



Burwood ^{Inc.1874}

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

Attachments Excluded from Agenda
Burwood Local Planning Panel Meeting
Tuesday, 12 November, 2024
6:00 PM

Table of Contents

Development Applications

DA14/24 1-17 Elsie Street Burwood - Fitout and use of Suite 2.01 for indoor recreation facility

Attachment 1: Draft Conditions of Consent - DA.2024.55 3

Attachment 2: Draft plans - 1-17 Elsie Street Burwood - DA.2024.55(2) 9

RECOMMENDED CONDITIONS OF CONSENT

DA 2024.55 – 1-17 ELSIE STREET BURWOOD

Conditions of Approval

1. The development being carried out in accordance with the plans and documentation in the table below (stamped and approved by Council) except where amended by the conditions of approval:

Document	Author	Revision	Date
Location Plan	TJ	A	22/08/2024
Existing Plan	TJ	A	22/08/2024
Floor Plan	TJ	A	22/08/2024
Dimension Plan	TJ	A	22/08/2024
Proposed Floor Plan	Paulo Pasten	-	18/10/2024
Statement of Environmental Effects	Patch	2	September 2024

2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.
 3. Building Code of Australia. All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
 4. Hours of work. No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays.
 5. All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.
 6. Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.
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PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

7. An application for a Construction Certificate is to be made to Council or an Accredited Certifier. The NSW Planning Portal is to be used where application is made to Council. A Construction Certificate must be obtained prior to the commencement of any new building work.
 8. Prior to the commencement of any new building work, the following is to be carried out:-
 - a) Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier (PC)" via the NSW Planning Portal. The NSW Planning Portal is to be used where application is made to Council.
 - b) Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by Council or an Accredited Certifier.
(Vide Section 6.6 Environmental Planning & Assessment Act 1979)
 9. Prior to the commencement of any works, a sign must be erected and maintained in a prominent position on the site, which contains the following details:
 - a) name, address, contractor licence number and telephone number of the principal contractor, including a telephone number at which the person may be contacted outside working hours, or owner-builder permit details (as applicable);
 - b) name, address and telephone number of the Principal certifier;
 - c) a statement stating that 'unauthorised entry to the work site is prohibited'.
 10. Access to the premises is to be restricted and the site is to be secured when construction work is not in progress.
 11. A hoarding or fence must be erected between the work site and any adjoining public place. Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
 12. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
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13. All demolition work is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
 14. Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice “How to Safely Remove Asbestos” dated August 2019.
 15. The applicant/demolisher/builder shall take all necessary precautions to adequately protect and prevent dust nuisance to adjoining properties during any demolition and construction.
 16. All building works being erected wholly within the boundaries of the property.
 17. All plumbing and drainage work being carried out by licensed tradesmen and in accordance with the requirements of the Plumbing Code of Australia.
 18. All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.
 19. Safety glazing being used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard AS 1288-2006 - Glass in Buildings - Selection and Installation. Details of the method of complying with this requirement must be noted on the plans or in the specifications prior to the issuing of a Construction Certificate.
 20. All new building work must be carried out in accordance with the Building Code of Australia (BCA) and applicable Australian Standards.
 21. Smoke alarms are to be installed in accordance with the Building Code of Australia (BCA). Details of the method of complying with this requirement must be noted on the plans or in the specifications prior to the issuing of a Construction Certificate.
 22. Means of access and egress complying with Section D of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications prior to the issuing of a Construction Certificate.
 23. The building works are to be inspected during construction by the Principal Certifier (PC) or an appropriate Accredited Certifier authorised by the Principal Certifier. The Principal Certifier must be satisfied that the construction satisfies the standards specified in the Building Code of Australia or in this approval before proceeding beyond the relevant stage of construction.
 24. Structural Engineer details prepared and certified by a practicing Structural Engineer for all reinforced concrete and structural members being submitted to the Principal certifier for approval prior to the issuing of a Construction Certificate.
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25. The Principal Certifier or Structural Engineer is to also supervise the construction. All Certificates from the supervising Structural Engineer are to be submitted to the Principal Certifier before an Occupation Certificate is issued stating that all reinforced concrete and/or structural members have been erected in accordance with his/her requirements and the relevant SAA Codes.

26. Your attention is directed to the following:

WARNING

Utility Services

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Building Plan Approval

The approved plans must be submitted to the Sydney Water Tap inTM online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Tap inTM service provides 24/7 access to a range of services, including:

- a. building plan approvals
- b. connection and disconnection approvals
- c. diagrams
- d. trade waste approvals
- e. pressure information
- f. water meter installations
- g. pressure boosting and pump approvals
- h. changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap inTM online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required. <https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

27. Any services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc.), with all costs associated with this alteration to be borne by the applicant/owner.

28. No materials are to be stored on Council's roads, footpaths, nature strips or parks.

29. All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental

protection legislation. When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

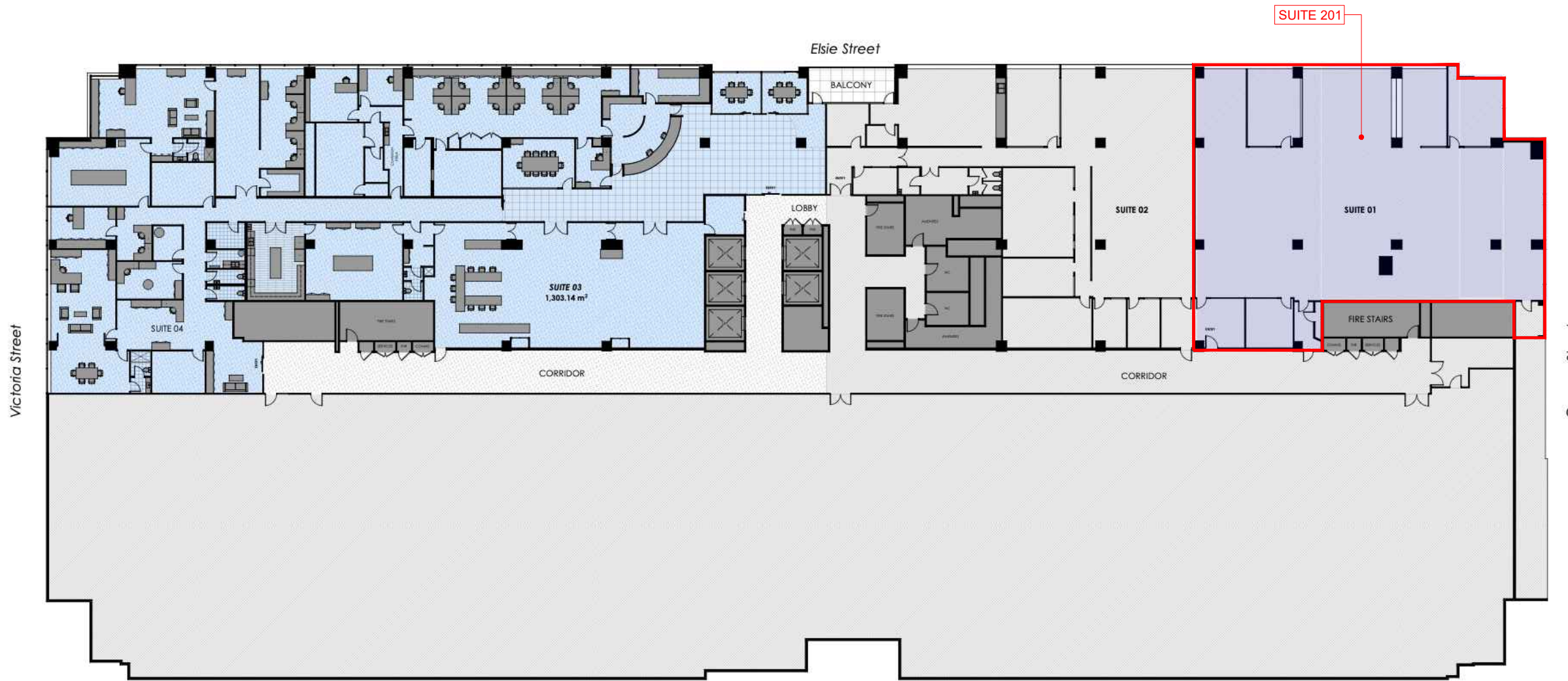
Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

30. The approved recreation facility must not be used until an Occupation Certificate (OC) as referred to in Section 6.4(c) of the Environmental Planning and Assessment Act 1979 is issued by the Principal Certifier (PC). Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied.
 31. A single and complete Fire Safety Certificate, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the Occupation Certificate. Details of critical stage inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the Occupation Certificate.
 32. The certificate and statement attest to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures. A copy of the Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW by the building owner and copies of these documents are to be prominently displayed in the building. Similarly copies of Annual Fire Safety Statements are also to be given to the Commissioner and displayed in the building.
 33. Prior to the issue of an Occupation Certificate, the applicant shall submit an Operational Plan of Management to Burwood Council for approval. The Plan of Management shall address the following matters:
 - Noise management
 - Management of large parties, special events and associated crowd management
 - Anti-social behaviour
 - Complaints register
-

PLANNING

34. The use of the premises shall comply with the following requirements:
- a. The operation of the business shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.
 - b. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
 - c. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises.
 - d. The use of the premises is not to interfere with the amenity of the residential area.
 - e. The premises shall be maintained in a clean and tidy state at all times. In this regard, cleaning shall be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.
35. The approved hours of operation are as follows:
- Sunday to Thursday 10.00am - 9:30pm
 - Friday to Saturday 10:45am – 10:00pm
36. The sites maximum occupancy, including staff, shall be restricted to a maximum of 80 people at any one time.
37. The site shall operate via a booking system where patrons book games and events ahead of time. Games and events shall be staggered at 10-15 minute intervals to allow patrons sufficient time to leave the premises prior to patrons of the subsequent games arriving.
38. No alcohol is to be sold or consumed on the premises at any time.
39. No advertising signs or structures associated with the use of the premises are to be erected or displayed without prior approval being obtained from Council. This requirement relates to all advertising matter, including any promotional material, displayed on the premises or in any public place.

End of Conditions



IMPORTANT NOTES:
LEASE PLAN AND DESIGN DOCUMENTATION: ENSURE THE LEASE PLAN PROVIDED BY THE SHOPPING CENTER IS USED IN CONJUNCTION WITH THE DESIGN DRAWING DOCUMENTATION.

ON-SITE DIMENSION VERIFICATION:
ALL DIMENSIONS MUST BE CHECKED ON-SITE BEFORE ANY FABRICATION IS INITIATED.

ARTWORK GRAPHIC DIMENSIONS:
THE DIMENSIONS FOR ARTWORK GRAPHICS SHOWN IN THE DRAWINGS ARE FOR REFERENCE ONLY. THE BUILDER MUST CONFIRM THE ACTUAL SIZES ON-SITE BEFORE FINAL PRINTING.

EQUIPMENT CABINET AND COUNTER DETAILS:
CONFIRM ALL EQUIPMENT CABINET AND COUNTER DETAILS WITH THE CLIENT BEFORE PROCEEDING WITH FABRICATION.

INTER-TENANCY WALL REQUIREMENTS:
VERIFY THE CENTER'S REQUIREMENTS REGARDING INTER-TENANCY WALLS BEFORE INSTALLING SHELVES OR WALL-MOUNTED EQUIPMENT. IF NOT PERMITTED, ENSURE SHELVES AND EQUIPMENT ARE SELF-SUPPORTED.

SERVICE COORDINATION AND APPROVAL:
COORDINATE ALL SERVICES WITH THE OPERATIONS MANAGER AND OBTAIN APPROVAL BEFORE COMMENCING WORK ON-SITE.



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 02 8055 3770
 www.hasbuiltprojects.com.au



LEVEL 2, 1-17 ELSIE STREET, BURWOOD

EXISTING TENANCY LAYOUT

DESIGN & CONSTRUCT - OFFICE FIT-OUTS - REFURBISHMENTS - MAKE-GOODS


PROJECT NO. 221123 DRAWN BY: BC SCALE: A1 @ 1.200




DATE	ISSUE	DESCRIPTION
31/05/2023	03	REVISED DESIGN
07/02/24	04	REVISED TENANCY SIZES
19/02/24	05	REVISED TENANCY SIZES

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1 LOCATION PLAN
SCALE NTS

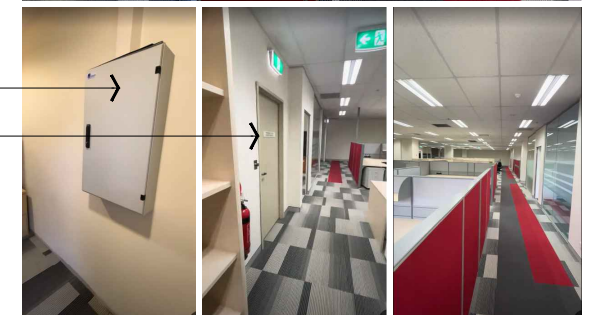
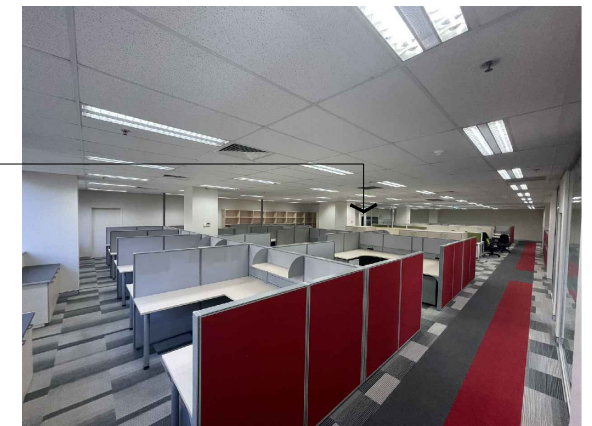
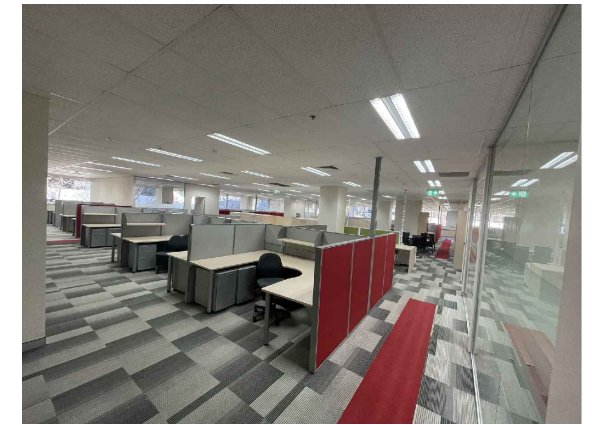
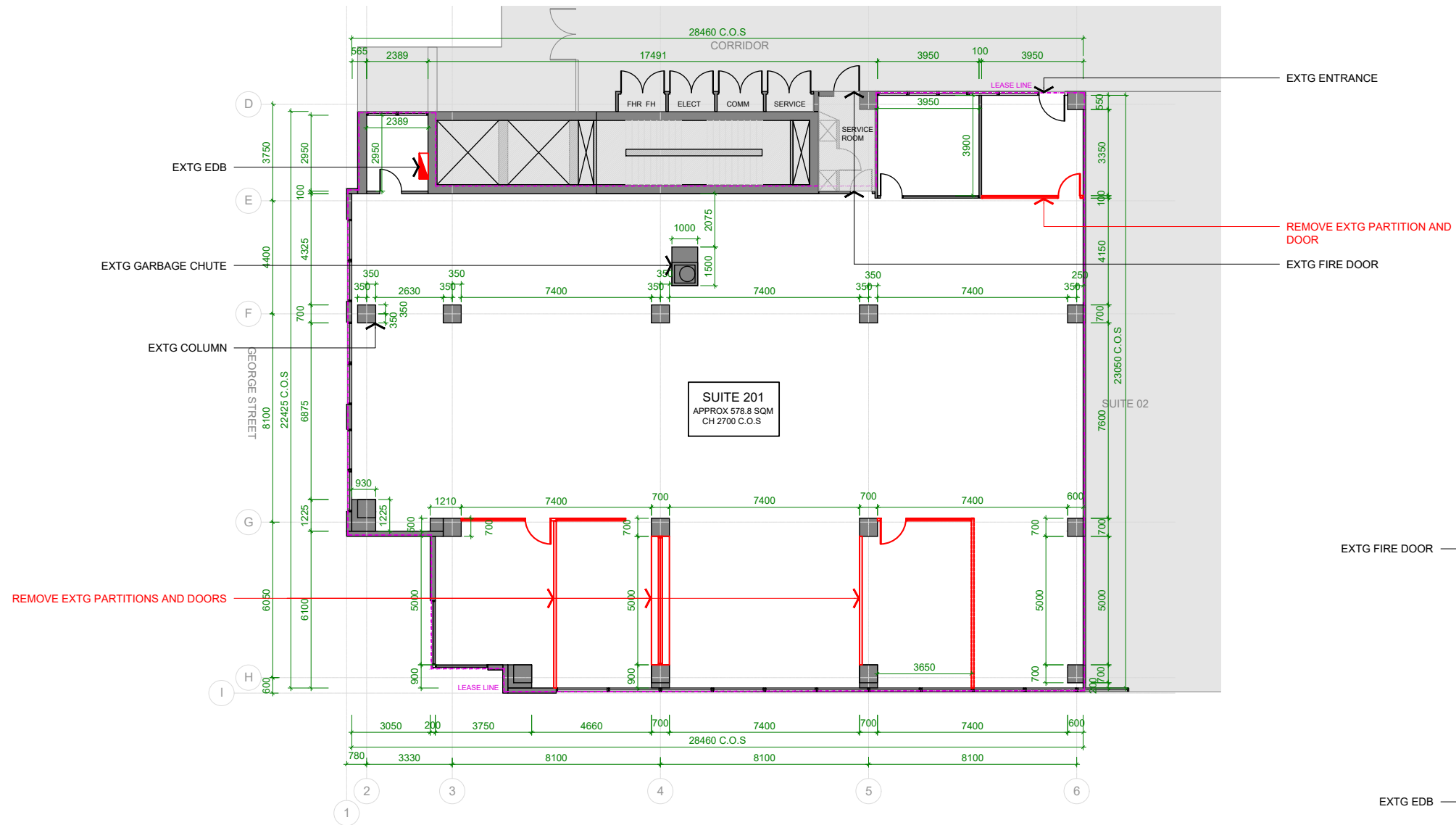


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		LOCATION: Suite 201/1-17 Elsie St, Burwood NSW 2134	DRAWING TITLE: LOCATION PLAN	DATE: 07/08/2024	SCALE: NTS @ A3	REVISION: A	DRAWING NUMBER: 100				

LEGEND	
	EXISTING WALL AND COLUMN
	LEASE LINE
	DEMOLISHED ITEMS

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY FABRICATION. SHOPFITTER ADVISE DESIGNER ACCORDINGLY ON ANY MAJOR DISCREPANCIES.

SHOPFITTER TO CONFIRM THE LOCATION OF EXISTING EDB PRIOR TO ANY WORK DONE & ADVISE DESIGNER ACCORDINGLY




EXTG FIRE DOOR

EXTG EDB

EXTG FIRE DOOR

1 EXISTING PLAN
SCALE 1:200

2 SITE PHOTOS
SCALE NTS

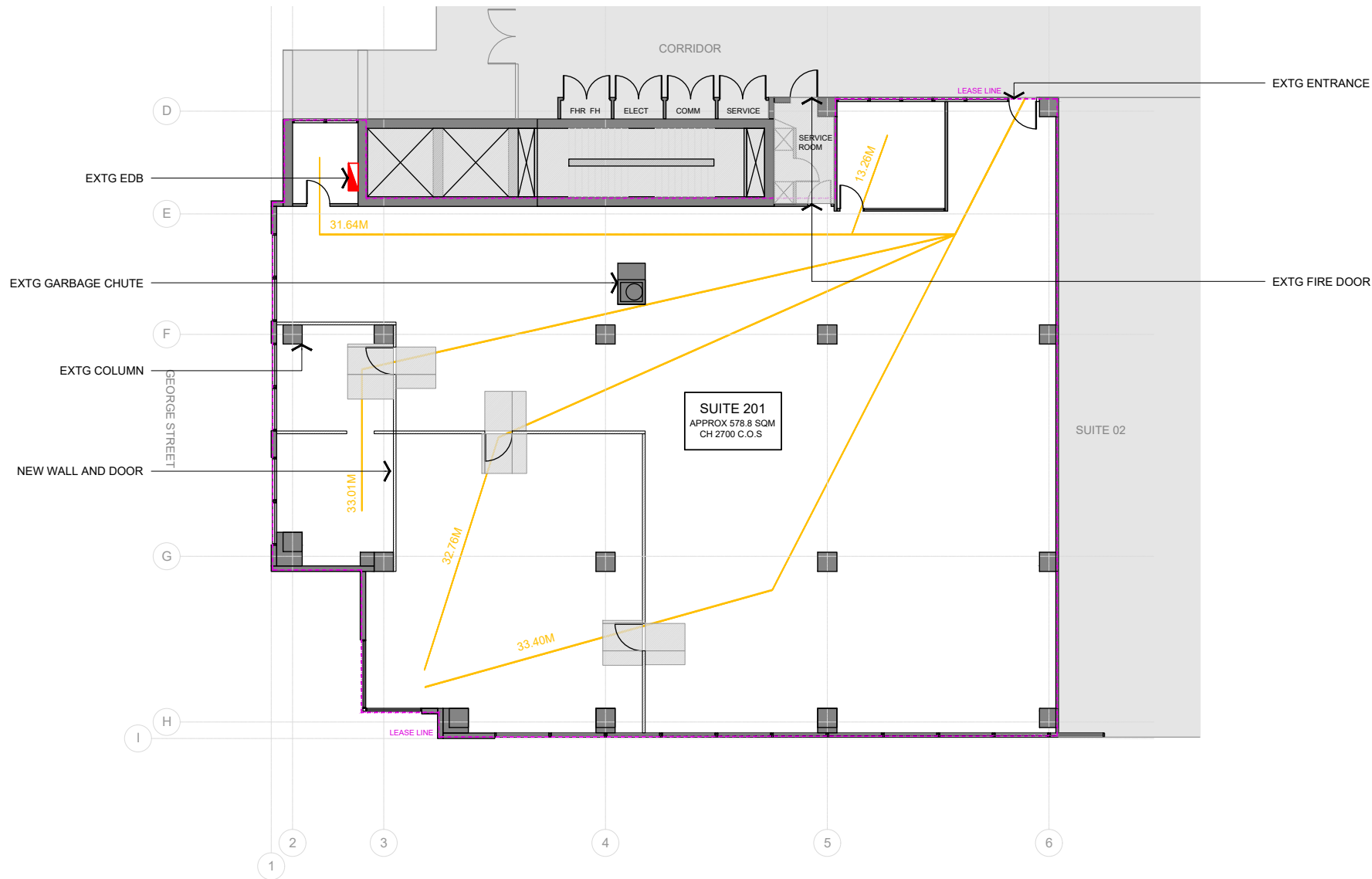
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LEGEND	
	EXISTING WALL AND COLUMN
	LEASE LINE
	NEW GYPROCK ACOUSTIC INSULATED WALL

WALL NOTE:
90MM SOUNDWAVE ACOUSTIC INSULATION BATTS TO BE USED THROUGHOUT WALL.
(64MM STUD AND 13MM ACOUSTIC LAYER PLASTER EACH SIDE)

NOTE:
ALL DIMENSIONS MUST BE CHECK ON SITE BEFORE ANY FABRICATION. SHOPFITTER ADVISE DESIGNER ACCORDINGLY ON ANY MAJOR DISCREPANCIES.

SHOPFITTER TO CONFIRM THE LOCATION OF EXISTING EDB PRIOR TO ANY WORK DONE & ADVISE DESIGNER ACCORDINGLY



1 FLOOR PLAN
SCALE 1:200

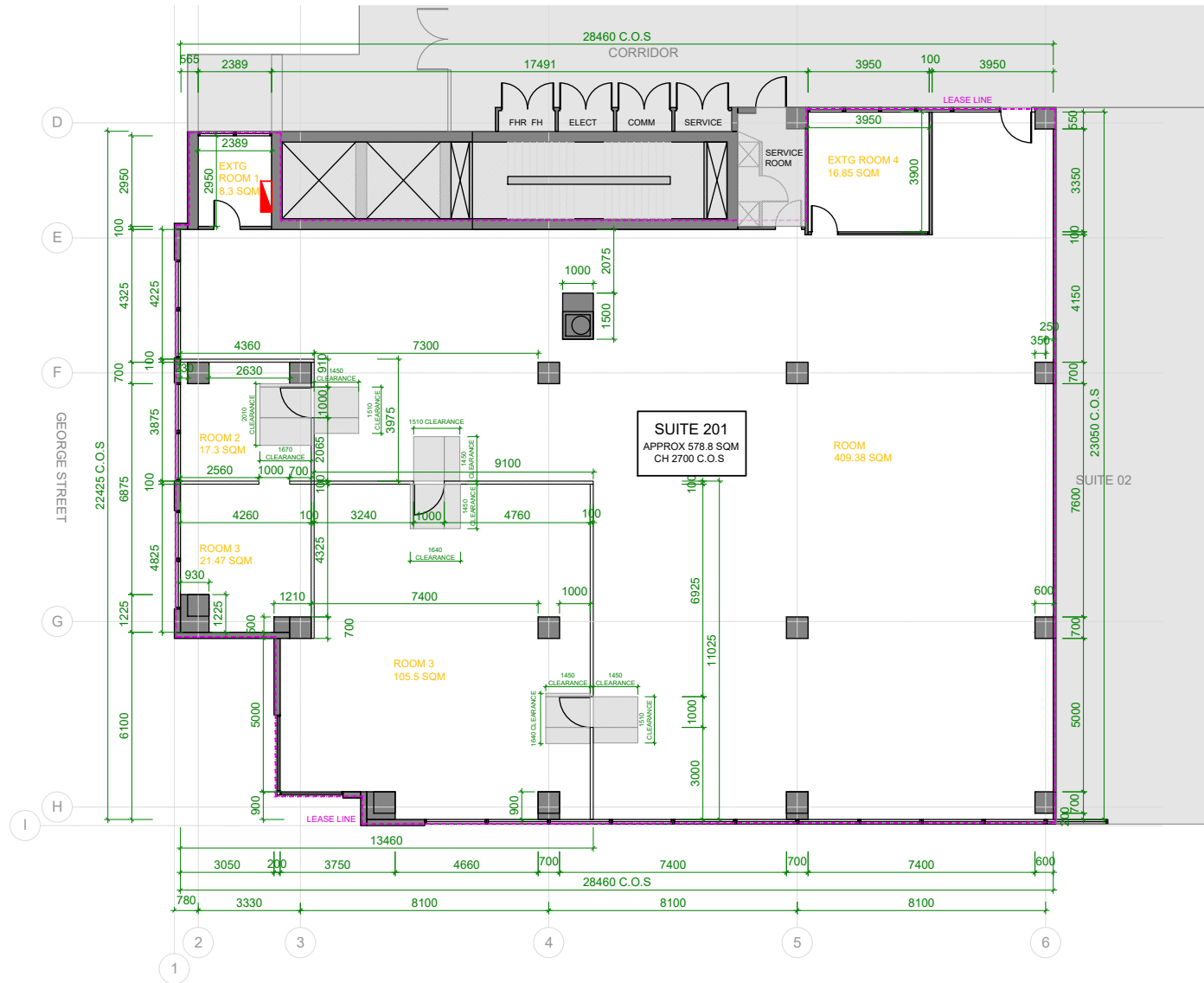
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LEGEND	
	EXISTING WALL AND COLUMN
	LEASE LINE
	NEW GYPROCK ACOUSTIC INSULATED WALL

WALL NOTE:
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1 DIMENSION PLAN
SCALE 1:200

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