

Annexure B

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: DA2025.47

Development: Demolition of all existing structures on site, tree removal, and construction of a two-storey attached dual occupancy development and front fence.

Site: 40 Abbotsford Road, Homebush 2140.

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 05 March 2026

Date from which consent takes effect:

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land known as 40 Abbotsford Road, Homebush, 2140, legally known as Lot A in DP 951855.

The conditions of consent are as follows:

GENERAL CONDITIONS

1. Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989

1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.
2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.
4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.
5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
6. This section does not apply—
 - a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or
 - b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.

2. Erection of signs

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.
2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

- a. showing the name, address and telephone number of the principal certifier for the work, and
 - b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.
3. The sign must be—
- a. maintained while the building work, subdivision work or demolition work is being carried out, and
 - b. removed when the work has been completed.
4. This section does not apply in relation to—
- a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
 - b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

3. Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—

- a) Basix development,
- b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.

4. Notification of Home Building Act 1989 requirements

1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.
2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—
 - a) for work that requires a principal contractor to be appointed—
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,
 - b) for work to be carried out by an owner-builder—

- i. the name of the owner-builder, and
 - ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.
3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.
4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.

5. Approved plans and supporting documentation.

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Description	Reference No.	Date	Revision	Prepared By
Demolition Plan	Job No. J24636D, Drawing No. DA1004	12 February 2026	C	CD Architects
Site Plan	Job No. J24636D, Drawing No. DA1006	12 February 2026	E	CD Architects
Ground Floor Plan	Job No. J24636D, Drawing No. DA1102	12 February 2026	H	CD Architects
Level 1 Floor Plan	Job No. J24636D, Drawing No. DA1103	12 February 2026	I	CD Architects
Roof Plan	Job No. J24636D, Drawing No. DA1104	12 February 2026	H	CD Architects
North & South Elevations and Streetscape	Job No. J24636D, Drawing No. DA2001	12 February 2026	I	CD Architects

East & West Elevations	Job No. J24636D, Drawing No. DA2002	12 February 2026	I	CD Architects
Section A & Section B	Job No. J24636D, Drawing No. DA3001	12 February 2026	I	CD Architects
Section C & Section D	Job No. J24636D, Drawing No. DA3001	12 February 2026	G	CD Architects
Finishes Schedule	Job No. J24636D, Drawing No. DA7041	12 February 2026	G	CD Architects
Front Fence Plan	Job No. J24636D, Drawing No. DA7093	12 February 2026	H	CD Architects
Boundary Fence Details	Job No. J24636D, DA7096 Rev B	12 February 2026	B	CD Architects
Landscape Plan: Ground Floor	Drawing No. DA-L101	17 February 2026	D	Canvas Landscape Architects
Landscape Typical Details & Maintenance Program	Drawing No. DA-L102	20 November 2025	C	Canvas Landscape Architects
Sediment and Water Management Plan	SW01	17 February 2026	Rev 04	Australia Wide Consulting Services
Stormwater Drainage Plan	SW02	17 February 2026	Rev 04	Australia Wide Consulting Services
Roof Plan	SW03	17 February 2026	Rev 04	Australia Wide Consulting Services
Rainwater Tank & Typical Detail Sheet	SW04	17 February 2026	Rev 04	Australia Wide Consulting Services
OSD Section Detail	SW05	17 February 2026	Rev 04	Australia Wide Consulting Services
Approved Documentation				
Description	Reference No.	Date	Revision	Prepared By
Survey	DE-01	12 February 2026	B	Ensure Consulting Pty Ltd

BASIX CERTIFICATE 1783470S_06 –	Project Name Dual Occ @ U-1_40 Abbotsford Road Homebush_06	26 February 2026		William Wong of Ecoplus
BASIX CERTIFICATE 1783470S_06 –	Project Name Dual Occ @ U-2_40 Abbotsford Road Homebush_06	26 February 2026		William Wong of Ecoplus
WASTE MANAGEMENT PLAN	Ref -24285	February 2025	NA	Garry Dicken of Dickens Solutions
Arboricultural Impact Assessment and Tree Management Plan	NA	18 February 2026	Version 10	Scott Freeman of Horticultural Management Services

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

6. Infrastructure Development Contributions

Council has identified that the development will be subject to the imposition of Development Contributions. In accordance with Council's relevant Contributions Plan, the following monetary contributions are required.

DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94 Development Contributions - Roads and Traffic Management	\$952.81
Strathfield Section 94 Development Contributions – Local Open Space	\$4,127.74
Strathfield Section 94 Development Contributions – Major Open Space	\$12,043.99
Strathfield Section 94 Development Contributions – Community Facilities	\$2,647.20
Strathfield Section 94 Development	\$228.26

Contributions - Administration	
TOTAL CONTRIBUTIONS	\$20,000.00

Indexation

The above contributions will be indexed at the time of payment to reflect inflation, in accordance with the indices provided by the relevant Development Contributions Plan. Indexation will be based on the CPI of **143.9** used to calculate the above contribution amount.

Please email council council@strathfield.nsw.gov.au prior to the payment of s7.11 or s7.12 Contributions to confirm the indexed contribution payable and the form of payment that will be accepted by Council.

Timing of Payment

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

A copy of the current Development Contributions Plans may be viewed on Council's website www.strathfield.nsw.gov.au.

Condition reason: To enable the provision of public amenities and services required and anticipated as a consequence of increased demand resulting from the development.

7. **Building Height**

The height of the building measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 18.67m AHD to the ridge of the building.

Condition reason: To ensure the approved building height is complied with.

8. **Section 138 Roads Act 1993 & 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.

Separate approval is required under Section 138 of the Roads Act 1993 and Section 68 of 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.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities.

- (a) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.
- (b) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (c) Establishing a "works zone";

- (d) Placing or storing materials or equipment;
- (e) Placing or storing waste containers or skip bins;
- (f) Stormwater & ancillary to public infrastructure on private land
- (g) Erecting a structure or carrying out work

Separate activity approvals for (a)-(g) must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

- (h) Pumping water from the site into the public road;
- (i) Constructing a vehicular crossing or footpath;
- (j) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (k) Stormwater & ancillary works in the road reserve; and
- (l) Pumping concrete from a public road;

Separate activity approvals for (h)-(l) must be obtained and evidence of the approval provided to the Certifying Authority prior to the activities commencing.

The relevant Application Forms for these activities can be downloaded from Council's website

www.strathfield.nsw.gov.au

For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

Condition reason: To ensure the protection of existing public infrastructure and adjoining properties

9. Vehicular Crossing – Minor Development

Constructing a vehicular crossing and footpath requires a separate approval under Section 138 of the Roads Act 1993 prior to the commencement of those works. This approval must be obtained from Council by completing and submitting a works permit application.

The approval for a new or modified vehicular crossing will contain the plans and specifications required to construct the crossing and footpath. These works must be completed prior to the issue of an Occupation Certificate.

Condition reason: To ensure appropriate vehicular access to the site can be achieved.

10. Road Opening Permit

A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from TFNSW in the case of State roads, for every opening of a public reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of works in the road.

Condition reason: To protect Council roads and footpaths and to ensure any works are to the relevant standards.

11. Demolition Inspection Fees

The owner/applicant is to arrange for Council to carry out pre-commencement and post demolition inspections of the site.

- i. The pre-commencement inspection must be carried out by a Council Officer once all site works required as part of this consent have been installed and prior to any demolition works commencing.
- ii. A final, post demolition inspection must be carried out by a Council Officer once all demolition works have been completed to ensure that the site is left in a satisfactory manner and in accordance with the conditions of consent.
- iii. A total of **\$700** for the two (2) inspections is to be paid to Council prior to the issue of the construction certificate or any demolition works commencing on site.

For booking of Inspections - The applicant/owner is to contact Council's Customer Service Centre (ph9748-9999) minimum two (2) days prior to the required inspection.

Condition Reason: To ensure that the demolition works are carried out in accordance with the development consent and relevant standards, the site is maintained in a safe manner and for the protection of Councils assets.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

12. Design amendments

1. Prior to the issue of any construction certificate the approved material and finishes schedules, including the front fence plan, must be amended and submitted to the satisfaction of Council's Manager, Planning & Place with the following details:
 - Roof finishes are to be shown as Monier Urban Shingle in Monier colour peak or similar in terms of style and colour.
 - All external brick finishes are to be shown as Bowral 76 Gertrudis Brown or similar in terms of style and colour.
 - Front fence palisade infill is to be detailed as round metal maximum 20mm in diameter finished in Dulux Monument

Condition reason: To ensure compatibility with the streetscape

13. Long Service Levy

Before the issue of the relevant construction certificate the long service levy of **\$4,205.92** as calculated at the date of this consent, must be paid to the Long Service Corporation of Council under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier.

Condition reason: To ensure the long service levy is paid.

14. Payment of security deposits

Before the issue of the relevant construction certificate, the applicant must:

- a) make payment of **\$17,510.00** for a security deposit and **\$155.00** for Administration Fee to the consent authority, and
- b) if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

15. Basix Commitments

The approved BASIX Certificate must be submitted to the Principal Certifier with the application for a Construction Certificate.

All measures and commitments as detailed in the BASIX Certificate No.1783470S_06 must be implemented on the plans lodged with the application for the Construction Certificate.

Condition reason: To comply with statutory requirements.

16. Stormwater System

The approved stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system in accordance with Council's Stormwater Management Code and AS/NZS 3500.3: 2015 (as amended), prepared by a suitably qualified professional engineer specialising in hydraulic engineering, must be submitted for approval to the Principal Certifier with the Construction Certificate.

Condition reason: To ensure stormwater drainage system is adequately designed.

17. Erosion and sediment control plan

Before the issue of a construction certificate, the approved erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Principal certifier:

- a) Council's relevant development control plan,
- b) the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time), and
- c) the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time).

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

18. Dial Before Your Dig

The applicant must contact [Home | Before You Dig Australia \(BYDA\)](#) to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Dial Before You Dig" must be forwarded to Council's Engineers for their records.

Condition reason: To ensure the protection of services and utility.

19. Structural Details

Engineer's details for all reinforced concrete work, structural beams, columns & other structural members must be prepared by a suitably qualified practising Structural Engineer. These details are to be submitted to the Principal Certifier for approval.

A copy must be forwarded to Council where Council is not the Principal Certifier.

Condition reason: To ensure works are structurally sound.

20. Off Street Parking – Compliance with AS2890

All driveways, access ramps, vehicular crossings and car parking spaces must be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities), AS 2890.6 (parking for people with disabilities) and AS 2890.2 (for commercial vehicle facilities).

Condition reason: To ensure adequate vehicular access can be achieved and complies with relevant standards.

21. Construction Site Management Plan

Before the issue of a construction certificate, a construction site management plan must be prepared, and provided to the certifier. The plan must include the following matters:

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

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

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

22. Waste Management Plan – an approved document of this consent

Before the issue of a construction certificate, a waste management plan for the development must be provided to the certifier.

Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

23. Tree Bond

A tree bond (calculated in accordance with Council’s adopted Fees and Charges) and administration fee of \$155 must be paid to Council, prior to the issue of a Construction Certificate.

Tree number	Species Name	Height	Bond Fee
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1	Lophostemon confertus	7m	\$11,849.00
12	Lophostemon confertus	9m	\$11,849.00
13	Livistona australis	7m	\$11,849.00

The deposit is required as security against any damage to existing trees to be retained on Council's Road reserve, during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development.

A detailed photographic and written record of the tree condition at the time of bond payment for each of the above trees must be submitted to Council.

A sound protection barrier anchored firmly into the ground 1.8m in height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath.

Payment may be accepted in the form of a bank cheque, credit card or bank guarantee. An administration fee applies to all bonds in accordance with Council's adopted Fees and Charges.

A request for refund of the Tree Bond must be made in writing. Tree Bonds may be forfeited if a tree is dead, made dangerous or has been terminally damaged, or will be held until tree/s have fully recovered from the construction damage or were replacement/planted trees have become fully established and are over 6 metres in height.

Condition reason: To ensure the protection of trees to be retained on Council's Road Reserve.

24. Landscape Plans

Prior to the issue of any Construction Certificate the approved landscape plan is to be amended, drawn to scale by a suitably qualified landscape architect or landscape designer and must be submitted to the satisfaction of Council's Manager, Planning & Place with the following:

- a) Specification and details of the proposed groundcover planting, including species name for the landscaped area in the front setback.
- b) Location of existing and proposed structures, services
- c) Existing trees to be retained or removed (cross referenced to the approved arborist's report if applicable, in particular the retention of Tree 2)
- d) Details of earthworks including level changes, mounding and retaining walls and planter boxes.

- e) Location of proposed plants and a plant schedule showing the plant symbol, botanical name/ common name; quantity; pot size/; and mature height x width.
- f) Details of planting procedure and maintenance.
- g) Details and levels for all works proposed within the TPZ of trees to be retained.
- h) Landscape specification.
- i) Details of drainage and irrigation systems.
- j) Details of garden edging and turf; and
- k) Any required fencing, retaining walls and other structures not shown on other approved architectural and engineering plans.
- l) Details of ongoing landscape maintenance requirements.

Condition reason: To ensure provision and maintenance of quality landscaping.

25. Tree Removal/Pruning Prohibited

The removal or pruning (branches or roots) of any trees on the subject property (excluding those approved for removal in these conditions or species on Council's exempt species list), Council's public footway, public reserves or on neighbouring properties must not be undertaken other than in accordance with the express provisions of this consent.

Condition reason: To ensure tree preservation and environmental amenity.

26. Tree Protection and Retention

The following trees are to be protected throughout the course of all demolition and construction works. Tree protection is to be in place prior to commencement of demolition works.

Tree No.	Tree Species	Location of Tree	TPZ
1	Lophostemon confertus	Street Tree	7.2m
2	Syzygium sp.	Front setback- west side boundary	3.6m
4	Jacaranda mimosifolia	Front setback- east side boundary	3.3m
7	Murraya paniculata	east site boundary	4.32m
8	Cupressus torulosa	38 Abbotsford Rd	4.32m
9	Cupressus torulosa	38 Abbotsford Rd	4.32m
10	Cupressus torulosa	38 Abbotsford Rd	4.32m
11	Syagrus romanzoffianum	38 Abbotsford Rd	2m
12	Lophostemon confertus	Fitzgerald Reserve	6.9m

13	Livistona australis	Fitzgerald Reserve	2m
14	Lophostemon confertus	Fitzgerald Reserve	12m

All works within Tree TPZ is to be by hand tools only as per the approved Arboricultural Impact Assessment and Tree Management Plan.

A Project Arborist must be present on-site during the stages of construction when works are being undertaken that could impact on the tree canopy or root zone within the Tree Protection Zone to implement the tree protection measures as required. No services shall be installed within the Tree Protection Zone of the tree unless approved by Council. Tree protection fencing shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone' attached to the fence and must also include the name and contact details of the Project Arborist. Where the Tree Protection Zone of trees on site or adjoining sites become compromised by any excavation works, the Project Arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Project Arborist shall be submitted to Council prior to any further demolition or construction works taking place.

Condition reason: To ensure the protection of trees to be retained on and neighbouring the site.

27. Tree Removal & Replacement

Permission is granted for the removal of the following trees:

Tree No.	Tree species	Location of Tree	Approved works
5	Lagerstroemia indica	East side boundary	Removal
6	Brachychiton acerifolius	East side boundary	Removal

No permission is granted for the removal of any other trees on site.

General Tree Removal Requirements

All tree removal work must be undertaken by a minimum Certificate 3 (AQF 3) qualified Arborist who is currently a member or eligible for membership to Arboriculture Australia (AA) or the Tree Contractors Association Australia (TCAA), to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 – Pruning of Amenity Trees and Amenity Tree Industry Code of Practice (Safework NSW, August 1998).

Tree Replacement

All trees permitted to be removed by this consent must be replaced in accordance with the approved landscape plans.

Replacement trees must be a minimum 75 litre container size. Trees are to meet the requirements of AS 2303: 2018- Tree Stock for Landscape Use. Trees must be true to type, healthy and vigorous at time of delivery and planting, must be pest and disease free, free from injury and wounds and self-supporting; and must be maintained until maturity.

All trees must be staked and tied with a minimum of three (3) hardwood stakes. Ties must be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Trees within lawn areas or street verges must have Tree Guard bark protectors installed around the base of trunks to protect from damage by trimmers and mowers. Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner, fertilizer, and moisture retention additives must be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch must be placed around the tree, extending to a minimum radius 0.5m from the base of the trunk. Mulch shall be 'dished' around the base of the tree's trunk. Details demonstrating compliance must be demonstrated to the Principal Certifier, prior to the issue of any Occupation Certificate.

Condition reason: To maintain adequate tree canopy and preservation of environmental amenity.

28. Notice of Requirements for a Section 73 Certificate – Prior to Commencement of Work

A Notice of Requirements must be obtained from Sydney Water Corporation outlining the works required for a certificate under s73 Sydney Water Act 1994 No 88 - NSW Legislation to be issued. The application must be made through an unauthorised Water Servicing Co-ordinator.

The Notice of requirements must be submitted prior to the commencement of any work. A Section 73 Compliance Certificate will be required at the completion of development prior to the issue of any occupation or subdivision certificate.

Condition reason: To comply with the statutory requirements of Sydney Water.

29. Utilities and services

Before the issue of the relevant construction certificate, written evidence of the following service provider requirements must be provided to the certifier or council (where a certifier is not required):

- a) a letter from the electricity supply authority demonstrating that satisfactory arrangements can be made for the installation and supply of electricity

- b) a response from the water authority as to whether the plans accompanying the application for a construction certificate would affect any water authority infrastructure, and whether further requirements need to be met
- c) other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them

Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.

30. Housing and productivity contribution

Housing and productivity contribution Before, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and Productivity Contribution	Amount
Housing and productivity contribution (base component)	\$10,710.65
Total housing and productivity contribution	\$10,710.65

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may also be reduced under the HPC Order, including if payment is made before 1 July 2025.

Condition reason: To require contributions towards the provision of regional Infrastructure.

31. Heritage – Amended Gable Detailing

Prior to the issue of a Construction Certificate, amended plans must be submitted to the satisfaction of Council's Manager, Planning & Place, detailing the following changes:

- i. The forward-most projecting gable to the front elevation (substantively serving 'House 2') is to incorporate an eave overhang on the western side of the

gable, commensurate with the detailing and proportions of the eave overhang to the eastern side.

Condition Reason: Heritage conservation

32. Heritage –Fences

Prior to the issue of a Construction Certificate, amended plans are to be submitted to the satisfaction of Council’s Manager, Planning & Place, detailing the following changes:

- i. The front boundary fence (including masonry soldier piers and palisade panels) must be a maximum height of 1m.
- ii. Side boundary fences are to be of a traditional hardwood timber paling fence with a maximum height of 1800mm. Side boundary fencing shall extend to align with the front-most elevation of the dwelling, before tapering (by 15 – 20 degrees) to a maximum height of 1000mm for the remainder of the side boundaries, extending to the front boundary.

Condition Reason: Heritage conservation.

33. Heritage – Amended Landscape Plan

Prior to the issue of a Construction Certificate, an amended Landscape Plan must be submitted to the satisfaction of the Council’s Manager Planning & Place, detailing the following changes:

- i) Details and specifications must be provided of the porous material paving to the driveway / pathway servicing ‘House 2’.
- ii) Details of landscape plantings, including species and pot sizes upon planting.
- iii) The specimen tree proposed within the front setback area must be a Jacaranda mimosifolia with a minimum pot size of 100L or height of 3m (whichever is the greater).

Condition Reason: To ensure the landscape treatment is consistent with the heritage conservation area.

34. Electricity Supply

Prior to the issue of a Construction Certificate Electricity Supply, an application is required to be made to Ausgrid for a network connection. This may require the network to be extended or its capacity augmented. Evidence of this application being lodged with Ausgrid is required to be provided to the Certifying Authority.

For further details, you are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services).

Condition Reason: To ensure network connection

35. Overland Flow

The development must conform to the recommendations and conclusions of the submitted Overland Flow Assessment Report prepared by CFSE Solutions dated 17 November 2025 Issue D (File Ref:20240012_R01_flood study [D]).

This must include, but not be limited to, any recommendations for the following:

- (a) Minimum floor levels
- (b) Fencing
- (c) Site regrading
- (d) Overland flow path construction

Evidence from a suitably qualified professional engineer that specialises in hydraulic engineering that all design requirements have been adhered to must be submitted to the Principal Certifier with the Construction Certificate application.

Condition Reason: To mitigate flood risk and associated damage.

BEFORE BUILDING WORK COMMENCES

36. Demolition & Asbestos

The demolition work must comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW Work Health & Safety Act 2011 and the NSW Work Health & Safety Regulation 2011. The work plans required by AS2601:2001 must be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement must be submitted to the Principal Certifier prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW Work Health & Safety Act 2011 and the NSW Work Health & Safety Regulation 2011 unless specified in the Act or Regulation that a license is not required.

All demolition work including the removal of asbestos, must be undertaken in accordance with the Demolition Code of Practice (NSW Work Cover July 2015).

Condition reason: Safety, amenity and protection of public infrastructure and the environment.

37. Demolition Notification Requirements

The following notification requirements apply to this consent:

- (a) The builder must notify adjoining residents five (5) working days prior to demolition. Such notification will be a clearly written note giving the date demolition will commence, contact details of the builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification must be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the builder must provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm must be erected in a prominent visible position (from street frontage) on the site. The sign must be erected prior to demolition work commencing and will remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

Condition reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.

38. Demolition Work Involving Asbestos Removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#)

Condition reason: To ensure safety, amenity and protection of public infrastructure and the environment.

39. Utility Arrangements

Arrangements must be made with utility authorities in respect to the services applied those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas will be at the applicant's expense.

Condition reason: To ensure adequate provision of services is available.

40. Erosion and sediment controls in place

Before any site work commences, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan which was provided to the principal certifier are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

41. Dust Control

Where a dust nuisance is likely to occur, suitable screens and barricades must be erected during the demolition, excavation and building works. Water sprays must be used on the site to reduce the emission of dust. Screening must consist of a minimum 2 metres height of shade cloth or similar material secured to a chain wire fence or the like and must be modified as required should it fail to adequately control any dust nuisance.

Condition reason: To protect environmental amenity.

42. Tree protection measures

Before any site work commences, the principal certifier, or council where a principal certifier is not required, must be satisfied the measures for tree protection detailed in the construction site management plan are in place.

Condition reason: To protect and retain trees.

DURING BUILDING WORK

43. Hours of work

Site work must only be carried out between the following times –

For building construction and delivery of machinery and materials from 7:00am to 5:00pm on Monday to Saturday (excluding Public Holidays)

For demolition, excavation and/or construction works that involve heavy machinery, noisy trades, or the like from 7:00am to 5:00pm on Monday to Friday (excluding Public Holidays)

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

Condition reason: To protect the amenity of the surrounding area during construction.

44. Ground Levels and Retaining Walls

The ground levels of the site must not be excavated, raised or filled and retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

Condition reason: To maintain existing ground levels and protect existing overland flow.

45. Cost of Work to be Borne by the Applicant

The applicant must pay the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc, and where plant and vehicles enter the site, the footway must 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.

Condition reason: To protect Council's roads, reserves and public infrastructure.

46. Responsibility for changes to public infrastructure

While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

Condition reason: To ensure payment of approved changes to public infrastructure.

47. 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 Section 138 of the Roads Act 1993 and under Section 68 of the Local Government Act 1993. Penalty infringement Notices may be issued for any offences and severe penalties apply.

Condition reason: To maintain public safety.

48. Construction Management Plan

The builder must ensure that the approved Construction Traffic Management Plan is to be strictly complied with and kept on site at all times during construction works.

Condition reason: To provide safe access to and from the site and protection of public infrastructure and the environment.

49. Procedure for critical stage inspections

While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

Condition reason: To require approval to proceed with building work following each critical stage inspection.

50. Registered Surveyors Report

A report must be submitted to the Principal 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 must be provided at each subsequent storey.
- e) Completion of any Pool Formwork - Before concreting of pool shell, detailing the location of the pool relative to the adjacent boundaries and its height relative to the datum shown on the approved plans.
- f) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.
- g) 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 must indicate the reduced level of the main ridge.

Work must 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.

Condition reason: To ensure buildings are sited and positioned in the approved location.

51. Implementation of the site management plans while site work is being carried out:

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

Condition reason: To ensure site management measures are implemented during the carrying out of site work.

52. Tree Removal on Private Land

The trees identified as 'to be removed/pruned' on the approved plans or by conditions of this consent must be removed in accordance with AS4373 -2007 and the Amenity Tree Industry Code of Practice (SafeWork NSW, August 1998).

Condition reason: To ensure tree preservation and pruning is undertaken in accordance with AS4373:2007.

53. Tree protection during work

While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:

- a) the construction site management plan required under this consent,
- b) the relevant requirements of AS 4970 Protection of trees on development sites,
- c) sections of council's relevant development control plan (in force as at the date of determination of this consent) and
- d) any arborist's report approved under this consent.

This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Condition reason: To protect trees during the carrying out of site work

54. Waste Management

While site work is being carried out:

- a. all waste management must be undertaken in accordance with the waste management plan, and
- b. upon disposal of waste, records of the disposal must be compiled and provided to the Certifier, or Council where a certifier is not required, detailing the following:

- i. The contact details of the person(s) who removed the waste
- ii. The waste carrier vehicle registration
- iii. The date and time of waste collection
- iv. A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill
- v. The address of the disposal location(s) where the waste was taken
- vi. The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and council.

Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.

55. **Connection to the Network**

Where works within the road reserve are to be carried out by the developer, a Road Opening Permit must be obtained from Council before the commencement of any work.

Condition reason: To protect Council assets.

56. **Public Utility and Telecommunication Assets**

The owner shall 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.

57. **Soil Management**

While site work is being carried out, the principal certifier or council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- a) all excavated material removed from the site must be classified in accordance with the EPA's waste classification guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier or council (where a principal certifier is not required).
- b) all fill material imported to the site must be:
 - i) virgin excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997, or

- ii) a material identified as being subject to a resource recovery exemption by the NSW EPA, or
- iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA

Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.

58. **Archaeology**

As required by the *National Parks and Wildlife Service Act 1974* and the *Heritage Act 1977*, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including any the statutory requirements under the *Heritage Act 1977*.

Note: The *National Parks and Wildlife Service Act 1974* and the *Heritage Act 1977* impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

Condition Reason: Statutory requirements for the protection of archaeology.

59. **Temporary storage of materials, equipment and waste during works**

All construction materials, equipment and demolition / construction waste shall be stored wholly within the allotment boundaries and shall be stored, contained or stockpiled in such locations that do not cause any impacts to existing built structures including ancillary structures, walls or fences, or established gardens.

Condition Reason: Protection of significant features of the site.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

60. **BASIX Compliance Certificate**

A Compliance Certificate must be provided to the Principal Certifier regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.

Condition reason: Statutory compliance.

61. **Completion of Landscape Works and Tree Works**

Before the issue of an Occupation Certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent. A Completion of Landscape Works A certificate of compliance that includes clear dated photos and reference to the relevant Landscape Plan and conditions of consent for the planting of all trees and shrubs proposed for the site must be prepared by a qualified Horticulturist, Landscape Designer or AQF Level 5 Arborist and forwarded to the PCA for approval prior to the issue of an occupation certificate. This documentation must also be sent to Council

Condition reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).

62. **Minor Development**

Internal driveways and parking spaces must be finished in accordance with the approved plans as amended by these conditions.

Condition reason: To ensure parking spaces are constructed appropriately.

63. **Stormwater Certification of the Constructed Drainage Works (Minor)**

The constructed stormwater system must be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

Condition reason: To ensure appropriate provision have been made for the disposal and management of stormwater generated by the development.

64. **Vehicular Crossing – Minor Development**

The vehicular crossing and footpath works must be constructed by a private contractor at the expense of the applicant, in accordance with the Works Permit Approval issued by Council's Engineering Design Services and in accordance with Council's Driveway Specifications.

Any existing vehicular crossing and laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas must be restored at the expense of the applicant and in accordance with Council's Driveway Specifications.

The work must be completed before the issue of any Occupation Certificate.

Condition reason: To ensure appropriate access to the site is achieved.

65. Release of securities

When Council receives an occupation certificate, an application may be lodged to release the securities held in accordance with Council policy.

Condition reason: To allow release of securities where the terms and conditions for the securities have been met to council's satisfaction.

66. Repair of infrastructure

Before the issue of an occupation certificate:

- a) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of council, and at no cost to council, or
- b) if the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works must be paid as directed by council and in the first instance will be paid using the security deposit required to be paid under this consent.

Condition reason: To ensure any damage to public infrastructure is rectified.

67. Removal of waste upon completion

Before the issue of an occupation certificate:

- a) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan, and
- b) written evidence of the waste removal must be provided to the satisfaction of the principal certifier.

Condition reason: To ensure adequate provision of services.

68. Completion of public utility services

Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.

Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

69. Notice to Council – Allocation of Street Addresses

Prior to the issue of any Occupation Certificate, 'as-built' drawings detailing the installed and allocated street address and unit numbering must be submitted to the satisfaction of Council.

Condition reason: To ensure adequate post facilities available and compliance with relevant standards

70. Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Condition reason: To comply with the statutory requirements of Sydney Water.

71. Works-as-executed plans and any other documentary evidence

Before the issue of the relevant occupation certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:

- a) All stormwater drainage systems and storage systems, and
- b) A copy of the plans must be provided to council with the occupation certificate.

Condition reason: To confirm the location of works once constructed that will become council assets.

OCCUPATION AND ONGOING USE

72. Maintenance of Landscaping

All trees and plants forming part of the landscaping must 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.

Condition reason: To ensure the amenity of landscaping is maintained.

73. No fencing within front setback area between dwellings

No fencing or screening devices must be installed between ‘House 1’ and ‘House 2’ to maintain the front garden as a shared singular space.

Condition Reason: To ensure the protection of the landscaped curtilage, consistency with the character of development in the Heritage Conservation Area and the continued visual appearance of the building and presentation to the streetscape as a single occupancy dwelling.

74. No enclosure of carport

The carport incorporated into the front elevation of ‘House 1’ is to be maintained in perpetuity as an open carport and not enclosed to any side or front elevation, either in part or in full.

Condition Reason: To ensure parking facilities do not visually dominate the streetscape presentation of the dwelling and to ensure continued consistency with the established character of the Heritage Conservation Area.

75. Retention of wheel-strip driveways to both dwellings

The wheel-strip driveways (that is, two parallel wheel tracks separated by a grassed centre strip) serving both ‘House 1’ and ‘House 2’ are to be maintained in perpetuity and shall not be filled in or replaced with solid mass driveways.

Condition Reason: To ensure parking facilities do not visually dominate the streetscape presentation of the dwelling and to ensure continued consistency with the established character of the Heritage Conservation Area.

76. Allocation of Street Addresses

In order to comply with AS/NZS 4819:2011 Rural and Urban Addressing & the NSW Addressing User Manual (Geographical Names Board of NSW) and Strathfield Council’s requirements, the street addresses for the subject development must be allocated as follows:

Premises/ Dwelling Number	Location within development	Proposed street address to comply with AS/NZS 4819:2011 and NSW Addressing Manual

House 1	Property next to 42 Abbotsford Road (western adjoining property)	40A Abbotsford Road, Strathfield
House 2	Property next to 38 Abbotsford Road (eastern adjoining property)	40B Abbotsford Road, Strathfield

Details indicating compliance with this condition must be shown on the plans lodged with any Construction Certificate for approval.

Condition reason: To comply with appropriate street address naming requirements

77. Greywater System

In order to conserve and re-use water, Council encourages all development for occupancy to incorporate a greywater reuse system. The system can incorporate a greywater diversion device or a domestic greywater treatment system. Any system installed must ensure that it complies with the Plumbing Code of Australia. The system must be maintained at all times and must not result in any adverse amenity impacts on the subject premises and surrounding properties.

Condition reason: Encourage water conservation and re-use.