

**ELECTRONIC REPORT TO GEORGES RIVER LOCAL PLANNING PANEL
FOLLOWING DEFERRAL AT 20 SEPTEMBER 2018**

LPP Report No		Development Application No	DA2018/0182
Site Address & Ward Locality	6 Cross Street Hurstville Hurstville Ward		
Proposed Development	Convert level 9 to roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises)		
Owners	Illawarra Catholic Club Ltd		
Applicant	Crawford Architects		
Planner/Architect	Crawford Architects		
Date of Lodgement	15/05/2018		
Submissions	Nil		
Cost of Works	\$1,500,000.00		
Local Planning Panel Criteria	10% variation to controls		
List of all relevant s.4.15 matters (formerly s79C(1)(a))	Greater Metropolitan Regional Environmental Plan No 2 - Georges River Catchment (Deemed SEPP), State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, Hurstville Local Environmental Plan 2012, Hurstville Development Control Plan No 2		
List all documents submitted with this report for the Panel's consideration	Architectural plans		
Report prepared by	Manager Development and Building		

Recommendation	That the application be granted a deferred commencement approval.
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Summary of matters for consideration under Section 4.15 Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes – Refer to Attachment 1
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report?	Yes – Refer to Attachment 1
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Yes - Building Height and Floor Space Ratio Refer to Attachment 1

<p>Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (under s7.24)?</p>	<p>Not Applicable</p>
<p>Conditions Have draft conditions been provided to the applicant for comment?</p>	<p>Yes, matter previously considered by LPP on 20 September 2018 where draft conditions were made public available on Councils website.</p>

REPORT

This report has been prepared following the deferral of Development Application (DA2018/0182) to convert Level 9 of roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises) at 6 Cross Street, Hurstville by the Georges River Local Planning Panel (Panel) on 20 September 2018.

Minute LPP042-18 associated with the proposal of the Georges River Local Planning Panel (Panel) on 20 September 2018 stipulates the following:

*“Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2018/0182 to convert Level 9 of roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises) at 6 Cross Street, Hurstville, be **deferred** for Council to consider the Draft VPA submitted as part of the application.*

In relation to the merits of the application the Panel would be minded to approve the application and accept the draft conditions of consent as presented in the officers report.

That following consideration of the Draft VPA the matter be reported back to the Panel for electronic determination.

Statement of Reasons

1. *The proposed development is considered to be an appropriate use and built form for the site and the character of the locality.*
2. *The proposed development subject to the recommended draft conditions will have an acceptable environmental impact.”*

On 26 November 2018, Georges River Council accepted and endorsed the letter of offer dated 27 September 2018 from the Illawarra Catholic Club Limited (Developer) to enter into a Voluntary Planning Agreement (VPA) for 6 Cross Street, Hurstville, accompanying Development Application DA2018/0182. Council resolution ENV041-18 stipulates the following:

“ENV041-18 Offer to Enter Into a Voluntary Planning Agreement Relating to DA2018/0182 for 6 Cross Street, Hurstville

- (a) *That Council accept and endorse the letter of offer dated 27 September 2018 from the Illawarra Catholic Club Limited (Developer) to enter into a Voluntary Planning Agreement (VPA) (Attachment 1) for 6 Cross Street, Hurstville, accompanying Development Application DA2018/0182 to convert level 9 to roof top terrace and allow integrated indoor / outdoor dining area in the*

approved development. The VPA offer will include and deliver the following public benefits:

- i. the Developer will provide a monetary contribution of \$142,605.19 (based on a residual land value rate of \$1,908.40/m² for an additional gross floor area of 149.45m²) for providing infrastructure improvements in the Hurstville City Centre, including upgrade of the local road network;
- ii. the public benefits are over and above the usual section 7.11, 7.12 and 7.24 contributions (formerly referred to as section 94, 94A and 94EF contributions) applicable to the development;
- iii. the VPA offer amend the existing VPA between Council and the Illawarra Catholic Club executed on 20 March 2018 relating to DA2017/0040.
- iv. the final VPA will contain provisions necessary to ensure compliance with the provisions of the Environmental Planning and Assessment Act 1979.

(b) That Council delegate authority to the General Manager to negotiate the specific terms of the amendments to existing Voluntary Planning Agreement executed 20 March 2018 and a Deed of Variation and to subsequently exhibit the draft amendments to the existing Planning Agreement and associated Deed of Variation in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979,

(c) That Council delegate authority to General Manager to:

- i. Authorise any minor changes to the draft amendment to the existing Voluntary Planning Agreement and Deed of Variation following public exhibition, provided that those changes do not diminish the value or nature of the public benefits to be delivered as identified in (a) above; and
- ii. Subsequently enter into the Deed of Variation and amended Voluntary Planning Agreement on behalf of Council.”

It should be noted that an additional condition (2a) to that reported to the LPP on 20 September 2018 has been recommended. This condition is an operational condition ensuring that the works contained in any consent issued under this DA can only operate in relation to that approved under DA2017/0040 for the base building. Condition 2a is proposed to read as follows:

“This Development Consent is only to operate in conjunction with DA2017/0040 (as subsequently modified) dated 10 January 2018 on land at 6-10 Cross Street HURSTVILLE issued by the South Sydney Planning Panel for “Extension of existing registered club and construction of tourist and visitor accommodation. Demolition of existing structures and construction of a 9 storey building containing extension of existing Illawarra Catholic Club, 5 x levels of tourist and visitor accommodation comprising 125 rooms, and basement parking”.

All construction and occupation certificate documentation issued for the development subject to this consent is to be interrelated and consistent with the requirements of this consent and that of DA2017/0040 (as referenced above).”

CONCLUSION

Based on the Council resolution, the reasons for deferral have now been satisfied and the application can be determined based on the assessment undertaken, recommended conditions and subsequently reported to the Georges River Local Planning Panel (Panel) on 20 September 2018. The final recommendation detail below is inclusive of a Deferred Commencement Condition requiring the VPA to be entered into prior to the consent being activated.

DETERMINATION

THAT pursuant to Section 4.16(1) and 4.16(3) of the Environmental Planning and Assessment Act 1979 (as amended) Development Consent to DA2018/0182 to convert Level 9 of roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises) at 6 Cross Street, Hurstville, be granted subject to the conditions detailed in Schedules 1 and 2 below:

Schedule 1

- A. Deferred Commencement Condition 1 – Planning Agreement** - The applicant/person with the benefit of the consent is to enter into a deed with the Council that amends the planning agreement entered into between the Council and Illawarra Catholic Club Ltd on 20 March 2018 under s7.4 of the Environmental Planning and Assessment Act 1979 on the terms of the letter of offer-from Illawarra Catholic Club Limited (Developer) dated 27 September 2018 and as agreed and in the manner stipulated by GRC Council under GRC Council resolution No. ENV041-18 dated 26 November 2018 which constitutes the applicant's offer for the purposes of s7.4(3) of the Environmental Planning and Assessment Act 1979 to enter into an amended planning agreement.

The applicant is to produce evidence to the Council sufficient to enable the Council to be satisfied as to the matters contained in Schedule 1 of this consent within three (3) years from the Determination Date of this consent.

The consent is not to operate until evidence of the executed planning agreement is provided to Council. Commencement of the approval cannot commence until written approval of the submitted information has been given by Council.

Upon confirmation in writing from Georges River Council that the Schedule 1 Conditions have been satisfied, the consent shall commence to operate as a Development Consent for a period of five (5) years from the **operative consent date**.

Schedule 2

SECTION A - GENERAL CONDITIONS

1. **Approved Plans** - The development will be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
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Section A	A320	04/05/2018	C	Crawford Architects
Section B	A321	04/05/2018	C	Crawford Architects
Section C	A322	04/05/2018	C	Crawford Architects
Section D	A323	04/05/2018	C	Crawford Architects
Section E	A324	04/05/2018	C	Crawford Architects
Section F	A325	04/05/2018	C	Crawford Architects
Section G	A326	04/05/2018	D	Crawford Architects
Section H	A327	04/05/2018	C	Crawford Architects
Basement B1 Plan	A204	04/05/2018	H	Crawford Architects
Basement B2 Plan	A203	15/06/2018	L	Crawford Architects
Basement B3 Plan	A202	04/05/2018	E	Crawford Architects
Basement B4 Plan	A201	04/05/2018	E	Crawford Architects
Basement B5 Plan	A200	04/05/2018	E	Crawford Architects
Level 1 Plan	A205	04/05/2018	G	Crawford Architects
Level 2 Plan	A206	04/05/2018	F	Crawford Architects
Level 3 Plan	A207	04/05/2018	G	Crawford Architects
Level 4 Plan	A208	04/05/2018	E	Crawford Architects
Level 5 Plan	A209	04/05/2018	E	Crawford Architects
Level 6 Plan	A210	04/05/2018	E	Crawford Architects
Level 7 Plan	A211	04/05/2018	E	Crawford Architects
Level 8 Plan	A212	04/05/2018	E	Crawford Architects
Level 9 Plan	A213	15/06/2018	K	Crawford Architects
Roof Plan	A214	04/05/2018	C	Crawford Architects
Landscape Plan	A103	04/05/2018	A	Site Image
Landscape Details	501	04/05/2018	A	Site Image
Location Plan	A001	04/05/2018	C	Crawford Architects
Elevation Cross Street	A300	04/05/2018	D	Crawford Architects
Elevation North	A301	04/05/2018	C	Crawford

				Architects
Elevation South	A310	04/05/2018	D	Crawford Architects
Elevation North	A311	04/05/2018	C	Crawford Architects
Elevation East	A312	04/05/2018	D	Crawford Architects
Level 9 Roof Kitchen and Bar Area	3257-1	23/04/2018	C	F&B Design Consultants
Level 9 Render	A009	15/06/2018	A	Crawford Architects
Level 9 Render	A010	15/06/2018	A	Crawford Architects
Level 9 Finishes Schedule	A011	15/06/2018	A	Crawford Architects
Internal Elevations – Kitchen L9	A416	25/06/2018	B	Crawford Architects

2. **Planning Agreement** - Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, the applicant must comply with the terms of the planning agreement (as referred to in Schedule 1 of this consent) that relates to the development application the subject of this consent.

- 2a. This Development Consent is only to operate in conjunction with DA2017/0040 (as subsequently modified) dated 10 January 2018 on land at 6-10 Cross Street HURSTVILLE issued by the South Sydney Planning Panel for *“Extension of existing registered club and construction of tourist and visitor accommodation. Demolition of existing structures and construction of a 9 storey building containing extension of existing Illawarra Catholic Club, 5 x levels of tourist and visitor accommodation comprising 125 rooms, and basement parking”*.
All construction and occupation certificate documentation issued for the development subject to this consent is to be interrelated and consistent with the requirements of this consent and that of DA2017/0040 (as referenced above).

3. No advertising and/or signage is approved as part of this consent. Any new/future signage must either:
 - Obtain separate consent(s); and/or
 - Be erected/installed in accordance with relevant exempt provisions within State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. Any outdoor/security lighting must be located, designed and shielded in a manner that does not cause disturbance to surrounding premises and/or passing vehicular traffic.

5. Any new electrical connections to the site are to be carried out using underground cabling.

SECTION B - SEPARATE APPROVALS UNDER OTHER LEGISLATION

6. **Section 138 Roads Act 1993 and Section 68 Local Government Act 1993**
- Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure. If separate activity approvals are required under other legislation, these approvals will be obtained and evidence of the approval(s) provided to the Certifier prior to the issue of the Construction Certificate.

Separate approval is required under the *Roads Act 1993* and/or the *Local Government Act 1993* for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a “works zone”;
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater and ancillary works in the road reserve;
- (k) Stormwater and ancillary to public infrastructure on private land; and
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council’s roadways/footways.

These separate activity approvals will be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

The relevant Application Forms for these activities can be downloaded from Council’s website www.georgesriver.nsw.gov.au.

For further information, please contact Council’s Customer Service Centre on (02) 9330 6400.

7. **Building - Hoarding Application** - Prior to the commencement of work above ground level a separate application for the erection of an A class (fence type) hoarding, in accordance with the requirements of Work Cover Authority of NSW, must be erected along that portion of property boundaries adjoining the footway. An application for this work under Section 68 of the Local Government Act 1993 and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under s68 of the Local Government Act and s138 of the Roads Act 1993:

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location.

SECTION C - PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

8. **Requirement for a Construction Certificate** - The erection of a building **must** not commence until a Construction Certificate has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited Certifier.

9. **Appointment of a Principal Certifier** - The erection of a building must not commence until the beneficiary of the development consent has appointed a Certifier for the building work.

10. **Plans and Specifications**

a) Details of the construction and fit out of food premises must be submitted to Council's Environmental Health Officer. The plans and specifications must demonstrate compliance with the:

i. Food Act 2003 (as amended)

ii. Food Regulation 2015 (as amended)

iii. Food Standards Code as published by Food Standards Australia

iv. New Zealand and Australian Standard AS4674:2004 Design, Construction and fit out of food premises (as amended)

v. Sydney Water - trade Waste Section.

Environmental Health Officers' must advise in writing that the plans and specification are considered satisfactory prior to the issue of any Construction Certificate.

b) Odour Control - Exhaust System (Charcoal Cooking)

Details of the construction and fit out of the exhaust ventilation system must be submitted for approval with the construction certificate.

Plans and specifications must demonstrate compliance with the Protection of the Environment Operations Act 1997 (as amended) whereby the exhaust system in the food premises is fitted with pollution control equipment capable of removing odour and smoke from cooking fumes.

A suitably qualified person shall certify that this condition is satisfied prior to the issue of the Occupation Certificate. The development shall at all times comply with these noise levels post occupation.

c) Waste Facility

Details of the construction and fit out of the waste facility of the food premises must be submitted to Council's Waste Services Team for approval. Such details must demonstrate compliance with the Food Act 2003 (as amended), Food Regulation 20105 (as amended); the Food Standards Code as published by Food Standards Australia and New Zealand and Australian Standard AS 4674:2004 Design, construction and fit out of food premises (as amended.) and must be:

i. provided with a hose tap connected to the water supply;

- ii. paved with impervious floor materials;
 - iii. coved at the intersection of the floor and the walls;
 - iv. graded and drained to a waste disposal system in accordance with the requirements of the relevant regulatory authority (Sydney Water);
 - v. adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;
 - vi. Must be large enough to accommodate the bins required. Council's Environmental Health Officers' must advise in writing that the plans and specification are considered satisfactory prior to the issue of any Construction Certificate
11. **Acoustic Requirements - Compliance with submitted Acoustic Report -** The Construction Certificate plans shall demonstrate compliance with the Acoustic Report submitted and approved by Council, titled Illawarra Catholic Club Expansion Proposed Rooftop Bar – S96 Acoustic Assessment– Report Number 18040 dated May 2018 and addendum to S96 Acoustic Assessment Report 18040 dated 18 June 2018 prepared by Acoustics and Air – Mr Wilkinson Murray.
12. **Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact Council prior to the payment of Section 7.11 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit	\$3,750.00
Inspection Fee for Refund of Damage Deposit	\$155.00
DEVELOPMENT CONTRIBUTIONS	
HURSTVILLE	

Hurstville Section 94 Development Contributions Plan 2012 - Non-Residential Hurstville City Centre (Public Domain)	\$48,205.72
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General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

The Section 7.11 contribution is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

A Section 7.12 contribution has been levied on the subject development pursuant to the Georges River Council Section 94A Contributions Plan.

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Section 94 Development Contributions Plan.

Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

13. **Fire Safety Measures** - Prior to the issue of a construction certificate a list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to the Certifier. Such a list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Certifier will then issue a Fire Safety Schedule for the building.
14. **Damage Deposit - Major Works** - In order to insure against damage to Council property the following is required:
 - (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development and to ensure the construction of the civil works to be complete at the applicant's expense: **\$3,750.00**
 - (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: **\$155.00**
 - (c) Submit to Council, before the commencement of work, a dilapidation

report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

15. **Access for Persons with Disabilities** - Access for persons with disabilities must be provided to the site, including to the entry foyer, basement carpark, required sanitary and kitchen facilities and allocated balconies in accordance with the requirements of the Premises Standards, the Building Code of Australia and AS 1428.1. Details must be submitted with the Construction Certificate Application.

In regards to the above, access throughout basement shall be highlighted/line marked and sign posted to safeguard egress.

In the event that full compliance cannot be achieved the services of an accredited access consultant is to be obtained to determine alternative methods of compliance, such a report must be submitted to and endorsed by the Principal Certifying Authority prior to issue of the Construction Certificate

16. **Commonwealth Disability (Access to Premises) Standard** - The *Commonwealth Disability (Access to Premises - Buildings) Standards 2010* (the Premises Standards) applies to all applications (including a Construction Certificate). This requires any new building, part of a building and the affected part of the existing building to comply with the Premises Standards, the Building Code of Australia and AS 1428.

17. **Slip Resistance** - All pedestrian surfaces in areas such as foyers, public corridors/hallways, stairs and ramps as well as floor surfaces in the wet rooms in any residential units will have slip resistance classifications, as determined using test methods in either wet or dry conditions, appropriate to their gradient and exposure to wetting. The classifications of the new pedestrian surface materials, in wet or dry conditions, will comply with AS/NZS4586:2004 - Slip Resistance Classifications of New Pedestrian Materials and will be detailed on the plans lodged with the application for the Construction Certificate.

18. **Site Management Plan - Major Development** - A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

- (a) location of protective site fencing;
- (b) location of site storage areas/sheds/equipment;
- (c) location of building materials for construction, e.g. stockpiles
- (d) provisions for public safety;
- (e) dust control measures;
- (f) method used to provide site access location and materials used;
- (g) method used to provide protective measures for tree preservation;
- (h) provisions for temporary sanitary facilities;
- (i) location and size of waste containers/skip bins;

- (j) details of proposed sediment and erosion control measures;
- (k) method used to provide construction noise and vibration management;
- (l) construction traffic management details.

The site management measures are to be implemented prior to the commencement of any work. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan will be kept on site and is to be made available upon request.

19. **Construction Traffic Management Plan** - A Construction Traffic Management Plan detailing:

- (a) construction vehicle routes;
- (b) anticipated number of trucks per day;
- (c) hours of construction;
- (d) Access arrangements; and
- (e) Proposed traffic measures to minimise impacts of construction vehicles

must be submitted for the approval of Council's Engineers. Council's Engineers will specify in writing that they are satisfied with the Traffic Management Plan prior to the issue of the Construction Certificate.

20. **Waste Management Plan** - A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of the works must be submitted to the Certifier prior to the issue of any Construction Certificate.

21. **BASIX Commitments** - All energy efficiency measures as detailed in the BASIX Certificate must be implemented on the plans lodged with the application for the Construction Certificate.

22. **Acoustic requirements for timber flooring** - If timber flooring is installed within the development, then appropriate insulation between floors shall achieve a minimum sound attenuation of (50Rw).

SECTION D - PRIOR TO THE COMMENCEMENT OF WORK

23. **Registered Surveyor's Report - During Development Work** - A report will be submitted to the Certifier at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey will be provided at each subsequent storey.
- (e) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.

- (f) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey will indicate the reduced level of the main ridge.

Work will not proceed beyond each stage until the Principal Certifier is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

- 24. **Utility Arrangements** - Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.
- 25. **Road Opening Permit** - A Road Opening Permit will be obtained from Council, in the case of local or regional roads, or from the RMS, in the case of State roads, for every opening of a public road reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of work in the road.
- 26. **Notice of Commencement** - The beneficiary of the development consent must give at least two (2) days' notice to the Council and the Principal Certifier of their intention to commence the erection of a building.
- 27. **Notification of Critical Stage Inspections** - No later than two (2) days before the building work commences, the Principal Certifier must notify:
 - (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
 - (b) the beneficiary of the development consent of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

SECTION E - DURING WORK

- 28. **Critical Stage Inspections** - The last critical stage inspection must be undertaken by the Principal Certifier. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the Environmental Planning and Assessment Regulation 2000.
- 29. **Site sign** - A sign must be erected in a prominent position onsite only showing:
 - (a) the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (b) the name of the principal contractor or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (c) that unauthorised entry to the work site is prohibited.

The sign must to be maintained while the building work is being carried out, but must be removed when the work has been completed.

30. **Site sign - Site Management Sign** - A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:
- (a) The builder's name, builder's telephone contact number both during work hours and after hours.
 - (b) That no works are to be carried out in Council's Road Reserve without prior application and approval of a Road Opening Permit from Council.
 - (c) That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
 - (d) That no skip bins or materials are to be stored on Council's Road Reserve.
 - (e) That the contact number for Northern Beaches Council for permits is 9970 1111.
31. **Soil & Erosion Control Measures** - Prior to the commencement of works, a durable site sign, issued by Council in conjunction with this consent, will be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign will remain in a prominent location on site up until the completion of all site and building works.
32. **Cost of work to be borne by the applicant** - The applicant will bear the cost of all works associated with the construction of the development that occurs on Council property. Care will be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway will be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction must be maintained in a state of good repair and condition throughout the course of construction.
33. **Obstruction of Road or Footpath** - The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under the *Roads Act 1993* and/or the *Local Government Act 1993*.
34. **Hours of Construction for Building Work** - Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery must not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.
35. **Hazardous or Intractable Waste – Removal and Disposal.** Hazardous or intractable waste arising from the construction process must be removed and disposed of in accordance with the requirements of SafeWork NSW and the NSW Environment Protection Authority and all applicable legislation.

36. **Damage within Road Reserve & Council Assets** - The owner will bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.
37. **Public Utility & Telecommunication Assets** - The owner will bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.
38. **Works Zone** - The installation of a "Works Zone" for the site will require the approval from the Traffic Advisory Committee. As a result, the applicant will provide a formal request to Council's Traffic Section with the duration and exact location of the required "Works Zone" at least 6 weeks prior to its required installation date. All costs associated with the installation of a "Works Zone" will be at the applicants expense.
39. **Waste Management Facility** - All materials removed from the site as a result of site clearing, site preparation and, or excavation will be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like will be ignited or burnt.

Copies of all receipts for the disposal, or processing of all such materials will be submitted to the Principal Certifier and Council, where Council is not the Principal Certifier.

40. **Site Safety Fencing** - Site fencing will be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the construction work, except in the case of alterations to an occupied dwelling. The fencing will be erected before the commencement of any work and maintained throughout construction work.
41. No trees are to be removed on the site or neighbouring properties without the prior written approval of Council.

SECTION F - PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

42. **Occupation Certificate** - A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building. Only the Principal Certifier appointed for the building work can issue the Occupation Certificate.
43. **Fire Safety Certificate before Occupation or Use** - In accordance with Clause 153 of the *Environmental Planning and Assessment Regulation 2000*, on completion of building works and prior to the issue of an Occupation Certificate, the owner will cause the issue of a Final Fire Safety Certificate in accordance with Clause 170 of the aforesaid Regulation. The Fire Safety Certificate will be in the form or to the effect of Clause 174 of the Environmental Planning and Assessment Regulation, 2000. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so.
- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.

A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

- 44. **Acoustic Compliance** – Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the PCA certifying that the construction has incorporated the recommendations in the DA Acoustic Report titled Illawarra Catholic Club Expansion Proposed Rooftop Bar – S96 Acoustic Assessment– Report Number 18040 dated May 2018 and addendum to S96 Acoustic Assessment Report 18040 dated 18 June 2018 prepared by Acoustics and Air – Mr Wilkinson Murray.
- 45. **Food Premises - Inspection & Registration** - Prior to the issue of any Occupation Certificate or occupation or use of any food premises:
 - (a) An inspection of the fit out of the Food Premises must be arranged with Council's Environmental Health Officer;
 - (b) A satisfactory final inspection must have been undertaken by Council's Environmental Health Officer; and
 - (c) The Food Premises must notify and register its business details with Georges River Council as required under section 100 of the Food Act 2003.
- 46. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the *Building and Construction Industry Long Service Payments Act 1986*.

Payment of the required Long Service Levy payment must be made and proof of payment provided to the Principal Certifier prior to the issue of an Occupation Certificate.
- 47. **House Policy** - House Policy to be prepared and implemented with specific reference to intoxication, responsible service of alcohol and threats of self-harm. Training to be given to staff to comply with the house policy.
- 48. **Neighbourhood amenity signage** - Signage is to be erected in a prominent position near the main exit of the premises reminding patrons to leave quietly.

SECTION G - ONGOING CONDITIONS

- 49. **Noise Control** - The use of the premises will not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the *Protection of the Environment Operations Act 1997 (as amended)*.

50. **Food Premises - Adequate waste receptacles (Restaurants, takeaway/cafe)** - Appropriate waste and recycling containers must be provided for waste generation rates of 0.3 to 0.6 square metres per 100 meals, plus up to 0.15 cubic metres of beverage containers per 100 meals. All waste and recycling containers shall be stored in the approved waste storage area that is large enough to store the required number of bins and must be adequately serviced by waste collection vehicles.
51. **Food premises - Maintenance of food premises** - The food premises must be maintained in accordance with the Food Act 2003 (as amended), Food Regulation 2015 (as amended); the Food Standards Code as published by Food Standards Australia & New Zealand and Australian Standard AS 4674-2004: Construction and fit out of food premises (as amended).
52. **Food premises - Garbage Odour** - A waste contractor shall be engaged to remove all waste from the garbage storage area on a regular basis so that no overflow of rubbish will occur. Practical measures are also to be taken to ensure that odour emission from the garbage storage area does not cause offensive odour as defined under the provision of the Protection of the Environment Operations Act, 1997 (as amended).
53. **Food premises - Storage of waste -used cooking oil** - Used oil shall be contained in a leak proof container and stored in a covered and bunded area prior to off-site disposal. Copies of receipts for the disposal of used cooking oil shall be kept on-site and made available to Council Officers upon request.
54. **Final Acoustic Report - Verification of Noise report** - Within three months from the issue of an Occupation Certificate, an acoustic assessment is to be carried out by an appropriately qualified acoustic consultant, in accordance with the EPA's Industrial Noise Policy and submitted to Council for consideration. This report should include but not be limited to, details verifying that the noise control measures as recommended in the acoustic report titled Illawarra Catholic Club Expansion Proposed Rooftop Bar – S96 Acoustic Assessment– Report Number 18040 dated May 2018 and addendum to S96 Acoustic Assessment Report 18040 dated 18 June 2018 prepared by Acoustics and Air – Mr Wilkinson Murray are effective in attenuating noise to an acceptable noise level and that the use is not calculated to give rise to 'offensive noise' as defined under the provision of the Protection of the Environment Operation Act 1997 (as amended).
55. **Smoke Free Compliance** - The subject development consent issued by Council does not imply or otherwise verify compliance with the Smoke-Free Environment Act 2000 and/or the Smoke-Free Environment Regulation 2016. The applicant and/or owner of the premises should seek their own legal advice as to compliance with Act and/or Regulation if proprietors of the premises intend allowing smoking in any area of the premises, including that area subject of this consent.
56. **Outdoor Area - Prohibition of live bands, amplified music or speakers** - There shall be no live bands, amplified music or speakers permitted to perform in the outdoor area at any time.

57. **Queue Management** - Licensed, uniformed security guards are to monitor and ensure that patrons awaiting entry to the licensed premises form a queue and the queue is positioned to not impeded the free flow of pedestrians.
58. **Access Control** - Staff and or security to be present at all times when the premises is open to the public.
59. **Removal of open alcohol** - The licensee must ensure no open alcohol containers are taken off the premises.
60. **Closed Circuit Television –**
- 1) The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:
 - (a) The system must record continuously from opening time until one hour after the premises is required to close or in the case of premises that is not required to cease trading, continuously at all times.
 - (b) Recordings must be in a digital format and at a minimum of fifteen frames per second (15 fps).
 - (c) Any recorded image must specify the time and date of the recorded image.
 - (d) The systems cameras must cover the following areas:
 - (i) all entry and exit points on the premises
 - (ii) the footpath immediately adjacent to the premises and
 - (iii) all publicly accessible areas (other than toilets) within the premises.
 - 2) The licensee must also:
 - (a) Keep all recordings made by the CCTV system for at least 30 days
 - (b) Ensure that the CCTV system is accessible at all times the system is required to operate by at least one person able to access and fully operate the system including downloading and producing recordings of CCTV footage and
 - (c) Provide any recordings made by the system to a police officer of authorised officer within 24 hours of any request by a police officer or authorised officer.
61. **Crime Scene Preservation** - The licensee must ensure that immediately after the licensee or staff member becomes aware of an incident on the premises involving an act of violence causing an injury to a person on the premises, the following is adhere to:
- (a) The licensee and/or staff take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police, and
 - (b) The licensee and/or staff make direct and personal contact with the Police Area Commander or his/her delegate and advise the commander or delegate of the incident, and

- (c) The licensee and/or staff comply with any directions given by the commander or delegate to preserve or keep intact the area where the violence occurred.

Note: In this condition “staff”, means any person employed by or acting on behalf of the licensee of the premises, and includes any person who is employed to carry on activities as a crowd controller or bouncer on or about the premises.

62. **Security** - At least one uniformed licensed security officer is employed at the premises when alcohol is available. Uniformed Licensed security officers are to be employed at a ratio of no less than one per one hundred patrons or part thereof. When more than two (2) security officers are employed at the premises, One must remain at the entrance front foyer and remaining security are to continually patrol the premises and the area in the vicinity of the premises to ensure that the patrons do not loiter or linger in the area or cause nuisance or annoyance to the neighbourhood. Uniformed licensed security officers are to remain at the entry/exit point until (30) thirty minutes after closing or until the last patron has left the premises.
63. **Amenity of the Neighbourhood** - The implementation of this development will not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.
64. **Activities and Storage of Goods Outside Buildings** - There will be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.
65. **Maintenance of Landscaping** - All trees and plants forming part of the landscaping will be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying plants and any other operations required to maintain healthy trees, plants and turfed areas.

The maintenance of the landscaping shall be undertaken in perpetuity. Should any plants or trees die, then they shall be replaced with the same species (i.e. like for like).

66. **Annual Fire Safety Statement** - The owner of the building premises will ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement will be given:
- (a) Within 12 months after the date on which the fire safety certificate was received.
 - (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
 - (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the *Environmental Planning and Assessment Regulation 2000*.
 - (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the

building.

67. **Responsibility of Owners Corporation** - The Owners Corporation will be responsible for presenting all approved waste and recycling receptacles for collection, and returning all receptacles to the Main Waste Collection Room, as soon as practicable after they have been serviced.

The Owners Corporation will also be responsible for maintaining all equipment, systems, facilities and storage areas used in conjunction with the provision of waste management services in accordance with all applicable regulatory requirements, relevant health and environmental standards, and to the satisfaction of Council.

68. **Management of Waste Facilities** – The ongoing management of onsite waste facilities shall be undertaken in accordance with the following requirements:

- (a) Occupational Health and Safety issues such as slippery floors in waste rooms and the weight of the waste and recycling receptacles will need to be monitored.
- (b) Cleaners will monitor the bin storage area and all spills will be attended to immediately by cleaners.

69. The ongoing operation of Recycling and Waste Management Services is to be undertaken in accordance with the Waste Management Plan.

70. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

71. Any graffiti on the site is to be removed within forty eight (48) hours.

72. **Outdoor Lighting** - To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

73. Lighting - **General Nuisance** - Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

74. **Activities and storage of goods outside buildings** - There shall be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.

SECTION H - OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

75. **Requirement for a Construction Certificate** - The erection of a building must not commence until a Construction Certificate has been issued.

76. **Appointment of a PCA** - The erection of a building must not commence until the applicant has:

- (a) Appointed a PCA for the building work; and
- (b) If relevant, advised the PCA that the work will be undertaken as an Owner -Builder.
- (c) If the work is not going to be undertaken by an Owner - Builder, the applicant must:
 - (i) Appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the Home Building Act 1989) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
 - (ii) Notify the PCA of the details of any such appointment; and
 - (iii) Notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An Information Pack is attached for your convenience should you wish to appoint Georges River Council as the PCA for your development.

Should the Council be appointed as the Principal Certifying Authority in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justifying the non-compliances with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

- 77. **Energy Efficiency Provisions** - Should Council be appointed as the Principal Certifying Authority, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the Principal Certifying Authority.
- 78. **Notification Requirements of PCA** - No later than two days before the building work commences, the PCA must notify:
 - (a) The consent authority and the Council (if not the consent authority) of his or her appointment; and
 - (b) The applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

79. **Notice of Commencement** - The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

A Notice of Commencement Form is attached for your convenience.

80. **Critical Stage Inspections** - The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the Environmental Planning and Assessment Regulation 2000.

81. **Notice to be given prior to critical stage inspections** - The principal contractor for a building site, or the owner-builder, must notify the PCA at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed as the PCA, 48 hours notice in writing, or alternatively 24 hours notice by facsimile or telephone, must be given when specified work requiring inspection has been completed.

82. **Occupation Certificate** - A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

Only the PCA appointed for the building work can issue the Occupation Certificate.

An Occupation Certificate Application Form is attached for your convenience.

SECTION I - PRESCRIBED CONDITIONS

83. **Clause 97A – BASIX Commitments** - This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.
84. **Clause 98 – Building Code of Australia** - Requires all building work to be carried out in accordance with the Building Code of Australia.
85. **Clause 98A – Erection of Signs** - Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Principal Certifier and the Principal Contractor.
86. **Clause 98E – Protection & support of adjoining premises** - If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.

END CONDITIONS

NOTES/ADVICES

87. **Review of Determination** - Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: Review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney South Planning Panel or the Land & Environment Court.

88. **Appeal Rights** - Part 8 (Reviews and appeals) of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.
89. **Lapsing of Consent** - This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended
90. **Electricity Supply** - This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. The applicant is advised to contact Ausgrid for further details and information on lodging your application to connect to the network.
91. **Disability Discrimination Act** – The applicant is responsible to ensure compliance with this and other anti-discrimination legislation.
92. **Security deposit administration & compliance fee** - Under the *Local Government Act 1993*, a security deposit (or part) if repaid to the person who provided it is to be repaid with any interest accrued on the deposit (or part) as a consequence of its investment.

Council will cover administration and other costs incurred in the investment of these monies. The current charge is \$50.00 plus 2% of the bond amount per annum.

The interest rate applied to bonds is set at Council's business banking facility rate as at 1 July each year. Council will accept a bank guarantee in lieu of a deposit.

All interest earned on security deposits will be used to offset the Security Deposit Administration and Compliance fee. Where interest earned on a deposit is not sufficient to meet the fee, it will be accepted in full satisfaction of the fee.

93. These conditions comprise the operational and statutory conditions which must be satisfied under the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2000*. Please refer to the full details of the Act and Regulations as in force, at www.legislation.nsw.gov.au. It is the responsibility of the beneficiary of this consent to determine which operational and statutory conditions apply.

ATTACHMENTS

- Attachment Assessment Report to GRLPP dated 20 September 2018
[↓1](#)
- Attachment Minutes of GRLPP dated 20 September 2018
[↓2](#)
- Attachment GRC Council Minutes of the meeting dated 26 November 2018
[↓3](#)
- Attachment Letter of offer dated 27 September 2018 from the Illawarra Catholic Club Limited (Developer) to enter into a Voluntary Planning Agreement (VPA)
[↓4](#)
- Attachment 16093 02 A214 ROOF PLAN ISSUE C - 6-8 cross st Hurstville
[↓5](#)
- Attachment 16093 04 Landscape SS163419103A - 6-8 Cross St Hurstville
[↓6](#)
- Attachment 16093 02 A300 ELEVATION CROSS STREET ISSUE D - 6-8 cross st Hurstville
[↓7](#)
- Attachment 16093 02 A311 ELEVATION NORTH ISSUE C - 6-8 cross st Hurstville
[↓8](#)
- Attachment 16093 02 A310 ELEVATION SOUTH ISSUE D - 6-8 cross st Hurstville
[↓9](#)
- Attachment 16093 02 A301 ELEVATION NORTH ISSUE C - 6-8 cross st Hurstville
[↓10](#)
- Attachment 16093 02 A312 ELEVATION EAST ISSUE D - 6-8 cross st Hurstville
[↓11](#)
- Attachment 16093 02 A213 LEVEL 9 and ROOF PLAN ISSUE F - 6-8 cross st Hurstville
[↓12](#)
- Attachment 16093 02 A113 LEVEL 9 PLAN ISSUE C - 6-8 cross st Hurstville
[↓13](#)