






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2023/0238
Address	21, 23 and 25 Gordon Street PETERSHAM
Proposal	Demolition of existing structures and construction of a 6 storey residential flat building comprising 20 apartments and associated landscaping, basement car parking and facilities
Date of Lodgement	12 April 2023
Applicant	GAT and Associates Pty Ltd
Owner	Marickstone Pty Ltd & Maranna One Pty Ltd
Number of Submissions	Initial: 5
Value of works	\$8,434,220.00
Reason for determination at Planning Panel	Section 4.6 variation exceeds 10% SEPP 65 Application
Main Issues	FSR breach; Number of storeys
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Section 4.6 Exception to Development Standards
Attachment D	Court approved plans for no. 27 Gordon Street



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of existing structures and construction of a 6 storey residential flat building comprising 20 apartments and associated landscaping, basement car parking and facilities at 21, 23 and 25 Gordon Street Petersham.

The application was notified to surrounding properties and five (5) submissions were received in response to notification.

The main issues that have arisen from the application include:

- Breach with floor space ratio development standard, and
- Number of storeys.

The non-compliances are acceptable given that the development would not result in undue impacts to neighbouring and surrounding sites nor the streetscape. The development responds appropriately to the surrounding development and the desired future character of the area. Therefore, the application is recommended for approval.

2. Proposal

The proposal seeks the demolition of all existing structures on three lots and the construction of a part six (6) part five (5) storey residential flat building with two (2) levels of basement parking and associated landscaping and site works. A total of 20 residential units, five (5) of which are adaptable units, are proposed with the following unit mix:

- 1 x studio
- 5 x 1-bedroom units
- 12 x 2-bedroom units
- 2 x 3-bedroom units

Two levels of basement are proposed to accommodate 22 car parking spaces, one motorcycle parking space, lobby spaces, including fire stairs and lift, storage cages and plant rooms. Vehicular access to the basement is proposed from Gordon Lane at the rear.

On the ground floor, in addition to residential units, two areas of communal open space are proposed as well as fire stairs, a lift, and a bin room, and the entry lobby that includes 12 bicycle parking spaces. Mailboxes are proposed at the Gordon Street frontage, adjacent to the entry.

3. Site Description

The subject site consists of no. 21, 23 and 25 Gordon Street and is located on the eastern side of Gordon Street, between New Canterbury Road and Sadlier Crescent. The site consists of three allotments, is generally rectangular in shape with a total area of 685.7sqm. The site is legally described as Lot 1 in Deposited Plan 85390, Lot 1 in Deposited Plan 744786 and Lot 1 in Deposited Plan 732763.

The site has a frontage to Gordon Street of 22.875 metres and a secondary frontage of approximate 22.955 metres to Gordon Lane. The site supports a two storey dwelling house at no. 21 Gordon Street and a pair of single storey semi-detached dwellings at nos. 23 and 25 Gordon Street. The adjoining property to the south (no. 27 Gordon Street) supports a recently constructed six storey residential flat building (RFB). To the north, no. 19 Gordon Street, supports a two storey dwelling house. Other sites in the streetscape support a mix of land

uses and built forms, including a three storey mixed use development, single storey dwelling houses, a church, and a five storey RFB at the corner of Sadlier Crescent and Gordon Street.

The subject site is not listed as a heritage item nor is the site located within a Heritage Conservation Area. The subject site is not identified as a flood prone lot and there are no prescribed trees located on the site; however, three street trees are located at the front.

As shown in Figure 1, the subject site is located within a R4 Zone (High Density Residential) and adjoins, or is in the vicinity of, several zones, including R1 General Residential to the east, R2 Low Density Residential to the west, E1 Local Centre to the south and southwest, various SP2 zonings, and RE1 Public Recreation, and RE2 Private Recreation, to the north.



Figure 1: Zoning Map.

The site is well serviced by public transport. Petersham Station is within approximately 370 metres of the subject site and numerous bus stops are located in walking distance along Gordon Street and New Canterbury Road to the south of the site.

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
PDA201900130	Demolition of the existing buildings and construction of a part 4/ part 6 storey residential flat building comprising 10 dwellings, roof top communal open space, with associated car parking and storage. Note: Application included no. 23 and 25 Gordon Street only.	08/11/2019 Advice issued
PDA/2021/0056	Demolition of all existing structures and the erection of a part 4, part 6 storey residential flat building comprising 10 residential units, rooftop communal open space and associated car parking and storage. Note: Application included no. 23 and 25 Gordon Street only.	08/04/2021 Advice issued

Surrounding properties

Application	Proposal	Date & Decision
27 Gordon Street		
DA201500524	To demolish existing improvements and construct a 6 storey residential flat building containing 13 dwellings with basement storage and car parking stackers at no. 27 Gordon Street.	16/08/2016 Approved (LEC)
20 Sadlier Crescent		
DA201700311	To demolish existing improvements and construct a 5 storey residential flat building containing 28 units of infill affordable housing with basement parking	29/09/2017 Refused
DA201700311.01	Review request under Section 82A of the Environmental Planning and Assessment Act to review Determination No. 201700311 dated 27 September 2017 to demolish existing improvements and construct a 5 storey residential flat building containing 26 units of infill affordable housing with basement parking	28/02/2018 Approved

18 Gordon Street		
DA/2021/0945	Alterations and additions to an existing dwelling.	07/03/2022 Approved
REV/2022/0007	Section 8.2 review application of Determination DA/2021/0945 dated 7 March 2022 to review Condition 2 requiring the deletion of the secondary dwelling.	12/07/2022 Withdrawn
MOD/2022/0260	Modification to permit a secondary dwelling and new landscape plan.	04/10/2022 Approved

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
12/04/2023	Application lodged
26/09/2023	<p>Council issued a letter requesting additional information (RFI) and/or amended plans, requesting to respond to the following matters:</p> <ul style="list-style-type: none"> • Non-compliance with floor space ratio development standard, • Non-compliance with maximum number of storeys prescribed under the Masterplan for the area, • Inadequate shadow diagrams, • Insufficient information to determine compliance with all design criteria contained in the Apartment Design Guide, • Basement construction and tanking, • Driveway design, • Landscaping and tree planting, <p>Note: Council advised that comments from Water NSW and Sydney Water were not received when issuing the letter and that a response should be provided only once these comments were received.</p>
03/10/2023	Council met with the applicant to discuss the RFI
16/11/2023	Council advised the applicant that comments from Water NSW and Sydney Water have been received and that no further amendments or additional information were required than previously discussed.
22/11/2023	The applicant submitted amended plans and additional information (except an updated BASIX certificate)
13/12/2023	Council contacted the applicant requesting further information that was not provided on 22/11/2023.
21/12/2023	The applicant submitted additional information in response to Council's request.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EPA Act 1979).

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

The applicant has provided a report that concludes the site is suitable for the proposed use

On the basis of this report the consent authority can be satisfied that the land will be suitable for the proposed use.

A search of Council’s records in relation to the site has not indicated that the site is one that is specified in Section 4.6 (4)(c).

5(a)(ii) *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*

Chapter 4 Design of residential apartment development

Section 148 – Non-discretionary development standards for residential apartment development

Section 148(2)(a) reads as follows:

the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,

In accordance with Part 3J, the following car parking is prescribed for the development:

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.

The car parking needs for a development must be provided off street.

All car parking is provided within the basement levels of the site. Table 1 outlines the required car parking prescribed under Part 2.10 of the MDCP 2011 and Guide to Traffic Generating Developments (GTGD).

Table 1: Car and bicycle parking requirements

Car parking requirements				
Unit type	MDCP 2011		GTD (Metropolitan Regional Centres)	GTD (Metropolitan Sub- Regional Centres)
	Standard	Adaptable		
Studio (x1)		1	0.4	0.6
1 bedroom unit (x5)	2.5		2	3
2 bedroom unit (x12, including 3 adaptable)	9	3	8.4	10.8
3 bedroom unit (x2)	2.4		2.4	2.8
Visitor	1.6	1	2.9	4
Total	20.5		16.1	21.2
Bicycle parking requirements				
Total	12		16	21

The proposal provides 22 car parking spaces, including 5 adaptable spaces, and 12 bicycle spaces. As such, the development complies with the non-discretionary development standards within section 148(2)(a).

As discussed in detail below, the proposal also complies with Sections 148(2)(b) and 148(2)(c) as the internal area for each apartment, and the ceiling heights for the building, are equal or greater than the minimum specified in the ADG.

Schedule 9

Schedule 9 of the Housing SEPP prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

A statement from a qualified Architect was submitted with the application verifying that they designed, or directed the design of, the development. The statement also provides an explanation that verifies how the design quality principles are achieved within the development and demonstrates, in terms of the Apartment Design Guide (ADG), how the objectives in Parts 3 and 4 of the ADG have been achieved.

Council's Architectural Excellence and Design Review (AEDRP) reviewed and supports the development in principle, as amended, and the development is acceptable having regard to the nine design quality principles noting:

- The AEDRP "*commends the overall architectural expression, built form and well-planned internal apartment layouts as configured within the proposal that is considered to be an appropriate building envelope within this urban context*".
- The development is compatible with the six storey built form of the adjoining development at no. 27 Gordon Street and provides a transition from six to five storeys. As such, the development is considered to be compatible with the desired future character of the area.

- While not complying with the Floor Space Ratio (FSR) development standard, the proposal complies with the Height of Buildings (HOB) development standard.
- The proposal incorporates appropriate façade setbacks and consideration of a coherent relationship with its neighbour to the north.
- The proposal improves the streetscape and provides ADG compliant amenity, including solar access, and natural ventilation, and good outlook.
- The density is suitable for the site, which is zoned R4 (High Density Residential). The development provides compliant car parking, and the site is well serviced by public transport and community facilities.
- The proposal complies with BASIX and provides adequate deep soil zones for groundwater recharge and the proposed landscape design allows for substantial tree planting and other vegetation.
- The proposal is designed to improve passive surveillance of Gordon Street and Gordon Lane.
- The proposed unit mix provides housing diversity, and the design enables social interaction.
- While, in principle, the proposed materials, colours and textures are considered appropriate and sympathetic to the streetscape and area, the schedule of finishes is vague and incomplete. The location of some materials proposed are not depicted on the elevations, such as GL, M2, AF1, and CO. Also, the materials and colours for the front fence/gate and door to the carpark have not been depicted. As such, to ensure that the quality of the building, and its architectural expression, is consistent with the design quality principle 9 (Aesthetics), a condition has been included in Attachment A, requiring that an updated schedule of finishes is submitted to, and approved by, Council's Development Assessment Manager prior to the issue of a construction certificate.

Notes in response to AEDRP suggestions that have not been complied with

Issue: The AEDRP, *inter alia*, recommended to reconfigure the ground floor area to avoid the overlap of the entrance lobby with bicycle storage. The AEDRP suggested to relocate the "bicycle spaces within the basement levels or potentially within a separate bicycle storage room clearly segregated from the residential entry foyer and entry court that should provide a pleasant social bump space for residents".

Comment: Screening to the bicycle storage spaces has been incorporated in the amended plans. It is considered that the basement is not large enough to support the bicycle storage and while not completely separated/segregated from the entry foyer, it is considered that the proposed screening is adequate.

Issue: Further, the AEDRP raised concerns about natural cross ventilation within units G01, 101, 201 and 301 and suggested further openings in form of highlight windows to be added to the lobby slot for creating pressure points for effective airflow.

Comment: The submitted plans have been assessed and it is considered that compliance with the ADG design criteria concerned with natural ventilation achieved.

Issue: The AEDRP encouraged the use of ceiling fans within all bedrooms and living areas as a low energy alternative to mechanical A/C systems. Further, the AEDRP encouraged to include a rooftop photovoltaic system and full building electrification and inclusion of EV charging points in the basement carpark.

Comment: The applicant advised that these matters would not be addressed/provided as the proposal complies with the BASIX certificate demonstrates compliance with relevant Energy requirements. Council has no controls requiring the provision of the aforementioned facilities.

Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Section 149 of the Housing SEPP, certain requirements contained within MDCP 2011 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

Communal and Open Space

The ADG prescribes the following requirements for communal and open space:

- Communal open space has a minimum area equal to 25% of the site.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

Comment: The plans indicate two areas of communal open space (COS), one at the rear and one at the front. The total size of the COS is 174.5sqm, which is 25.4% of the site area. More than 50% of the COS will receive direct sunlight for more than the required two hours on 21 June.

Deep Soil Zones

The ADG prescribes the following minimum requirements for deep soil zones:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
Greater than 1,500m ²	6m	
Greater than 1,500m ² with significant existing tree cover	6m	

Comment: The subject site’s area is 685.7sqm and 48.8sqm (7.1%) of deep soil is provided.

Visual Privacy/Building Separation

The ADG prescribes the following minimum required separation distances from buildings to the side and rear boundaries:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12 metres (4 storeys)	6 metres	3 metres
Up to 25 metres (5-8 storeys)	9 metres	4.5 metres
Over 25 metres (9+ storeys)	12 metres	6 metres

Comment: The ground floor is set back by 6-9 metres from the rear and upper levels have a rear setback of, at least, 9 metres; hence, the rear setbacks comply. A nil setback is proposed to both side boundaries, which, technically does not comply with the separation distance of

the ADG. However, the terraces to the rear of the ground floor apartments are set back by, at least, 11 metres from the boundary shared with no. 27 Gordon Street and the side setbacks are consistent with the anticipated built form of the master plan contained in Part 9.6.5.5 of the MDCP 2011 (discussed in further detail elsewhere in this report).

No windows are proposed to the side walls of the development and there are no windows proposed that are aligned with windows on the adjoining sites within 12 metres. The sides of the proposed balconies to the rear are screened by blade walls and some screening is proposed to the rear of the balconies to the southern-most units that are along the shared boundary with no. 27 Gordon Street. To ensure that the proposed screening is adequate to mitigate any visual privacy impacts, a condition has been included in Attachment A, requiring that screening has a block-out density of, at least, 75%.

There will be no undue visual privacy impacts between windows and balconies to the northern elevation of 27 Gordon Street (rearwards of the rear building alignment of the proposed development), given the distance and/or angles between these windows and balconies and proposed balconies and windows. It is also noted that the side setbacks of the building at no. 27 Gordon Street are less than the side setbacks prescribed under the ADG (side setback to northern boundary is between 2 and 3.1 metres only).

Solar and Daylight Access

The ADG prescribes the following requirements for solar and daylight access:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

Comment: 16 of the 20 units (80%) receive direct sunlight for, at least, two hours to living rooms and areas of private open space at mid-winter between 9am and 3pm. Three of the 20 units (15%) will receive no solar access; unit G.01 receiving some solar access to its private open space, thereby complying with the above requirement.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

- At least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
- Overall depth of a cross-over or cross-through apartment does not exceed 18 metres, measured glass line to glass line.

Comment: 15 of the 20 units (75%) will be naturally cross ventilated.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor 2.4 metres for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

Comment: A minimum of 2.7 metres floor to ceiling heights are proposed for all levels containing apartments.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

Apartment Type	Minimum Internal Area
Studio apartments	35m ²
1 Bedroom apartments	50m ²
2 Bedroom apartments	70m ²
3 Bedroom apartments	90m ²

Note: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

- Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.
- Habitable room depths are limited to a maximum of 2.5 x the ceiling height.
- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 metres from a window.
- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space).
- Living rooms or combined living/dining rooms have a minimum width of:
 - 3.6 metres for studio and 1 bedroom apartments.
 - 4 metres for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4 metres internally to avoid deep narrow apartment layouts.

Comment: The proposal complies with the minimum required internal areas as shown in the table below.

Apartment Type	Minimum Internal Area	Proposed internal Area
Studio (unit 5.01)	35m ²	1x43m ²
1 Bedroom apartments (1 bathroom per unit)	50m ²	3x50 m ² 1x63 m ²
2 Bedroom apartments (2 bathrooms per unit)	70m ²	8x75m ² 4x76m ²
3 Bedroom apartments (2 bathrooms per unit)	90m ²	1x95m ² 1x102m ²

All apartments meet the minimum requirements prescribed in the ADG, except unit 4.01 that has a room depth of more than 8 metres. However, the non-compliance is negligible (i.e., 110mm).

Private Open Space and Balconies

The ADG prescribes the following sizes for primary balconies of apartments:

Dwelling Type	Minimum Area	Minimum Depth
Studio apartments	4m ²	-
1 Bedroom apartments	8m ²	2 metres
2 Bedroom apartments	10m ²	2 metres
3+ Bedroom apartments	12m ²	2.4 metres

Note: The minimum balcony depth to be counted as contributing to the balcony area is 1 metres.

The ADG also prescribes for apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3 metres.

Comment: All units on levels 1-5 are provided with balconies that have an area of, at least, the minimum required. Units G.02 and G.03 on the ground floor have two areas of Private Open Space (POS), the POS areas at the front complying with the minimum required area and depth. While the depth of the POS for unit G.01 does not comply with the ADG, the area of this POS substantially exceeds the minimum required (i.e., 25m² proposed), and the terrace has a depth of 2.4 metres, which is considered adequate as the terrace provides ample space for recreation.

Common Circulation and Spaces

The ADG prescribes the following requirements for common circulation and spaces:

- The maximum number of apartments off a circulation core on a single level is 8.
- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

Comment: A maximum of four units per floor are proposed.

Storage

The ADG prescribes the following storage requirements in addition to storage in kitchen, bathrooms and bedrooms:

Apartment Type	Minimum Internal Area
Studio apartments	4m ³
1 Bedroom apartments	6m ³
2 Bedroom apartments	8m ³
3+ Bedroom apartments	10m ³

Note: At least 50% of the required storage is to be located within the apartment.

Comment: All units are provided with more than the required total storage volume. While seven of the units (G.03, 1.04, 2.04, 3.04, 4.01, 4.03, and 5.02) don't have the required storage volume located within the apartment, additional storage is provided on the basement levels providing overall compliant storage volume. Storage provided on the basement levels is allocated to each unit and will not impact on parking or access to other site facilities.

5(a)(iii) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate was submitted with the application and will be referenced in any consent granted.

5(a)(iv) State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Development likely to affect an electricity transmission or distribution network

The proposed development meets the criteria for referral to the electricity supply authority within Section 2.48 of *SEPP (Transport and Infrastructure) 2021* and has been referred to Ausgrid for comment for 21 days.

Ausgrid raised no objections, subject to the imposition of conditions which have been included in Attachment A.

Development with frontage to classified road

In considering Section 2.118(2) of *SEPP (Transport and Infrastructure) 2021*:

Vehicular access to the land is provided by Gordon Lane and this is considered practical and safe. The design will not adversely impact the safety, efficiency, and ongoing operation of the classified road.

The impacts of traffic noise or vehicle emissions have been considered and suitable measures, to ameliorate potential traffic noise or vehicle emissions, have been included within the development and suitable conditions have been included in Attachment A.

5(a)(v) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 10 Sydney Harbour Catchment

The site is not located within the foreshores and waterways area, a Strategic Foreshore site or listed as an item of environmental heritage under the SEPP and as such only the aims of the plan are applicable. The proposal is consistent with these aims.

5(a)(vi) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022*:

- Section 1.2 - Aims of Plan
- Section 2.3 - Land Use Table and Zone Objectives
- Section 2.7 – Demolition requires development consent
- Section 4.3 – Height of buildings
- Section 4.4 – Floor space ratio
- Section 4.5 – Calculation of floor space ratio and site area
- Section 4.6 – Exceptions to development standards
- Section 6.1 – Acid sulfate soils
- Section 6.2 – Earthworks
- Section 6.3 – Stormwater management
- Section 6.7 – Airspace operations
- Section 6.8 – Development in areas subject to aircraft noise
- Section 6.9 – Design excellence

i. Section 1.2 - Aims of Plan

The proposal is consistent with the relevant aims as follows:

- (a) The development complies with BASIX requirements and, hence, demonstrates efficient and sustainable use of energy. The proposal, as recommended to be conditioned, will not result in adverse economic, environmental, or social impacts.
- (b) The proposal conserves and maintains the heritage of the Inner West.
- (d) The proposal is close to public transport, increases density and, hence, encourages walking, cycling and use of public transport.
- (f) The development provides diverse housing to meet the needs of, and enhance amenity for, Inner West residents.
- (g) The design of the proposal displays architectural and urban design quality, creating a high quality urban place without unduly impacting the amenity of surrounding residents and visitors.
- (h) The proposal will not result in adverse social, economic and environmental impacts on the local character of Inner West.
- (i) The development will not result in adverse social, economic and environmental impacts, including cumulative impacts.

ii. Section 2.3 Land Use Table and Zone Objectives

The site is zoned R4 High Density Residential. The *IWLEP 2022* defines the development as

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

The development is permitted with consent within the land use table. The zone objectives of the R4 zone are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage residential development that results in appropriate amenity for a high density residential area.*

The development is consistent with the applicable objectives of the R4 zone as follows:

- The development provides additional housing for the community, replacing the existing three dwellings with 20 apartments.
- The development provides a mix of units (i.e., one studio, 5 x 1-bedroom units, 12 x 2-bedroom units, and 2 x 3-bedroom units).
- The subject site is in close proximity to public transport and other facilities and services. The development largely complies amenity controls contained within the ADG and MDCP 2011 and will not result in undue amenity impacts to adjoining sites, the streetscape nor the larger area.

iii. Section 2.7 – Demolition requires development consent

Section 2.7 of the *IWLEP 2022* states that the demolition of a building or work may be carried out only with development consent. The application seeks consent for demolition works. Council’s standard conditions relating to demolition are included in Attachment A.

iv. Section 4.3 - Height of buildings, Section 4.4 - Floor space ratio, and Section 4.5 - Calculation of floor space ratio and site area

The following table provides an assessment of the application against the development standards:

Standard	Proposal	Non-compliance	Complies
Floor Space Ratio Maximum permissible: 2:1 or 1,371.4sqm	2.35:1 or 1607sqm	17.62% or 241.6sqm*	No
Height of buildings Minimum permissible: 20m	20m	N/A	Yes

* The applicant’s and Council’s calculation of GFA and FSR vary as the applicant has not included the entry lobby and one car parking space (one more car parking than required is proposed). While the applicant states that the entry lobby is a breezeway, the submitted plans indicate that this area must be included when calculating GFA as it appears to be enclosed on all four sides. Notwithstanding, as outlined in detail below, the proposed variation is considered supportable.

v. Section 4.6 – Exceptions to development standards

As outlined in the table above, the proposal results in a breach of the following development standard:

- Section 4.4 – Floor space ratio (FSR)

The applicant seeks a variation to the FSR development standard under Section 4.4 of the *IWLEP 2022* by 17.62% or 241.6sqm.

Section 4.6 of the *IWLEP 2022* allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Section 4.6 of the *IWLPE 2022* below.

A written request has been submitted to Council in accordance with Section 4.6(4)(a)(i) of the *IWLEP 2022*. The applicant’s justification to the proposed contravention of the FSR development standard is summarised as follows:

- The proposal provides a “transition in form and scale along Gordon Street with the proposal matching the building height and number of storeys of the recently approved and constructed residential flat building at No. 27 Gordon Street whilst stepping down midway through the site to meet to the desired future character of development to the north-west”.
- The development facilitates improved housing diversity.
- The proposal complies with the HOB development standard.
- The proposal “does not negatively impact upon the amenity of the proposed development or adjoining properties”.
- “The amended proposal is considered to represent an appropriate density for the site acknowledging its location in the R4 High Density Residential Zone”.
- The development is consistent with the desired future character for the area.
- “The proposal is considered to be of a high architectural standard, offering excellent amenity to its future occupants and in an area that is well serviced by local infrastructure”.
- The proposal does not result in adverse amenity impacts to surrounding properties.
- “The five-storey master plan height has been varied in this precinct already by the approval of 27 Gordon Street, a six-storey residential flat building” and other developments in the Petersham South Precinct.
- “The design of the proposal ensures that building depth requirements are satisfied”.
- “The bulk and scale of the top levels are visually reduced”.
- The development complies with “all applicable amenity targets” for the subject building.
- The proposal will not result in adverse overshadowing of adjoining sites.
- “The proposal satisfies acoustic privacy objectives”.
- The proposal will not result in adverse visual privacy impacts.
- The proposal “will allow for improved landscaping and streetscape presence that is complemented by the existing street trees on Gordon Street and the proposed canopy trees to Gordon Lane”.
- The proposal increases tree canopy.
- The development provides “for an orderly and economic use of the land most notably as it includes all three required properties as part of the site amalgamation pattern”.
- The proposal is consistent with the desired future character of the area and the high-density residential zone.
- The proposal provides a variety of housing types.
- The proposal provides good internal amenity to future occupants.

The applicant’s written rationale adequately demonstrates compliance with the development standard is unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the R4 zone, in accordance with Section 4.6(4)(a)(ii) of the *IWLEP 2022* as outlined in the section 2.3 assessment above and the design, size, and scale of the development, as amended, is compatible with the surrounding neighbourhood.

It is considered the development is in the public interest because it is consistent with the objectives of the FSR development standard, in accordance with Clause 4.6(4)(a)(ii) of the *IWLEP 2022* for the following reasons:

The objectives of the FSR development standard are:

- (a) to establish a maximum floor space ratio to enable appropriate development density,*
- (b) to ensure development density reflects its locality,*

- (c) to provide an appropriate transition between development of different densities,*
- (d) to minimise adverse impacts on local amenity,*
- (e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.*

The proposal has been subject to a detailed design review by Council's AEDRP and Council's Urban Design Specialist who are supportive of the architectural design of the proposal. The final design is of a quality-built form and responds to the existing locality and desired future character of the area. The proposal is a contemporary design that entails adequate articulation, fenestration and, subject to recommended conditions, materials and detailing to provide visual interest.

The proposed density is consistent with other developments in the area along Gordon Street and Street and Sadler Crescent. The proposed massing and setbacks, and location of the proposed development in relation to the lower density developments to the rear, which are separated from the subject site by Gordon Lane, provide an appropriate transition to the R1 zone, and the "stepped design" of the upper level provides an appropriate transition along Gordon Street as the proposed development matches the building height and number of storeys of the development at 27 Gordon Street, before stepping down to be consistent with the masterplan for the area.

The proposal is unlikely to result in undue amenity impacts to surrounding sites, residents and visitors. The development has been designed to conserve the health of street trees that are adjacent to the subject site, and additional canopy trees are being proposed, and conditioned, to increase the tree canopy cover.

The concurrence of the Planning Secretary may be assumed for matters dealt with by the Local Planning Panel.

The proposal, thereby, accords with the objective in section 4.6(1)(b) and requirements of section 4.6(3)(b) of the *IWLEP 2022*. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the FSR development standard and it is recommended that the Section 4.6 exception be granted.

vi. Section 6.2 – Earthworks

The proposal involves extensive earthworks and excavation up to a depth of 7.8 metres to accommodate the proposed basement levels. Subject to recommended conditions of consent, which require compliance with the recommendations made by the provided geotechnical investigation report, and Council's Development Engineer, the proposed development is satisfactory and will not have detrimental impacts on environmental functions and processes, neighbouring uses, or features of the surrounding land.

It is also recommended to impose conditions, requiring that dilapidation reports be prepared for the adjoining sites prior to any works commencing and prior to the issue of an Occupation Certificate.

vii. Section 6.3 – Stormwater management

Council's Development Engineer raised no objections and is supportive of the proposal, subject to conditions that have been included in Attachment A, to ensure that the proposal will not adversely impact the subject and adjoining sites. The proposal does not impact native bushland or receiving waters.

viii. Section 6.7 – Airspace Operations

The proposed building will penetrate the OLS by approx. 2.6 metres. The application was referred to Sydney Airport Corporation, whose representative referred the proposed development to CASA and Airservices.

CASA advised that, while the proposed building will infringe the conical surface by 2.6m, the structure would not constitute a significant hazard to aviation safety.

The Federal Department of Infrastructure, Transport, Regional Development, Communications and the Arts, subject to conditions that have been included in Attachment A, approved “the controlled activity for the intrusion of [the proposed building] into prescribed airspace for Sydney Airport to a maximum height of 54.6 metres AHD”.

ix. Section 6.8 – Development in areas subject to aircraft noise

The subject site is identified as being within a 20-25 ANEF contour. As such the development may be subject to adverse aircraft noise. The applicant has provided an acoustic report assessing the potential acoustic impacts of aircraft noise and provided recommendations to minimise impacts. This report has been reviewed by Council Environmental Health team who outlined no objection, subject to suitable conditions of consent which are included in Attachment A.

x. Section 6.9 – Design excellence

The proposal has been subject to a detailed architecture/urban design review by Council's Architectural Excellence and Design Review Panel (AEDRP), and Council's Urban Design Specialist. The AEDRP was generally supportive of the architectural expression of the proposal. This has been discussed in greater detail under Section 5(a)(ii) of this report.

Subject to recommended conditions, overall, the proposal is considered to provide a high standard of design and materials, finishes, and detailing, and contributes to the quality and amenity of the public domain. The development aligns with the existing streetscape and desired future character for the area and the proposal is compliant with the requirements of section 6.9 of the *IWLEP 2022*.

5(b) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

The following provides discussion of the relevant issues:

Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes – see discussion
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes – see discussion
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes – see discussion
Part 2.11 – Fencing	Yes
Part 2.17 – Water Sensitive Urban Design	Yes – see discussion
Part 2.18 – Landscaping and Open Space	No – see discussion
Part 2.20 – Tree Management	Yes – see discussion
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.24 – Contaminated Land	Yes – see section 5(a)(i)
Part 2.25 – Stormwater Management	Yes
Part 4.2 – Multi Dwelling Housing and Residential Flat Buildings	Yes – see discussion
Part 9 – Strategic Context	No – see discussion

The following provides discussion of the relevant issues:

i. Part 2.5 – Equity of Access and Mobility

Control	Proposal	Complies?
Statement of consistency with this section of the DCP submitted with application. Appropriate access for all persons through the principal entrance of a building and access to any common facilities.	<ul style="list-style-type: none"> A “Statement of Compliance Access for People with a Disability” Report has been provided, which concludes “that the proposal can achieve compliance with the access provisions of the BCA, SEPP 65 and the essential requirements of AS4299 – Adaptable Housing”. Appropriate access through the principal entrance of the building, and access to common facilities, is provided. Council’s Building Certification Team has assessed the proposal and raised no objections. 	Yes
A minimum of one adaptable dwelling must be provided for every five dwellings or part thereof.	<ul style="list-style-type: none"> 20 dwellings are proposed. 4 adaptable units required. 5 adaptable units proposed. 	Yes
One accessible parking space for every adaptable dwelling. One accessible visitor’s parking space for every four accessible parking spaces or part thereof.	<ul style="list-style-type: none"> 4 adaptable units proposed. 4 accessible parking spaces for units proposed. 1 accessible parking space provided for visitors. 	Yes

ii. Part 2.6 – Acoustic and Visual Privacy

In accordance with section 149(1) of the Housing SEPP, the standards or controls within the MDCP 2011 for residential apartment development concerned with visual privacy have no effect as the ADG also specifies a requirement, standard or control in relation to this matter. As outlined in the ADG assessment above, the proposal, subject to recommended conditions is not considered to result in undue visual privacy impacts. Notwithstanding the following is noted:

- Windows and balconies face the front or rear of the site,
- Balconies included blade walls to the sides and the rear edges of southern-most upper-level balconies include privacy screening to mitigate any visual privacy impacts.
- Upper levels are set back by 9 metres from the rear boundary to mitigate visual privacy impacts.
- Separation between the dwelling houses to the rear and the rear building alignment of the proposed building is, at least, 12 metres.

The proposal complies with acoustic privacy controls, noting that the impacts from aircraft noise and road noise are subject to the provisions within Environmental Planning Instruments and, subject to recommended conditions, the proposal complies with these provisions and relevant Australian Standards.

iii. Part 2.7 – Solar Access and Overshadowing

The proposal complies with solar access controls contained in the ADG. In accordance with Section 149(1)(b) of the Housing SEPP, solar access controls for the proposed building, contained in the MDCP 2011, do not apply.

In accordance with control C2 of this part of the MDCP 2011,

Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must...Not be reduced to less than two hours between 9.00am and 3.00pm on 21 June.

Accuracy of the submitted shadow diagrams, and overshadowing impact of the proposal have been assessed and the following is noted:

- At least, two hours of direct solar access to principal living areas and principal areas of open space of units at no. 27 Gordon Street is retained – note: rear-facing balconies on levels above the ground floor at no. 27 Gordon Street that are adjacent to the proposed side wall serve bedrooms; these units' principal area of open space is located at the front, facing Gordon Street (approved plans for no. 27 Gordon Street have been included in Attachment D).
- The proposal will not result in additional overshadowing to properties to the southwest as any additional overshadowing will fall within shadows cast by no. 27 Gordon Street.
- The proposal will result in additional overshadowing to properties across Gordon Street. The submitted shadow diagrams do not depict the boundaries and improvements of affected properties. However, when considering the submitted shadow diagrams, and the court approved shadow diagrams of the development at no. 27 Gordon Street (Attachment A and Figures 2 and 3), it is apparent that additional shadows will fall onto the front elevation and roofs of properties across Gordon Street, not areas of private open space. In this regard, it is noted that shadows cast by the proposed development are shorter than shadows cast by the development at no. 27 Gordon Street. In addition, no additional overshadowing of these properties will occur after 12pm.



Figure 2: Court approved shadow diagram for development at no. 27 Gordon Street at 9am on June 21.



Figure 3: Submitted shadow diagram for proposed development at no. 21-25 Gordon Street at 9am on June 21.

Even if principal living areas were located at the front of the properties across Gordon Street, the front elevations would receive direct solar access between 12 and 3pm on June 21.

Given the above, the proposal complies with control C2 of the MDCP 2011.

iv. Part 2.10 – Parking

Car parking

The site is located in a parking area 2. In accordance with control C1, a total of 21 on-site parking spaces are required. The proposed basement has been designed to accommodate 22 car parking spaces, of which five are accessible, which is consistent with control C1.

The proposed rate of parking is compliant, and the driveway has been appropriately located to Gordon Lane, assisting to avoid queuing on Gordon Street. Council’s engineers have reviewed the proposal and raised no objections, subject to conditions, which have been included in Attachment A.

Bike parking

In accordance with control C16, a bicycle parking rate of 1 space per 2 units (and 1 space per 10 units for visitors) is required. This results in a requirement of 12 spaces for the development.

In accordance with C19, motorcycle parking must be provided at a rate of 5% of car parking required, which is 1 space.

The proposal includes 12 bicycle parking spaces on ground floor and one (1) motorcycle parking space within the basement. As such, the proposal complies.

Note: In accordance with control C25, a service vehicle space is not required as the development has less than 50 apartments.

v. Part 2.17 – Water Sensitive Urban Design

The proposal complies with the relevant controls of this part, noting:

- The proposal complies with *State Environmental Planning Policy - Building Sustainability Index* and, hence, control C1; and
- Council's development engineer has raised no objections and, subject to the implementation of conditions included in Attachment A, the development complies with the stormwater quality control (C4).

vi. Part 2.18 – Landscaping and Open Space

In accordance with Section 149(1)(f) of the Housing SEPP, private open space and balcony controls contained in the MDCP 2011 do not apply.

Control C22 reads as follows:

C22 Landscaped area

- The entire front setback must be of a pervious landscape with the exception of driveways and pathways.*
- In addition to front setback, a minimum of 45% of the total site area must be landscaped area at ground level.*

The front setback is only partly landscaped. However, this is a response to front setback controls, and to achieve compliance with ADG provisions, in particular the requirement to provide street-facing private open space. In addition, a portion of the front setback is proposed to be Communal Open Space, partly consisting of landscaping. While the proposal does not provide 45% of landscaping at ground level, the proposal complies with the deep soil criteria contained within the ADG, which supersedes controls within the DCP. Overall, the landscaping is considered adequate and consistent with the objectives of this part as follows:

- The overall site landscaping complements the character of the proposed building and existing and/or desired future character of the area.
- The proposal provides adequate outdoor recreation space.
- The proposal complies with the ADG prescribed deep soil area.
- The proposal provides adequate amenity and is of high quality design and complies with BASIX.
- The private open space areas act as an extension of living areas and receive compliant solar access.
- The proposal provides a green corridor and new planting consist of indigenous species.

vii. Part 2.20 – Tree Management

No prescribed trees are within the subject site and the proposal will not have any impacts on trees on adjoining sites. There are three (3) street trees located at the front of the subject site that may be impacted by the development. Council's Arborist has reviewed the proposal and raised no objections, subject to tree protection conditions, which have been included in Attachment A.

Subject to developing in accordance with the submitted landscape plan, and subject to the planting of, at least, 3 x 100 litre size trees (recommended to be conditioned), the proposal complies with the controls of this part and will contribute to achieving the tree canopy target of 25% for the R4 zone.

viii. Part 4.2 – Multi Dwelling Housing and Residential Flat Buildings

The following table depicts compliance with Control C1, which outlines the required dwelling mix for new developments with six or more dwellings.

Unit type	Required %	Proposed %	Complies?
Studio	5-20%	5%	Yes
1 bedroom	10-40%	25%	Yes
2 bedroom	40-75%	60%	Yes
3 bedroom	10-45%	10%	Yes

The proposed outdoor spaces are designed to meet the needs of different age groups and can be adapted to meet changing needs. The adaptable dwellings are well integrated and not isolated nor is a different standard of material and finishes proposed.

The built from controls within this part are superseded by the masterplan controls (see discussion below) and the design and materials of the development and impacts to the streetscape have been discussed elsewhere in this report and the proposal is considered to provide an appropriate response to the existing and/or desired future character of the area. The development, as amended, achieves a cohesive relationship with existing development and the design of the building is of high standard of an appropriate scale.

The access to the car parking is from the rear and the design has minimal impact on the streetscape and neighbouring sites. A traffic and parking report has been provided and the proposed parking, as discussed in detail elsewhere in this report, complies with relevant controls within the MDCP 2011 and Housing SEPP.

ix. Part 9 – Strategic Context (Part 9.6 Petersham South (Precinct 6))

The subject site is located in the Petersham South Precinct and in the Masterplan Area 6.5.

The application proposes to amalgamate no. 21, 23 and 25 Gordon Street, which is consistent with the amalgamation pattern in the control diagram within Part 9.6.6.5 (figure 4), which is depicted below.



Figure 4: Masterplan control diagram

As shown in Figure 4, a maximum of four storeys within the front 6 metres and five storeys behind is prescribed (control C68). The proposal complies with the four storey maximum height; and the fifth storey is set back by 3 metres as prescribed. However, a sixth storey for approximately two thirds of the width of the site is proposed, adjacent to the six storey development at no. 27 Gordon Street. The non-compliance is considered acceptable in this instance, noting that the proposed development provides a transition between the development at no. 27 Gordon Street and the maximum number of storeys prescribed. The proposal complies with the maximum HOB development standard and the breach with C68 does not result in adverse amenity impacts nor adverse impacts to the streetscape. The sixth storey is adequately set back from the rear to not result in adverse visual bulk impacts and the proposal, as outlined in detail below, is consistent with the desired future charter statement.

The proposed front, side and rear setbacks generally comply with C69 as the first four levels, except the terraces of the ground floor units, are set back by 3 metres from the front boundary and the upper two levels are set back a further 3 metres from the front boundary. The overall building depth does not exceed the maximum of 18 metres.

The siting, orientation, depth and building separation is in accordance with the above shown figure and control C70 and the front and rear elevations include articulations to the building form to break up the massing, as prescribed in controls C72 and C73 and car access is proposed from Gordon Lane as prescribed in control C74.

Overall, the proposed development is consistent, or acceptable on merit, with regard to the controls for the Masterplan Area and the proposal is consistent with the desired future character statements for the precinct noting:

- The proposal retains existing street trees and, hence, preserves public domain elements, including kerb and guttering along Gordon Street.
- The proposed amalgamation of the three lots is consistent with the controls for the Masterplan Area.
- The proposed design is compatible with other development, and enhances, the streetscape.
- The proposal has no impacts on any Heritage Conservation Area or heritage items in the precinct.

- The proposal facilitates urban renewal where expected/prescribed (i.e., on masterplan sites) and, while resulting in a substantial change to the streetscape character, the development is considered to be of high quality and will positively improve the public domain.
- The proposal, in principle, is of a scale and density as envisioned by the Masterplan that provides new dwellings that are close to local shops, services and public transport.
- The proposal provides additional housing to meet market demand that provides supports sustainable living.
- The development is generally in accordance with the principles of the masterplan and the development is of is of a high quality of contemporary design.
- The development complies with amenity standards contained within the ADG; hence, it provides suitable amenity for occupants.
- The proposal will not result in undue amenity impacts of adjoining and surrounding properties.
- The proposal complies with the parking controls contained in the MDCP 2011 and the design of, and access to, the basement parking is appropriate for the location as it enables efficient manoeuvrability without adversely impacting pedestrian safety and amenity. The design of the basement parking, and access to it, will not have any streetscape impacts to Gordon Street.
- The proposal will not result in adverse impacts to biodiversity and will increase the tree canopy cover on the site and for the Inner West LGA.

5(c) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(d) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(e) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 21 days to surrounding properties.

Five (5) submissions were received in response to notification. The following matters raised in submissions have been discussed in this report:

- Density
- Height of building and number of storeys
- Setbacks
- Zone objectives
- Desired future character
- Impact on streetscape
- Bulk and scale
- Building separation
- Overshadowing
- Visual Privacy
- Parking

In addition to the above issues, the submissions raised the following matters, which are discussed under the respective headings below:

Issue: Demolition of buildings and impacts on heritage
Comment: The subject sites and properties along Gordon Street, between New Canterbury Road and Sadler Crescent (except no. 31 Gordon Street), are not heritage listed nor in a heritage conservation area.

Issue: View loss
Comment: The proposal will not result in the loss of significant views. While the proposal will have some impacts on district views and outlook to the sky obtained from the rear and north-facing openings at no. 27 Gordon Street, these views are not protected. Further, the rear building alignment of the proposed development is in accordance with the Masterplan for the area and north-facing windows and balconies at no. 27 Gordon Street that are behind the rear building alignment of the proposed development will retain most of the existing views/outlook.

Issue: Expected start date of demolition, and time to complete construction
Comment: Demolition works could commence once the DA is approved, and a construction certificate has been issued. Once the DA has acted upon, there is no time restriction on the completion of the construction.

Issue: Impact on laneway at the rear and surrounding properties adjoining the laneway at rear

Comment: Amenity impacts have been discussed elsewhere in this report. A separate application to Council would need to be submitted for any additional works needed to the laneway. To ensure that the proposal will not adversely impact traffic movements of the laneway at the rear, including access to and from other properties, a condition has been included in Attachment A, requiring that a Construction Traffic Management Plan (CTMP) is prepared prior to demolition works. The CTMP must include, *inter alia*, provisions that unloading, and loading, is contained within the site for all construction vehicles, plant and deliveries. If any road closure is required, a separate application must be submitted to Council for consideration.

An advisory note has been included in Attachment A, requiring that each directly adjoining property, and property adjoining Gordon Lane, is advised of the date the work is due to commence.

Issue: Owner, applicant and builder details
Comment: The owner and applicant names have been provided on Council's DA tracker. The details of builders and other contractors have not been provided as part of the DA as it is not a requirement for lodging a DA.

Issue: Damage to surrounding properties
Comment: Standard conditions of consent, including the requirement to prepare dilapidation reports of adjoining sites and the public domain, have been included in Attachment A. Contractors involved in the demolition and construction of the development need public liability insurance, which covers damages caused by contractors, including damages to surrounding sites.

Issue: Amenity loss during construction
Comment: Council's standard conditions regarding amenity impacts during works have been included in Attachment A to ensure that the development will not result in unreasonable amenity impacts.

Issue: Request to inspect privacy screening by neighbouring property owners before the issue of an Occupation Certificate.

Comment: As outlined elsewhere in this report, a condition has been included in Attachment A, requiring that any privacy screening has a block out density of, at least, 75%. This will need to be confirmed by the Principal Certifying Authority; certification must be undertaken by registered surveyors. However, it is noted that, if a development is not constructed in accordance with a consent, this can be reported to Council's Compliance Section for investigation.

Issue: Request that residents of proposed development are not entitled to any residential parking permit scheme.

Comment: Parking permit schemes are not a matter for consideration under Section 4.15 of the EP&A Act 1979. However, traffic and parking impacts have been discussed elsewhere in this report, and the proposal complies with the parking controls contained in the MDCP 2011.

5(f) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Architectural Excellence and Design Review Panel
- Urban Design
- Urban Forest
- Development Engineering
- Environmental Health
- Building Certification

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

- Sydey Airport Corporation
- Department of Planning and Environment – Water NSW
- Sydney Water Corporation
- Ausgrid

7. Section 7.11 Contributions

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$336,250.00 would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Marrickville Development Control Plan 2011*.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. The applicant has made a written request pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the floor space ratio development standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2023/0238 for the demolition of existing structures and construction of a 6 storey residential flat building comprising 20 apartments and associated landscaping, basement car parking and facilities at 21, 23 and 25 Gordon Street, PETERSHAM subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA-091_1 Rev 1	Demolition Plan	09/02/2023	Loucas Architects
DA-090_2 Rev 2	Site Plan	31/10/2023	Loucas Architects
DA-100_1 Rev 1	Pump Room Plan	09/02/2023	Loucas Architects
DA-110_1 Rev 1	Lower Basement Floor	09/02/2023	Loucas Architects
DA-120_1 Rev 1	Upper Basement Floor Plan	09/02/2023	Loucas Architects
DA-130_3 Rev 3	Ground Floor Plan	19/12/2023	Loucas Architects
DA-140-1 Rev 1	L1 Floor Plan	09/02/2023	Loucas Architects
DA-150_1 Rev 1	L2 Floor Plan	09/02/2023	Loucas Architects
DA-160_1 Rev 1	L3 Floor Plan	09/02/2023	Loucas Architects
DA-170_2 Rev 2	L4 Floor Plan	31/10/2023	Loucas Architects
DA-180_2 Rev 2	L5 Floor Plan	31/10/2023	Loucas Architects
DA-190_3 Rev 3	Roof Plan	31/10/2023	Loucas Architects
DA-200_2 Rev 2	Elevations 01	31/10/2023	Loucas Architects
DA-210_2 Rev 2	Elevations 02	31/10/2023	Loucas Architects

DA-300_3 Rev 3	Section A-A	19/12/2023	Loucas Architects
DA-310_1 Rev 1	Typical Section Detail	19/12/2023	Loucas Architects
DA-320_1 Rev 1	Typical Section Details 02	19/12/2023	Loucas Architects
DA-710_2 Rev 2	Adaptable Unit Details 02	31/10/2023	Loucas Architects
DA-700_1 Rev 1	Adaptable Unit Details 01	09/02/2023	Loucas Architects
DA-610_2 Rev 2	GFA, Solar and Cross Ventilation 01	19/12/2023	Loucas Architects
DA-620_2 Rev 2	GFA, Solar and Cross Ventilation 02	19/12/2023	Loucas Architects
LP01 Issue D	Landscape Plan: Ground 01	15/08/2023	Matthew Higgins
LP02 Issue D	Landscape Plan: Ground 02	15/08/2023	Matthew Higgins
LP03 Issue D	Landscape Plan: First Floor	15/08/2023	Matthew Higgins
LP04 Issue D	Deep Soil Zone	15/08/2023	Matthew Higgins
not stated	Storage Schedule: 21-25 Gordon St, Petersham	not stated	not stated
2354 - S1/5 Rev D	Stormwater Drainage / Sediment Control Details	21/03/2023	John Romanous & Associates
2354 - S2/5 Rev D	Stormwater Drainage / Sediment Control Details	21/03/2023	John Romanous & Associates
2354 - S3/5 Rev D	Stormwater Drainage / Sediment Control Details	21/03/2023	John Romanous & Associates
2354 - S4/5 Rev D	Stormwater Drainage / Sediment Control Details	21/03/2023	John Romanous & Associates
2354 - S4/5 Rev D	Stormwater Drainage / Sediment Control Details	21/03/2023	John Romanous & Associates

222248	Statement of Compliance - BCA Access Provisions	15/12/2022	Accessible Building Solutions
SYD2022-1145-R001B	Acoustic DA Assessment	21/02/2023	Acouras Consultancy
MSA2457_BCA_Rev01	Building Code of Australia - Design Compliance Report	13/02/2023	Matt Shuter + Associates
Petersham-GO Rev 1	Preliminary Site Investigation with Supplementary Sampling	23/02/2023	Canopy Enterprises
GG10915.001	Geotechnical Investigation	09/02/2023	Green Geotechnics
22249 Rev C	Traffic and Parking Assessment	March 2023	Transport and Traffic Planning Associates
1369370M_04	BASIX Certificate	13/12/2023	GAT & Associates P/L

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

Prior to the issue of a Construction Certificate, amended plans shall be submitted to and approved by Council's Manager Development Assessment as follows:

- a. An updated schedule of finishes with complete specification, colours and images of all external finishes.

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with the following:

- b. Amended Stormwater Drainage / Sediment Control Details plans (drawing nos. 2354 - S5/1-5, prepared by John Romanous & Associates, dated 21/03/2023) that are consistent with the architectural drawings, prepared by Loucas Architects, referenced in condition 1.

FEES

3. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$84,340.00
Inspection Fee:	\$374.50

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

4. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.

5. Section 7.11 Contribution

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

Contribution Category	Amount
Open Space & Recreation	\$240,418.00
Community Facilities	\$44,560.00
Transport	\$31,608.00
Plan Administration	\$3,087.00
Drainage	\$16,576.00
TOTAL	\$336,250.00

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 135.8 for the September 2023 quarter.

CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

Note: The contribution payable will not be less than the contribution specified in this condition.

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Plan may be viewed at www.innerwest.nsw.gov.au or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres at council@innerwest.nsw.gov.au or 9392 5000 to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to www.innerwest.nsw.gov.au/invoice; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

GENERAL CONDITIONS

6. Dry-weather Flows

The basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

7. Rock Anchors

This consent does not grant consent for any rock anchors on the road reserve or Council land.

8. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

9. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

10. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

11. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

12. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

13. Residential Flat Buildings – Adaptable Dwellings

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate that five (5) units are Adaptable units.

No works are to occur to the premises that would prevent the Adaptable units from being adapted for persons with a disability.

14. Residential Flat Buildings – Air Conditioning Systems

Where units or dwellings are provided with separate individual air conditioning systems, these must be located so they are not visible from the street.

15. Residential Flat Buildings – Hot Water Systems

Where units or dwellings are provided with separate individual hot water systems, these must be located so they are not visible from the street.

16. Parking

The development must provide and maintain within the site:

- a. A total of 22 car parking spaces must be paved and line marked;
- b. A total of five (5) of the 22 car parking spaces for persons with a disability (one for visitors) must be provided and marked as disabled car parking spaces;

- c. Three visitor car parking spaces (one of them for persons with a disability) must be provided and marked as visitor car parking spaces. A sign legible from the street must be permanently displayed to indicate that visitor parking is available on site;
- d. One (1) off-street motorcycle parking spaces must be provided, paved, line marked and maintained at all times; and
- e. 12 Bicycle storage capacity within the site.

17. Privacy

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans indicating that all privacy screening/louvers to the southernmost balconies/terraces (depicted on the north-east elevation) have a minimum block out density of 75% to a level of 1.6 metres above the floor level.

Note: The louvers are to have individual openings of no more than 30mm wide and a total area of opening that is less than 30% of the surface area of the screen and made of durable materials. Louvered screens must be securely fitted and may be able to be tilted open from a closed position to an angle of 45 degrees in a downward or upward position.

18. Hazardous Materials Survey

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

19. Noise – Consultant’s Recommendations

The recommendations contained in the acoustic report prepared by Acouras Consultancy, reference SYD2022-1145-R001B dated 21/02/2023 must be implemented.

20. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) :

Tree No.	Botanical/Common Name	Location
1-3	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	Council's nature strip - Gordon Street frontage

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed;
- c. Blue for trees to be pruned; and
- d. Yellow for trees to be transplanted.

21. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

22. Separate approval for operation of cranes

Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any cranes required to construct the buildings. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations, therefore Sydney Airport advises that approval to operate construction equipment (i.e., cranes) should be obtained prior to any commitment to construct.

23. Conditions from Department of Infrastructure, Transport, Regional Development, Communications and the Arts

- a. The building must not exceed a maximum height of 54.6 metres AHD, including all lift over-runs, vents, chimneys, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.
- b. Separate building approval must be sought under the Regulations for any equipment (e.g., cranes concrete pumps) required to construct the building. Construction cranes or concrete pumps may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of the Airspace) Regulations 1996. Therefore, it is advisable that approval to operate construction equipment (e.g., cranes concrete pumps) be obtained prior to any commitment to construct.
- c. The proponent must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSSY-CA-792.
- d. On completion of construction of the building, the Proponent must provide Sydney Airport Corporation Ltd with a written report from a certified surveyor on the finished height of the building.
- e. A separate assessment and approval under the Airports (Protection of the Airspace) Regulations 1996 will be required for any further addition to the height of the building (including the installation of antennas) as it will increase the penetration of the OLS.

Note: Breaches of approval conditions are subject to significant penalties under Sections 185 and 187 of the Airports Act 1996.

24. Ausgrid Assets

- a. **Ausgrid Underground Cables are in the vicinity of the development**
Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the

position of cables along footpaths and roadways can be obtained by contacting Dial Before You Dig (DBYD).

In addition to DBYD the proponent should refer to the following documents to support safety in design and construction: SafeWork Australia – Excavation Code of Practice. Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables.

The following points should also be taken into consideration.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

- b. **Ausgrid Overhead Powerlines are in the vicinity of the development**
The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The "as constructed" minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer's cost.

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

For new connections or to alter the existing electrical connection to the property from the Ausgrid network, the proponent should engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details: <https://www.ausgrid.com.au/Connections/Get-connected> Should you have any enquiries, please contact Ausgrid at development@ausgrid.com.au

PRIOR TO ANY DEMOLITION

25. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties, and any property that adjoins Gordon Lane, to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

26. Advising Neighbours Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

27. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

28. Construction Traffic Management Plan – Detailed

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The CTMP must be approved by Certifying Authority prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period;
- s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways; and
- t. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

29. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

30. Resource Recovery and Waste Management Plan - Demolition and Construction

Prior to any demolition works, the Certifying Authority must be provided with a Resource Recovery and Waste Management Plan - Demolition and Construction that includes details of materials that will be excavated and their proposed destination or reuse.

PRIOR TO CONSTRUCTION CERTIFICATE**31. Enclosure of Fire Hydrant**

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

32. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

33. Fibre-ready Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a. The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

34. Consolidation of Lots

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the separate lots comprising the development have been consolidated into one lot and under one title and registered at NSW Land Registry Services.

If there are any changes to the number of occupancies including any additional occupancies created, a street numbering application must be lodged and approved by Council's GIS team before any street number is displayed. Link to [Street Numbering Application](#)

35. Concealment of Plumbing and Ductwork

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans detailing the method of concealment of all plumbing and ductwork (excluding stormwater downpipes) within the outer walls of the building so they are not visible.

36. Parking Facilities – Major (Adjust slab levels – rear lane)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that:

- a. The internal driveway area must be redesigned so that the level at the boundary matches the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal driveway area to be adjusted locally at the boundary to ensure that it matches the alignment levels;
- b. Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements; and
- c. The driveway must then rise within the property to be 170mm above the adjacent road gutter level. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.

37. Parking Facilities – Major (including basement)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer who holds current Chartered Engineer

qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) demonstrating that the design of the vehicular access, off-street parking facilities and associated vehicle standing areas comply with Australian Standard AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking, Australian Standard AS 2890.2-2018 Parking Facilities: Commercial vehicle facilities, AS/NZS 2890.3-2015 Parking facilities: Bicycle Parking, AS/NZS 2890.6-2009 Parking facilities: Off-street parking for people with disabilities and the following specific requirements:

- a. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- b. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004;
- c. Minimum headroom of 2500mm must be provided above any disabled parking space(s);
- d. The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of all ramps;
- e. The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
 - i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm;
 - ii. End spaces are provided with an additional 1m aisle extension; and
 - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004.
- f. The relative surface levels of the internal access from the road being controlled so that:
 - i. The surface levels at the property boundary match "alignment levels"
 - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
 - iii. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
 - iv. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary.
- g. The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles;
- h. The curved section of the ramp is designed in accordance with AS/NZS 2890.1-2004 with grades measured along the inside radius;
- i. The entry security door must be set back a minimum of 5500mm from the property boundary; and
- j. A bicycle storage area must be provided to accommodate 12 bicycles and be designed in accordance with relevant provisions of AS 2890.3-2015.

38. Stormwater Drainage System – Major Developments

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. 2354-S1-5 Rev D prepared by John Romanous & Associates and dated 21/03/2023, as amended to comply with the following;
- b. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road/directly to Council's piped drainage system via the OSD/OSR tanks;
- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- e. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI);
- g. Details of the Height vs Storage and Height vs Discharge relationships must be submitted;
- h. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- i. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;
- j. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;

- k. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- l. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings;
- m. A pump-out system for drainage of surface flows from the basement ramp is permitted for the basement area only and must be designed in accordance with the following criteria:
 - 1. Comply with all relevant Australian Standards;
 - 2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;
 - 3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
 - 4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
 - 5. Where OSD facilities are required by this consent, the pump system must be discharged to the OSD storage tank;
- n. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- o. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
- p. No nuisance or concentration of flows to other properties;
- q. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- r. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- s. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;
- t. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings;
- u. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated;
- v. Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s);

- w. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:

Pollutant	Baseline Pollution (kg/ha/yr)	Annual Load	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500		90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900		85% reduction of average annual load
Total Phosphorous	2		65% reduction of average annual load
Total Nitrogen	15		45% reduction of average annual load
Hydrocarbons (Oil and Grease)			90% reduction of average annual load – no visible discharge
Toxicants			100% containment of toxicants

- x. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets.
- y. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken; and
- z. No impact to street tree(s).

39. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The public domain along all frontages of the site inclusive of footpath paving, kerb etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. The construction of heavy duty vehicular crossing to the vehicular access location and removal of all redundant vehicular crossings to the site;
- c. New concrete footpath and kerb and gutter along all frontages of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determine by the Council Engineer;
- d. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. The cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary; and
- e. Installation of a stormwater outlet to the kerb and gutter.

All works must be completed prior to the issue of an Occupation Certificate.

40. Each Residential Unit is to have Access to a Disposal Point for All Waste Streams

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the disposal point is to be within 30m of the dwelling access (distance covered by lifts excluded). Any bins stored on residential floors are to have the capacity to store, at minimum, all waste generated by that floor over a 24 hour period.

41. Waste Transfer Route

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point is has a minimum 1200mm wall-to-wall clearance, is slip-proof, of a hard surface, free of obstructions and at no point has a gradient exceeding 1:14.

42. Bulky Waste Storage Area – Residential

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the bulky waste storage area will meet the floor area requirements as per the Marrickville DCP 2011 and have minimum doorways of 1200mm wide to accommodate large items.

43. Bin Storage Area - Residential

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a report detailing the ongoing waste generation requirements of the development and demonstrate that the bin storage area provided within the site will fully accommodate the

number of bins required for all waste and recycling generated by a development of this type and scale.

The area must also include 50% allowance for manoeuvring of bins. The bin storage area is to be located away from habitable rooms, windows, doors and private useable open space, and to minimise potential impacts on neighbours in terms of aesthetics, noise and odour.

The bin storage area is to meet the design requirements detailed in the Marrickville DCP 2011 and must include doorways/entrance points of 1200mm.

44. Aircraft Noise – Acoustic Report (ANEF20-25 or Greater)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report that meets the relevant provisions of Australian Standard AS 2021:2000 Acoustics – Aircraft noise intrusion – Building siting and construction. The recommendations of the report are to be indicated on the architectural plans and / or specifications.

45. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997* and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

46. Sydney Water Conditions

Prior to the issue of a Construction Certificate:

- a. **Building Plan Approval**
 The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re approval. Please go to Sydney Water Tap in® to apply.

Sydney Water recommends developers apply for Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

- b. **Tree Planting**
 Certain tree species placed in proximity to Sydney Water’s underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal. For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.

DURING DEMOLITION AND CONSTRUCTION

47. Documentation of Demolition and Construction Waste

All waste dockets from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

48. Imported Fill Materials

All imported fill on the site shall be validated as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM), in accordance with NSW Environment Protection Authority guidelines, 'Consultants Reporting on Contaminated Sites' (August 2011) to ensure the imported fill is suitable for the proposed land use.

All fill imported onto the site shall be validated by either one or both of the following methods:

- a. Imported fill be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b. Sampling and analysis of the fill material be conducted in accordance with NSW Environment Protection Authority's Sampling Design Guidelines (September 1995).

49. Contamination – New Evidence

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

50. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

"Continuous" means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

51. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

52. Tree Protection

To protect the following tree/s, ground, trunk and branch protection must be installed prior to any works commencing in accordance with the approved *Tree Protection Plan* and/or with Council's *Development Fact Sheet—Trees on Development Sites*:

Tree No.	Botanical/Common Name/Location
1-3	<i>Callistemon viminalis</i> (Weeping Bottlebrush) located on Council's nature strip - Gordon Street frontage.

53. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
Trees 1-3, <i>Callistemon viminalis</i> (Weeping Bottlebrush) located on Council's nature strip, Gordon Street frontage.	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures.
	During Works	<ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ;

		<ul style="list-style-type: none"> • Supervise all tree work.
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Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

PRIOR TO OCCUPATION CERTIFICATE

54. Redundant Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that all redundant vehicular crossings to the site have been removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications". Where the kerb in the vicinity of the redundant crossing is predominantly stone the replacement kerb must also be in stone.

55. Public Domain - Major Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with the works-as-executed plan(s), certified by a Registered Surveyor, that show the as built details in comparison to those shown on the plans approved with the public domain and Roadworks Permit with all relevant levels and details indicated must be marked in red on a copy of the Council stamped plans.

56. Undergrounding Power – Major development

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that the existing overhead power cables along Gordon Street frontage of the site have been relocated underground with appropriate street lighting and new steel standard poles. The street lighting must be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet the lighting category required by Council and

RMS. In addition the design must also comply with AS4282 to ensure that no injury is caused to the amenity of the surrounding area by light overspill or obtrusive light.

57. Basement/Retaining Wall Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards and that the basement is fully tanked construction such that pump-out of subsurface flows is not required.

58. No Weep Holes

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that any weep holes to Council road or footpath resulting from the building works have been removed.

59. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a. Restrictions on the Use of Land related to on Site Stormwater Detention System and stormwater quality improvement devices;
- b. Positive Covenant related to on-site stormwater detention and/or retention system; and
- c. Positive Covenant related to stormwater quality improvement devices.

The wording in the Instrument must be in accordance with Councils Standard wording.

60. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s). The Plan must set out the following at a minimum:

- a. The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners; and
- b. The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

61. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a suitably qualified Civil Engineer that:

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD/OSR system commissioned and stormwater quality improvement device(s) installed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

62. Parking Signoff – Minor Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

63. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

64. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

65. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. Heavy duty concrete vehicle crossing at the vehicular access location;

- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath across all frontages of the site must be reconstructed; and
- d. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

66. Noise From Road, Rail & Aircraft – Compliance

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant, confirming that the development complies with the requirements of the:

- a. *State Environmental Planning Policy (Transport and Infrastructure) 2021*;
- b. NSW Planning, Development near Rail Corridors and Busy Roads – Interim Guideline;
- c. Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction;
- d. conditions of development consent; and
- e. Recommendations of Acouras Consultancy, Ref:SYD2022-1145-R001B dated 21/02/2023.

67. Noise – Acoustic Report

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the *Protection of the Environment Operations Act 1997* and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

68. Aircraft Noise

Prior to the issue of any Occupation Certificate, the Principal Certifier must be provided with a report prepared and submitted by an accredited Acoustics Consultant certifying that the final construction meets AS2021-2015 with regard to the noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development.

Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate being prepared and submitted to the Principal Certifier in accordance with this condition.

69. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

70. Section 73 Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Section 73 Certificate under the *Sydney Water Act 1994*.

Note: Assessment by Sydney Water will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

71. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that:

A minimum of 3 x 100 litre size additional trees, which will attain a minimum mature height of eight metres, must be planted in accordance with the submitted Landscape Plan dated 15 August 2023 prepared by Matthew Higginson Landscape Architecture Pty Ltd. The trees are to conform to AS2303—*Tree stock for landscape use*. Trees listed as exempt species from Council's Tree Management Controls, Palms, fruit trees and species recognised to have a short life span will not be accepted as suitable replacements.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

72. Project Arborist Certification

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

73. Dilapidation Report

Prior to the issue of an Occupation Certificate, the Certifying Authority and owners of identified properties must be provided with a second colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties, and any property that adjoins Gordon Lane, to the Certifying Authority's satisfaction. In the event that the consent of the property owners cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

74. Notification of Sydney Airport

At the completion of the construction of the building, a certified surveyor is to notify (in writing) the Sydney Airport Manager, Airfield Spatial & Technical Planning of the finished height of the building.

ON-GOING**75. Vehicles Leaving the Site**

All vehicles must enter and exit the site in a forward direction.

76. Operation and Management Plan

The Operation and Management Plan for the on-site detention and/or on-site retention/re-use and/or stormwater quality improvement devices, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

77. Bin Storage

All bins are to be stored within the site. Bins are to be returned to the property within 12 hours of having been emptied.

78. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

ADVISORY NOTES**Rock Anchors**

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a. Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b. Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c. The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. The Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. A written notice must be placed in the letter box of each directly adjoining property, and each property adjoining Gordon Lane, advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. 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 must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent;
or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.

- b. In the case of work to be done 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 that Act, the number of the owner-builder permit.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises

and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Easement and Covenant Process

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site on-site detention/on-site retention/reuse facilities (OSD/OSR) and stormwater quality improvement devices (SQIDS):

- a. Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the detention basin and SQIDS with finished surface levels, contours at 0.2-metre intervals and volume of storage available. Also, the outlet pipe from the detention basin to its connection to the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes; orifice size; trash screen at orifice; emergency overflow dimensions and RL; all

buildings (including floor levels) and finished ground and pavement surface levels and full details of SQIDS.

b. Engineer's Certificate

A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:

- c. The soundness of the storage structure;
- d. The capacity of the detention storage;
- e. The emergency overflow system being in place;
- f. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- g. The freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Management DCP/Code; and
- h. OSR pumps and SQIDS have been installed and commissioned.

c. Restriction-As-To-User

A "Restriction-as-to-User" must be placed on the title of the subject property to indicate the location and dimensions of the detention area and stormwater quality improvement device(s) (SQIDS). This is to ensure that works, which could affect the function of the stormwater detention system and SQIDS, must not be carried out without the prior consent in writing of the Council.

Such restrictions must not be released, varied or modified without the consent of the Council.

A typical document is available from Council's Development Assessment Engineer.

d. A Maintenance Schedule.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);

- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Recycling / Garbage / Organics Service Information and Education

The building manager / strata title manager or body corporate is responsible for ensuring all tenants are kept informed regarding Council's services, and best practice waste and recycling source separation.

Notice to Council to deliver Residential Bins

Council should be notified of bin requirements four weeks prior to the occupation of the building to ensure timely delivery.

Council will place an order for the required bins. Delivery will occur once the applicant has completed a Request for New Service and a site visit by Council officers has been completed.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition

work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Mechanical Ventilation System Certification

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the following:

- a. Australian Standard AS 1668 Part 1 – 1998;
- b. Australian Standard AS 1668 Part 2 – 2012;
- c. Australian Standard 3666.1 – 2011;
- d. Australian Standard 3666.2 – 2011; and
- e. Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the approved plans required to house the system must be the subject of further approval from Council.

Construction of Vehicular Crossing

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for *Construction of a Vehicular Crossing & Civil Works* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm
	www.basix.nsw.gov.au
Department of Fair Trading	13 32 20
	www.fairtrading.nsw.gov.au
	Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100
	www.dialprior toyoudig.com.au
Landcom	9841 8660
	To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441
	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406
	www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro
	www.diySAFE.nsw.gov.au
	Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555
	www.environment.nsw.gov.au
Sydney Water	13 20 92
	www.sydneywater.com.au

Waste Service - SITA 1300 651 116
Environmental Solutions www.wasteservice.nsw.gov.au

Water Efficiency Labelling and Standards (WELS) www.waterrating.gov.au

WorkCover Authority of NSW 13 10 50
www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos removal and disposal.

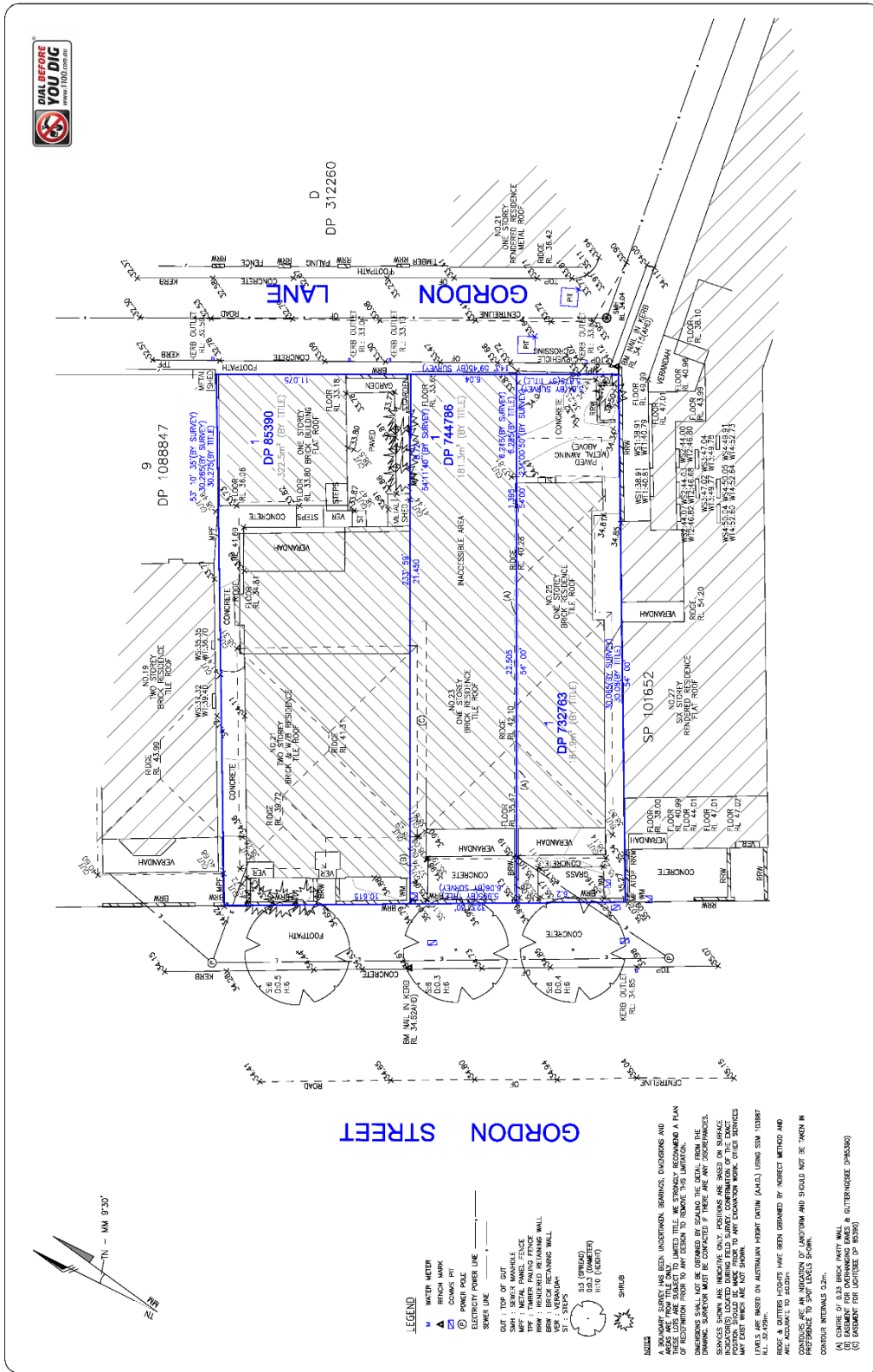
Street Numbering

If there are any changes to the number of occupancies including any additional occupancies created, a street numbering application must be lodged and approved by Council's GIS team before any street number is displayed. Link to [Street Numbering Application](#)

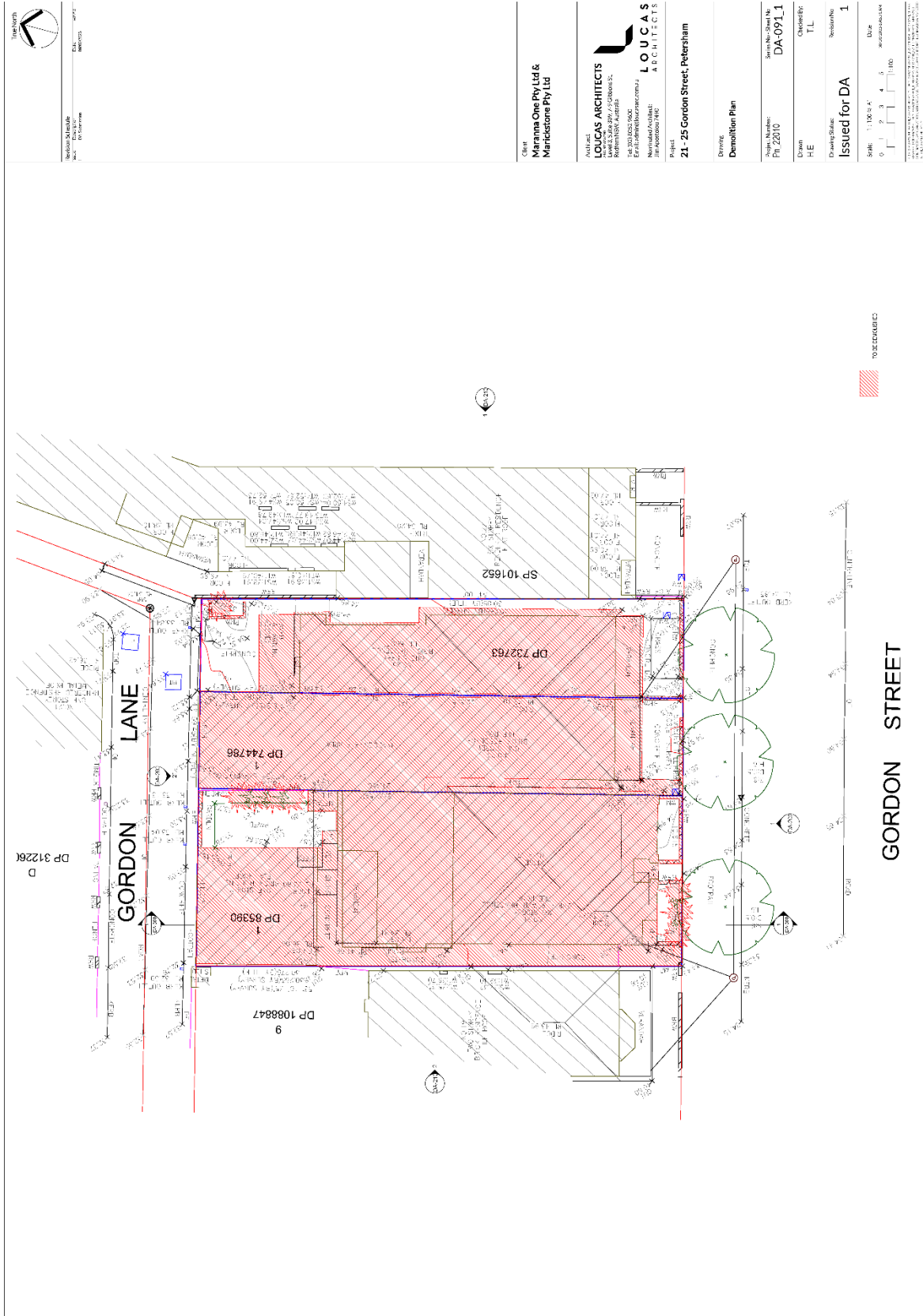
Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Attachment B – Plans of proposed development



<p>LEGEND</p> <ul style="list-style-type: none"> Water Meter Water Mark Column Pit Electricity Power Line Sewer Line Out - Top of Out BM: Metal Manhole TP: Timber Paving Fence BM: Brick Retaining Wall Ver: Verandah St: Stairs 500 (Millimeter) 110 (Centimeter) Shrub 		<p>NOTES</p> <p>ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p>	
<p>INDEX</p> <p>ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p>		<p>INDEX</p> <p>ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p> <p>ALL DIMENSIONS SHALL BE OBTAINED BY SOUNING THE DETAIL FROM THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.</p>	
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Version Schedule
 Date: 10/10/2023
 Drawn by: TLL

Client
 Maranna One Pty Ltd &
 Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
 Level 3, 318/319, 7/8 Collins St,
 Richmond VIC, Australia
 Phone: +61 (0)3 9412 3000
 Email: info@loucas.com.au
LOUCAS
 ARCHITECTS

Project
 21- 25 Gordon Street, Petersham

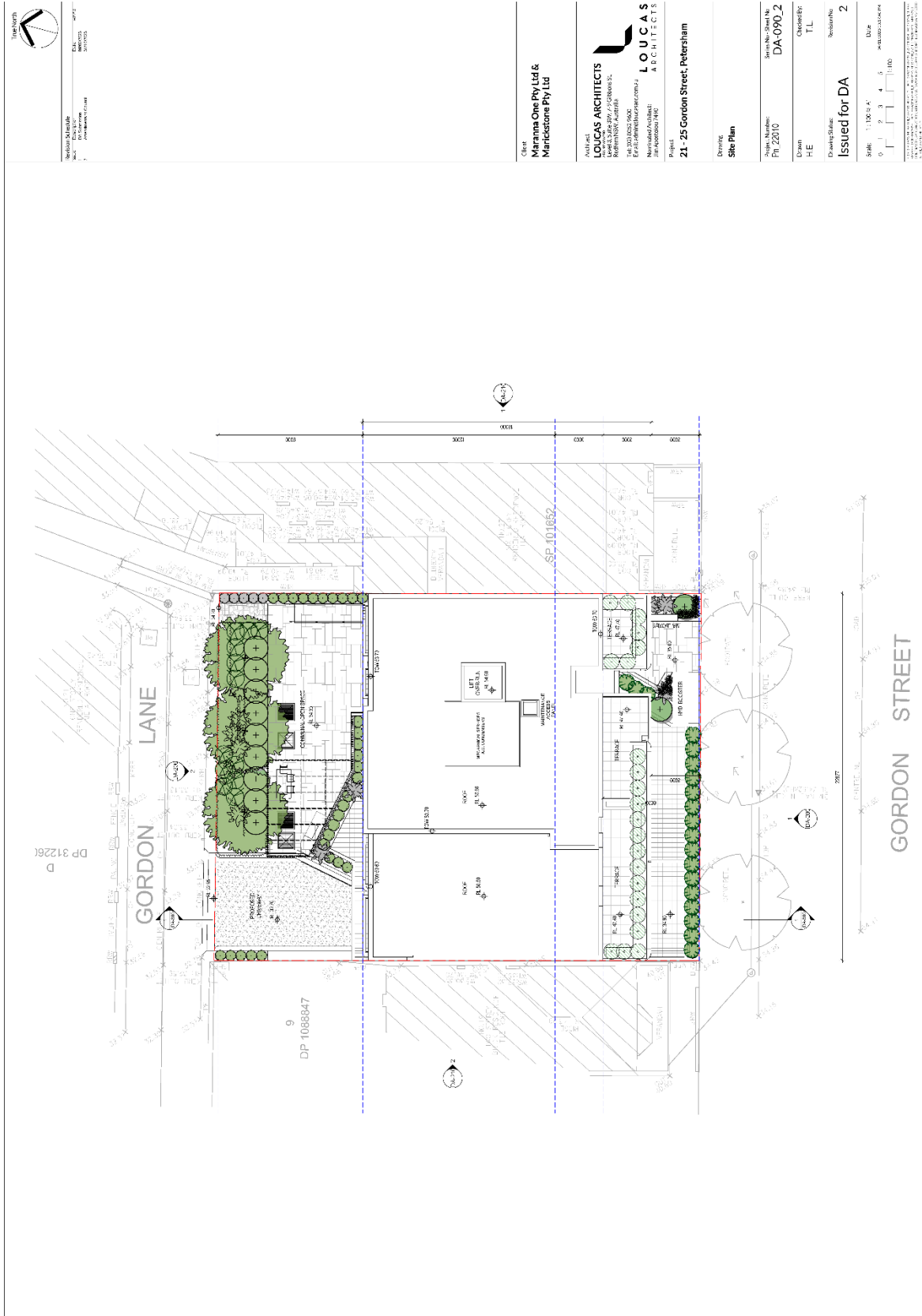
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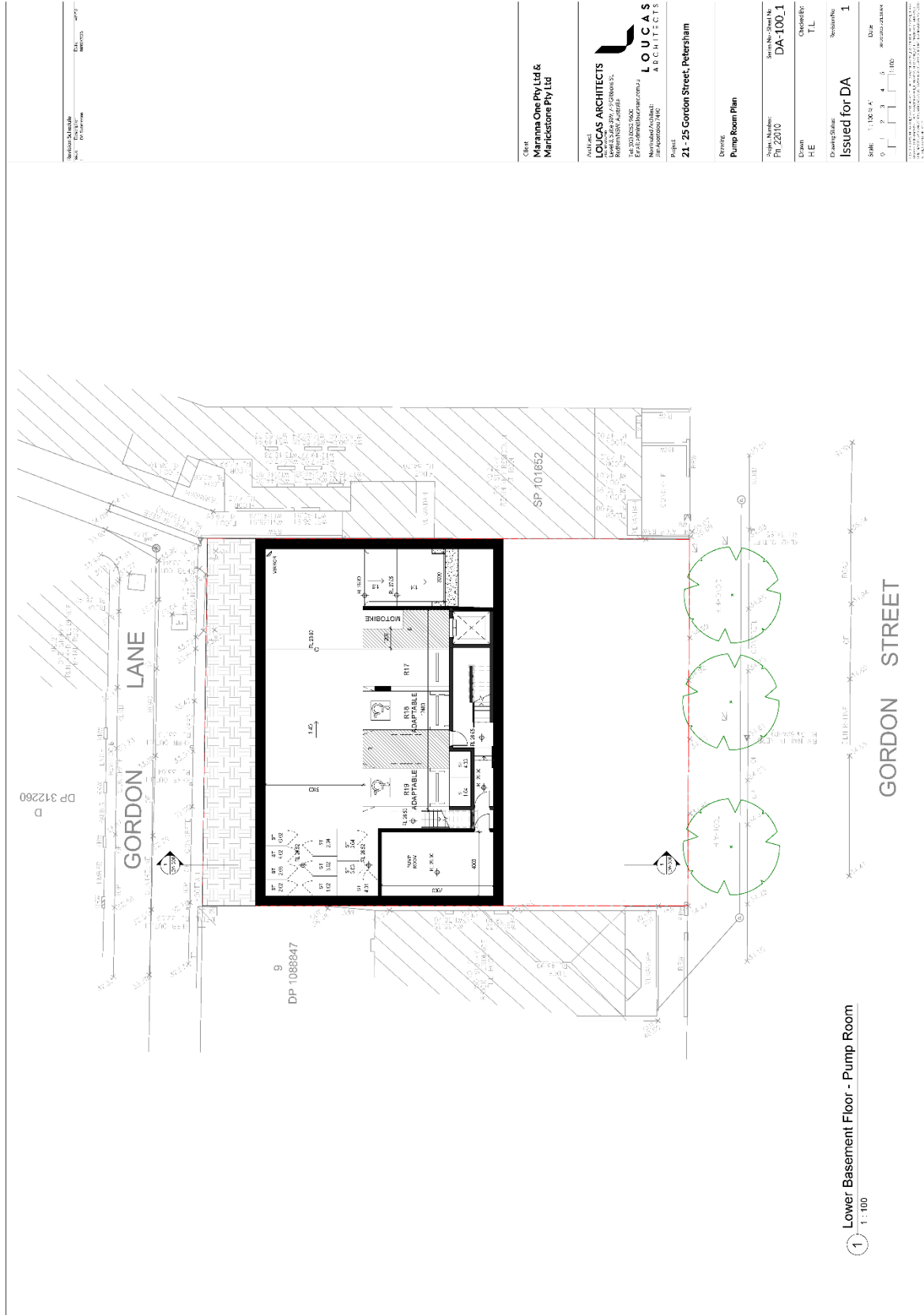
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 DA Title: 21-25 Gordon Street, Petersham
 Drawn: HE
 Checked: TLL

Drawing Status: Issued for DA
 Revision No: 1

Scale: 1:1000 A4
 Date: 10/10/2023
 Drawn by: TLL
 Checked by: TLL

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Revision Schedule
 Date: 04/11/2023
 By: [Signature]

Client
 Maranna One Pty Ltd &
 Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
 Level 3, 318/319/320/321/322/323/324/325
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 Email: info@loucas.com.au
LOUCAS
 ARCHITECTS

Project
 21 - 25 Gordon Street, Petersham

Drawing
 Pump Room Plan

Project Number
 PH 22810

Drawing Number
 DA-100.1

Drawn
 HE

Checked By
 TL

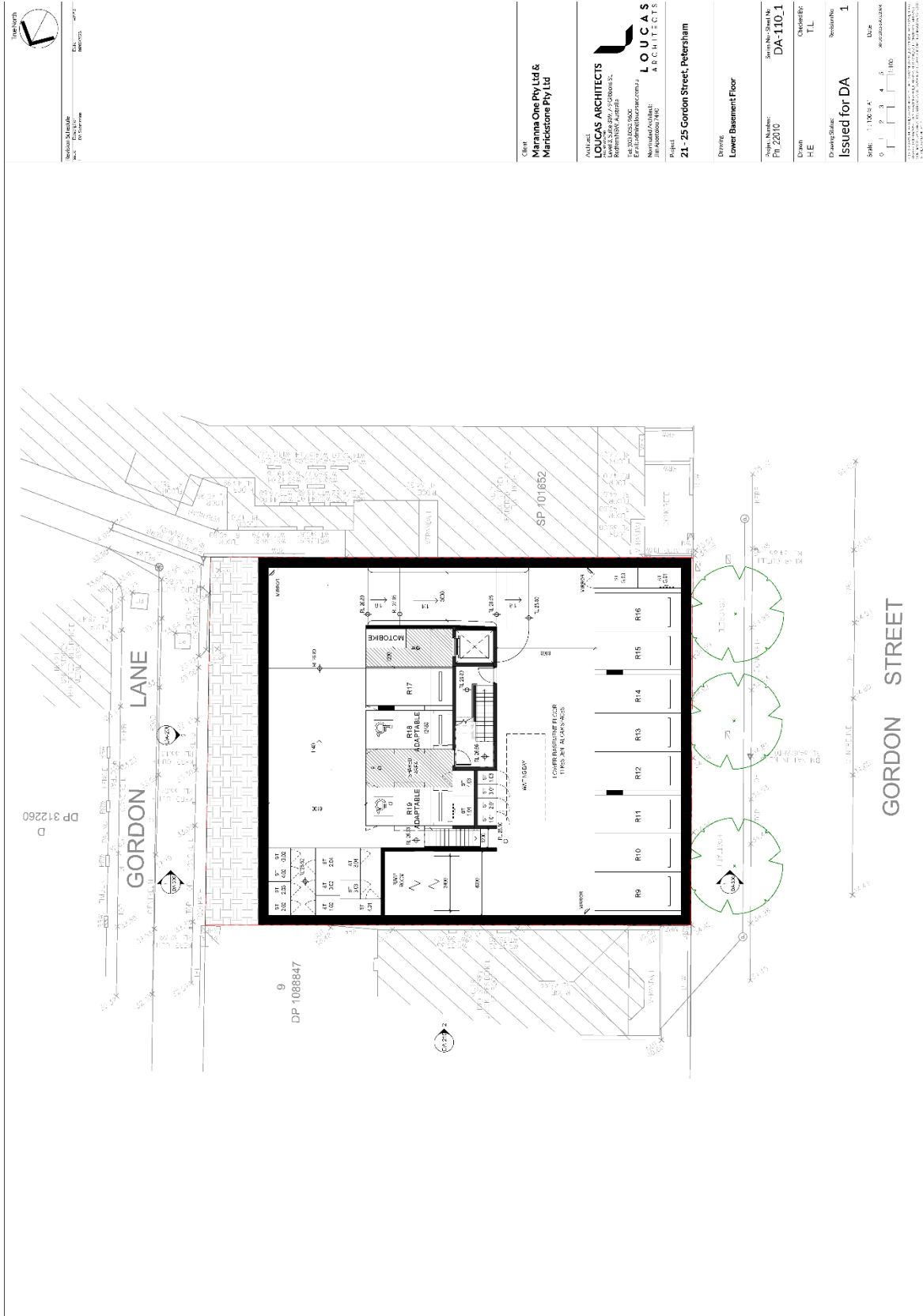
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 Issued for DA


Revision No
 1

Scale
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Author
 [Signature]

1 Lower Basement Floor - Pump Room
 1:100





 Version Schedule: 01/10/2019
 Date: 01/10/2019

Client:
Maranna One Pty Ltd & Marickstone Pty Ltd

Architect:
LOUCAS ARCHITECTS
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 Phone: +61 (0)3 9594 0000
 Website: www.loucas.com.au
 National Australia Bank
 BSB: 2539 00
 Account No: 6232 0000 0000 0000

Project:
21- 25 Gordon Street, Petersham

Drawing:
Lower Basement Floor

Drawing No:
PH-22010
 Drawing Title:
DA-110.1

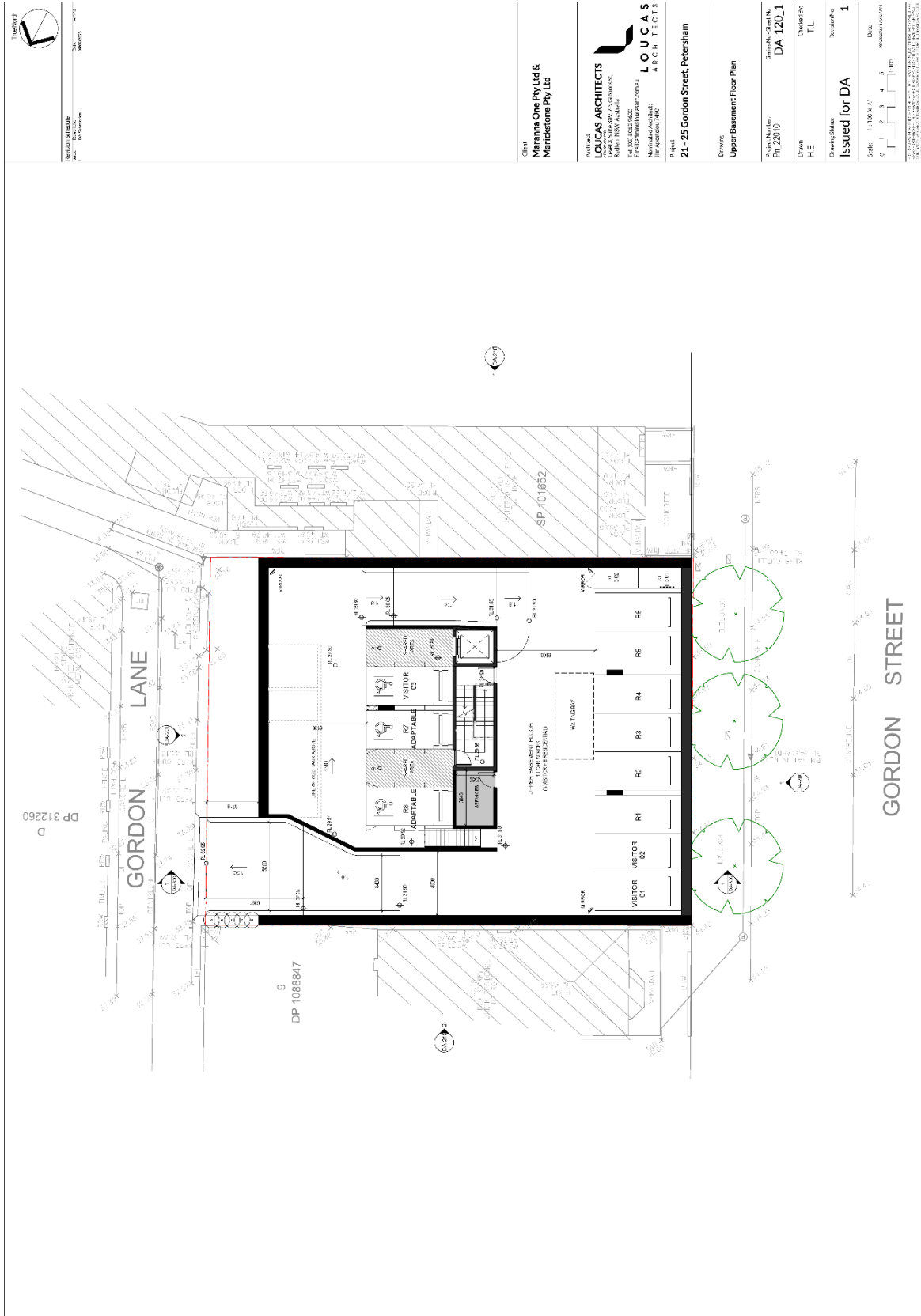
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Revision No:
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 Date: 01/10/2019
 Project No: 21-25 Gordon Street, Petersham

Version: 01/10/2019
 Author: [Name]





 Revision Schedule

 Date: 10/10/2023

 Drawn By:

 Checked By:

Client:

Maranna One Pty Ltd & Marickstone Pty Ltd

Architect:

LOUCAS ARCHITECTS

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 Website: www.loucas.com.au

 National Australia Bank

 BSB: 2539 01

 Account No: 6232 0100 0001 0001

 Project:

21 - 25 Gordon Street, Petersham

Drawing:

Upper Basement Floor Plan

Project No:

PH 22810

 Drawing No:

DA-120.1

Drawn:

HE

 Checked:

TL

Drawing Status:

Issued for DA

 Revision No:

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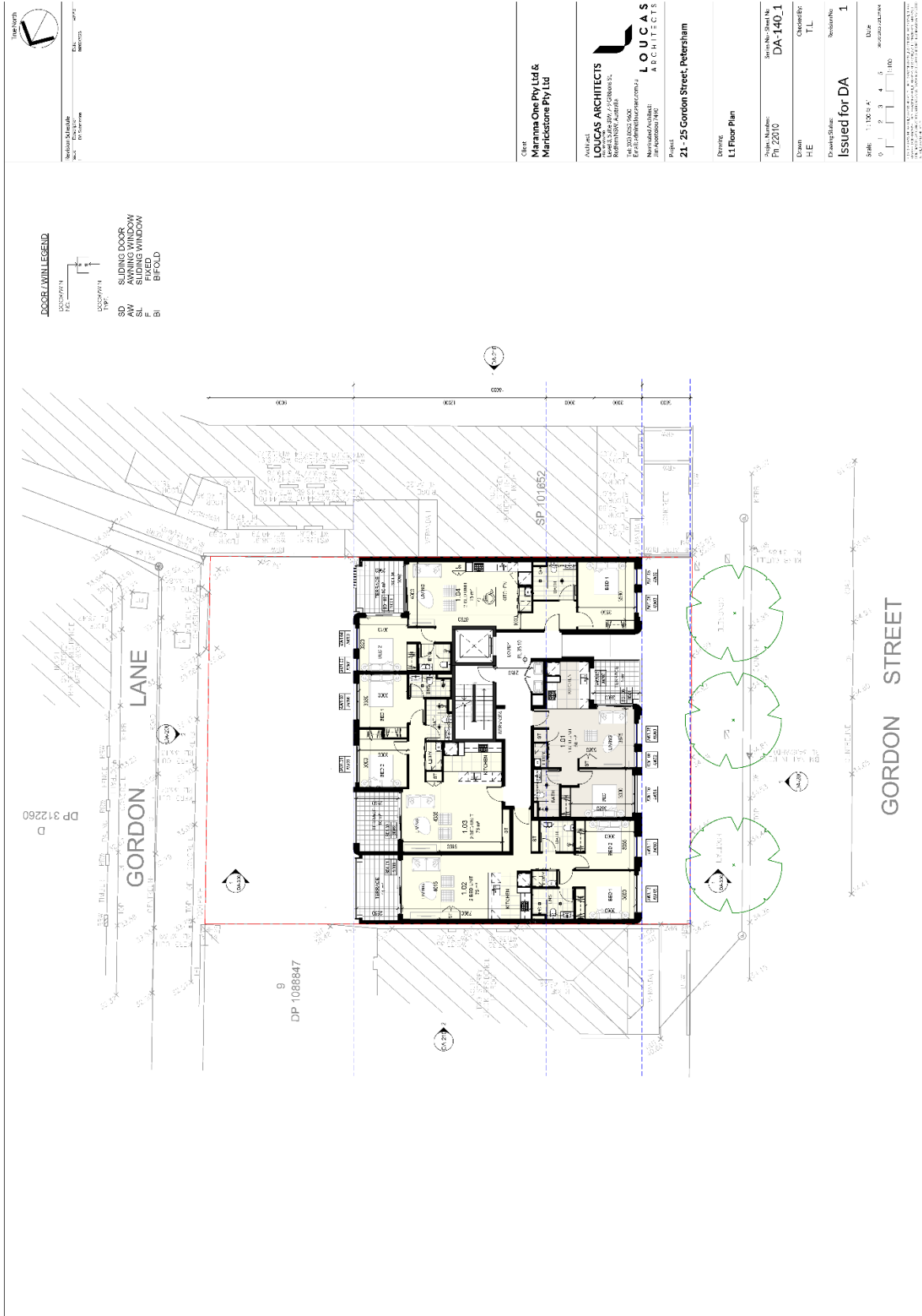
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 METRES

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Revision Schedule
Date: 10/10/2023
By: [Signature]

DOOR/LIN LEGEND

SD	SLIDING DOOR
AW	AWNING WINDOW
SL	FIXED WINDOW
F	BIFOLD

Client: **Marranna One Pty Ltd & Marickstone Pty Ltd**

Architect: **LOUCAS ARCHITECTS**
Level 3, 318/319/320 Collins St, Richmond VIC, Australia
E: info@loucasarchitects.com.au

Normalized Address: **LOUCAS ARCHITECTS**
Jin Jingshan MBE

Project: **21- 25 Gordon Street, Petersham**

Drawing: **L2 Floor Plan**

Project Number: **DA-100-1**

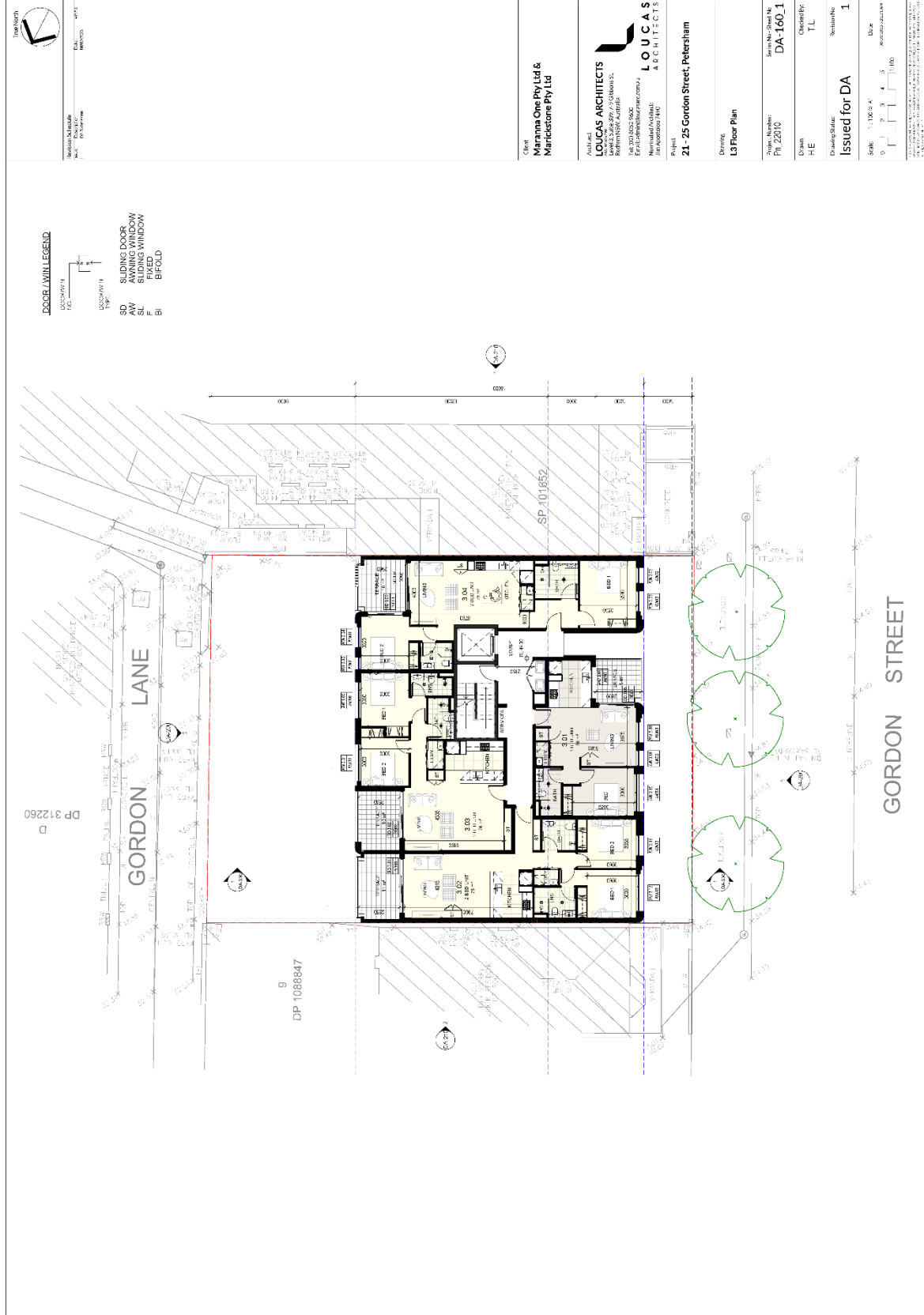
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Checked: **TL**

Drawing Status: **Issued for DA**

Revision No: **1**

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Date: []/ []/ []
Author: []

DATE: 10/10/2023
TIME: 10:00 AM



Version Schedule: 1/16

 Date: 11/10/16

 Author: JAC

 Drawn: JAC

 Checked: JAC

DOOR & WINDOW LEGEND
 SD SLIDING DOOR
 AW AWNING WINDOW
 SL FIXED WINDOW
 F BIFOLD

Client
 Maranna One Pty Ltd & Marickstone Pty Ltd

Architect
 LOUCAS ARCHITECTS
 Level 3, 21-25 Gordon St, Petersham NSW, Australia
 Phone: 02 9550 1000
 Email: info@lucasarchitects.com.au

Architect's Registration No.
 12419 (NSW)

Project
 21- 25 Gordon Street, Petersham

Drawing Title
 L3 Floor Plan

Scale
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Issue
 Issued for DA

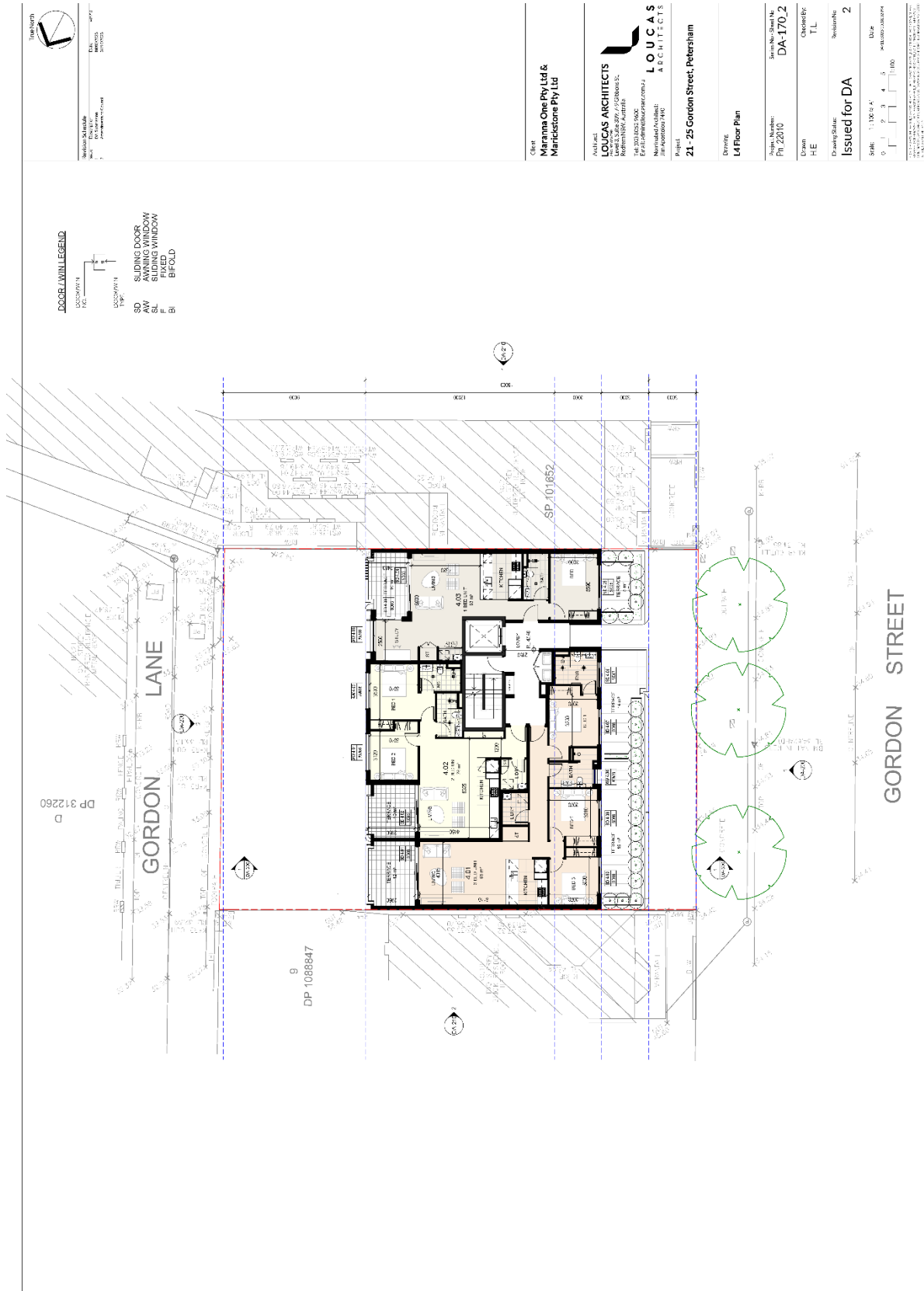
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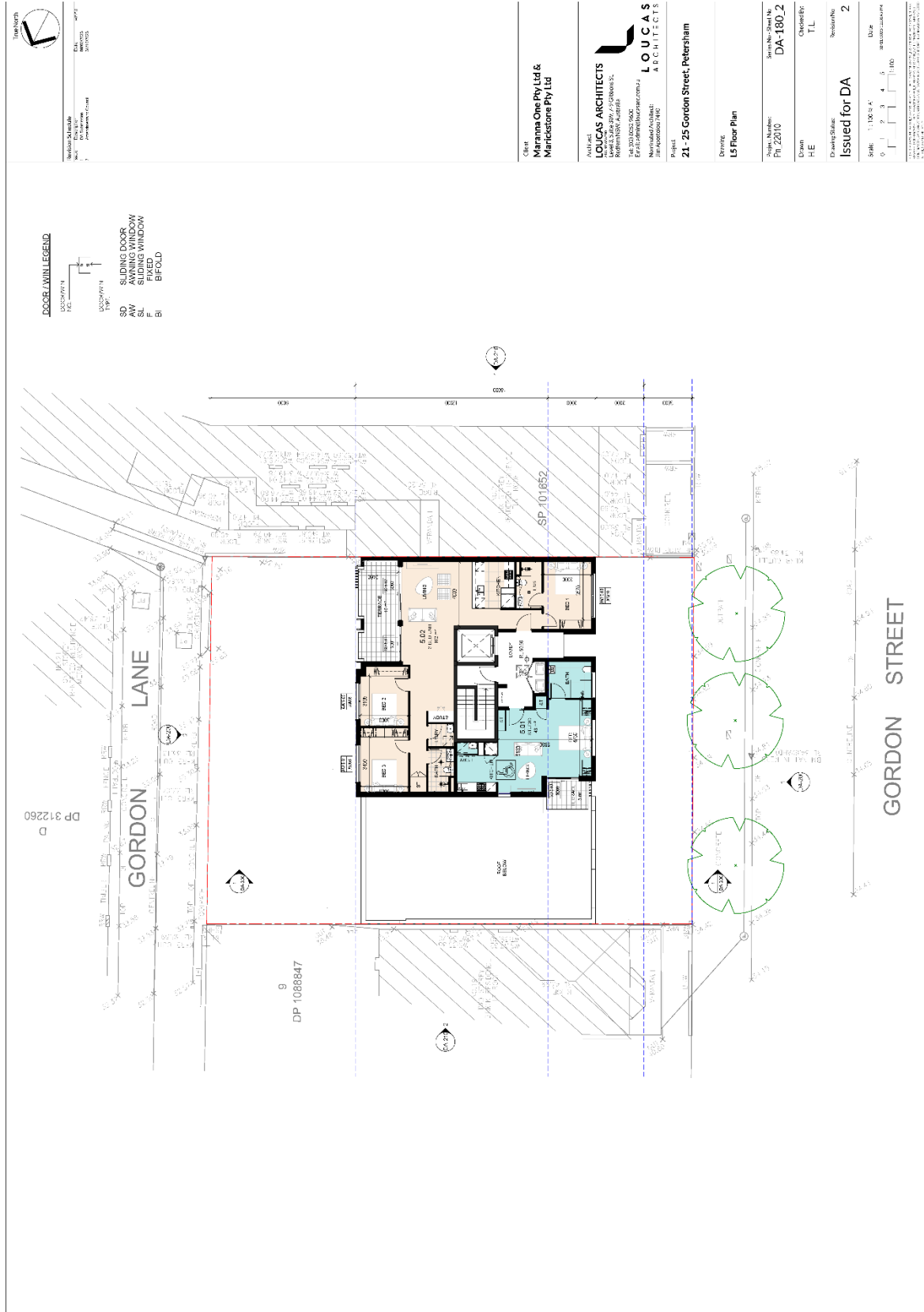
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Drawing No: DA-100.1

Project No: 21-25 Gordon Street, Petersham





Version Schedule: 1.0

 Date: 10/10/2023

 Author: [Redacted]

 Checked: [Redacted]

DOOR & WINDOW LEGEND

SD SLIDING DOOR
 AW AWNING WINDOW
 SL SLIDING WINDOW
 F FIXED WINDOW
 B BIFOLD

Client:
**Maranna One Pty Ltd &
 Marickstone Pty Ltd**

Architect:
LOUCAS ARCHITECTS
 Level 3, 318/319/320 Collins St,
 Richmond VIC, Australia
 Tel: (03) 9412 4444
 Email: info@loucas.com.au

Project:
21 - 25 Gordon Street, Peterham

Drawing:
LS Floor Plan

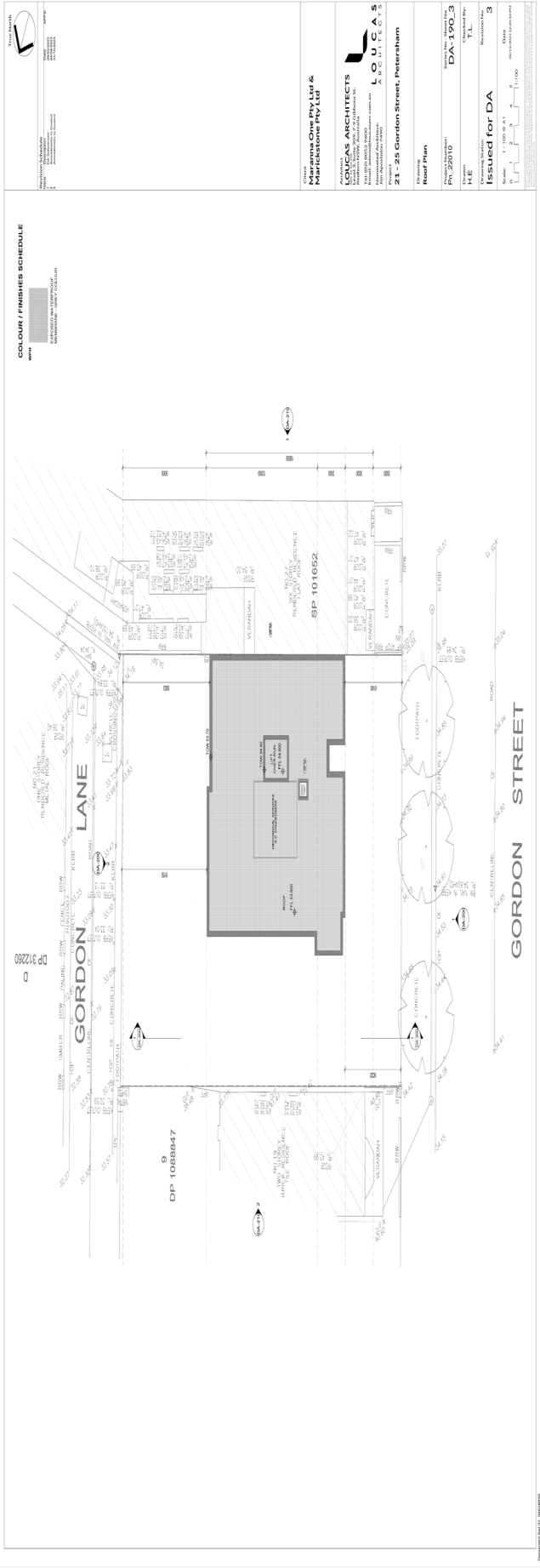
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DA-100.2

Drawing Status:
Issued for DA

Scale:
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Date:
 10/10/2023

Lucas Architects
 10/10/2023



EXTERNAL COLOUR / FINISHES SCHEDULE

001	BRICKWORK	001	PAINTWORK
002	CONCRETE	002	PAINTWORK
003	WOODWORK	003	PAINTWORK
004	GLASS	004	PAINTWORK
005	ROOFING	005	PAINTWORK

EXTERNAL COLOUR / FINISHES SCHEDULE

001	BRICKWORK	001	PAINTWORK
002	CONCRETE	002	PAINTWORK
003	WOODWORK	003	PAINTWORK
004	GLASS	004	PAINTWORK
005	ROOFING	005	PAINTWORK

EXTERNAL COLOUR / FINISHES SCHEDULE

001	BRICKWORK	001	PAINTWORK
002	CONCRETE	002	PAINTWORK
003	WOODWORK	003	PAINTWORK
004	GLASS	004	PAINTWORK
005	ROOFING	005	PAINTWORK

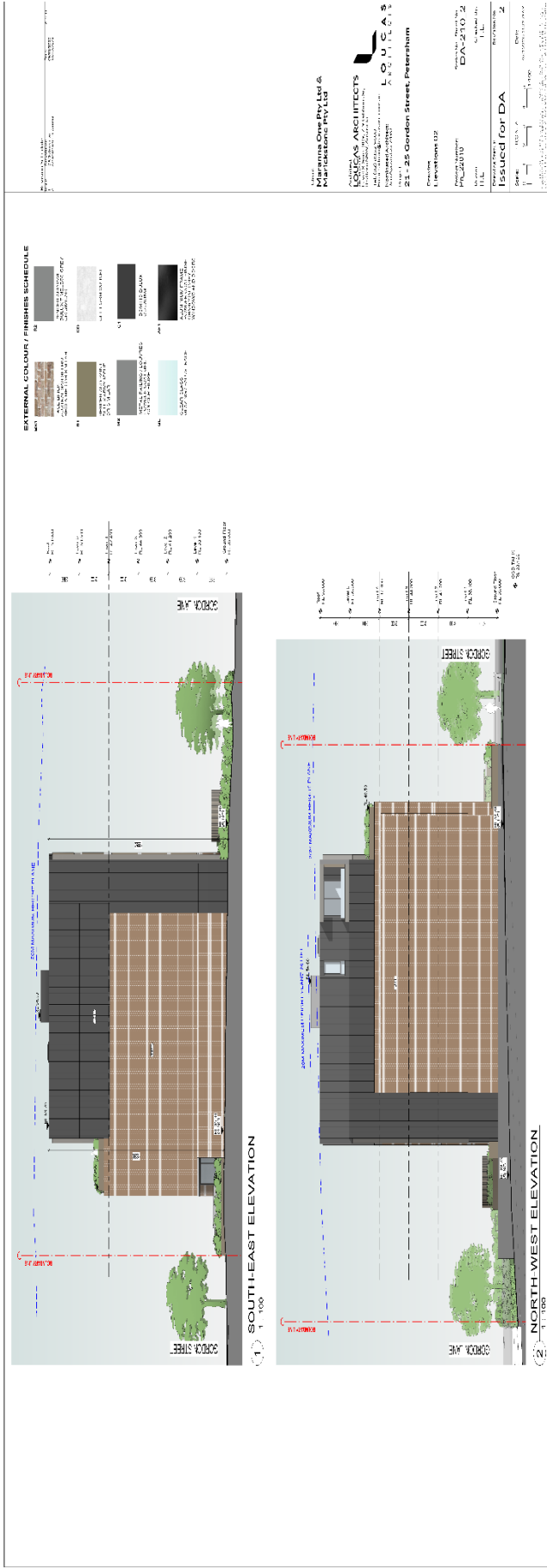
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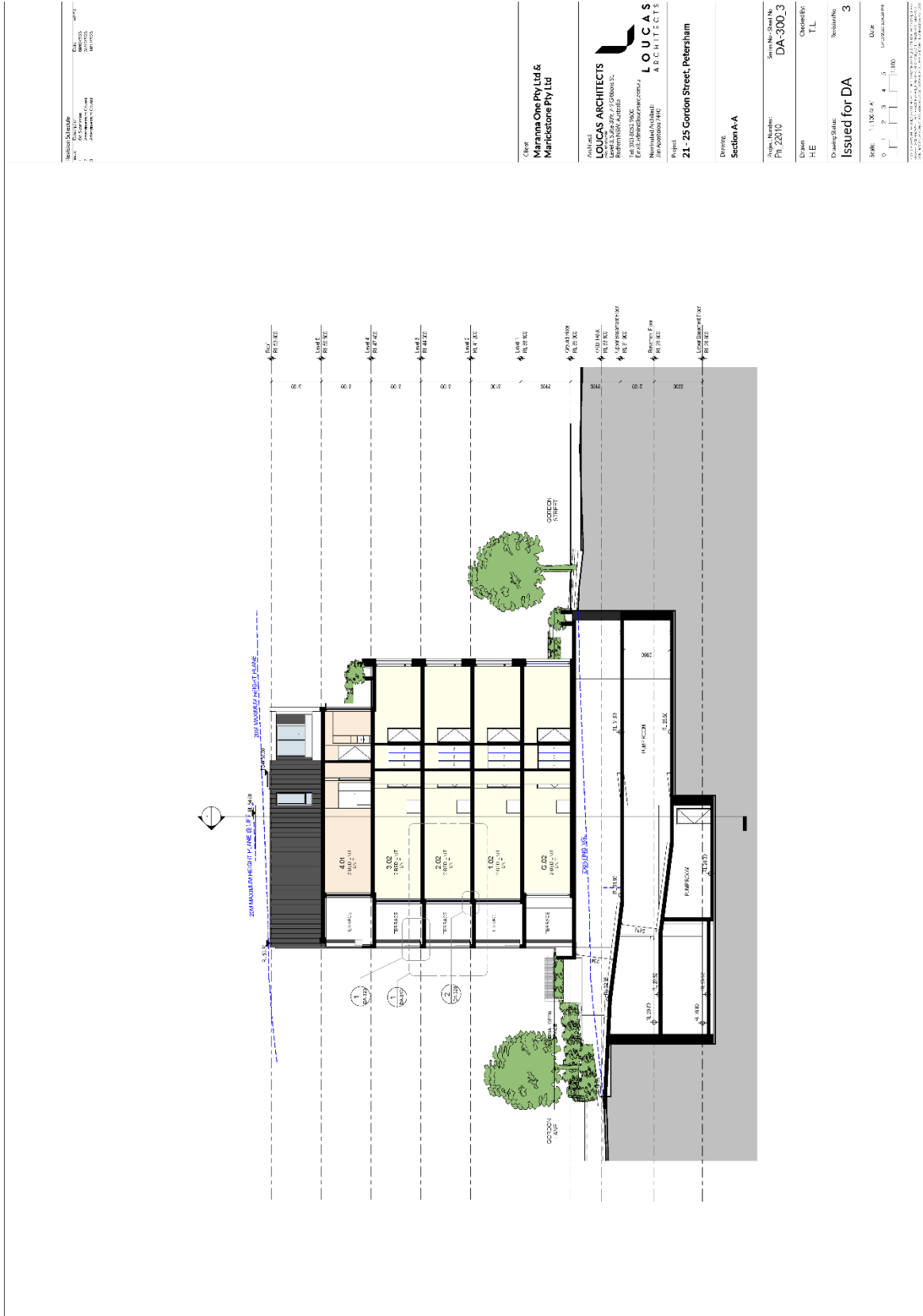
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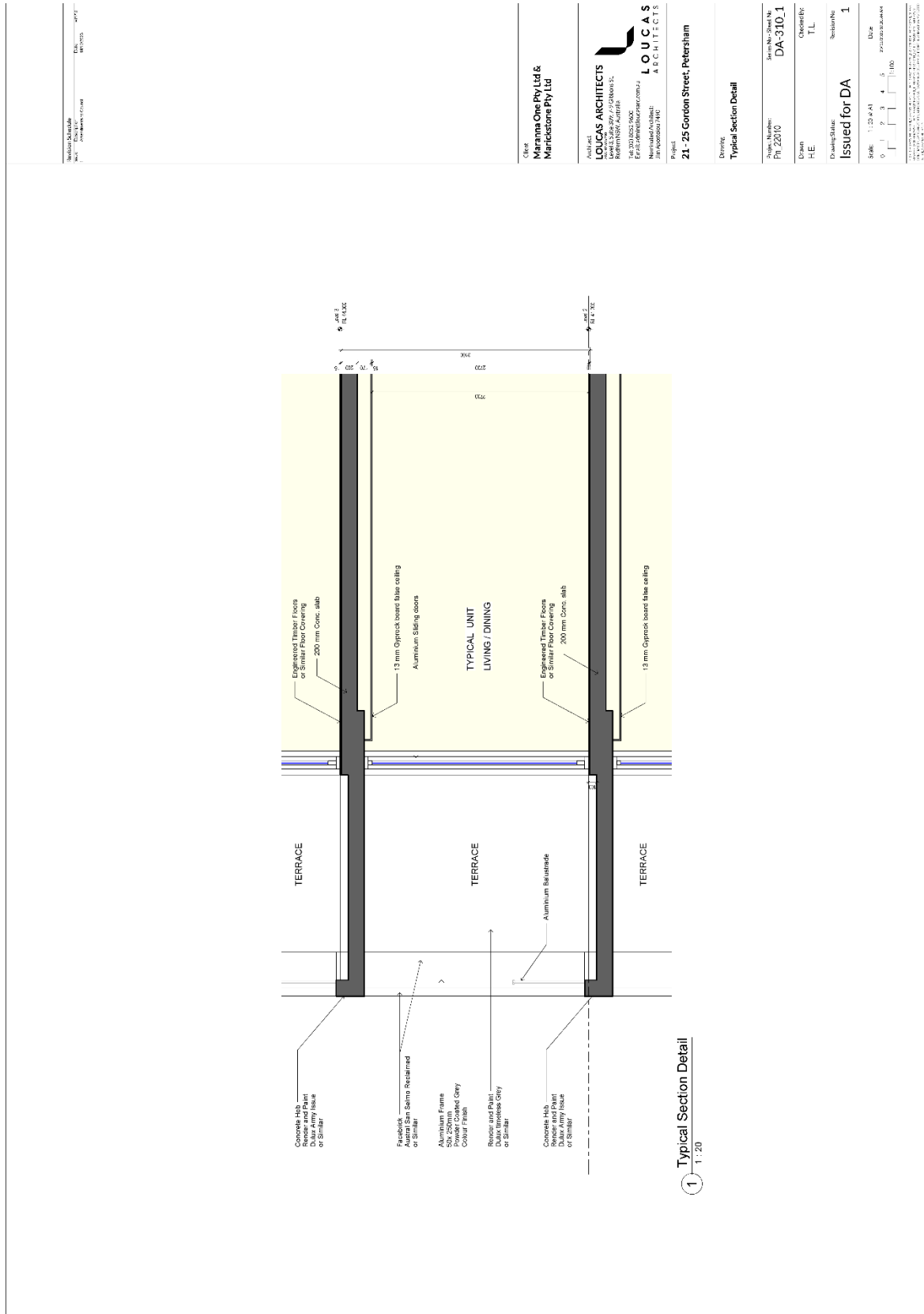
LOUISA'S ARCHITECTS
 25 - 25 Gordon Street, Petersham
 NSW 1585
 Phone: (02) 9550 1111
 Email: louisas@louisas.com.au
 Website: www.louisas.com.au

Project No: DA-2000-2
Issue: 1.1
Date: 11/11/2020

Issued for DA







Revision Schedule
Date: 15/01/2023
Drawing No: DA-320.1

Client
Marinna One Pty Ltd &
Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
Level 3, 319/67-73 Gibson St,
Ridgeway NSW, Australia
Enquiries: 02 9550 6000
www.loucasarchitects.com.au
National Australia Bank Ltd
Financial Institution: NAB
Project:
21 - 25 Gordon Street, Petersham

Drawing
Typical Section Details 02

Project No:
DA-320.1

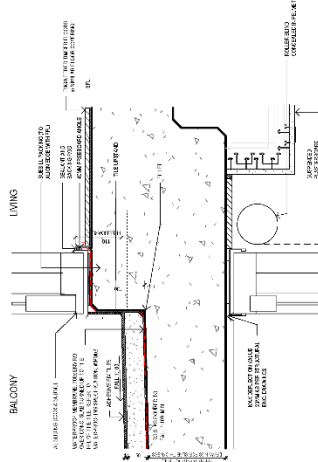
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TL

Drawing Status:
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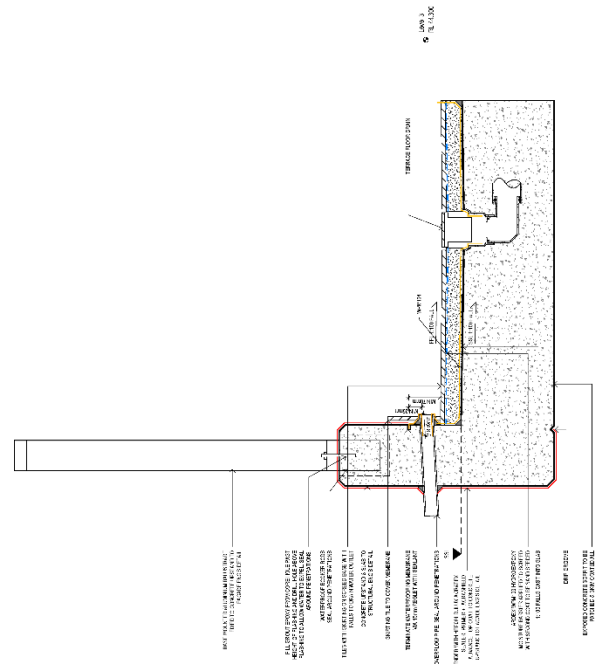
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Scale:
1:50

Author:
DA



2 Typical Balcony Threshold + Sliding Door Head/Sill
1:5



1 TYPICAL BALUSTRADE DETAIL
1:5

DATE: 15/01/2023
DRAWING NO: DA-320.1

Revision Schedule
No. Date Description
1 04/2015

Client
Marranna One Pty Ltd & Marickstone Pty Ltd

Architect
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Email: info@loucas.com.au

Nominated Architect:
LOUCAS ARCHITECTS
AECI REGISTERED ARCHITECTS

Project
21 - 25 Gordon Street, Petersham

Drawing
Adaptable Unit Details 01

Project No.
PH 22010

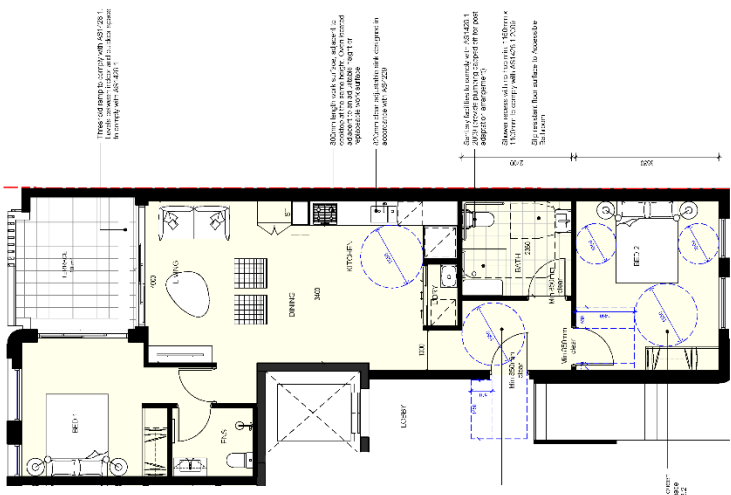
Drawn
HE

Checked
T.L.

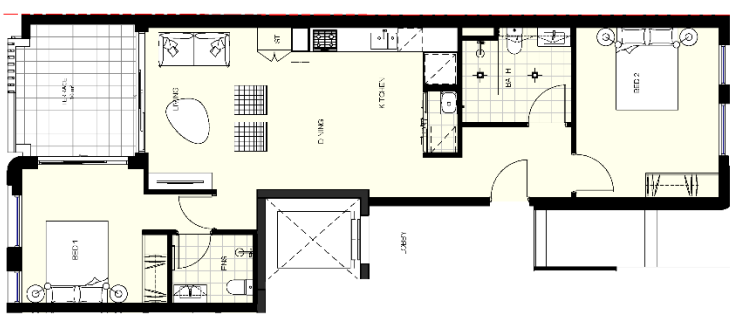
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Sheet
01 of 01



UNIT 1.04/2.04/3.04 - POST ADAPTABLE
1:50



UNIT 1.04/2.04/3.04 - PRE ADAPTABLE
1:50

NOTE: ALL DESIGNS MUST COMPLY WITH THE REQUIREMENTS AS LISTED IN THE ACCESS REPORT AND IN ACCORDANCE WITH AS1428 1-2009

ADAPTABLE UNIT ACCESS REPORT

GENERAL NOTES:

- DESIGNER TO CHECK COMPLIANCE WITH AS1428 1-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 2-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 3-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 4-2009.
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- DESIGNER TO CHECK COMPLIANCE WITH AS1428 76-2009.
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- DESIGNER TO CHECK COMPLIANCE WITH AS1428 94-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 95-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 96-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 97-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 98-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 99-2009.
- DESIGNER TO CHECK COMPLIANCE WITH AS1428 100-2009.

1 UNIT 5.01 - PRE ADAPTABLE
1:50

2 UNIT 5.01 - POST ADAPTABLE
1:50

ADAPTABLE UNIT 5.01 (PRE)

GENERAL NOTES:

- DESIGN IS TO BE IN ACCORDANCE WITH AS/NZS 15626, AS/NZS 15628.1, AS/NZS 15628.2, AS/NZS 15628.3, AS/NZS 15628.4, AS/NZS 15628.5, AS/NZS 15628.6, AS/NZS 15628.7, AS/NZS 15628.8, AS/NZS 15628.9, AS/NZS 15628.10, AS/NZS 15628.11, AS/NZS 15628.12, AS/NZS 15628.13, AS/NZS 15628.14, AS/NZS 15628.15, AS/NZS 15628.16, AS/NZS 15628.17, AS/NZS 15628.18, AS/NZS 15628.19, AS/NZS 15628.20, AS/NZS 15628.21, AS/NZS 15628.22, AS/NZS 15628.23, AS/NZS 15628.24, AS/NZS 15628.25, AS/NZS 15628.26, AS/NZS 15628.27, AS/NZS 15628.28, AS/NZS 15628.29, AS/NZS 15628.30, AS/NZS 15628.31, AS/NZS 15628.32, AS/NZS 15628.33, AS/NZS 15628.34, AS/NZS 15628.35, AS/NZS 15628.36, AS/NZS 15628.37, AS/NZS 15628.38, AS/NZS 15628.39, AS/NZS 15628.40, AS/NZS 15628.41, AS/NZS 15628.42, AS/NZS 15628.43, AS/NZS 15628.44, AS/NZS 15628.45, AS/NZS 15628.46, AS/NZS 15628.47, AS/NZS 15628.48, AS/NZS 15628.49, AS/NZS 15628.50, AS/NZS 15628.51, AS/NZS 15628.52, AS/NZS 15628.53, AS/NZS 15628.54, AS/NZS 15628.55, AS/NZS 15628.56, AS/NZS 15628.57, AS/NZS 15628.58, AS/NZS 15628.59, AS/NZS 15628.60, AS/NZS 15628.61, AS/NZS 15628.62, AS/NZS 15628.63, AS/NZS 15628.64, AS/NZS 15628.65, AS/NZS 15628.66, AS/NZS 15628.67, AS/NZS 15628.68, AS/NZS 15628.69, AS/NZS 15628.70, AS/NZS 15628.71, AS/NZS 15628.72, AS/NZS 15628.73, AS/NZS 15628.74, AS/NZS 15628.75, AS/NZS 15628.76, AS/NZS 15628.77, AS/NZS 15628.78, AS/NZS 15628.79, AS/NZS 15628.80, AS/NZS 15628.81, AS/NZS 15628.82, AS/NZS 15628.83, AS/NZS 15628.84, AS/NZS 15628.85, AS/NZS 15628.86, AS/NZS 15628.87, AS/NZS 15628.88, AS/NZS 15628.89, AS/NZS 15628.90, AS/NZS 15628.91, AS/NZS 15628.92, AS/NZS 15628.93, AS/NZS 15628.94, AS/NZS 15628.95, AS/NZS 15628.96, AS/NZS 15628.97, AS/NZS 15628.98, AS/NZS 15628.99, AS/NZS 15628.100.

ADAPTABLE UNIT 5.01 (POST)

GENERAL NOTES:

- DESIGN IS TO BE IN ACCORDANCE WITH AS/NZS 15626, AS/NZS 15628.1, AS/NZS 15628.2, AS/NZS 15628.3, AS/NZS 15628.4, AS/NZS 15628.5, AS/NZS 15628.6, AS/NZS 15628.7, AS/NZS 15628.8, AS/NZS 15628.9, AS/NZS 15628.10, AS/NZS 15628.11, AS/NZS 15628.12, AS/NZS 15628.13, AS/NZS 15628.14, AS/NZS 15628.15, AS/NZS 15628.16, AS/NZS 15628.17, AS/NZS 15628.18, AS/NZS 15628.19, AS/NZS 15628.20, AS/NZS 15628.21, AS/NZS 15628.22, AS/NZS 15628.23, AS/NZS 15628.24, AS/NZS 15628.25, AS/NZS 15628.26, AS/NZS 15628.27, AS/NZS 15628.28, AS/NZS 15628.29, AS/NZS 15628.30, AS/NZS 15628.31, AS/NZS 15628.32, AS/NZS 15628.33, AS/NZS 15628.34, AS/NZS 15628.35, AS/NZS 15628.36, AS/NZS 15628.37, AS/NZS 15628.38, AS/NZS 15628.39, AS/NZS 15628.40, AS/NZS 15628.41, AS/NZS 15628.42, AS/NZS 15628.43, AS/NZS 15628.44, AS/NZS 15628.45, AS/NZS 15628.46, AS/NZS 15628.47, AS/NZS 15628.48, AS/NZS 15628.49, AS/NZS 15628.50, AS/NZS 15628.51, AS/NZS 15628.52, AS/NZS 15628.53, AS/NZS 15628.54, AS/NZS 15628.55, AS/NZS 15628.56, AS/NZS 15628.57, AS/NZS 15628.58, AS/NZS 15628.59, AS/NZS 15628.60, AS/NZS 15628.61, AS/NZS 15628.62, AS/NZS 15628.63, AS/NZS 15628.64, AS/NZS 15628.65, AS/NZS 15628.66, AS/NZS 15628.67, AS/NZS 15628.68, AS/NZS 15628.69, AS/NZS 15628.70, AS/NZS 15628.71, AS/NZS 15628.72, AS/NZS 15628.73, AS/NZS 15628.74, AS/NZS 15628.75, AS/NZS 15628.76, AS/NZS 15628.77, AS/NZS 15628.78, AS/NZS 15628.79, AS/NZS 15628.80, AS/NZS 15628.81, AS/NZS 15628.82, AS/NZS 15628.83, AS/NZS 15628.84, AS/NZS 15628.85, AS/NZS 15628.86, AS/NZS 15628.87, AS/NZS 15628.88, AS/NZS 15628.89, AS/NZS 15628.90, AS/NZS 15628.91, AS/NZS 15628.92, AS/NZS 15628.93, AS/NZS 15628.94, AS/NZS 15628.95, AS/NZS 15628.96, AS/NZS 15628.97, AS/NZS 15628.98, AS/NZS 15628.99, AS/NZS 15628.100.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR DA

CLIENT: Maranna One Pty Ltd & Marickstone Pty Ltd

PROJECT: 21 - 25 Gordon Street, Petersham

ARCHITECT: LOUCAS ARCHITECTS
Level 3, 318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

Mention Schedule
of the Building Code of Australia
Part 3.10.1

DA
No. 2023/103
Date: 20/05/2023

2 Level 1 GFA
1:200

1 Ground Floor GFA
1:200

4 Level 3 GFA
1:200

3 Level 2 GFA
1:200

Client
Maranna One Pty Ltd &
Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
Level 3, 318 Pitt St / 318 Pitt Street,
Sydney NSW, Australia
Tel: (61) 2 9230 4322
Email: info@lucasarchitects.com.au

Nominated Architect
John Peterson MBE

Project
21 - 25 Gordon Street, Petersham

Drawing
GFA, Solar and Cross Ventilation 01

Project No
PH 22010

Drawing Sheet No
DA-610.2

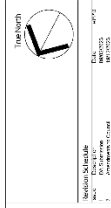
Drawn
HE

Checked By
TL

Drawing Status
Issued for DA

Revision No
2

Scale
1:200 A4
0 2 4 6 C
1 2 4 6 8 10 12 14 16 18 20
1:500 A3



Client
**Miranna One Pty Ltd &
 Marickstone Pty Ltd**

Architect
LOUCAS ARCHITECTS
 Level 3, 318/319/320/321/322/323,
 Richmond VIC, Australia
 Email: info@loucasarchitects.com.au
 Telephone: 03 9439 2000
 Website: www.loucasarchitects.com.au
LOUCAS
 ARCHITECTS
 A E C H I T E C T S

Project
21- 25 Gordon Street, Petersham

Drawing
GFA, Solar and Cross Ventilation 02

Scale
 Plan: 1:200
 Section: DA-620.2

Drawn
 HE

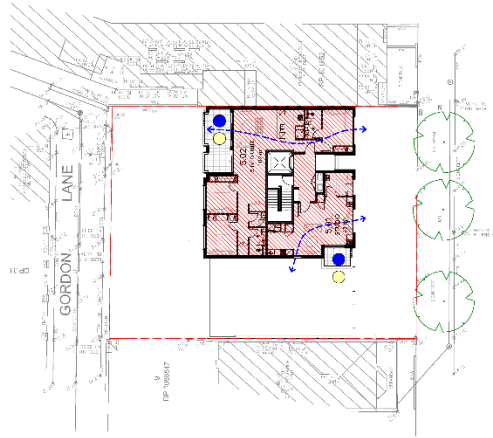
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Drawing Status
Issued for DA

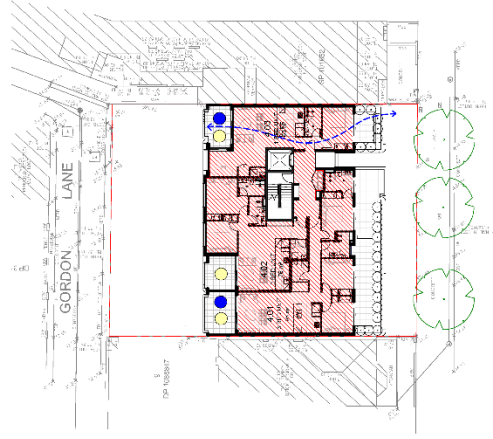
Sheet No
2

Scale
 0 1 2 3 4 5
 METERS

Scale
 0 1 2 3 4 5
 METERS



② Level 5 GFA
 1:200



① Level 4 GFA
 1:200

GFA BREAKDOWN (RESIDENTIAL)	
FLOOR	AREA
GROUND FLOOR	2307 ²
LEVEL 1	3042 ²
LEVEL 2	3042 ²
LEVEL 3	3042 ²
LEVEL 4	2917 ²
LEVEL 5	2917 ²
TOTAL RESIDENTIAL GFA	15567 ²

GFA & PER CALCULATION	
TYPE	AREA
PERMITTED GFA	2307 ²
TOTAL PROPOSED GFA	15567 ²
TOTAL PROPOSED PER	6.74/1
PERMITTED PER	1.1/1
EXCESS PER	5.64/1

COMMINAL OPEN SPACE CALCULATION	
TYPE	AREA
COMMINAL OPEN SPACE	74.62 ²
TOTAL COMMINAL OPEN SPACE	74.62 ²

DEEP SOLE ZONE CALCULATION	
TYPE	AREA
DEEP SOLE ZONE	48.84 ²
TOTAL DEEP SOLE ZONE	48.84 ²

SOLAR ACCESS	
TYPE	PERCENTAGE
TSSD	67%
ZERO SOLAR ACCESS	10%
VENTILATION	77%

- Legend**
- SOLAR ACCESS FILTER
 - SOLAR ACCESS
 - VENTILATION
 - WALKWAY
 - GFA
 - COMMINAL OPEN SPACE
 - DEEP SOLE ZONE

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Responsible Officer
 Planning Services
 City of Sydney
 Date: 14/06/2023
 4:47:11

Client
 Maranna One Pty Ltd &
 Manildra One Pty Ltd

Architect
LOUCAS ARCHITECTS
 Level 11, 100 Pitt Street, Sydney, NSW 2000
 Phone: (02) 9231 1111
 Email: info@loucas.com.au
LOUCAS
 ARCHITECTS

Project
 21 - 25 Gordon Street, Petersham

Drawing
 Shadow Diagrams 01 - June

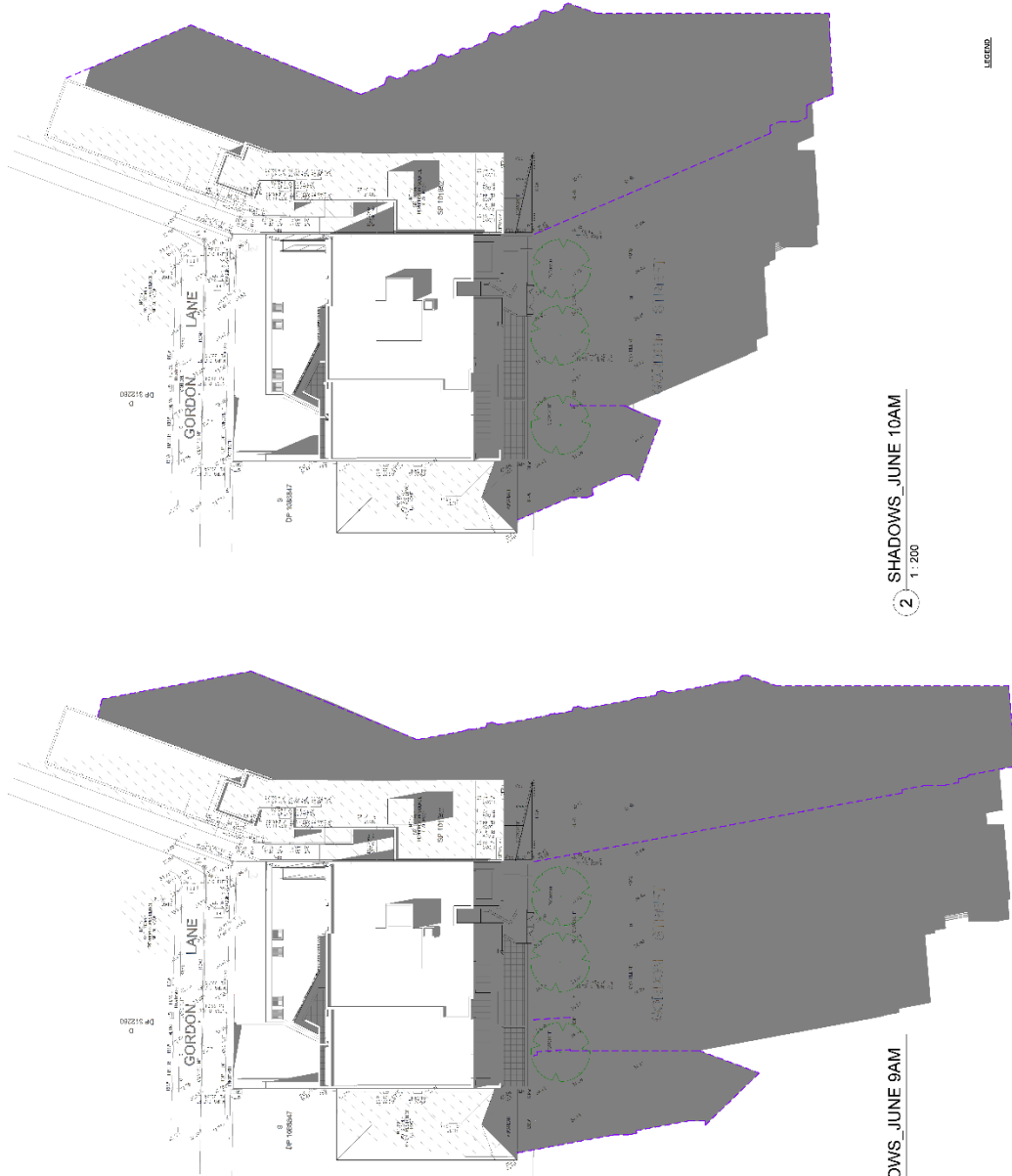
Project Number
 DA-400.2

Client
 HE

Scale
 1:200

Issue No
 2

Scale
 1:200



1 SHADOWS_JUNE 9AM
 1:200

2 SHADOWS_JUNE 10AM
 1:200

SHADOWS_JUNE 9AM
 SHADOWS_JUNE 10AM

Responsible for the
 Design
 Date: 4/11/2016

Client
 Maranna One Pty Ltd &
 Manfieldstone Pty Ltd

ARCHITECT
LOUCAS ARCHITECTS
 17/111 St Albans Drive / 4-5, St Albans VIC
 3024
 Tel: 03 9479 2000
 Email: info@loucas.com.au
LOUCAS
 ARCHITECTS

Project
21 - 25 Gordon Street, Petersham

Demographic
Shadow Diagrams 02 - June

Project Number
 P16-22810

Project Name
 HE

Client/Arch
 TLL

Scale
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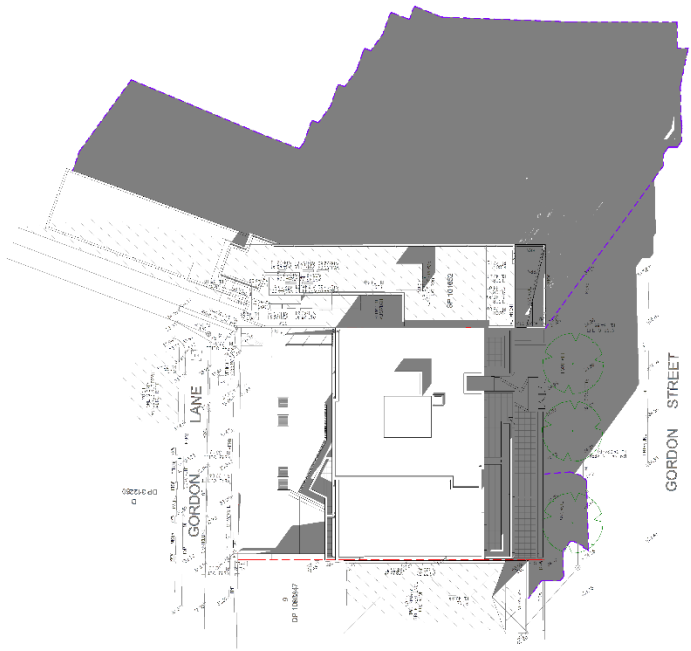
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Issue Date
 4/11/2016

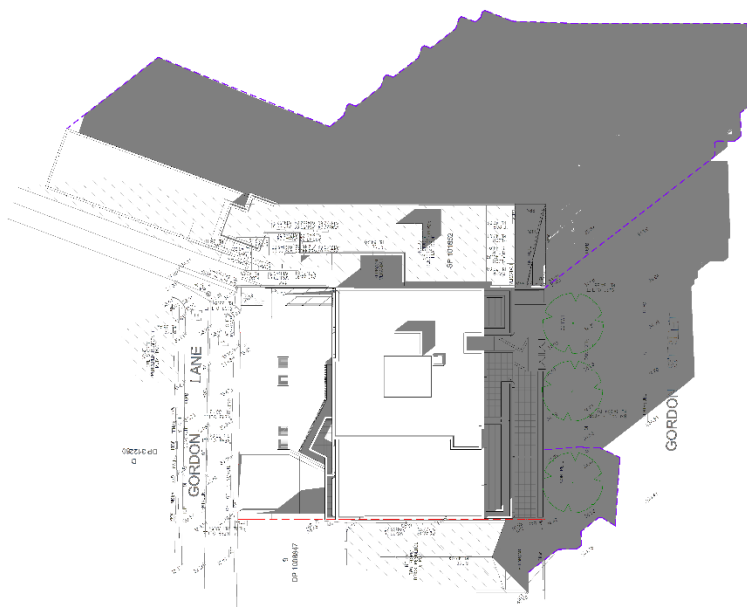
Issue Description
 Issued for DA

LEGEND

- RECEIVED BY LAND SERVICES
- EXISTING BUILDING & DRIVE

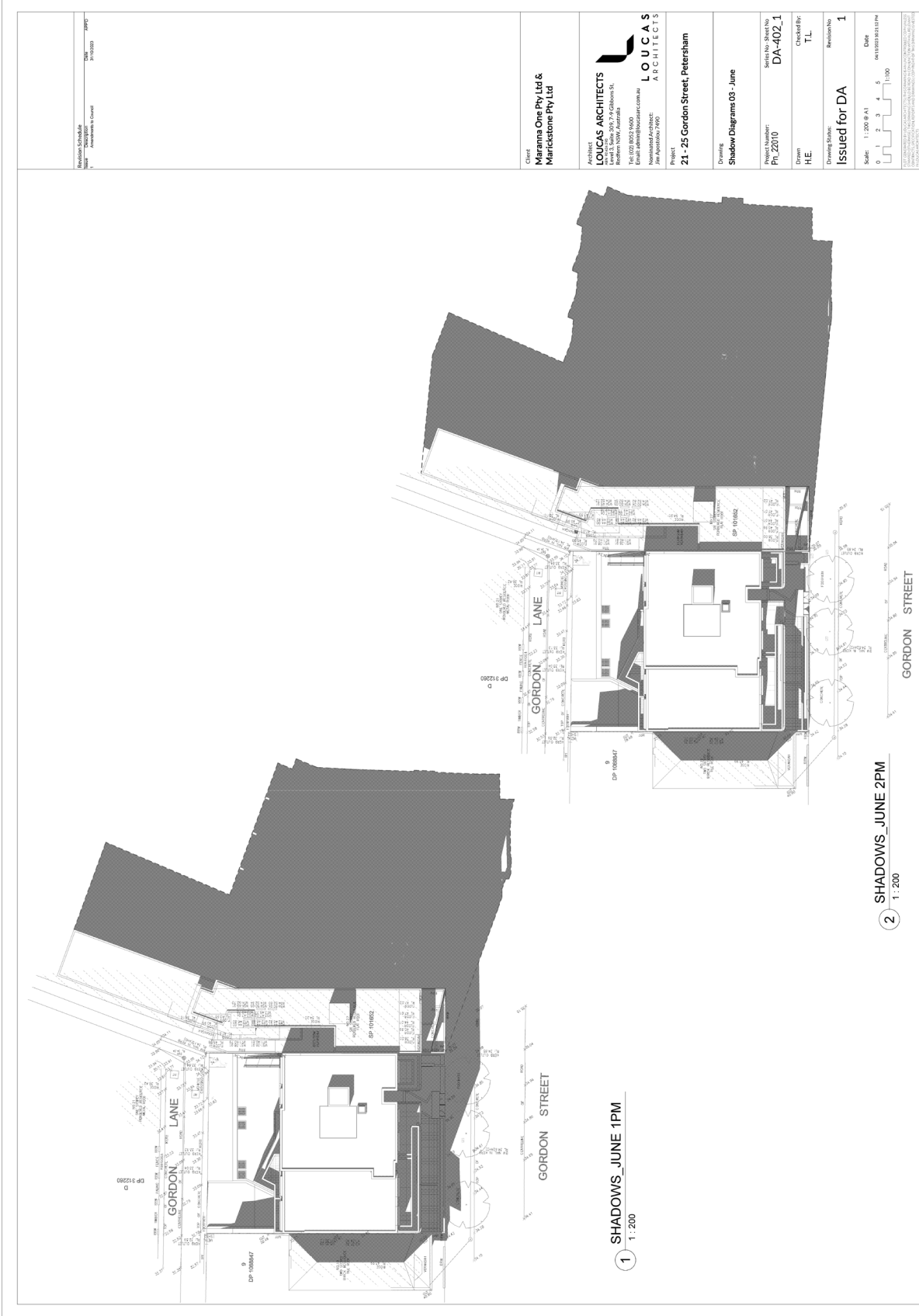


SHADOWS_JUNE 12PM
 1:200



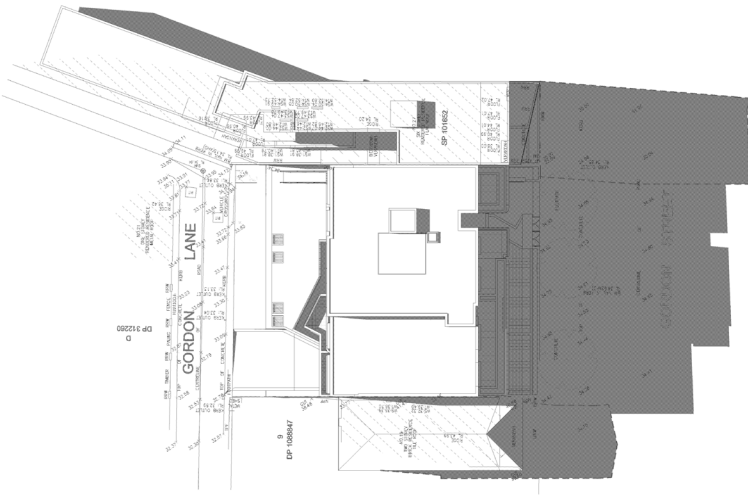
SHADOWS_JUNE 11AM
 1:200

Approved by:
 Date:

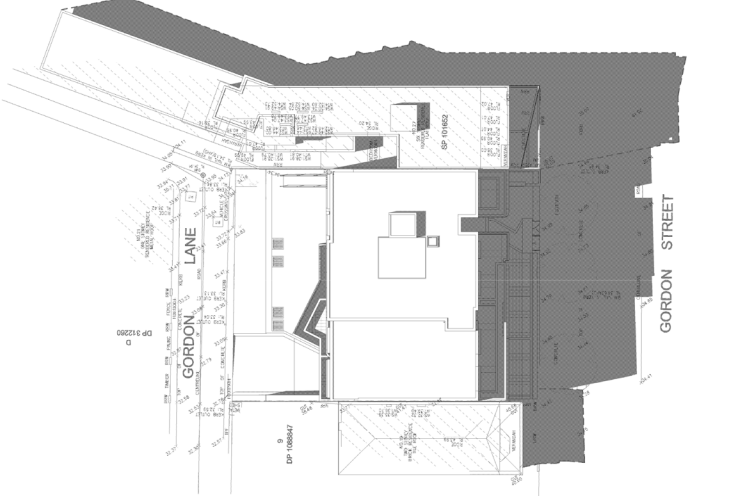


<p>Revision Schedule Approved by Council Date: 24/05/2024</p>	<p>Client Maranna One Pty Ltd & Marickstone Pty Ltd</p>	<p>Architect LOUCAS ARCHITECTS Level 3, Suite 300/2-9 Gibsons St, Redfern NSW, Australia Email: admin@loucasarch.com.au</p> <p>Nominated Architect: Jim Apostolou 7960</p> <p>Project: 21 - 25 Gordon Street, Petersham</p>
<p>1 SHADOWS_JUNE 3PM 1:200</p>		
<p>Drawing Title: Shadows Diagrams 04 - June</p> <p>Project No: Ph_2210</p> <p>Drawn: HE</p> <p>Checked By: T.L.</p> <p>Drawing Status: Issued for DA</p> <p>Revision No: 1</p> <p>Scale: 1:200 @ A1</p> <p>Date: 24/05/2024</p> <p>0 1 2 3 4 5 METERS</p> <p>1:100</p> <p><small>Copyright © 2024 Lucas Architects. All rights reserved. This drawing is the property of Lucas Architects and is not to be reproduced or used in any form without the written permission of Lucas Architects.</small></p>		

Revision Schedule Approved by Council Date: 24/10/2023	Client Maranna One Pty Ltd & Marickstone Pty Ltd	ARCHITECT LOUCAS ARCHITECTS Level 3, Suite 305/2-9 Colburn St, Redfern NSW, Australia Tel: 02 9550 2222 Email: admin@loucas.com.au	Project 21 - 25 Gordon Street, Petersham
Drawing Number: PL-2210	Drawing Title: DA-404_1	Drawn: HE	Checked By: TL
Drawing Status: Issued for DA		Drawing No: 1	Date: Issued for DA:
Scale: 1:200 @ A1 0 1 2 3 4 5 METRES			



1 SHADOWS_SEP 9AM
1:200



2 SHADOWS_SEP 10AM
1:200

Drawing Title: SHADOW DIAGRAMS
 Drawing No: DA-404_1
 Drawing Status: Issued for DA
 Drawing Date: 24/10/2023

Revision Schedule Approved by Council Date: 24/10/2023	Client Maranna One Pty Ltd & Marickstone Pty Ltd	ARCHITECT LOUCAS ARCHITECTS Level 3, Suite 300/2-9 Colburn St, Redfern NSW, Australia Tel: 02 9550 2222 Email: admin@loucasarch.com.au
Project 21 - 25 Gordon Street, Petersham		Drawing Shadow Diagrams 06 - September
Drawing Number PH_2210		Drawing Title DA-405_1
Drawn HE		Checked By T.L.
Drawing Status Issued for DA		Revision No 1
Scale: 1 : 200 @ A1 Date: 24/10/2023 0 1 2 3 4 5 METERS 1:100		

① SHADOWS_SEP_11AM
1 : 200

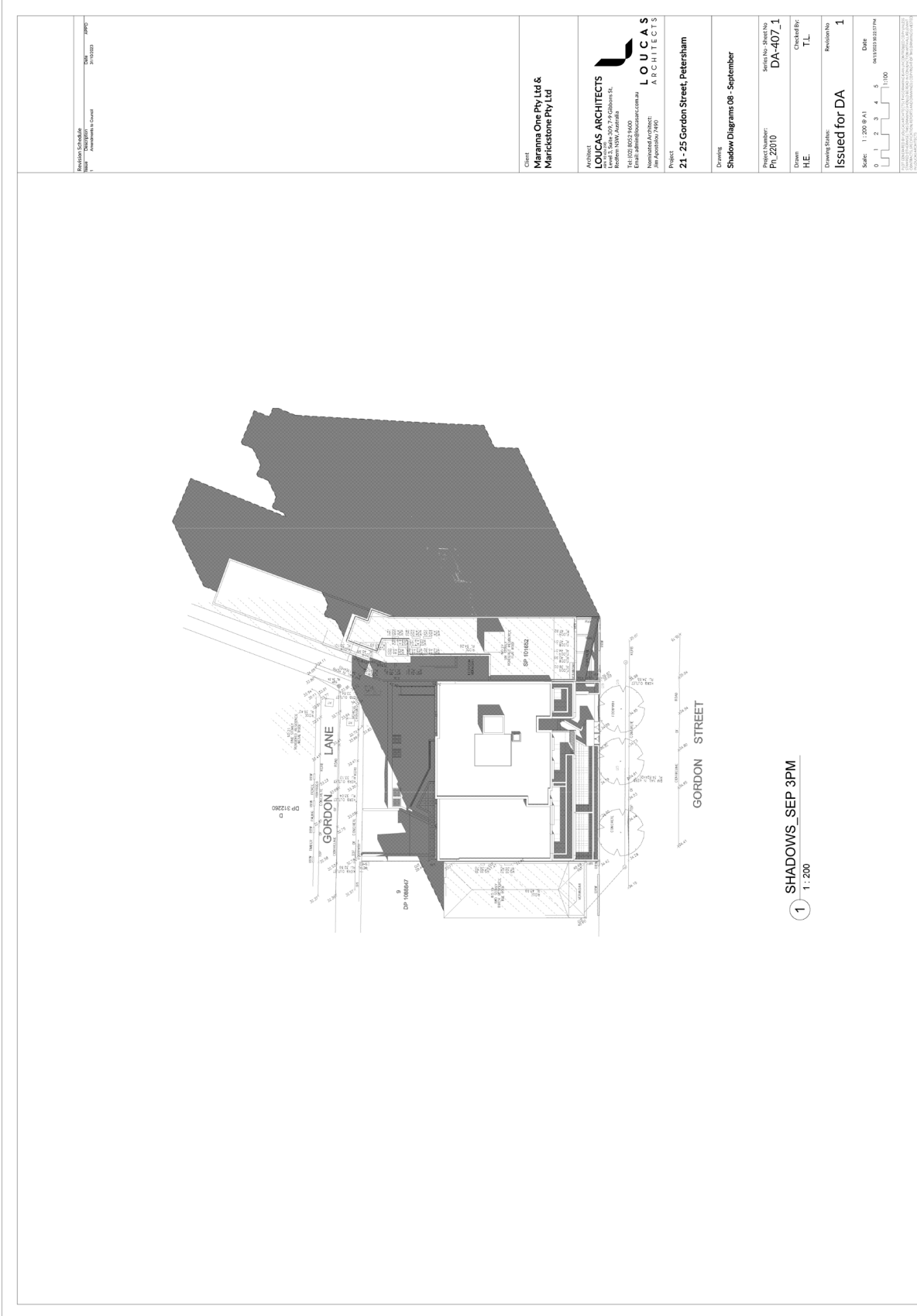
② SHADOWS_SEP_12PM
1 : 200

Revision Schedule Approved by Council Date: 24/10/2023	Client Maranna One Pty Ltd & Marickstone Pty Ltd	ARCHITECT LOUCAS ARCHITECTS Level 3, Suite 300/2-9 Collins St, Richmond VIC 3121, Australia Tel: +61 (0)3 9594 1234 Email: admin@loucasarch.com.au	Project 21 - 25 Gordon Street, Petersham
Drawing Shadow Diagrams 07 - September			
Drawing Number: PH_22101 Date: DA-406_1			
Drawn: H.E. Checked By: T.L.			
Drawing Status: Issued for DA Revision No: 1			
Scale: 1:200 @ A1 Date: _____ 0 1 2 3 4 5 meters @ A1/P4 1:100			

1 SHADOWS_SEP_1PM
1:200

2 SHADOWS_SEP_2PM
1:200

Drawing: PH_22101_07 - Shadow Diagrams 07 - September
 Version: 1 - Issued for DA 2023



Revision Schedule
 1. 20/08/2018
 2. 20/08/2018
 3. 20/08/2018
 4. 20/08/2018
 5. 20/08/2018
 6. 20/08/2018
 7. 20/08/2018
 8. 20/08/2018
 9. 20/08/2018
 10. 20/08/2018

Client
Maranna One Pty Ltd & Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
 Level 5, 318 Sturt / 5 Gordon St,
 Richmond VIC, Australia
 Tel: +61 (0)3 9594 1111
 Email: info@loucas.com.au
 www.loucas.com.au
 National Australia Bank Ltd
 100 Sturt Street
 Richmond VIC 3121
 Project
21 - 25 Gordon Street, Petersham

Drawing
Sun Eye View_9am_10am

Project Name
21-25 Gordon St
 DA-510.2

Drawn
HE
 Checked By
TL

Drawing Status
Issued for DA

Revision No
2

Scale
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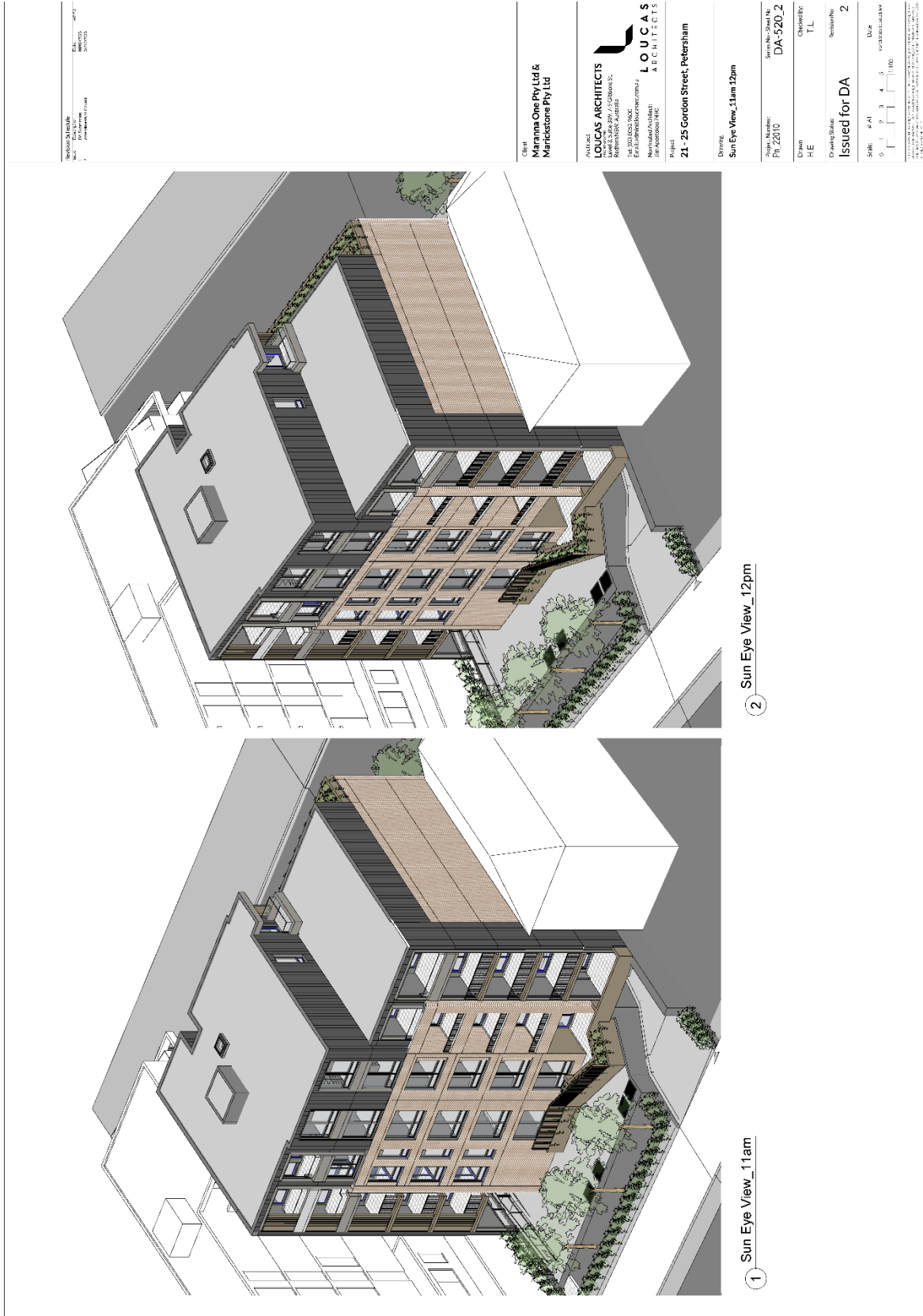


② Sun Eye View_10am



① Sun Eye View_9am

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2 Sun Eye View_12pm

1 Sun Eye View_11am

Revision Schedule
No. Description
Date
1 Initial Design
11/11/2019
2 Final Design
11/11/2019

Client
Maranna One Pty Ltd &
Marickstone Pty Ltd

Architect
LOUCAS ARCHITECTS
Level 5, 5/180 Pitt St, Sydney NSW
Ridgeway NSW, Australia
Phone: +61 (0)2 9211 7800
Email: info@lucasarchitects.com.au
National Australia Bank Ltd
Jolimong NSW
Project
21 - 25 Gordon Street, Petersham

Drawing
Sun Eye View_11am.12pm

Project No.
DA-520.2

Drawn
HE

Checked By
TL

Drawing Status
Issued for DA

Revision No.
2

Scale
1:100
Date
11/11/2019

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Revision Schedule
 1. 01/08/2010
 2. 01/08/2010
 3. 01/08/2010



② Sun Eye View_2pm



① Sun Eye View_1pm

Client
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Project
21 - 25 Gordon Street, Petersham

Drawing
Sun Eye View_1pm_2pm

Project Number
PH 22010
 Drawing Number
DA-530.2

Drawn
HE
 Checked By
TL

Drawing Status
Issued for DA
 Revision No
2

Scale
 1:100
 Date
 01/08/2010

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1 Sun Eye View_ 3pm

Revision Schedule
 1. 20/08/2018
 2. 20/08/2018
 3. 20/08/2018

Client
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Principal Architect
 James Lucas
 Lic No: 123456789

Project
21 - 25 Gordon Street, Petersham

Drawing
Sun Eye View_3pm

Project No
 PH 22810

DA No
 DA-540.2

Drawn
 HE

Checked
 TL

Drawing Status
Issued for DA

Revision No
2

Scale
 1:100

Date
 20/08/2018

Author
 J.Lucas

Project Manager
 J.Lucas

Project Location
 21-25 Gordon Street, Petersham

Project Description
 Residential Development

Project Status
 Issued for DA

Project Reference
 PH 22810

Project Contact
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Project Phone
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 info@loucas.com.au

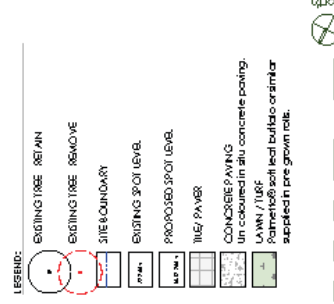
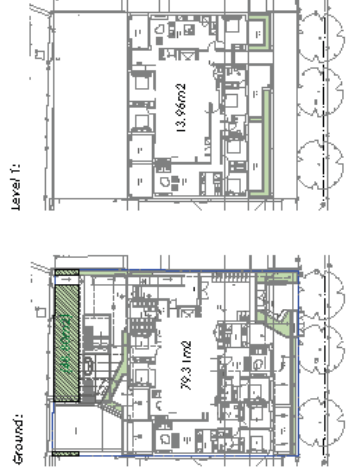
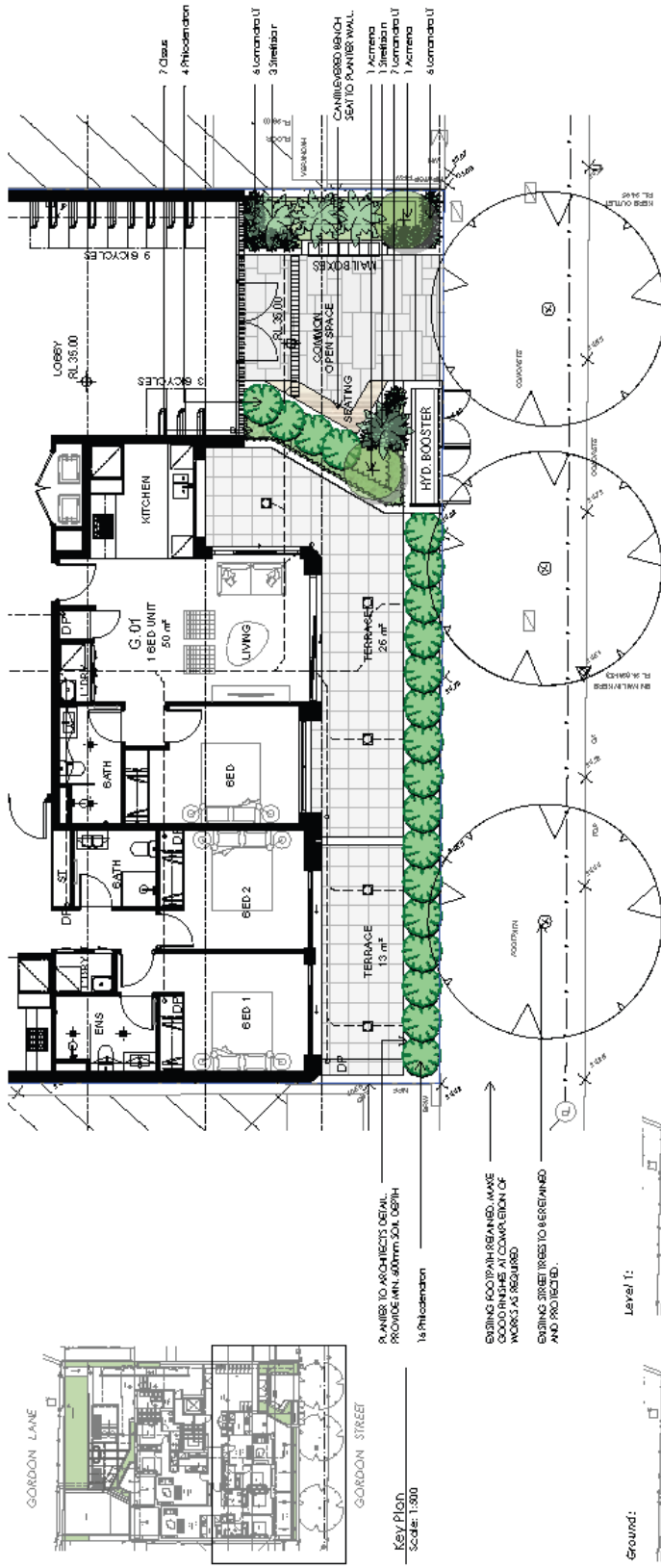
Project Website
 www.loucas.com.au

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 Richmond VIC, Australia

Project Postcode
 3121

Project State
 VIC

Project Country
 Australia



drawing title
Landscape Plan : Ground 01

project
21-25 Gordon Street Petersham NSW

scale
1:100 @ A3

date
22/9/22

drawing no.
LP01

sheet
D

client
Marranno, One P/L & Mariclistone P/L

architect
Mathew Higginson Landscape Architecture Pty Ltd

date
20/12/22

description
Amend to comments For DA.

date
09/01/23

description
Update to comments DA issue.

date
13/08/23

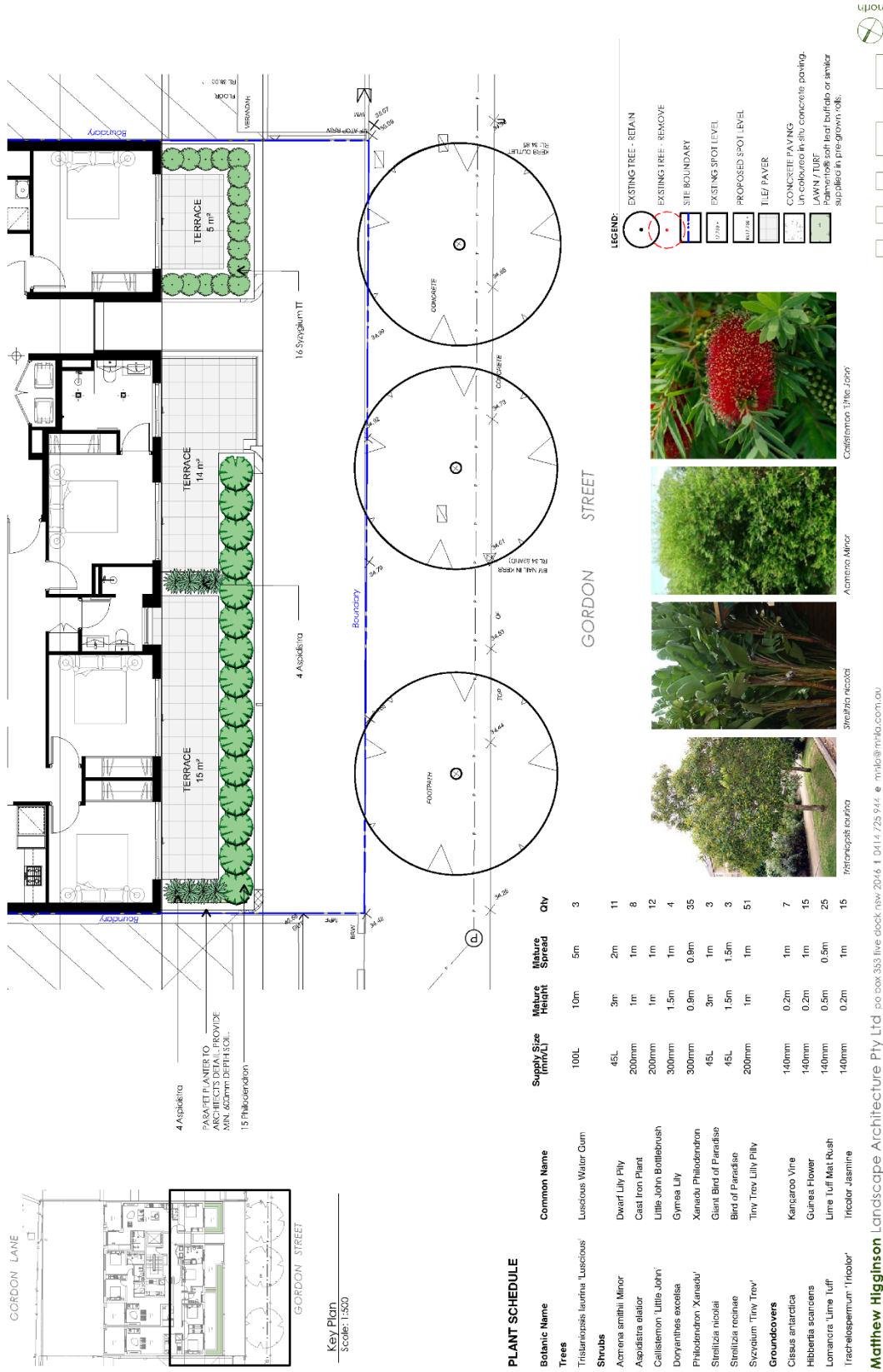
description
Amend to DA comments.

pa box 333 five dock row 20/46 1 04/17 225 944 e mthaw@mlba.com.au

DEVELOPMENT APPLICATION

notes: This drawing has been prepared for consultation and will serve as the communication of conceptual ideas and is not intended as a contract for construction. The contractor is responsible for obtaining all necessary permits, approvals, and consents. The drawings and content are not to be used for any other purpose without the written consent of the architect.

Document ID: 36508235
Version: 1.1, 16/01/2024



Matthew Higginson Landscape Architecture Pty Ltd po box 383 live dock new 2016 t 0414 725 944 e mhlo@mha.com.au

DEVELOPMENT APPLICATION

notes: This drawing has been prepared for consideration and reference in the communication of construction costs and is not intended as a contract. It is the responsibility of the client to ensure that all information is correct and that the drawing is used for the intended purpose. The client acknowledges that the drawing is not a contract and that the client is responsible for ensuring that the drawing is used for the intended purpose.

Document Set ID: 36528635
Version: 1, Version Date: 08/01/2024

21-25 Gordon Street Petersham NSW

client: Maranna One P/L & Marickstone P/L

scale: 1:100 @ A3

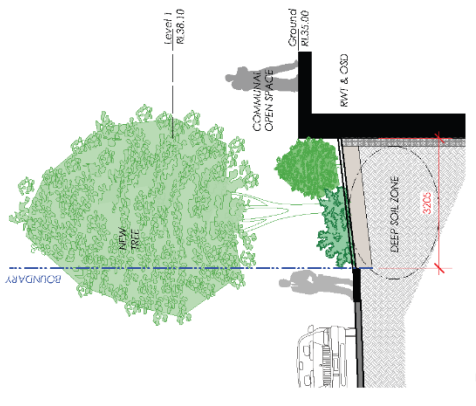
project no.: 22932

drawing no.: LP03

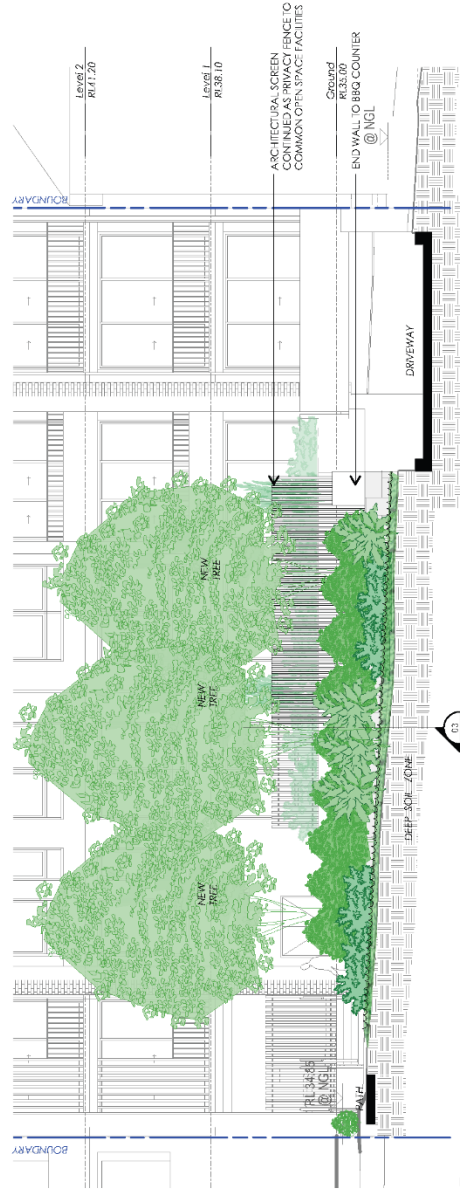
sheet: D



01 Section A
Scale: 1:100



03 Section : Deep Soil Zone
Scale: 1:100



02 Gordon Lane Elevation
Scale: 1:100

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five cock new 2046 t 0414 725 944 e mhla@mha.com.au

DEVELOPMENT APPLICATION

note: This drawing has been prepared for consideration and reliance in the communication of conceptual details and is not to be used as a contract for construction. It is provided as a guide only. It is not a final drawing. It is not to be used for construction. It is not to be used for construction.

Document Set ID: 38528835
Version: 1, Version Date: 08/01/2024

21-25 Gordon Street Petersham NSW

Maramma One P/L & Marickstone P/L

Sections

scale: 1:100 @ A3

project no: 22932

drawing no: LP04

sheet: D

Storage Schedule: 21-25 Gordon St, Petersham												
DA Unit No.	L	W	D	Internal Storage	Total Internal Storage	L	W	D	Basement Storage	Total Combined Storage (m ³)	Total Storage Required (m ³)	Missing/Extra Storage (m ³)
Ground Floor												
G.01	0.78	0.86	2.70	1.81	3.30	1.28	2.70	2.70	9.33	12.63	6.00	6.63
	1.10	0.50	2.70	1.49								
	2.75	0.40	2.70	2.97								
G.02	1.95	0.50	2.70	2.63	5.60	1.05	1.40	2.70	3.97	9.57	8.00	1.57
	0.98	0.60	2.70	1.59								
G.03	0.98	0.60	2.70	1.59	1.59	1.28	2.70	2.70	9.33	10.92	8.00	2.92
Level 1												
1.01	0.78	0.86	2.70	1.81	3.44	0.86	1.20	2.70	2.79	6.23	6.00	0.23
	1.10	0.55	2.70	1.63								
1.02	1.95	0.50	2.70	2.63	4.12	1.25	1.54	2.70	5.20	9.32	8.00	1.32
	1.10	0.50	2.70	1.49								
1.03	0.98	0.65	2.70	1.72	5.28	0.86	1.20	2.70	2.79	8.07	8.00	0.07
	2.64	0.50	2.70	3.56								
1.04	0.85	0.60	2.70	1.38	1.38	1.82	1.35	2.70	6.63	8.01	8.00	0.01
Level 2												
2.01	0.78	0.86	2.70	1.81	3.44	0.86	1.20	2.70	2.79	6.23	6.00	0.23
	1.10	0.55	2.70	1.63								
2.02	1.95	0.50	2.70	2.63	4.12	1.05	1.40	2.70	3.97	8.09	8.00	0.09
	1.10	0.50	2.70	1.49								
2.03	0.98	0.65	2.70	1.72	5.28	1.05	1.40	2.70	3.97	9.25	8.00	1.25
	2.64	0.50	2.70	3.56								
2.04	0.85	0.60	2.70	1.38	1.38	1.70	1.54	2.70	7.07	8.45	8.00	0.45
Level 3												
3.01	0.78	0.86	2.70	1.81	3.44	0.86	1.20	2.70	2.79	6.23	6.00	0.23
	1.10	0.55	2.70	1.63								
3.02	1.95	0.50	2.70	2.63	4.12	1.25	1.54	2.70	5.20	9.32	8.00	1.32
	1.10	0.50	2.70	1.49								
3.03	0.98	0.65	2.70	1.72	5.28	1.20	1.25	2.70	4.05	9.33	8.00	1.33
	2.64	0.50	2.70	3.56								
3.04	0.85	0.60	2.70	1.38	1.38	2.00	1.25	2.70	6.75	8.13	8.00	0.13
Level 4												
4.01	1.63	0.95	2.70	4.18	4.18	1.00	2.55	2.70	6.89	11.07	10.00	1.07
	0.50	2.55	2.70	3.44								
4.02	0.47	0.50	2.70	0.63	4.08	1.05	1.40	2.70	3.97	8.05	8.00	0.05
	1.10	0.90	2.70	2.67								
4.03	1.10	0.90	2.70	2.67	2.67	1.62	1.35	2.70	5.90	8.58	6.00	2.58
Level 5												
5.01	0.66	0.80	2.70	1.43	3.18	1.28	2.70	2.70	9.33	12.51	4.00	8.51
	1.30	0.50	2.70	1.76								
5.02	1.04	1.00	2.70	2.81	2.81	1.28	2.70	2.70	9.33	12.14	10.00	2.14

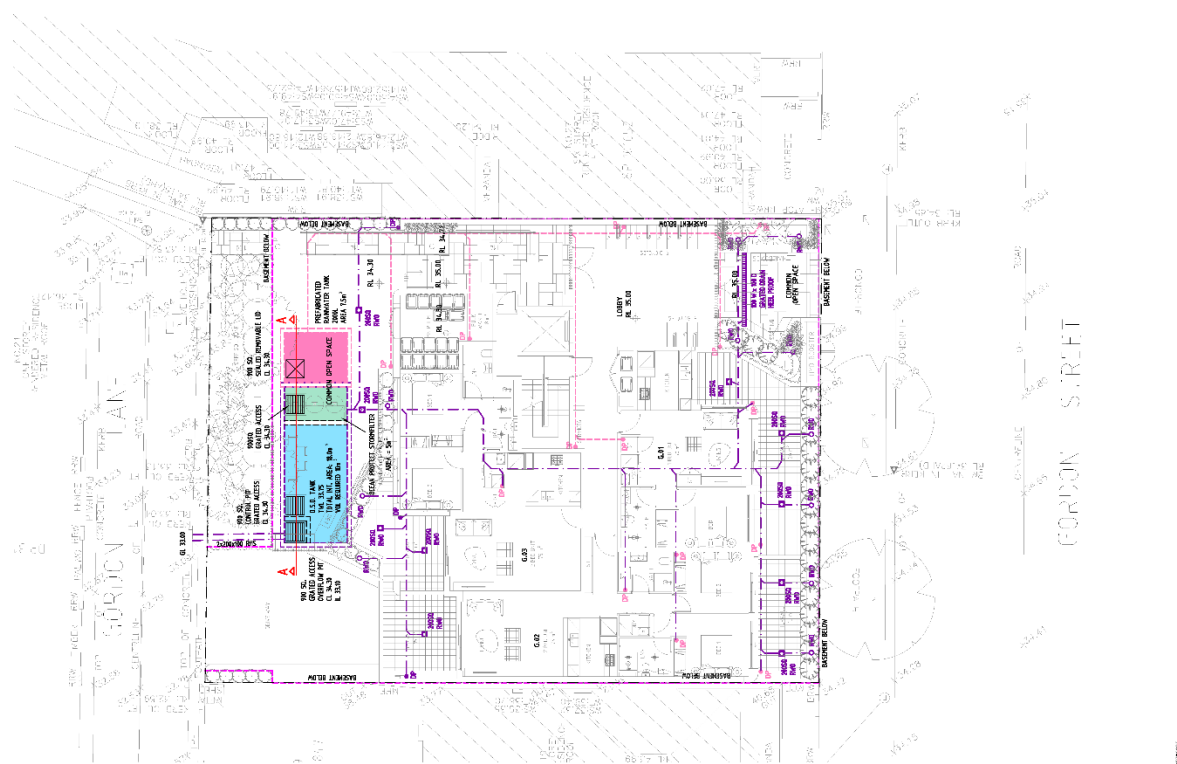
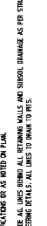
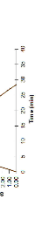
- LEGEND**
- 1. EXISTING ROAD
 - 2. EXISTING SIDEWALK
 - 3. EXISTING SIDEWALK WITH PAVEMENT
 - 4. EXISTING SIDEWALK WITH PAVEMENT AND CURB
 - 5. EXISTING SIDEWALK WITH PAVEMENT AND CURB AND GUTTER
 - 6. EXISTING SIDEWALK WITH PAVEMENT AND CURB AND GUTTER AND BIKEWAY
 - 7. EXISTING SIDEWALK WITH PAVEMENT AND CURB AND GUTTER AND BIKEWAY AND TRAIL
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 - 20. EXISTING SIDEWALK WITH PAVEMENT AND CURB AND GUTTER AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL AND BIKEWAY

- GENERAL NOTES**
1. ALL SERVICES ARE TO BE LOCATED IN THE FIELD EXCEPT WHERE SHOWN OTHERWISE.
 2. CHANGE PIPES TO BE A 150mm SIZE OR LARGER AS SHOWN AND INDICATED.
 3. ALL SERVICES SHALL BE INSTALLED AT THE SAME DEPTH AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL SERVICES ARE TO BE INSTALLED TO THE SAME DEPTH AS SHOWN UNLESS OTHERWISE NOTED.
 5. ALL SERVICES ARE TO BE INSTALLED TO THE SAME DEPTH AS SHOWN UNLESS OTHERWISE NOTED.
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 20. ALL SERVICES ARE TO BE INSTALLED TO THE SAME DEPTH AS SHOWN UNLESS OTHERWISE NOTED.



FIGURE 1: PROPOSED PIPING AND CONNECTIONS FOR ALL SERVICES

Service	Depth (m)	Material	Notes
Water	0.75	HDPE	150mm
Sewer	0.75	HDPE	150mm
Stormwater	0.75	HDPE	150mm
Gas	0.75	HDPE	150mm
Electricity	0.75	HDPE	150mm
Telecommunications	0.75	HDPE	150mm



NOT FOR CONSTRUCTION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

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Attachment C- Section 4.6 Exception to Development Standards



22 November 2023

The General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Attention: Ferdinand Dickel, Town Planning

Dear Ferdinand,

**RE: DA/2023/0238: 21, 23, 25 GORDON STREET, PETERSHAM
CLAUSE 4.6 VARIATION TO CLAUSE 4.4 FLOOR SPACE RATIO**

1. INTRODUCTION

This submission seeks a variation to Clause 4.4 of the Inner West Local Environmental Plan 2022 (IWLEP22), which relates to the floor space ratio development standard.

This submission has been prepared in relation to the demolition of all existing structures and construction of a six (6) storey residential flat building comprising twenty (20) residential units, two (2) levels of basement parking and associated landscaping and site works at 21 – 25 Gordon Street, Petersham.

As detailed in this written request for a variation to the floor space ratio control being a development standard under IWLEP22, the proposed development meets the requirements prescribed under Clause 4.6 of IWLEP22.

2. SITE BACKGROUND

The subject site is commonly known as 21 – 25 Gordon Street, Petersham and is legally defined as Lot 1 in Deposited Plan 85390, Lot 1 in Deposited Plan 744786 and Lot 1 in Deposited Plan 732763. The site is located on the eastern side of Gordon Street and adjoins Gordon Lane to the rear, on the block bounded by Sadlier Crescent to the north and New Canterbury Road to the south.

The site is generally rectangular in shape with a street frontage of 22.875m and a rear frontage to the laneway of 22.955m. The northern side boundary measures 30.265m and the southern side boundary measures 30.065m. The overall site area is 685.7m² by calculation. Refer to Figure 1 – Site Location Map.

In terms of its topography, the site is relatively level providing for a gentle fall from Gordon Street to the laneway with an RL of 35.16 at the centre of the primary frontage to RL 33.47 at the centre of the rear boundary.

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TOWN PLANNERS ■ BASIX/ENERGY ASSESSORS

Figure 1 Site Location Map (Source: Meccone Mosaic)



Currently located on the subject site is a two storey brick and weatherboard dwelling with tile roof (No. 21) and single storey semi-detached dwellings (Nos. 23 and 25). Existing vehicle access is available from Gordon Lane. No significant trees or vegetation are present on the site. Adjoining the subject site to the north at No. 19 Gordon Street is a two-storey brick dwelling whilst immediately adjoining the subject site to the south at No. 27 Gordon Street, is a recently constructed six storey residential flat building.

The site immediately adjoins or is near several land use zones, including R1 General Residential to the east, R2 Low Density Residential Low-Density, B2 Local Centre to the south and south west along with various SP2 zonings.

In terms of building form, the immediate locality reflects the varied land use zones and is characterised by a mixture of older stock residential dwellings, commercial buildings and shop-top housing developments. Refer to **Part 2.1** of this report.

The site is well located to local shops, services and amenities. Petersham Public School and the Petersham TAFE College West Street Campus are located to the west and north of the subject site respectively. Located along nearby New Canterbury Road are an array of local goods, services and amenities which service those who work, visit and live within the locality.

The subject site is also well serviced by public transport with numerous bus stops located within walking distance along Gordon Street and nearby New Canterbury Road to the south of the site. Petersham Railway Station is also situated at an approximate distance of 370m north

east of the site. Each of these provides connections to a more expansive public transport network.

The site is well suited to the development, as will be demonstrated within this SEE.

3. CLAUSE 4.6

This submission is made under clause 4.6 of the IWLEP22 – Exceptions to development standards. Clause 4.6 states the following:

“4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.**
- (2) Development consent may, subject to this clause, be granted for a development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.**
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and**
 - (b) the concurrence of the Director-General has been obtained.**
- (5) In deciding whether to grant concurrence, the Director-General must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) the public benefit of maintaining the development standard, and*
 - (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.**
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry,*

Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

- (a) a development standard for complying development,
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,
- (c) clause 5.4,
- (ca) clause 6.27(4),
- (cb) clause 6.28,
- (cc) clause 6.29,
- (cd) clause 6.31".

The use of Clause 4.6 to enable an exception to this development control is appropriate in this instance and the consent authority may be satisfied that all requirements of Clause 4.6 have been satisfied in terms of the merits of the proposed development and the content in this Clause 4.6 variation request report.

Clause 4.6 Exceptions to development standards establishes the framework for varying development standards applying under a local environmental plan. Subclause 4.6(3)(a) and 4.6(3)(b) requires that a consent authority must not grant consent to a development that contravenes a development standard unless a written request has been received from the applicant that seeks to justify the contravention of the standard by demonstrating that:

4.6(3)(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

4.6(3)(b) that there is sufficient environmental planning grounds to justify contravening the development standard.

In addition, 4.6(4)(a)(i) and (ii) requires that development consent must not be granted to a development that contravenes a development standard unless the:

- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

This submission has been prepared having regard to the following guideline judgements:

- *Winten Property Group Limited v North Sydney Council [2001] NSWLEC 46;*
- *Wehbe v Pittwater Council [2007] NSWLEC 827;*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009 (‘Four2Five No 1’)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 (‘Four2Five No 2’)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 (‘Four2Five No 3’)*
- *Micaul Holdings Pty v Randwick City Council [2015] NSWLEC 1386;*
- *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7; and*
- *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118.*

The Environmental Planning Instrument to which these variations relate is the IWLEP22.

The development standard to which this variation relates is Clause 4.4 – Floor Space Ratio, which reads as follows:

- “(1) The objectives of this clause are as follows:*
- (a) to establish a maximum floor space ratio to enable appropriate development density,*
 - (b) to ensure development density reflects its locality,*
 - (c) to provide an appropriate transition between development of different densities,*
 - (d) to minimise adverse impacts on local amenity,*
 - (e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.*

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

(2A) The maximum floor space ratio for development for a purpose other than residential accommodation on land in Zone R1 General Residential identified as “Area 1” on the Key Sites Map is 1:1.

(2B) The maximum floor space ratio for development for the purposes of residential accommodation is as follows—

(a) on land shown edged black or pink on the Floor Space Ratio Map—

Site area	Maximum floor space ratio
<i>< 150m²</i>	<i>0.9:1</i>
<i>≥ 150 < 300m²</i>	<i>0.8:1</i>
<i>≥ 300m² < 450m²</i>	<i>0.7:1</i>
<i>≥ 450m²</i>	<i>0.6:1</i>

(b) on land shown edged orange or green on the Floor Space Ratio Map is—

Site area	Maximum floor space ratio
<i>< 150m²</i>	<i>1.0:1</i>
<i>≥ 150 < 300m²</i>	<i>0.9:1</i>

$\geq 300m^2 < 450m^2$	0.8:1
$\geq 450m^2$	0.7:1

(c) on land shown edged brown on the Floor Space Ratio Map is—
Maximum floor space ratio

Site area	
$< 150m^2$	0.8:1
$\geq 150 < 300m^2$	0.7:1
$\geq 300m^2 < 450m^2$	0.6:1
$\geq 450m^2$	0.5:1

(d) on land shown edged yellow on the Floor Space Ratio Map is—
Maximum floor space ratio

Site area	
$< 150m^2$	0.9:1
$\geq 150 < 300m^2$	0.8:1
$\geq 300m^2$	0.7:1

(2C) The maximum floor space ratio for development for the purposes of attached dwellings, bed and breakfast accommodation, dwelling houses and semi-detached dwellings on land identified as "F" on the Floor Space Ratio Map is specified in the Table to this subclause.

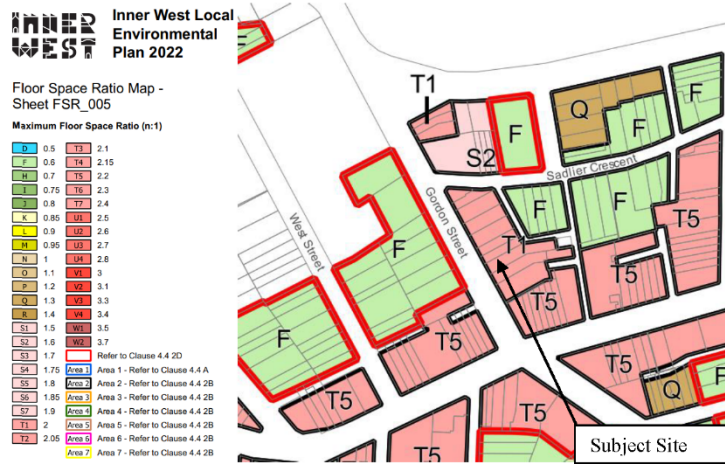
Site area	Maximum floor space ratio
$\leq 150m^2$	1.1:1
$> 150 \leq 200m^2$	1:1
$> 200 \leq 250m^2$	0.9:1
$> 250 \leq 300m^2$	0.8:1
$> 300 \leq 350m^2$	0.7:1
$> 350m^2$	0.6:1

(2D) The maximum floor space ratio for development for the purposes of residential flat buildings on land shown edged red on the Floor Space Ratio Map may be greater than the maximum floor space ratio shown for the land on the Floor Space Ratio Map by up to 0.25:1.

(2E) In calculating the floor space ratio in relation to land dedicated to the Council for the purposes of a proposed road on the Land Reservation Acquisition Map, land marked "Local Road (SP2)" must be included in the site area".

As demonstrated in Figure 2, the subject site is prescribed to a maximum FSR of 2:1.

Figure 2 Floor Space Ratio Map (Source: NSW Legislation Website)



Source: NSW Legislation, IWLEP22, map 005

Based on a site area of 685.7m², a maximum gross floor area of 1,371.4m² can be achieved on the subject site. The proposal seeks a maximum gross floor area of 1,563.31m² as demonstrated in the table below. The proposal exceeds the control by 159.26m².

Level	GFA (m ²)
Ground	239
1	304
2	304
3	304
4	253
5	159
TOTAL	1563

4. EXTENT OF NON-COMPLIANCE

As noted above, Clause 4.4 of the IWLEP22 states the subject site has a maximum FSR of 2:1.

Based on a site area of 685.7m², a maximum gross floor area of 1,371.4m² can be achieved on the subject site. The proposal seeks a maximum gross floor area of 1,563.31m² as demonstrated in the table below. The proposal exceeds the control by 159.26m².

While a variation is being sought, following a request for additional information from Council dated 26 September 2023, the proposal has been refined to significantly reduce the extent of gross floor area when compared to the original submission.

As part of the original Development Application, the proposed development generated a maximum gross floor area of 1,650m² or a floor space ratio of 2.41:1. The proposal has since been redesigned to create a setback of between 6.9 - 7.9m to the north western elevation at Level 5. This has been achieved through the redesign of Unit 5.01 from a 3-bedroom unit to a studio. The change in unit mix has delivered two distinct advantages to the proposal. The first

being a clear transition in form and scale along Gordon Street with the proposal matching the building height and number of storeys of the recently approved and constructed residential flat building at No. 27 Gordon Street whilst stepping down midway through the site to meet to the desired future character of development to the north-west. The second advantage offered is facilitating improved housing diversity within the Petersham precinct.

The proposal, as amended, is fully within the maximum height of buildings development standard of 20m, meaning the exceedance has not resulted in a breach to the LEP envisioned height for the site.

The revised building form maintains a variation to the FSR development standard however this does not negatively impact upon the amenity of the proposed development or adjoining properties when compared to the current circumstances. Rather the proposed works result in a built form that is logical in its design and one which provides for an improved streetscape appearance. The proposed variation would not set a negative precedent in the streetscape given the circumstances of the case noting the site exists as an isolated pocket of R4 High-Density Residential zoned land. The proposal, therefore, is considered to have no unreasonable impacts generated by the FSR variation.

A degree of flexibility is considered reasonable in this instance.

5. IS COMPLIANCE WITH THE DEVELOPMENT STANDARD UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THE CASE?

The proposed variation from the development standard is assessed against the required tests in Clause 4.6. In addition, in addressing the requirements of Clause 4.6(3), the accepted five possible approaches for determining whether compliances are unnecessary or unreasonable established by the NSW Land and Environment Court in *Wehbe vs Pittwater Council (2007) LEC 827* are considered.

In the matter of Four2Five, the Commissioner stated within the judgement the following, in reference to a variation:

“...the case law developed in relation to the application of SEPP 1 may be of assistance in applying Clause 4.6. While Wehbe concerned an objection under SEPP 1, in my view the analysis is equally applicable to a variation under Clause 4.6 where Clause 4.6 (3)(a) uses the same language as Clause 6 of SEPP 1.”

In the decision of *Wehbe vs Pittwater Council (2007) LEC 827*, Preston CJ summarised the five (5) different ways in which an objection under SEPP 1 has been well founded and that approval of the objection may be consistent with the aims of the policy. The five possible ways are as set out below:

First	<p><i>The most commonly invoked way is to establish that compliance with the development standards is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.</i></p> <p><i>The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. If the proposed development proffers an alternative means of</i></p>
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	<i>achieving the objective, strict compliance with the standard would be unnecessary and unreasonable. (applicable)</i>
Second	<i>A second way is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary. (not applicable)</i>
Third	<i>A third way is to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable. (not applicable)</i>
Fourth	<i>A fourth way is to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable. (not applicable)</i>
Fifth	<i>A fifth way is to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary. (not applicable)</i>

In respect of the floor space ratio development standard, the first method is invoked.

The objectives supporting the maximum floor space ratio identified in Clause 4.4 are discussed below. Consistency with the objectives and the absence of any environmental impacts, would demonstrate that strict compliance with the standards would be both unreasonable and unnecessary in this instance.

The discussion provided below demonstrates how the proposal is consistent with the objectives of Clause 4.4.

- (1) *"The objectives of this clause are as follows:*
- (a) to establish a maximum floor space ratio to enable appropriate development density,*
 - (b) to ensure development density reflects its locality,*
 - (c) to provide an appropriate transition between development of different densities,*
 - (d) to minimise adverse impacts on local amenity,*
 - (e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain".*

Objective

- (a) to establish a maximum floor space ratio to enable appropriate development density,*

Comment

With respect to objective (a), a maximum FSR of 2:1 or GFA of 1,371.4m² is permitted on the site. The amended proposal is considered to represent an appropriate density for the site acknowledging its location in the R4 High Density Residential Zone. The proposed development replaces the existing three (3) dwellings on the site with a part 5, part 6 storey residential flat building comprising of twenty (20) units in keeping with the desired future character of the area. The proposal is considered to be of a high architectural standard, offering excellent amenity to its future occupants and in an area that is well serviced by local infrastructure.

Although the revised scheme maintains a variation to the floor space ratio control, as demonstrated in this letter and the accompanying documents the proposal does not pose any negligible impact to surrounding properties in terms of solar access, privacy or bulk and scale. The revised scheme provides for a clear transition in height having regard to local context, allowing for development to visually step down along Gordon Street. The inclusion of a partial sixth storey not only aligns with the neighbouring development at No. 27, but the proposal also ultimately complies with the maximum building height control and enables increased residential accommodation in an area designed to accommodate this.

The proposed density is therefore considered to be appropriate to the site.

Objective

(b) to ensure development density reflects its locality,

Comment

The proposed variation to the floor space ratio development standard is a result of the development providing for an additional storey than envisioned by the master plan document contained in MDCP11. The master plan intended maximum height is four storeys at the front and five storeys in the centre, with the delineation being an additional 3m setback for the fifth storey. Whilst the proposed development sought a total of six storeys, the amended proposal provides for a part 5, part 6 storey form.

Notwithstanding the part 6 storey form, it is to be acknowledged that the proposed development is compliant with the height of building's development standard of 20m. As the sixth storey has been accommodated within the LEP height limit and the development has not compromised ceiling heights or other factors to accommodate that sixth store.

Gordon Street, particularly on the eastern side, is intended to undergo a significant change in character from single and two-storey residential to four to six-storeys. The streetscape is therefore not one where only compatible development is permitted.

Further to this, the five-storey master plan height has been varied in this precinct already by the approval of 27 Gordon Street, a six-storey residential flat building.

Figure 3: The six-storey residential flat building adjoining the site to the south at 27 Gordon Street



While approved via the appeal process, the existence of the building in the streetscape informs the desired future character. It is a better outcome to align with the desired future character that is established by approved development than to create a haphazard deviation in building heights in the masterplan area and streetscape.

It also should be recognised that there has been a pattern of approvals in the master plan sites in the Petersham South precinct which exceed the maximum number of storeys though may continue to comply with the height of buildings development standard. Built examples of development exceeding the maximum number of storeys proximate to the site (excluding the aforementioned 27 Gordon Street) include the following:

- 20 Sadlier Crescent: Five storey building intended with a maximum of four storeys in Masterplan Area MA6.3.

Figure 4: Five-storey residential flat building at 20 Sadlier Crescent



- 347 and 351 Trafalgar Street: Five-storey buildings intended with a maximum of four storeys in Masterplan Area MA6.3.

Figure 5: Five-storey residential flat buildings at 347 and 351 Trafalgar Street



There is also the approval (but not built) for a five-storey boarding house development on 1 Nelson Parade, which exceeded the intended maximum of four storeys under Masterplan Area (MA6.4).

The revised proposal seeks to find the middle ground between these properties and responds to the local context providing for a sixth storey to the south-east and five storeys to the north west.

Whilst the above has shown the appropriateness of the proposal in a vertical sense, the building envelope is further defined by the setbacks at each level. The design of the proposal ensures that building depth requirements are satisfied with a maximum 18m depth at Ground – Level 3 and reducing to 15m at Level 4 and 5. This demonstrates that from a bulk and scale perspective, the proposal is not an overdevelopment of the site, but rather is a product of the envelope controls which apply to the site. The discussion provided under Objective (d) reinforces how the resultant envelope does not pose any adverse impact to the amenity of both the proposed units and the surrounding properties.

The above demonstrates that the part sixth storey is acceptable as it complies with the height of buildings development standard and that the proposed stepped built form enables a transition in development to be clearly read along the streetscape. As such, the increased density sought on the subject site reflects the local context of development.

Objective

(c) to provide an appropriate transition between development of different densities,

Comment

Development immediately to the north and south of the subject site is similarly zoned R4 High-Density Residential, whilst to the east (rear) development transitions to R1 General Residential and to the west (opposite side of Gordon Street) development transitions to R2 Low-Density Residential.

Council's master plan provides for an upper floor setback of an additional 3m to the fifth storey.

A 3m additional setback is proposed to the external wall, however, it is sought to utilise the roof slab as a balcony floor area for the units on this floor. Refer to the front elevation extract below.

Figure 6: South-West Elevation - Drawing No.DA-200



As the elevation illustrates, there is a clear step in the form after the fourth storey with the balconies occupying a minimal level of additional bulk. The intent of the additional setback is achieved by setting the external walls back the additional 3m.

The sixth storey is fully setback the additional 3m, including balconies, and conforms directly with the control. The amended design further sees the sixth storey limited to the south-eastern end of the building.

As intended by the control, the bulk and scale of the top levels are visually reduced. This is further emphasised through the selection of materials and finishes with the use of cladding in a dark, charcoal tone breaking up the proposed building mass by creating elements that are recessive in appearance, allowing the face brick components of the project, which spans over just four storeys, as the visually dominant aspect of the building.

Objective

(d) to minimise adverse impacts on local amenity,

Comments

The proposed higher-density development achieves all applicable amenity targets including solar access, cross-ventilation, room and unit sizes, communal open space, private open space and the like. Accordingly, the development has ensured there is an adequate amenity for the intended occupants of the building.

With respect to overshadowing, additional shadow diagrams have been provided to Council demonstrating a negligible outcome to the adjoining development at No. 27 Gordon Street. As demonstrated in these diagrams, in excess of 2 hours of solar access will be retained to the living room windows of No. 27 Gordon Street between 9am – 12pm, with minor overshadowing encroaching at 1pm. With respect to the adjoining terraces/balconies of No. 27 (private open

space), the status quo is maintained between 9am – 2pm, with shadows cast by the proposed development at 3pm only.

In view of the orientation of the site, the proposal will not pose any impact with respect to overshadowing to development on the northern side of Gordon Lane.

With regards to acoustic amenity, the subject site is located on Gordon Street, a classified road. The site is also located within the ANEF 20 – 25 contours. An Acoustic Report has been prepared to assess the impact of road noise and provide mitigation measures to ensure the residential accommodation achieves the noise criteria. Subject to the report's recommendations, the proposal satisfies acoustic privacy objectives.

In terms of visual privacy, all outlooks are emphasised to the front and rear. Visual privacy is preserved with this arrangement. The private open spaces have had regard to visual privacy as well through strategically positioned blade walls.

Communal open space is proposed as two distinct areas at either street frontage and linked by a breezeway through the main lobby. The location of the communal open space at both street frontages will allow for improved landscaping and streetscape presence that is complemented by the existing street trees on Gordon Street and the proposed canopy trees to Gordon Lane.

Objective

(e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain".

Comments

Following advice received from Council as part of the current DA assessment, the proposal includes an additional canopy tree within the proposed deep soil areas. This represents a total of three (3) trees overall.

In view of the above, the proposal is considered to be consistent with the objectives of Clause 4.4 IWLEP22.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard.

6. ARE THERE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS?

The assessment above and shown throughout the supporting documentation demonstrates that the resultant environmental impacts of the proposal will be satisfactory.

The variation to FSR is in the order of 159.26m², being an exceedance of the standard by 14%. A notable reduction to the 20.3% originally sought.

As established in the previous section, the FSR variation occurs without any unacceptable environmental impacts and will maintain the integrity of the amenity of adjacent and nearby properties. Further, it is of a form and scale that is compatible with the existing and desired future character of the area which includes examples of five and six-storey development in proximity to the site most notably 20 Sadlier Crescent and 27 Gordon Street.

In view of the above, the proposal has addressed the site constraints, streetscape character, and architectural and aesthetic characteristics, and is consistent with the objectives of the development standard.

The redevelopment of the subject site from three dwellings to 20 residential units will inject increased housing diversity into the Petersham locality. The pressures for housing choice in the locality are significantly high given its proximity to Sydney's CBD and public transport services.

The proposal results in a development that provide for an orderly and economic use of the land most notably as it includes all three required properties as part of the site amalgamation pattern. No allotment is isolated as the remaining four properties between the site and Sadlier Crescent are intended to be amalgamated and are currently not developed.

This provides for sufficient environmental planning grounds to vary the development standard.

In this case, strict compliance with the development standard for floor space ratio development standard of the IWLEP22 is unnecessary and unreasonable.

7. IS THE VARIATION IN THE PUBLIC INTEREST?

Clause 4.6 states that development consent must not be granted for development that contravenes a development standard unless the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is to be carried out.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under Part 4.

The development as proposed will be in the public interest as it is consistent with the objectives of Clause 4.4.

The building contextually has regard to its surrounding properties and provides an extent of amenity and density anticipated by the development controls to the site.

Furthermore, it is important to also consider the objectives of the R4 High-Density Residential zone in relation to the development, which are as follows:

R4 High-Density Residential zone

Objectives of zone

- *To provide for the housing needs of the community within a high-density residential environment.*
- *To provide a variety of housing types within a high-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.*
- *To encourage residential development that results in appropriate amenity for a high-density residential area.*

In response to the above the following is provided:

- The proposal replaces the existing three dwellings with 20 residential units to align with the desired future character of the area as a high-density residential zone.
- The proposal includes a mix of studio, 1, 2 and 3-bedroom units including adaptable designs to ensure a variety of housing types are available.
- There are no other land uses proposed as part of this application.
- The proposed residential units have been skillfully designed to promote internal amenity to future occupants through 80% of the proposed units achieving 2 hours or more of solar access at the winter solstice and 75% of the proposed units designed to achieve natural cross ventilation. The site is well located to existing services and amenities, including public transport as detailed under **Part 2** of this report ensuring the subject site is suited to the proposed development.

The proposed variation to the floor space ratio does not impinge on the capacity of the development to meet the above objectives.

In view of the above, it is submitted that the proposed development is consistent with the objectives of the zone.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard, noting the development will be in the public interest.

8. PUBLIC BENEFIT OF MAINTAINING THE STANDARD

It is considered that there is no benefit to the public or the community in maintaining the development standards. The proposed development will allow for the logical redevelopment of the subject site with land uses commiserate with the zone objectives and will be employment generating through its construction.

The variation to FSR has not resulted in a diminished outcome for the development or creation of unacceptable environmental impacts to adjacent and surrounding properties. The variation has not created a form and scale of development that is out of character with the projected vision for the eastern side of Gordon Street and does not compromise the site's suitability or capacity to accommodate the development.

The development is generally consistent with the planning controls as detailed within the accompanying Statement of Environmental Effects and aligns with the objectives of the standard.

It is not considered that the variation sought raises any matter of significance for State or regional environmental planning.

The departure from the floor space ratio control within the IWLEP22 allows for the orderly and economic use of the site in a manner that achieves the outcomes and objectives of the relevant planning controls.

9. IS THE VARIATION WELL FOUNDED?

It is considered that this has been adequately addressed in Parts 4 and 5 of this submission. In summary, this Clause 4.6 Variation is well founded as required by Clause 4.6 of the IWLEP22 in that:

- Compliance with the development standards would be unreasonable and unnecessary in the circumstances of the development;
- There are sufficient environmental planning grounds to justify the departure from the standards;
- The development meets the objectives of the standard to be varied (floor space ratio) and objectives of the R4 High-Density Residential zoning of the land;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard;
- The breach does not raise any matter of State of Regional Significance; and
- The development submitted aligns with the existing and future character envisioned for the locality.

Based on the above, the variation is considered to be well-founded.

10. GENERAL

Clause 4.6 also states that:

- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—*
 - (c) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (d) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:*
 - (d) a development standard for complying development,*
 - (e) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (f) clause 5.4,*
 - (ca) clause 6.27(4),*
 - (cb) clause 6.28,*

*(cc) clause 6.29,
(cd) clause 6.31".*

This variation does not relate to the subdivision of land in a land use zone nominated above. The variation sought is thus not contrary to subclause (6).

Should the exception to the development standard sought under this submission be supported by Council, the Council must retain a record of the assessment of this submission.

The development proposed is not complying development.

An amended BASIX certificate has been submitted for this application.

Clauses 5.4, 5.5, 6.27(4), 6.28, 6.29, and 6.31 of the IWLEP22 do not apply to the proposal.

11. CONCLUSION

The proposal does not strictly comply with the maximum floor space ratio standard as prescribed by Clause 4.4 of the IWLEP22. Having evaluated the likely affects arising from this non-compliance, we are satisfied that the objectives of Clause 4.6 of the IWLEP22 are satisfied as the breach of the controls does not create any adverse environmental impacts.

Consequently, strict compliance with this development standard is unreasonable and unnecessary and the use of Clause 4.6 of the IWLEP22 to vary this development control is appropriate in this instance.

Based on the above, it is sensible to conclude that strict compliance with the maximum floor space ratio is not necessary and that a better outcome is achieved for this development by allowing flexibility in the application.

Should you have any questions regarding the proposed development, please do not hesitate to contact me.

Kind regards,



Melissa Rodrigues
GAT & Associates
Plan 3212

Attachment D- Court approved plans for no. 27 Gordon Street

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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30 OVERALL VIEW



1 0/2/18 PREPARED DRAWINGS
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1:1000 Scale

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COVER SHEET

PROJECT NO: J15236
 DRAWING NO: DA000
 SHEET NO: 6
 DATE: 02/02/2018

DRAWING NO.	DRAWING NAME	REVISION
DA000	COVER SHEET	0
DA001	SITE PLAN AND SITE AREA SIZES	0
DA002	CONCEPTUAL SITE PLAN	0
DA003	CONCEPTUAL FLOOR PLAN	0
DA004	CONCEPTUAL SECTION	0
DA005	CONCEPTUAL FLOOR PLAN	0
DA006	CONCEPTUAL SECTION	0
DA007	CONCEPTUAL FLOOR PLAN	0
DA008	CONCEPTUAL SECTION	0
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HARRISVILLE LOCAL ENVIRONMENTAL PLAN 2011

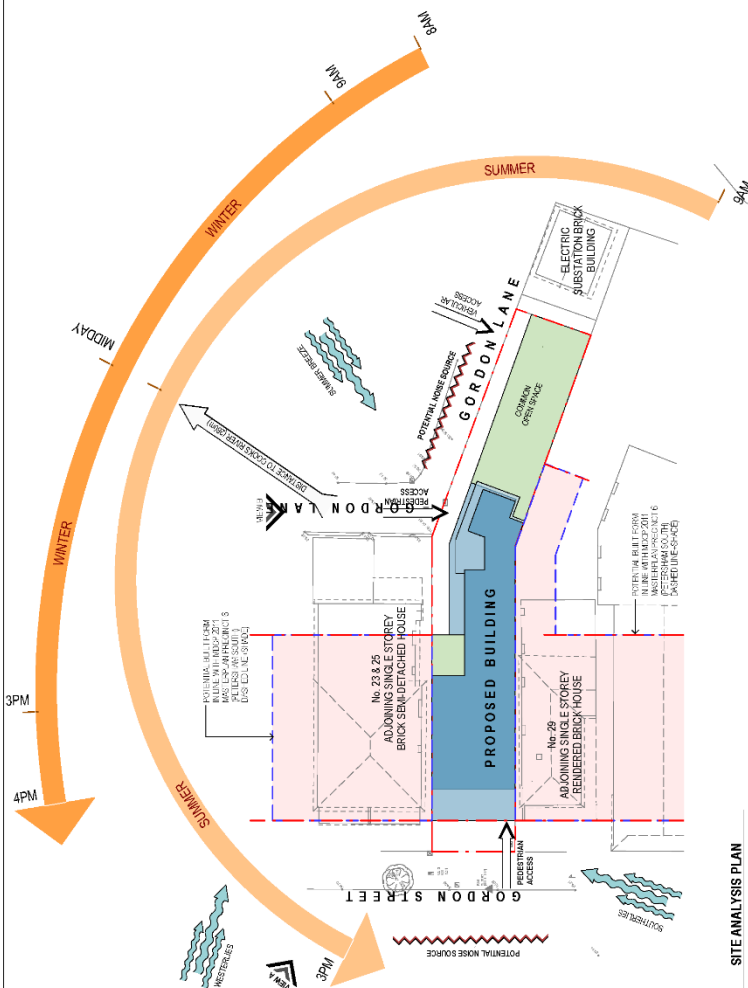
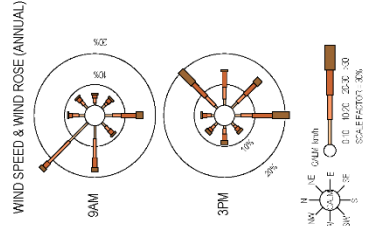
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 RESIDENTIAL
 SUBCLASSIFICATION:
 RESIDENTIAL GENERAL
 ZONING:
 RESIDENTIAL GENERAL
 SUBCLASSIFICATION:
 RESIDENTIAL GENERAL
 ZONING:
 RESIDENTIAL GENERAL

PROPOSED RESIDENTIAL DEVELOPMENT
 27 GORDON STREET, PETERSHAM

Document Set ID: 265348530
 Version: 1, Version Date: 09/01/2026

NOTES

1. ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ARCHITECT.
2. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS IN ACCORDANCE WITH THE VISUAL ANALYSIS REQUIREMENTS OF THE LOCAL PLANNING PANEL.
3. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS IN ACCORDANCE WITH THE VISUAL ANALYSIS REQUIREMENTS OF THE LOCAL PLANNING PANEL.
4. ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ARCHITECT.
5. ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ARCHITECT.



1 SITE ANALYSIS PLAN
1:400



3 STREET VIEW A - GORDON STREET

4 STREET VIEW B - GORDON LANE

2 AERIAL VIEW

CD A
CD ARCHITECTS
LEVEL 2, 80 MARKS HILL
7/110 WILSON ROAD
P. 02 9267 7200
W. www.cdarchitect.com.au

PROPOSED RESIDENTIAL DEVELOPMENT

27 GORDON STREET, PETERSHAM
CD ARCHITECTS
SITE PLAN AND SITE ANALYSIS

PRELIMINARY

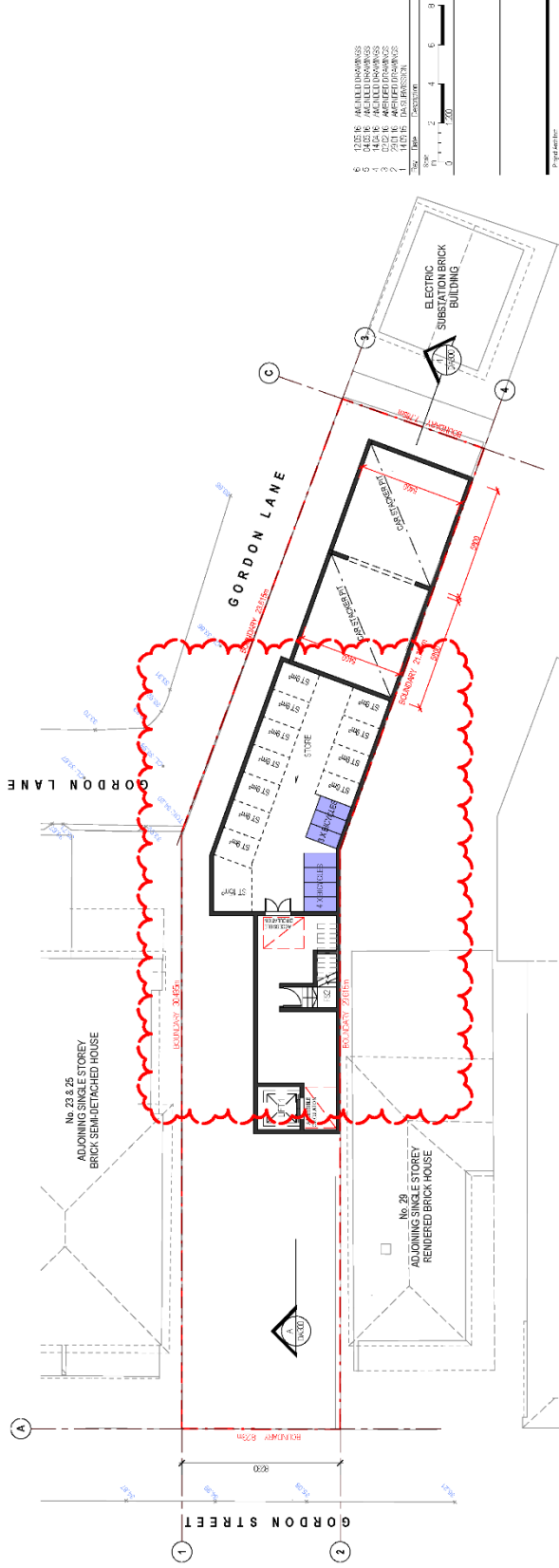
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Date: 15/02/2023

Scale: 1:400

Document Set ID: 28528539
Version: 1, Version Date: 06/01/2023

PROVISIONS
 ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
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1 BASEMENT FLOOR PLAN
 1:200

OLD PARKING SCHEDULE FOR RAZONE-HIGH DENSITY RESIDENTIAL-PARKING AREA 2

UNITS	DATE	REQUIRED	PROPOSED
TOTAL RESIDENTIAL UNITS			
100% ADAPTABLE	2017	2	2
75% ADAPTABLE	2018	2	2
50% ADAPTABLE	2019	4	4
25% ADAPTABLE	2020	2	2
TOTAL		10	10

ADAPTABLE UNITS

UNITS	DATE	REQUIRED	PROPOSED
100% ADAPTABLE	2017	2	2
75% ADAPTABLE	2018	2	2
50% ADAPTABLE	2019	4	4
25% ADAPTABLE	2020	2	2
TOTAL		10	10

WASTE CALCULATION

RESIDENTIAL UNITS	TOTAL WASTE	BRUSH	PROPOSED
100% ADAPTABLE	72 LITRES	36 LITRES	36 LITRES
75% ADAPTABLE	54 LITRES	27 LITRES	27 LITRES
50% ADAPTABLE	36 LITRES	18 LITRES	18 LITRES
25% ADAPTABLE	18 LITRES	9 LITRES	9 LITRES
PROPOSED TOTAL	180 LITRES	90 LITRES	90 LITRES

NEW PARKING SCHEDULE FOR RAZONE-HIGH DENSITY RESIDENTIAL-PARKING AREA 2

UNITS	DATE	REQUIRED	PROPOSED
TOTAL RESIDENTIAL UNITS			
100% ADAPTABLE	2017	2	2
75% ADAPTABLE	2018	2	2
50% ADAPTABLE	2019	4	4
25% ADAPTABLE	2020	2	2
TOTAL		10	10

ADAPTABLE UNITS

UNITS	DATE	REQUIRED	PROPOSED
100% ADAPTABLE	2017	2	2
75% ADAPTABLE	2018	2	2
50% ADAPTABLE	2019	4	4
25% ADAPTABLE	2020	2	2
TOTAL		10	10

WASTE CALCULATION

RESIDENTIAL UNITS	TOTAL WASTE	BRUSH	PROPOSED
100% ADAPTABLE	72 LITRES	36 LITRES	36 LITRES
75% ADAPTABLE	54 LITRES	27 LITRES	27 LITRES
50% ADAPTABLE	36 LITRES	18 LITRES	18 LITRES
25% ADAPTABLE	18 LITRES	9 LITRES	9 LITRES
PROPOSED TOTAL	180 LITRES	90 LITRES	90 LITRES

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

6

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

6

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

6

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

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PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

6

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

6

PROPOSED RESIDENTIAL DEVELOPMENT

77 GORDON STREET, PETERSHAM

FLOOR PLAN

PRELIMINARY

DA101

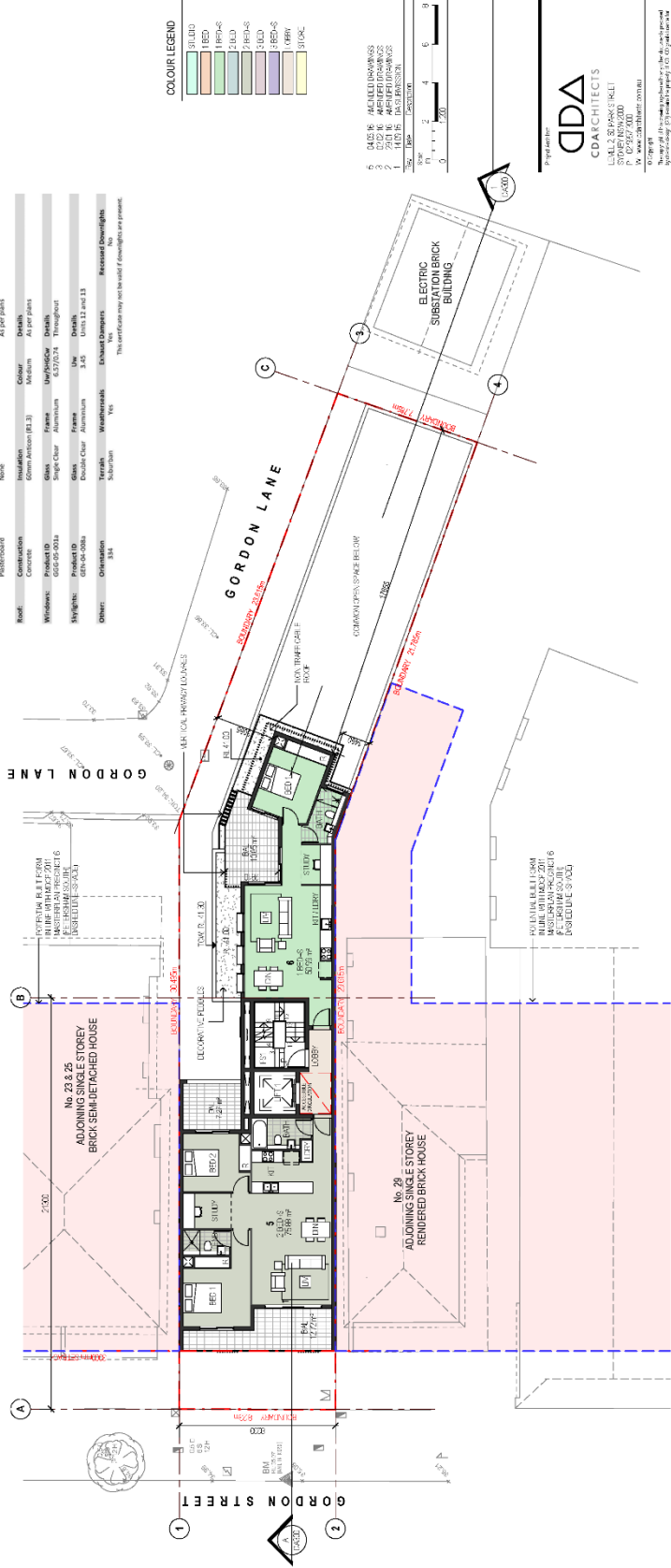
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NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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CD ARCHITECTS
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Project number: 152266
 Date: 15/11/2023
 Drawing: DA104_5

PROPOSED RESIDENTIAL DEVELOPMENT
 27 GORDON STREET, PETERSHAM
FLOOR PLAN
 PRELIMINARY
 Scale: As Shown
 Date: 15/11/2023
 Drawing: DA104_5

RESIDENTIAL UNIT SCHEDULE - LEVEL 2
 UNIT NUMBER | AREA (SQM) | TYPE

1	50.00	1-BED
2	50.00	2-BED
3	50.00	1-BED
4	50.00	2-BED
5	50.00	1-BED
6	50.00	2-BED
7	50.00	1-BED
8	50.00	2-BED
9	50.00	1-BED
10	50.00	2-BED

1 LEVEL 2 FLOOR PLAN
 1:200

Document Set ID: 38528539
 Version: 1, Version Date: 06/01/2028

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING ACT 2006 AND THE BUILDING REGULATIONS 2006.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN AND THE LOCAL DEVELOPMENT INSTRUMENT.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL REQUIREMENTS FOR ACCESSIBLE DESIGN.

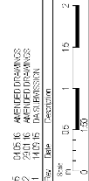


CONTRACTOR TO ENSURE THE FOLLOWING PROVISIONS ALLOWED FOR ADAPTABLE UNIT REFER TO AS4298 FOR FURTHER DETAILS

- 1.0 Door thresholds to be levelled
- 2.0 Ramps entry door to have 650 mm min. clearance
- 3.0 Door lever handles and hardware to AS 1428.1
- 4.0 Potential min. illumination level 300 Lux to all spaces
- 5.0 Internal doors to have 820 mm min. clearance
- 6.0 Internal corridors min. width of 1000 mm
- 7.0 Provision for compliance with AS 1428.1 for door approaches
- 8.0 Telephone adjacent to GPO

- KITCHENS**
- 9.0 Provision for benches planned to include: at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm
 - 10.0 Appliances to be adjacent to work surface
 - 11.0 Kitchen sink, adjustable to heights from 750 mm to 850 mm or ropacable
 - 12.0 Dishwasher sink max. 150 mm deep when installed
 - 13.0 Tap set, hot/cold or lever handles or lever mixer
 - 14.0 Tap set located within 300 mm of front of sink
 - 15.0 Cooktops to include either front or side
 - 16.0 Cooktops to include rotating switch
 - 17.0 Worktop size min. 800 mm length adjacent to cooktop at same height
 - 18.0 Oven located adjacent to an adjustable work surface with a height of 750 mm
 - 19.0 GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface in kitchen
 - 20.0 GPO for refrigerator to be easily reachable
 - 21.0 Refrigerator to be in its operating position
 - 22.0 Stip-resistant floor surface

- Bathrooms and/or Ensuite**
- 23.0 Shower recess, no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
 - 24.0 Shower area waterproofed to AS 2740 with floor finish to webs
 - 25.0 Shower taps positioned for easy reach to access side of shower sliding track
 - 26.0 Provision for adjustable, detachable hand held shower rose mounted on a vertical pipe (plumbing and wall-strengthening provision)
 - 27.0 Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1
 - 28.0 Tap sets to be caption or lever handles with 20 mm clearance to WC pan
 - 29.0 Provision for wheelchair with clearances to comply with AS 1428.1
 - 30.0 Double GPO beside mirror
 - 31.0 Location of WC pan at correct distance from face walls



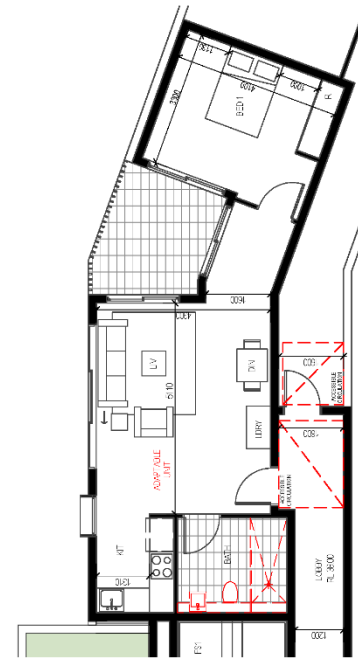
CDDA ARCHITECTS

CDDA ARCHITECTS
 1/111 ST MARKS PLACE
 SYDNEY NSW 2000
 P: 02 9227 7000
 W: www.cdda.com.au

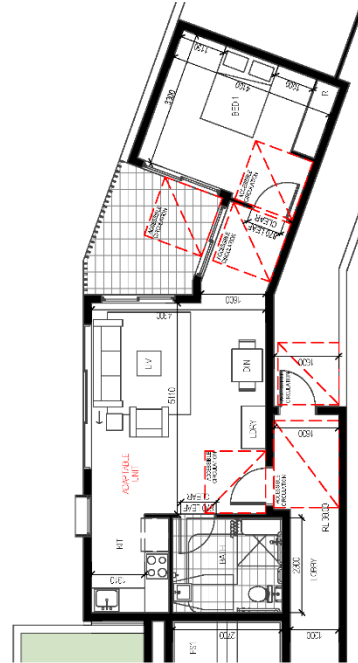
PROPOSED RESIDENTIAL DEVELOPMENT

7-24/2001 STREET, PETERSHAM
 DDA 115
 PRE-POST ADAPTABLE UNIT LAYOUT

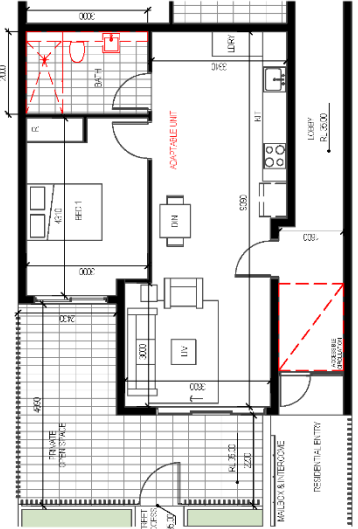
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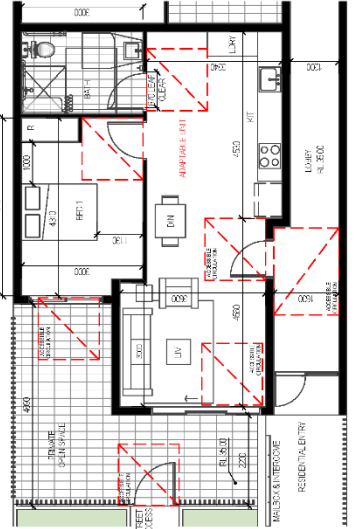
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4 Post-Adaptable Unit 4
1:100



1 Pre-Adaptable Unit 1
1:100



2 Post-Adaptable Unit 2
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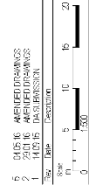
Document Set ID: 28585319
 Version: 1, Version Date: 06/01/2020

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
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 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170) AND ALL APPLICABLE STANDARDS.



- CONTRACTORS TO ENSURE THE FOLLOWING PROVISIONS ALLOWED FOR ADAPTABLE UNIT REFER TO AS4299 FOR FURTHER DETAILS**
- 1.0 Door Thresholds to be beveled
 - 2.0 Accessible entry door to have 850 mm min. clearance
 - 3.0 Door lever handles and hardware to AS 1428.1
 - 4.0 Potential min. illumination level 300 lux to all spaces
 - 5.0 Internal doors to have 820 mm min. clearance
 - 6.0 Internal corridors min. width of 1000 mm
 - 7.0 Provision for compliance with AS 1428.1 for door approaches
 - 8.0 Telephone adjacent to GPO
- Kitchens**
- 9.0 Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm
 - 10.0 Refrigerator adjacent to work surface
 - 11.0 Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
 - 12.0 Kitchen sink bowl max. 150 mm deep when installed
 - 13.0 Tap set, captop or lever handles or lever mixer
 - 14.0 Tap set located within 300 mm of front of sink
 - 15.0 Cooktop to include either front or side burner
 - 16.0 Cooktop to include isolating switch to cooking at same height
 - 18.0 Oven located adjacent to an adjustable work surface
 - 19.0 GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface in kitchen
 - 20.0 GPO for refrigerator to be easily reachable
 - 21.0 Slip resistant floor surface

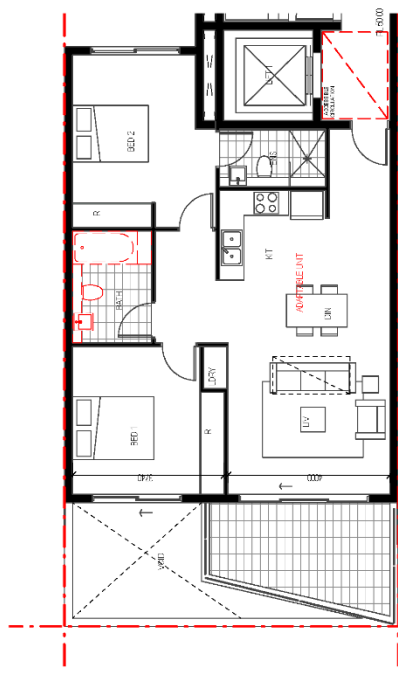
- Bathrooms and/or Ensuites**
- 22.0 Shower recess - no step. Minimum size 1180 x 1100 to comply with AS 1428.1
 - 23.0 Shower area waterproofed to AS 3740 with floor level to waste
 - 24.0 Shower tray holder
 - 25.0 Shower tray positioned for easy reach to access side of shower sliding track
 - 26.0 Provision for adjustable, detachable hand held shower hose mounted on a wall (plumbing and wall-strengthening provision)
 - 27.0 Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1
 - 28.0 Tap sets to be captop or lever handles with clearances to comply with AS 1428.1
 - 29.0 Provision for washbasin with clearances to comply with AS 1428.1
 - 30.0 Double GPO beside mirror
 - 31.0 Location of WC pan at correct distance from load walls



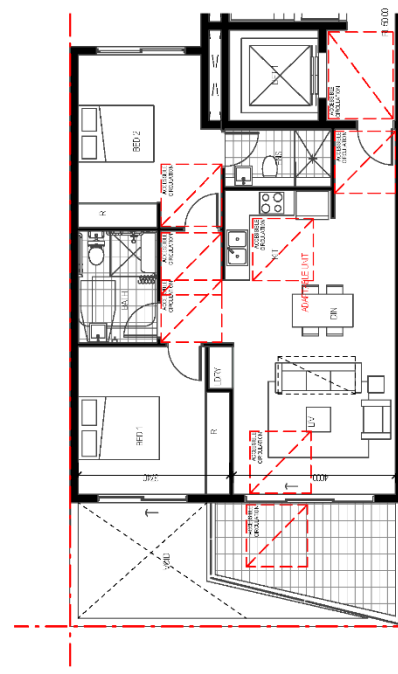
CDDA
 CD ARCHITECTS
 LEVEL 2, 81 MARKS PLACE
 SYDNEY NSW 2000
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 W: www.cdda.com.au

PROPOSED RESIDENTIAL DEVELOPMENT
 7/24 DONALD STREET, PETERSHAM
 DDA501
 PRE-ADAPTABLE UNIT LAYOUT

REVISION	DATE	BY	CHKD BY
1	15/03/2024	JH	DA
2	15/03/2024	JH	DA
3	15/03/2024	JH	DA
4	15/03/2024	JH	DA
5	15/03/2024	JH	DA



1 Pre-Adaptable Unit 12
 1:100



2 Post-Adaptable Unit 12
 1:100

Document Set ID: 28585639
 Version: 1, Version Date: 06/01/2024

REVISIONS
 1. APPROVED FOR SUBMISSION TO THE LOCAL PLANNING PANEL IN SUPPORT OF THE PROPOSED DEVELOPMENT. THE REVISIONS ARE AS FOLLOWS:
 2. APPROVED FOR SUBMISSION TO THE LOCAL PLANNING PANEL IN SUPPORT OF THE PROPOSED DEVELOPMENT. THE REVISIONS ARE AS FOLLOWS:
NOTES
 1. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF CDA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT IS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CDA ARCHITECTS.



1. APPROVED FOR SUBMISSION TO THE LOCAL PLANNING PANEL IN SUPPORT OF THE PROPOSED DEVELOPMENT. THE REVISIONS ARE AS FOLLOWS:
 2. APPROVED FOR SUBMISSION TO THE LOCAL PLANNING PANEL IN SUPPORT OF THE PROPOSED DEVELOPMENT. THE REVISIONS ARE AS FOLLOWS:

Prepared by
CDA ARCHITECTS
 LIALA & MARK HELL
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 W. www.cdaarchitect.com.au

Project No. J15296
 Drawing No. DA503
 Date: 11/03/2025

PROPOSED RESIDENTIAL DEVELOPMENT
 27-29 COLON STREET, PETERSHAM
 BACKGROUND INFORMATION SHEET 2.3

PRELIMINARY

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
1	1	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
2	2	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
3	3	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
4	4	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
5	5	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
6	6	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
7	7	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
8	8	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
9	9	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
10	10	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
11	11	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
12	12	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
13	13	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
14	14	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

Item	Item No.	Item Description	Item Status	Item Date	Item Author	Item Checker
15	15	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.
16	16	Approved for submission to the Local Planning Panel in support of the proposed development.	Approved	11/03/2025	L.H.	M.H.

NOTES
1. A DEVELOPER MUST OBTAIN A DEVELOPMENT APPLICATION FROM THE COUNCIL UNDER SECTION 4.10 OF THE LOCAL GOVERNMENT ACT 1995 (NSW) BEFORE APPLYING FOR A DEVELOPMENT CONSENT UNDER THE DEVELOPMENT CONSENT ACT 1992 (NSW).

NOTES
1. A DEVELOPER MUST OBTAIN A DEVELOPMENT APPLICATION FROM THE COUNCIL UNDER SECTION 4.10 OF THE LOCAL GOVERNMENT ACT 1995 (NSW) BEFORE APPLYING FOR A DEVELOPMENT CONSENT UNDER THE DEVELOPMENT CONSENT ACT 1992 (NSW).

Table with 4 columns: Comments for common area and central systems facilities for the development (non-building specific), (a) Energy, (b) Water, (c) Heating, Ventilation and Air Conditioning (HVAC) systems, (d) Fire alarm and detection systems, (e) Lift systems, (f) Security systems, (g) Other systems. Includes sub-tables for Common area lighting and Common area fire alarm.

DATE: Thursday 13 September 2018 10:40:43 AM Version: 1.077 (2018/09/13) 2.3.3.3 - Comments No. 10245699 Monday 21 September 2018 Page 15/18

Table with 4 columns: Comments for common area and central systems facilities for the development (non-building specific), (a) Energy, (b) Water, (c) Heating, Ventilation and Air Conditioning (HVAC) systems, (d) Fire alarm and detection systems, (e) Lift systems, (f) Security systems, (g) Other systems. Includes sub-tables for Common area lighting and Common area fire alarm.

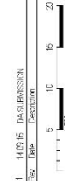
DATE: Thursday 13 September 2018 10:40:43 AM Version: 1.077 (2018/09/13) 2.3.3.3 - Comments No. 10245699 Monday 21 September 2018 Page 16/18

Table with 4 columns: Comments for common area and central systems facilities for the development (non-building specific), (a) Energy, (b) Water, (c) Heating, Ventilation and Air Conditioning (HVAC) systems, (d) Fire alarm and detection systems, (e) Lift systems, (f) Security systems, (g) Other systems. Includes sub-tables for Common area lighting and Common area fire alarm.

DATE: Thursday 13 September 2018 10:40:43 AM Version: 1.077 (2018/09/13) 2.3.3.3 - Comments No. 10245699 Monday 21 September 2018 Page 17/18

Table with 4 columns: Comments for common area and central systems facilities for the development (non-building specific), (a) Energy, (b) Water, (c) Heating, Ventilation and Air Conditioning (HVAC) systems, (d) Fire alarm and detection systems, (e) Lift systems, (f) Security systems, (g) Other systems. Includes sub-tables for Common area lighting and Common area fire alarm.

DATE: Thursday 13 September 2018 10:40:43 AM Version: 1.077 (2018/09/13) 2.3.3.3 - Comments No. 10245699 Monday 21 September 2018 Page 18/18



Logo for CDA ARCHITECTS, CD ARCHITECTS, LVL 2 & PARKS HILL, 1/100-110/115/120/125/130/135/140/145/150/155/160/165/170/175/180/185/190/195/200/205/210/215/220/225/230/235/240/245/250/255/260/265/270/275/280/285/290/295/300/305/310/315/320/325/330/335/340/345/350/355/360/365/370/375/380/385/390/395/400/405/410/415/420/425/430/435/440/445/450/455/460/465/470/475/480/485/490/495/500/505/510/515/520/525/530/535/540/545/550/555/560/565/570/575/580/585/590/595/600/605/610/615/620/625/630/635/640/645/650/655/660/665/670/675/680/685/690/695/700/705/710/715/720/725/730/735/740/745/750/755/760/765/770/775/780/785/790/795/800/805/810/815/820/825/830/835/840/845/850/855/860/865/870/875/880/885/890/895/900/905/910/915/920/925/930/935/940/945/950/955/960/965/970/975/980/985/990/995/1000.

PROPOSED RESIDENTIAL DEVELOPMENT
72-82 COLSON STREET, PETERSHAM
DRAWN BY:
BARR INFORMATION SHEET 3-3
PRELIMINARY
DATE: 15/09/2018
DRAWN BY: JF5296
CHECKED BY: DA504

Document Set ID: 36585639
Version: 1, Version Date: 06/01/2028

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SHADOW DIAGRAM LEGEND
 SHADOWS CAST BY PROPOSED BUILDING

6 DUE TO AMENITY DRAWINGS
 10/10/2023
 10/10/2023
 10/10/2023

CDDA
 CD ARCHITECTS
 LEVEL 2, 80 PARKS HILL
 10/10/2023
 10/10/2023
 10/10/2023

PROPOSED RESIDENTIAL DEVELOPMENT
 27 GORDON STREET, PETERSHAM

PRELIMINARY
 Drawing No: DA600
 Date: 5
 Client: J15296
 Date: 21/06/2023



5 SHADOW DIAGRAM - 1pm, 21 JUNE



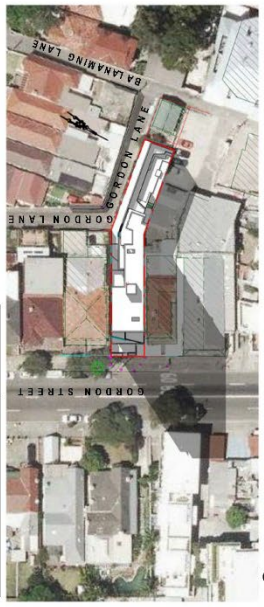
6 SHADOW DIAGRAM - 2pm, 21 JUNE



7 SHADOW DIAGRAM - 3pm, 21 JUNE



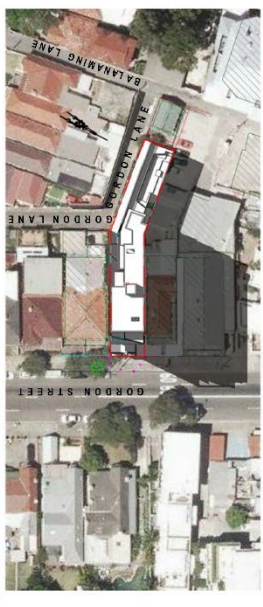
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2 SHADOW DIAGRAM - 10am, 21 JUNE



3 SHADOW DIAGRAM - 11am, 21 JUNE

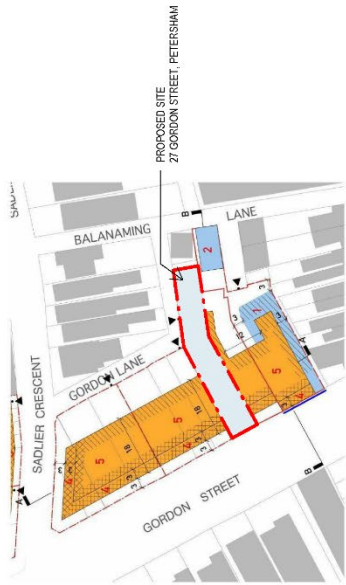


4 SHADOW DIAGRAM - 12PM, 21 JUNE

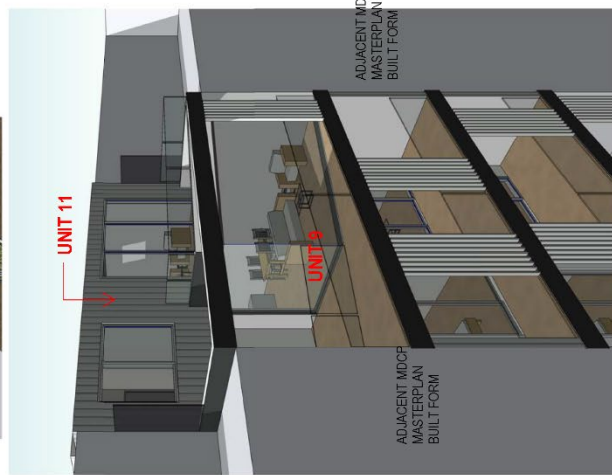
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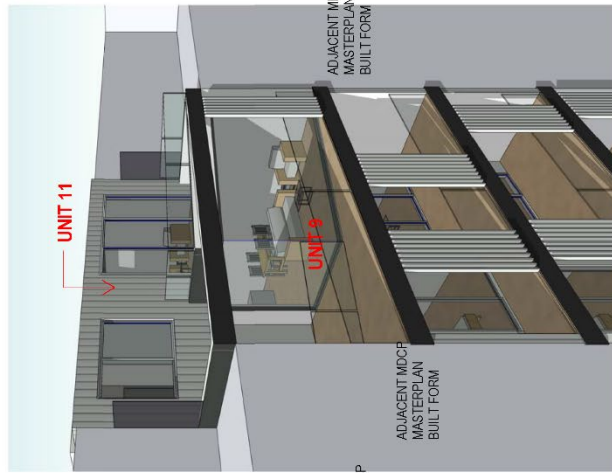
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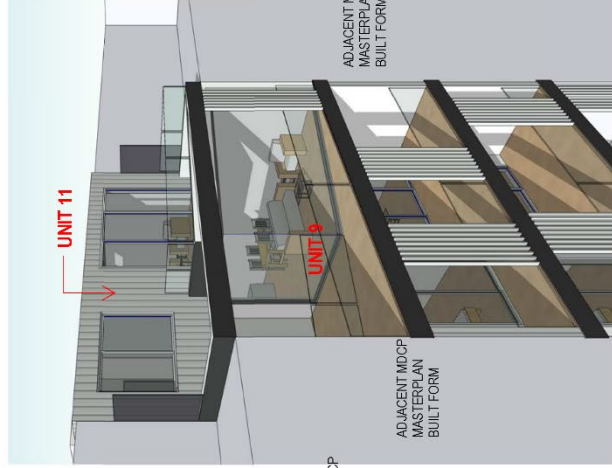
DCP MASTERPLAN SOURCE: MDCP 2011 - PRECINCT 6 (PETERSHAM SOUTH) FIGURE 6.5b



1 SOLAR 21 JUNE 1pm - GORDON STREET



2 SOLAR 21 JUNE 2pm - GORDON STREET



3 SOLAR 21 JUNE 3pm - GORDON STREET

6 DIMENSIONS ARE REFERENCED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
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 8 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 9 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

Project number: **CDDA**
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 W: www.cdarchitects.com.au

Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]

PROPOSED RESIDENTIAL DEVELOPMENT

27 GORDON STREET, PETERSHAM
 DRAWING NO: STUDY GORDON STREET
 ELEVATION

PRELIMINARY
 Drawing No: J15296
 Date: DA601
 Scale: 5

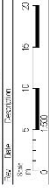
Drawn by: [Name]
 Check by: [Name]
 Date: 14/03/2025

Document Set ID: 268266339
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- 1. 13.05.18: 3D RENDERINGS
- 2. 04.05.18: 3D RENDERINGS
- 3. 14.05.18: 3D RENDERINGS
- 4. 21.05.18: 3D RENDERINGS
- 5. 01.06.18: 3D RENDERINGS
- 6. 08.06.18: 3D RENDERINGS

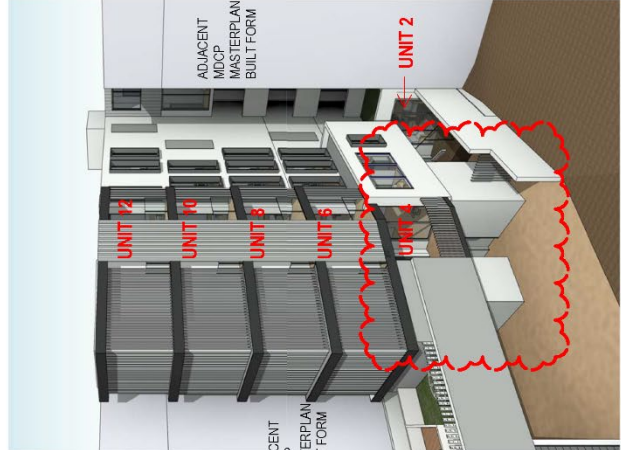


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CD ARCHITECTS
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 P: (02) 927 7200
 W: www.cdarchitects.com.au

Project No: J15286
 Drawing No: DA602
 Date: 06/06/2018
 Drawing Title: PRELIMINARY

PROPOSED RESIDENTIAL DEVELOPMENT
 77 GORDON STREET, PETERSHAM
 SOLAR STUDY GORDON LANE

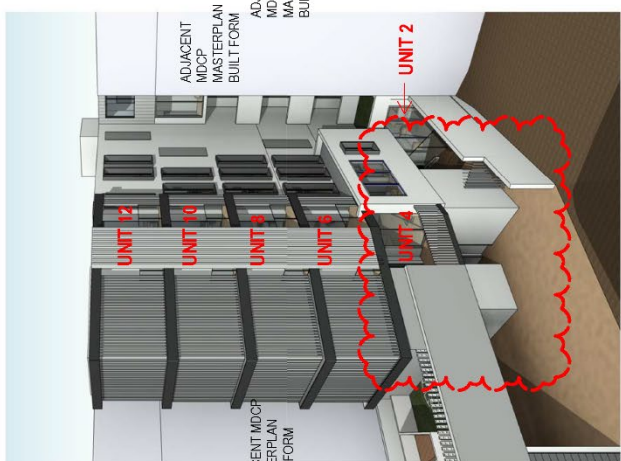
REVISION	DATE	BY	DESCRIPTION
1	06/06/2018	DA602	PRELIMINARY



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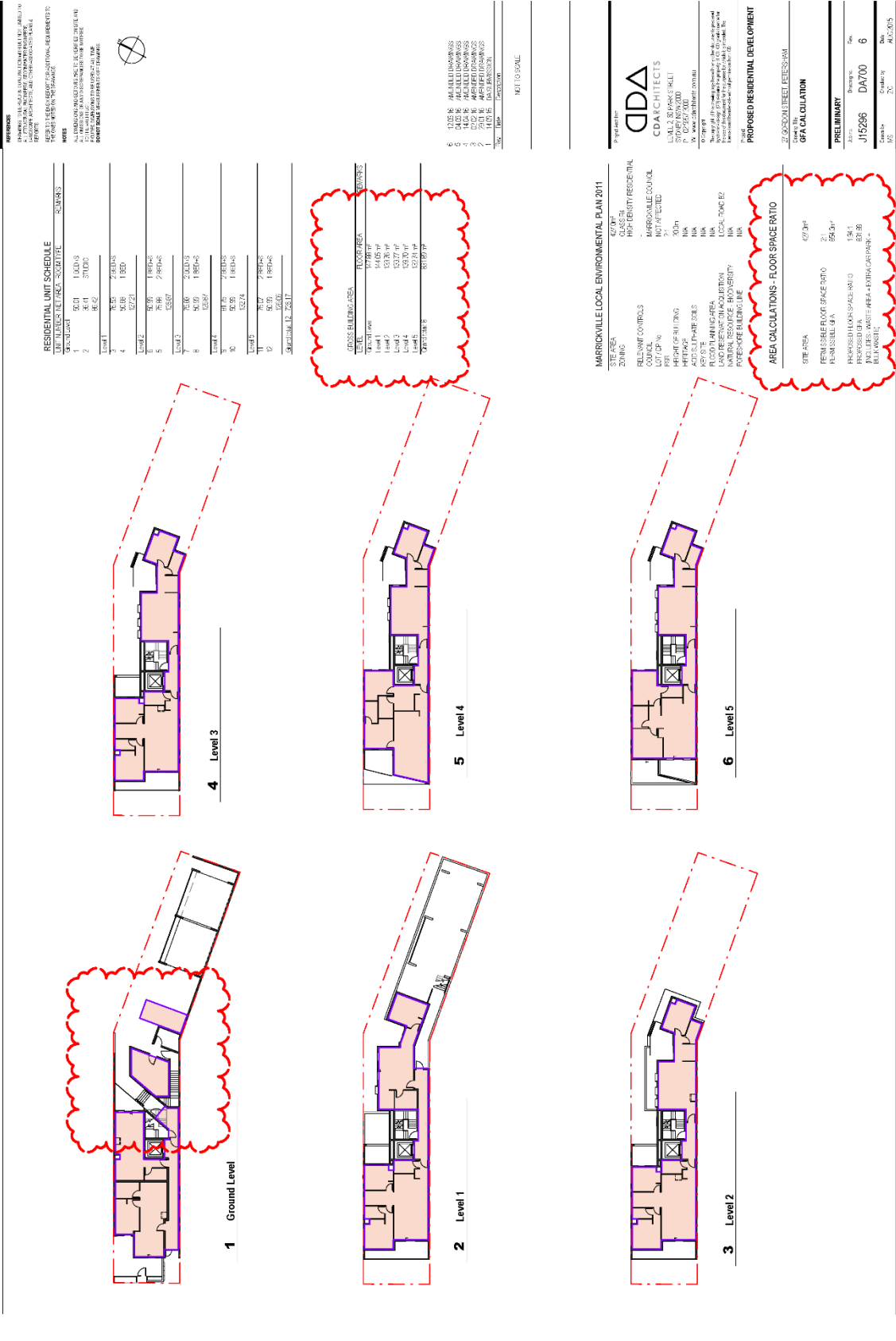


2 SOLAR 21 JUNE 10am - GORDON LANE



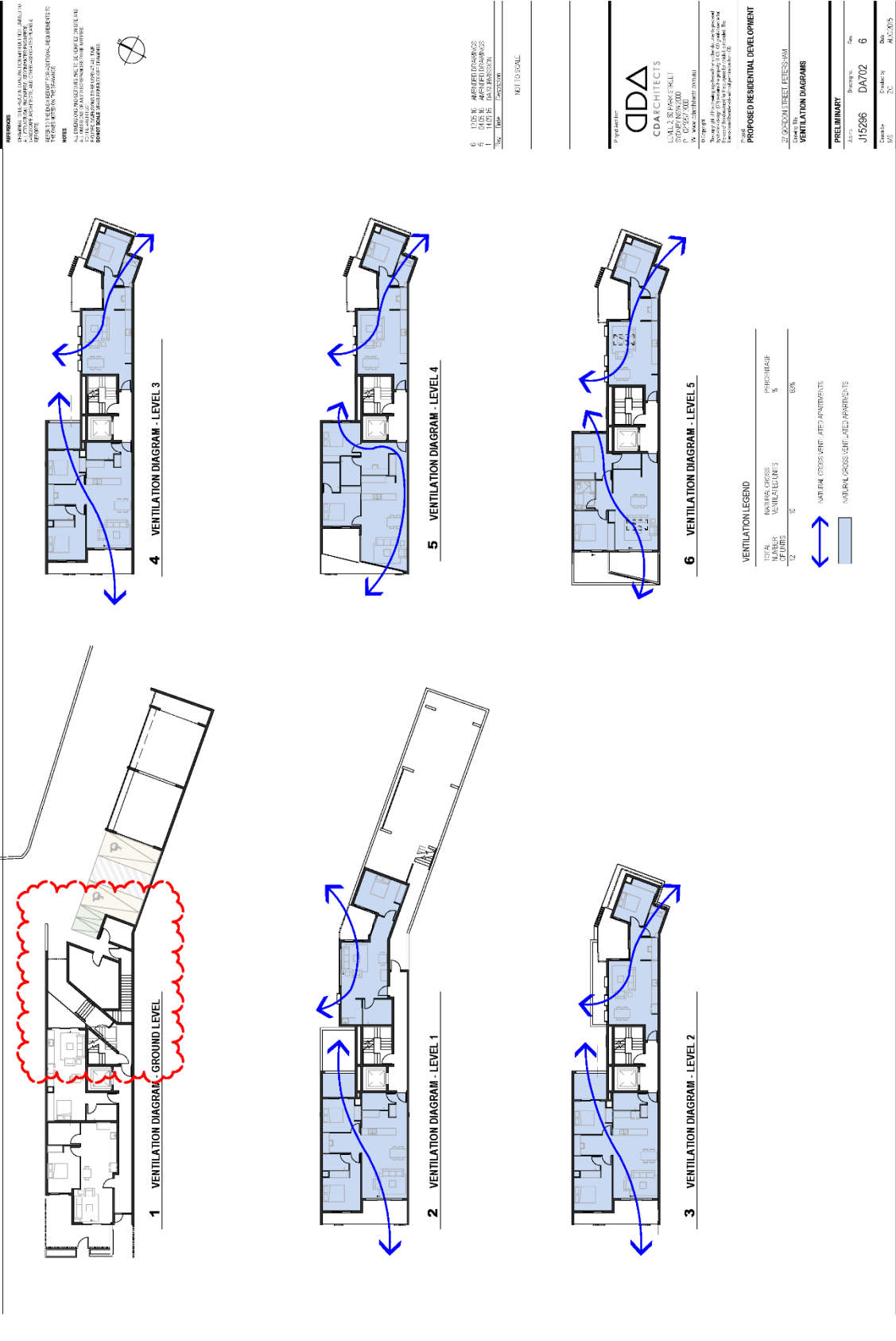
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Document Set ID: 28528633
 Version: 1, Version Date: 06/01/2018



Document Set ID: 28528539
 Version: 1, Version Date: 06/01/2028





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- 1. 10.05.16 ARCHITECTURAL DRAWINGS
- 2. 04.05.16 ARCHITECTURAL DRAWINGS
- 3. 14.05.16 ARCHITECTURAL DRAWINGS
- 4. 21.05.16 ARCHITECTURAL DRAWINGS
- 5. 27.05.16 ARCHITECTURAL DRAWINGS
- 6. 03.06.16 ARCHITECTURAL DRAWINGS

NOT TO SCALE

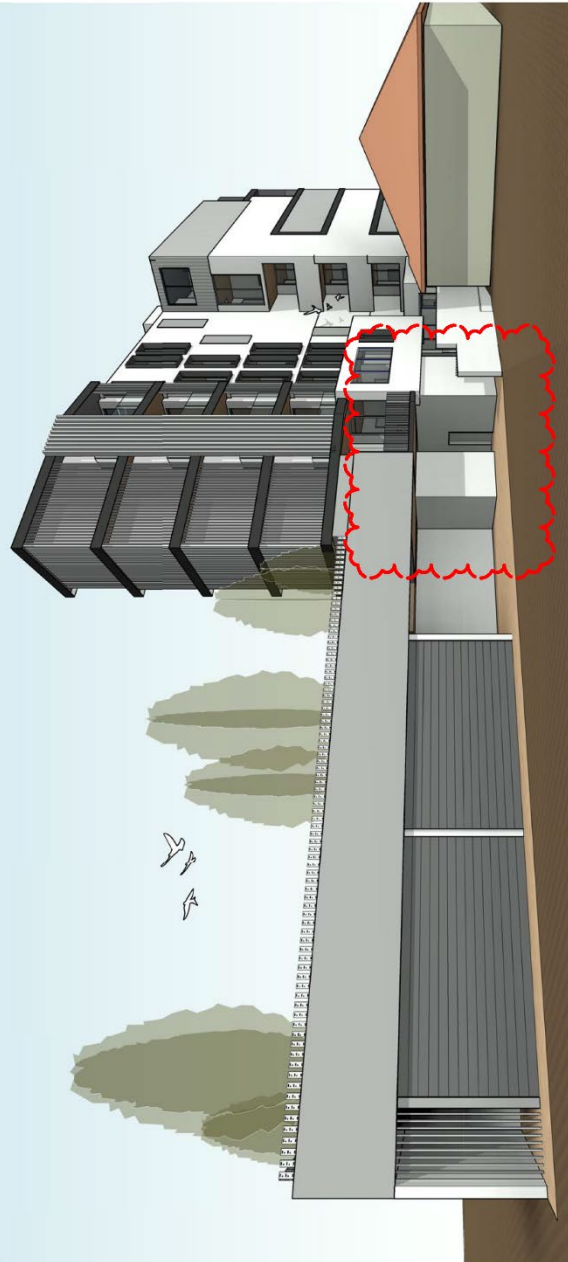
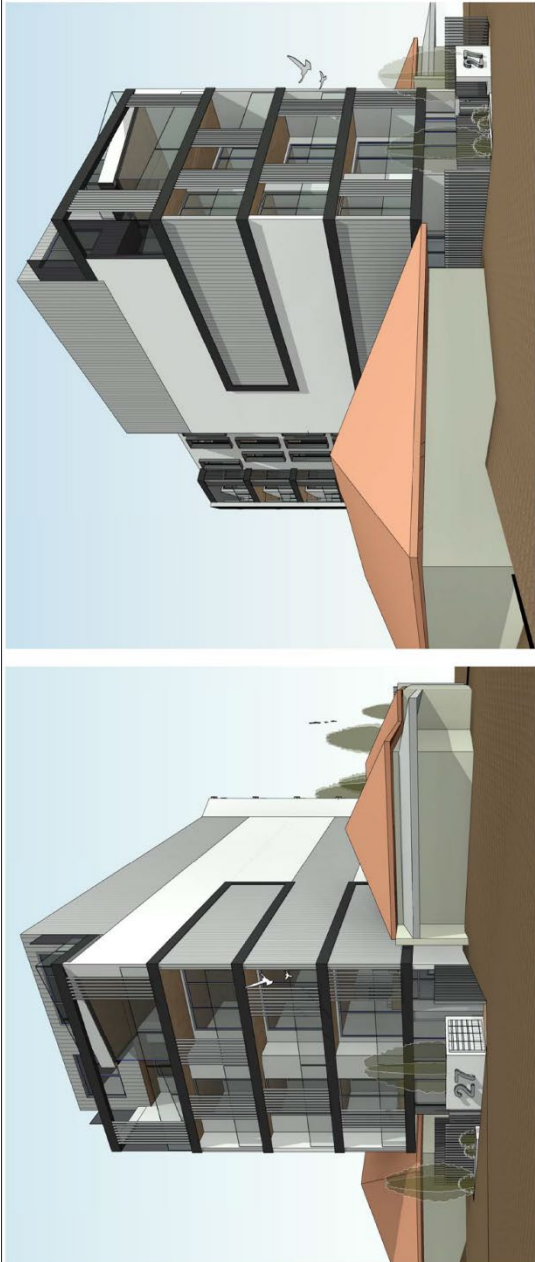
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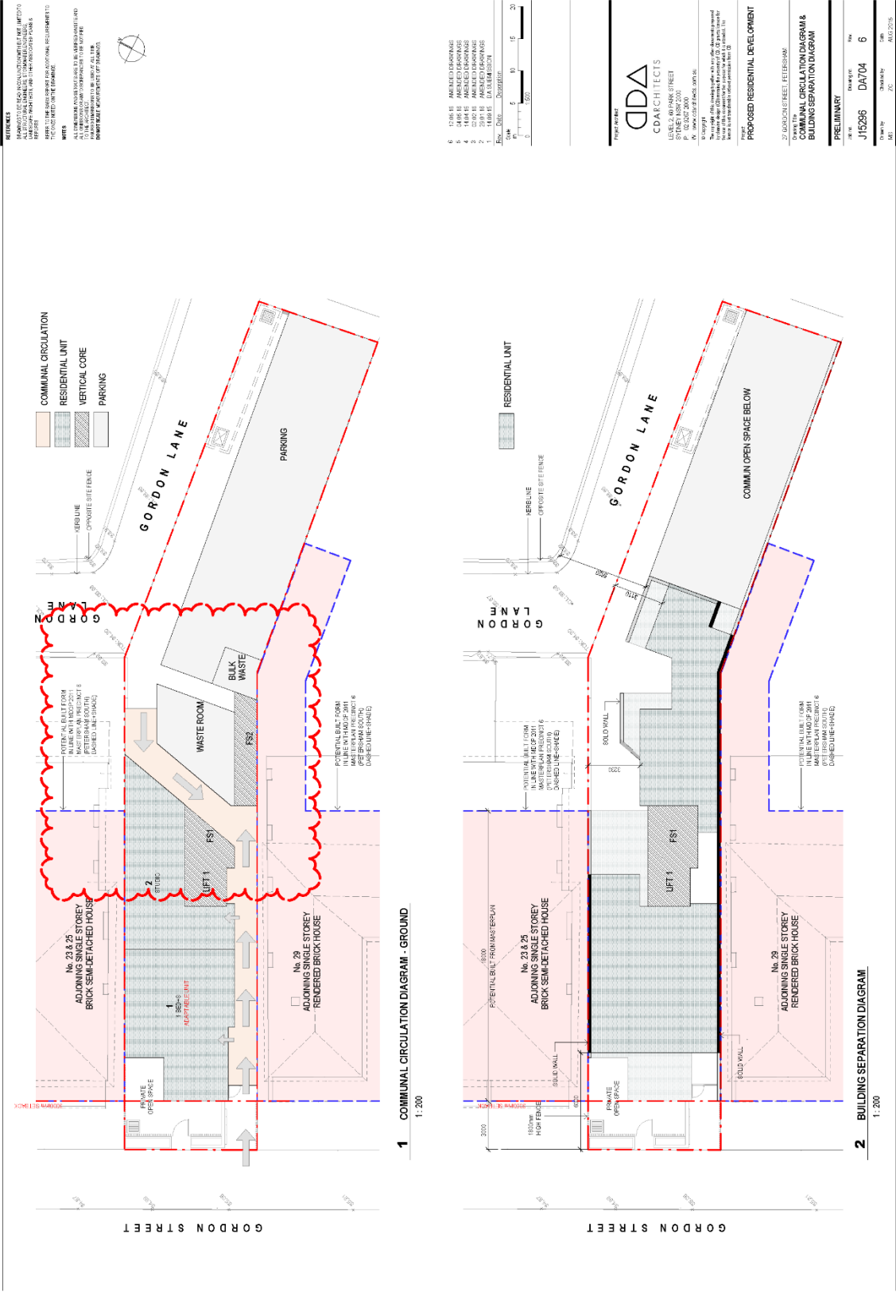
37-39 COLON STREET, PETERSHAM

PRELIMINARY

Project No.	J15296	Drawn By	DA703
Client No.	6	Scale	1:100
Drawn By	DA703	Date	14/05/16



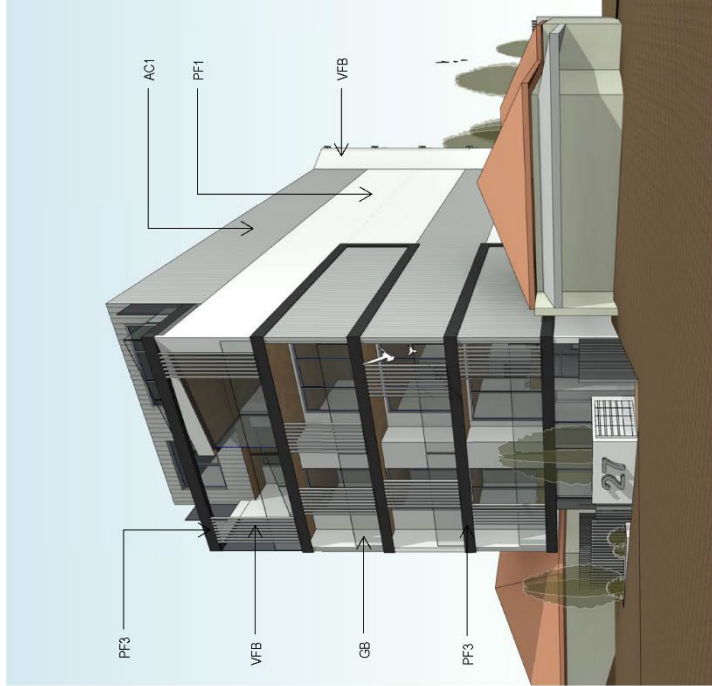
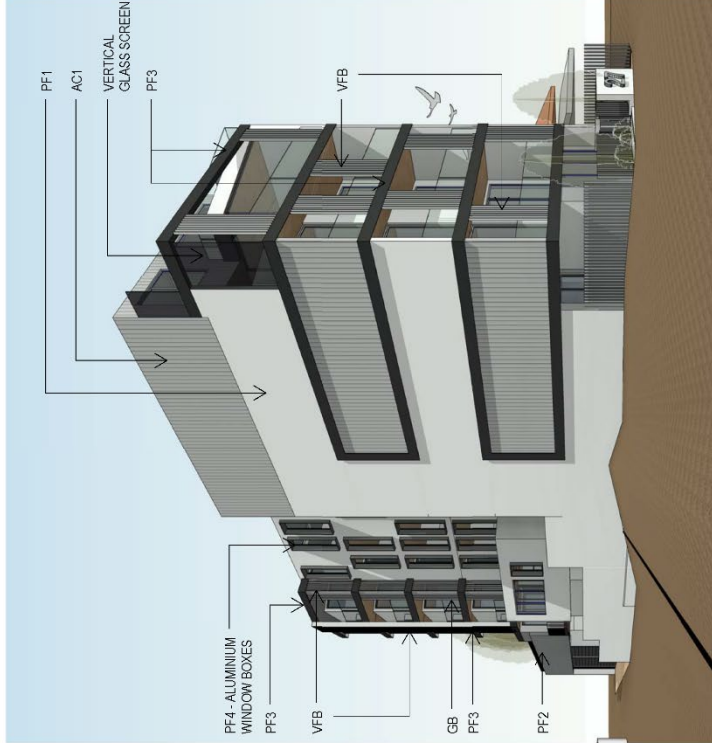
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MATERIAL LEGEND

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 SYDNEY NSW 2000
 P. 02 9227 2000
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PROPOSED RESIDENTIAL DEVELOPMENT

77-83 COOMBS STREET, PETERSHAM

FINISHES SCHEDULE

Item No.	Description	Code
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