







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

| | |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No. | DA20160025.03 |
| Address | 20-22 George Street, MARRICKVILLE NSW 2204 |
| Proposal | Application under Section 4.55 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201600025.02 dated 31 May 2018 by increasing the size of Apartment 14 on the fourth floor from a two bedroom to a three bedroom enlarging the apartment by 21 m ² . |
| Date of Lodgement | 14 December 2018 |
| Applicant | Liskowski Architects |
| Owner | Mr Ghazi Ajami and Mrs Mona Ajami |
| Number of Submissions | Two |
| Reason for determination at Planning Panel | SEPP 65 affected development |
| Main Issues | The key planning issues relate to bulk and scale and visual privacy |
| Recommendation | Approval |
| Attachment A | Recommended modified conditions of consent |
| Attachment B | Plans of proposed development |
| Attachment C | Consent Determination No. 201600025.02 |
| Attachment D | Approved Plans Determination No. 201600025.02 |



LOCALITY MAP

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|---------------|-------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------|-----|
| Subject Site |  | Objectors |  | ↑ N |
| Notified Area |  | Supporters |  | |

1. Executive Summary

This report concerns an application under Section 4.55(2) of the Environmental Planning and Assessment Act, 1979 to modify Modified Determination No. 201600025.02 dated 31 May 2018 by increasing the size of Apartment 14 on the fourth floor from a two bedroom to a three bedroom enlarging the apartment by 21 m².

The application was notified in accordance with Council's notification policy and two submissions were received.

The application is referred to the Inner West Local Planning Panel for determination because the development is subject to State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65).

It is considered the proposal is satisfactory having regard to the nine design quality principles of SEPP 65 and the objectives, design criteria and design guidelines of the Apartment Design Guide (ADG).

The proposed modified development generally complies with the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011), except for a variation to the FSR development standard.

The potential impacts to the surrounding environment have been considered as part of the assessment process and the proposal is considered acceptable.

The application is recommended for approval.

2. Proposal

The modification application seeks approval to increase the size of Apartment 14 on the fourth floor from a two bedroom to a three bedroom enlarging the apartment by 21 m². The side walls would be extended 2.4 m to the north to accommodate the additional floorspace within the footprint of the approved terrace.

3. Site Description

The Site is located on the northern side of George Street, Marrickville between Wardell Road and Livingstone Road. The Site is legally described as Lot 1 in Deposited Plan 1245801.

The Site has an area of 1,172.4 m², a frontage to George Street of 23.01 m and a maximum depth of 50.875 m. The Site contains a downward slope from George Street to the south (rear of the site) by approximately 2.7 m.

The streetscape is characterised by a variety of residential built forms, including single and two storey dwelling houses and residential flat buildings (RFBs). The Site is adjoined by No. 18 George Street to the west, which contains a two storey RFB and No. 24 George Street to the east, which contains a single storey dwelling house. The adjoining property to the north (rear) contains a 3 storey RFB at 27-29 Pile Street.

4. Background

4(a) Site history

The relevant development history of the subject site is summarised in **Table 1**.

Table 1 – Summary of Development History

| Application | Proposal | Decision & Date |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Determination No. 201600025 | To demolish the existing improvements and to construct a 4 storey RFB containing 14 dwellings with basement car parking. | Refused on 19 September 2016 |
| Determination No. 201600025.01 | To demolish the existing improvements and construct a 4 storey RFB containing 14 dwellings with basement car parking. (review application under Section 82A [now Section 8.2] of the Environmental Planning and Assessment Act 1979) | Approved on 13 February 2017 |
| Determination No. 201600025.02 | To relocate the garbage room and waste chute, construct two riser shafts and the delete some north facing bedroom windows. | Approved on 31 May 2018 |

4(b) Application history

The relevant history of the subject application is summarised in **Table 2**.

Table 2 – Summary of Application History

| Date | Additional Information/Amended Plans |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29 January 2019 | Council issued a letter to the Applicant requesting retention of the skillion roof form to ensure compliance with the 14 m building height development standard under MLEP 2011 and additional information in relation to RLs, dimensions, revised shadow diagrams and a Design Verification Statement. |
| 12 February 2019 | The Applicant submitted amended plans showing a skillion roof form and demonstrating compliance with the 14 m height control and revised shadow diagrams and a Design Verification Statement. The assessment in this report is based on the amended plans. |

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.55 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The assessment of the original DA under Section 4.15 of the EP&A Act remains relevant to this application.

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

SEPP 65 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.

The proposed modifications do not alter the adequacy of the development having regard to the nine design quality principles. The modification application includes a Design Verification Statement in relation to the design quality principles.

Apartment Design Guide

The ADG contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within Marrickville Development Control Plan 2011 (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:

(i) 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 m | 3 m |
| Up to 25 metres (5-8 storeys) | 9 m | 4.5 m |
| Over 25 metres (9+ storeys) | 12 m | 6 m |

Comment:

The proposed modification would reduce the rear setback of the fourth floor by 2.4 m to 16 m (refer to **Figure 1**). The proposal exceeds the 6 m minimum setback requirement for a RFB up to four storeys under the ADG.

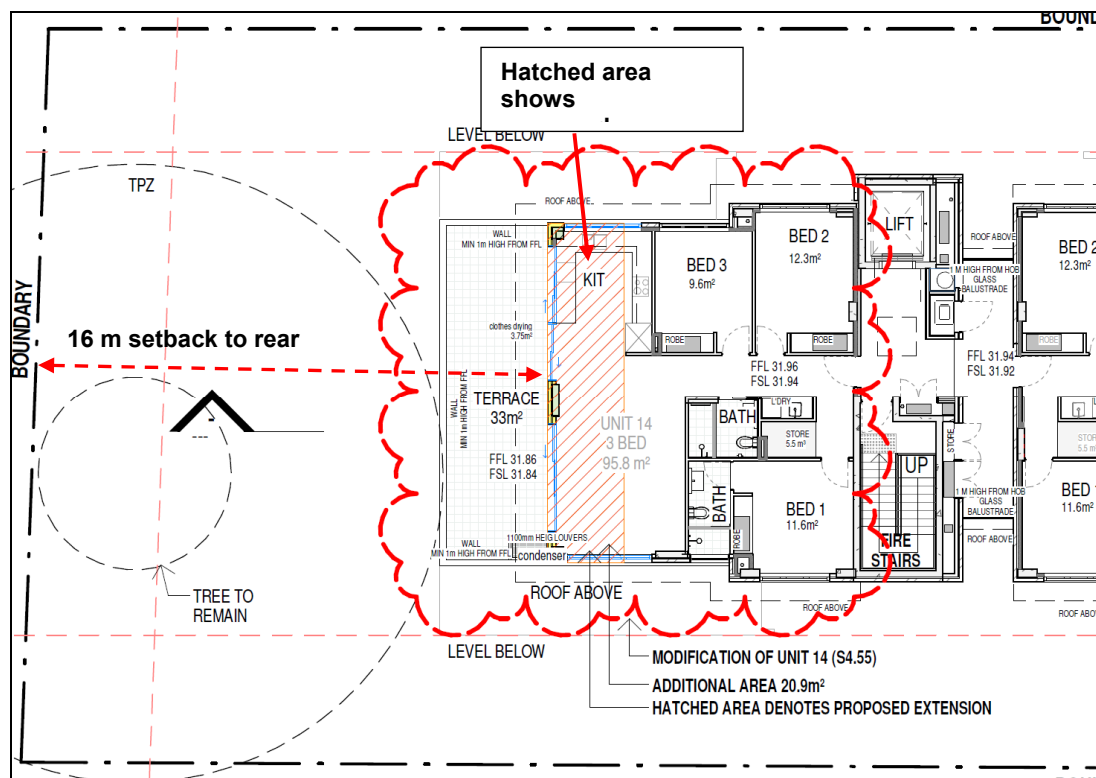


Figure 1 – Proposed rear building setback (fourth floor)

(ii) 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

The proposed modification would not change the ability of >70% of apartments in the development to achieve two hours of direct sunlight to living rooms and private open spaces between 9:00 am and 3:00 pm on June 21. Apartment 14 would continue to receive adequate solar access through the north facing living room window.

(iii) 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:

The proposed modification would not alter the development's compliance with the requirement of 60% of dwellings achieving natural cross ventilation. The proposed extension to Apartment 14 includes new windows at the side elevations to facilitate natural cross ventilation.

(iv) 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 |

Comment:

The proposed modification would result in an internal area of 95.8 m² for Apartment 14, which complies with the minimum internal area requirement for a 3 bedroom apartment.

(v) Apartment Layout

The ADG prescribes the following requirements for the internal apartment layout:

- 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 proposed modification maintains a functional internal layout, which complies with the minimum area and dimensions for habitable space under the ADG. Apartment 14 would continue to achieve good internal amenity for the future occupants.

(vi) 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 m |
| 2 Bedroom apartments | 10m ² | 2 m |
| 3+ Bedroom apartments | 12m ² | 2.4 m |

Comment:

The proposed modification to Apartment 14 includes a balcony with a minimum depth of 3 m and an area of 33 m², which complies with the requirements for a 3 bedroom apartment under the ADG.

(vii) 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:

The proposed modification includes internal storage area of 5.5 m³, which is at least 50% of the total storage required under the ADG. The balance of storage area would be provided in the basement. Apartment 14 would continue to have adequate internal storage in accordance with the ADG.

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

The development is classified as a Class 2 building under the National Construction Code (NCC) and is subject to the BASIX requirements. The modification application includes a revised BASIX Certificate prepared by GAT and Associates (Certificate No. 687947M_04).

5(a)(iii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The site is within the zoned R1 – General Residential and the proposed modified development is permissible with consent under Marrickville Local Environment Plan 2011 (MLEP 2011).

This modification application was assessed against the following clauses of the MLEP 2011 relevant to this application:

(i) Building Height (Clause 4.3)

A maximum building height of 14 m applies to the site under Clause 4.3 (2) of MLEP 2011. The proposed modified development (skillion roof extension) would have a maximum height

of 14 m, which complies with maximum building height development standard under MLEP 2011.

(ii) Floor Space Ratio (Clause 4.4)

A maximum Floor Space Ratio (FSR) of 0.85:1 applies to the site under Clause 4.4(2B) of MLEP 2011. Based on the original survey indicating a site area of 1,147 m² and a gross floor area (GFA) of 1054.39 m², the approved development has an FSR of 0.92:1.

The proposed modification would result in additional floorspace of 21 m² equating to a total GFA of 1,075.39 m². A recent site survey indicates an increase in the previously defined site area by 25.4 m² to 1172.4 m². Based on the new site area of 1172.4 m² and a GFA of 1,075.39 m², the proposed modified development would have an FSR of 0.92:1. The proposal therefore exceeds the maximum FSR development standard by 78 m² or 7.8%.

The modification of a development consent which results in a new or modified variation to a development standard, does not require the submission of a written request for an exception to a development standard pursuant to clause 4.6 of MLEP 2011. However, Council is still required to conduct a merit assessment of any new breaches of a development standard.

The Statement of Environment of Effects (SEE) submitted with the modification application justifies the proposed FSR on the basis that:

- the development continues to meet the objectives of the R1 zone by providing housing appropriate to the character of the locality
- there would be no change to the height of the development
- it is consistent with the approved FSR as a result of the revised site area.

Whilst it is acknowledged the proposed modification is consistent with the previously approved FSR, the proposed extension would increase the bulk of the building at the rear of the site. However, it is considered there would be no significant change to the overall bulk and scale of the development when viewed from the adjoining properties. Furthermore, the proposed modified development would not result in any unreasonable amenity impacts to the adjoining properties in terms of overshadowing or visual privacy (refer to Section 5(c) of this report). The additional floor area associated with the proposed modification would therefore achieve the objectives of the FSR development standard.

Having regard to the above, it is considered that the modified development does not cause any additional amenity or visual impacts for adjoining properties or alter its streetscape presentation.

Therefore, compliance with the maximum FSR development standard is considered to be unreasonable and unnecessary in the circumstances. The proposed modification involving a departure from the FSR development standard is supported.

5(b) Draft Environmental Planning Instruments

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft LEP Amendment.

5(c) Development Control Plans

The proposed modification does not give rise to issues relating to the provisions of MDCP 2011 that are not dealt with in other sections of this report, especially the assessment of the proposed modification under the ADG. The following matters are relevant to the proposed modification:

(i) **Overshadowing (Clause 2.7.3)**

Clause 2.7.3 requires direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation not to be reduced to less than two hours between 9.00 am and 3.00 pm on 21 June.

At 9:00 am the modified development would result in some minor additional shadow to the roof of the existing building on the adjoining property to the west at 18 George Street. At midday there would be some minor additional shadow falling to the street on George Street. At 3:00 pm the additional shadow affecting the adjoining property at 22 George Street is negligible. Given the north-south orientation of the site, the adjoining residential properties would continue to receive solar access in accordance with MDCP 2011. The modified development therefore would not result in any unreasonable overshadowing to the adjoining properties.

(ii) **Visual Privacy (Clause 2.6.3)**

Clause 2.6.3 establishes the privacy controls for new residential development. The enclosed extension to Apartment 14 would reduce the potential overlooking to the adjoining properties compared to the approved open balcony. The proposed modified development would not result in any additional privacy impacts beyond what has already been assessed and approved by Council.

5(d) Section 4.55 of the Environmental Planning and Assessment Act

Under Section 4.55 (2) of the Environmental Planning and Assessment Act, 1979, Council, when considering a request to modify a Determination must:

- a) *Be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted*
- b) *Consult with any relevant authority or approval body*
- c) *Notify the application in accordance with the regulations*
- d) *Consider any submissions made*
- e) *Take into consideration the matters referred to in Section 4.15 that are relevant to the development the subject of the modification application.*

The development being modified is substantially the same development as the development for which consent was originally granted. No authorities or bodies were required to be consulted. The application was notified in accordance with the regulations and Council's policy and two submissions were received.

The heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, as are of relevance to the application, have been taken into consideration in the assessment of this application.

5(e) The Likely Impacts

The assessment of the proposed modified development demonstrates that the proposal would have minimal impact in the locality.

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

This site is considered suitable to accommodate the proposed modified development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The modification application was notified in accordance with Council’s notification policy for a period of 14 days to surrounding properties. Two submissions were received in objection. The issues raised in the submissions are addressed in **Table 1**.

Table 1: Summary of Submissions

| Issue raised | Council’s Response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The development already exceeds the maximum FSR and it should not be allowed to exceed further on the basis there is an error in the original documentation. | The Applicant submitted a revised survey plan with the modification application confirming the site is larger than defined in the survey submitted with the original DA. It follows that the FSR of the approved development is therefore less than that approved under the original DA. In any event the residual impacts associated with the proposed modified development in terms of bulk and scale and amenity impacts to the adjoining properties have been assessed and deemed to be acceptable. |
| Veracity of documentation submitted under the approved DA and the current modification application is questioned due to the revised site survey. | The documentation submitted with the original application was deemed to be adequate to enable a proper assessment of the application. Likewise the documentation submitted with the current application is also adequate to enable a proper assessment of the proposed modified development. |
| The rear elevation of the development is beyond the general building line of the neighbouring buildings. The proposed modification would exacerbate this situation and some consideration must be given to the impacts on the dwellings to each side and to the rear. | The proposed building alignment at the fourth floor would be setback by 3.2 m to the floor below, resulting in an appropriate stepped transition to the built form at the rear of the site. The proposed modified development would not result in any significant adverse visual bulk when viewed in the context of the overall development. |
| The windows in the side elevation would result in adverse privacy impacts to the adjoining properties. | The proposal would not result in any additional privacy impacts beyond what has already been assessed and approved by Council. |
| The roof line is not shown accurately on the drawings for the modification and extending it would exceed the limit. | The originally lodged architectural plans show a flat roof form. Council subsequently requested the retention of the approved skillion roof to ensure the development followed the slope of the land and complied with the 14m height development standard. The amended architectural |

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| | plans submitted with the modification application include a skillion roof above the proposed extension, which now complies with the 14 m height development standard under MLEP 2011. |
| Breach of DA conditions during construction works in terms of hours of operation and blocking of the road and footpath, noise impacts and illegal parking of construction vehicles. | This is a compliance issue and is not a matter for consideration in the assessment of the modification application. |
| The proposal would adversely affect light to the adjoining properties and capacity for drying clothes and for heating | Given the north-south orientation of the site, the adjoining residential properties would continue to receive solar access in accordance with MDCP 2011. The modified development therefore would not result in any unreasonable overshadowing to the adjoining properties. |
| The proposal would have an adverse impact within the streetscape. | The proposed extension is located at the rear of the site and would not be visible from George Street. |
| Insufficient parking to cater for the increased residential capacity | The car parking rate for a three bedroom apartment is the same as a two bedroom apartment (1.2 spaces) under clause 2.10.5 of MDCP 2011. Therefore, the proposal would not generate any additional demand for parking in accordance with Council's parking rates. |

5(h) 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

Not applicable

6(b) External

Not Applicable.

7. Section 7.11 Contributions

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. The proposed modifications result in one additional bedroom to Apartment 14. As such, the section 94 contributions have been recalculated with condition 50 updated accordingly.

8. Conclusion

The proposed modification generally complies with the internal layout and design parameters contained in the ADG and MLEP 2011. The proposed modified development would not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council, as the consent authority pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979, APPROVE the application under Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify Modified Determination No. 201600025.02 dated 31 May 2018 to increase the size of Apartment 14 on the fourth floor from a two bedroom to a three bedroom enlarging the apartment by 21 m² at 20-22 George Street, Marrickville, subject to the conditions listed in Attachment A below.

Attachment A – Recommended modified conditions of consent

RECOMMENDED MODIFIED CONDITIONS OF CONSENT**GENERAL**

1. The development must be carried out in accordance with plans and details listed below:

| Plan, Revision and Issue No. | Plan Name | Date Issued | Prepared by | Date Submitted |
|-------------------------------------|-------------------------------------|--------------------|--------------------------------|-----------------------|
| S82_01 Issue A | Site and Context Analysis Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_02 Issue A | Basement Car Park Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_03 Issue A | Ground Floor Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_04 Issue A | First Floor Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_05 Issue A | Second Floor | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_06 Issue A | Penthouse | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_07 Issue A | Roof Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_08 Issue A | Sections | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_09 Issue A | North & South Elevation | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_10 Issue A | East & West Elevation | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_13 Issue A | Schedule of Colours and Finishes | 24 October 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_17 Issue A | Recycling and Waste Management Plan | October 2016 | Laurie Liskowski Architect | 04 November 2016 |
| LA-1593 Sec 82_01 Issue H | Landscape Concept Plan | 26 October 2016 | Greenscape Design & Associates | 04 November 2016 |
| LA-1593 Sec 82_02 Issue H | Typical Details and Specification | 26 October 2016 | Greenscape Design & Associates | 04 November 2016 |
| C00.01 Revision C | General Notes | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C01.01 Revision C | Sediment and Erosion Control Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |

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|----------------------------|-----------------------------------------|------------------------|------------------------------------------|------------------------|
| C02.01 Revision C | Roof Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C03.01 Revision C | Ground Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C04.01 Revision C | Basement Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C05.01 Revision C | Stormwater Details Sheet | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C06.01 Revision C | Overland Flow Path Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| 20151521.1/1511A /R0/OF | Aircraft Noise Assessment | 15 November 2015 | Acoustic Logic | 04 November 2016 |
| 687947M_02 | BASIX Certificate | 20 January 2017 | GAT and Associates | 20 January 2017 |
| - | Arborist Assessment | 1 November 2016 | Mcardle Arboricultural Consultancy | 04 November 2016 |

and details submitted to the Council on 04 November 2016 and 20 January 2017 with the application for development consent and as amended by the plans and details listed below:

| Plan No. and Issue | Plan/Cert Type | Date Issued | Prepared by | Date Submitted |
|-----------------------|----------------------------|--------------------|-------------------------------|---------------------|
| S96_02 Issue A | Basement Car Park Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_03 Issue A | Ground Floor Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_04 Issue A | First Floor Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_05 Issue A | Second Floor | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_06 Issue A | Penthouse | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_07 Issue A | Roof Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_09 Issue A | North & South Elevation | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_10 Issue A | East & West Elevation | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |

and details submitted to the Council on 28 February 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and as amended by the plans and details listed below.

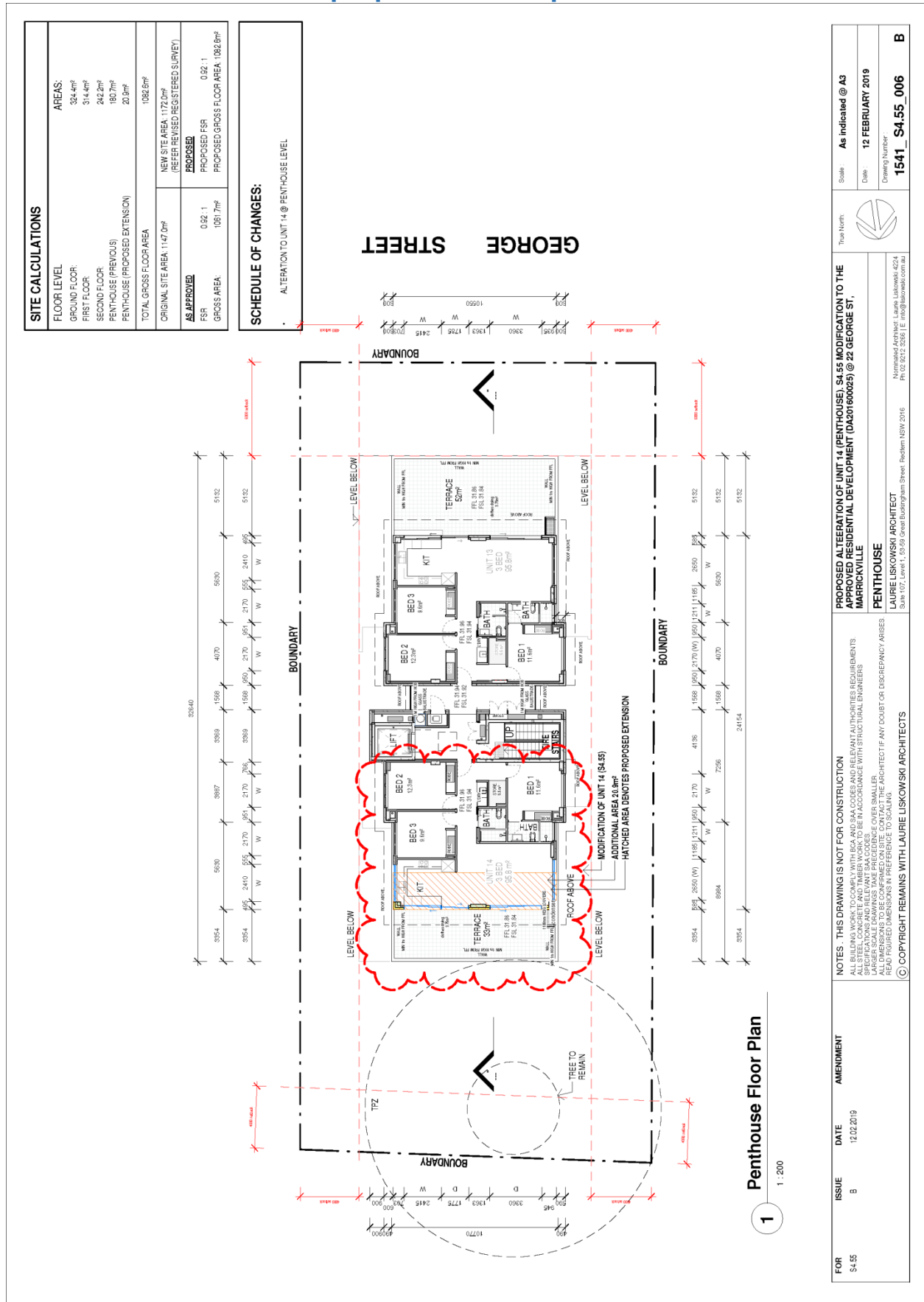
| Plan No. and Issue | Plan/Cert Type | Date Issued | Prepared by | Date Submitted |
|-----------------------|-------------------------|---------------------|-------------------------------|------------------------|
| S4.55 Issue B | Penthouse Floor Plan | 12 February 2019 | Laurie Liskowski Architect | 14 December 2018 |
| S4.55 Issue B | North Elevation | 12 February 2019 | Laurie Liskowski Architect | 14 December |

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| | | | | 2018 |
| S4.55 Issue B | East and West Elevation | 12 February 2019 | Laurie Liskowski Architect | 14 December 2018 |
| S4.55 Issue B | Section A | 12 February 2019 | Laurie Liskowski Architect | 14 December 2018 |
| S4.55 Issue B | South Elevation | 12 February 2019 | Laurie Liskowski Architect | 14 December 2018 |
| 687947M_04 | BASIX Certificate | 14 December 2018 | GAT and Associates | 14 December 2018 |

and details submitted to the Council on 14 December 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

Reason: To confirm the details of the application as submitted by the applicant.

Attachment B – Plans of proposed development

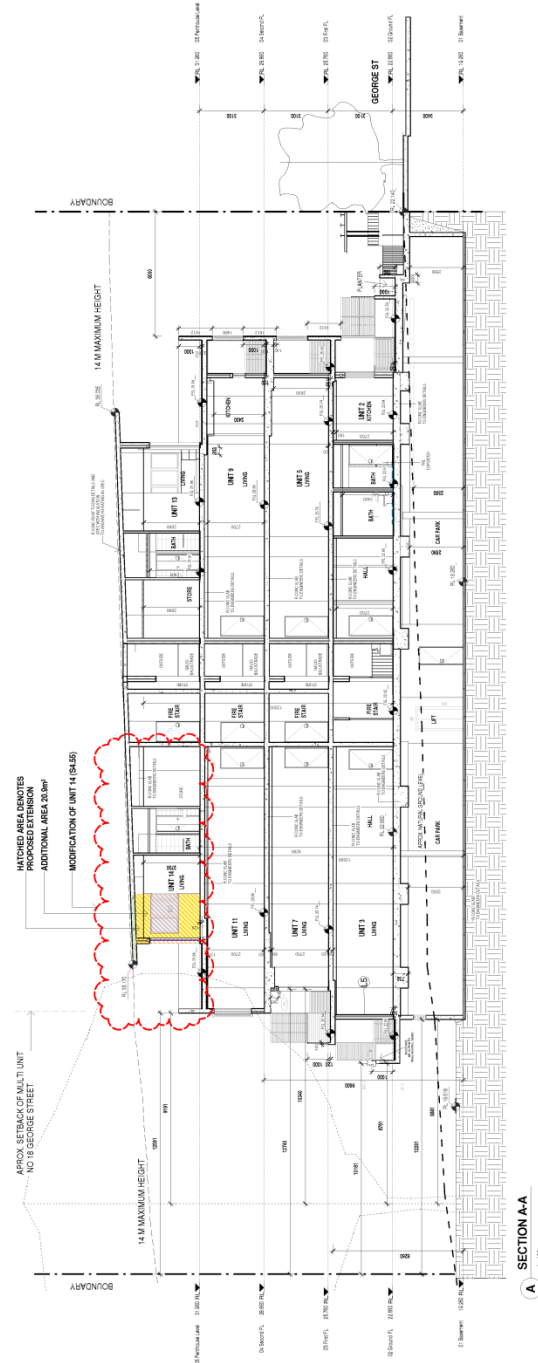


| SITE CALCULATIONS | |
|-------------------------------------------------------------------------|----------------------|
| FLOOR LEVEL | AREAS: |
| GROUND FLOOR: | 324.4m ² |
| FIRST FLOOR: | 314.4m ² |
| SECOND FLOOR: | 242.2m ² |
| PENTHOUSE (PREVIOUS) | 180.7m ² |
| PENTHOUSE (PROPOSED EXTENSION) | 20.9m ² |
| TOTAL GROSS FLOOR AREA | 1082.6m ² |
| NEW SITE AREA 1172.0m ² (REFER REVISED REGISTERED SURVEY) | |
| PROPOSED | |
| FSR | 0.92:1 |
| GROSS AREA | 1051.7m ² |
| AS APPROVED | |
| FSR | 0.92:1 |
| GROSS AREA | 1051.7m ² |
| PROPOSED FSR 0.92:1 | |
| PROPOSED GROSS FLOOR AREA 1082.6m ² | |

SCHEDULE OF CHANGES:
 ALTERATION TO UNIT 14 @ PENTHOUSE LEVEL

1 Penthouse Floor Plan
 1 : 200

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------|-------------------------------------------------------------------------------------------|
| FOR | ISSUE | DATE | AMENDMENT |
| \$4.55 | B | 12.02.2019 | |
| NOTES - THIS DRAWING IS NOT FOR CONSTRUCTION ALL BUILDING WORK TO COMPLY WITH BCA AND SAA CODES AND RELEVANT AUTHORITIES REQUIREMENTS SPECIFICATIONS AND RELEVANT SAA CODES LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING © COPYRIGHT REMAINS WITH LAURIE LISKOWSKI ARCHITECTS | | | |
| PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE), S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (DA201600025) @ 22 GEORGE ST, MARRICKVILLE LAURIE LISKOWSKI ARCHITECT Suite 107, Level 4, 59-69 Great South Bay Street, Redfern NSW 2016 Newcastle Architect 1, Suite 14, Level 4, 59-69 Great South Bay Street, Redfern NSW 2016 Ph: (02) 8212 2281 E: info@liskowski.com.au | | | |
| This form: | | | Scale: As indicated @ A3 Date: 12 FEBRUARY 2019 Drawing Number: 1541_S4.55_006 B |



SECTION A-A
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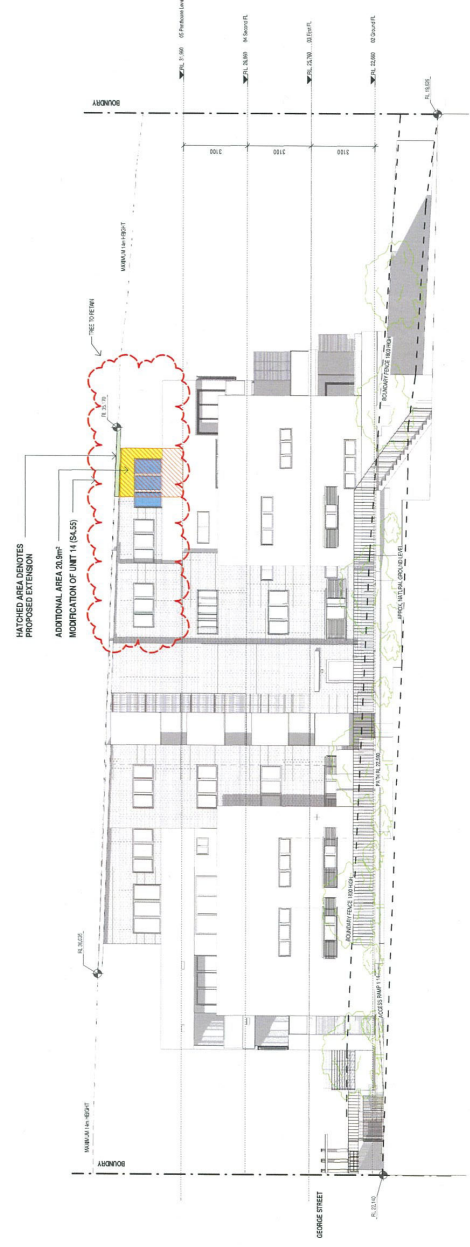
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| REV | NO | DATE | DESCRIPTION |
| 1 | 1 | 12/22/20 | ISSUED |
| 2 | 1 | 12/22/20 | ISSUED |

NOTES: THIS DRAWING IS NOT FOR CONSTRUCTION.
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PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE), S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (DA201600025) @ 22 GEORGE ST, MARRICKVILLE
SECTION A
LAURIE LISKOWSKI ARCHITECT

Scale: 1:100 @ A1 & 1:200 @ A3
Date: 17 FEBRUARY 2019
Drawing No: 1541_S4.55_103 B

SCHEDULE OF CHANGES:
 AT A MINIMUM TO UNIT 14 (PENTHOUSE LEVEL)

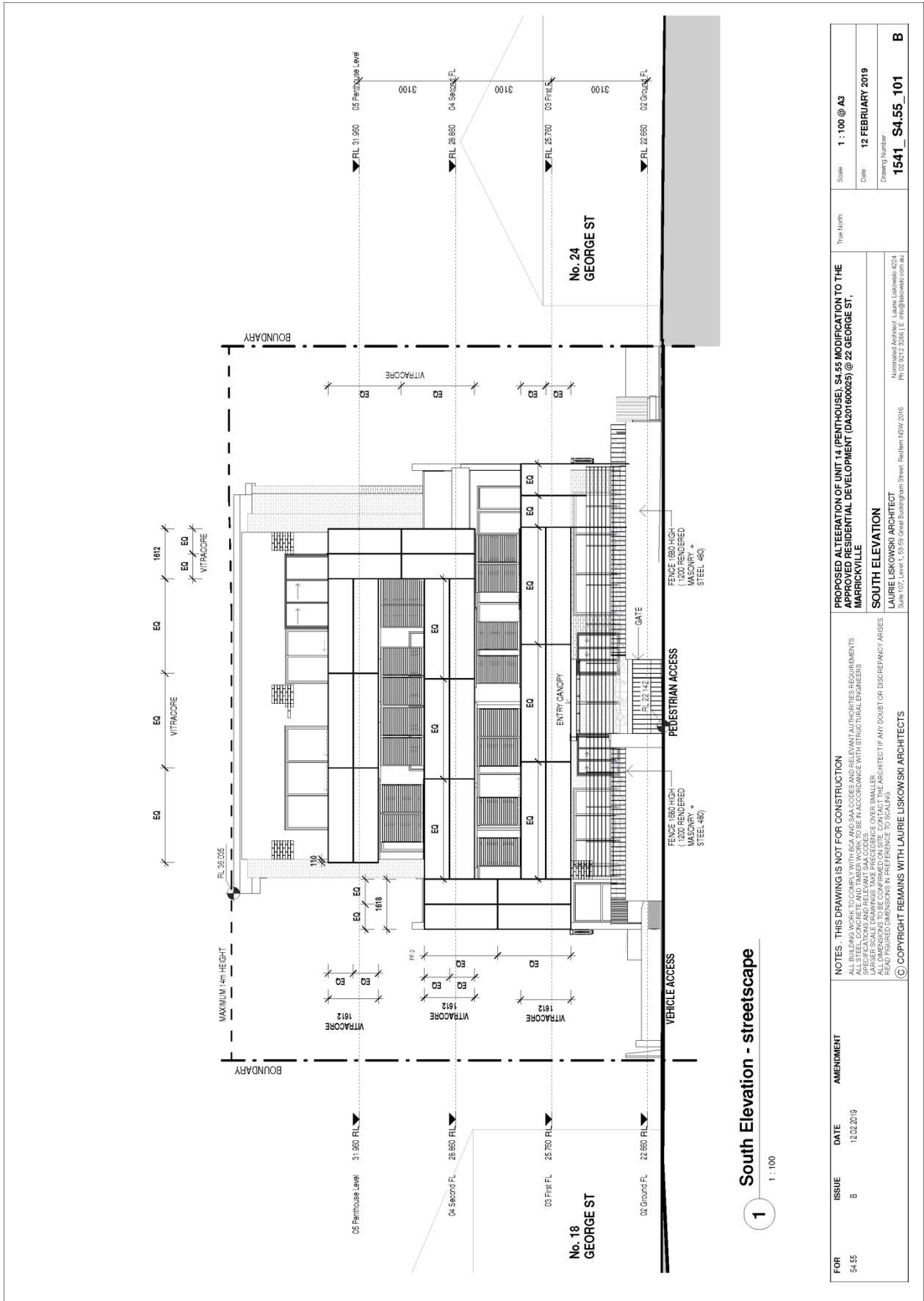


1 East Elevation
1:100



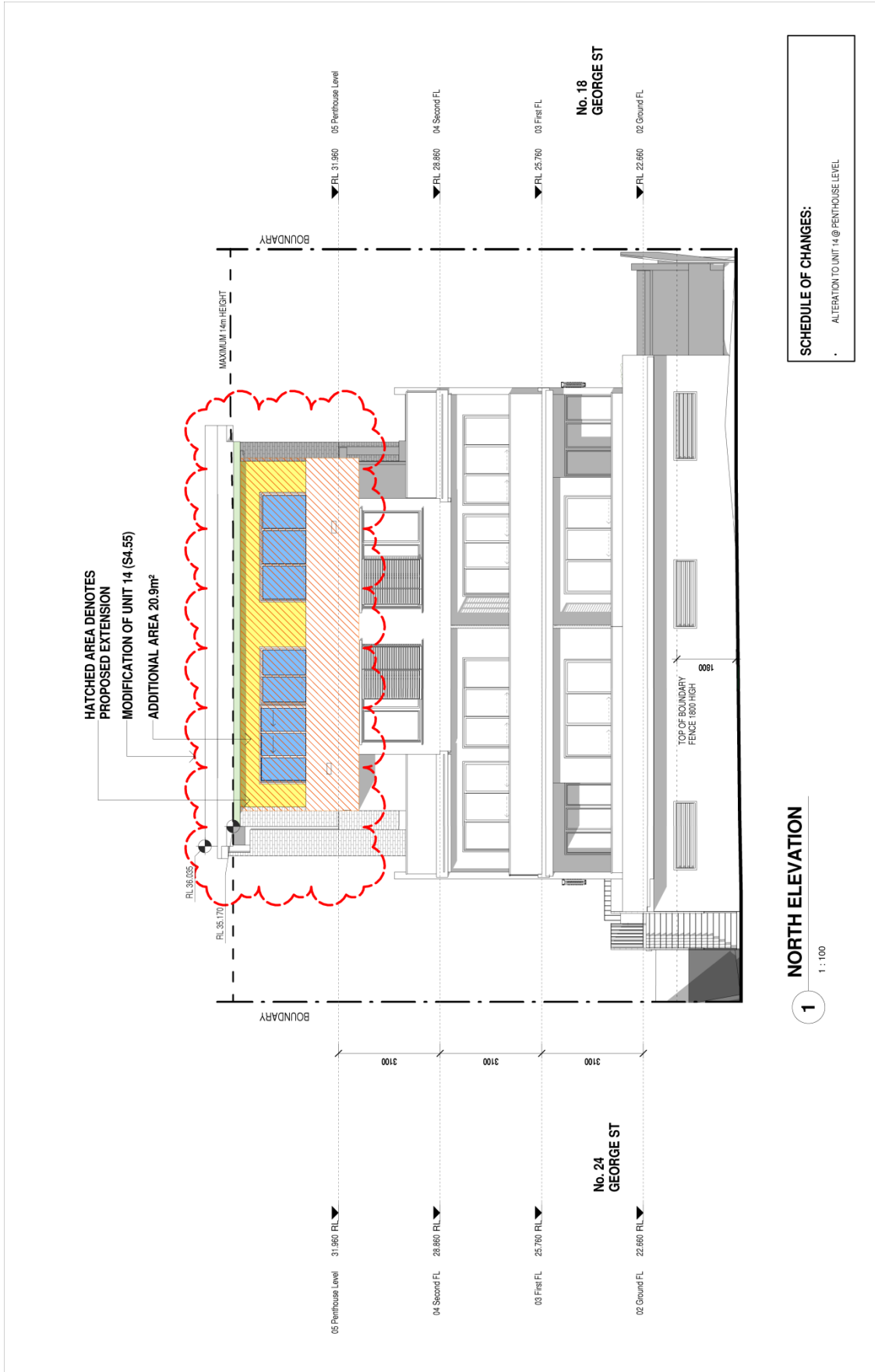
2 West Elevation
1:100

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| <p>NOTES: THIS DRAWING IS NOT FOR CONSTRUCTION</p> <p>ALL BUILDINGS TO COMPLY WITH THE BUILDING CODES AND RELATED REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS AND STANDARDS. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>© COPYRIGHT 2018 BY LAUREL ARCHITECTS</p> | <p>PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE) S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (D420160025) @ 22 GEORGE ST, MARRICKVILLE EAST & WEST ELEVATION</p> | <p>DATE: 11/08/2018 @ 11:13:02 AM DRAWN: 17 FEBRUARY 2019 SHEET: 154_1_S4.55_102 B</p> |
| | <p>LAUREL ARCHITECTS</p> <p>303/307 Level 1, 53-59 Great Buckingham St, Redfern NSW 2016</p> | <p>LAUREL ARCHITECTS</p> |



1 South Elevation - streetscape
1 : 100

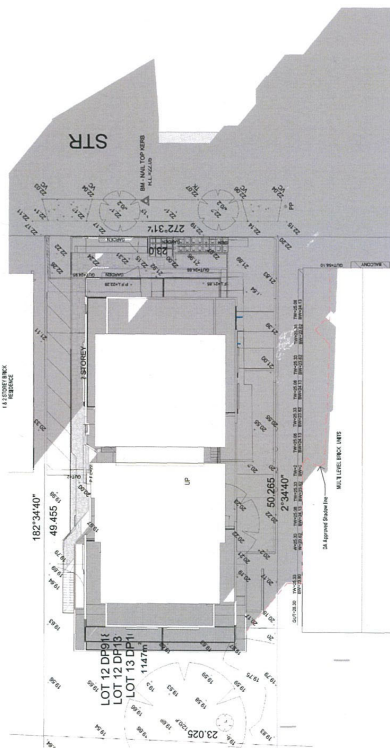
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| FOR | ISSUE | DATE | AMENDMENT |
| S4.55 | B | 12.02.2019 | |
| <p>NOTES: THIS DRAWING IS NOT FOR CONSTRUCTION ALL BUILDING WORK TO COMPLY WITH BCA AND SAA CODES AND RELEVANT AUTHORITIES REQUIREMENTS ALL STEEL CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF ALL APPLICABLE STANDARDS LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER READ DIMENSIONS AND DIMENSIONS TAKEN FROM THE DRAWING READ DIMENSIONS AND DIMENSIONS TAKEN FROM THE DRAWING READ DIMENSIONS AND DIMENSIONS TAKEN FROM THE DRAWING</p> | | | |
| <p>PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE), S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (DA201600025) @ 22 GEORGE ST, MARRICKVILLE</p> | | | |
| <p>SOUTH ELEVATION</p> | | | |
| <p>LAURE LISKOWSKI ARCHITECT Suite 102, Level 1, 33-35 Great Eastern Street, Redfern NSW, 2016 Phone: 02 9212 2268 Email: info@liskowski.com.au</p> | | | |
| <p>Scale: 1 : 100 @ A3 Date: 12 FEBRUARY 2019 Drawing Number: 1541_S4.55_101</p> | | | <p>True North</p> |
| <p>© COPYRIGHT REMAINS WITH LAURE LISKOWSKI ARCHITECTS</p> | | | |



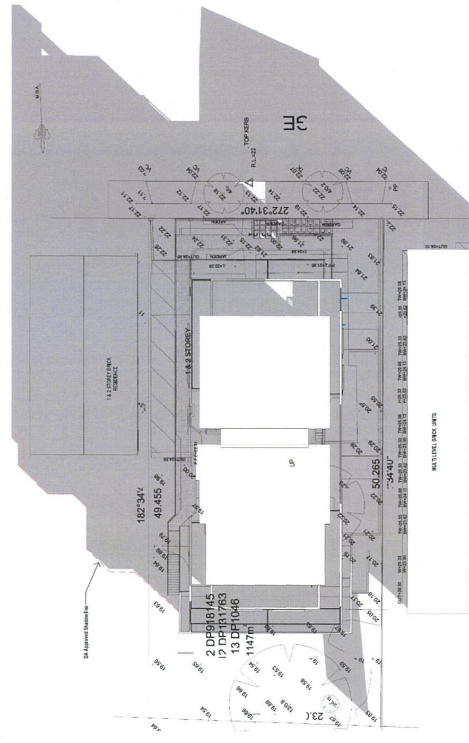
1 NORTH ELEVATION
1 : 100

SCHEDULE OF CHANGES:
ALTERATION TO UNIT 14 @ PENTHOUSE LEVEL

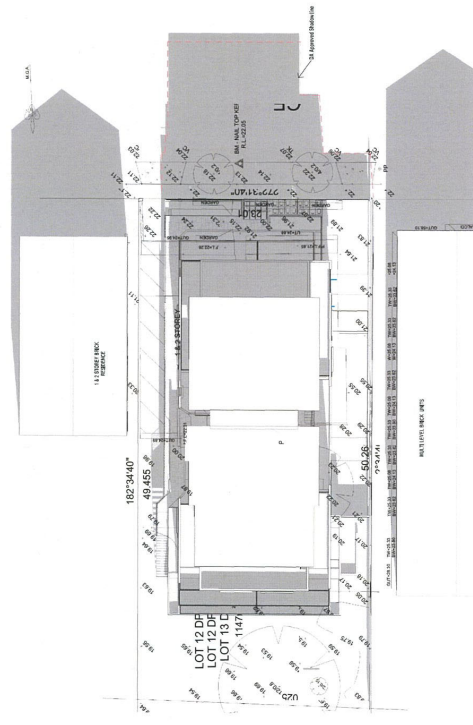
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| FOR S4.55 | ISSUE B | DATE 12.02.2019 | AMENDMENT |
| <p>NOTES - THIS DRAWING IS NOT FOR CONSTRUCTION ALL BUILDING WORK TO COMPLY WITH BCA AND SAA CODES AND RELEVANT AUTHORITIES REQUIREMENTS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING. © COPYRIGHT REMAINS WITH LAURIE LISKOWSKI ARCHITECTS</p> | | | |
| <p>PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE), S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (DA201600025) @ 22 GEORGE ST, MARRICKVILLE NORTH ELEVATION LAURIE LISKOWSKI ARCHITECT Northmead, Australia, Level 1, Lockwood, 45/4 Ph: 02 9872 2259 E: info@liskowski.com.au</p> | | | |
| Scale: As indicated @ A3 | | True North: | |
| Date: 12 FEBRUARY 2019 | | | |
| Drawing Number: 1541_S4.55_100 | | B | |



1 WINTER 21 JUN 9AM SHADOWS
1:1,200



3 WINTER 21 JUN 3PM SHADOWS
1:1,200



2 WINTER 21 JUN 12PM SHADOWS
1:1,200

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| S45 | B | 13/03/18 | |

| SCALE | DATE |
|---------|------------------|
| 1:1,200 | 12 FEBRUARY 2018 |

| DATE | BY |
|----------|-----------|
| 15/11/18 | S45_105_B |

VLM ARCHITECTS
 15/11/18
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 15/11/18

PROPOSED ALTERATION OF UNIT 14 (PENTHOUSE, S4.55 MODIFICATION TO THE APPROVED RESIDENTIAL DEVELOPMENT (DA20160025) @ 22 GEORGE ST, MARRICKVILLE
 SHADOW DIAGRAMS
 LAUREL LISKOWSKI ARCHITECT

Attachment C- Consent Determination No. 201600025.02



DA201600025 CLEN1

MODIFIED DETERMINATION NO. 201600025

31 May 2018

LAURIE LISKOWSKI ARCHITECT
Suite 107, Lvl 1, 59 Great Buckingham Street
REDFERN NSW 2010

Dear Sir/Madam

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 ("THE ACT")
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Pursuant to Section 4.18 of the Act, notice is hereby given of the determination by the Council of **Development Application No. 201600025** to demolish the existing improvements including tree removal and construct a 4 storey residential flat building containing 14 dwellings with basement car parking relating to property situated at:

20 GEORGE STREET, MARRICKVILLE

In determining this application, the Council considered all matters listed under Section 4.15 of the Act that are relevant to the Development Application.

The Development Application was determined on 22 September 2016 by the granting of **CONSENT** subject to the following conditions:

GENERAL

1. The development must be carried out in accordance with plans and details listed below:

| Plan, Revision and Issue No. | Plan Name | Date Issued | Prepared by | Date Submitted |
|-------------------------------------|--------------------------------|------------------------|-------------------------------|------------------------|
| S82_01 Issue A | Site and Context Analysis Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_02 Issue A | Basement Car Park Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_03 Issue A | Ground Floor Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |

P.O. Box 14 Petersham 2049 | P (02) 9392 5000 | E council@innerwest.nsw.gov.au

Customer Service Centres | **Petersham** 2-14 Fisher Street | **Leichhardt** 7-15 Wetherill Street | **Ashfield** 260 Liverpool Road

| | | | | |
|---------------------------------|----------------------------------------------|------------------------|--------------------------------------|------------------------|
| S82_04 Issue A | First Floor Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_05 Issue A | Second Floor | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_06 Issue A | Penthouse | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_07 Issue A | Roof Plan | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_08 Issue A | Sections | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_09 Issue A | North & South Elevation | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_10 Issue A | East & West Elevation | 03 November 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_13 Issue A | Schedule of Colours and Finishes | 24 October 2016 | Laurie Liskowski Architect | 04 November 2016 |
| S82_17 Issue A | Recycling and Waste Management Plan | October 2016 | Laurie Liskowski Architect | 04 November 2016 |
| LA-1593 Sec 82_01 Issue H | Landscape Concept Plan | 26 October 2016 | Greenscape Design & Associates | 04 November 2016 |
| LA-1593 Sec 82_02 Issue H | Typical Details and Specification | 26 October 2016 | Greenscape Design & Associates | 04 November 2016 |
| C00.01 Revision C | General Notes | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C01.01 Revision C | Sediment and Erosion Control Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C02.01 Revision C | Roof Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C03.01 Revision C | Ground Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |

| | | | | |
|----------------------------|-----------------------------------------|------------------------|------------------------------------------|------------------------|
| C04.01 Revision C | Basement Stormwater Drainage Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C05.01 Revision C | Stormwater Details Sheet | 28 October 2016 | Engineering Studio | 04 November 2016 |
| C06.01 Revision C | Overland Flow Path Plan | 28 October 2016 | Engineering Studio | 04 November 2016 |
| 20151521.1/1511A /R0/OF | Aircraft Noise Assessment | 15 November 2015 | Acoustic Logic | 04 November 2016 |
| 687947M_02 | BASIX Certificate | 20 January 2017 | GAT and Associates | 20 January 2017 |
| - | Arborist Assessment | 1 November 2016 | Mcardle Arboricultural Consultancy | 04 November 2016 |

and details submitted to the Council on 04 November 2016 and 20 January 2017 with the application for development consent and as amended by the plans and details listed below:

| Plan No. and Issue | Plan/Cert Type | Date Issued | Prepared by | Date Submitted |
|-----------------------|----------------------------|--------------------|-------------------------------|---------------------|
| S96_02 Issue A | Basement Car Park Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_03 Issue A | Ground Floor Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_04 Issue A | First Floor Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_05 Issue A | Second Floor | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_06 Issue A | Penthouse | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_07 Issue A | Roof Plan | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_09 Issue A | North & South Elevation | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |
| S96_10 Issue A | East & West Elevation | 25 January 2018 | Laurie Liskowski Architect | 28 February 2018 |

and details submitted to the Council on 28 February 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

Reason: To confirm the details of the application as submitted by the applicant.

2. Where any plans and/or information forming part of a Construction Certificate issued in relation to this consent are inconsistent with:
- the plans and/or information approved under this consent; or
 - any relevant requirements of this consent,

the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.

All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.

Reason: To ensure the development is carried out in accordance with this Determination.

3. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Drawing S82_13, Issue A, prepared by Laurie Liskowski Architect and as amended by the following conditions of consent. Unless specified by the following conditions of consent, no changes may be made to these drawings except by way of an application under section 96 of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure the final built development has an appearance that accords with the approved materials and finishes.

4. Where units or dwellings are provided with separate individual hot water systems, these must be located within the internal area of the unit/dwelling and not on any balcony or terrace.

Reason: To ensure the aesthetics of the building and architecture are maintained.

5. The premises must be used exclusively as a residential flat building and not be adapted for use as a backpackers' accommodation, serviced apartments or a boarding house and must not be used for any industrial or commercial purpose.

Reason: To ensure that the premises are used exclusively as a residential flat building.

6. 17 off-street car parking spaces must be provided and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The parking must be allocated as follows:

- A minimum of 12 spaces being allocated to the residential dwellings;
- 3 accessible car parking spaces, 1 accessible car space per adaptable dwelling;
- 2 visitor car parking spaces, 1 of which is designed as an accessible space; and

All accessible car spaces must be provided and marked as disabled car parking spaces.

Reason: To ensure that practical off-street car parking is available for the development.

7. 10 off-street bicycle parking spaces must be provided, paved, linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking.
Reason: To ensure that practical off-street bicycle parking is available for the development.
8. 1 off-street motorcycle parking space must be provided, paved, linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking.
Reason: To ensure that practical off-street motorcycle parking is available for the development.
9. A minimum of 3 adaptable dwellings must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility. One disabled parking space must be allocated to each adaptable dwelling.
Reason: To make reasonable provision in the development to provide residential accommodation suitable for people with a disability.
10. The use of any plant and equipment must not give rise to:
 - a) transmission of unacceptable vibration to any place of different occupancy;
 - b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW).
Reason: To prevent loss of amenity to the area.
11. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises must not give rise to "offensive noise" as defined by The Protection of the Environment Operations Act 1997 (NSW). In this regard the roller door to the car parking entry is to be selected, installed and maintained to ensure its operation does not adversely impact on the amenity of the surrounding neighbourhood.
Reason: To ensure the operation of the premises does not affect the amenity of the neighbourhood.
12. The *Carya illinoensis* (pecan) at the rear of the subject property shall be retained and protected in accordance with these conditions and with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009. All other trees on the subject property may be removed.
Reason: To confirm which tree shall be retained and which trees- may be removed.

13. All reasonable directions by the project arborist in relation to tree management and tree protection shall be complied with.
Reason: Council requires details of the project arborist to facilitate communication if required.
14. During construction the project arborist shall undertake periodic inspections of trees and tree protection measures, as detailed in Section 5 of the Australian Standard *Protection of Trees on Development Sites AS 4970—2009*.
Reason: To ensure that conditions relating to tree removal, tree protection and tree planting are complied with.
15. Owners and occupants of the proposed building shall not be eligible to obtain parking permits under any existing or future resident parking scheme for the area. The person acting on this consent shall advise any purchaser or prospective tenant of this condition. In addition the by-laws of any future residential strata plans created for the property shall reflect this restriction.
Reason: To ensure the development does not reduce the amount of "on street" parking currently available.
16. All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2003 'Stormwater Drainage' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems shall be designed to cater for the twenty (20) year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the twenty (20) year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the fifty (50) year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths shall be designed to cater for the one hundred (100) year A.R.I. storm.
Reason: To provide for adequate site drainage.
17. Should the proposed development require the provision of an electrical substation, such associated infrastructure shall be incorporated wholly within the development site. Before proceeding with your development further, you are directed to contact Ausgrid directly with regard to the possible provision of such an installation on the property.
Reason: To provide for the existing and potential electrical power distribution for this development and for the area.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

For the purpose of interpreting this consent, a Principal Certifying Authority (PCA) means a principal certifying authority appointed under Section 109E(1) of the Environmental Planning and Assessment Act 1979. Pursuant to Section 109E(3) of the Act, the PCA is principally responsible for ensuring that the works are carried out in accordance with the approved plans, conditions of consent and the provisions of the National Construction Code (Building Code of Australia).

18. No work must commence until:
- a) A PCA has been appointed. Where an Accredited Certifier is the appointed, Council shall be notified within 2 days of the appointment; and
 - b) A minimum of 2 days written notice given to Council of the intention to commence work.
- Reason: To comply with the provisions of the Environmental Planning and Assessment Act.
19. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.
- Reason: To comply with the provisions of the Environmental Planning and Assessment Act.
20. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.
- Facilities must be located so that they will not cause a nuisance.
- Reason: To ensure that sufficient and appropriate sanitary facilities are provided on the site.
21. All demolition work must:
- a) Be carried out in accordance with the requirements of Australian Standard AS 2601 'The demolition of structures' and the Occupational Health and Safety Act and Regulations; and
 - b) Where asbestos is to be removed it shall be done in accordance with the requirements of the WorkCover Authority of NSW and disposed of in accordance with requirements of the Department of Environment, Climate Change and Water.
- Reason: To ensure that the demolition work is carried out safely.
22. Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Division must be contacted to determine if any permits or traffic management plans are required to be obtained from Council before work commences.
- Reason: To protect the amenity of the area.
23. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.
- Reason: To ensure that the demolition work is carried out safely.

24. A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.

Reason: To ensure the appropriate disposal and reuse of waste generated on the site.

25. 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, before work commences. Enquiries for site fencing and hoardings in a public place, including the need for Council approval, can be made by contacting Council's Infrastructure Services Division.

Reason: To secure the area of the site works maintaining public safety.

26. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign must be maintained at all times until all work has been completed. The sign is to include:

- a) The name, address and telephone number of the PCA;
- b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
- c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.

Reason: To maintain the safety of the public and to ensure compliance with the Environmental Planning and Assessment Regulations.

27. A Soil and Water Management Plan must be prepared in accordance with Landcom Soils and Construction, Volume 1, Managing Urban Stormwater (Particular reference is made to Chapter 9, "Urban Construction Sites") and submitted to and accepted by the PCA. A copy of this document must be submitted to and accepted by PCA before work commences. The plan shall indicate:

- a) Where the builder's materials and waste are to be stored;
- b) Where the sediment fences are to be installed on the site;
- c) What facilities are to be provided to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way; and
- d) How access to the site will be provided.

All devices must be constructed and maintained on site while work is carried out.

Reason: To prevent soil erosion and sedimentation of the stormwater network.

28. Before the commencement of works Council's stormwater drainage pipe at the rear of the site shall be located by the use of test pits and shall be inspected by Council for verification. Once located, Council's stormwater line shall be pegged out across the site and measures put in place for its protection. All contractors attending the site shall be made aware of its location.
Reason: To ensure the location of the pipe is determined and that it is adequately protected.
29. The person acting on this consent shall apply as required for all necessary permits including crane permits, road opening permits, hoarding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.
Reason: To ensure all necessary approvals have been applied for.
30. Where it is proposed to carry out works in public roads or Council controlled lands, a road opening permit shall be obtained from Council before the carrying out of any works in public roads or Council controlled lands. Restorations shall be in accordance with Marrickville Council's Restorations Code. Failure to obtain a road opening permit for any such works will incur an additional charge for unauthorised works as noted in Council's adopted fees and charges.
Reason: To ensure that all restoration works are in accordance with Council's Code.
31. The person acting on this consent shall provide details of the means to secure the site and to protect the public from the construction works. Where the means of securing the site involves the erection of fencing or a hoarding on Council's footpath or road reserve the person acting on this consent shall submit a hoarding application and pay all relevant fees before commencement of works.
Reason: To secure the site and to maintain public safety
32. A detailed Traffic Management Plan to cater for construction traffic shall be submitted to and approved by Council before commencement of works. Details shall include proposed truck parking areas, construction zones, crane usage, truck routes etc.
Reason: To ensure construction traffic does not unduly interfere with vehicular or pedestrian traffic, or the amenity of the area.
33. The person acting on this consent shall submit a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before commencement of works.
Reason: To ensure the existing condition of Council's infrastructure is clearly documented.

34. If a new street number or a change to the street number (this includes unit and shop numbers) is required, a separate application must be made to and approved by Council prior to that street number being displayed.

Reason: To ensure that the building is easily identifiable.

Before the commencement of works, including demolition, a project arborist with a minimum AQF level 5 qualification in arboriculture and who does not remove or prune trees in the Marrickville local government area shall be engaged for the duration of demolition, construction and landscaping.

35. A project arborist with a minimum AQF level 5 qualification in arboriculture and who does not remove or prune trees in the Inner West local government area shall be engaged before work commences for the duration of site preparation, demolition, construction and landscaping.

Reason: The project arborist shall provide guidance and oversight of tree protection and management to ensure that the stability and ongoing viability of trees being retained are not compromised.

36. The contact details of the project arborist shall be advised to council before work commences and maintained up to date for the duration of works. If a new project arborist is appointed details of the new project arborist shall be notified to council within 7 days.

Reason: Council requires details of the project arborist to facilitate communication if required.

37. The project arborist shall prepare a tree protection plan for the *Carya illinoensis* (pecan), the *Robinia pseudoacacia* (golden robinia) in the back yard of 24 George Street and two street trees, *Melaleuca bracteata* (black tea tree), in front of the subject properties. The tree protection plan shall include a site plan showing the location of Tree Protection Zone (TPZ) fencing, ground protection and other relevant tree protection measures, which shall be submitted to and approved by Council before work commences.

Reason: To ensure trees being retained are effectively protected and managed and their stability and ongoing viability are not compromised.

38. The tree protection measures detailed in the council-approved tree protection plan shall be established before work commences.

Reason: To ensure that the stability and ongoing viability of trees being retained are not compromised.

39. The project arborist shall inspect tree protection measures, including the location of tree protection fencing and signage, and certify in writing to the Principal Certifying Authority the measures comply with the council-approved tree protection plan before work commences.

Reason: The project arborist shall provide guidance and oversight of tree protection and management to ensure that the stability and ongoing viability of trees being retained are not compromised.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

For the purpose of interpreting this consent the Certifying Authority (Council or an Accredited Certifier) is that person appointed to issue a Construction Certificate.

40. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Plumbing, building and developing then Quick Check agents and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Plumbing, building and developing then Plan submissions or telephone 13 20 92.

The stamped plans must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To ensure compliance with Sydney Water requirements.

41. A statement from a qualified Architect, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To comply with the requirements under State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.

42. Before the issue of a Construction Certificate the owner or builder shall sign a written undertaking that they shall be responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of construction of the proposed development. Council may utilise part or all of any Building Security Deposit (B.S.D.) or recover in any court of competent jurisdiction, any costs to Council for such repairs.

Reason: To ensure that all damages arising from the building works are repaired at no cost to Council.

43. The person acting on this consent shall provide to Council a bond in the amount of \$18,892.40 and pay the related Section 138 (Roads Act) inspection fee of \$206.00 (GST inclusive) before the issue of a Construction Certificate to ensure the proper completion of the footpath and/or vehicular crossing works required as a result of this development.

Reason: To provide security for the proper completion of the footpath and/or vehicular crossing works.

44. The vehicular access ramp and carpark layout must comply with AS2890.1-2004 and shall be amended as follows:
- i. Car spaces 9 and 10 must be designated as a small car space due to the lack of a 1m aisle extension required to enable vehicles to enter and leave in a forward direction.

Details of compliance with the above requirement shall be submitted to and approved by Council before the issue of a Construction Certificate.

Reason: To ensure the vehicular access and parking comply with AS2890.1-2004.

45. The stormwater drainage system shall be constructed generally in accordance with Stormwater Drainage Plans C00.01 (Rev C), C01.01 (Rev C), C02.01 (Rev C), C03.01 (Rev C), C04.01 (Rev C), C05.01 (Rev B) and C06.01 (Rev C) submitted by Engineering Studio subject to the following amendments:
- a) Submission of a WSUD Strategy Report in accordance with Part 2.17 (WSUD) of Marrickville Development Control Plan 2011 and Council's WSUD Reference Guideline. This may include a deemed to comply solution or the submission of MUSIC model and file (.sqz file) and water treatment facilities for assessment;
 - b) A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections and maintenance works to be undertaken;
 - c) Details of the 1 in 100 year overland flow path along the eastern boundary. The overland flow path shall be a minimum of 3m wide and must be unimpeded by structures. This may require the relocation of the bin storage area and the cantilevering of the pedestrian path on the eastern side of the building;
 - d) Detailed calculations for sizing of the OSD system including orifice plate and/or weir sizing to be provided for assessment. Also an additional surface inlet grate shall be provided for the drainage of the rear of the site;
 - e) Connection to Council's stormwater pipe at the rear of the site shall be made via the construction of a new junction pit in accordance with Council's standard pit junction details; and
 - f) Construction details for the proposed new kerb inlet pit and Council stormwater pipe to be installed in George Street. Details shall include a long section of the pipe detailing all utility services, bedding and road restoration details.

Evidence of compliance with the above conditions must be submitted to and approved by Council before the issue of a Construction Certificate.

Reason: To ensure that the quantity of site runoff is not increased and that the quality of stormwater discharged off site is improved.

46. Plans fully reflecting the selected commitments listed in BASIX Certificate submitted with the application for development consent must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Note: The application for the Construction Certificate must be accompanied by either the BASIX Certificate upon which development consent was granted or a revised BASIX Certificate (Refer to Clause 6A of Schedule 1 to the Regulation).

Reason: To ensure that the BASIX commitments are incorporated into the development.

47. An amended colours and finishes schedule must be submitted to the satisfaction of the Certifying Authority indicating the following amendments:
- a) The provision of alucobond material in an 'off-white' colour for the apartment balustrades facing George Street (south elevation) to replace the proposed 'render and paint' finish as proposed in the submitted schedule of colours and finishes (S82_13, Issue A, dated 03 November 2016); and
 - b) The provision of timber louvres to replace the proposed metal privacy louvres on the apartment balconies as proposed in the submitted schedule of colours and finishes (S82_13, Issue A, dated 03 November 2016).

Reason: To maintain a high quality architectural presentation to the streetscape.

48. Reticulated gas infrastructure, with a separate meter for each dwelling must be provided to each dwelling in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To provide the potential to reduce greenhouse emissions.

49. Noise attenuation measures must be incorporated into the development in accordance with the recommendations in the Noise Assessment Report submitted with the application (reference 20151521.1/1511A/R0/OF, dated 15 November 2015, completed by Acoustic Logic) and complying with Australian Standard 2021-2000 in relation to interior design sound levels, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021-2000.

Reason: To reduce noise levels within the development from aircraft.

50. This condition is imposed in accordance with Section 94 of the Environmental Planning and Assessment Act 1979.

- b) Before the issue of a Construction Certificate, the Council must be paid a monetary contribution of \$214,309.29 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 05 January 2017.

***NB** Contribution rates under Marrickville Section 94/94A Contributions Plan 2014 are indexed quarterly (for the method of indexation refer to Section 2.15 of the Plan).

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

(CONTRIBUTION PAYMENT REFERENCE NO. DC001744)

- c) The contribution payable has been calculated in accordance with the CP and relates to the following public amenities and/or services and in the following amounts:

| | |
|------------------------|--------------|
| Community Facilities: | \$24,294.91 |
| Plan Administration: | \$4,202.18 |
| Recreation Facilities: | \$183,308.23 |
| Traffic Facilities: | \$2,503.97 |

- d) A copy of the CP can be inspected at Council's offices at 2-14 Fisher Street, Petersham or online at <http://www.marrickville.nsw.gov.au>.
- e) The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*.

***NB** A 1% credit card transaction fee applies to all credit card transactions.

Reason: To ensure provision is made for the increase in demand for public amenities and services required as a consequence of the development being carried out.

SITE WORKS

51. All demolition, construction and associated work necessary for the carrying out of the development must be restricted to between the hours of 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above, no work is to be carried out on any Saturday that falls adjacent to a Public Holiday.

52. All trucks and vehicles associated with the construction, including those delivering to or removing material from the site, must only have access to the site during the hours referred to in this condition. No waste collection skips, spoil, excavation or demolition material from the site or building materials associated with the construction of the development being deposited on the public road, footpath, public place or Council owned property without Council's approval, having first been obtained. The developer must ensure that all contractors associated with the development are fully aware of these requirements.
- Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.
53. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
- Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.
54. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy – 'Placement of Waste Storage Containers in a Public Place'. Enquiries are to be made with Council's Infrastructure Services Division.
- Reason: To ensure the construction of the development does not affect the amenity of the neighbourhood
55. All demolition work must be carried out in accordance with the following:
- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
 - b) all works involving the demolition, removal, transport and disposal of asbestos cement must be carried out in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
 - c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
 - d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
 - e) the generation of dust and noise on the site must be controlled;
 - f) the site must be secured to prohibit unauthorised entry;
 - g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
 - h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
 - i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;

- j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
- k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.

Reason: To ensure that the demolition work is carried out safely and impacts on the surrounding area are minimised.

56. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another Certifying Authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:

- a) At the commencement of the building work;
- b) For Class 2, 3 and 4 buildings, prior to covering waterproofing in any wet areas (a minimum of 10% of wet areas within a building);
- c) Prior to covering any stormwater drainage connections, and after the building work has been completed and prior to any occupation certificate being issued in relation to the building; and
- d) After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

You are advised to liaise with your PCA to establish if any additional inspections are required.

Reason: To ensure the building work is carried out in accordance with the Environmental Planning and Assessment Regulations and the National Construction Code (Building Code of Australia).

57. If the development involves an excavation that extends below the level of the base of the footings of a building on the adjoining allotments, including a public place such as a footway and roadway, the person acting on the consent, at their own expense must:

- a) protect and support the adjoining premises from possible damage from the excavation, and
- b) where necessary, underpin the adjoining premises to prevent any such damage. Where the proposed underpinning works are not "exempt development", all required consents must be obtained prior to the required works commencing; and
- c) at least 7 days' notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice must include complete details of the work.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report must be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained.

Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received must be forwarded to the PCA before work commences.

- Reason: To ensure that adjoining buildings are preserved, supported and the condition of the buildings on the adjoining property catalogued for future reference in the event that any damage is caused during work on site.
58. All vehicles carrying materials to, or from the site, must have their loads covered with tarpaulins or similar covers.
Reason: To ensure dust and other particles are not blown from vehicles associated with the use.
59. Satisfactory methods and/or devices must be employed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.
Reason: To prevent soil particles from being tracked and deposited onto the streets surrounding the site.
60. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.
Reason: To ensure all works are contained within the boundaries of the allotment.
61. No part of the fencing is to encroach upon Council's footpath. The footings of the fence must not encroach upon Council's property unless they are located at a depth of not less than 1350mm below the pathway level, in which case they must not project further than 450mm.
Reason: To ensure no encroachments to Council land
62. Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary. **Note:** This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the issued alignment levels. Failure to comply with this condition will result in vehicular access being denied.
Reason: In accordance with Council's powers under the Roads Act, 1993, alignment levels at the property boundary will be required to accord with Council's design or existing road and footpath levels.
63. All roof and surface stormwater from the site and any catchment external to the site that presently drains to it, shall be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a Council controlled stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code.
Reason: To provide for adequate site drainage.

64. Tree protection measures detailed in the council-approved tree protection plan and in Section 4 of Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 shall be implemented and complied with for the duration of works including site preparation, demolition, construction and landscaping (except where these conditions permit otherwise).

Note: Australian Standards can be purchased via the Standard Australia publisher SAI Global Limited at www.saiglobal.com

Reason: To ensure trees being retained are effectively protected and managed and their stability and ongoing viability are not compromised.

65. Trees to be removed shall be removed by a practicing arborist who has a minimum qualification of Certificate 3 in Arboriculture, in compliance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work, July 2016.

Reason: To ensure trees are removed in a safe and environmentally responsible manner.

66. Trees to be pruned shall be pruned by a practicing arborist who has a minimum qualification of Certificate 3 in arboriculture, in accordance with:

- a) a pruning specification prepared by an arborist with a minimum AQF level 5 qualification in arboriculture who does not remove or prune trees in the Inner West local government area and
- b) the Australian Standard *Pruning of Amenity Trees* AS 4373—2007.

Reason: To ensure that pruning complies with the Australian Standard and current best practice.

BEFORE OCCUPATION OF THE BUILDING

67. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within 2 days of the date of the Certificate being determined:

- a) A copy of the determination;
- b) Copies of any documents that were lodged with the Occupation Certificate application;
- c) A copy of Occupation Certificate, if it was issued;
- d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
- e) A copy of any missed inspections; and
- f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.

Reason: To comply with the provisions of the Environmental Planning and Assessment Regulations.

68. Occupation of the building must not be permitted until such time as:
- a) All preconditions to the issue of an Occupation Certificate specified in this development consent have been met;
 - b) The building owner obtains a Final Fire Safety Certificate certifying that the fire safety measures have been installed in the building and perform to the performance standards listed in the Fire Safety Schedule; and
 - c) An Occupation Certificate has been issued.

Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

69. 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 shall obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Reason: To ensure compliance with the relevant provisions of the Environmental Planning and Assessment Regulations and Building Legislation Amendment (Quality of Construction) Act.

70. The Section 73 Certificate must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.
- a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.
 - b) Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Providers > Lists or telephone 13 20 92.

Reason: To ensure compliance with Sydney Water requirements

71. A Section 73 Compliance Certificate from Sydney Water must be submitted to Council before occupation of the premises.

Reason: To ensure compliance with Sydney Water requirements

72. A statement from a qualified Architect, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of an Occupation Certificate.
Reason: To comply with the requirements under State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.
73. The Certifying Authority must be satisfied that each of the commitments listed in the Noise Assessment Report required by this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final occupation Certificate).
Reason: To ensure that all of the commitments associated with the Aircraft & Rail Noise Assessment Report have been fulfilled.
74. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).
Reason: To ensure that all of the BASIX commitments have been fulfilled and to comply with the requirements under Section 154B of the Environmental Planning and Assessment Regulations 2000.
75. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.
Reason: To ensure compliance with the requirements under Section 154C of the Environmental Planning and Assessment Regulations 2000.
76. Before the issue of an Occupation Certificate, a street number and identifier of separate occupancies (if applicable) must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers (this includes unit and shop numbers) are required they must have the prior approval of Council before being displayed.
Reason: To ensure that the building is easily identifiable.
77. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of the Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2- "Roadworks Specifications".
Reason: To ensure person acting on this consent completes all required work.
78. You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. 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 shall be at no cost to Council and undertaken before the issue of an Occupation Certificate.
Reason: To ensure all costs for the adjustment/augmentation of services arising as a result of the redevelopment are at no cost to Council

79. No encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of the Occupation Certificate.
Reason: To ensure there is no encroachment onto Council's Road.
80. The existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate.
Reason: To ensure that items of local heritage value are preserved.
81. Heavy duty concrete vehicle crossings, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" shall be constructed at the vehicular access locations before the issue of the Occupation Certificate and at no cost to Council.
Reason: To allow vehicular access across the footpath and/or improve the existing vehicular access.
82. All redundant vehicular crossings to the site shall be 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" before the issue of the Occupation Certificate and at no cost to Council. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb shall also be in stone.
Reason: To eliminate redundant crossings and to reinstate the footpath to its normal condition.
83. The footpath for the full frontage of the site in George Street shall be reconstructed in accordance with the Draft Public Domain Technical Manual and Council's standard plans and specification. The above works shall be undertaken at no cost to Council and before the issue of the Occupation Certificate.
Reason: To provide suitable means of public pedestrian access to the development and to ensure that the amenity of the area is in keeping with the standard of the development.
84. All works required to be undertaken on public roads shall be designed and constructed in accordance with Council's standard plans and specifications. The works shall be supervised and certified by a qualified civil engineer who is listed under the Institution of Engineers, Australia "National Professional Engineers Register" (NPER) and shall state that the works have been constructed in accordance with the approved plans and specifications before the issue of the Occupation Certificate. In addition, full works-as-executed plans in PDF or CAD format (dwg or dxf files), prepared and signed by a registered surveyor, shall be submitted to Council upon completion of the works.
Reason: To ensure that works are carried out to a proper standard.

85. Before the issue of the Occupation Certificate written verification from a suitably qualified competent person, stating that all stormwater drainage, overland flow paths and water quality measures have been constructed in accordance with the approved plans and the WSUD Strategy Report shall be submitted to and accepted by Council. Full works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to Council. These plans must include levels for all drainage structures, buildings (including floor levels), finished ground levels and pavement surface levels.
Reason: To ensure drainage works are constructed in accordance with approved plans.
86. With the regard to the On Site Detention System (OSD), a Positive Covenant in accordance with supplement 7 of Marrickville Council Stormwater and On Site Detention Code shall be placed on the Title in favour of Council before the issue of the Occupation Certificate.
Reason: To ensure that the integrity of the OSD system is maintained and to comply with Marrickville Council Stormwater and On Site Detention Code.
87. All instruments under Section 88B of the Conveyancy Act used to create positive covenants, easements or right-of-ways shall include the condition that such easements or right-of-ways may not be varied, modified or released without the prior approval of Marrickville Council.
Reason: To ensure Council's interests are protected.
88. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificate(s) stating that all Road, Footpath and Civil Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.
Reason: To ensure that all Road, Footpath and Civil Works required to be undertaken as a result of this development have been completed satisfactorily.
89. Landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved plan, and must be maintained at all times to Council's satisfaction. Specified tree protection measures shall be complied with for all landscaping works, except where these conditions permit otherwise.
Reason: To ensure adequate landscaping is maintained.

90. The new trees shall be planted in accordance with the following criteria:
- a) The new trees shall be located in accordance with the submitted landscape plan, **OR** shall be located a minimum of 1.0 metre from the dividing boundary fences and 1.5 metres from any building.
 - b) The species of trees and planting stock size shall be as detailed in the submitted landscape plan (Greenscape Design and Associates, 26/10/2016).
 - c) The planting stock shall comply with the Australian Standard *Tree Stock for Landscape Use* AS 2303-2015.
 - d) The new trees shall be planted in accordance with the tree planting detail included in the Marrickville Street Tree Master Plan 2014. Please note that planting holes for trees shall not be excavated deeper than the root ball and that new trees shall not be staked.
 - e) The new trees shall be planted by a qualified horticulturist or arborist, with a minimum qualification of Certificate 3.
 - f) Each replacement tree shall be maintained in a healthy and vigorous condition until it attains a height of 5 metres, from which time it is protected by Council's Development Control Plan (DCP).
 - g) If any tree dies or needs to be removed before that time it shall be replaced with a similar tree in accordance with these conditions at the expense of the applicant.

Reason: To ensure that the new trees provide adequate and appropriate compensation, are planted in a suitable location and maintained properly.

91. The project arborist shall certify in writing to the Principal Certifying Authority (PCA) before the issue of the Occupation Certificate that the conditions of consent relating to tree removal, tree pruning, tree protection and tree planting have been complied with and that the protected trees have not been damaged or, if the recommendations have not been complied with, detail the extent and nature of the departure from the conditions. The Principal Certifying Authority shall report breaches of the conditions to Inner West Council.

Reason: To ensure that conditions that aim to ensure the sustainability of Inner West urban forest are complied with.

92. Before the issue of an Occupation Certificate (interim or final) the person acting on this consent must contact Council's Coordinator, Resource Recovery to arrange the following number of bins in relation to the residential component of the approved development:

- 5 x 240 litre bins for general waste streams;
- 13 x 240 litre for recycling waste streams; and
- 7 x 240 litre green waste bins.

ADVISORY NOTES

- 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.
- A complete assessment of the application under the provisions of the Building Code of Australia has not been carried out.
- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.
- 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, before commencement of works.
- Contact "Dial Before You Dig" before 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 Before You Dig | ☎ 1100 www.dialbeforeyoudig.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.diy-safe.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 Environmental Solutions | ☎ 1300 651 116 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. |

This consent is effective and operates from 22 September 2016. The consent will lapse unless the proposed development is commenced in accordance with Section 4.53 of the Act.

Under Section 8.7 of the Act you may, within six (6) months of receipt of this notice, appeal to the Land and Environment Court if you are dissatisfied with the Council's determination.

All conditions imposed by the Council must be observed. Breach of a condition is a breach of the Act and may also constitute an offence.

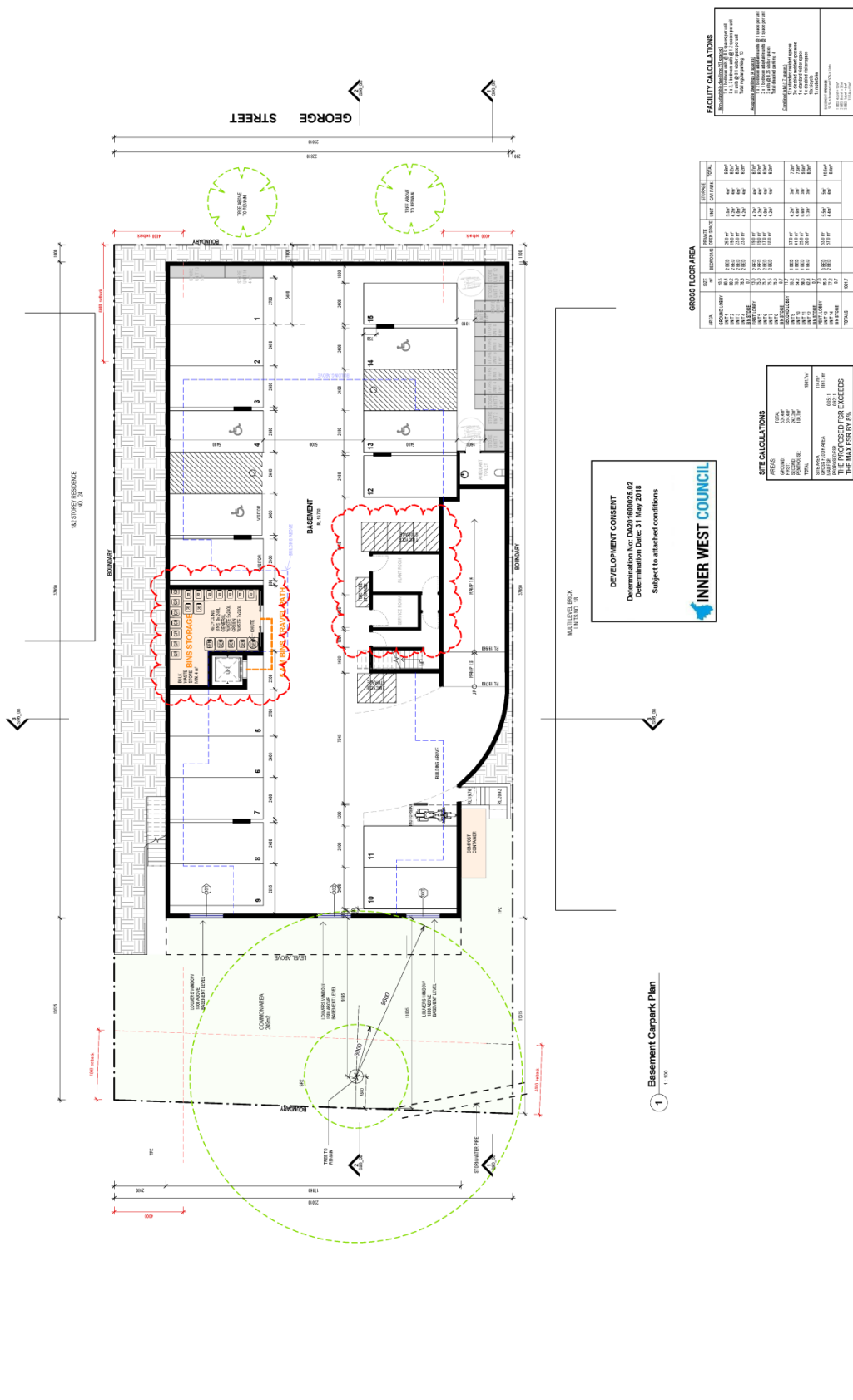
Yours faithfully



Ruba Osman
Team Leader Development Assessment

Enquiries: Ruba Osman on .93352113
Ref: **D1A** TRIM Doc. 47999.18

Attachment D – Approved Plans Determination No. 20160025.02



GROSS FLOOR AREA

| AREA | NO. | AREA (SQ M) | TOTAL (SQ M) |
|------------------|-----|-------------|--------------|
| BASEMENT CARPARK | 1 | 3000.00 | 3000.00 |
| STAIRWELL | 2 | 200.00 | 3200.00 |
| LIFT SHAFT | 3 | 150.00 | 3350.00 |
| TOILET | 4 | 100.00 | 3450.00 |
| STORAGE | 5 | 100.00 | 3550.00 |
| ENTRY | 6 | 100.00 | 3650.00 |
| EXIT | 7 | 100.00 | 3750.00 |
| COMMON | 8 | 100.00 | 3850.00 |
| SERVICE | 9 | 100.00 | 3950.00 |
| TOTAL | | 3950.00 | 3950.00 |

FACILITY CALCULATIONS

| AREA | NO. | AREA (SQ M) | TOTAL (SQ M) |
|------------------|-----|-------------|--------------|
| BASEMENT CARPARK | 1 | 3000.00 | 3000.00 |
| STAIRWELL | 2 | 200.00 | 3200.00 |
| LIFT SHAFT | 3 | 150.00 | 3350.00 |
| TOILET | 4 | 100.00 | 3450.00 |
| STORAGE | 5 | 100.00 | 3550.00 |
| ENTRY | 6 | 100.00 | 3650.00 |
| EXIT | 7 | 100.00 | 3750.00 |
| COMMON | 8 | 100.00 | 3850.00 |
| SERVICE | 9 | 100.00 | 3950.00 |
| TOTAL | | 3950.00 | 3950.00 |

DEVELOPMENT CONSENT
 Determination No. 20160025.02
 Determination Date 31 May 2018
 Subject to attached conditions

1
 Basement Carpark Plan
 1:100

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| <p>DATE: 20/08/16 SCALE: A SHEET: 1/1</p> <p>PROJECT: 157 Lenee St, Marrickville NSW 2150</p> | <p>DATE: 1/10/16 DRAWN: J.M. CHECKED: J.M.</p> |
| <p>NOTE: THIS DRAWING IS NOT FOR CONSTRUCTION ALL BUILDING WORK TO COMPLY WITH THE NSW BUILDING CODES AND ALL APPLICABLE REGULATIONS. CONSULTATION WITH LOCAL AUTHORITIES AND RELEVANT STATES, TERRITORIES AND FEDERAL GOVERNMENT DEPARTMENTS IS RECOMMENDED. CONSULT WITH PROFESSIONAL ENGINEERING AND ARCHITECTURAL FIRMS FOR ADVICE ON ANY POINT OF UNCERTAINTY, AND IN PARTICULAR AS TO THE ACCURACY OF ANY DIMENSIONS OR DIMENSIONS. IF ANY DIMENSIONS OR DIMENSIONS ARE IN CONFLICT, THE DIMENSIONS OF THE DRAWING SHALL PREVAIL. DIMENSIONS SHOWN IN RED ARE THE DIMENSIONS OF THE BUILDING. DIMENSIONS SHOWN IN BLUE ARE THE DIMENSIONS OF THE CARPARK. DIMENSIONS SHOWN IN GREEN ARE THE DIMENSIONS OF THE STRUCTURE. DIMENSIONS SHOWN IN BLACK ARE THE DIMENSIONS OF THE PLANT ROOMS. DIMENSIONS SHOWN IN PURPLE ARE THE DIMENSIONS OF THE STAIRS. DIMENSIONS SHOWN IN BROWN ARE THE DIMENSIONS OF THE LIFT SHAFTS. DIMENSIONS SHOWN IN YELLOW ARE THE DIMENSIONS OF THE SERVICE AREAS. DIMENSIONS SHOWN IN GREY ARE THE DIMENSIONS OF THE COMMON AREAS. DIMENSIONS SHOWN IN ORANGE ARE THE DIMENSIONS OF THE STORAGE AREAS. DIMENSIONS SHOWN IN LIGHT BLUE ARE THE DIMENSIONS OF THE ENTRY AREAS. DIMENSIONS SHOWN IN DARK BLUE ARE THE DIMENSIONS OF THE EXIT AREAS. DIMENSIONS SHOWN IN PINK ARE THE DIMENSIONS OF THE TOILET AREAS. DIMENSIONS SHOWN IN LIGHT GREEN ARE THE DIMENSIONS OF THE STAIRWELL AREAS. DIMENSIONS SHOWN IN DARK GREEN ARE THE DIMENSIONS OF THE LIFT AREAS. DIMENSIONS SHOWN IN BROWN ARE THE DIMENSIONS OF THE SERVICE AREAS. DIMENSIONS SHOWN IN GREY ARE THE DIMENSIONS OF THE COMMON AREAS. DIMENSIONS SHOWN IN ORANGE ARE THE DIMENSIONS OF THE STORAGE AREAS. DIMENSIONS SHOWN IN LIGHT BLUE ARE THE DIMENSIONS OF THE ENTRY AREAS. DIMENSIONS SHOWN IN DARK BLUE ARE THE DIMENSIONS OF THE EXIT AREAS. DIMENSIONS SHOWN IN PINK ARE THE DIMENSIONS OF THE TOILET AREAS. DIMENSIONS SHOWN IN LIGHT GREEN ARE THE DIMENSIONS OF THE STAIRWELL AREAS. DIMENSIONS SHOWN IN DARK GREEN ARE THE DIMENSIONS OF THE LIFT AREAS.</p> | <p>PROJECT: 157 Lenee St, Marrickville NSW 2150 SHEET: 1/1 DATE: 20/08/16</p> |

DEVELOPMENT CONSENT
 Reference No. D1401663646
 Determination Date: 31 May 2018
 Subject to attached conditions



SITE CALCULATIONS

| AREAS | AREA (sqm) | PERCENTAGE TO TOTAL | PERCENTAGE TO GROSS FLOOR AREA |
|------------------|---------------|---------------------|--------------------------------|
| GROSS FLOOR AREA | 147.27 | 100% | 100% |
| LANDSCAPE | 19.81 | 13% | 13% |
| PARKING | 19.81 | 13% | 13% |
| PERMEABLE ACCESS | 19.81 | 13% | 13% |
| TOTAL | 167.09 | 114% | 114% |

GROSS FLOOR AREA: 147.27 sqm
 PERMEABLE ACCESS: 19.81 sqm
 PARKING: 19.81 sqm
 LANDSCAPE: 19.81 sqm
TOTAL: 167.09 sqm (114% OF GROSS FLOOR AREA)

GROSS FLOOR AREA

| AREA | TYPE | AREA (sqm) | PERCENTAGE TO TOTAL | PERCENTAGE TO GROSS FLOOR AREA |
|--------------|---------------|-------------|---------------------|--------------------------------|
| UNIT 1 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 2 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 3 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 4 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 5 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 6 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 7 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 8 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 9 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 10 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 11 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 12 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 13 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 14 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 15 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 16 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 17 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 18 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 19 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 20 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 21 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 22 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 23 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 24 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 25 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 26 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 27 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 28 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 29 | RESIDENTIAL | 41.67 | 28% | 28% |
| UNIT 30 | RESIDENTIAL | 41.67 | 28% | 28% |
| TOTAL | 147.27 | 100% | 100% | |

DOWNLIGHTS - GROUND LEVEL

| DOWNLIGHTS | TYPE | AREA (sqm) | PERCENTAGE TO TOTAL |
|--------------|-------------|------------|---------------------|
| UNIT 1 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 2 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 3 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 4 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 5 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 6 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 7 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 8 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 9 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 10 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 11 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 12 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 13 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 14 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 15 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 16 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 17 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 18 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 19 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 20 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 21 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 22 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 23 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 24 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 25 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 26 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 27 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 28 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 29 | DOWNLIGHT | 0.5 | 0.3% |
| UNIT 30 | DOWNLIGHT | 0.5 | 0.3% |
| TOTAL | 15.0 | 10% | |



| | | | | | |
|----------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| DATE: 20/01/18 ISSUE: A PLAN: S1 | AMENDMENT: | NOTES - THE DRAWING IS NOT FOR CONSTRUCTION. ALL LEVELS, DIMENSIONS AND OTHER INFORMATION IN THIS DRAWING ARE TO BE TAKEN IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, SPECIFICATIONS AND RELEVANT BSA CODES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. | LAUREL LESKOWSKI ARCHITECT SHEET NO. 101 - LEVEL 1 - 98 Great Bouldingham St., Newtown, NSW 2010 | DATE: JANUARY 2018 DRAWING NO: 101 SHEET NO: A | SHOW: 1:100 @ A1 DRAWING NO: 101 SHEET NO: A |
| | | | | Demolition of existing and construction of 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST MARRICKVILLE GROUND FLOOR PLAN | |
| | | | | 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST MARRICKVILLE GROUND FLOOR PLAN | |



Second Floor Plan
1:100

SITE CALCULATIONS

| AREA | HEIGHT | WINDY |
|---------|--------|-------|
| COVERED | 3.2m | 100% |
| OPEN | 1.5m | 100% |
| TOTAL | 4.7m | 100% |

PROPOSED MAXIMUM HEIGHT FOR EXCEEDS - THE MAX BY 5%

GROSS FLOOR AREA

| AREA | NO. | RECORDING | UNIT | UNIT AREA | TOTAL |
|---------|-----|-----------|---------|-----------|---------|
| COVERED | 18 | 15.00 | 150.00 | 2700.00 | 2700.00 |
| OPEN | 18 | 1.50 | 270.00 | 270.00 | 270.00 |
| TOTAL | 36 | 16.50 | 1770.00 | 2970.00 | 2970.00 |

DOWNLIGHTS - SECOND LEVEL

| | | | | | |
|------------|---|------|--------|--------|--------|
| DOWNLIGHTS | 1 | 1.00 | 100.00 | 100.00 | 100.00 |
| TOTAL | 1 | 1.00 | 100.00 | 100.00 | 100.00 |

DEVELOPMENT CONSENT
 Determination No: DA201600202.02
 Determination Date: 31 May 2018
 Subject to attached conditions

NOTES: THIS DRAWING IS NOT FOR CONSTRUCTION
 ALL BUILDINGS MUST COMPLY WITH LOCAL AND NATIONAL REGULATIONS AND RELEVANT STANDARDS.
 THIS DRAWING IS FOR INFORMATION ONLY. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.
 THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES.
 © COPYRIGHT RESERVED BY LARALE LUDWIG ARCHITECTS

AMENDMENT

| | | |
|-----|------------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | 2018/05/29 | 2018/05/29 |
| 2 | 2018/05/29 | 2018/05/29 |

SCALE: 1:100

DATE: 2018/05/29

PROJECT: Demolition of existing and construction of 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST WARRICKVILLE
 SECOND FLOOR

ARCHITECT: LARALE LUDWIG ARCHITECTS

DATE: 11/06/18 AT 11:00 AM

DRAWN BY: JAMIE LUDWIG

CHECKED BY: JAMIE LUDWIG

SCALE: 1:100

PROJECT: S96_05_A

| ITEM NO. | DESCRIPTION | UNIT | QUANTITY | PRICE PER UNIT | TOTAL PRICE |
|----------|--------------|-----------------|----------|----------------|-----------------|
| 1 | Grass | m ² | 100 | 1.50 | 150.00 |
| 2 | Planting | 1000mm x 1000mm | 10 | 40.00 | 400.00 |
| 3 | Soil | m ³ | 100 | 1.50 | 150.00 |
| 4 | Labour | hr | 50 | 20.00 | 1000.00 |
| 5 | Water | m ³ | 10 | 1.50 | 15.00 |
| 6 | Substrate | m ² | 100 | 2.00 | 200.00 |
| 7 | Drainage | m ² | 100 | 2.50 | 250.00 |
| 8 | Concrete | m ² | 100 | 3.00 | 300.00 |
| 9 | Rebar | kg | 100 | 1.50 | 150.00 |
| 10 | Formwork | m ² | 100 | 3.00 | 300.00 |
| 11 | Paint | litre | 100 | 2.00 | 200.00 |
| 12 | Waste | hr | 50 | 20.00 | 1000.00 |
| 13 | Transport | hr | 50 | 20.00 | 1000.00 |
| 14 | Site | hr | 50 | 20.00 | 1000.00 |
| 15 | Tools | hr | 50 | 20.00 | 1000.00 |
| 16 | Permit | hr | 50 | 20.00 | 1000.00 |
| 17 | Insurance | hr | 50 | 20.00 | 1000.00 |
| 18 | Overhead | hr | 50 | 20.00 | 1000.00 |
| 19 | Profit | hr | 50 | 20.00 | 1000.00 |
| 20 | Total | | | | 11500.00 |

| | |
|------------------|-------------|
| TOTAL | 11500 |
| PERMITS | 1000 |
| DEMOLITION | 500 |
| CONCRETE | 1000 |
| PAINT | 1000 |
| WASTE | 1000 |
| TRANSPORT | 1000 |
| TOOL | 1000 |
| OVERHEAD | 1000 |
| PROFIT | 1000 |
| NET VALUE | 9000 |

1:1500

| | |
|------------------|------------|
| DOWNLIGHTS | 4 |
| SWITCHES | 4 |
| OUTLETS | 4 |
| WALLS | 4 |
| FLOORS | 4 |
| CEILING | 4 |
| ROOF | 4 |
| STAIRS | 4 |
| BATHROOMS | 4 |
| KITCHENS | 4 |
| LIVING AREAS | 4 |
| BED ROOMS | 4 |
| TOILETS | 4 |
| VESTIBULES | 4 |
| PORCHES | 4 |
| PATIOS | 4 |
| LANDSCAPING | 4 |
| CONCRETE | 4 |
| PAINT | 4 |
| WASTE | 4 |
| TRANSPORT | 4 |
| TOOL | 4 |
| OVERHEAD | 4 |
| PROFIT | 4 |
| NET VALUE | 156 |

DEVELOPMENT CONSENT
 Determination No: D337000925.02
 Determination Date: 31 July 2018
 Subject to attached conditions

INNER WEST COUNCIL



Penthouse Floor Plan
 1:100

DATE: 31 JANUARY 2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1541

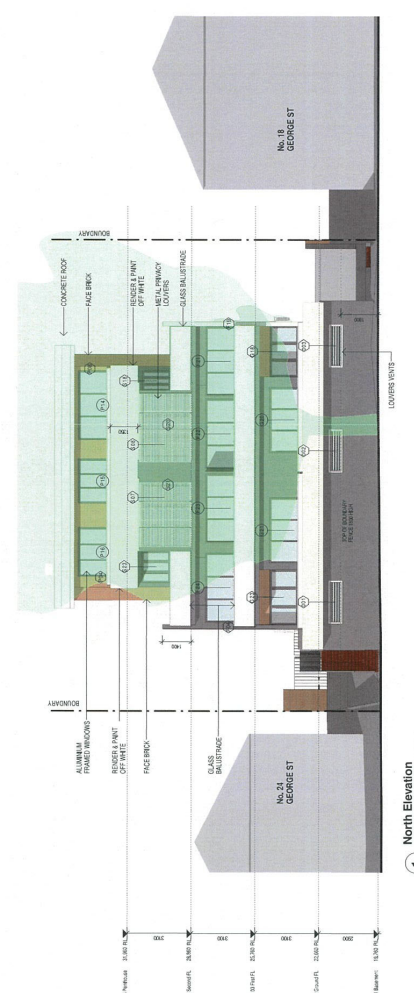
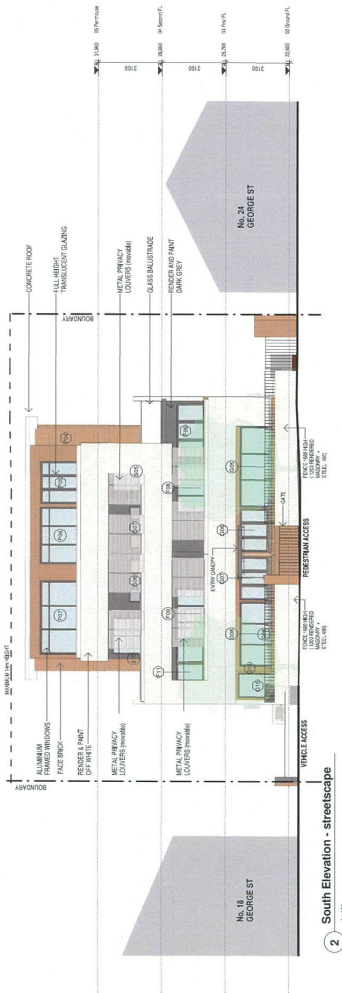
DEMOLITION OF EXISTING AND CONSTRUCTION OF 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST MARRICKVILLE PENITHOUSE
 LAUREL LASCORNIK ARCHITECT

NOTES: THIS DRAWING IS NOT FOR CONSTRUCTION
 ALL BUILDINGS TO BE DEMOLISHED WITHIN 30 DAYS OF COMMENCEMENT OF CONSTRUCTION
 THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS NOT VISUALLY DOMINANT IN THE LOCALITY
 VISUAL IMPACT ASSESSMENT REPORT TO BE PROVIDED TO THE LOCAL COUNCIL AS PART OF THE DEVELOPMENT APPLICATION
 VISUAL IMPACT ASSESSMENT REPORT TO BE PROVIDED TO THE LOCAL COUNCIL AS PART OF THE DEVELOPMENT APPLICATION
 VISUAL IMPACT ASSESSMENT REPORT TO BE PROVIDED TO THE LOCAL COUNCIL AS PART OF THE DEVELOPMENT APPLICATION
 VISUAL IMPACT ASSESSMENT REPORT TO BE PROVIDED TO THE LOCAL COUNCIL AS PART OF THE DEVELOPMENT APPLICATION

DATE: 31 JANUARY 2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1541

1541

S96_06 A



DEVELOPMENT CONSENT
 Determination No. D43/19/00025/02
 Determination Date: 31 July 2019
 Subject to attached conditions

INNER WEST COUNCIL

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <p>Scale: 1:100 @ A1 Date: JANUARY 2018</p> | |
| <p>Drawn: [Name] Checked: [Name]</p> | |
| <p>Sheet: 1541 of 1541 Title: S96_09 A</p> | |
| <p>Project: Demolition of existing and construction of 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST MARRICKVILLE North & South Elevation LARABE EKSPONDA ARCHITECT</p> | |
| <p>Notes: THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION. ALL BUILDING WORK TO COMPLY WITH THE LOCAL ACT CODES AND RELEVANT AUSTRALIAN STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.</p> | |
| <p>DATE: 03/01/2018 DRAWN BY: [Name] CHECKED BY: [Name]</p> | <p>AMENDMENT</p> |



DEVELOPMENT CONSENT
Determination No: DA301600025.02
Determination Date: 31 May 2016
Subject to attached conditions

INNER WEST COUNCIL



| | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|------------------------|
| FOR DATE DRAWN BY SCALE | ISSUE # A A A | DATE 06/05/16 20/07/16 20/07/16 | APPROVED BY [Signature] | TITLE/CLIENT Demolition of existing and construction of 14 UNITS RESIDENTIAL DEVELOPMENT @ 20-22 GEORGE ST MARRICKVILLE EAST & WEST ELEVATION | DATE JANUARY 2016 | SCALE 1:50 | PROJECT NO S96_10_A |
| <p>NOTES: THIS DRAWING IS INTENDED FOR CONSTRUCTION OF THE BUILDING WORK TO COMPLY WITH ALL LOCAL LAWS AND REGULATIONS AND ALL RELEVANT STANDARDS AND SPECIFICATIONS AND ALL RELEVANT BUILDING CODES AND STANDARDS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS ARE RESERVED.</p> <p>THIS DRAWING IS THE PROPERTY OF LAUREL LIDOWSKI ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LAUREL LIDOWSKI ARCHITECTS.</p> <p>© COPYRIGHT REMAINS WITH LAUREL LIDOWSKI ARCHITECTS</p> | | | | <p>LAUREL LIDOWSKI ARCHITECTS Suite 107 Level 1, 99 Great Bingham St., Redfern NSW 2010 www.lidowski.com.au 02 9550 7300</p> | | | |