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**CONDITIONS OF DEVELOPMENT CONSENT**


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DA No: DA-494/2016/A  
 Property: 78-84 Bursill Street, GUILDFORD NSW 2161, Lot A DP 370293, Lot 2 DP 541749 & Lot 1 DP 541749  
 Description: Section 4.56 application for various modifications to approved residential flat building including altering the bin room, finished floor level and configuration of basement and alterations to unit windows and squaring off corners

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**A. Amending conditions 1 to read as follows:-**
**1. Approved Plans**

The development is to be carried out in accordance with the approved stamped plans as numbered below:

<b><i>Plan Number/document</i></b>	<b><i>Prepared By</i></b>	<b><i>Revision No.</i></b>	<b><i>Dated</i></b>
Site analysis 1 of 3 Job no. 140597 UA100	Design Cubicle Pty Ltd	F	25/01/2017
Site analysis 2 of 3 Job no. 140597 UA101	Design Cubicle Pty Ltd	F	25/01/2017
Site analysis 3 of 3 Job no. 140597 UA102 <i>(elevations as amended by the modified plans in DA-464/2016/A)</i>	Design Cubicle Pty Ltd	F	25/01/2017
<b><i>Site Plan Drawing no. A2.1</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>A</i></b>	<b><i>15/08/2018</i></b>
<b><i>Basement Floor Plan Drawing no. A2.2</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>B</i></b>	<b><i>12/12/2018</i></b>
<b><i>Ground, first, second and third floor plan and roof plan Drawing no. A2.3 to A2.7</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>A</i></b>	<b><i>15/08/2018</i></b>
Adaptable units Job no. 140597 DA209	Design Cubicle Pty Ltd	F	25/01/2017
Separation plan Job no. 140597 DA210 <i>(layout as amended by the modified plans in DA-464/2016/A)</i>	Design Cubicle Pty Ltd	F	25/01/2017
<b><i>North and South Elevations Drawing no. A3.1</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>A</i></b>	<b><i>15/08/2018</i></b>
<b><i>East and West Elevations Drawing no. A3.2</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>A</i></b>	<b><i>15/08/2018</i></b>
<b><i>Section A Drawing no. A4.1</i></b>	<b><i>MAI Mackenzie Architects International</i></b>	<b><i>A</i></b>	<b><i>15/08/2018</i></b>
Cross ventilation Job no. 140597 DA700 <i>(layout as amended by the modified plans in DA-464/2016/A)</i>	Design Cubicle Pty Ltd	F	25/01/2017

<b>Landscape plan Job no. 4007 Sheet 1 of 1</b>	<b>Monaco Designs Pty Ltd</b>	<b>5 -</b>	<b>07 Aug 18 <del>31/01/2017</del></b>
BASIX Certificate number 609377M	Green Star Energy Solutions	-	23/02/2015
Acoustic DA assessment Doc. ref. SYD2014-1066- R001Bs	Acouras Consultancy	-	27/02/2015
Traffic report N1414012N	Motion Traffic Engineers	1b	February 2015
Proposed accessibility / adaptable housing requirement	Design Cubicle Pty Ltd	-	February 2015
<b>Dwg no. 000, 101 to 108 Stormwater Management Plans</b>	<b>Australian Consulting Engineers</b>	<b>C</b>	<b>09/12/2018</b>
<b>WSUD Treatment Proposal Ref: 05349</b>	<b>Stormwater360 Australia</b>	-	<b>1<sup>st</sup> March 2019</b>

except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 96 of the Environmental Planning and Assessment Act).

Reason:- to confirm and clarify the terms of Council's approval.

**[Condition 1 amended by Section 4.56 modification DA-494/2016/A]**

**73. Car parking to Comply with Approved Details**

The area set aside for the parking of vehicles, and so delineated on the basement floor plan prepared by Mackenzie Architect International (drawing no. A2.2, issue B, dated 12/12/2018) ~~plan prepared by Design Cubicle Pty Ltd ('basement plan' job no. 140597 DA201, dated 25/01/2017)~~, shall not be used for any other purpose.

Reason:- to ensure the car parking area is not used for purposes other than the parking of cars associated with the use.

**[Condition 73 amended by Section 4.56 modification DA-494/2016/A]**

**B. Adding condition 3A and 73A to read as follows:-**

**3A. Amended drainage plans**

**Prior to issue of a Construction Certificate**, amended plans addressing following shall be submitted to and approved by **Cumberland Council's Manager Engineering and Traffic**:

- a) Stormwater runoff from the subject site shall be discharged by gravity system. The details shall be prepared by a suitably qualified person and must be in accordance with the Upper Parramatta River Catchment Trust "On-Site Detention Handbook" and Parramatta City Council's Stormwater Disposal Policy and "Australian Rainfall & Runoff 1987".
- a) On Site Stormwater (OSD) tank shall be clear of the proposed splay area to be dedicated to Council in accordance with condition 48.
- b) Updated OSD calculations shall be submitted.

- c) WSUD Treatment Proposal dated 01. 03. 2019 prepared by Storm360 Australia shall be incorporated in the design.

Reason:- to ensure stormwater complies with Council's DCP and condition 48 of the approved consent.

***[Condition 3A inserted by Section 4.56 modification DA-494/2016/A]***

**73A. Car Parking Allocation within Development**

A plan shall be provided as part of the Construction Certificate documentation indicating the location of car parking spaces and their allocation to individual units within the development. In this regard, 8 spaces are to be allocated to visitors and the remainder are to be for residents.

Reason:- to ensure sufficient car parking spaces are provided for the intended use of units.

***[Condition 73A inserted by Section 4.56 modification DA-494/2016/A]***