
5 HAMPTON STREET, FAIRFIELD



SOURCE: NSW ePLANNING
DATE 14/01/2022

DRAWING SCHEDULE	
DRAWING NUMBER	TITLE
C000	COVER SHEET
C100	STORMWATER MANAGEMENT PLAN - GROUND FLOOR
C101	STORMWATER MANAGEMENT PLAN - BASEMENT
C200	DRAINAGE DETAILS - SHEET 1
C201	DRAINAGE DETAILS - SHEET 2
C300	EROSION AND SEDIMENT CONTROL PLAN
C201	EROSION AND SEDIMENT CONTROL DETAILS

A2 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
4	ISSUE FOR DA	LN	LN	02.08.2024
3	ISSUE FOR DA	LN	LN	30.05.2024
2	ISSUE FOR DA	LN	LN	15.05.2024
1	ISSUE FOR DA	LN	LN	16.04.2024

Rev	Description	Eng	Draft	Date
7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

Architect
MARCHESE PARTNERS ARCHITECTS

AVN INFINITY
SAFETY - SMART - SATISFACTION

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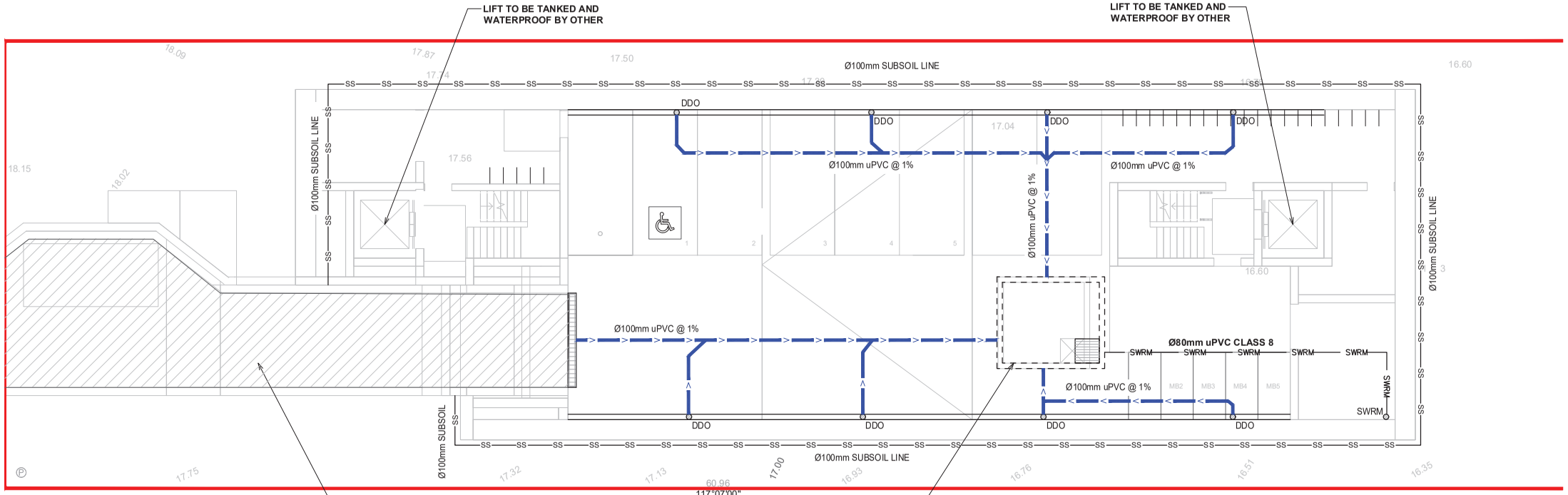
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
COVER SHEET

Scale at A2	Drawn	Approved
	LN	BN
Job No	Drawing No	Revision
C231120	C000	8



PUMP CALCULATIONS

100yr 2hr ARI STORM = 59.8mm/hr
ARI x 2 = 119.6mm
AREA OF DRIVEWAY
RAMP UNCOVERED = 85m²

V = A x d
= 85 x (119.6/1000)
= 10.16m³

PUMP-OUT PIT NOTE

PUMP-OUT PIT TO BE INSTALLED WITH FOLLOWING ITEMS:

- 2 x SUBMERSIBLE PUMPS WITH DUTY OF 10 l/s AT 8m HEAD
- 900SQ HEAVY DUTY GALVANISED STEEL GRATE AND FRAME
- WARNING FLASHING LIGHT TO PROVIDE INDICATION OF PUMP FAILURE
- CONFINED SPACE SIGN FOR PUBLIC AWARENESS AND WARNING
- STEP IRONS

A2

Rev	Description	Eng	Draft	Date
6	ISSUE FOR DA	LN	LN	10.09.2025
5	ISSUE FOR DA	LN	LN	29.08.2025
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1	ISSUE FOR DA	LN	LN	16.04.2024

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7	ISSUE FOR DA	LN	LN	16.09.2025
8	ISSUE FOR DA	LN	LN	18.09.2025

Architect
MARCHESE PARTNERS ARCHITECTS

AVN INFINITY
SAFETY - SMART - SATISFACTION

STRUCTURAL + CIVIL / STORMWATER

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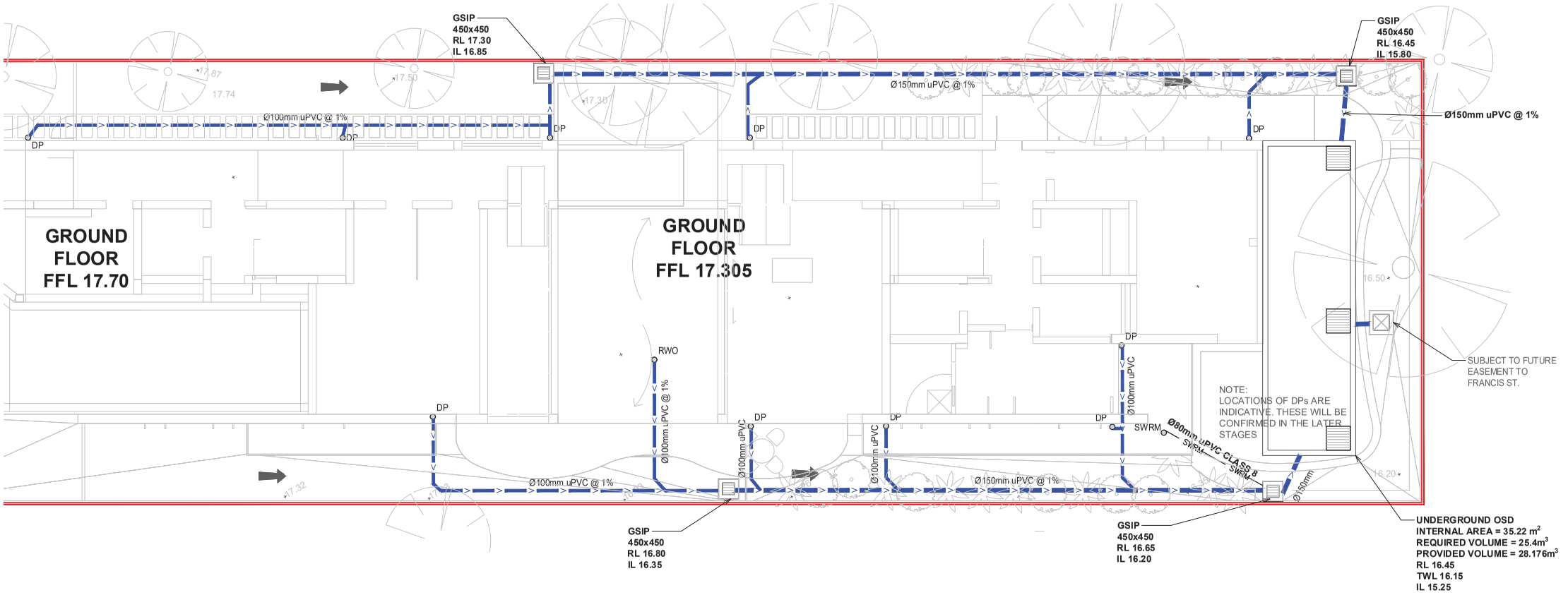
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
STORMWATER MANAGEMENT PLAN
BASEMENT

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	Drawing No	Revision
C231120	C100	8



A2

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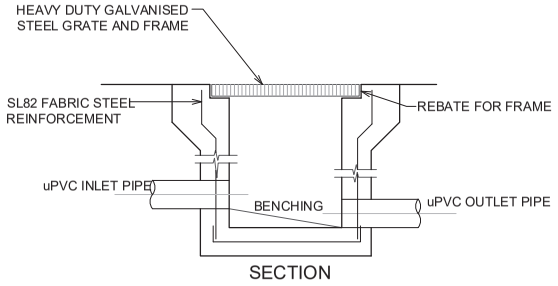
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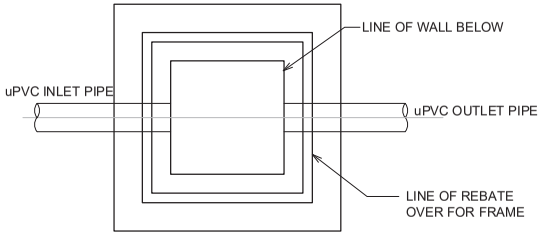
North

Sheet Subject
STORMWATER MANAGEMENT PLAN
GROUND FLOOR

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	Drawing No	Revision
C231120	C100	8

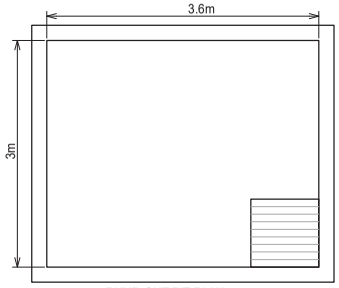


SECTION

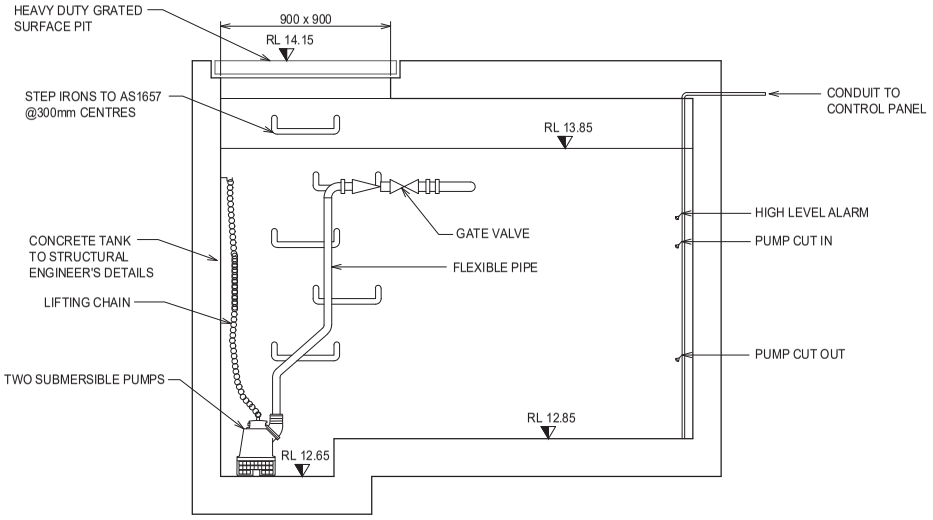


PLAN WITHOUT GRATE

STORMWATER PIT
SCALE 1:20



PUMP-OUT PIT PLAN
SCALE 1:50



PUMP-OUT PIT
SCALE 1:20

STORMWATER NOTES

LGA: FAIRFIELD CITY COUNCIL
SITE AREA : 1012.6 m^2
PSD = 140l/s/ha FOR 9 HOUR 100 YEAR ARI

MAXIMUM SITE DISCHARGE = 14.17 l/s FOR 9 HOUR 100YEAR ARI
PRE-DEVELOPMENT DISCHARGE = 10l/s FOR 9 HOUR 100YEAR ARI
OSD DISCHARGE = 10l/s FOR 9 HOUR 100YEAR ARI

PRE-DEVELOPMENT DISCHARGE = 5l/s FOR 9 HOUR 5 YEAR ARI
OSD DISCHARGE = 5l/s FOR 9 HOUR 5 YEAR ARI

PRE-DEVELOPMENT DISCHARGE = 40l/s FOR 25MINUNTES 100YEAR ARI (CRITICAL)
OSD DISCHARGE = 12l/s FOR 25MINUTES 100YEAR ARI (CRITICAL)

REQUIRED VOLUME = 25.4m^3 -> REQUIRED OSD BASIN = 27.51m^3

GENERAL NOTES

1. ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

Ø100mm SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f'_c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

A2

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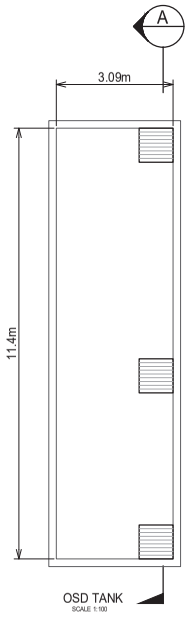
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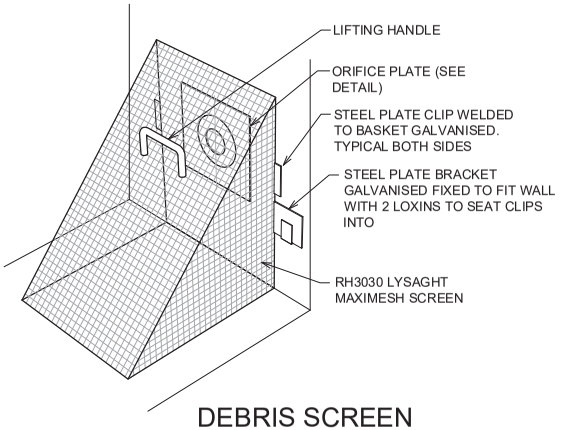
Client
AUSTRALIAN HOUSING INVESTMENT GROUP

Project
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FAIRFIELD NSW 2165

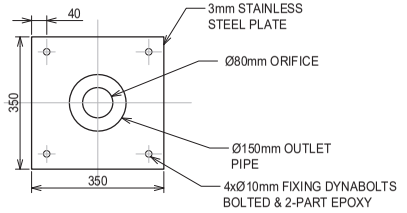
Sheet Subject
DRAINAGE DETAILS
SHEET 1

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C200	8

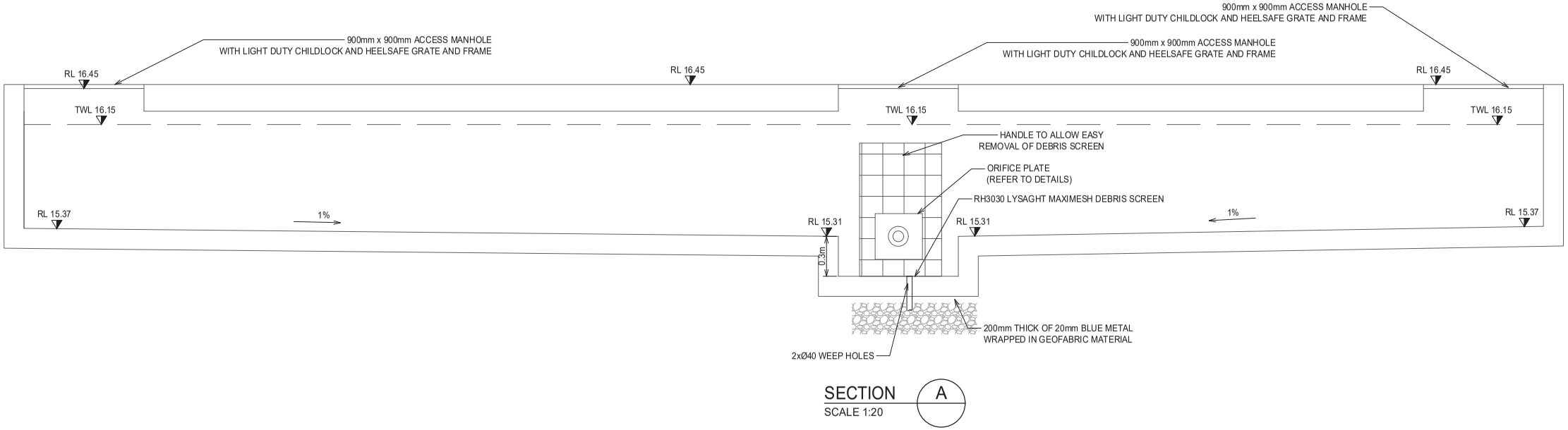




DEBRIS SCREEN
NOT TO SCALE



ORIFICE PLATE DETAIL
SCALE 1:10



SECTION A
SCALE 1:20

A2

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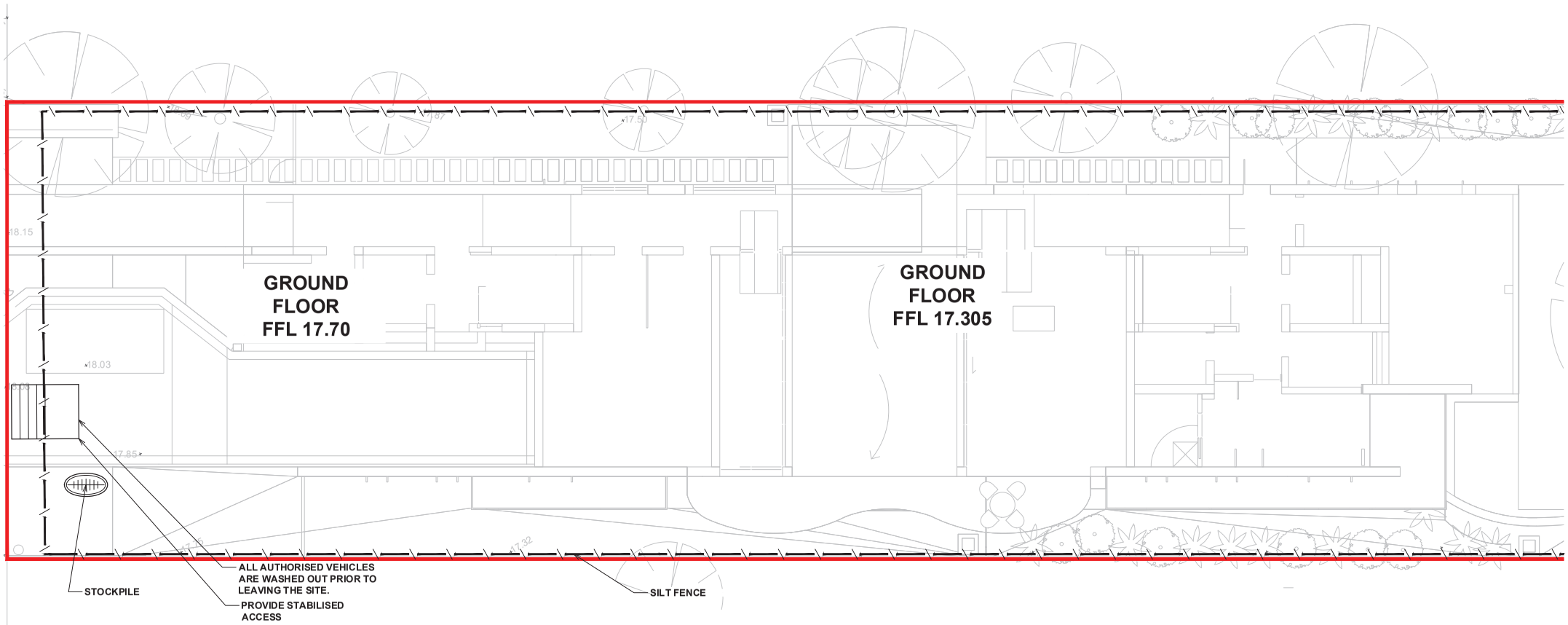
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Sheet Subject
DRAINAGE DETAILS
SHEET 2

Scale at A2	Drawn	Approved
1:100	LN	BN
Job No	**Drawing No**	**Revision**
C231120	C201	8



LEGEND

SITE BOUNDARY

STOCKPILE

PROPOSED STABILISED
SITE ACCESS

A2 0 1 2 3 4 5 6 7 8 9 10

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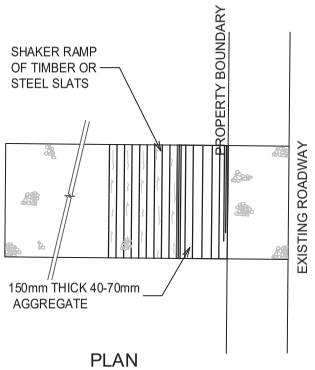
Client
AUSTRALIAN HOUSING
INVESTMENT GROUP

Project
5 HAMPTON STREET
FAIRFIELD NSW 2165

North

Sheet Subject
EROSION AND SEDIMENT
CONTROL PLAN

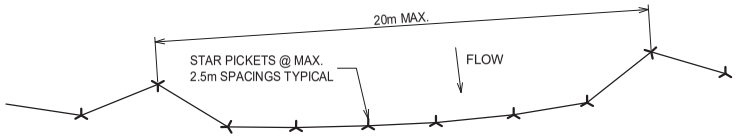
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Job No	**Drawing No**	**Revision**
C231120	C300	8



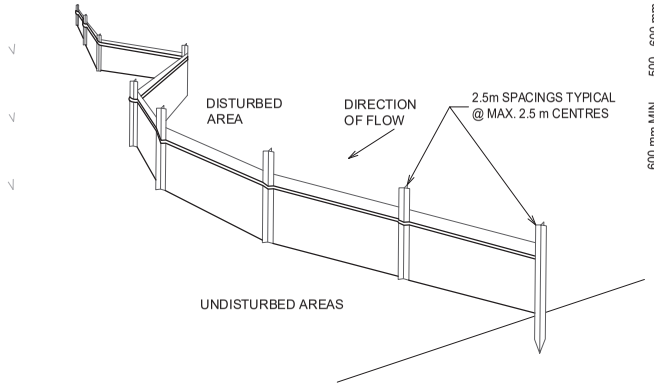
PLAN

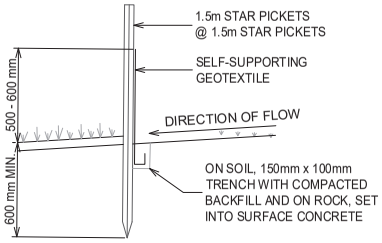
STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.



PLAN



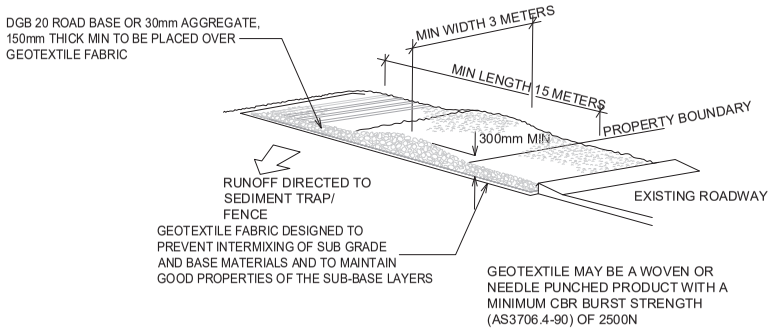


SECTION DETAIL

SEDIMENT FENCE

SCALE N.T.S.

CONSTRUCTION SITE

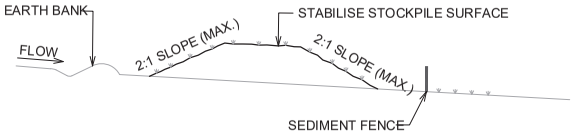


STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.

NOTES:

1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
4. ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY "HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.



STOCKPILE CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES

SCALE N.T.S.

SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND @ 2.5 m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

GENERAL INSTRUCTIONS:

1. THIS SEDIMENT AND EROSION CONTROL WORKS FOR THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, 4TH EDITION (2004)" BY LANDCOM.
2. AS REQUIRED BY COUNCIL SEDIMENT CONTROL MEASURES WILL BE REQUIRED DURING THE CONSTRUCTION OF ALL DEVELOPMENTS/BUILDING WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND COUNCIL'S REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
4. THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
5. WHERE PRACTICABLE, THE SOIL EROSION HAZARD SHALL BE KEPT AS LOW AS POSSIBLE. LIMITATIONS TO ACCESS ARE TO BE VIA STANLEY LANE UNLESS OTHERWISE APPROVED BY COUNCIL.
6. ENSURE THAT ALL DRAINS ARE OPERATING EFFECTIVELY AND SHALL MAKE ANY NECESSARY REPAIRS. REMOVE TRAPPED SEDIMENT WHERE THE CAPACITY OF THE TRAPPING DEVICE FALLS BELOW 60%.
7. CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
8. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
9. REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT FENCING AND CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO SITE OFFICE.
2. CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
3. REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
4. INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
5. CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
6. ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
7. APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).

A2 0 1 2 3 4 5 6 7 8 9 10

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FAIRFIELD NSW 2165

Sheet Subject
EROSION AND SEDIMENT CONTROL DETAILS

Scale at A2	Drawn	Approved
AS SHOWN	LN	BN
Job No	Drawing No	Revision
C231120	C301	8

Comments or Objections in relation to this development

NB: Please be advised that Information provided within this section / page (that is., any comments and/or objections) will not be kept confidential and will become open access information under the Government Information (Public Access) Act 2009.
Council may refer to any comments / objections you have provided in discussion with the applicant while negotiating design amendments.
Furthermore, all comments received on page 2 of this form will be published on Council's open access website.

Please provide reasons as to why you support or object to Development Application No.: 311.1 / 2024

I object to the proposed development application for the following reasons:

1. Hampton Street and connecting roads are already congested, parking is extremely limited. Adding 30 additional rooms will further exacerbate these challenges, leading to greater congestion & virtually no parking for an already densely populated street.
2. The proposed development (a 4 storey building) would dominate the streetscape and detract from the community's established aesthetic. Furthermore this would also negatively affect property values in the street and discourage future investment in maintaining the neighbourhood's appeal.
3. High density co-living developments will bring challenges such as increased noise levels, waste management issues and social disruption. Furthermore, co-living developments are associated with higher crime rates and increased police presence. This would impact on the safety & security of current residents of Hampton Street and place a strain on community cohesion.

I understand the need for innovative housing solutions, especially in times of lack of supply of housing in NSW however this particular proposal is ill-suited to our neighbourhood. I request that Council reconsider this proposal and prioritise the safety, security and wellbeing of residents on Hampton Street and surrounding roads.

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Please provide reasons as to why you support or object to Development Application No.: 311.1 / 2024

My objection are as follows:

1) Overdevelopment and scale. The proposal 4-storey height is out of character with the existing building in the area, The excessive height and bulk would dominate the streetscape, creating an overbearing visual impact inconsistent with the local architecture style.

2) Loss of privacy and overshadowing. Due to its height and proximity to neighbouring properties the development would cause significant overlooking into private gardens and windows. resulting in loss of privacy. It would also create overshadowing particularly during morning/evening hours, reducing sunlight

3) Traffic and parking concerns, will increase traffic, reduce safety for pedestrians, especially children & elderly.

For the reasons above, I respectfully urge the council to refuse this application, this would also reduce [redacted] property value. A smaller scale development that respects the existing heights and density could be more appropriate. and benefical to the community.

Thank you for considering my objection.

Yours faithfully

[redacted]

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Please provide reasons as to why you support or object to Development Application No.: 311.1/2024

[redacted] Our street and neighbours are all family orientated & we are all familiar and know eachother. Our street is busy as it is with parking and and a preschool. Our children play freely outside with neighbours and we all trust each other & feel happy and confident with them playing outiside.

This construction will disrupt our street our children will not be safe to play outside and always be cautious with construction and noise and no comfort. The people who will reside in the proposed development will be temporary and constantly changing. We dont know who will reside over and over so we will not be able to freely allow our children outside to play. The development does not allow smoking etc so that means outside will be filled with cigarette buds etc.

[redacted] are not happy at all and do not want this development to go ahead. We will no longer have privacy [redacted] or be able to freely be outside.

CamScanner

Comments or Objections in relation to this development

NB: Please be advised that Information provided within this section / page (that is., any comments and/or objections) will not be kept confidential and will become open access information under the Government Information (Public Access) Act 2009.
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Furthermore, all comments received on page 2 of this form will be published on Council's open access website.

Please provide reasons as to why you support or object to Development Application No.: 311.1/2024

I Object to the proposal of a 4 storey Co living housing at 5 Hampton St Fairfield.

There is alot of children on this street and it is already busy and sometimes hard to find parking.

This a very nice quiet neighborhood and this development will cause alot of disturbance to the street.

our children will not be able to roam the streets freely as we will be concerned as to who will be living in each time considering it is a temporay living space.

This means tenant will be constanly changing and we will not feel safe and allow our children to be free.

CamScanner

Comments or Objections in relation to this development

NB: Please be advised that Information provided within this section / page (that is., any comments and/or objections) will not be kept confidential and will become open access information under the Government Information (Public Access) Act 2009.
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Please provide reasons as to why you support or object to Development Application No.: 311.1/2024.

My main concern to the development is the traffic it will cause. The other aspect is our yards wont be as private as it would be.

CamScanner

PETITION

Re: Development of Lot:5 Sec: C DP: 4334, No. 5 Hampton St FAIRFIELD

To the residents of Hampton St Fairfield and neighbouring streets.

Recently, we received an invitation to comment on a development application for 5 Hampton St Fairfield to build a 4 storey co living housing development with 30 rooms.

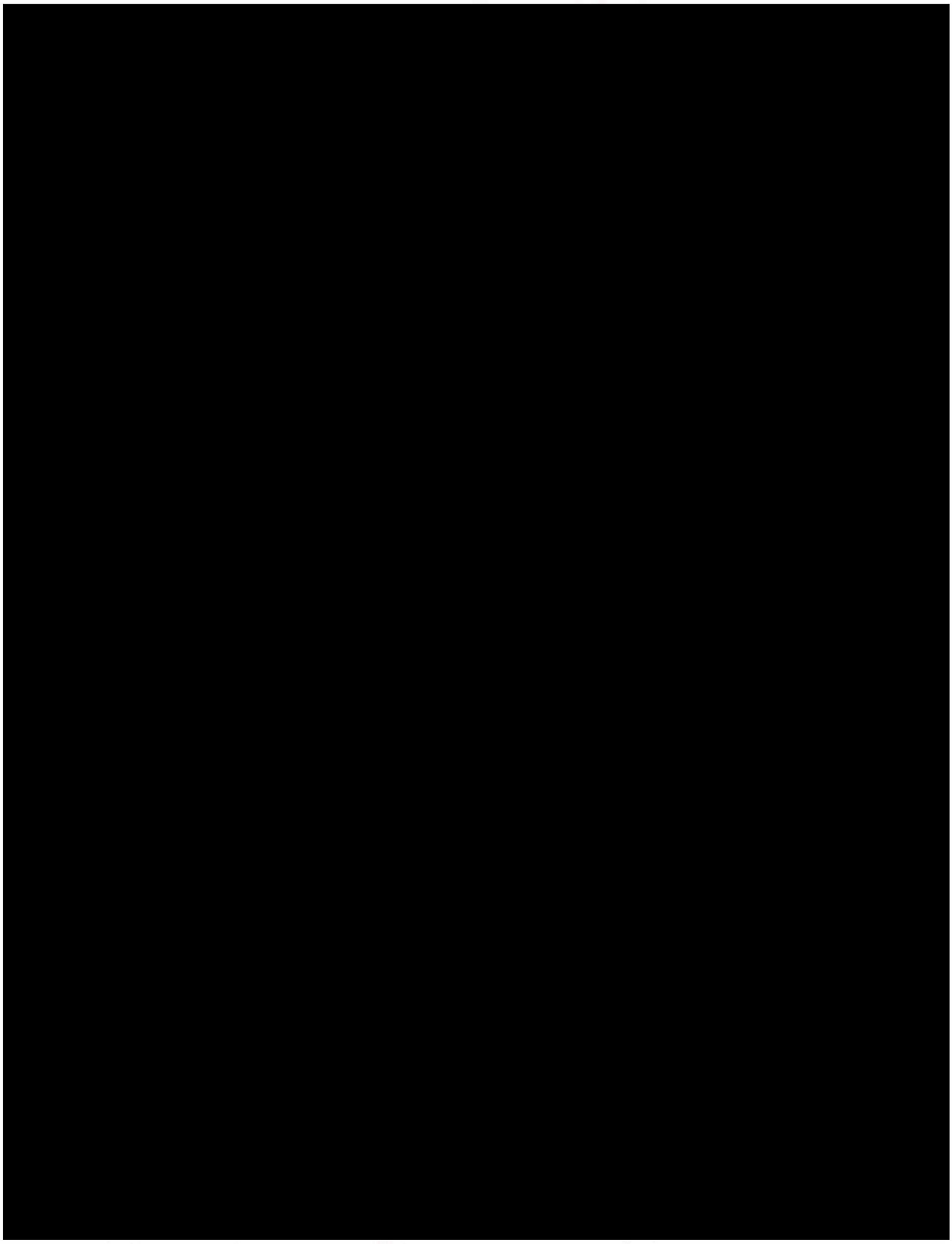
Many of us have lived here for a long time and have children who confidently and freely roam our street as it is a safe haven for us.

With the Potential of having 30 to 100 occupants at any one time, this will bring many obstacles and inconveniences to all of us. The street is busy as it is and often times us or our guests cannot find parking. The street could become more dangerous for our children and we will no longer have the freedom to send our kids outside to play with neighbours as these potential residents will be temporary and there is no way of knowing who they are.

Please sign below to support us in demanding that this development be ceased before it even starts and that Fairfield City Council takes our request into consideration.

NAME	ADDRESS	EMAIL	PHONE	SIGN
[redacted]				

CamScanner



CamScanner

From: [redacted]
To:
Subject:
Date:
Attachments:

Dear Fairfield City Council,

[redacted] enjoying the friendly and safe neighbourhood. Our street is very family oriented, consisting of children, parents and grandparents from different cultural backgrounds. Everyday, there would be kids playing on the street - bouncing balls, riding scooters and bicycles and adults walking their dogs or having their walking exercise.

Our street has always been safe to live in. The neighbourhoods are friendly, supportive and often share foods, which we've enjoyed doing.

We have reviewed the Development Application 311.1/2024 and have discussion with the neighbours. Throughout these conversations, it was clear that everyone is concerned about this development that would impact our community, particularly the neighbourhood's safety and the peaceful environment.

Currently, our street are already noisy enough with the Childcare Centre, bus stop, townhouse and villas and the Islander Community Centre at the end of the street, where parties are held almost every weekend, and residents also have regular family gatherings on weekdays and weekends.

This boarding house with 30 rooms with unknown short term tenants moving in and out, would increase noise levels and peace in our community, plus the tenants smoking outdoors on balconies and on the street would affect the cleanliness and air quality ..overall health issue in the area.

We strongly objected to the Development Application for the proposal 4 storey Co-Living building. The project will increase traffic congestion and the already limited parking space on our street.

The boarding house does not fit within the area of our current living accommodation. For the safety of our children and the overall quality of life for our current residents, we urge the Council to reject this proposal.

Kind regards,

[redacted]

From: [redacted]
To:
Subject:
Date:

Dear Fairfield City Council,

[redacted] enjoying the friendly and neighbourly spirit of our community. The area has always been a safe, quiet, and harmonious place to live, fostering a sense of belonging and tranquility for all its residents. Our diverse neighbourhood, comprising children and adults from different backgrounds, enriches our community with varied cultures and experiences.

We have been diligently reviewing the Development Application documents for 311.1/2024 and discussing the proposed changes with our neighbours. Throughout these conversations, it has become clear that there is unanimous concern about the potential impact of this development on our community, particularly regarding the preservation of our neighbourhood's safety, tranquility, and harmonious environment.

Street Charm At Risk

We strongly object to the Development Application for the proposed four-storey co-living building, as it will fundamentally alter the character of our street. Our neighbourhood is known for its low-rise environment, which fosters a sense of community and safety for our children. Introducing an unsightly building of this scale will not only disrupt the aesthetic appeal of our area but also impact the privacy, sunlight, and overall quality of life for current residents. It is crucial to preserve the distinctive charm and coherence of our street, which this co-living housing development would significantly undermine.

Concerns Over Increased Traffic & Pollution

We strongly object to the Development Application due to the anticipated negative impacts on our community. The project will significantly increase traffic congestion and exacerbate the already limited parking space on our street. With only 6 car parking spaces for 30 rooms, the provision is grossly insufficient for cars. Additionally, the increased traffic activity will contribute to higher pollution levels, compromising our neighborhood's air quality and overall health. These factors will adversely affect the quality of life and ruin the peaceful environment we cherish.

Issues with Short-Term Tenants & Smoking Regulations

Our street is very family-oriented, and introducing unknown short-term tenants could increase noise and turnover, disrupting our community's peace. Additionally, the non-smoking rules within the building are likely to push

tenants to smoke outdoors, on balconies, and on the streets, affecting our neighbourhood's cleanliness and air quality. These changes would undermine the safe and tranquil environment we currently enjoy.

Impact on Property Value & Environment

The proposed four-storey building will cast significant shadows on neighboring homes, reducing natural light and affecting the living conditions of current residents. Additionally, this development is likely to devalue surrounding properties, as the large structure will not blend with the existing low-rise character of the neighbourhood. The construction and presence of a high-rise building will also have adverse effects on the environment and local bird life, disrupting habitats and ecological balance of the area. These factors are detrimental to the quality of life and the overall aesthetic appeal of our community.

We hope to contribute positively to our neighbourhood and continue to support the council's efforts in maintaining the wonderful environment we all cherish. These shared concerns underscore the importance of carefully considering the implications of this development on our community's well-being and cohesion. We urge the council to reject the proposal.



From: [redacted]
To:
Subject:
Date:
Attachments:

9 October 2025,

Dear Fairfield City Council,

[redacted]njoying the safe, friendly, and culturally diverse character of our neighbourhood. Our street is family-oriented, with children riding bikes and playing together, and adults walking their dogs or exercising daily. Neighbours often share food and support one another, which makes our community unique and special.

We are writing to **formally object** to Development Application [311.1.2024], which proposes a **4-storey co-living boarding house with 27 rooms**. [redacted]s, there is strong concern that this development will bring significant negative impacts to the safety, amenity, and character of Hampton Street.

---

1. Out of Character with the Neighbourhood

A 4-storey building is completely out of scale with the surrounding homes, which are mainly single and two-storey dwellings. Its bulk and height would dominate the streetscape and erode the low-rise, family-friendly character our neighbourhood has always had.

2. Noise, Transience & Loss of Amenity

Our street already manages noise and activity from the childcare centre, townhouse complex, bus stop, villas, and the Islander Community Centre, which holds frequent weekend parties. Adding a large boarding house with short-term tenants moving in and out will increase disruption, late-night activity, and noise. This would disturb the peaceful enjoyment of our homes and lower overall residential amenity.

3. Health Concerns – Smoking & Air Quality

The proposal includes balconies where tenants are likely to smoke. This will push second-hand smoke and odours into the street and neighbouring properties, affecting families' health, children, and elderly residents.

4. Parking & Traffic Safety

Parking is already limited on Hampton Street. With 30 new rooms, the increase in vehicles will worsen congestion, make street parking nearly impossible for residents, and create safety hazards for children playing outside. In addition, one resident operates a **home removalist business** and regularly parks **two large removalist trucks** on the street. These trucks already reduce parking availability, limit visibility for drivers and pedestrians, and generate frequent large vehicle movements. Adding further vehicles from the proposed development would make the situation unmanageable and unsafe, particularly for children and for emergency or service vehicle access.

5. Safety & Community Cohesion

Hampton Street has always been a safe, close-knit community built on long-term relationships. Introducing a high-density boarding house with short-term, transient tenants does not align with the established nature of the neighbourhood and raises safety concerns for families, especially children and grandparents who regularly use the street.

6. Overshadowing & Loss of Sunlight

At four storeys, the building will create significant overshadowing on nearby homes and gardens. This will block natural light, reduce liveability in adjoining houses, and negatively impact solar panel efficiency and the ability for residents to use and enjoy their outdoor spaces.

7. Strain on Local Infrastructure & Services

The boarding house will place additional pressure on local infrastructure, including rubbish collection, drainage, and community services. With limited facilities already servicing our area, this additional demand will reduce the quality of service for existing residents and create ongoing management issues.

Conclusion

We strongly believe this development is **unsuitable for Hampton Street**. It is inconsistent with the character of the area, and it will significantly reduce the safety, amenity, and liveability of our community.

For the health, safety, and wellbeing of current residents, we respectfully urge Fairfield City Council to **reject this application**. A signed Community Petition is also attached.

[redacted]

Community Petition – Objection to Development Application [...]

31.1/2024

To: Fairfield City Council – Planning Department

We, the undersigned residents of Hampton Street and the surrounding neighbourhood, strongly **oppose** the proposed 4-storey co-living / boarding house at [address] (DA No. …).

Our objections are based on the following key issues:

- The building height and scale (4 storeys) is **out of character** with our family-oriented, low-rise residential street.
- It will cause **noise and disruption** due to frequent short-term tenants, in addition to existing nearby noise sources (childcare centre, community centre, villas).
- **Parking and traffic congestion** will worsen. Parking is already limited, and one resident runs a **removalist business with two large trucks** parked on the street. Extra vehicles from this development will create dangerous congestion and reduce safety for children and pedestrians.
- **Safety and amenity** will decline – with transient occupancy, increased smoking outdoors, and health impacts from reduced air quality.
- The 4-storey design will cause **overshadowing**, blocking sunlight for neighbouring homes and gardens.
- Local **infrastructure and services** (waste, drainage, utilities) will face additional strain.

For these reasons, we urge Fairfield City Council to **refuse this application**.



Comments or Objections in relation to this development

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Council may refer to any comments / objections you have provided in discussion with the applicant while negotiating design amendments.
Furthermore, all comments received on page 2 of this form will be published on Council's open access website.

Please provide reasons as to why you support or object to Development Application No.: 311.1/2024

I WISH TO OBJECT TO THE ABOVE MENTIONED DEVELOPMENT APPLICATION FOR A NUMBER OF REASONS AS FOLLOWS:
1. HEIGHT OF BUILDING
2. NUMBER/NATURE OF TENANTS
3. PRIVACY
4. CONSTRUCTION

1. THE HEIGHT OF THE PROPOSED DEVELOPMENT IS COMPLETELY OUT OF PROPORTION WITH ALL OTHER DWELLINGS IN THE SAME 'BLOCK' (4 STOREYS VS 1-2)

2. THE VOLUME OF PEOPLE (30 ROOMS) CO-LIVING ESSENTIALLY AS A 'BOARDING HOUSE' IS NOT COMMENSURATE WITH THE NATURE OF THE EXISTING BUILDINGS, PRIMARILY ~~WITH~~ HOUSES/FAMILIES. ~~THIS~~ WITHOUT 24/7 MANAGEMENT ON SITE, IT WILL BE IMPOSSIBLE TO ENSURE THE ACTIVITIES THAT OCCUR AT THIS SITE, PARTICULARLY IN COMMON AREAS DO NOT BREACH NEIGHBOURS RIGHT TO QUIET & PEACE. A CHILDCARE CENTRE ACCESS ~~THE ROAD~~ ALSO.

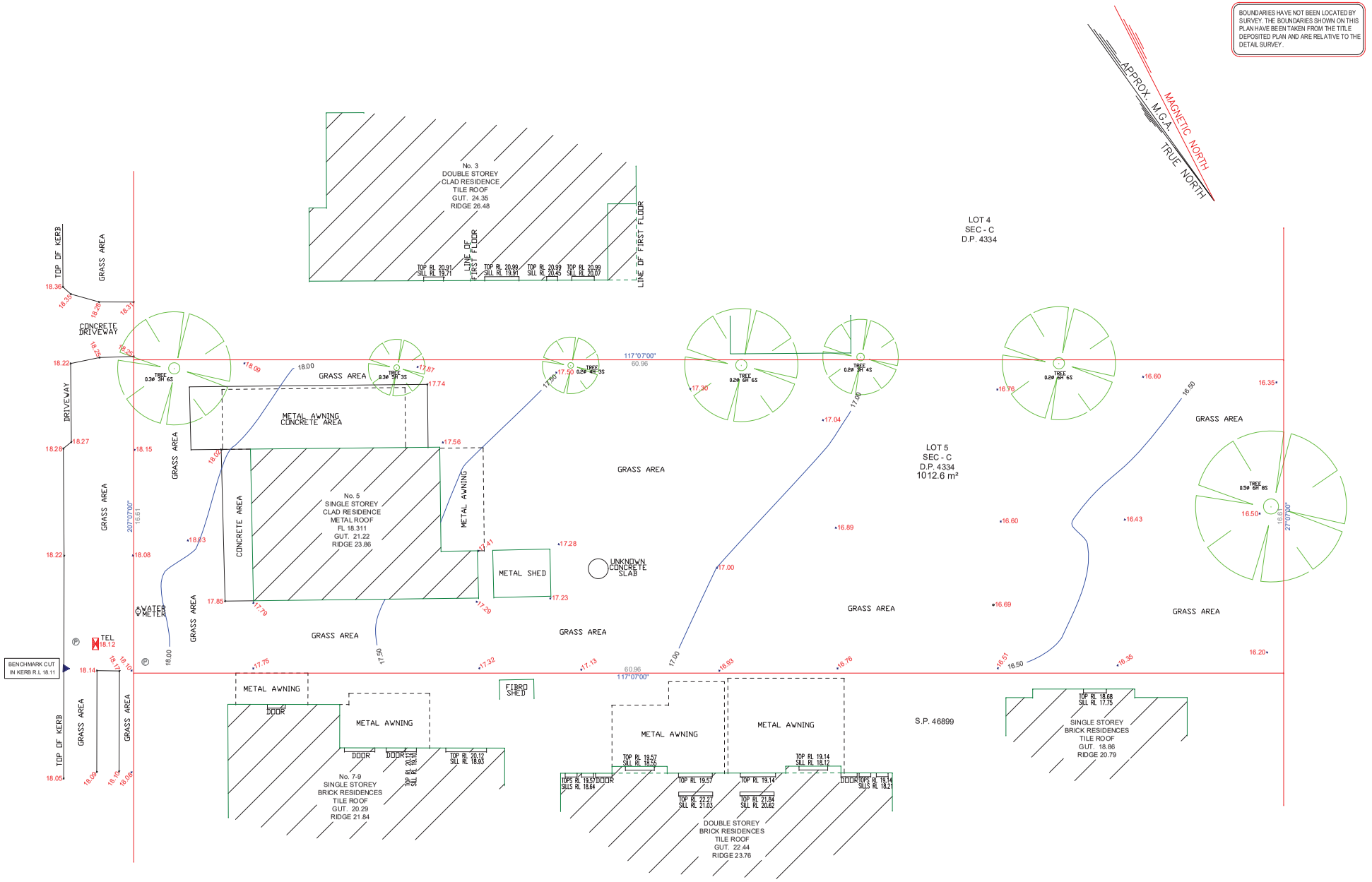
3. STRUCTURE WILL INVADE THE PRIVACY OF ALL SURROUNDING BUILDINGS, PARTICULARLY 10A FRANCIS ST

4. CONSTRUCTION OF SUCH A D.A WILL SEVERELY AFFECT THE ENJOYMENT OF HOMES AT SURROUNDING PROPERTIES

IMPORTANT NOTES:-

- THIS PLAN IS PREPARED FOR THE CLIENT NAMED HEREON FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSES OUTLINED IN THE JOB SCOPE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- A BOUNDARY SURVEY HAS NOT BEEN MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.
- BEARINGS RELATE TO MGA NORTH .
- TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION. TREES & VEGETATION NOT AFFECTING THE BUILDING ENVELOPE AREA OR ACCESS PATH HAS NOT BEEN LOCATED.
- VISIBLE SURFACE PITS ONLY SHOWN. THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.
- A CURRENT SERVICES SEARCH, INCLUDING ALL 'DIAL BEFORE YOU DIG' SERVICES PLANS, AND SITE CHECKING OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN INCLUDING SUBSEQUENT SHEETS.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE RELATIVE TO THE DETAIL SURVEY.



LEGEND

BENCH MARK	BM
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

SUPERVISING SURVEYOR
TAHA MASRI
REGISTERED SURVEYOR
BOSSI No.SU009272

IMPERIAL SURVEYORS PTY LTD
PERFECTION IN PRECISION

ABN 11 668 584 469
Mobile: 0451 211 122
contact@imperialsurveyors.com.au
www.imperialsurveyors.com.au

NOTE:
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:

ALF - ALFRESCO	POR- PORCH
VC - VEHICLE CROSSING	SIP - SEWER INSPECTION PIT
TK- TOP OF KERB	WM- WATER METER
RR - ROOF RIDGE	S1000.4/H16 - SPREAD/DIAMETER/HEIGHT
GU - TOP OF GUTTER	PP - POWER POLE
WIN T- TOP OF WINDER	NS- NATURAL SURFACE
TW - TOP OF WALL	WTAP- WATER TAP

BAR SCALE
SCALE (1:100 A1)
0 2m 4m 6m 8m 10m
LENGTHS ARE IN METRES. SCALE 1:100

PLAN SHOWING DETAIL & LEVELS
IN LOT 5 SEC C IN DP4334

CLIENT:	OLIVER ALAMERI
PROJECT:	DETAIL SURVEY
ADDRESS:	5 HAMPTON STREET FAIRFIELD 2165

JOB No.: 682	LGA: FAIRFIELD
Client No.:	AHD ORIGIN: PM 2923
DATE: 28/07/2023	SCALE: 1:100@A1
DRAWN: MA	CONT. INTERVAL: 0.5m
CHK: TM	SHEET 1 OF 1

Archer Consultants Pty Ltd

PH: 02 7227 9360 ABN: 79 661 164 683

5 Hampton Street, Fairfield NSW 2165

TRAFFIC & PARKING IMPACT ASSESSMENT

Proposed Residential Development

Co-Living Dwellings

Client - Marchese Partners

Revision - 1C

Prepared for - Fairfield Council - July 2025

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INTRODUCTION

Archer Consultants was engaged by Marchese Partners to prepare a Traffic & Parking Impact Assessment for the proposed co-living housing development at 5 Hampton Street, Fairfield 2165 (Sydways 291 J2). This report will assess the implications of the proposed development on existing traffic and parking conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- public and active transport accessibility at the site;
- proposed development summary;
- car parking requirements;
- parking demand assessment;
- expected traffic generation and impact; and
- conclusions of the above findings.

During the course of preparing this assessment, the subject site and its environment have been inspected, and all relevant traffic and parking data collected and analysed.

BACKGROUND AND EXISTING CONDITIONS

Subject Site Location

The proposed subject site is located on the eastern side of Hampton Street in the suburb of Fairfield, which is approximately 30km west of Sydney's CBD and falls within the City of Fairfield. The proposed subject site is shown in Figure 1.

The use of land surrounding the site is residential in nature, with residential dwellings in the surrounding direction. An aerial view of the subject site showing the surrounding suburbs is shown in Figure 2.

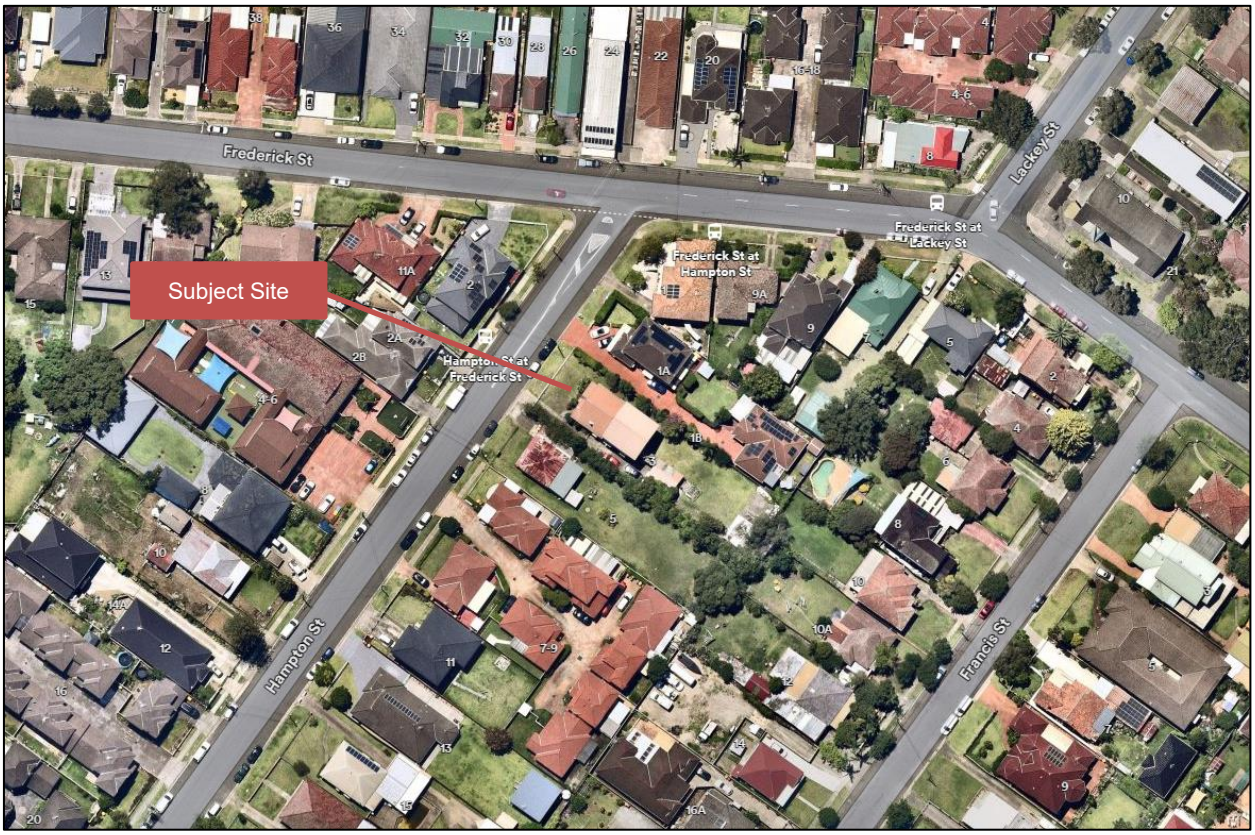


Figure 1 **Subject Site Location** *source: Nearmap*

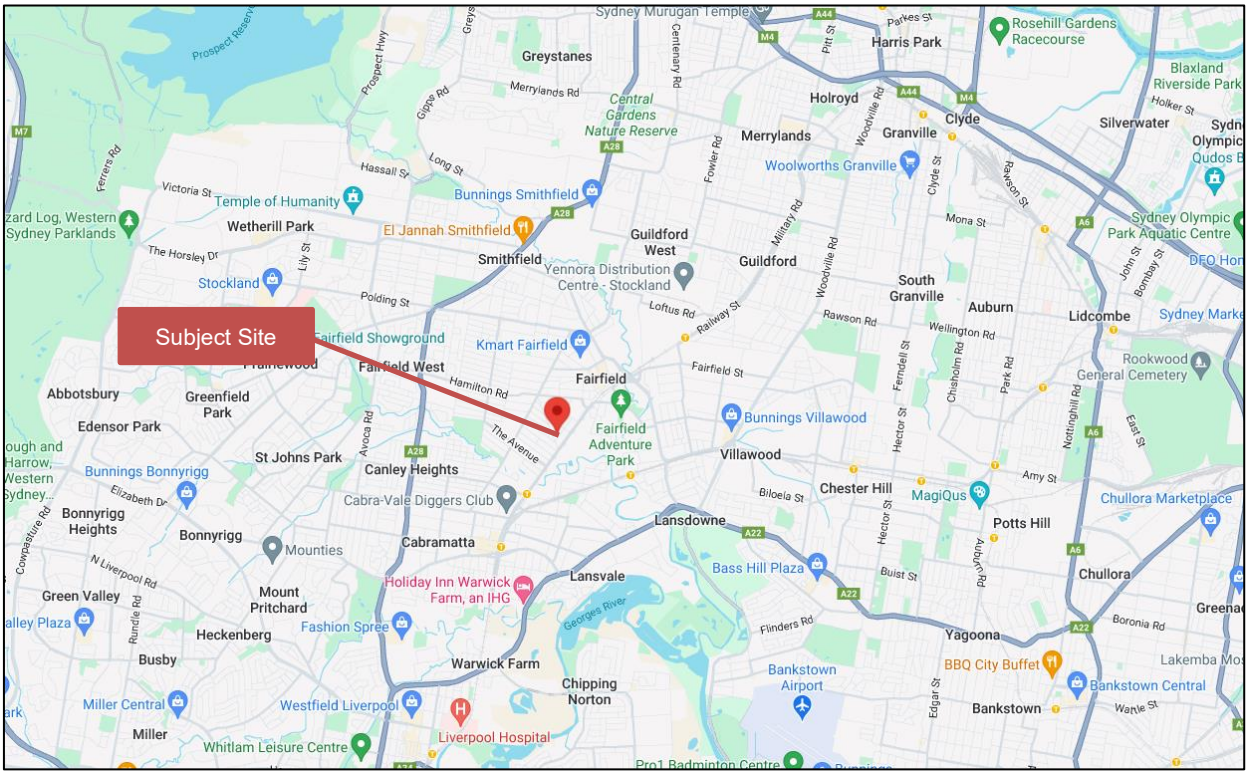


Figure 2 **Surrounding Suburbs** *source: Google Maps*

PLANNING ZONES & OVERLAY

The subject site is situated within a R4: High Residential Zone. An extract of the subject site's Land Zone is shown in Figure 3 below.

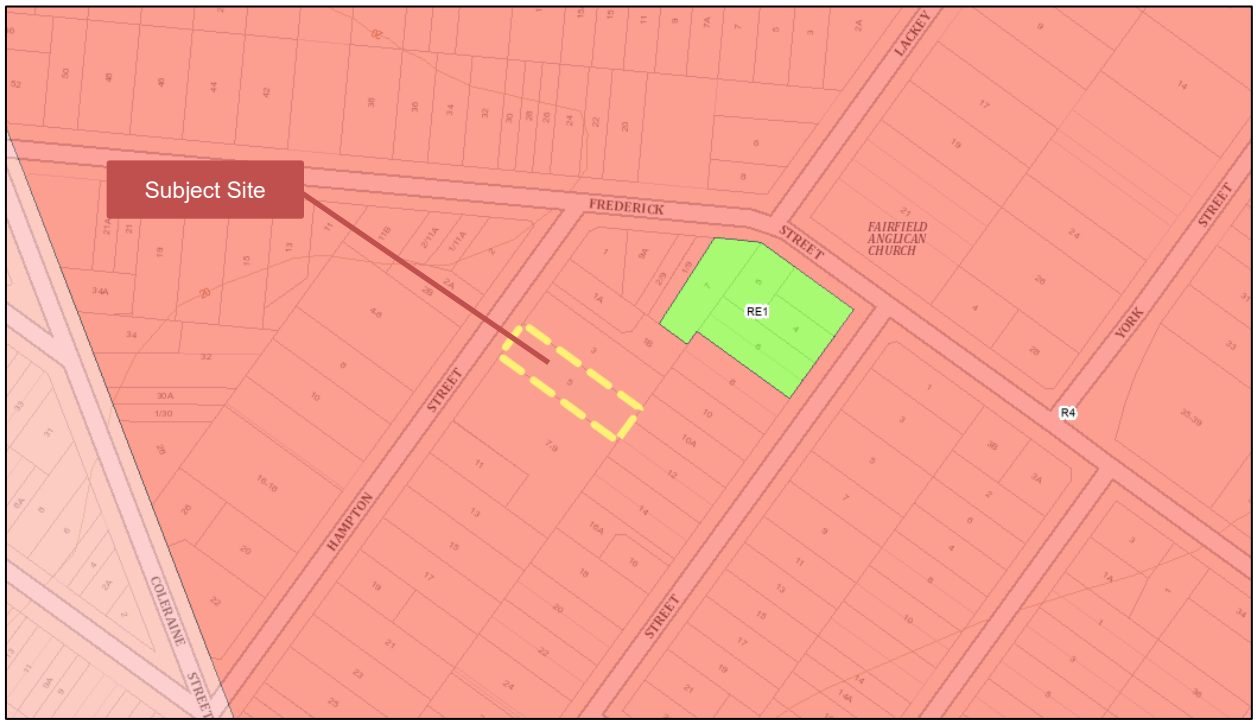


Figure 3 **Subject Site Land Zone** *source: NSW Planning Portal*

EXISTING ROAD NETWORK

Hampton Street

Hampton Street is a local road that facilitates two-way traffic movements in the northeast-southwest direction and runs between Frederick Street to the north and Coleraine Street to the south. Unrestricted kerbside parking is provided on both sides of the road in the vicinity to the site.

The existing cross-section of Hampton Street is provided below.



Figure 4 **Hampton Street facing north adjacent to the site** *source: Google Maps*

PUBLIC TRANSPORT

The subject site is in an area that has access to bus services that is within walking distance to the site. The closest public transport stop to the site, Hampton Street at Frederick Street bus stop, is located directly north opposite the subject site and provides the 802 bus route.

It is noted that the 802 bus route provides direct connection to Fairfield Railway Station which provides commuters with a wider public transport network via additional bus and train services.

The public transport map is shown in Figure 5 below which outlines the public transport services and routes available surrounding the subject site.

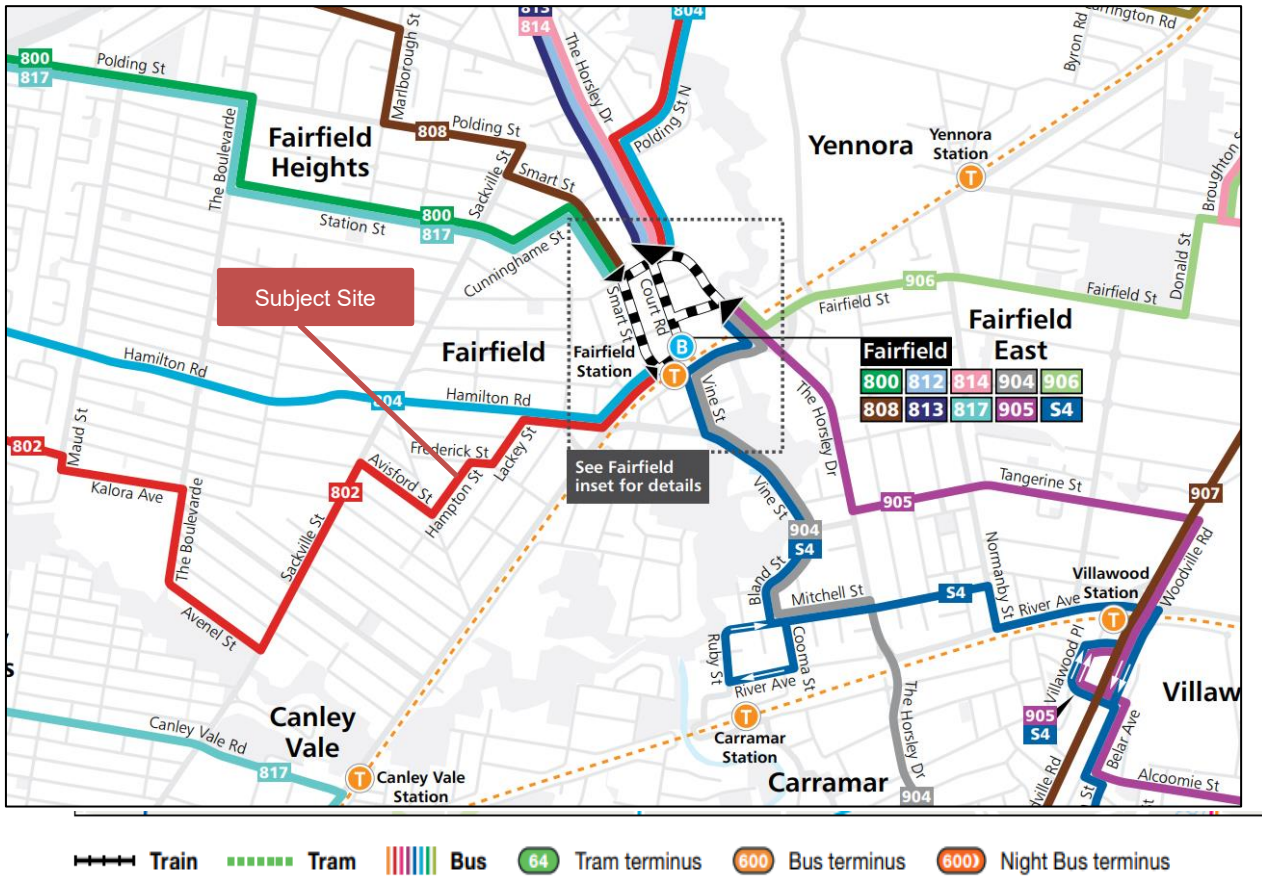


Figure 5 **Fairfield Public Transport Map** *source: TransportNSW*

PROPOSED DEVELOPMENT

The proposed development for the site is for a co-living residential development comprising of 27 units.

Vehicle access is proposed via a single-width basement ramp to Hampton Street leading to 6 car parking spaces and 5 motorcycle spaces.

CAR PARKING REQUIREMENTS

As there is no category for 'co-living', the statutory car parking requirements for 'boarding houses' is to be used to calculate the required amount of car spaces on site in accordance with SEPP (Housing) 2021. As such, the car parking requirements for the proposed development is summarised below.

Land Use	Rate	Car Parking Requirement	Parking Spaces Available	Shortfall/Surplus
Boarding Houses	0.2 parking spaces for each boarding room	6 spaces	6 spaces	No shortfall/surplus

Table 1 Statutory Car Parking Requirement – SEPP (Housing) 2021

As shown in Table 1 above, the proposed development requires 6 car parking spaces to be provided on-site. With a proposed parking provision of 6 spaces, the car parking requirements for the proposed development is satisfied.

Nonetheless, as requested by Council, a car parking demand assessment has been undertaken to assess the suitability of the proposed parking provision to accommodate for the expected parking demands.

Car Parking Demand Assessment

Considering the use of the subject site, it is expected that the majority of tenants that reside within the development are unlikely to own a private vehicle and travel via alternative modes of transportation. With a limited number of on-site car parking spaces available, spaces will be allocated to residents on a first-come, first-served basis with the building manager responsible for managing the on-site parking provision. At inspections, it is the responsibility of the building manager to ensure that residents are aware of the on-site parking conditions with residents with vehicles unlikely to enter a lease where a parking space is not available.

Alternate Modes of Transportation

The proposed development will undertake initiatives to encourage tenants to travel to and from the site via alternate sustainable transport modes such as public transport. The Owner's Corporation will be responsible for ensuring that tenants are provided up-to-date information regarding PTV services and routes.

Furthermore, as shown on Page 7 above, the site is within an area that is provide excellent connectivity to public transport services. The subject site is located opposite a Route 802 bus stop which provide commuters with connection to Fairfield Railway Station. which provides a wider network of routes suitable for tenants and visitors.

On-Street Car Parking Demand Surveys

To determine the availability of on-street car parking spaces to accommodate for additional parking demands, a car parking occupancy survey has been undertaken in the surrounding area. The on-street surveys were undertaken on;

- Thursday 1st February 2024 (8:00am – 12:00pm);
- Friday 2nd February 2024 (1:00pm – 5:00pm); and
- Saturday 3rd February 2024 (6:00pm – 10:00pm).

The survey area considered all suitable on-street parking spaces within suitable walking distance from the subject site (100m). All time-restricted car parking spaces were excluded from the survey with only unrestricted parking included. The survey area is shown in Figure 6 below with results presented in Appendix B.

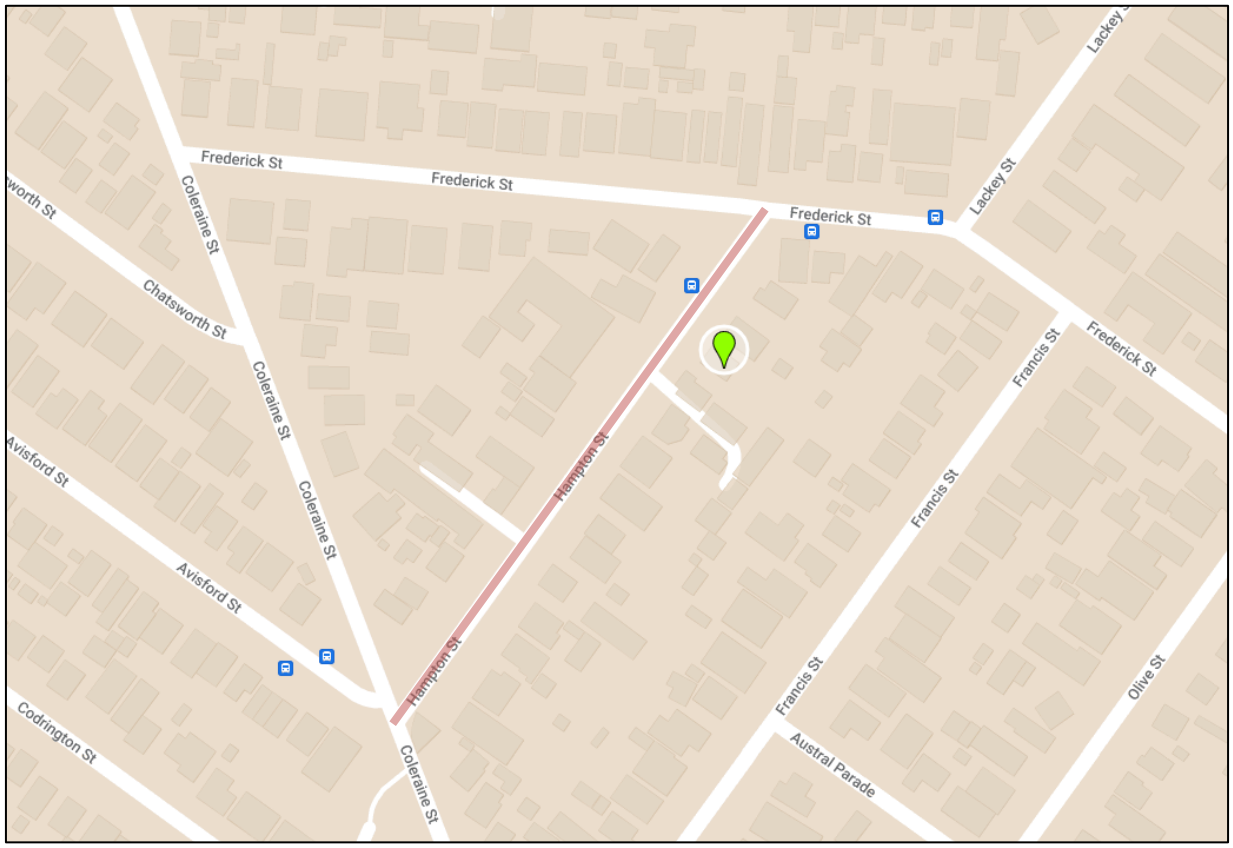


Figure 6 **Survey Locations** *source: Google Maps*

On-Street Parking Survey Results

The parking observations showed that there are approximately 49 unrestricted on-street spaces available on Hampton Street within walking distance to the site.

As observed, the occupancy of these spaces ranged from 44.9 – 51% on Thursday and 51 – 63.3% on Friday and 53.1 – 59.2% on Saturday. These percentages indicate a medium occupancy throughout the survey period with the highest occupancy observed at 5:00pm on the Friday. As such, it is expected that any additional car parking demands generated by the proposed development can be accommodated on-street without exhausting the on-street parking availabilities.

The proposed on-site car parking provision is expected to be the driving factor of traffic generation for the subject site.

As previously discussed, it is proposed to provide a total of 6 car parking spaces on-site. Assuming that each car space is accessed during peak periods, a total of 6 vehicle movements is projected, equating to less than 1 vehicle movement every 10 minutes. This level of traffic generation is considered to be low and is not expected to have any adverse impact on traffic along Hampton Street or neighbouring roads.

Access Impact

As previously mentioned, vehicle access into the subject site is proposed to be provided via a single-width basement ramp from Hampton Street. Considering the low level of traffic anticipated to be generated from the subject site is approximately 1 vehicle movement every 10 minutes, this rate indicates that there will be a very low turnover rate of parking throughout the day.

Considering the use of the subject site it is likely that movements to and from the site will also be tidal in nature meaning that the majority of vehicle movements in the AM peak period will be outbound whilst movements during the PM peak period will be inbound. This pattern of movements typically results in a reduced risk of conflict along the access point and considering the low level of parking provided on-site, movements within the basement and along the ramp will be spaced out ensuring that the ramp is clear before another vehicle is required to travel along it.

The proposed ramp is also straight which provides an unobstructed view along the ramp for waiting vehicles to see of any conflicts before entering or exiting the site.

As such, the proposed level of traffic generated, the pattern of movements and the low turnover rate of parking will likely ensure that the single-width basement ramp will remain functional and practical for use.

Furthermore, in accordance with Table 3.1, Section 3.2 within the Australian Standards 2890.1. the proposed use is classified as a Category 1 parking facility which specifies a required entry driveway width of 3m – 5.5m. As the proposed driveway provides a width of 3.5 metres between 300mm kerbs on both sides, the proposed design is in accordance with the design requirements of AS2890.1.

DESIGN GUIDELINES COMPLIANCE

To determine the design compliance of the proposed car park, the design guidelines specified within the Fairfield DCP 2013 Chapter 12.2 is referenced. A summary of the design compliancy is prepared and is shown in Table 2 below.

Design Guidelines

Design Attribute	Requirement	Provided	Comments
Parking Space Width	Minimum 2.4m	2.4m	Compliant
Parking Space Length	Minimum 5.4m	5.4m	Compliant
Aisle Width	Minimum aisle width of 5.8m for Class 1A vehicles	Minimum aisle width of 6.1m provided	Compliant
Dead-end Aisles	Does not exceed 7 spaces Low turnover use	6 spaces provided with a low turnover of parking expected	Compliant
Ramp Grades	Transition grades of 1:8 (12.5%) Maximum grade of 1:4 (25%) along ramp	Appropriate transition grades of 1:8 (12.5%) provided at major grade changes with a maximum grade of 1:4 (25%) along the ramp	Compliant
Access Driveway Location	Location exceeds 6m from intersection	Exceeds 6m	Compliant
Headroom	Minimum headroom of 2.3m required to accommodate accessible spaces (AS2890.6)	Headroom of 2.5m provided	Compliant
Sight Distance to Pedestrians	2.0m x 2.5m on both sides of the access	No visual obstructions present within splay areas. Furthermore, no pedestrian footpath is present along the frontage so the risk to pedestrians is considered low	Compliant

Table 2 AS2890.1 Design Standards Summary

Turning Circle Assessment

A turning circle assessment has been prepared to assess the circulation of the proposed car park with a B85 vehicle. As shown, the proposed car park layout can accommodate the circulation of a B85 vehicle with vehicle clearances maintained throughout all movements.

Special Requirements

Further assessment has been undertaken to determine the car park compliancy against the special requirements specified within Chapter 12.3 of the Fairfield DCP 2023. A summary of the design compliancy is shown in Table 3 and Table 4 below.

Design Attribute	Requirement	Provided	Comments
Accessible Space Width	Minimum 2.4m	2.6m	Compliant
Accessible Space Length	Minimum 5.4m	5.4m	Compliant
Shared Space Width	Minimum 2.4m	2.6m	Compliant
Shared Space Length	Minimum 5.4m	5.4m	Compliant

Table 3 AS2890.6 Design Standards Summary

Design Attribute	Requirement	Provided	Comments
Access Aisle Width	Minimum 1.5m	Minimum width of 1.5m	Compliant
Spacing (Width)	Minimum 0.5m between vertical rails	0.5m	Compliant
Spacing (Length)	Minimum 1.2m	1.2m	Compliant

Table 4 AS2890.3 Design Standards Summary

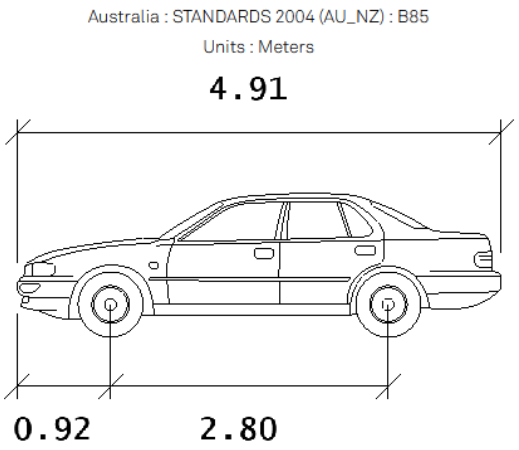
CONCLUSIONS

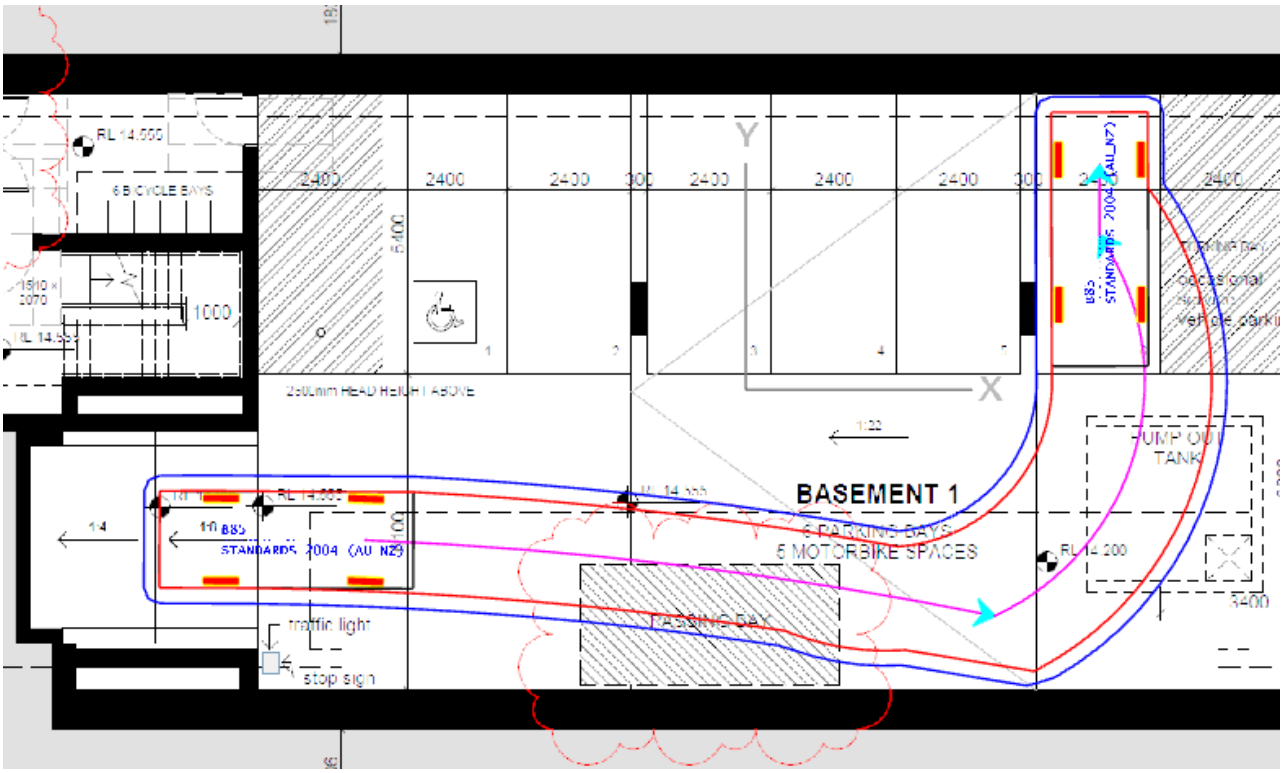
Based on the assessment presented in this report, it is considered that:

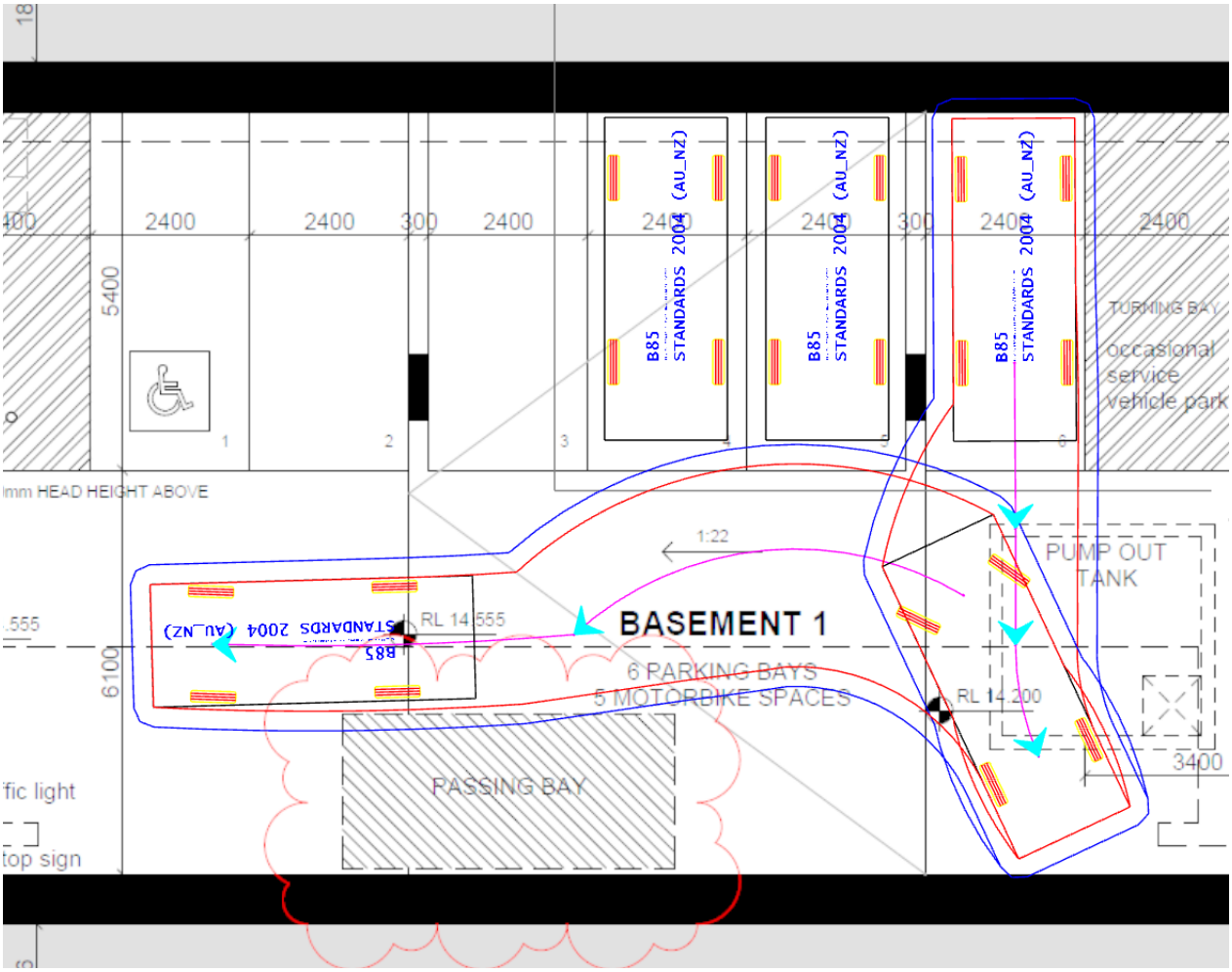
- The proposed development is for a residential co-living building with 27 units provided.
- The subject site is within walking distance to the 802 bus route which provides connection to Fairfield Railway Station which further encourages a travel mode shift and public transport use.
- The proposed development has a car parking requirement of 6 spaces. With 6 spaces provided, the proposed development meets the required number of spaces.
- To further assess on-street parking availabilities, car parking surveys of the immediate the area is undertaken. Results of the assessment indicate that any additional car parking demands generated from the subject site can be comfortably accommodated on-street without risk of exhausting the on-street parking supply.
- The proposed development will generate additional, but lower levels of trips throughout the day. It is expected that these trips can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.

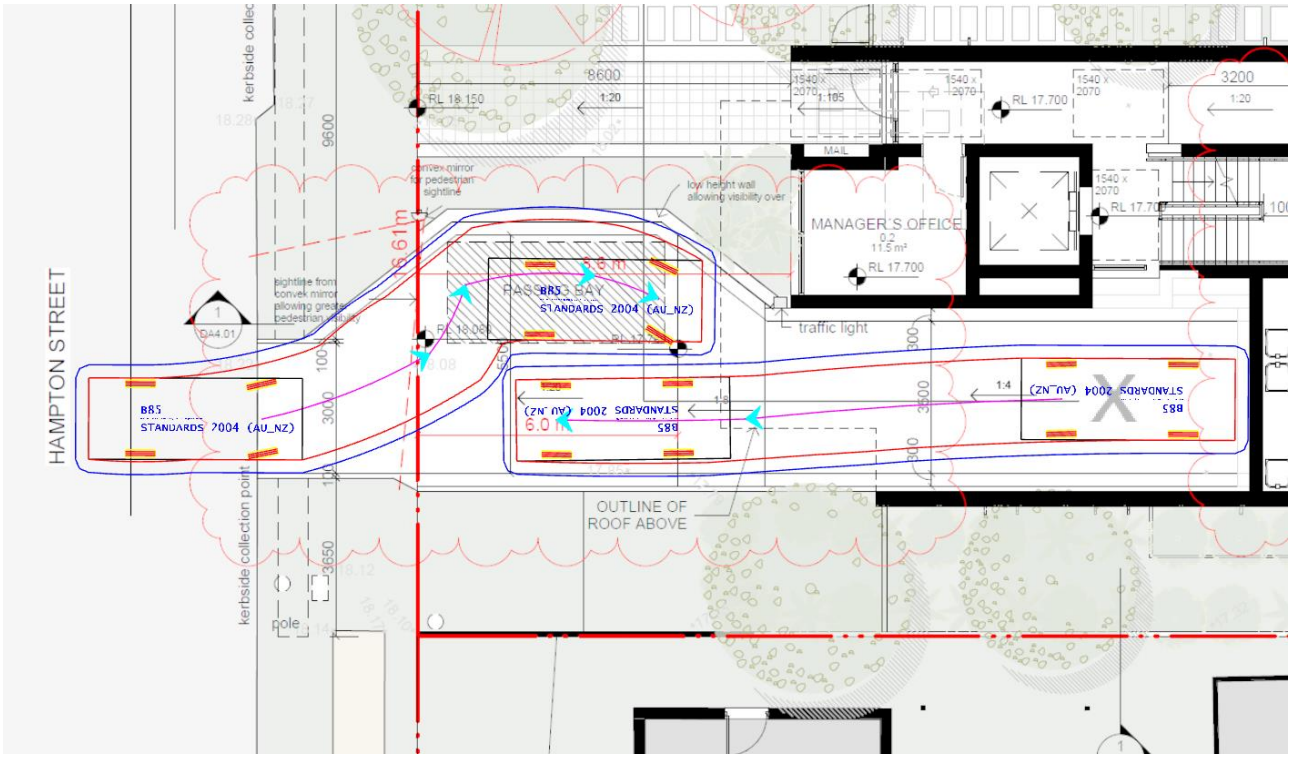
In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding traffic conditions. Therefore, the proposed development should be supported on traffic grounds.

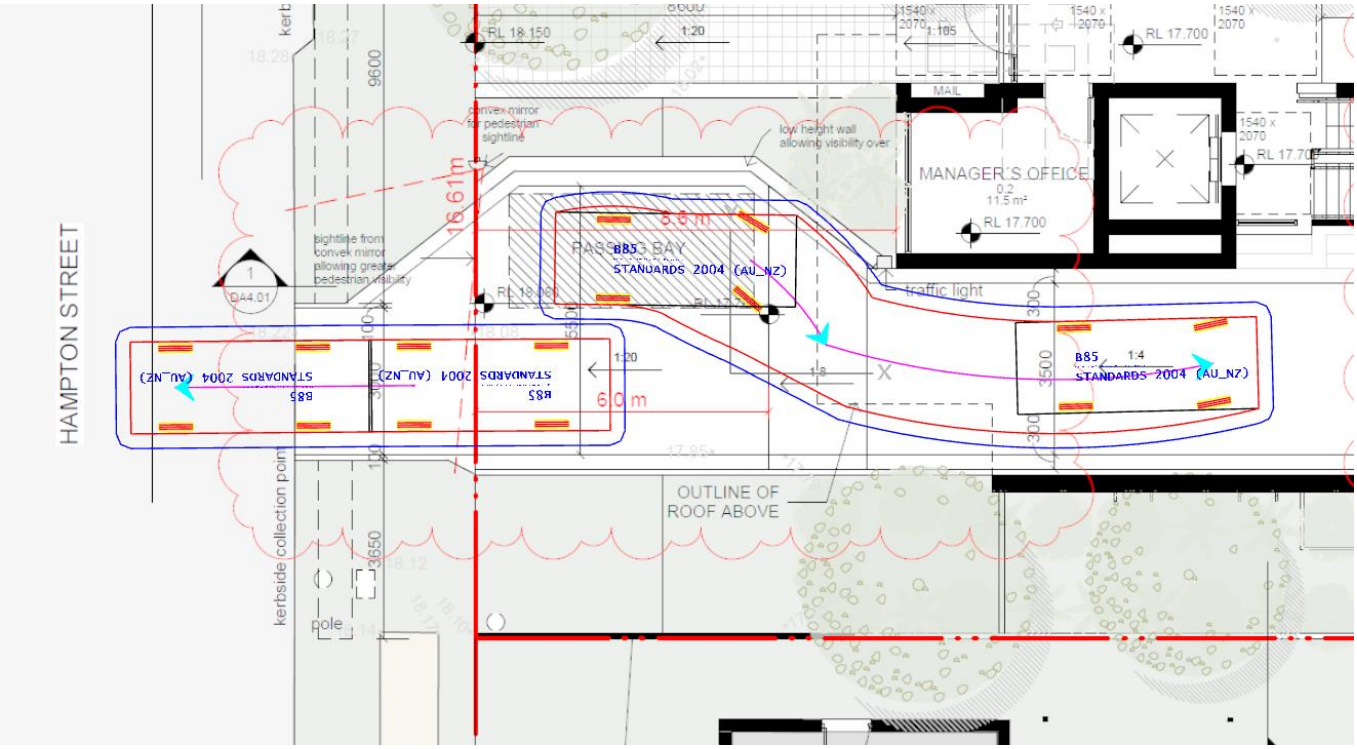
APPENDIX A: SWEPT PATH DIAGRAMS






2400
2400
300
2400
2400
2400
300
2400
2400
5400
B85
STANDARDS 2004 (AU_NZ)
TURNING BAY
occasional
service
vehicle park
mm HEAD HEIGHT ABOVE
1:22
PUMP OUT
TANK
RL 14.555
BASEMENT 1
6 PARKING BAYS
5 MOTORBIKE SPACES
RL 14.200
6100
3400
PASSING BAY
fic light
top sign


HAMPTON STREET
kerbside collec
kerbside collection point
pole
9600
RL 18.150
1:20
convex mirror
for pedestrian
sightline
low height wall
allowing visibility over
6.61m
6.6m
PASSING BAY
STANDARDS 2004 (AU_NZ)
B85
STANDARDS 2004 (AU_NZ)
6.0m
MANAGER'S OFFICE
RL 17.700
MAIL
1540 x
2070
RL 17.700
3200
1:20
traffic light
1:4
OUTLINE OF
ROOF ABOVE
3650


HAMPTON STREET
RL 18.150
1:20
RL 17.700
MAIL
MANAGER'S OFFICE
RL 17.700
convex mirror for pedestrian sightline
low height wall allowing visibility over
sightline from convex mirror allowing greater pedestrian visibility
16.61m
3.6m
PASSENGER BAY
B85
STANDARDS 2004 (AU_NZ)
traffic light
RL 18.060
1:20
6.0 m
B85
STANDARDS 2004 (AU_NZ)
B85
STANDARDS 2004 (AU_NZ)
OUTLINE OF ROOF ABOVE
kerbside collection point
pole
9600
3650
3500
330
330
D44.01

APPENDIX B: ON-STREET SURVEYS

THURSDAY 1st FEBRUARY 2024

LOCATION					PARKING	DEMAND					
Street	Between			Side	Restriction	Supply	8:00am	9:00am	10:00am	11:00am	12:00pm
Hampton Street	Coleraine Street	-	Frederick Street	W	Unrestricted	22	12	15	14	13	13
	Frederick Street	-	Coleraine Street	E	Unrestricted	21	10	10	11	11	12
						49	**22**	**25**	**25**	**24**	**25**
						Occupancy (%)	**44.9**	**51.0**	**51.0**	**49.0**	**51.0**

FRIDAY 2nd FEBRUARY 2024

LOCATION					PARKING	DEMAND					
Street	Between			Side	Restriction	Supply	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm
Hampton Street	Coleraine Street	-	Frederick Street	W	Unrestricted	22	14	14	15	13	16
	Frederick Street	-	Coleraine Street	E	Unrestricted	21	13	12	12	12	15
						49	**27**	**26**	**27**	**25**	**31**
						Occupancy (%)	**55.1**	**53.1**	**55.1**	**51.0**	**63.3**

SATURDAY 3rd FEBRUARY 2024

LOCATION					PARKING	DEMAND					
Street	Between			Side	Restriction	Supply	6:00pm	7:00pm	8:00pm	9:00pm	10:00pm
Hampton Street	Coleraine Street	-	Frederick Street	W	Unrestricted	22	14	15	16	15	15
	Frederick Street	-	Coleraine Street	E	Unrestricted	21	12	12	13	13	13
						49	**26**	**27**	**29**	**28**	**28**
						Occupancy (%)	**53.1**	**55.1**	**59.2**	**57.1**	**57.1**



Co-living development , 5 Hampton Street
Urban Design Report
March 2024

marchesepartners Life3A



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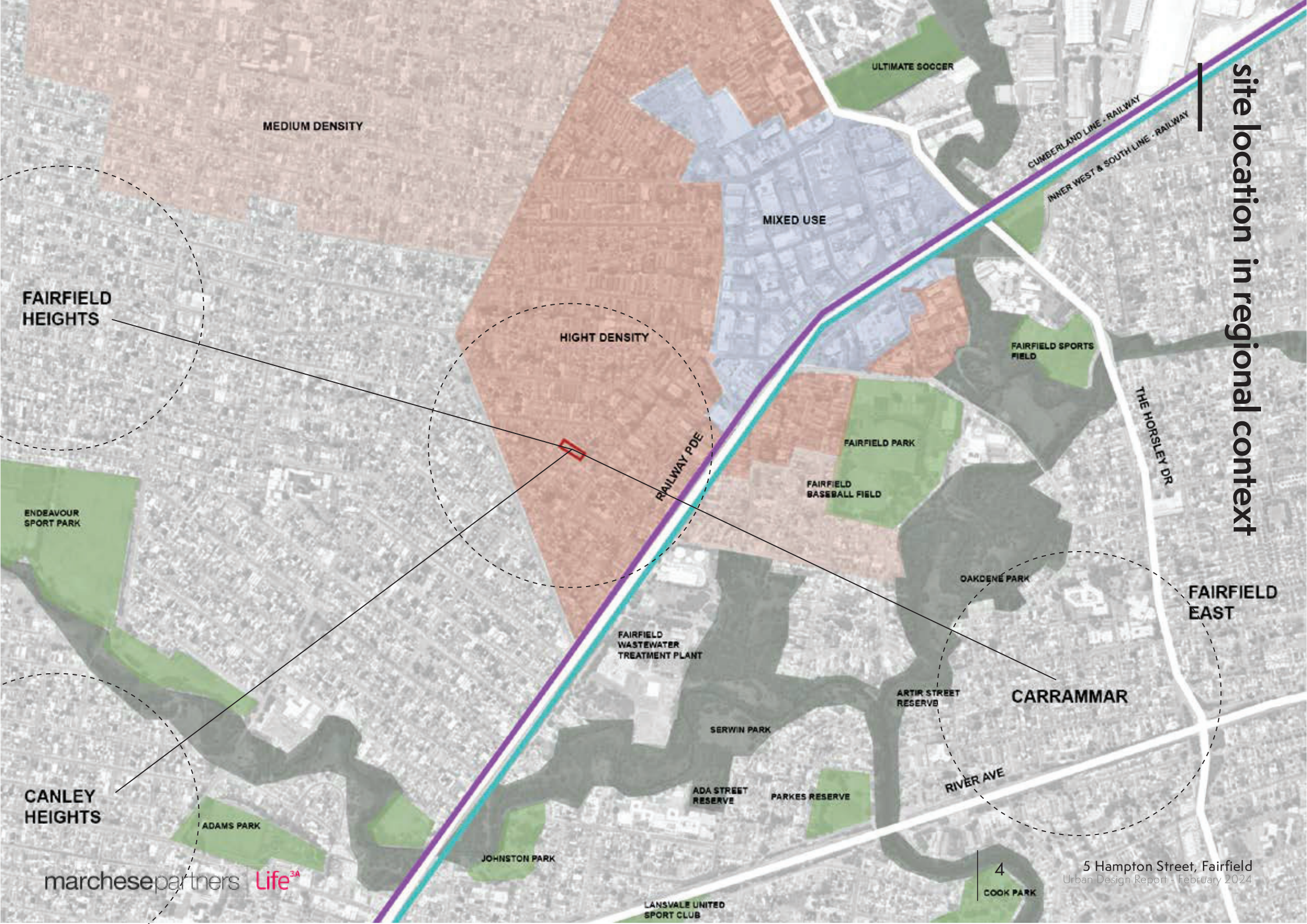
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existing site conditions and constraints	10
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design options	15
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This document has been prepared in support of the Development Application for the demolition of existing structures and the construction of a 3-4 storey 'Co-living Building'. The proposal comprises of approximately 30 rooms with related amenities over one level of basement carparking containing 8 parking spaces at 5 Hampton Street, Fairfield.

The subject site itself can be best described as a regular shaped land parcel with a site frontage of 16.60m to Hampton Street, a site depth of 61.00m, resulting in a total site area of 1,013m^2. is located on the Southwestern side of Fairfield Civic Center.

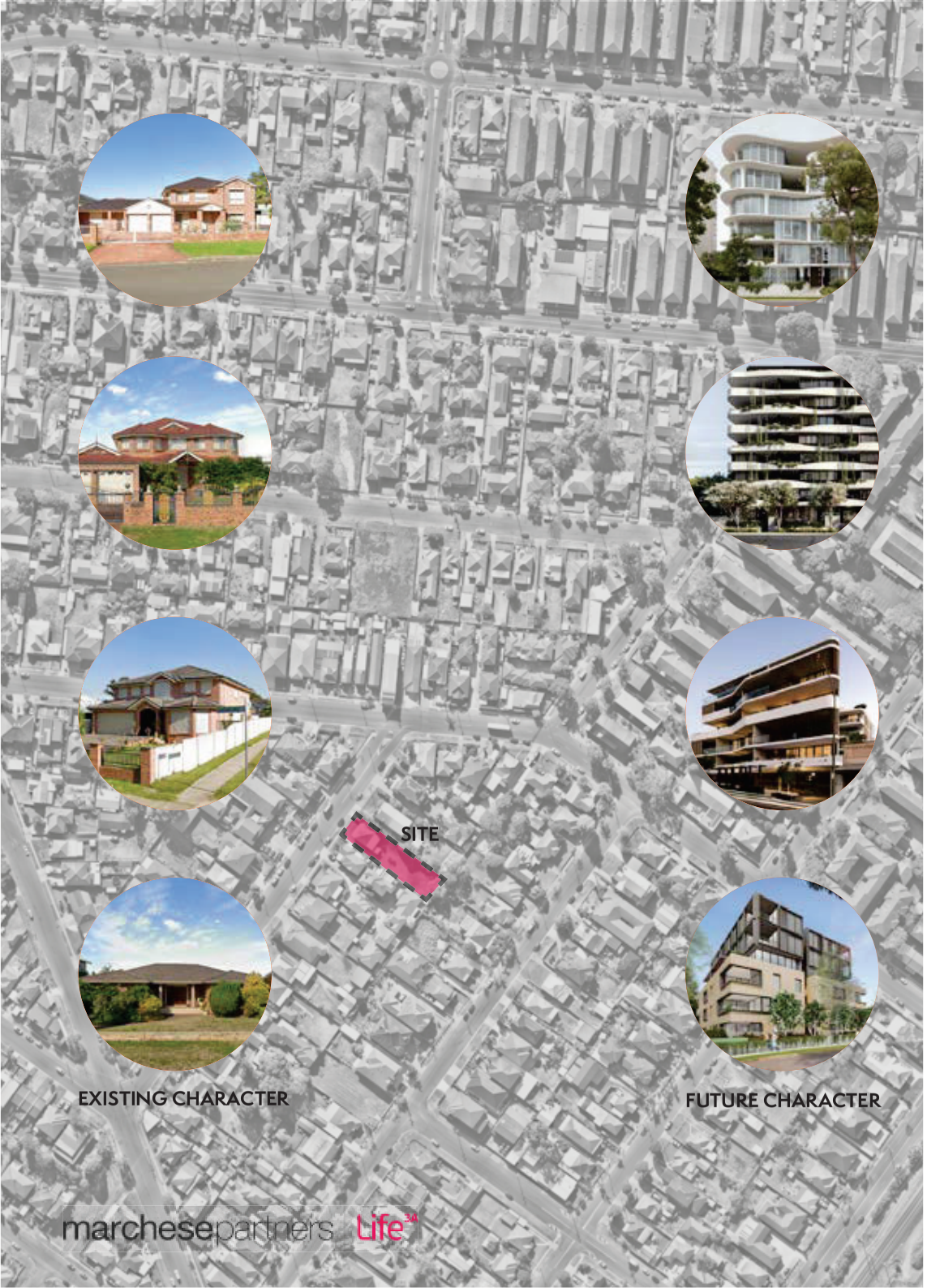
The site is zoned R4 - High Density Residential with a maximum permitted FSR of 0.88:1 and a height limit of 20m under the Fairfield Local Environmental Plan 2013.


site location in regional context
MEDIUM DENSITY
MIXED USE
HIGHT DENSITY
ULTIMATE SOCCER
CUMBERLAND LINE - RAILWAY
INNER WEST & SOUTH LINE - RAILWAY
FAIRFIELD HEIGHTS
FAIRFIELD SPORTS FIELD
THE HORSLEY DR
RAILWAY PDE
FAIRFIELD PARK
FAIRFIELD BASEBALL FIELD
ENDEAVOUR SPORT PARK
OAKDENE PARK
FAIRFIELD EAST
FAIRFIELD WASTEWATER TREATMENT PLANT
ARTIR STREET RESERVE
CARRAMMAR
SERWIN PARK
RIVER AVE
ADA STREET RESERVE
PARKES RESERVE
CANLEY HEIGHTS
ADAMS PARK
JOHNSTON PARK
COOK PARK
LANSVALE UNITED SPORT CLUB

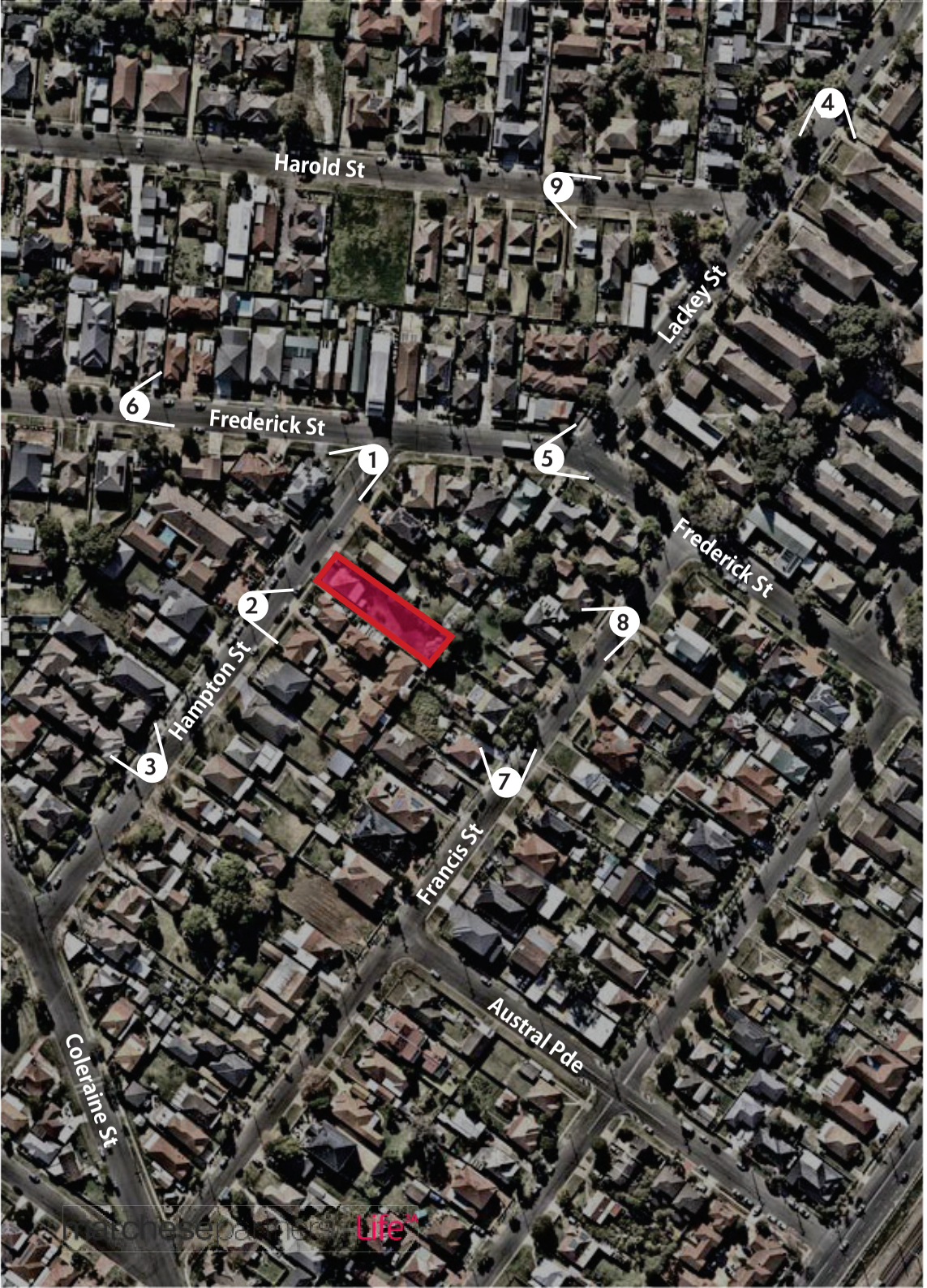

site location in local context
FAIRFIELD TOWN CENTRE
CUMBERLAND LINE - RAILWAY
INNER WEST & SOUTH LINE - RAILWAY
FAIRFIELD TRAIN/ BUS INTERCHANGE 1.2km
400 m
Harold Street
Frederick Street
SITE
Frederick Street
Hampton Street
Coleraine Street
Francis Street
Austral Parade
FAIRFIELD PARK 1.4km
HEIDEN PARK 1.7km
SHERWIN PARK 1.4km
marchesepartners Life^SA
5
5 Hampton Street, Fairfield

character of the area

Comprised of a mixture of low density single and double storey houses, the established low density residential neighbourhood is anticipated to undergo a gradual redevelopment towards the desired future character of the area, qualified by the R4 High Density Residential Zone, the higher FSR and the HOB of 20m.
The block surrounded by Hampton, Frederick, Francis and Coleraine Streets as well as the opposite frontage of Hampton Street will be subject to future high-density developments.

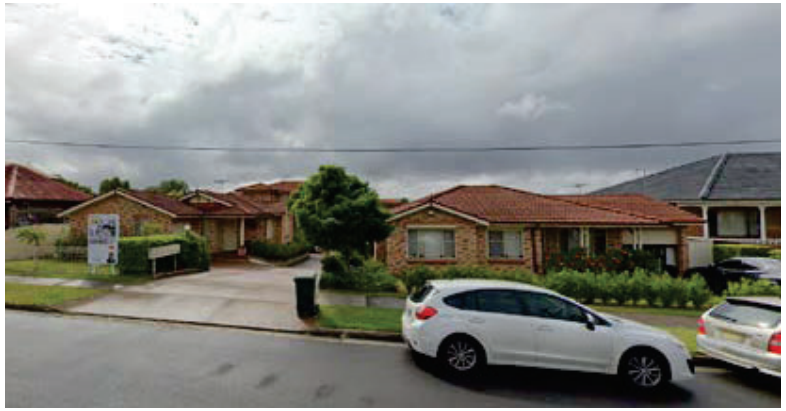


character of the area - surrounding streetscape





1| *2 Hampton Street - Typical Double Storey House*



2| *7-9 Hampton Street - Amalgamated Lot of 7 houses*



3| *16-18 Hampton Street - Amalgamated Lot of 8 double storey*

character of the area - surrounding streetscape



4 | *Lackey Street -* *Typical 3 to 4 Storey Residential Apartment Blocks*

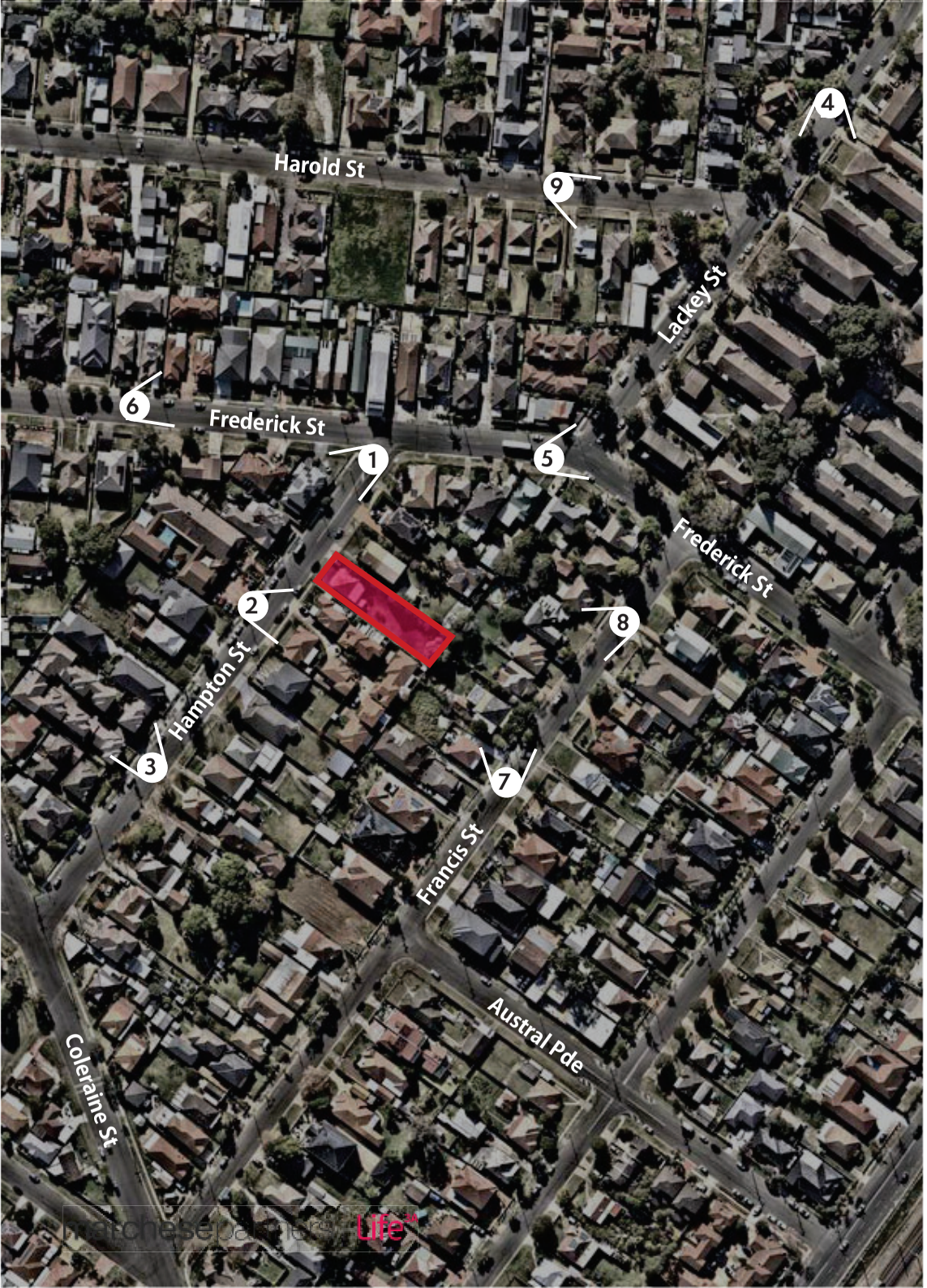


5 | *10 Frederick Street - St Barnabas Anglican Church*



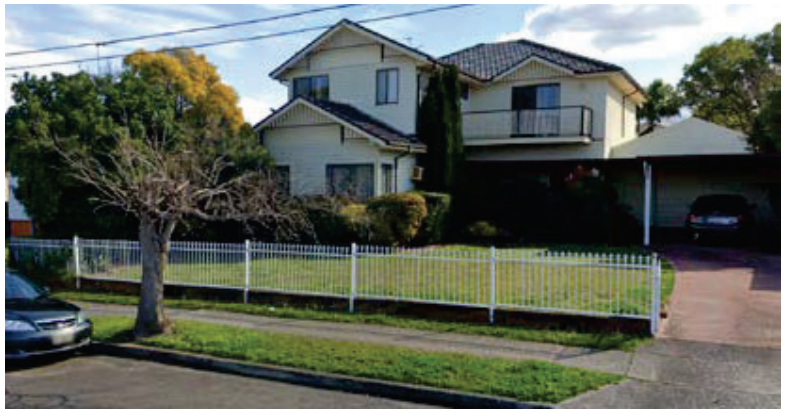
6 | *Frederick Street - Typical Single & Double Storey Houses*

character of the area - surrounding streetscape





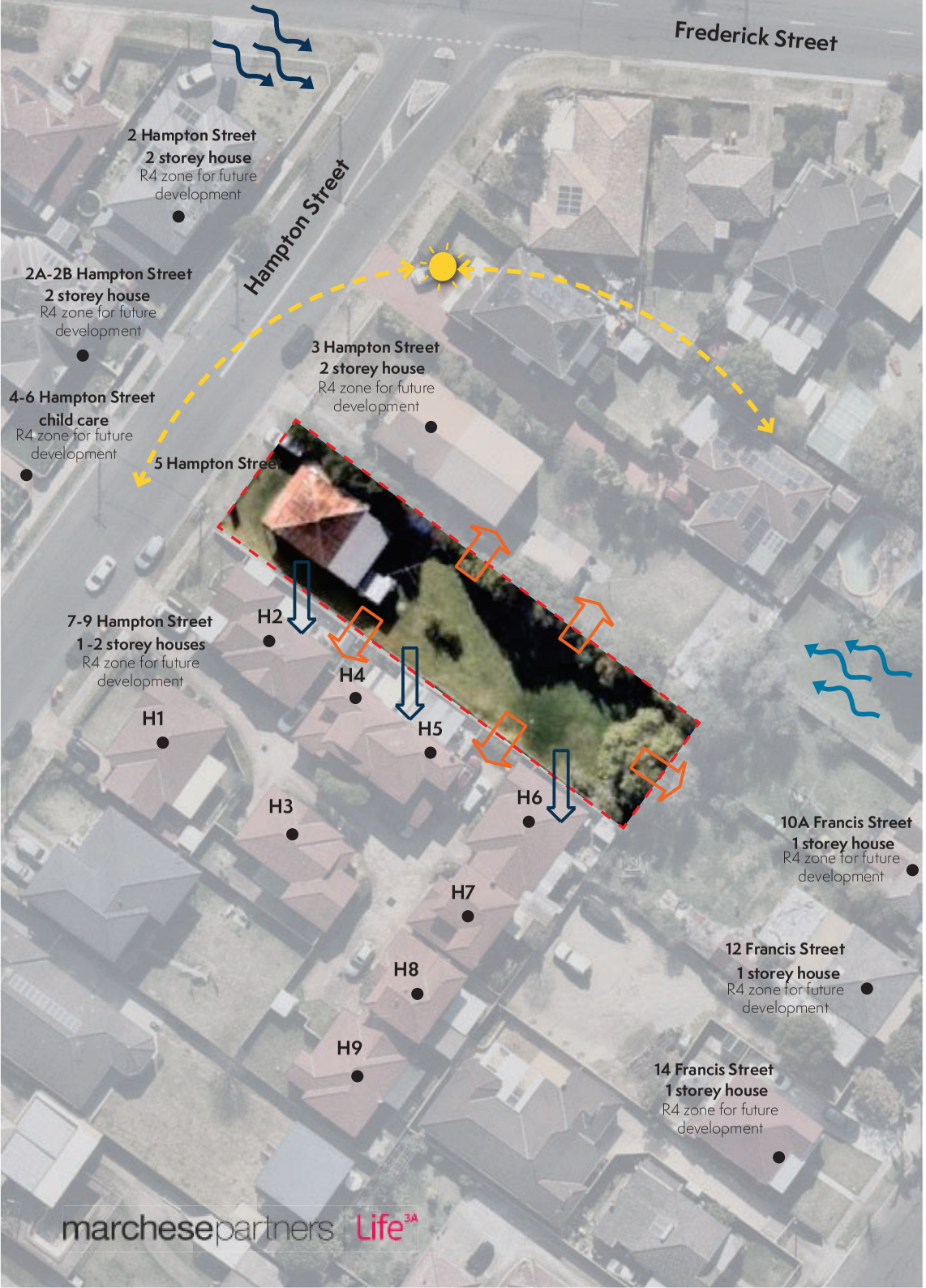
7 | *15 Francis Street -* *Typical Single Storey House*



8 | *5 Francis Street - Double Storey House*



9 | *12 Harold Street - Typical Storey Houses*



existing site opportunities & constraints

With a closer look of the adjoining properties, it seems reasonable to believe that the properties located at the Northern side of the site, 3 Hampton Street specifically, as well as the ones located to the Eastern side of the site, 10A & 12 Francis Street specifically, are likely to be amalgamated with the related adjoining lots to fulfil the aim of the desired future character of the area: the High Density Residential Zone.

It is the aim of the design to propose a building envelope that supports the current and the future building envelope of the subject sites.

7-9 Hampton Street site seems to be an exception to the above. Located at the Southern side of the site, the lot has been developed with 9 houses. Amalgamated lot seems to be less likely to be subject in changing of density in the short term. As a consequence, any development proposed to 5 Hampton Street, which fulfill the controls of the R4 High Density Residential Zone, is likely to have an impact into the amenities of the 9 houses developed on 7-9 Hampton Street.

It is the aim of this pre-DA document to demonstrate that the proposed design focuses on reducing the impact of the proposal into the adjoining low scale 9 houses, by defining the proposal as a 'transitional proposal' between the future desired character of the area and the existing character of the area.

- sun path
- summer breezes
- winter winds
- potential overshadowing
- potential overlooking



amalgamation opportunities of adjacent sites

Urban Form of Existing Adjacent Sites

As shown in the surrounding streetscape, the existing fabric of Hampton Street is of one to two storey houses.

As the street has been rezoned to R4, it is important for neighbouring sites to maintain the opportunity to amalgamate up to the maximum height and FSR.

This will prevent isolated sites from being created, with adjacent amalgamated sites still complying with LEP & SEPP requirements in the future.

For R4, The maximum floor space ratio for a building on land to which this clause applies is as follows—
(a) if the building has a street frontage of less than 30 metres - 0.8: 1,
(b) if the building has a street frontage of at least 30 metres, but less than 45 metres—
(i) 1.25:1 if the site has a depth of less than 40 metres, or
(ii) 1.5:1 if the site has a depth of at least 40 metres,
(c) if the building has a street frontage of at least 45 metres—
(i) 1.5: I if the site has a depth of less than 40 metres, or
(ii) 2:1 if the site has a depth of at least 40 metres.

1A-3 Hampton St **5 Hampton St** **7-9 Hampton St**



Existing Section through Hampton Street

amalgamation opportunities of adjacent sites



Future Amalgamation Patterns

1A & 3 Hampton Street

The adjacent sites of 1A & 3 Hampton Street to the north retain the ability to amalgamate notwithstanding the proposal as submitted at 5 Hampton Street.

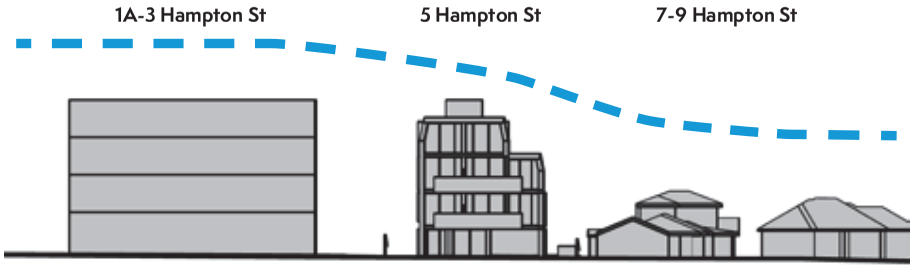
For 1-3 Hampton Street, a potential SEPP Compliant Massing has been indicated across a new potential 33 metre street frontage (if amalgamated).

This site would allow for an FSR of 1.5:1 over four storeys.

7-9 Hampton Street

The adjacent site to the south has previously been amalgamated and has nine houses / townhouses on the site. It is therefore envisaged that further development on this site will require additional time and the existing houses would likely remain as they are for a period of time.

The diagrams to the left and sections below show how the adjacent sites could be amalgamated, with the houses at 7-9 Hampton Street remaining untouched. The section below shows a scaling down, from future development to the north, down to the houses to the south of the site.



Future Section through Hampton Street

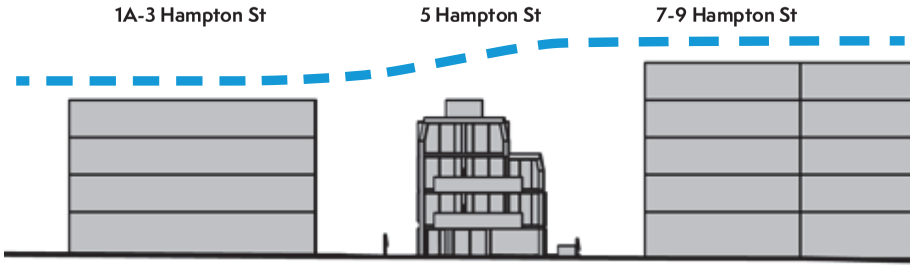
amalgamation opportunities of adjacent sites



Adjacent Sites Amalgamation Patterns

7-11 Hampton Street

If the adjacent site of 7-9 Hampton Street were to develop, a maximum 2:1 FSR would be possible over five storeys with the site of 11 Hampton Street being included, allowing a 49 metre street frontage.



Future Section through Hampton Street

Existing Streetscape



Future Streetscape



amalgamation opportunities of adjacent sites

It is important to note that the development located at 7-9 Hampton Street has been developed:

- o without prioritising the solar access to the living areas. This is clear by analysing the orientation of the 9 houses and with the extensive use of large canopies, extend to the boundary line limiting the solar access to outdoor and indoor living areas;
- o without prioritising the acoustic privacy as the houses 2, 4, 5 are oriented and been very close to the boundary fence with 5 Hampton Street. Houses 2, 4,5, 6 are effec tively the potential source of noise for 5 Hampton Street;
- o without prioritising the overlooking privacy as the house 2, 4, 5 face Hampton Street without having the consideration that their location is in a side setback zone. The side of a lot is a less desirable location for outdoor living if compared to the front ad the rear a site.

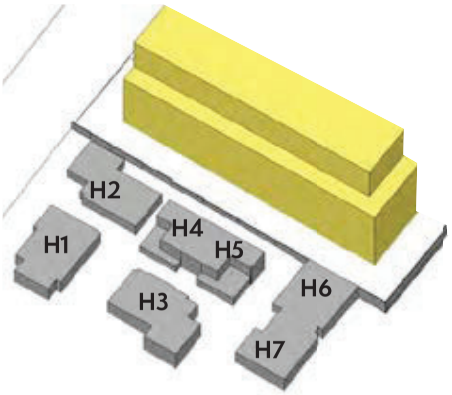
Nevertheless, our analysis of the existing solar access has detemined that some of the houses achieve not more that 2h of solar access to living areas.

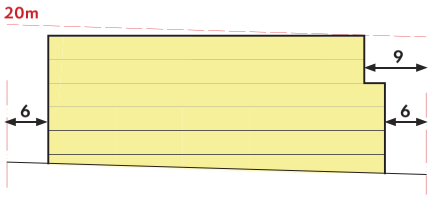
Due to their proximity with the side boundary with 5 Hampton Street, the houses 2, 4, 5, 6 are the ones, which are more likely to be impacted by the shadow generated by any new building envelope in 5 Hampton Street.

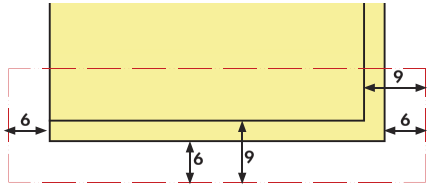
It is the intention of the next Shadow Impact Analysis to detemine the building envelope,which has the merit in minimising any redution of the existing solar access particularly for the houses 2, 4, 5, 6

scenario A

Scenario A shows the extension of the complying building envelope that can be developed on the site if 5 Hampton Street is amalgamated with 3 or 1-3 Hampton Street. The aim of scenario A is to detect the impact of the southern part of the complying building envelope to the solar access of the 9 houses located at 7-9 Hampton Street.
Under scenario A, the findings (in terms of hours of sun) have been identified in the columns to the right. We have highlighted on the houses impacted by the shadow casted by the proposed envelope of Scenario A.







scenario A



HOUSE	INDOOR	OUTDOOR
H1	4h	**2h**
H2	**1h**	**3h**
H3	**3h**	4h
H4	**1h**	**1h**
H5	**1h**	**1h**
H6	**1h**	**1h**
H7	**3h**	**2h**
H8	1h	3h
H9	4h	3h

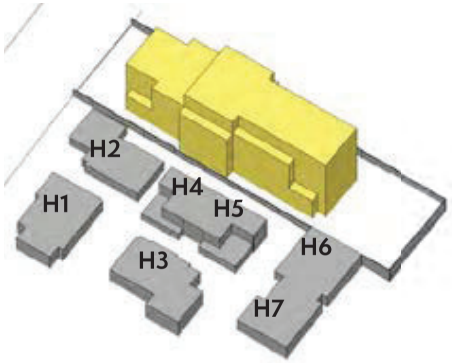
NOTE:
The hours shown in red are the ones impacted by the proposed building envelope.
The hours shown in black are the ones that have not been impacted by the proposal.

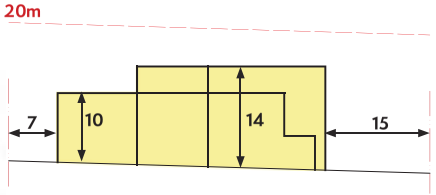
scenario B

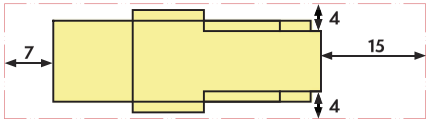
Scenario B shows the extension of the building envelope generated by a single building form.
The front setback is proposed to 7m. The rear setback is proposed to 15m. The side setbacks vary from 0.9m to 4m. It is estimated that the reduced side setbacks helps the building articulation and does not reduce:

- o the solar access, as the volume proposed within the reduced setbacks does not increase the shadow of the proposed build ing envelope
- o the visual privacy, as no openings are proposed in the building envelope located within the reduced setbacks area
- o the acoustic privacy, as no openings are proposed in the building envelope located within the reduced setbacks area

Under scenario B, the findings (in terms of hours of sun) have been identified in the columns on the next page. We have highlighted on the houses impacted by the shadow casted by the proposed building envelope of Scenario B.





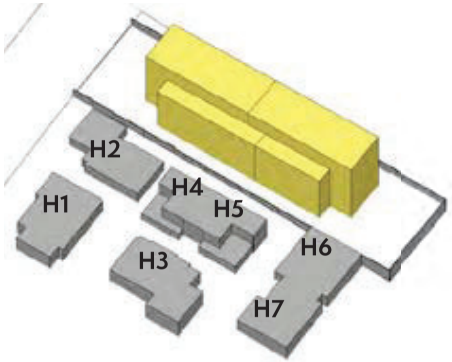


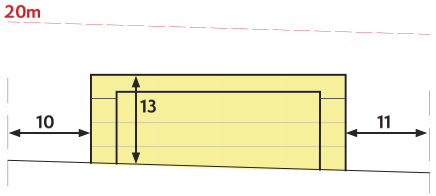
scenario C

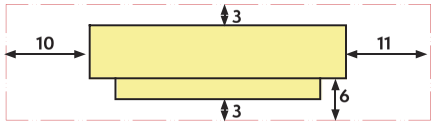
Scenario C shows the extension of the building envelope generated by a single building form.
The front setback is proposed to 10m. The rear setback is proposed to 11m. The side setbacks vary from 6m to 3m. It is estimated that the reduced side setbacks helps the building articulation and does not reduce:

- o the solar access, as the volume proposed within the reduced setbacks does not increase the shadow of the proposed building envelope
- o the visual privacy, as no openings are proposed in the building envelope located within the reduced setbacks area
- o the acoustic privacy, as no openings are proposed in the building envelope located within the reduced setbacks area

Under scenario C, the findings (in terms of hours of sun) have been identified in the columns on the next page. We have highlighted on the houses impacted by the shadow casted by the proposed building envelope of Scenario C.





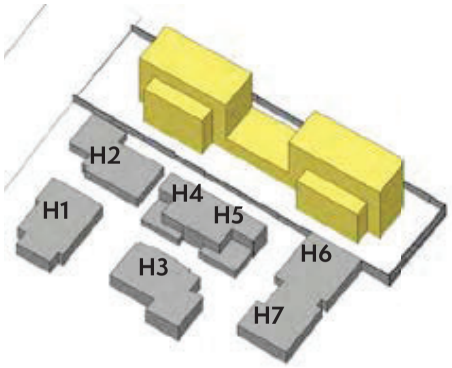


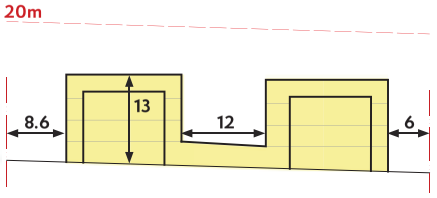
scenario D

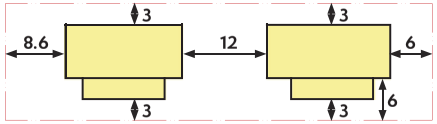
Scenario D shows the extension of the building envelope generated by 2 building forms. The aim of this solution is to maximise the solar access to 7-9 Hampton Street.
The front the rear setbacks are proposed to 6m.
The side setbacks vary from 6m to 3m. It is estimated that the reduced side setbacks help the building articulation and does not reduce:

- o the solar access, as the volume proposed within the reduced setbacks does not increase the shadow of the proposed building envelope
- o the visual privacy, as no openings are proposed in the building envelope located within the reduced setbacks area
- o the acoustic privacy, as no openings are proposed in the building envelope located within the reduced setbacks area

Under scenario D, the findings (in terms of hours of sun) have been identified in the columns on the next page. We have highlighted on the houses impacted by the shadow casted by the proposed building envelope of Scenario D.

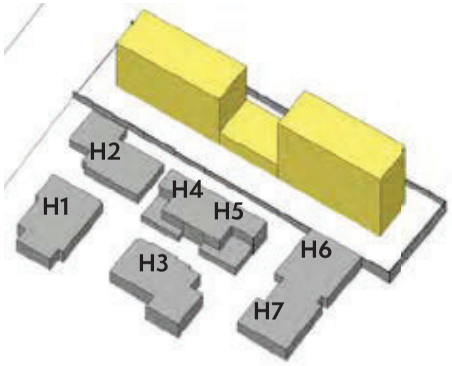


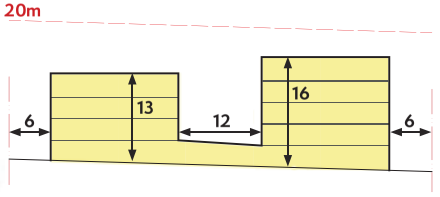


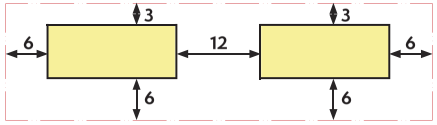


scenario E

Scenario E is a variation of Scenario D. Scenario E proposed the removal of the 2 volumes proposed by Scenario D in the 6-3m setback area and relocate the volume on the top of the rear building. The front the rear setbacks are proposed to 6m. The side setbacks are proposed to 6m.
This solution generates a compliance of the Southern setbacks being now 6m and still place the proposed building envelop within the complying HOB.
Under scenario E, the findings (in terms of hours of sun) have been identified in the columns on the next page. We have highlighted on the houses impacted by the shadow casted by the proposed building envelope of Scenario E.







scenario B,C - shadow impact study

	H1	H2	H3	H4	H5	H6	H7	H8	H9
OUTDOOR	3h	**3h**	4h	**1h**	**1h**	3h	**2h**	3h	3h
INDOOR	4h	**1h**	**4h**	**1h**	**1h**	**1h**	4h	1h	4h

	H1	H2	H3	H4	H5	H6	H7	H8	H9
OUTDOOR	**2h**	4h	4h	**2h**	**1h**	**2h**	**2h**	3h	3h
INDOOR	4h	2h	**4h**	**1h**	**1h**	**1h**	4h	1h	4h

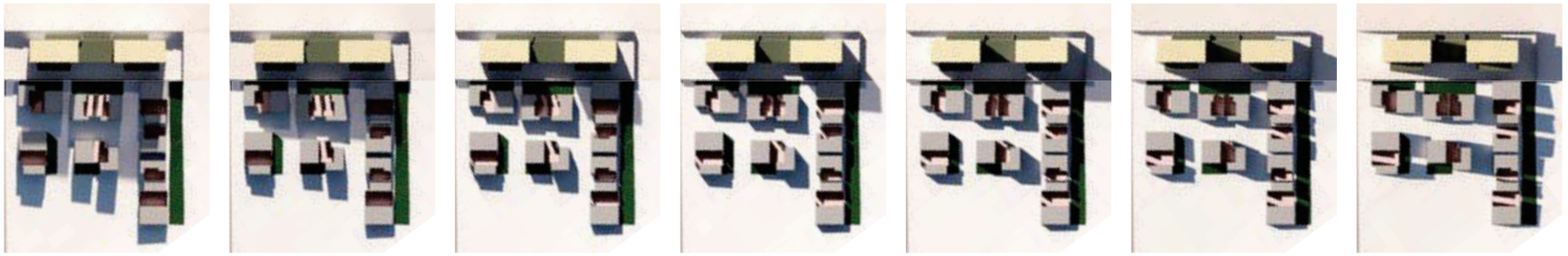
scenario B

scenario C

NOTE:
The hours shown in red are the ones impacted by the proposed building envelope.
The hours shown in black are the ones that have not been impacted by the proposal.

scenario D,E - shadow impact study

scenario D



scenario E



HOUSE	INDOOR	OUTDOOR
H1	4h	**2h**
H2	2h	4h
H3	5h	4h
H4	**3h**	**3h**
H5	**4h**	**4h**
H6	2h	**2h**
H7	4h	3h
H8	1h	3h
H9	4h	3h

HOUSE	INDOOR	OUTDOOR
H1	4h	**2h**
H2	**1h**	**3h**
H3	5h	4h
H4	**2h**	**2h**
H5	**3h**	**3h**
H6	**1h**	**1h**
H7	**3h**	**2h**
H8	1h	3h
H9	4h	3h

NOTE:
The hours shown in red are the ones impacted by the proposed building envelope.
The hours shown in black are the ones that have not been impacted by the proposal.

scenario A,B,C,D,E - streetview

scenario A

scenario B

scenario C

scenario D

scenario E

This Design Excellence statement has been prepared in support of a Development Application submitted to Fairfield Council.

The statement is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Design Excellence shall be determined with regard to the areas described in the Clause 6.12 of the RFairfield LEP 2013, with consideration given to the following matters identified in sub-clause (4) in considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The proposed development is located along Hampton Street - it consists of a four storey co-living building that has been designed to contribute to the revitalisation of the precinct and will provide visual amenity to the area.

The proposed development utilises a design that aims to provide high-quality finishes that will raise the standard of future developments in the Fairfield area. A simple material palette light brick colours, rendered walls and framed facade elements to the windows of building to allow articulation to facade. Balustrades to the balconies are made of clear glass, with planter boxes included.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

The proposed building form has been developed in accordance with the LEP & DCP building envelope requirements.

Attention has been given to the side and rear facades to ensure the visual and acoustic privacy between the units & adjacent neighbours.

At the street level along Hampton Street, the building form has been adjusted to include an 8.6m setback, providing lush landscape within the outdoor areas. This configuration is in accordance with the future character and the vision suggested by the DCP. The large tree canopies proposed in the front landscape of the proposal will soften the relationship between the building and the Hampton Street footpath.

The 4 storey external appearance of the building has been balanced by simple forms, colours and materials to reinforce site characteristics and contribute to the identity of the residential streetscape.

(c) whether the development detrimentally impacts on view corridors,

The proposal has been developed in accordance to the LEP & DCP and building envelope requirements. The footprint does not detrimentally impact the view corridors from the public domain as well as from any other of the adjoining properties.

(d) how the development addresses the following matters—

(i) the suitability of the land for development,

The proposed residential building is located in the R4, high density residential zone. The site is conveniently very close to rich services and amenity. It is located about a 1.2 kilometre walk or bike to Fairfield Train Station and under 100m to regular bus services running along Frderick Street. Weekly shopping needs are met in the Fairfield Town Centre (1200m) and public parks and play activities are located within 1.5km allowing for a variety of options.

(ii) existing and proposed uses and use mix,

The proposed use is in line with the vision of the desired future character of the area. The density of the area is due to increase significantly and the design is intended to fall within the new density guidelines. The proposal provides single and double room co-living spaces with large generous outdoor amenity areas, on ground floor, suitable for families with children.

(iii) heritage issues and streetscape constraints,

There are no heritage items within the site and in any of the surrounding ones.

(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

The building form, including their separation and setbacks has been developed taking in consideration the surrounding developments. Therefore, the proposal will provide visual and acoustic privacy between the development and neighbouring sites.

(v) bulk, massing and modulation of buildings,

The proposal intends to split the massing of the building to reduce shadow impact to the adjacent buildings, as well as reduce the bulk and scale of the building. This breaks the mass into two smaller elements, with a communal space sharing the realm of the ground floor. These elements are unified by sharing the same materials and textures, horizontal character and feature facades. This assembly as a whole, in conjunction with a mix of simple textures and materials creates an articulated modulation for the building.

(vi) street frontage heights,

The height of the building is in accordance with the DCP recommendations.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

The building has been designed into smaller separate masses to reduce overshadowing to the neighbouring houses of 2,4,5,6 at 7 Hampton Street. This allows for maximum solar access to the adjacent properties, as well as the communal open space. Landscaped gardens are provided on top of the central communal space. Additional deep soil area above minimum requirements is provided on the site.

(viii) the achievement of the principles of ecologically sustainable development,

The site currently does not feature any biological diversity nor any ecological integrity. The proposal will be able to encourage native fauna through the introduction of native flora as proposed in the landscape documentation.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
(x) the impact on, and any proposed improvements to, the public domain,
(xi) the interface with the public domain,

The current pedestrian footpath located along Charles Street will be improved with its edge definition and the additional proposed tree canopies. Bicycle parking is provided within the basement, with separate bicycle parking areas provided at both lifts.

(xii) the quality and integration of landscape design.

The landscape design seeks to create passive recreation spaces, and be resource and energy efficient with low maintenance required and solar access maximised.

Deep soil planting will be provided along the boundaries, with gardens against the communal open space.

The existing streetscape will be complemented by the proposed planting within the front setback and street trees. The landscape design is undertaken in conjunction with the architecture of the building and it includes features and a theme that will enhance private and communal open space areas, and provide for an appropriate level of privacy and amenity.

marchesepartners | Life 3A



contact us

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DICKENS SOLUTIONS

(REF – 23265)

WASTE MANAGEMENT PLAN

MARCHESE PARTNERS ARCHITECTS (AUST. HOUSING INVESTMENT GROUP)

BOARDING HOUSING / CO-LIVING DEVELOPMENT @ 5 HAMPTON STREET FAIRFIELD

AUGUST 2025

DISCLOSURE STATEMENT

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Plan (WMP) is an operational plan that describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going use of the site are to be dealt with.

The aims and objectives of this WMP are to: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices.
2. Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building.
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development.
4. Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
5. Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety and convenience of all stakeholders.
6. *Ensure that all waste and recycling services will be provided to permit scheduled collections by Councils standard side arm collection vehicle.*
7. *The waste generation rates, and bin presentation will be strictly consistent with advice received from council via email dated 09/05/25.*

The land on which the development is proposed is located within the Fairfield City LGA

This WMP is prepared in accordance with: -

- Fairfield Local Environment Plan 2013,
- Fairfield City Wide DCP 2013 and relevant waste management guidelines,
- All conditions of consent to be issued for the approved Development Application,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be efficient, as well as promoting the principles of health, safety and convenience.

This WMP has been prepared for a Development Application submitted to Fairfield City Council for the construction of a four (4) storey residential building, over one (1) basement level, to be used for co-living housing containing 27 x apartments at 5 Hampton Street, Fairfield.

This WMP is dated 21 August 2025 and has been prepared to be submitted to Council as part of the DA Package to Council. The WMP has been developed and documented in accordance with the Architectural Drawings prepared by Marchese Partners Architects – Job No 23059.

1.2 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for: -

PROJECT DESCRIPTION	**Four (4) Storey Residential Building – Co-Living Housing**
NUMBER OF UNITS	**- 27 x apartments,** **- One (1) communal area,** **- One (1) basement level, and,** **- Associated infrastructure.**
PROPERTY DESCRIPTION	**The development is to be constructed over one (1) existing lot at Lot 5, Section C, in DP4334, 5 Hampton Street, Fairfield.**
STREET ADDRESS	**5 Hampton Street, Fairfield.**
DIMENSIONS	**Refer to Site Plan and Survey**
AREA	**1012.6sqm (Survey)**
LGA	**Fairfield City Council**
ZONING	**Zone R4 – High Density Residential**
PLANNING INSTRUMENTS	**Fairfield Local Environmental Plan 2013** **Fairfield City Wide DCP 2013**

1.3 APPLICANTS DETAILS

APPLICANT	**Australian Housing Investment Group** **Att. Mr Oliver Salotto @ Marchese Partners Architects**
ADDRESS	[redacted]
TELEPHONE	
E-MAIL	

1.4 PROPOSAL

The proposal consists of the for the construction of a four (4) storey residential building, with at grade car parking, to be used for co-living housing containing 27 x apartments at 5 Hampton Street, Fairfield.

Vehicular entry and egress to, and from the building will be on to Hampton Street onto the northern side of the site.

It is proposed to locate a Bin Storage Area on the ground floor close to the building entry and next to the first lift and stair core as indicated on the Architectural Drawings.

All waste and recycling services will be provided to permit scheduled collections by Councils standard side arm collection vehicle. The waste generation rates, and bin presentation will be strictly consistent with advice received from council.

Current structures on the site include a single timber framed and panel clad dwelling with a metal roof, concrete open porch, rear metal awning, metal carport over a concrete slab, front and rear grassed areas, some trees and shrubs, side and rear metal panel fencing with a small wrought iron fence along the sites front boundary.

The project involves:

1. The demolition of the existing dwelling and associated structures,
2. The removal of all demolished materials in accordance with this WMP.
3. The excavation of the site to construct the basement level for car parking and other services.
4. The construction of the building.
5. The provision of stormwater drainage systems, landscaping, driveways, concrete pathways, and other elements associated with the development.
6. The on-going use of the building.

Fairfield City Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse, and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 6, 7, 8, 9, 10, 11 and 12 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with, and comply, with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

2.2 BUILDINGS TO BE DEMOLISHED

Current structures on the site include a single timber framed and panel clad dwelling with a metal roof, concrete open porch, rear metal awning, metal carport over a concrete slab, front and rear grassed areas, some trees and shrubs, side and rear metal panel fencing with a small wrought iron fence along the sites front boundary.

2.3 MANAGEMENT OF HAZARDOUS WASTE MATERIALS

Due to the age and construction of the existing buildings on the site, there is reasonable potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

a) Work Health and Safety Act 2011,
b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquide and Non-Liquid Wastes.

Generation, storage, treatment, and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any WH&S legislation administered by Work Cover NSW.

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

1. An estimate of the types and volumes of waste and recyclables to be generated,
2. A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
3. How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
4. The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	300 cubic metres / 510 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 2.7 on page 11.

2. Green Waste

Volume / Weight	105 cubic metres / 15.75 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Refer to Part 2.7 on page 11.

3. Bricks

Volume / Weight	45 cubic metres / 45 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

4. Concrete

Volume / Weight	20 cubic metres / 48 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

5. Timber

Volume / Weight	80 cubic metres / 32 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

6. Plasterboard & Fibro

Volume / Weight	100 cubic metres / 35 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination Off Site Destination (Asbestos)	Refer to Part 2.7 on page 11.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	115 cubic metres / 40.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

8. Roof Tiles / Tiles

Volume / Weight	10 cubic metres / 7.5 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	100 cubic metres / 35 Tonnes
On Site Reuse	No. All material will be processed or disposed of 0ff-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 11.

10. Glass, Electrical & Light Fittings, PC items, Ceramics, etc

Volume / Weight	80 cubic metres / 28 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Refer to Part 2.7 on page 11.

11. Residual Waste

Volume / Weight	95 cubic metres / 95 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 11.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency

that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receival of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.5 DEMOLITION – ON-SITE STORAGE OF MATERIALS

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.6 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation, and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

2.7 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 11 on pages 6 to 10 and Part 2.7 on page 11.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
   Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
   Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
   Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
   Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receival of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 12, 13, 14, 15 and 16 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused, or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

a) An estimate of the types and volumes of waste and recyclables to be generated,
b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan),
c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below), and,
d) The total percentage of waste surplus to construction to be reused or recycled.

1. Excavated Materials

Volume / Weight	3,500 Cubic Metres / 5,950 Tonnes (Basement excavation)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments) Refer to Part 3.5 on page 16.
Off Site Destination	

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

3. Concrete

Volume / Weight	6 cubic metres / 14.4 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Refer to Part 3.5 on page 16.

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 16.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 0.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 16.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 16.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 16.

12. Residual Waste

Volume / Weight On Site Reuse Off Site Destination	375 cubic metres / 375 Tonnes No Refer to Part 3.5 on page 16.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receival of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 10 on pages 6 to 8 and Part 2.7 on page 10.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
   Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
   Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
   Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
   Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receival of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 4 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried efficiently, and in a manner that is efficient, and promotes the principles of health, safety, and convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made: -

1. The proposal consists of the for the construction of a four (4) storey residential building, with at grade car parking, to be used for co-living housing containing 27 x apartments at 5 Hampton Street, Fairfield.
2. Vehicular entry and egress to, and from the building will be on to Hampton Street onto the northern side of the site.
3. It is proposed to locate a Bin Storage Area on the ground floor close to the building entry and next to the first lift and stair core.
4. All waste and recycling bins associated with the use of the Co-living housing development will be stored within the confines of the WSA at all times.
5. All waste and recycling generation rates have been calculated strictly in accordance with council's advice using council's indicated generation rates.
6. All waste will be stored in 9 x 240-litre mobile bins, serviced one (1) day per week.
7. All recycling material will be stored in 12 x 240-litre mobile bins, serviced one (1) day per fortnight.
8. All green waste material will be stored in 7 x 240-litre mobile bins, serviced one (1) day per fortnight.
9. All waste and recycling services will be provided to permit scheduled collections by Councils standard side arm collection vehicle.
10. All collections will take place from the Hampton Street kerbside as detailed herein and will be arranged along the required 13200mm stream presentation.
11. The Proprietor of the development will appoint a Building Manager or Caretaker whose responsibilities will include monitoring and managing all activities associated with the provision of waste and recycling services to the building.

4.3 WASTE HANDLING & MANAGEMENT

All occupants will be responsible for depositing their waste and recycling material into the appropriate bins located in each of the waste and recycling compartments on the respective floor levels of the building. All waste is to be placed in the red lidded waste bins.

All recyclable material is to be placed in the yellow lidded recycling bins. All waste and recyclables should be appropriately bagged (no plastic bags) or wrapped prior to being deposited into the designated bin.
Appropriate signage will be erected in each room and in a prominent place within the building to assist the occupants placing their waste and recyclables into the appropriate bins.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour, and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- General Waste Service – Red Lidded receptacle,
- Recycling Service – Yellow Lidded receptacle, and,
- Green Waste Service – Green Lidded receptacle.

4.5 WASTE & RECYCLING GENERATION RATES

According to information provided by the NSW Department of Planning, co-living housing and boarding houses are similar in terms of their built form and operation. Boarding houses are a type of affordable housing that must be managed by registered community housing providers, whereas co-living housing provides a compact, ready to occupy form of accommodation for arrange of people.

All waste and recycling services will be provided to permit scheduled collections by Councils standard side arm collection vehicle. The waste generation rates, and bin presentation will be strictly consistent with advice received from council.

Based on the above, the service provisions are applicable:

- Waste – 70-litres of waste per occupant per week,
- Recycling – 35-litres of recycling per occupant per week, serviced fortnightly, and,
- Green Waste – 30-litres of waste per occupant per week, serviced fortnightly,.

The table (Table 1) below specifies the criteria for waste and recycling generation rates based on the above information.

TABLE 1 – WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	FORMULA	SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	27 x 75	2,025	240	1	8.43	9
Recycling	27 x 50	1,350	240	1	5.625	12
Green	27 x 30	810	240	0.5	3.375	7

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	GREEN WASTE
9 x 240-litre bins One (1) Service per Week	12 x 240-litre bins One (1) Service per Fortnight	7 x 240-litre bins One (1) Service per Fortnight

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

All waste and recycling services will be provided to permit scheduled collections by Councils standard side arm collection vehicle. The waste generation rates, and bin presentation will be strictly consistent with advice received from council.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.080	0.735	0.580

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

TABLE 3 – RESIDENTIAL WASTE & RECYCLING SERVICES

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	9 x 240-litre mobile containers	One (1) Service per Week
Recycling Service	12 x 240-litre mobile containers	One (1) Service per Week
Green Waste Service	7 x 240-litre mobile containers	One (1) Service per Fortnight

4.6.4 Location, Design, and Construction of Bin Storage Room (BSR)

A Bin Storage Room (BSR) is located on ground floor close to the building entry and next to the first lift and stair core as indicated on the Architectural Drawings. It is an enclosed rectangular structure measuring 6.1m x 7.7m with an area of 43.2sqm and will be provided with two 1.2m single leaf doorway.

The bin area will provide storage space for:

- 9 x 240-litre red lidded mobile waste bins,
- 12 x 240-litre yellow lidded mobile recycling bins, and,
- 7 x 240-litre green lidded mobile green waste bins.

4.6.5 Bin Collection Details

All collection and servicing activities will take place from the Hampton Street kerbside, where the bins will be presented for servicing by Fairfield council's waste and recycling collection service using a standard side arm collection vehicle.

Bins will be presented for servicing by the Building Manager or their authorised representative on the evening prior to collection to a temporary kerbside location for servicing. The Building Manager or their authorised representative will return the bins to the ground floor bin room as soon as practicable after they have been serviced, but no later than two (2) hours after collection.

4.6.6 Servicing Arrangements – Waste Collections

All waste services will be provided by Fairfield council's waste and recycling collection service using a standard side arm collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact

negatively on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the collection point, the driver will stop next to the kerbside collection point and bins stream where the bins will be collected by the vehicle side arm lifting device, following the contents of each bin will be deposited into the body of the collection vehicle.

The operators will lower the bins returning them to the kerbside collection previous stream arrangement where the bins will be taken back to the bin storage area by the building manager completing the servicing.

The waste bins will be serviced one (1) day per week on a day to be determined.

All 9 x 240-litre waste bins will be serviced on each collection day.

4.6.7 Servicing Arrangements – Recycling Collections

All recycling services will be provided by a licensed Fairfield council's waste and recycling collection service using a collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact negatively on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the collection point, the driver will stop next to the kerbside collection point and bins stream where the bins will be collected by the vehicle side arm lifting device, following the contents of each bin will be deposited into the body of the collection vehicle.

The operators will lower the bins returning them to the kerbside collection previous stream arrangement where the bins will be taken back to the bin storage area by the building manager completing the servicing.

The recycling bins will be serviced one (1) day per fortnight on a day to be determined.

All 12 x 240-litre recycling bins will be serviced on each collection day.

4.6.8 Servicing Arrangements – Green Waste Collections

All green waste (FOGO) services will be provided by Fairfield council's waste and recycling collection service using a standard side arm collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact negatively on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the collection point, the driver will stop next to the kerbside collection point and bins stream where the bins will be collected by the vehicle side arm lifting device, following the contents of each bin will be deposited into the body of the collection vehicle.

The operators will lower the bins returning them to the kerbside collection previous stream arrangement where the bins will be taken back to the bin storage area by the building manager completing the servicing.

The green waste bins will be serviced one (1) day per fortnight on a day to be determined.

The 7 x 240-litre green waste bins will be serviced on each collection day.

4.7 BULKY WASTE MATERIAL

A bulky waste storage area will be provided for the development. It is located in the south-eastern corner of the basement as indicated on the Architectural Drawings and has an area of 15.6sqm.

The Building Manager will be responsible for transporting any bulky waste material to an appropriate kerbside location for removal as part of any Council clean-up program and will liaise with Council as to the manner in which this material is to be presented for collection.

It will be the responsibility of the Proprietor to arrange for the removal of any unwanted bulky waste on a regular basis.

4.8 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety, and convenience.

In order to achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of the Waste Storage Area is to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to the WSA, and the floor will be graded to drain into it.
4. Appropriate washing facilities will be provided to the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA will be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within all waste storage facilities in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed clearly identifying waste and recycling bins and the WSA.
10. Appropriate signage will be erected within the WSA, providing instruction on how to use waste, and recycling facilities, including what is and what is not recyclable.
11. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:
1.This Waste Management Plan (WMP) has been developed and documented in accordance with the Fairfield City Wide DCP 2013 and relative waste management guidelines.

2.The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building.

3.The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.

4.The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety and convenience.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out efficiently and effectively, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of Fairfield City Council.

DRAFT REASONS FOR REFUSAL

DEVELOPMENT APPLICATION NO. 311.1/2024

LOT: 5, SEC: C, DP: 4334, NO. 5 HAMPTON STREET, FAIRFIELD

Demolition of Existing Structures, Tree Removal and Construction of a Four (4) Storey Co-Living Housing Development, Comprising of Twenty-Seven (27) Rooms, Over One (1) Level of Basement Car Parking, Containing Six (6) Car Parking Spaces, Five (5) Motorbike Parking Spaces and Twenty-Seven (27) Bicycle Spaces.

REASONS FOR REFUSAL

1. **Inconsistent with Fairfield LEP**

Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with Clause 6.9 of Fairfield Local Environmental Plan 2013 as adequate arrangements for stormwater drainage has not been provided.

2. **Failure to Demonstrate Acceptable Stormwater Disposal**

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate the acceptable disposal of stormwater from the subject property.

3. **Adverse Environmental Impact**

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the development would have an adverse impact upon the environment with respect to inadequate stormwater drainage.

4. **Site not Suitable for Development**

Pursuant to the provisions of Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, it is considered that it has not been demonstrated that the site is not suitable for the proposed development given inadequate stormwater drainage.

5. **Public Interest**

Pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that in the circumstances of the case, approval of the development is not in the public interest as inadequate stormwater drainage has been provided.