DEVELOPMENT APPLICATIONS COMMITTEE MEETING
20 June 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans
DA2016/01283 - 65-75 Brunker Road Broadmeadow
Demolition of buildings, erection of four storey multi-unit development with 38 residential units, 42 ground floor parking bays and associated site works
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### PLANT SCHEDULE

<table>
<thead>
<tr>
<th>ABV</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>MATURE HEIGHT</th>
<th>MATURE SPREAD</th>
<th>POT SIZE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAG LG</td>
<td>Magnolia 'Little Gem'</td>
<td>Little Gem Southern Magnolia</td>
<td>6m</td>
<td>3m</td>
<td>75L</td>
<td>6</td>
</tr>
</tbody>
</table>

**SHRUBS**

<table>
<thead>
<tr>
<th>ABV</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>MATURE HEIGHT</th>
<th>MATURE SPREAD</th>
<th>POT SIZE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAA gro</td>
<td>Bambusa textilis 'Gracilis'</td>
<td>Weaver's Bamboo</td>
<td>3-5m</td>
<td>0.9-1.2m</td>
<td>45L</td>
<td>40</td>
</tr>
<tr>
<td>CAL zeo</td>
<td>Calathea zebrina</td>
<td>Zebra Plant</td>
<td>0.5-0.8m</td>
<td>0.5-0.8m</td>
<td>200mm</td>
<td>40</td>
</tr>
<tr>
<td>PLE kan</td>
<td>Philodendron 'Kandue'</td>
<td>Kandue</td>
<td>0.5-0.6m</td>
<td>0.5-0.6m</td>
<td>200mm</td>
<td>40</td>
</tr>
<tr>
<td>PLE SS</td>
<td>Plectranthus argentatus 'Silver Shield'</td>
<td>Silver Shield</td>
<td>0.5-1m</td>
<td>1.1m</td>
<td>200mm</td>
<td>25</td>
</tr>
<tr>
<td>PHA CW</td>
<td>Rhaphiolepis indica 'Cosmic White'</td>
<td>Cosmic White</td>
<td>1.2m</td>
<td>1.5m</td>
<td>200mm</td>
<td>40</td>
</tr>
<tr>
<td>ZAM tur</td>
<td>Zamia furfuracea</td>
<td>Cardboard Plant</td>
<td>0.6-1.5m</td>
<td>1.5-2.5m</td>
<td>200mm</td>
<td>9</td>
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</table>

**GRASSES**

<table>
<thead>
<tr>
<th>ABV</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>MATURE HEIGHT</th>
<th>MATURE SPREAD</th>
<th>POT SIZE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLU yet</td>
<td>Clivia miniata Yellow</td>
<td>Yellow Kaflk Lily</td>
<td>0.4-0.5m</td>
<td>0.5m</td>
<td>200mm</td>
<td>300</td>
</tr>
<tr>
<td>UR EG</td>
<td>Urope muscat 'Evergreen Giant'</td>
<td>Giant turf Lily</td>
<td>0.6m</td>
<td>0.6m</td>
<td>200mm</td>
<td>150</td>
</tr>
</tbody>
</table>

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*Magnolia 'Little Gem'*

*Bambusa textilis 'Gracilis'*

*Rhaphiolepis indica 'Cosmic White'*

*Plectranthus argentatus 'Silver Shield'*

*Clivia miniata Yellow*

*Zamia furfuracea*

*Calathea zebrina*
1. GENERAL
The contractor shall be a duly chartered and insurance-eligible firm in accordance with the Landscape Contractors Association of NSW or another reputable trade association. The contractor must notify the Superintendent prior to commencement of stages of work. Refer Section 4 of specifications.

2. SCHEDULE OF MATERIALS AND FINISHES

2.1 GENERAL
- All materials submitted shall be in accordance with the Landscape Contractors Association of NSW or another reputable trade association.
- All materials must be suitable for the intended use and be supplied in accordance with the contract specifications.

2.2 ADDITIVES
- ADDITIVES: Apply required additives to stockpiled site topsoil as required by soil tests if scheduled in this specification.

2.3 PLACING SOIL
- PLACING: Place the approved soil on the prepared subsoil. Spread and grade evenly, making the necessary allowances for final compaction.

2.4 MULCH SCHEDULE
- MULCH: Spread and grade evenly, making the necessary allowances for final compaction. Prevent areas of excess mulch from becoming uncontrollable.

2.5 PLANTING WORKS
- PLANTING: Placement of planting and planting techniques. 1 day

2.6 FERTILISER
- FERTILISER: Apply as required by soil tests if scheduled in this specification. Use in accordance with the manufacturer's recommendations.

2.7 PLANTING ESTABLISHMENT
- PLANTING: Placement of planting and planting techniques. 1 day

3.0 SOFT LANDSCAPE WORKS

3.1 PLANTS
- PLANTS: Suitable for the following quality, vigorous, well established, free from disease and pests, of good foliage, have large healthy root systems.

3.2 SUBSOIL ADDITIVES
- SUBSOIL ADDITIVES: Apply required additives to stockpiled site topsoil as required by soil tests if scheduled in this specification.

3.3 PLANTING ESTABLISHMENT
- PLANTING: Placement of planting and planting techniques. 1 day

3.4 MULCH SCHEDULE
- MULCH: Spread and grade evenly, making the necessary allowances for final compaction. Prevent areas of excess mulch from becoming uncontrollable.

4.1 DRAINAGE SCHEDULE

4.1.1 EXISTING SERVICES
- EXISTING SERVICES: Generally the contractor shall be made available on site or to be made available on site.

4.1.2 SUB-SURFACE DRAINAGE
- SUB-SURFACE DRAINAGE: Shall be made available on site or to be made available on site.

4.1.3 SITE IMPROVEMENTS
- SITE IMPROVEMENTS: Generally the contractor shall be made available on site or to be made available on site.

4.2 MATERIALS

4.2.1 INSPECTION
- INSPECTION: General: Submit proposals in writing to the contract administrator for proposed methods for holding trees beyond approved times.

4.2.2 INSPECTION
- INSPECTION: Timing: Trees may be inspected before shipment.

4.2.3 INSPECTION
- INSPECTION: Timing: Trees may be inspected before shipment.

4.2.4 BACKFILLING
- BACKFILLING: Backfill with 20mm nominal size washed screenings, to the following depths:

4.2.5 PLACING: PLACING: Place the approved soil on the prepared subsoil. Spread and grade evenly, making the necessary allowances for final compaction. Prevent areas of excess mulch from becoming uncontrollable.

4.3 HOLD POINTS - CHECKS REQUIRED

4.3.1 PLANTING OFFICE
- PLANTING OFFICE: The Planting Establishment Period commences at the date of issue of a written certificate of practical completion for landscape works. The Planting Establishment Period ends at the date of issue of a written certificate of practical completion for landscape works.

5.0 SPECIFICATIONS

5.1 BRUNKER ROAD APARTMENT

5.1.1 LOCATION

5.1.2 GENERAL

5.1.3 SPECIFICATIONS

5.1.4 MATERIALS

5.1.5 MANUFACTURER'S SPECIFICATION

5.1.6 CONSTRUCTION METHOD

5.1.7 QUALITY ASSURANCE

5.1.8 INSPECTION

5.1.9 COMMISSIONING

5.1.10 MAINTENANCE

5.1.11 CONTRACTOR'S WARRANTIES

5.1.12 TERMINATION

5.1.13 CLAIMS

5.1.14 DEFAULTS

5.1.15 LIENS

5.1.16 LITIGATION

5.1.17 DISPUTE RESOLUTION
SEDIMENTATION AND EROSION CONTROL DETAILS

NOT FOR CONSTRUCTION
isting - 21st June 9am

Existing - 21st June 10am

isting - 21st June 11am

Existing - 21st June 12pm

isting - 21st June 1pm

Existing - 21st June 2pm

isting - 21st June 3pm
Residential Flat Building (38 Units)
65, 73 & 75 Brunker Road, Broadmeadow NSW 2292
Lots 1815, 1816 & 1817 DP 755247
<table>
<thead>
<tr>
<th>MONTH</th>
<th>Existing</th>
<th>Previous Proposed</th>
<th>Revised Proposed</th>
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<tbody>
<tr>
<td>MAY</td>
<td>4 Hours 51 Minutes</td>
<td>4 Hours 54 Minutes</td>
<td>4 Hours 54 Minutes</td>
</tr>
<tr>
<td>JUNE</td>
<td>4 Hours 11 Minutes</td>
<td>4 Hours 43 Minutes</td>
<td>4 Hours 43 Minutes</td>
</tr>
<tr>
<td>JULY</td>
<td>4 Hours 51 Minutes</td>
<td>4 Hours 52 Minutes</td>
<td>4 Hours 52 Minutes</td>
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64 Gosford Road, Broadmeadow

<table>
<thead>
<tr>
<th>MONTH</th>
<th>Existing</th>
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<th>Revised Proposed</th>
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</thead>
<tbody>
<tr>
<td>MAY</td>
<td>3 Hours 39 Minutes</td>
<td>1 Hours 34 Minutes</td>
<td>2 Hours 40 Minutes</td>
</tr>
<tr>
<td>JUNE</td>
<td>2 Hours 31 Minutes</td>
<td>56 Minutes</td>
<td>1 Hours 54 Minutes</td>
</tr>
<tr>
<td>JULY</td>
<td>3 Hours 28 Minutes</td>
<td>1 Hours 29 Minutes</td>
<td>2 Hours 33 Minutes</td>
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66 Gosford Road, Broadmeadow

<table>
<thead>
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<th>MONTH</th>
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<th>Revised Proposed</th>
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<tbody>
<tr>
<td>MAY</td>
<td>4 Hours 55 Minutes</td>
<td>3 Hours 6 Minutes</td>
<td>3 Hours 6 Minutes</td>
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<tr>
<td>JUNE</td>
<td>4 Hours 21 Minutes</td>
<td>2 Hours</td>
<td>2 Hours 28 Minutes</td>
</tr>
<tr>
<td>JULY</td>
<td>4 Hours 41 Minutes</td>
<td>2 Hours 53 Minutes</td>
<td>2 Hours 53 Minutes</td>
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68 Gosford Road, Broadmeadow

<table>
<thead>
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<td>MAY</td>
<td>6 Hours 48 Minutes</td>
<td>4 Hours 36 Minutes</td>
<td>4 Hours 36 Minutes</td>
</tr>
<tr>
<td>JUNE</td>
<td>6 Hours 12 Minutes</td>
<td>3 Hours 45 Minutes</td>
<td>3 Hours 45 Minutes</td>
</tr>
<tr>
<td>JULY</td>
<td>6 Hours 31 Minutes</td>
<td>4 Hours 29 Minutes</td>
<td>4 Hours 29 Minutes</td>
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70 Gosford Road, Broadmeadow

<table>
<thead>
<tr>
<th>MONTH</th>
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<th>Revised Proposed</th>
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</thead>
<tbody>
<tr>
<td>MAY</td>
<td>3 Hours 42 Minutes</td>
<td>3 Hours 16 Minutes</td>
<td>3 Hours 16 Minutes</td>
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<tr>
<td>JUNE</td>
<td>3 Hours 28 Minutes</td>
<td>3 Hours 7 Minutes</td>
<td>3 Hours 7 Minutes</td>
</tr>
<tr>
<td>JULY</td>
<td>3 Hours 42 Minutes</td>
<td>3 Hours 13 Minutes</td>
<td>3 Hours 13 Minutes</td>
</tr>
</tbody>
</table>
Dear Dean,

With reference to the above mentioned DA and the Public Voice Committee held on the 16th of May 2017 please refer to the below information addressing the comments raised.

Public Voice Comment
Height of Shed at 64 Gosford Road.

Response
The tenant of 64 Gosford Rd questioned the modelling of his rear shed in the sun studies the applicant provided to Council. We have reviewed the sun studies provided and confirm they have been modelled correctly.

The objector stated his shed is lower than the current building adjoining him to the rear which is correct as currently there is a two storey structure on the boundary at the rear of his property. He states that the sun studies show his shed at the same eave height as the roof of the adjoining development, this is because the sun study he highlighted is showing the proposed development not the existing development. The proposed development reduces the height at the boundary on his property.

The proposed development only has one storey on the boundary and then sets back before the next storey. Therefore the shed and the ground floor roof line are at similar heights on the proposed development as it is a reduction in wall height at the boundary.

It can also be proven that the shed is modelled correctly as can been seen in the below two images.
Image 1 shows the modelling the objector was referring to as incorrect, here it can be seen that the gutter of the shed in the modelling lines up with the gutter of the rear of the dwelling at 64 Gosford Rd.

Image 2 is a photo of this shed structure that clearly shows it in line with the rear of the dwelling. It also shows the high roof pitch of the shed as modelled in the studies provided.
Public Voice Comment
Over Shadowing.

Response
The objector provided shadowing diagrams from a program in google and filled in the supposed overshadowing as a result of this. From this the objector claimed the studies provided by the applicant are incorrect.

We have reviewed the sun studies we provided previously and can confirm they are correct. These have been modelled in a CAD program being able to take into consideration current survey levels, levels of the existing dwellings, levels of the proposed development and the angle of the sun during different hours of the day and months of the year.

It is also noted that the studies provided by the objector are incorrect as they show the highest point of our proposed development on the boundary which is clearly incorrect as the highest point of the proposed development is actually set back 17m from the rear boundary. Therefore the shadows diagrams provided by the objector show a gross misrepresentation of the overshadowing caused by the proposed development.

We trust that the above meets with your approval, should you require further information or clarification please do not hesitate to contact the undersigned.

Regards
Helen Sheppard
GWH Build Pty Ltd