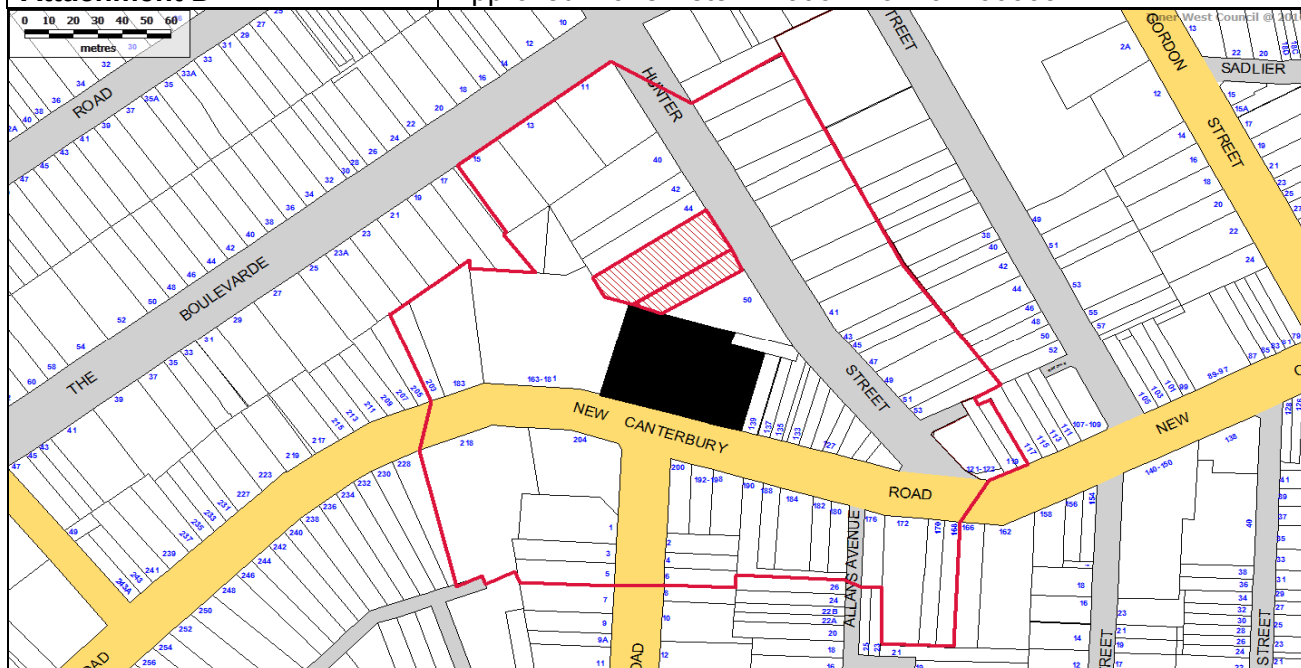




# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA201700003.01
<b>Address</b>	147 New Canterbury Road, Lewisham
<b>Proposal</b>	To modify Determination No. 201700003 dated 13 October 2017 to carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocate an OSD tank, increase the number of residential units from 46 to 47, alter balconies, reduce the width of the pedestrian entry to New Canterbury Road, delete a substation and replace vertical blades with operable screens
<b>Date of Lodgement</b>	29 August 2018
<b>Applicant</b>	Benson McCormack Architecture
<b>Owner</b>	Peter Gabriel Pty Limited, Steve Gabriel Pty Limited, Kon Gabriel Pty Limited, Aziz Gabriel Pty Limited
<b>Number of Submissions</b>	11 submissions
<b>Value of works</b>	\$12,663,699.00
<b>Reason for determination at Planning Panel</b>	The variation to FSR development standard exceeds 10%
<b>Main Issues</b>	Floor Space ratio
<b>Recommendation</b>	Approval subject to conditions
<b>Attachment A</b>	Recommended Modified conditions of consent
<b>Attachment B</b>	Architectural Plans & Landscape Plans
<b>Attachment C</b>	Consent Determination No. 201700003
<b>Attachment D</b>	Approved Plans Determination No. 201700003



<b>Subject Site:</b>	<b>Objectors:</b>
<b>Notified Area*:</b>	<b>*Objectors out of map view not shown</b>

\*Previous objectors also notified

## 1. Executive Summary

This report concerns an application under Section 4.55 of the Environmental Planning and Assessment Act to modify Determination No. 201700003 dated 13 October 2017 to carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocate an OSD tank, increase the number of residential units from 46 to 47, alter balconies, reduce the width of the pedestrian entry to New Canterbury Road, delete a substation and replace vertical blades with operable screens. The application was notified in accordance with Council's notification policy and 11 submissions were received.

Amended plans were submitted to Council on 12 February 2019, 9 April 2019 and 7 May 2019 however these do not result in any substantial change that would affect neighbouring properties and therefore were not required to be re-notified in accordance with Council's Policy.

The application is referred to the Inner West Local Planning Panel for determination as the development results in a variation to the floor space ratio development standard prescribed by Clause 4.4 of MLEP 2011 of 683.1sqm or 18.6%.

It is considered the proposal generally complies with the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011) with the exception of the variation to the FSR development standard as above. The development is generally consistent with the provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

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

The application is recommended for approval subject to appropriate conditions.

## 2. Proposal

Deferred commencement consent was granted by Determination No. 201700003 on 13 October 2017 to erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking on the above property.

Approval is now sought to modify the consent to carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocation of an OSD tank, an increase in the number of residential units from 46 to 47, alter balconies, reducing the width of the pedestrian entry to New Canterbury Road, deletion a substation and replacement of vertical blades with operable screens

Specifically, the works include the following:

### Basement Level

- Realignment of the basement wall on the south-western corner, extending it westward by 2 metres, creating a minor increase to the footprint of the basement.
- Alter the basement ramp to be single vehicle width and employ a traffic light/vehicle detector system at ground level and within the basement to manage vehicle movements.
- Car parking is to be reconfigured and reallocated from 45 car spaces within the basement to 43 within the basement. The provision of car parking within the basement is for 41 residential and 2 commercial spaces.

- Relocation of bicycle spaces from the ground floor to the basement and separation of residential and commercial bicycle spaces. The provision of bicycle parking remains at 33 residential and 4 commercial spaces.
- Relocation of residential and commercial storage cages from ground level to the basement. The provision of cages will increase from 36 (29 residential and 7 commercial) to 50 (47 residential and 3 commercial).
- Minor alterations to configuration of lift lobby areas, enclosing them with glazing and fires walls.
- Plant rooms are allocated specific purposes.

#### Lower Ground Floor Plan

- Relocation of OSD tank from ground level to be suspended above the basement, between the lower ground and ground levels. A 2.5m floor to ceiling height will remain from the basement level to the underside of the OSD tank. This space relates to the main storage area along the northern basement wall.

#### Ground Floor

- Reconfiguration and reallocation of car parking spaces. The approved 7 car parking spaces (3 residential and 4 commercial) will be increased to be 9 commercial (8 typical spaces and 1 small car) spaces. 8 of these are in a tandem configuration with 4 staff car parking spaces recessed in and 5 customer spaces behind.
- Modification to waste rooms to facilitate the revised single-width driveway and at-grade commercial car parking. Overall increase in the provision of bulky waste areas, increasing from 15m<sup>3</sup> for residential and 3.53m<sup>3</sup> for commercial to 20.81m<sup>3</sup> for residential and 5.4m<sup>3</sup> for commercial.
- Commercial Unit 1 reduced in size from 246sqm to 206.7sqm
- Commercial Unit 2 will be increased from 218.8sqm to 470.2sqm.
- Reconfiguration of ground floor landscaped area.
- Reconfigured pedestrian entrance off New Canterbury Road, being a reduction in the entry corridor width from 5.3m to 4m.
- Revised entrances into Commercial Units 1 and 2.
- Modification to pedestrian access from northern car park to communal open space by the removal of stairs and replacement with a 1:20 ramp.
- Provision of temporary bulky waste holding area adjacent to the loading bay.
- Removal of the substation to the rear.
- Plant rooms are allocated specific purposes: condenser units and main switch board room are adjacent to temporary bins holding area, and diesel pump room is next to fire stairs at the north east corner.
- Revised location of main switch board.

#### Level 1

- Level 1 plant room (north-western corner of the building) to be removed and replaced with a 1 bedroom unit, raising the number of units in the development from 46 to 47.
- Balcony for Unit A1.2 is increased from 4.2sqm to 6.8sqm
- Re-shaped landscaped deck for Unit A1.1 and increase the overall balcony size from 56.5sqm to 66.2sqm. The south-western portion of the deck is raised to ensure sufficient clearance for waste vehicles.
- The south-western corner façade wing is moved inward (easterly) for the same purpose.
- Provide air conditioning condenser units to level 1 balconies of Units A1.1, A1.5, A1.6, B1.7, B1.8, B1.1, B1.2. All other condenser units are located on the ground floor level.

Other

- Fixed vertical louvres are to be replaced with operable metal screens to the north elevation.
- Replace metal balustrade with solid balustrade to northern balconies.
- External walls of bedrooms to A1.6, B.1.2, B1.7, A2.6, B2.2, B2.7, B3.2, A3.6 and B3.7 are increased in GFA by 1.2sqm.
- Balconies to units A1.1, A2.1, A3.1 are to be reduced in size by 15.1sqm, 1.9sqm and 1.9sqm respectively.
- Simplify the shape of concrete portal around the jelly bean façade. Consequently, the outdoor space of Commercial Unit 2 has been modified (increased).
- Hot water plant room added on roof top.
- New pergola with operable louvre roof located behind the jelly bean façade for the use of the residents of Units B1.1 and B1.2. The operable roof relates to their outdoor terraces.
- Inclusion of new sewer vent pipe at front up to RL 47.40 AHD.
- Revised Landscape Plan.

Amended plans were submitted to Council on 12 February 2019 indicating modifications to the ground floor landscaped area, 9 April 2019 refining the waste management areas and 7 May 2019 which makes minor changes to facilitate waste truck egress through the site. The amended plans are the subject of this assessment.

### 3. Site Description

The site is known as 141-161 New Canterbury Road and is located on the northern side of New Canterbury Road, between Toothill Street and Hunter Street, Petersham. The site is legally described as Lot 1 in Deposited Plan 718901, having a 58.49 metre frontage to New Canterbury Road, a depth of approximately 42 metres and an area of approximately 2,334sqm.

The site contains two warehouse buildings, including a part 1, part 2-storey warehouse on the western side of the site with associated at grade car parking and a 2-storey warehouse on the eastern side. Both warehouses have vehicular access to New Canterbury Road, as well as a Right of Way at the rear which provides access from Hunter Street.

The site is adjoined by single and 2 storey commercial buildings to the east, west and south and low density residential development to the north.

### 4. Background

#### 4(a) Site history

Deferred commencement consent was granted by Determination No. 201700003 on 13 October 2017 to erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking on the above property.

That consent became operative on 2 July 2018.

#### 4(b) Application history

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

Date	Event
29 August 2018	Subject application lodged.
12 February 2019	Amended plans, GFA calculations and Clause 4.6 written request provided to Council.
9 April 2019	Amended ground floor plan submitted making minor changes to waste rooms and servicing.
7 May 2019	Amended ground and first floor plan submitted in response to refined waste truck swept paths.

### 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. The original assessment under section 4.15 of the Act remains relevant and is attached to the original record.

#### 5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- Marrickville Local Environmental Plan 2011

The following provides further discussion of the relevant issues:

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

##### Storage

- The application involves the relocation of residential and commercial storage cages from ground level to the basement. The provision of cages will increase from 36 (29 residential and 7 commercial) to 50 (47 residential and 3 commercial). This ensures that all residential dwellings have access to a storage cage in accordance with the provisions of the ADG.

##### Apartment sizes

- The application involves the approved level 1 plant room (north-western corner of the building) to be removed and replaced with a 1 bedroom unit, raising the number of units in the development from 46 to 47. The 1 bedroom unit has an area of 62sqm which complies with the provisions of the ADG.
- External walls of bedrooms to A1.6, B.1.2, B1.7, A2.6, B2.2, B2.7, B3.2, A3.6 and B3.7 are increased in GFA by 1.2sqm. These dwellings continue to comply with the provisions of the ADG.

Private Open Space

- Balcony for unit A1.2 is increased from 4.2sqm to 6.8sqm which complies with the provisions of the ADG.
- Balconies to units A1.1, A2.1, A3.1 are to be reduced in size by 15.1sqm, 1.9sqm and 1.9sqm respectively. These balconies continue to comply with the provisions of the ADG.
- The landscaped deck for Unit A1.1 is to be re-shaped and an increase the overall balcony size from 56.5sqm to 66.2sqm is proposed. The south-western portion of the deck is raised to ensure sufficient clearance for waste vehicles.
- A new pergola with operable louvre roof is proposed to be located behind the “jelly bean” façade to the POS of units B1.1 and B1.2. The operable roof relates to outdoor terraces. The louvre is not visible from the public domain and is therefore acceptable.

**5(a)(ii) Marrickville Local Environment Plan 2011 (MLEP 2011)****(i) Floor Space Ratio (Clause 4.4)**

A maximum floor space ratio (FSR) of 1.5:1 applies to the land as indicated on the Floor Space Ratio Map that accompanies MLEP 2011. The development has a gross floor area (GFA) of 4175.4sqm which equates to a FSR of 1.78:1 on the 2334sqm site and does not comply with the FSR development standard. The development results in a variation to the FSR development standard by 683.1sqm or 18.6%.

It is noted that the current calculation of gross floor area has been informed by *Landmark Group Australia Pty Ltd v Sutherland Shire Council* [2016] NSWLEC 1577 before Commissioner Morris (henceforth “the Landmark method”). The original assessment of the application used the calculation of GFA informed by *GGD Danks Street P/L and CR Danks Street P/L v Council of the City of Sydney* [2015] NSWLEC 1521 before Commissioner O’Neill (henceforth “the Danks method”).

The applicant submitted the following regarding the proposed GFA for the subject application, in part:

*“The site area is 2,334sqm. A maximum gross floor area permitted under MLEP11 controls would be 3,501sqm. The original development application was approved with a total of 3,500.9sqm GFA, thereby compliant.*

*There are two recent court cases that have relevance for the calculation of GFA. These are GGD Danks Street P/L and CR Danks Street P/L v Council of the City of Sydney [2015] NSWLEC 1521 before Commissioner O’Neill (henceforth “Danks”) and Landmark Group Australia Pty Ltd v Sutherland Shire Council [2016] NSWLEC 1577 before Commissioner Morris (henceforth “Landmark”). The GFA under the original application was calculated using Danks. Council has requested that the GFA of the modification application be calculated using the method under Landmark.*

*Calculation pages for the approved and modification application under both Danks and Landmark to ensure that the GFA sought under this modification is appropriately matched to its respective ruling...*

*The approved development was calculated using Danks as a guide for calculating GFA, noting with reference for the calculation plans the breezeways are open at both ends consistent with O’Neill’s ruling. Under this case, the modification application seeks to increase the GFA of the building by 346.2sqm to 3,847.1sqm, an FSR of 1.65:1. This represents a variation of 9.89% to the FSR control.*

*It was noted by Council that the temporary bin storage area on the western side of the driveway that is also used as a plant room for air conditioning units was incorrectly excluded from GFA as it wasn't exclusively used for services. This has been rectified in the above calculation and on the calculation pages.*

*If the original application had been calculated using Landmark as a guide, the breezeways would be counted as GFA as they are not open on a long side. The approved GFA would have been 3,873.5sqm, an FSR of 1.66:1.*

*Under the modification the GFA would increase to 4,184.1sqm, being an FSR of 1.79:1. This represents an increase of 310.6sqm, an increase of 8.02% over the approved development as calculated under Landmark.*

*It is noted that the additional floor space is largely driven by the relocation of the OSD tank, storage cages, bicycle parking and water treatment room into the basement. The removal of these elements that do not contribute to gross floor area from the ground level has allowed Commercial Unit 2 to expand from 218.8sqm to 473.3sqm, being an increase of 254.5sqm. It is noted that the commercial unit does not utilise all of the previously enclosed space at ground level, therefore reducing the building envelope.*

*Out of the remaining 80.9sqm increase in GFA, the new residential unit located within the footprint of the approved plant room on Level 1 is 62sqm. The remaining floor space is picked up with minor amendments to external walls of some units that are made without impacting on approved separation distances or the greater building envelope."*

It is noted that the inclusion of the breezeways on every level and ground floor corridors to the calculation of GFA on site contributes an additional 373.5sqm.

In addition to that additional GFA using the Landmark method, the subject application seeks a further 310.6sqm. This can be attributed to the following changes:

- An increase in the size of commercial tenancy C.02 from 218.8sqm to 470.2sqm;
- The addition of new Unit A1.7 adding an additional 62sqm;
- Minor increases to Units A1.6, B.1.2, B1.7, A2.6, B2.2, B2.7, B3.2, A3.6 and B3.7; each Unit increasing in GFA by 1.2sqm;
- A number of minor decreases to GFA including a reduction in the size of commercial tenancy C.01; and
- A number of minor changes to the GFA of waste rooms and other services.

Whilst a S4.55 application is not required to be accompanied by a written request for exceptions to development standard under Clause 4.6 of MLEP 2011, the application was accompanied by a written submission which seeks to justify the variations. The written submission contends that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The submission makes the following comments, in part:

***"Is Compliance With the Development Standard Unreasonable or Unnecessary in the Circumstances of the Case?"***

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

*With regard to objective (a), it is merely an explanation of the development standard. The proposed development is not in opposition with this objective.*

*In terms of objective (b), it is worth recognising that this site, 141-161 New Canterbury Road, Lewisham, was the subject of a planning proposal to rezone the land from IN2 Light Industrial to B5 Business Development with a Schedule 1 amendment to permit residential flat buildings on the site. As this planning proposal was approved, and the subsequent development application for a 5 storey mixed use development was approved, the built form is keeping in with the desired future character of the area in terms of building density and bulk.*

*The proposed modifications make minimal impact to the approved building form. Although the relocation of the OSD tank, storage cages, bicycle parking and water treatment room from the ground level into the basement are a modification of note, the expansion of the commercial unit does not expand the building envelope and the additional gross floor area of the commercial unit is contained within the approved built form.*

*The same is applicable to the new residential unit on Level 1 in the location of a plant room. The proposed unit fits within the same envelope as the plant room, with a minor wall modification to the adjoining unit A1.2 but maintains the same side and rear setbacks. The only increase in any physical 'bulk' is not gross floor area as it is the provision of a balcony for the unit to serve as the unit's private open space. The balcony which is oriented toward the northern, rear boundary and is 2 metres deep, consistent with the ADG minimum, and is setback from the rear boundary by 7.926 metres at the minimum, the same setback as the balcony of the unit immediately to the east, A1.3. The side setback is maintained from as the approved plant room at 5.693 metres in part and 6.612 metres for the remainder. The additional gross floor area in this location does not result in any notable bulk, and also is a visual improvement over the plant room's blank wall.*

*All other modifications that increase gross floor area involve shifting walls on the inside part of the development, none of which impact any building separation or add density.*

*In summary, while there is an increase in the overall gross floor area it is captured within the existing building footprint.*

*Finally, regarding objective (c), as the above outlined the approved building envelope is not being notably modified as a result of the proposed modifications. The proposed new unit (A1.7) is appropriately separated and positioned to not raise any overlooking concerns, consistent with the adjacent unit A1.3. With the built form not encroaching any further than the approved setbacks, it is considered that there are no adverse environmental impacts generated by the additional gross floor area.*

### ***Are there Sufficient Environmental Planning Grounds?***

*The assessment above and as demonstrated within the accompanying Section 4.55(2) SEE, it has been shown that the resultant environmental impacts of the proposal will be satisfactory, as the development remains as being substantially the same.*

*The proposal has addressed the site constraints, streetscape and relevant objectives of both the standards and the zone. The proposal will not result in any unreasonable amenity of environmental impacts.*

*We respectfully submit that the proposed modifications will result in a better planning outcome as the relocation of the OSD tank, storage cages, bicycle parking and water*

*treatment room from the ground level into the basement results in a far better utilisation of the prominent ground level space and allows the expansion of Commercial Unit 2 into this reclaimed area, having the positive benefit of increasing its viability as a business space and flexibility in terms of potential tenants and land uses within the B5 Business Development zone. Further, the additional unit sought is captured within the existing building footprint, is northerly facing and will enjoy good solar access, and provides additional residential accommodation with an accessible area and is proximate to local amenities, services and facilities.*

*While the numerical departure from the standard equals 346.2m<sup>2</sup> (9.89%), the additional floor space has been captured within the approved building envelope. It therefore does not result in any additional bulk and scale, amenity impacts or the like. The development will continue to respond to its prominent location with excellent design and remains consistent with and complimentary to the evolving character of Petersham Town Centre.*

*Overall, the perceived bulk and scale of the development will not change when viewed from the public domain or surrounding development.*

*In this case, strict compliance with the development standard for floor space ratio in the MLEP11 is unnecessary and unreasonable.*

***Is the Variation in the Public Interest?***

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

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

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

*The proposed development is in our submission consistent with the desired future controls and that the proposed modifications when assessed against the ADG are also compliant in terms of amenity, solar, cross-ventilation and the like.*

*The building contextually has regard to its surrounding properties and provides excellent amenity to residents.*

*The development is consistent with the objectives of the B5 Business Development zone*

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

The justification provided in the applicant's written request is considered well founded and worthy of support. Considering the above justification, strict compliance with the FSR development standard is considered unreasonable and unnecessary given the circumstances of the site. The justification provides due regard to the recent relevant decisions of the NSW Land and Environment Court.

The development as proposed to be modified would remain satisfactory having regard to the objectives of the zone and the development standard.

## 5(b) Draft Environmental Planning Instruments

### 5(b)(i) Draft Marrickville Local Environmental Plan 2011 (Amendment 4)

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 the Draft LEP Amendment are not relevant to the subject proposal.

## 5(c) Development Control Plans

### 5(c)(i) Marrickville Development Control Plan 2011 (MDCP 2011)

The provisions contained in MDCP 2011 that are relevant to the assessment of the application are considered below:

#### (i) Visual and Acoustic Privacy (Part 2.6)

The development includes changes to the rear elevation of the development, including a modified type of privacy screening mechanism to the rear, and a new dwelling at the rear on the first floor level.

The following justification was provided by the applicant regarding the approved fixed vertical louvres being replaced with operable metal screens and the approved metal balustrade being replaced with solid balustrade to northern balconies:

*“The objectives and outcomes governing the aesthetic changes to the northern facade can be summarised as follows:*

- The solid balustrade (spandrel) in lieu of a metal balustrade addresses compliance with fire separation Deemed to Satisfy (DTS) provisions of Building Code of Australia (BCA)*
- Visual privacy for neighbouring properties is enhanced with installation of the solid spandrel which obscures the downward view angle from within the proposed dwellings into neighbouring properties. Cross section Cross sections B, E, J and K provided in the architectural drawing set illustrate the successful privacy outcomes restricting the downward view angle has in protecting the amenity of neighbouring properties.*
- Improve internal amenity for future occupants of the development without compromising the visual and audible privacy of neighbouring properties through replacement of fixed vertical metal blades in favour of operable (sliding) perforated metal screens. The operable screens provide future occupants greater flexibility in managing their internal living environment by controlling the degree of shading during summer months and solar access during winter months.*
- Sliding screens remove the previously proposed ‘caged’ living environment for future occupants of the development*
- The operable metal screens will be equal in design, colour, materiality, scale and detail to those screens already approved for the southern (New Canterbury Road) elevation creating a consistent architectural language between the front and back sides of the proposed development.”*

The justification provided above is well founded and worthy of support. It is considered that the operable metal screens provide a similar level of visual privacy for neighbours to the north of the site than the fixed metal louvres whilst improving the amenity of future occupants of the subject site.

Furthermore, the solid balustrade will help in reducing northerly direct views from the internal spaces of the units as these views are downward views and would thus be obstructed by the solid balustrade.

The proposal also involves a new dwelling known as Unit 1.7 on the north western corner of the site. This space was previously occupied by a plant room. The dwelling has a west facing bedroom window, glazing to the northern elevation servicing the living space and providing access to a balcony. The balcony provided to Unit 1.7 measures 2 metres in depth and 7.6 metres in width with an area of 15.4sqm. The balcony balustrade is located approximately 8 metres from the rear of the dwellings to the north and neither dwelling have principal areas of private open space in direct view of Unit 1.7. Consequently, no privacy concern is raised with respect to the new dwelling and balcony.

(ii) Parking (Part 2.10)

The development includes the provision of an additional 1 bedroom unit and an additional 252sqm of commercial GFA. It is noted that the original development provided an additional 3 residential car parking spaces in excess of the prescribed criteria and 3 commercial car parking spaces in excess of the prescribed criteria located at grade at the rear of the site, equating to a total of 53 spaces. There is no change to the quantum of car parking spaces provided thereby the proposal complies with the car parking requirements.

No change to the existing number of bicycle and motorcycle parking spaces is proposed and the bicycle parking is relocated from the ground floor to the basement areas; the development is acceptable in this regard.

It is recommended that Condition 9 of the determination be amended accordingly to reflect the modified car parking.

The approved basement ramp is proposed to be modified to a single vehicle width and employ a traffic light/vehicle detector system at ground level and basement level to manage vehicle movements. The application was referred to Council's Development Engineer who raised no concern over the modified basement entry layout.

The Traffic Report submitted with the application indicates an increase in traffic generation from 23 trips to 28 trips during weekday commuter peaks. This represents an increase of 5 trips.

The Traffic Report concludes that *"such a level of additional traffic, being less than one additional vehicle movement every 10 minutes during peak periods, is not considered to result in any noticeable or unreasonable impacts on the surrounding road network, over and above that previously assessed and approved.* No concern is raised over the increased vehicular movements as a result of the proposed modifications.

An amended swept path analysis was undertaken by Council to confirm that a Council waste truck can access the site for servicing in a single direction from Hunter Street through to new Canterbury Road. It was determined that a column in the north east corner of the site and landscaped area would conflict with the truck turning circle. An amended ground and first floor plan was submitted to Council on 7 May 2019 relocating that column further south and a reshaping of the landscaped area and Unit 1.7 to accommodate the clearances needed.

Council's Development Engineer has reviewed the swept path analysis and it is considered acceptable.

(iii) Tree Management (Part 2.20)

A revised Landscape Plan was submitted with the application resulting in a reconfiguration of the ground floor courtyard and changes to proposed planting schedule. The revised plan results in a reduction in the depth of the rear courtyard landscaping from approximately 1.5 metres to 1 metre and therefore the proposed Sydney Green Wattle was considered an unsuitable species for the area as there would not be sufficient area/soil volume to sustain its viability. It is noted that no deep soil is provided on site due to the basement car park occupying the entire building footprint. Whilst ground floor landscaping is provided, the nil deep soil landscaping was justified in the original assessment of the development given the context of the site being within a business centre, being assessed as providing sufficient private and common open space for use by the occupants of the development and being a significant improvement to the nil landscaping currently existing on the site.

An amended Landscape Plan was submitted to Council on 12 February 2019 proposing a Riberry tree. The plans were reviewed by Council's Tree Management Officer who supports the amended planting and associated landscape plan.

(iv) Site Facilities and Waste Management (Part 2.21)

The development includes modification to the commercial and residential waste rooms to facilitate the revised single-width driveway and at-grade commercial car parking. The modification results in an overall increase in the provision of bulky waste areas, increasing from 15m<sup>3</sup> for residential and 3.53m<sup>3</sup> for commercial to a total of 23.9m<sup>3</sup>.

Amended plans were submitted to Council on 9 April 2019 indicating a number of changes to the south western portion of the ground floor level to refine the servicing arrangements for the site, including consolidation of all temporary waste holding areas closer to the loading bay, simplifying the waste paths of travel from the storage areas to the loading bay, and relocating bulky waste holding areas closer to the loading bay.

The development continues to comply with the provisions of Part 2.21 of MDCP 2011 and no concern is raised in this regard.

(v) Commercial and Mixed Use Development (Part 5)

The development involves the following modifications to the commercial component of the development:

- Commercial Unit 1 will be reduced in size from 246sqm to 234.5sqm to accommodate the revised commercial bin area.
- Commercial Unit 2 will be increased from 218.8sqm to 473.3sqm.
- Reconfigured pedestrian entrance off New Canterbury Road, resulting in a reduction in the entry corridor width from 5.3m to 4m.
- Revised entrances into Commercial Units 1 and 2.
- Modification to pedestrian access from northern car park to communal open space by the removal of stairs and replacement with a 1:20 ramp.

The proposed modifications generally result in an improved commercial space. It is noted that retail operations are not permitted in the B5 zone. The increased size of the commercial tenancies, the internal reconfigurations including the revised entrances, and provision of customer parking on the ground floor and simplified access are positive outcomes for the site and are supported.

**Other matters**

The following matters are minor in nature and have been considered under the provisions of MLEP 2011 and MDCP 2011 and no concern is raised:

- Minor alterations to configuration of lift lobby areas, enclosing them with glazing and fire walls as necessary.
- Relocation of OSD tank from ground level to be suspended above the basement, between the lower ground and ground levels. A 2.5m floor to ceiling height will remain from the basement level to the underside of the OSD tank. This space relates to the main storage area along the northern basement wall.
- Removal of the substation to the rear as it is no longer required by Ausgrid. Confirmation of this matter has been provided by Ausgrid.
- Plant rooms are allocated specific purposes: condenser units and main switch board room are adjacent to temporary bins holding area, and diesel pump room is next to fire stairs at the north east corner.
- Simplify the shape of concrete portal around the jelly bean façade. Consequently, the outdoor space of Commercial Unit 2 has been modified (increased).
- Hot water plant room added on roof top.
- Inclusion of new sewer vent pipe at front up to a height of RL 47.40 AHD.
- Provide air conditioning condenser units to level 1 balconies of Units A1.1, A1.5, A1.6, B1.7, B1.8, B1.1, B1.2. All other condenser units are located on the ground floor level. The condenser units are not visible from any public place and are considered acceptable. Condition 5 prescribes that no air conditioning units are to be installed on the New Canterbury Road frontage of the development without the prior approval of Council. Consent is granted by virtue of this determination and therefore no modification to Condition 5 is required.

**Modification to conditions**

The application seeks to modify Condition 68 of the determination to include additional wording to allow the registration of the drainage easement to occur before the issue of an Occupation Certificate. It is noted that Condition 117 already allows for the registration of the easement to take place before the issue of an OC and therefore no amendment to Condition 68 is required.

It is recommended that Condition 66 (relating to public domain improvements adjacent to the site) be modified to ensure that the pavement for the path of travel of Council waste vehicles is capable of supporting loads of a 23 tonne waste vehicle.

Conditions 1 and 4 are recommended to be modified to reflect the latest set of plans.

It is recommended that Condition 9 (specifying car parking allocation to different uses) be modified to reflect the amended allocation of car parking.

**5(e) The Likely Impacts**

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

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

The site is zoned B5 Business Development under MLEP 2011. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

### 5(g) Any submissions

The application was advertised, an on-site notice displayed on the property and residents/property owners in the vicinity of the property were notified of the development in accordance with Council's policy. 11 submissions were received raising the following concerns which have already been discussed throughout the main body of this report:

- (i) Increased GFA – See Section 5(a)
- (ii) Car Parking – See Section 5(c)
- (iii) Visual Privacy – See Section 5(c)

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

Issue: Concerns regarding work to footpath

Comment: Concern is raised over a reduction in footpath width. No works are proposed to the public footpath with the exception of an awning over. The awning is supported.

Issue: Concerns raised over increased height.

Comment: No change to the approved maximum height is proposed as part of this application.

Issue: Concern raised over increase in apartment numbers

Comment: Concern is raised with regard to the increase in apartment numbers from 46 to 47. The proposed new Unit 1.7 occupies a space previously approved as a plant room. The apartment does not result in any change to the built form of the proposal and does not result in increased amenity impacts on any nearby dwelling as discussed throughout this report. The increase to GFA on site generally results from a recalculation of GFA and increase to the ground floor commercial tenancy, and Unit 1.7 only results in an increase to GFA by 62sqm or 1.5% which is negligible having regard to the scale of the development. As the approved development already exceeded the prescribed car parking requirement, the proposal still complies with the required parking having regard to the revised layout and provision of an additional unit.

### 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.

Whilst submissions have been received, the outcomes of this application are considered suitable for the reasons discussed within this report. The proposal is not contrary to the public interest.

## **6. Section 4.55 of the Environmental Planning and Assessment Act**

Under Section 4.55 of the Environmental Planning and Assessment Act, 1979, the consent authority, 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; and
- (e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the 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 11 submissions were received. Those submissions are considered and discussed in Section 5(g) of this report.

## **7. Referrals**

### **7(a) Internal**

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

- Development Engineer
- Tree Management Officer
- Waste Management
- Urban Design Advisor

## **8. Section 7.11/7.12 Contribution/Levy**

The development results in an increase in commercial GFA on the site from 464.8sqm to 707.8sqm. The development also results in an additional 1 bedroom dwelling. Therefore additional contributions are payable under Marrickville Section 94 Contributions Plan 2014.

A contribution of \$665,479.00 would be required for the development under Marrickville Section 94 Contributions Plan 2014. It is recommended that Condition 49 be modified accordingly.

## 9. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the MLEP 2011 and MDCP 2011. Subject to the imposition of appropriate conditions, the development will not result in any significant impacts on the amenity of the surrounding locality. The modification application is suitable for approval subject to the imposition of appropriate conditions.

## 10. 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, modify the development consent Determination No. 201700003 dated to 13 October 2017 under Section 4.55 of the Environmental Planning and Assessment Act to carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocate an OSD tank, increase the number of residential units from 46 to 47, alter balconies, reduce the width of the pedestrian entry to New Canterbury Road, delete a substation and replace vertical blades with operable screens subject to the conditions listed in Attachment A.

## Attachment A - Recommended modified conditions of consent

### Attachment A – Recommended modified conditions of consent

THAT the application under Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify Determination No. 201700003 dated 16 October 2017 be **APPROVED** and a modified Determination be issued with the Determination being modified in the following manner:

- (i) That conditions 1, 4, 9 49 and 66 be amended as follows:

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

Plan and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A-0101 C	Basement Level Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0102 C	Ground Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0103 C	First Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0104 C	Second Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0105 C	Third Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0106 C	Fourth Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0201 B	Elevation - South	June 2017	Benson McCormack Architecture	28 August 2017
A-0202 C	Elevation - North	August 2017	Benson McCormack Architecture	28 August 2017
A-0203 B	Elevation - West	June 2017	Benson McCormack Architecture	28 August 2017
A-0204 C	Elevation - East	August 2017	Benson McCormack Architecture	28 August 2017
A-0221 B	Section A	June 2017	Benson McCormack Architecture	28 August 2017
A-0222 B	Section B	June 2017	Benson McCormack Architecture	28 August 2017
A-0223 B	Section C	June 2017	Benson McCormack Architecture	28 August 2017
A-0224 C	Section D	August 2017	Benson McCormack Architecture	28 August 2017
A-0225 B	Section E	June 2017	Benson McCormack Architecture	28 August 2017

A-0226 C	Section F	August 2017	Benson McCormack Architecture	28 August 2017
A-0227 B	Section G	June 2017	Benson McCormack Architecture	28 August 2017
A-1001 B	Door Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1002 B	Window Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1110 B	South Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1111 B	Restoration & Alteration to face brick facade	June 2017	Benson McCormack Architecture	28 August 2017
A-1112 B	West Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1113 B	North Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1114 B	Schedule of Colour & Finishes	June 2017	Benson McCormack Architecture	28 August 2017
A-1115 B	Rear Laneway Plan Details	June 2017	Benson McCormack Architecture	28 August 2017
A-1116 B	Rear Laneway Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1117 B	NCR Pedestrian Way Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1118 B	Jelly bean Façade	June 2017	Benson McCormack Architecture	28 August 2017
A-1119 B	Jelly bean Façade 3D View	June 2017	Benson McCormack Architecture	28 August 2017
LP01 B	Landscape Plan – Ground Floor	31 July 2017	Matthew Higginson	7 August 2017
LP02 B	Landscape Plan – Level 01	31 July 2017	Matthew Higginson	7 August 2017
LP03 B	Landscape Plan – Level 02	31 July 2017	Matthew Higginson	7 August 2017
LP04 B	Schedule & Sections & Images	31 July 2017	Matthew Higginson	7 August 2017
784406M	BASIX Certificate	21 December 2016	Planning & Infrastructure	4 January 2017
2016-187	Acoustic Report	21 September 2016	Acoustic Noise & Vibration Solutions P/L	4 January 2017
4131	Arboricultural Impact Assessment	14 December 2017	TALC	4 January 2017

G15022PE T-R01F Rev. 0.1	Geotechnical Investigation Report	23 May 2016	Geo-environmental Engineering	4 January 2017
E15022PE T-R01F Rev. 0	Preliminary Site Contamination Investigation	21 August 2015	Geo-environmental Engineering	4 January 2017
E15022PE T-R02F Rev. 0	Detailed Site Investigation	26 May 2017	Geo-environmental Engineering	4 January 2017
G15022PE T-R04F	Remedial Action Plan	3 August 2017	Geo-environmental Engineering	7 August 2017

and details submitted to Council on 4 January 2017, 9 June 2017, 13 June 2017, 7 August 2017, 24 August 2017 and 28 August 2017 with the application for development consent as amended by the matter referred to in Part A of this Determination and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101 D	Level B1 (Basement)	August 2018	Benson McCormack Architecture	7 May 2019
A-0101A A	Lower Ground Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0102 H	Ground Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0103 G	First Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0104 D	Second Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0105 D	Third Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0106 D	Fourth Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0107 C	Roof Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0201 C	Elevation - South	August 2018	Benson McCormack Architecture	7 May 2019
A-0202 F	Elevation - North	May 2019	Benson McCormack Architecture	7 May 2019
A-0203 D	Elevation - West	May 2019	Benson McCormack Architecture	7 May 2019
A-0204 D	Elevation - East	August 2018	Benson McCormack Architecture	7 May 2019
A-0221 D	Section A	May 2019	Benson McCormack Architecture	7 May 2019
A-0222 C	Section B	August 2018	Benson McCormack Architecture	7 May 2019
A-0223 E	Section C	May 2019	Benson McCormack Architecture	7 May 2019
A-0224 F	Section D	March 2019	Benson McCormack Architecture	7 May 2019
A-0225 D	Section E	August 2018	Benson McCormack Architecture	7 May 2019

A-0226 E	Section F	March 2019	Benson McCormack Architecture	7 May 2019
A-0227 E	Section G	March 2019	Benson McCormack Architecture	7 May 2019
A-0228 A	Section H	August 2018	Benson McCormack Architecture	7 May 2019
A-0229 B	Section J	May 2019	Benson McCormack Architecture	7 May 2019
A-0230 A	Section K	August 2018	Benson McCormack Architecture	7 May 2019
A-1001 C	Door Schedule	August 2018	Benson McCormack Architecture	7 May 2019
A-1002 C	Window Schedule	August 2018	Benson McCormack Architecture	7 May 2019
A-1111 C	South Façade Massing & Material	July 2018	Benson McCormack Architecture	7 May 2019
A-1112 C	West Façade Massing & Material	February 2019	Benson McCormack Architecture	7 May 2019
A-1113 C	North Façade Massing & Material	August 2018	Benson McCormack Architecture	7 May 2019
A-1114 C	Schedule of Colour & Finishes	February 2019	Benson McCormack Architecture	7 May 2019
A-1116 C	Rear Laneway Plan Details	August 2018	Benson McCormack Architecture	7 May 2019
A-1115 C	Rear Laneway Plan Details	February 2019	Benson McCormack Architecture	7 May 2019
A-1117 A	Rear Laneway Cross Sections 1/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1118 A	Rear Laneway Cross Sections 2/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1119 A	Rear Laneway Cross Sections 3/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1121 C	Jelly bean Façade	August 2018	Benson McCormack Architecture	7 May 2019
A-1122 C	Jelly bean Façade 3D View	August 2018	Benson McCormack Architecture	7 May 2019
LP01 E	Landscape Plan – Ground Floor	22 March 2019	Matthew Higginson	7 May 2019
LP02 E	Landscape Plan – Level 01	22 March 2019	Matthew Higginson	7 May 2019
LP03 E	Landscape Plan – Level 02	22 March 2019	Matthew Higginson	7 May 2019
LP04 E	Schedule & Sections & Images	22 March 2019	Matthew Higginson	7 May 2019
784406M_02	BASIX Certificate	22 August 2018	Planning & Infrastructure	7 May 2019

and details submitted to the Council on 29 August 2018, 12 February 2019, 22 March 2019, 9 April 2019 and 7 May 2019 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.

4. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Schedule of Colour & Finishes dated February 2018, prepared by Benson McCormack Architecture (Dwg. No. A-1114 Revision C). 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*.
9. A total of 52 off-street car parking space must be provided, paved and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The car parking spaces should be allocated as follows:
  - a) 10 accessible car parking spaces being provided for the adaptable residential dwellings being located on the basement level. These spaces must be marked as disabled car parking spaces;
  - b) A total of 11 car parking spaces for the commercial component of the development, including 1 of those spaces being accessible. This space must be marked as a disabled car parking space;
  - c) A total of 7 visitor car parking spaces for the residential component of the development, including 3 of those spaces being accessible visitor car parking spaces and marked as such. All visitor car parking spaces must be provided and marked as visitor car parking spaces; and
  - d) 24 car parking spaces for the residential component of the development.

All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.

49. a) This condition is imposed in accordance with Section 7.11 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 \$665,479.00 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 03 April 2019.

**\*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. DC002562)**

- 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	\$79,174.21
Plan Administration	\$13,048.56
Recreation Facilities	\$575,123.02
Traffic Facilities	\$-1,866.78
- 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\*.

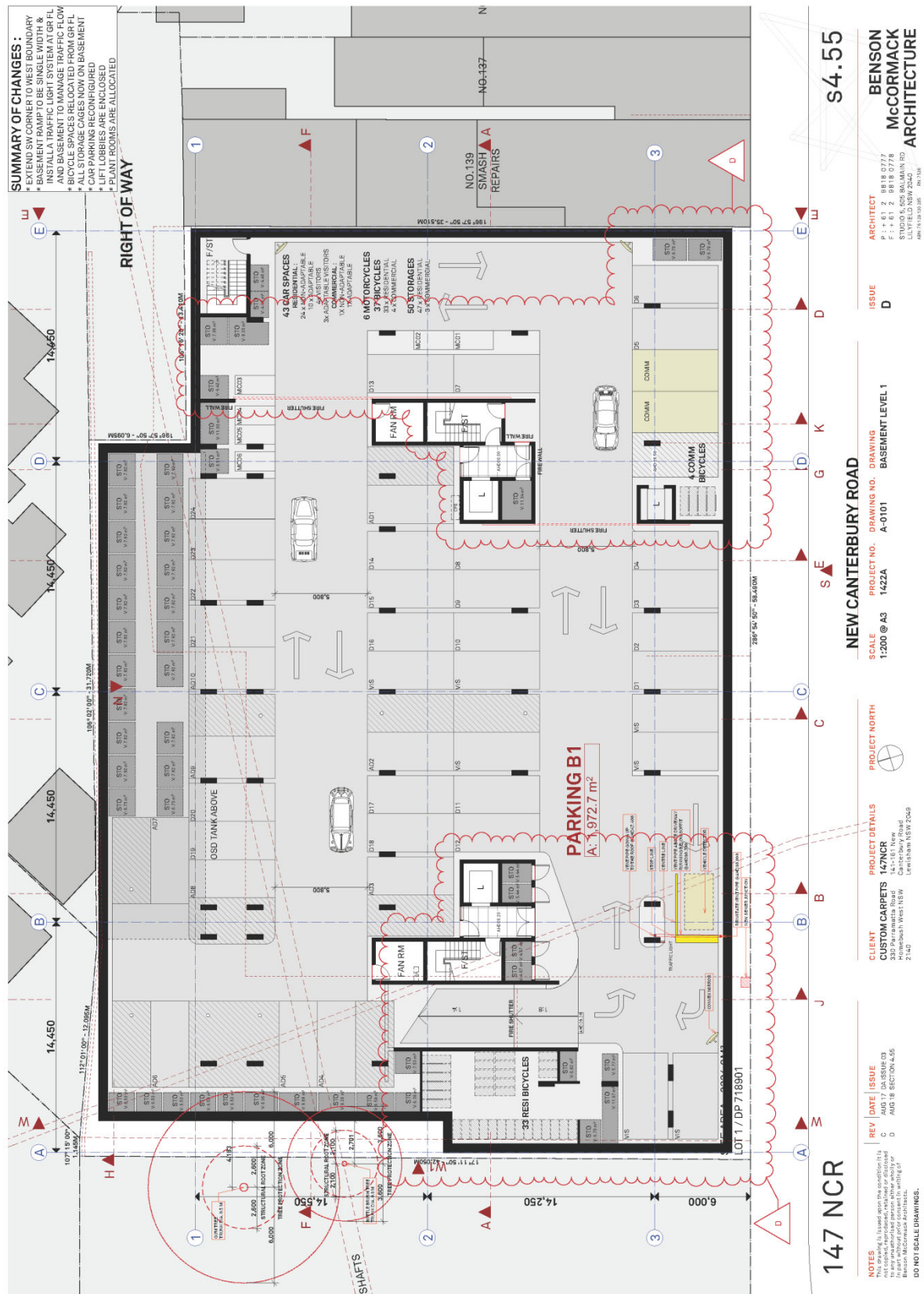
\*NB A 1% credit card transaction fee applies to all credit card transactions.

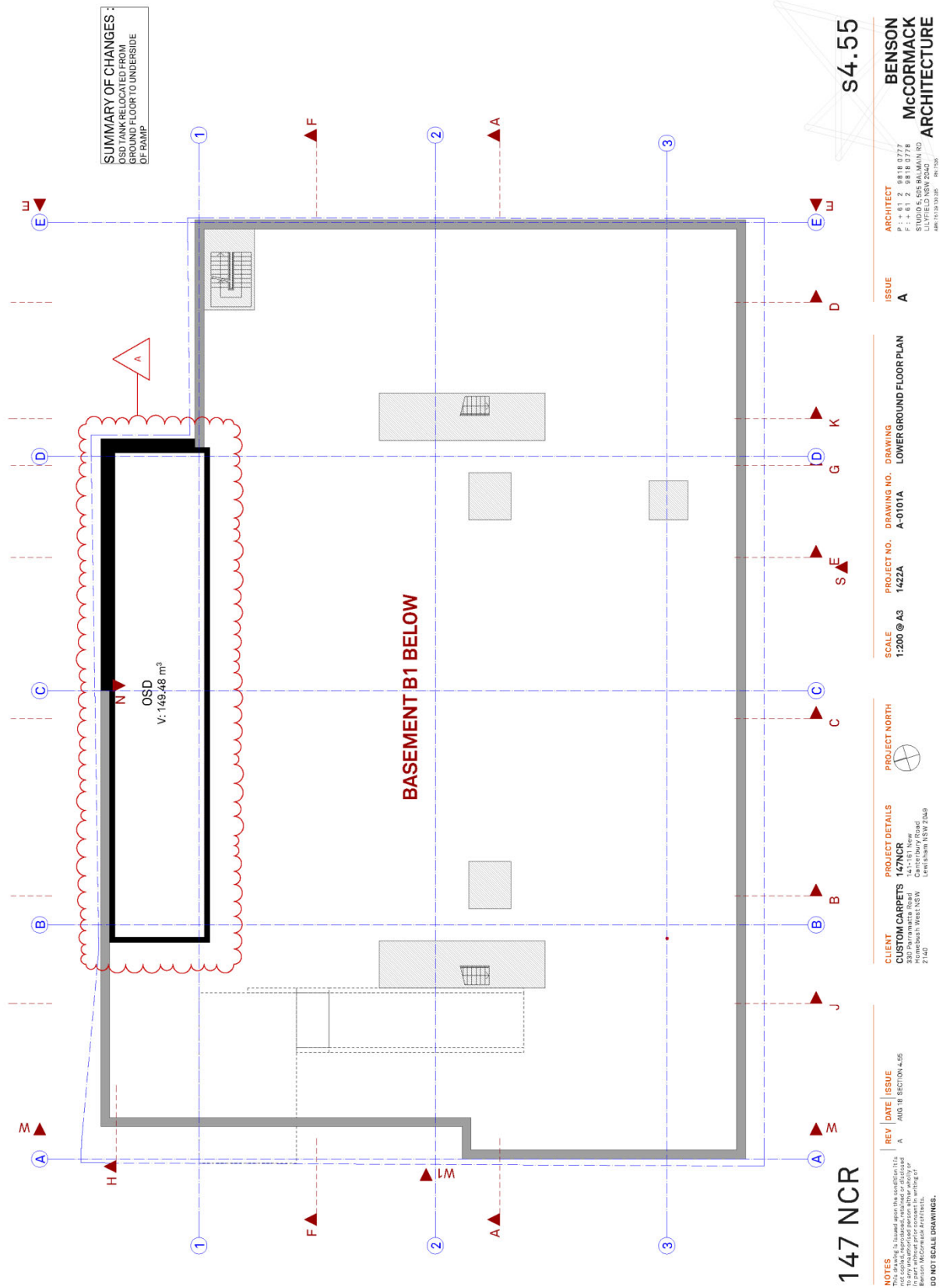
Reason: To ensure provision is made for the increase in demand for public amenities and services required as a consequence of the development being carried out.

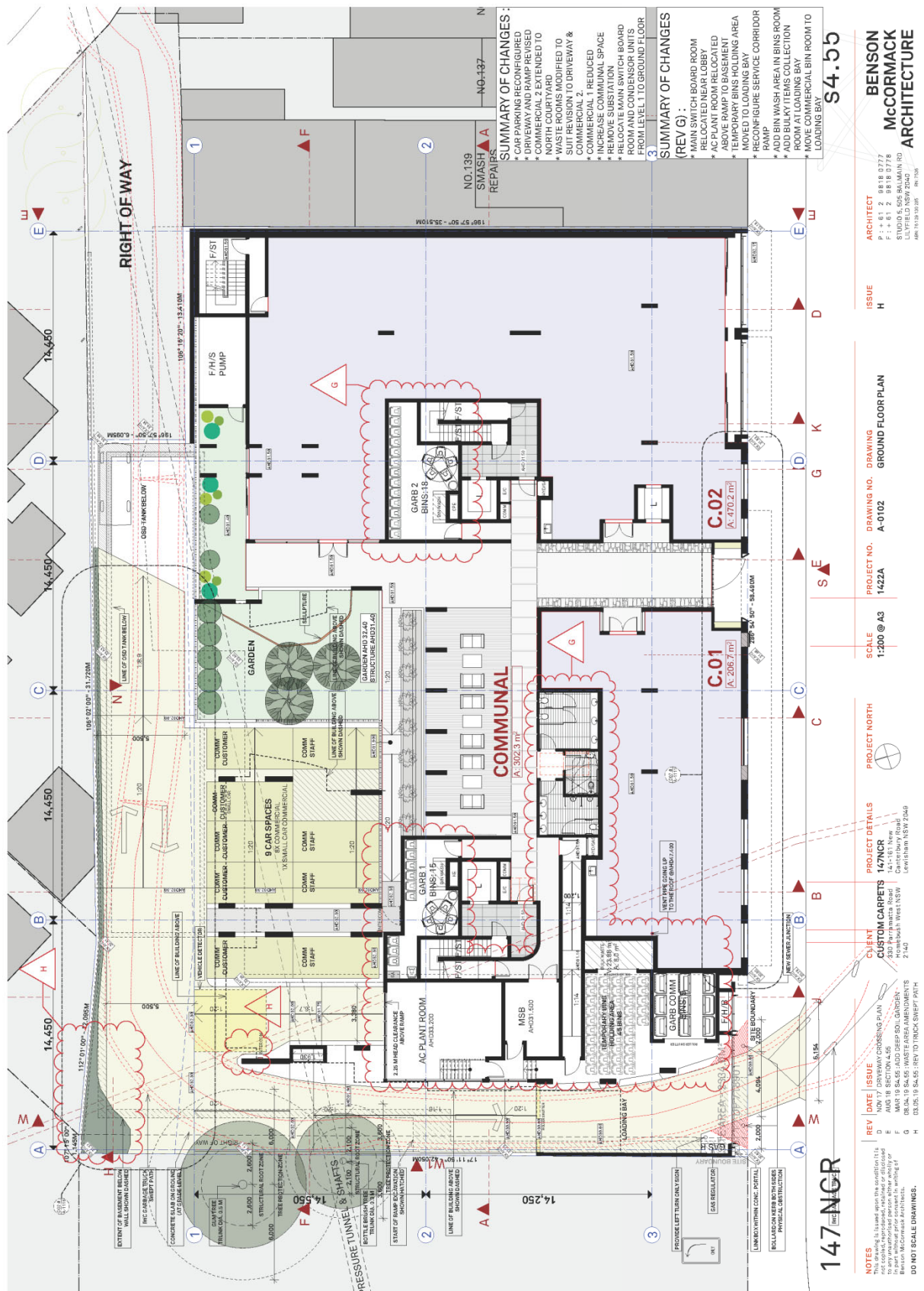
66. In order to provide satisfactory vehicular and pedestrian access, drainage, landscaping and aesthetic improvements to the public domain adjacent to the site, the following works shall be undertaken at no cost to Council:
- a) The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc shall be reconstructed and upgraded in accordance with the Street Tree Masterplan and the Marrickville Public Domain Design Guide;
  - b) Reconstruction and drainage of the rear access/public right-of-way using a heavy duty Trihex paver capable of supporting loads of a 23T waste vehicle;
  - c) Provision of suitable lighting to the rear access/public right-of-way;
  - d) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
  - e) Construction of a new kerb 150mm high along the frontage of the site. The kerb type (concrete or stone) shall be consistent with the majority of kerb type at this location; and
  - f) Alignment levels to be provided at the boundary shall be set by the provision of a new 150mm high kerb plus a 3% crossfall in the footpath. Cross sections shall be provided at a minimum distance of every 5m and at all pedestrian and vehicular access locations.

Full detailed construction plans and specifications shall be submitted to Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate with all works completed prior to the issue of an Occupation Certificate.

## Attachment B - Architectural Plans of proposed development

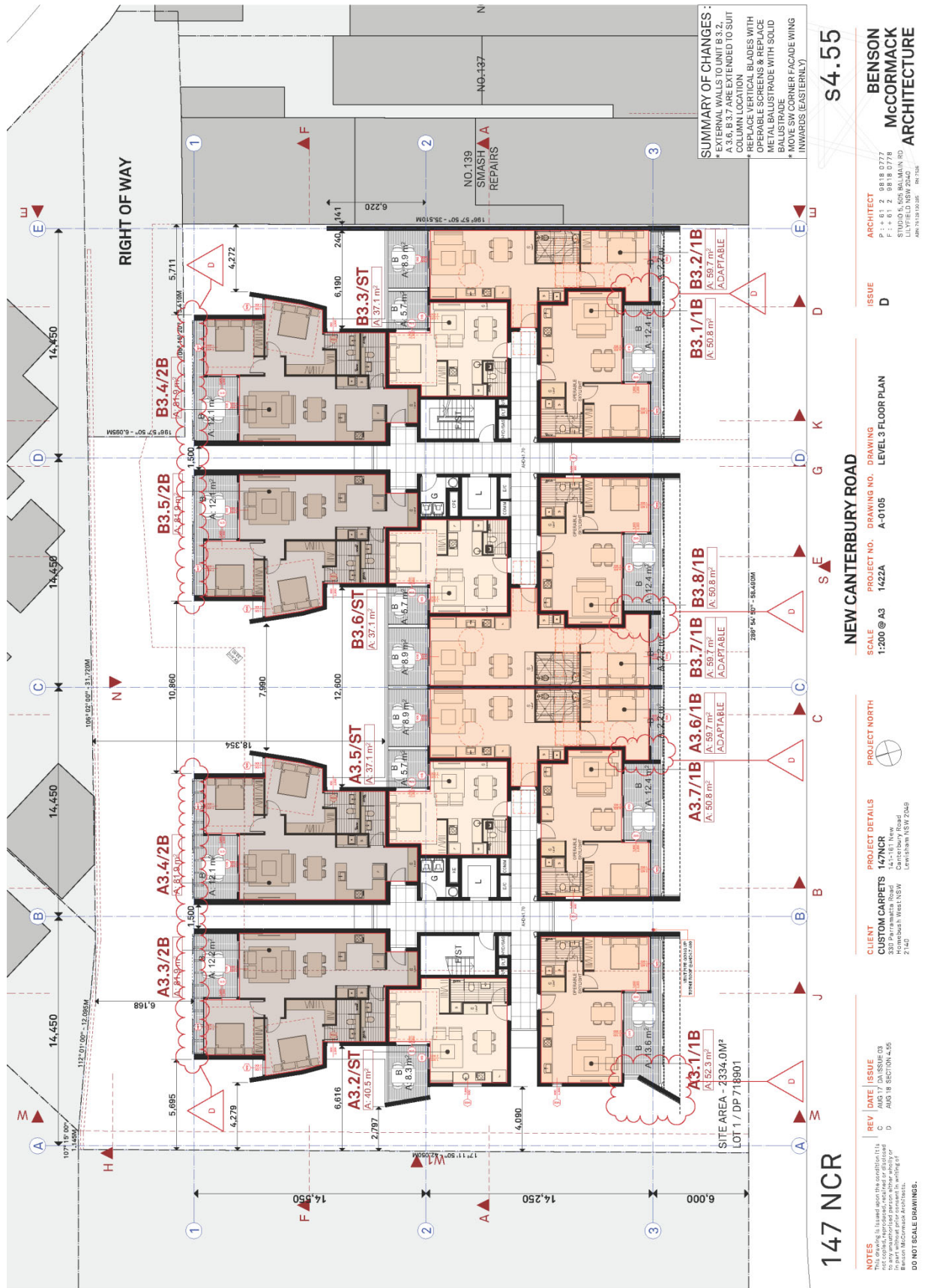




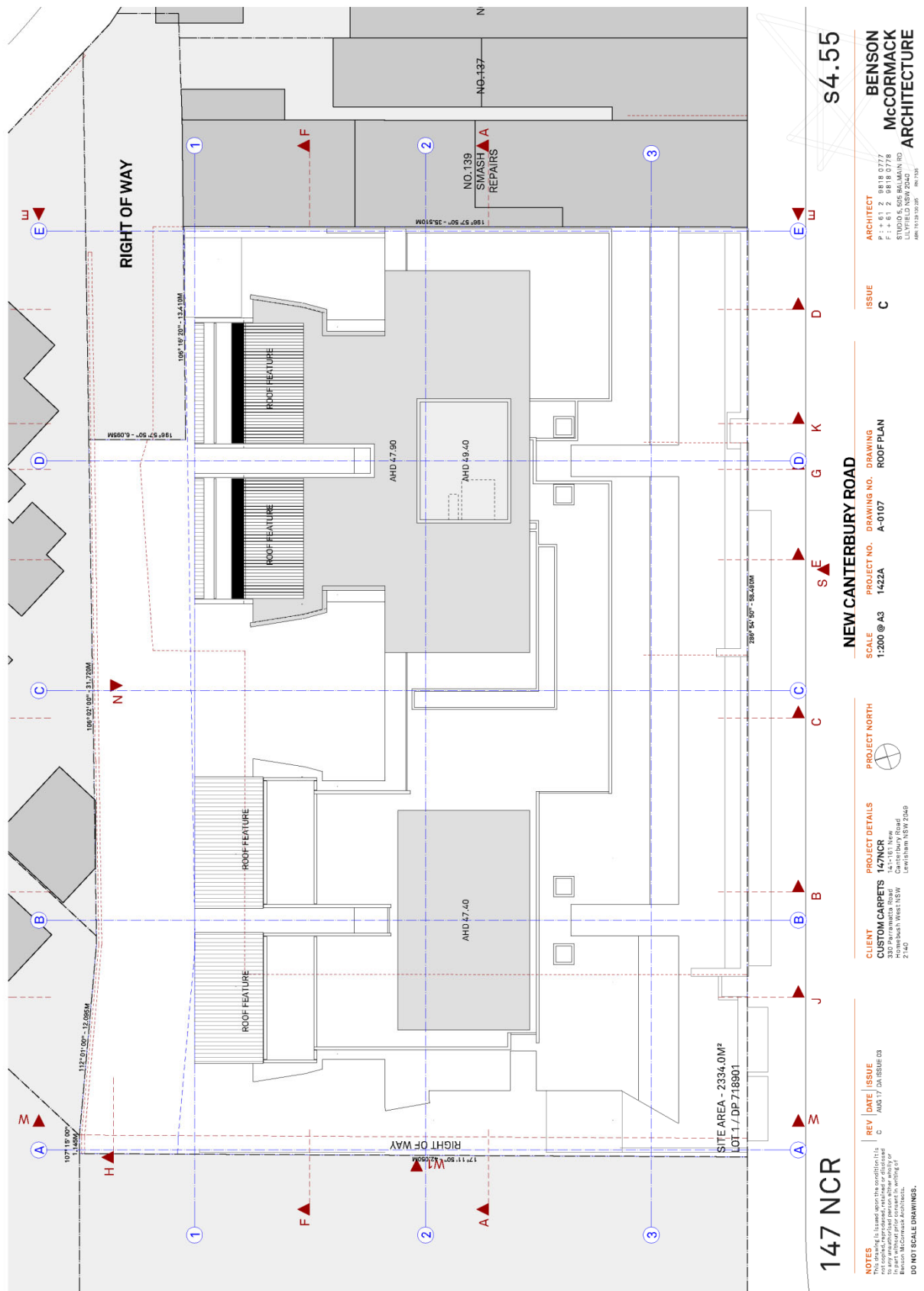


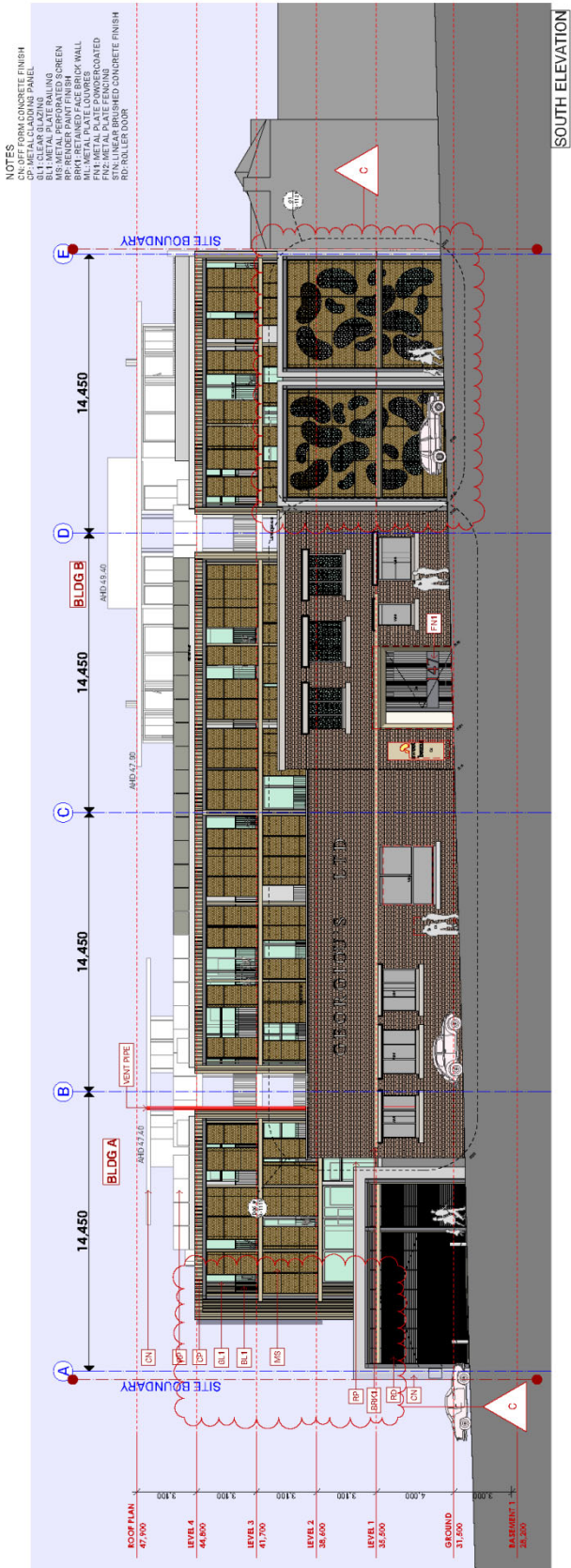












**147 NCR**

**SUMMARY OF CHANGES:**

- \* SOUTH WEST CORNER FACADE WING MOVED INWARDS (EASTERLY DIRECTION)
- \* SIMPLY CONCRETE PORTAL FRAME OF JELLY BEANS FACADE

**REV** | **DATE** | **ISSUE**

B	JUN 17	DATISUE 02
C	AUG 18	SECTION 4.55

**CLIENT**

**CUSTOM CARPETS**

3300 Parramatta Road  
147 NCR  
Levittown NSW 2049

**PROJECT DETAILS**

**147 NCR**

147 NCR  
Levittown NSW 2049

**PROJECT NORTH**

**SCALE**

1:200 @ A3

**PROJECT NO.**

1422A

**DRAWING NO.**

A-0201

**DRAWING**

ELEVATION - SOUTH

**ISSUE**

C

**ARCHITECT**

P: +61 2 9818 0777  
F: +61 2 9818 0778  
147 NCR  
LEVITTOWN NSW 2049

**ARCHITECT**

**BENSON**

**MCCORMACK**

**ARCHITECTURE**

**DO NOT SCALE DRAWING**



147 NCR

### SUMMARY OF CHANGES :

- \* REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS.
- \* REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES
- \* REPLACE LOUVRE GRILLS WITH BALCONY TO UNIT A 1.7, RESHAPED TO SUIT TRUCK'S SWEEP PATH

**NOTES**  
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**DO NOT SCALE DRAWINGS.**

REV	DATE	ISSUE
C	AUG 17	DA ISSUE 03
D	JUN 18	DEFERRED CO
E	AUG 18	SECTION 4.55
F	MAY 19	\$4.55 : REV TO SWEPT PATH

COMMENCEMENT COND.

WASTE AREA & TRUCK

**CLIENT**  
**CUSTOM CAR**  
330 Parramatta F  
Homebush West  
2140

**PROJECT DETAILS**

**PETS 147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049

PROJECT NORTH

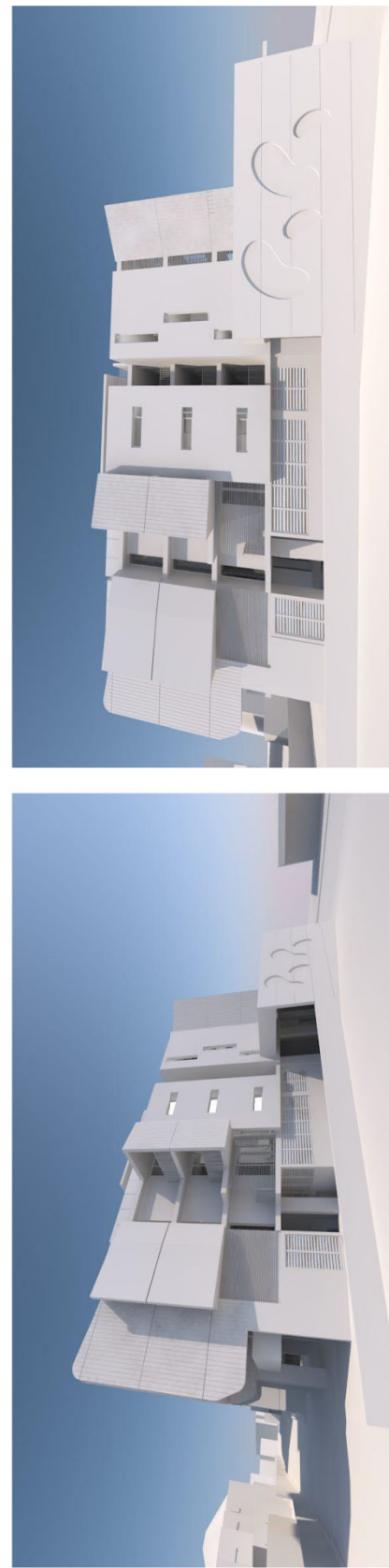
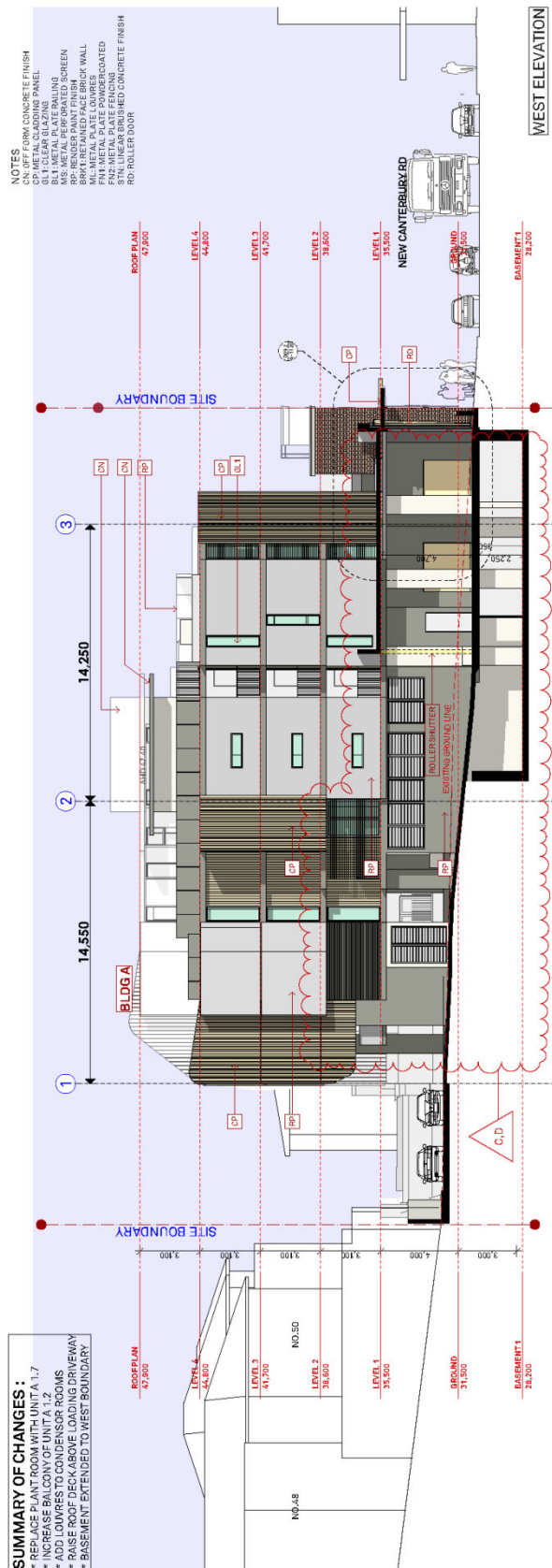
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PROJECT NO. **DRAWING NO.** **DRAWING**  
1422A A-0202 ELEVATION - NORTH

ISSUE  
F

**ARCHITECT** BENSON  
McCORMACK  
ARCHITECTURE  
P + 61 2 9818 0777  
F + 61 2 9818 0778  
STUDIO, 5, 505 BALMAIN RD  
UTLIFT NSW 2040  
4050 W 123150 2000 TEL 7536

54.55



**ARCHITECT**  
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STUDIO 5, 505 BALMAIN RD  
LILFIELD NSW 2060  
02 9551 0277  
P: 02 9551 0778  
WWW.BMCC.COM.AU

**ISSUE**  
D

**SCALE**  
1:200 @ A3

**PROJECT NO.**  
1422A

**PROJECT NORTH**  
PROJECT NORTH

**CLIENT**  
CUSTOM CARPETS  
147NCR  
Hornsby West NSW  
2140

**DATE**  
JUN 19 2024

**ISSUE**  
D

**DO NOT SCALE DRAWINGS.**

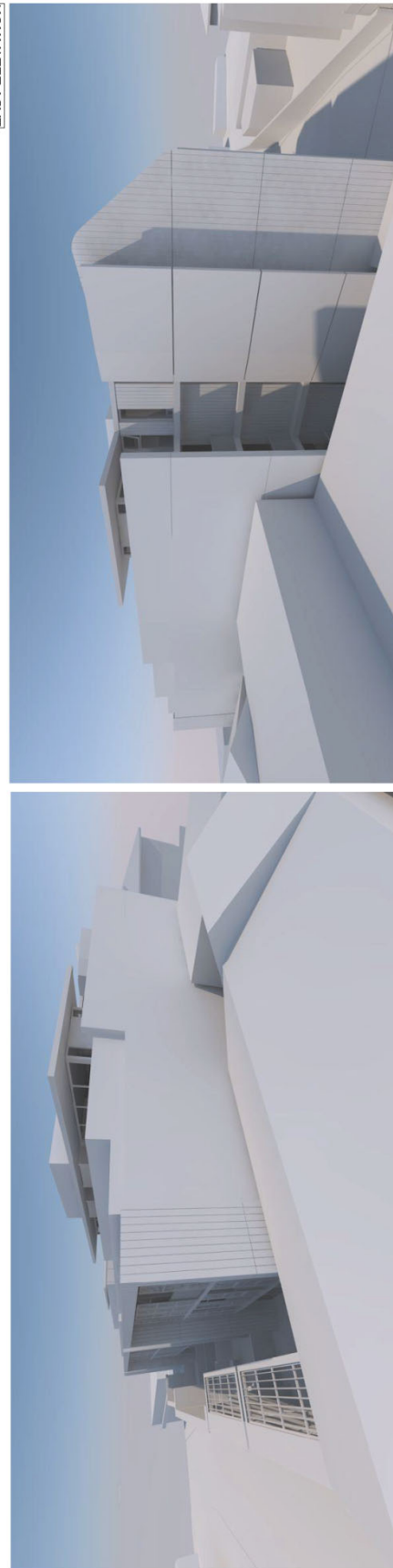
**SUMMARY OF CHANGES:**  
 REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS

**NOTES:**  
 CN OFF FIRM CONCRETE FINISH  
 CP METAL CLADDING PANEL  
 BL1 METAL PLATE RAILING  
 MS METAL PERFORATED SCREEN  
 BRICK RETAINED FACE BRICK WALL  
 ML METAL PLATE LOUVRES  
 FN2 METAL PLATE FINISH  
 STN: LINEAR BRUSHED CONCRETE FINISH  
 RD: HILLER DOOR

**LEVELS:**  
 LEVEL 4 44.250  
 LEVEL 3 41.750  
 LEVEL 2 38.500  
 LEVEL 1 35.250  
 ROOF PLAN 47.500

**STRUCTURAL & MATERIALS:**  
 BLDG B  
 AMD 47.50  
 AMD 49.40  
 TOW 49.30  
 OUTLINE OF NO. 138 SMASH REPAIR  
 ROOF DECKING WAREHOUSE TO BE DEDICATED

**OTHER:**  
 NO.48  
 NEW CENTERSORT RD  
 EAST ELEVATION 1 35.250



147 NCR

\$4.55

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**REV** **DATE** **ISSUE**

C AUG 17 DA ISSUE 09

D AUG 18 ISSUED FOR SECTION 4.55

**DO NOT SCALE DRAWINGS.**

**CUSTOM CARPETS**  
**PROJECT DETAILS**  
 PROJECT NORTH

SCALE  
1:200 @ A3

PROJECT NO.  
1422A

DRAWING NO.  
A-0204

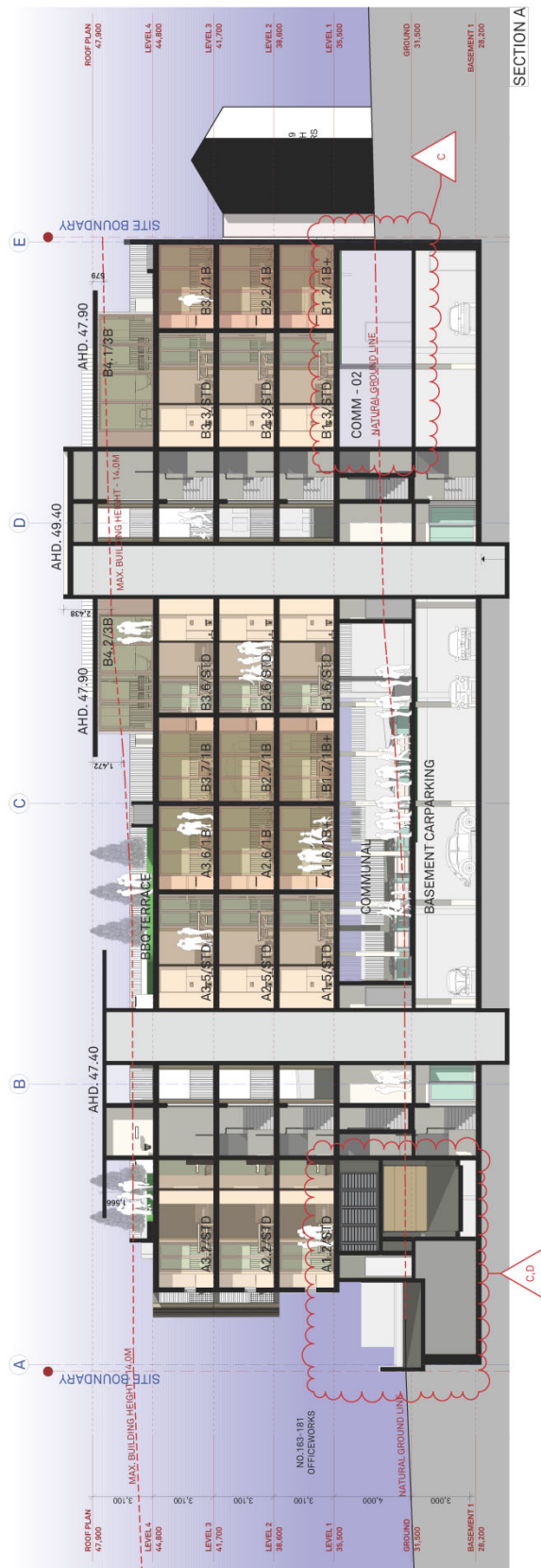
DRAWING  
ELEVATION - EAST

**ISSUE D**

**ARCHITECT**

**BENSON  
McCORMACK  
ARCHITECTURE**

P + 61 2 9818 0777  
F + 61 2 9818 0778  
STUDIO 5,505 BALMAIN RD  
LILLYFIELD NSW 2040  
4444 76 129 130 131 E  
R07504



**SUMMARY OF CHANGES:**

- \* RELOCATE CONDENSOR UNITS FROM L
- \* MODIFY BASEMENT RAMP TO SINGLE V
- \* EXTEND COMMERCIAL 2 TO NORTH CO

147 NCR

\$4.55

**ISSUE D** **ARCHITECT** **BENSON MCCORMACK ARCHITECTURE**  
P: +61 2 9818 0777  
F: +61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 75 120 132 285 EN: 7520

SCALE 1:200 @ A3 PROJECT NO. 1422A DRAWING NO. A-0221 DRAWING SECTION A

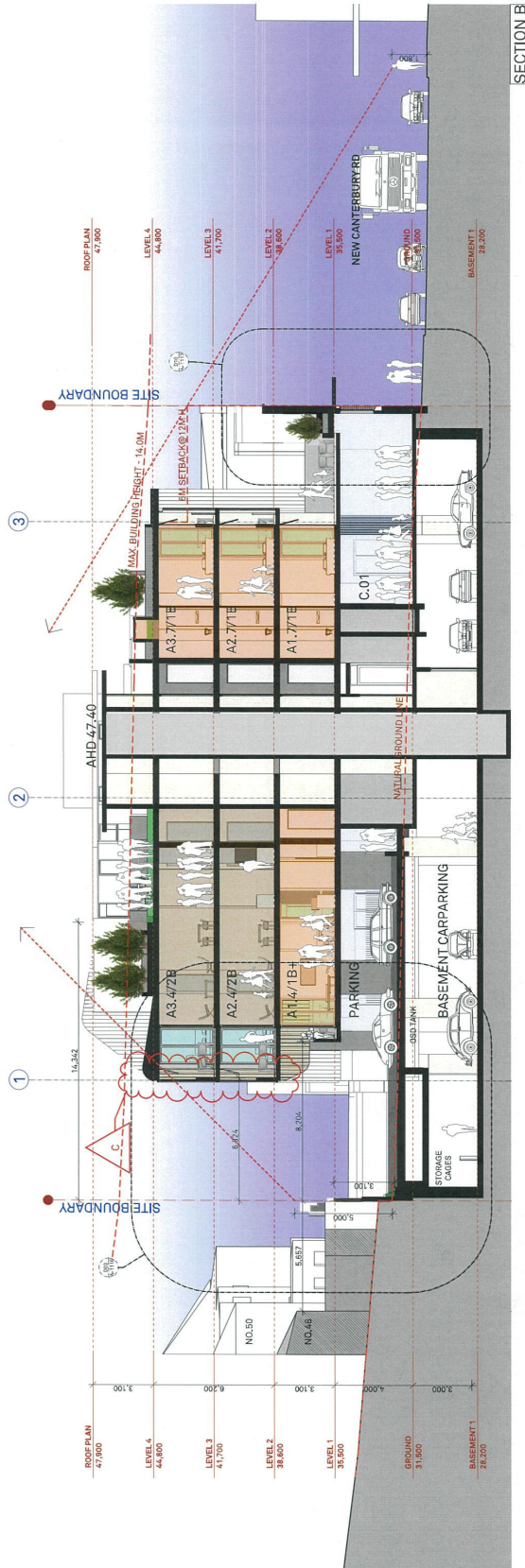


**CLIENT**  
CUSTOM CARPETS  
330 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
147NCR  
141-161 New  
Canterbury Road  
Lewisham NSW 2049

	REV	DATE	ISSUE
B		JUN 17	DA ISSUE 02
C		AUG 18	SECTION 4.55
D		MAY 19	S4.55 : WASTE AREA AMENDMENTS

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Denson McCormack Architects.



s4.55

**SUMMARY OF CHANGES:**  
 + REPLACE METAL BALUSTRADE WITH OPERABLE PRIVACY METAL SCREENS  
 + REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES

**147 NCR**

**ARCHITECT**  
 BENSON  
 MCCORMACK  
 ARCHITECTURE  
 STUDIO 5, 505 BALMAIN RD  
 LILYFIELD NSW 2040  
 02 9550 0778  
 02 9550 0778  
 02 9550 0778

**ISSUE**  
 C

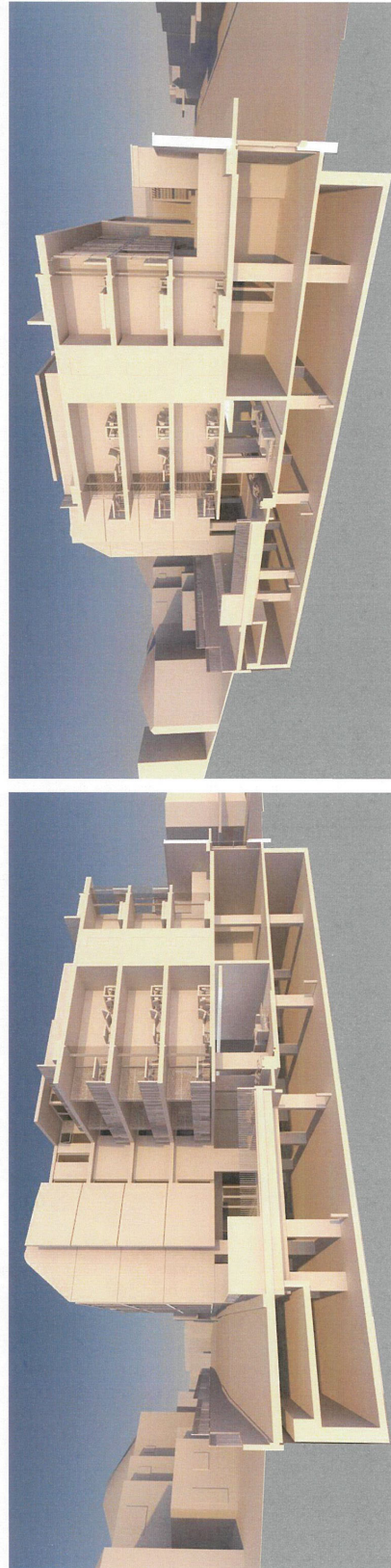
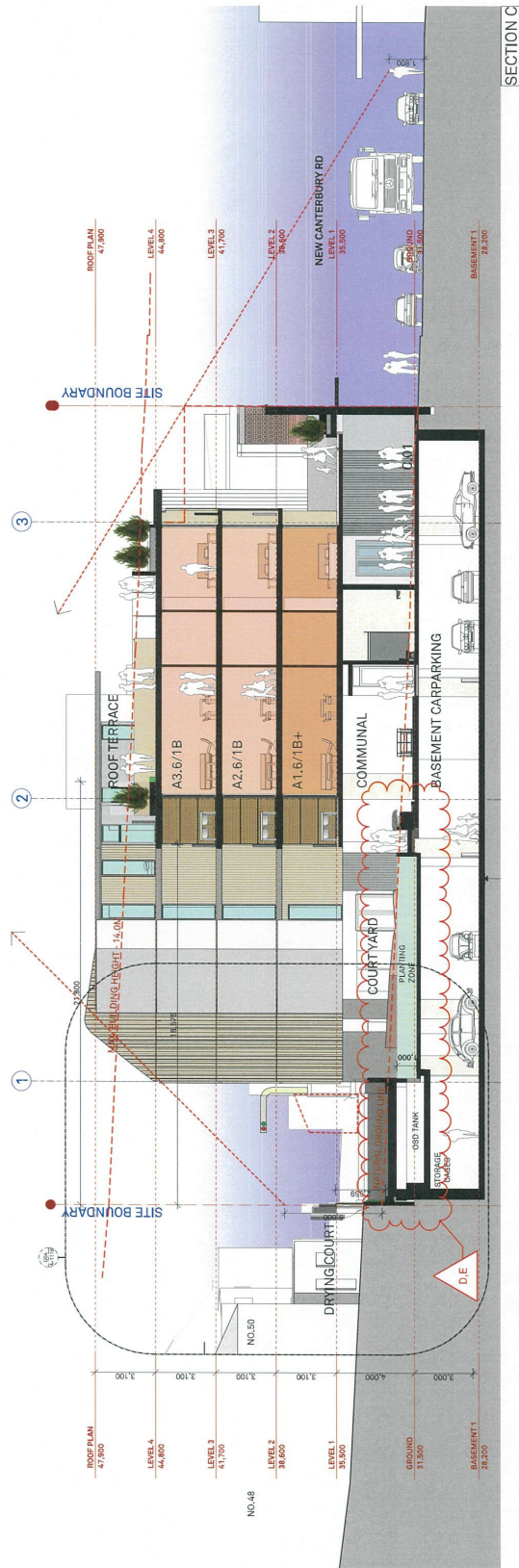
**SCALE**  
 1:200 @ A3

**PROJECT NORTH**

**CLIENT**  
 CUSTOM CARPETS  
 147 NCR  
 Homebush West NSW  
 2140

**REV** | **DATE** | **ISSUE**  
 B 20/11/2024 EXISTING 02  
 C 20/11/2024 SECTION 4.55

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 DO NOT SCALE DRAWINGS.



147 NCR

### SUMMARY OF CHANGES :

OR TO UNDERSIDE OF RAMP

**NOTES**  
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**DO NOT SCALE DRAWINGS.**

REV	DATE	ISSUE
C	JUN 18	DEFERRED COMMENCEMENT COND.
D	AUG 18	SECTION 4.55
E	MAY 19	\$4.55: ADD DEEP PLANTING ZONE

**CLIENT**  
**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
**147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049

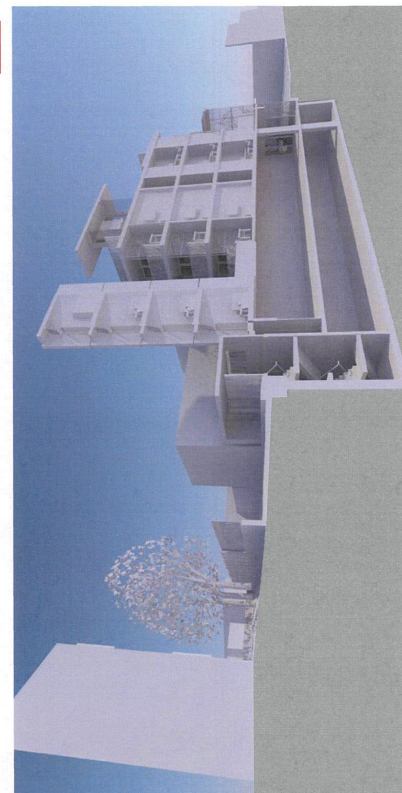


SCALE 1:200 @ A3  
PROJECT NO. 1422A  
DRAWING NO. A-0223  
DRAWING SECTION C

**ISSUE**  
**E**

**ARCHITECT**  
**BENSON**  
**McCORMACK**  
**ARCHITECTURE**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
AUST 25 128130 785 FAX 7536

\$4.55



# 147 NCR

**SUMMARY OF CHANGES:**  
 1. CUSTOM CARPETS COURTYARD  
 2. SIMPLY CONCRETE PORTAL FRAME OF JELLY BEANS FACADE  
 3. ADD STRUCTURE AND PERGOLA BEHIND

REV	DATE	ISSUE
C	AUG 17	DRAWING 03
D	JUN 18	DEFERRED COMMENCEMENT CONO.2
E	AUG 18	SECTION 4.55
F	MAR 19	SECTION 4.55 - DEEP SOIL AREA

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**CLIENT**  
 CUSTOM CARPETS  
 141-151 New  
 Barramatta Road  
 Parramatta NSW 2150

**PROJECT DETAILS**  
 141-151 New  
 Barramatta Road  
 Parramatta NSW 2150

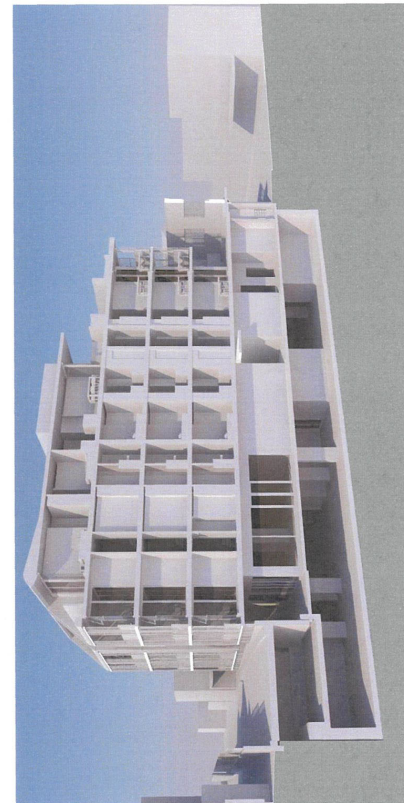
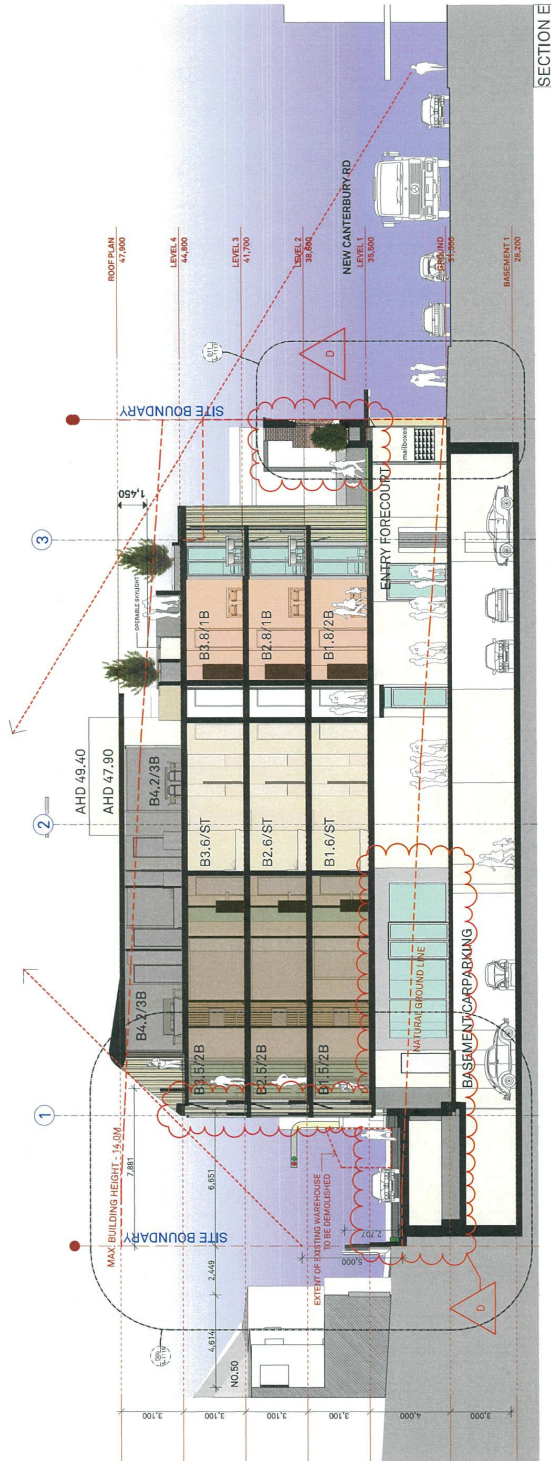
**SCALE**  
 1:200 @ A3

**PROJECT NO.**  
 1422A

**DRAWING NO.**  
 SECTION D

**ISSUE**  
 F

**ARCHITECT**  
 BENSON  
 MCCORMACK  
 ARCHITECTURE  
 P: +61 2 9818 0777  
 F: +61 2 9818 0778  
 141-151 NEW BARRAMATTA RD  
 PARRAMATTA NSW 2150  
 ABN 70 138 103 185 010 7000



# SUMMARY OF CHANGES :

- REPOSITION OSD TANK TO UNDERSIDE OF RAMP
- REPOSITION OSD TANK TO UNDERSIDE OF RAMP
- ADD STRUCTURE AND PERGOLA BEHIND JELLY BEANS FACADE

147 NCR

NOTES  
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In part without prior consent in writing of the architect.  
DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
0	14/11/18	COMMENCEMENT COND.2
D	14/11/18	SECTION 4.05

CUSTOM CARPETS

PROJECT DETAILS

PROJECT NORTH

SCALE

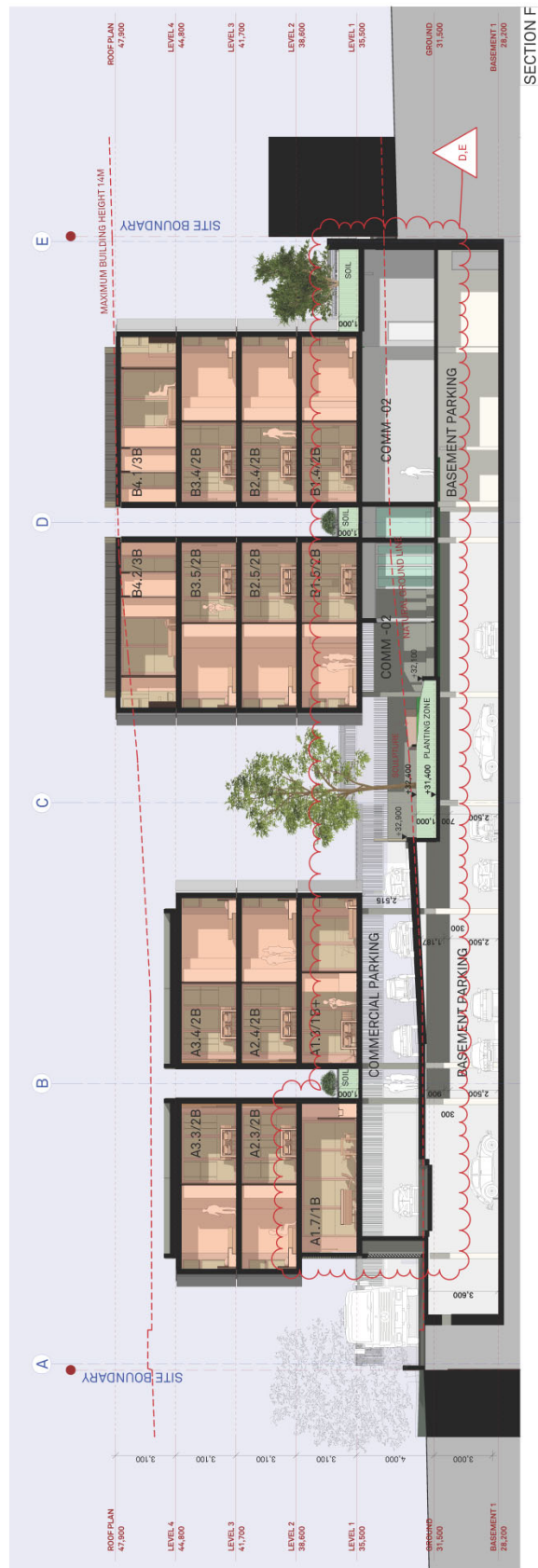
PROJECT NO.

ISSUE

\$4.55

ARCHITECT  
P : + 61 2 9318 0777  
F : + 61 2 9318 0778  
STUDIO 5, 505 BALMAIN RD  
BALMAIN NSW 1510  
ARCH 57 151 1505 (M) 151 1515

BENSON  
McCORMACK  
ARCHITECTURE



## SUMMARY OF CHANGES:

147 NCR

\$4.55

NOTES	REV	DATE	ISSUE	CLIENT
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	D	AUG 18	SECTION 4.56	
	E	MAR 19	SU-55 ADD DEEP SOIL GARDEN	

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
C	AUG 17	DA ISSUE 03
D	AUG 18	SECTION 4.55
E	MAR 19	\$4.55 : ADD DEEP SOIL GARDEN

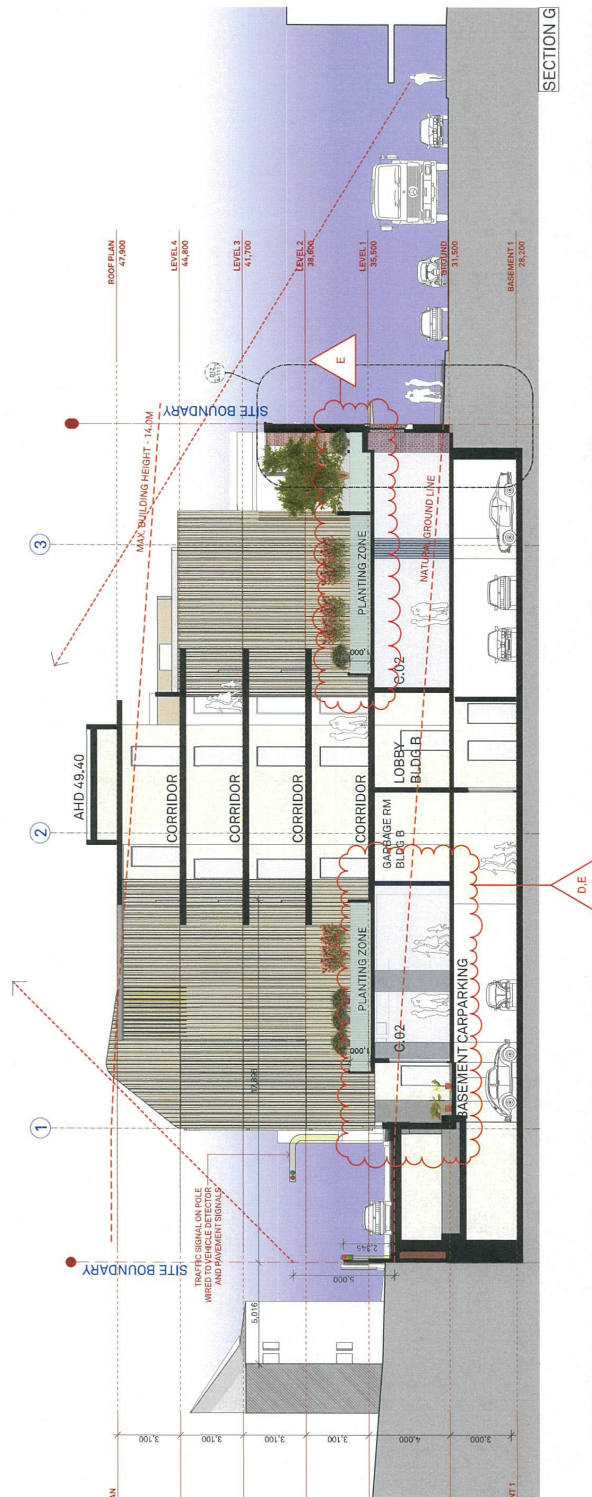
**CLIENT**  
**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140



SCALE PROJECT NO. DRAWING NO. DRAWING  
1:200 @ A3 1422A A-0226 SECTION F

E  
ISSUE

**ARCHITECT**  
**BENSON**  
**McCORMACK**  
**ARCHITECTURE**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
AUS 78 128 130 385 EN 7536



s\$4.55

**147 NCR**

**SUMMARY OF CHANGES:**

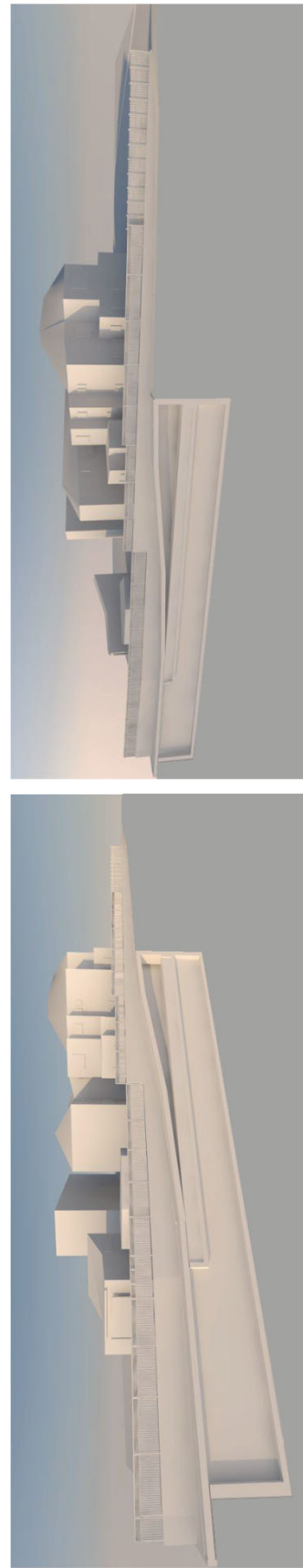
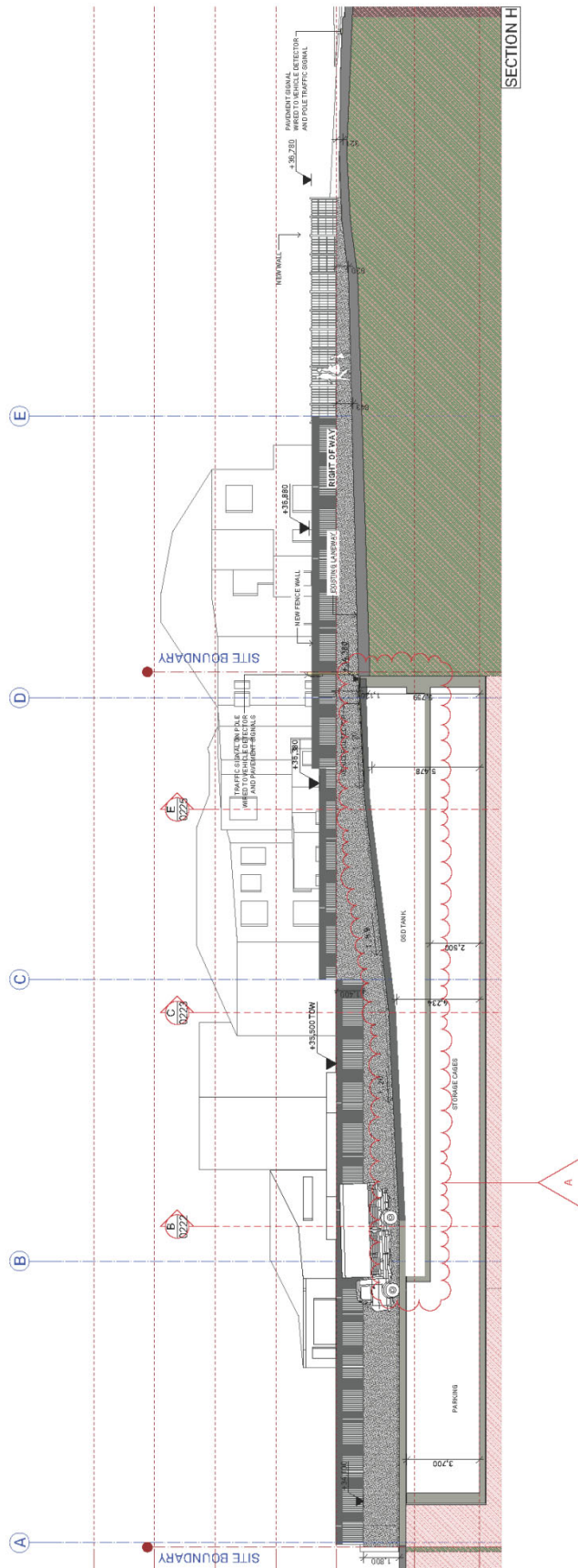
- \* EXTEND COMMERCIAL Z TO NORTH COURTYARD
- \* LANDSCAPE DECK ON LEVEL 1 TO TERMINATE AT 3M FROM DRIVEWAY TO OPEN UP NORTH COURTYARD TO THE SKY

REV	DATE	ISSUE	CLIENT	PROJECT DETAILS	PROJECT NORTH	SCALE	PROJECT NO.	DRAWING NO.	DRAWING	ISSUE	ARCHITECT
C	JUN 18	DEFERRED COMMENCEMENT COND.2	CUSTOM CARPETS	147NCR	141-161 New	1:200 @ A3	1422A	A-0227	SECTION G	E	P: + 61 2 9818 0777 F: + 61 2 9818 0778 STUDIO 5, 502 BALMAIN RD BALMAIN NSW 1510 ARCH: 75 133 133 382 755 7555
D	AUG 18	SECTION 4.55	330 Parramatta Road	141-161 New	141-161 New						BENSON McCORMACK
E	MAR 19	SECTION 4.55 - DEEP SOIL AREA	330 Parramatta Road	141-161 New	141-161 New						ARCHITECTURE

**NOTES**

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147 NCR

**SUMMARY OF CHANGES:**  
REPOSITION OSD TANK TO UNDERSIDE OF RAMP

NOTES	REV	DATE	ISSUE
<p>This drawing is issued upon the condition it is not copied, reproduced, recalled or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Jensen Nedermærket A/S.</p>	A	AUG 18	SECTION 4.55

**CLIENT**  
**CUSTOM CARPETS**  
141-181 New  
Canterbury Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
**147NCR**

**PROJECT NORTH**

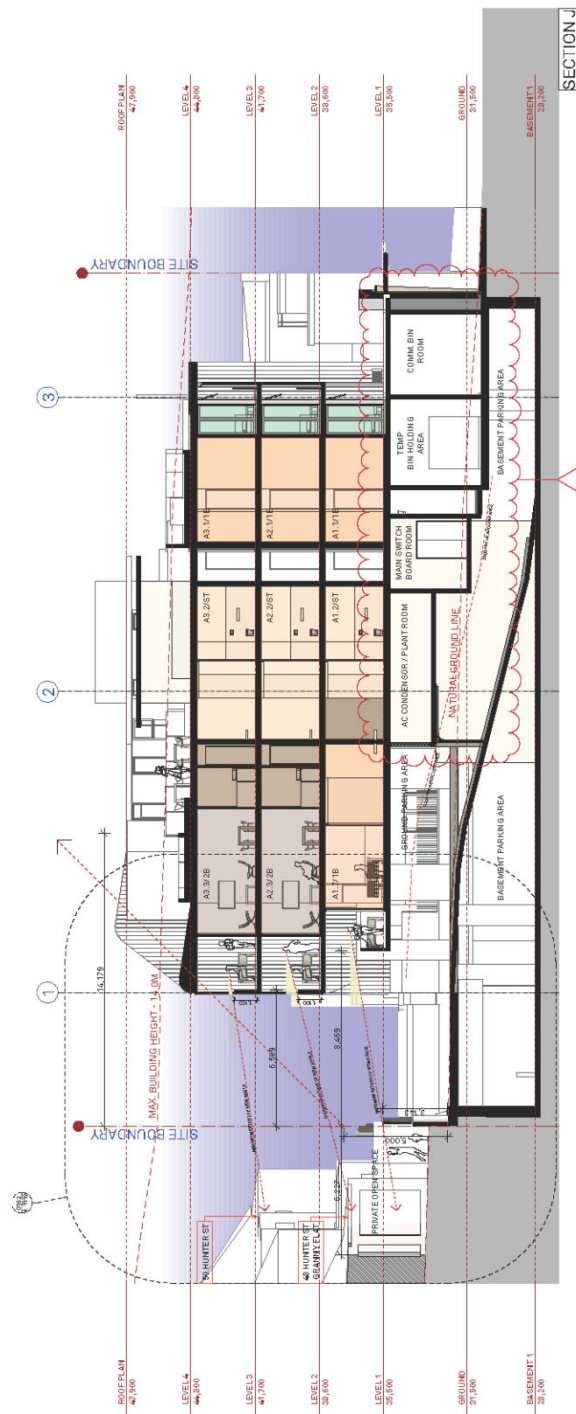


SCALE 1:200, 1:1.50 PROJECT NO. 1422A DRAWING NO. A-0228 DRAWING SECTION H

**ISSUE**  
**A**

**ARCHITECT** **BENSON**  
**McCORMACK**  
**ARCHITECTURE**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILLYFIELD NSW 2040  
ABN 76 129 500 385    FN 7005

\$4.55



147 NCR

**SUMMARY OF CHANGES:**  
REPOSITION MAIN SWITCH BOARD ROOM FROM LEVEL 1 TO GROUND FLOOR

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**Bezos McCormack Architects**

	REV	DATE	ISSUE
A		AUG 18	SECTION 4.55
B		MAY 19	S4.55 - WASTE AREA AMENDMENTS

**CLIENT**  
CUSTOM CARPETS  
330 Parramatta Road  
Homebush West NSW  
2140



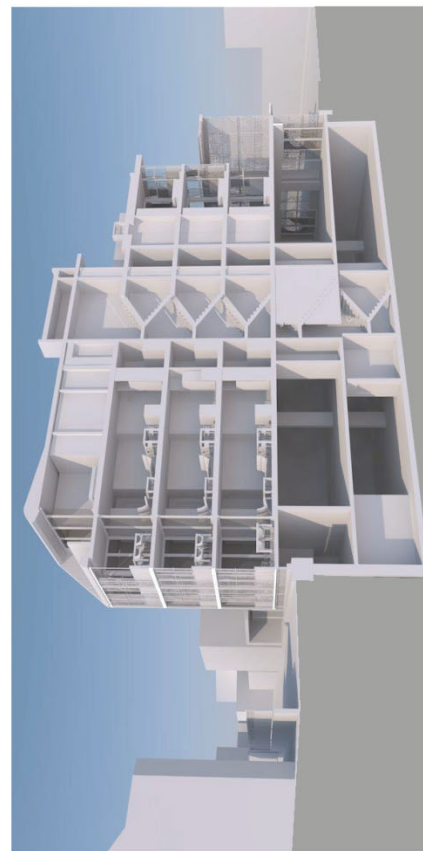
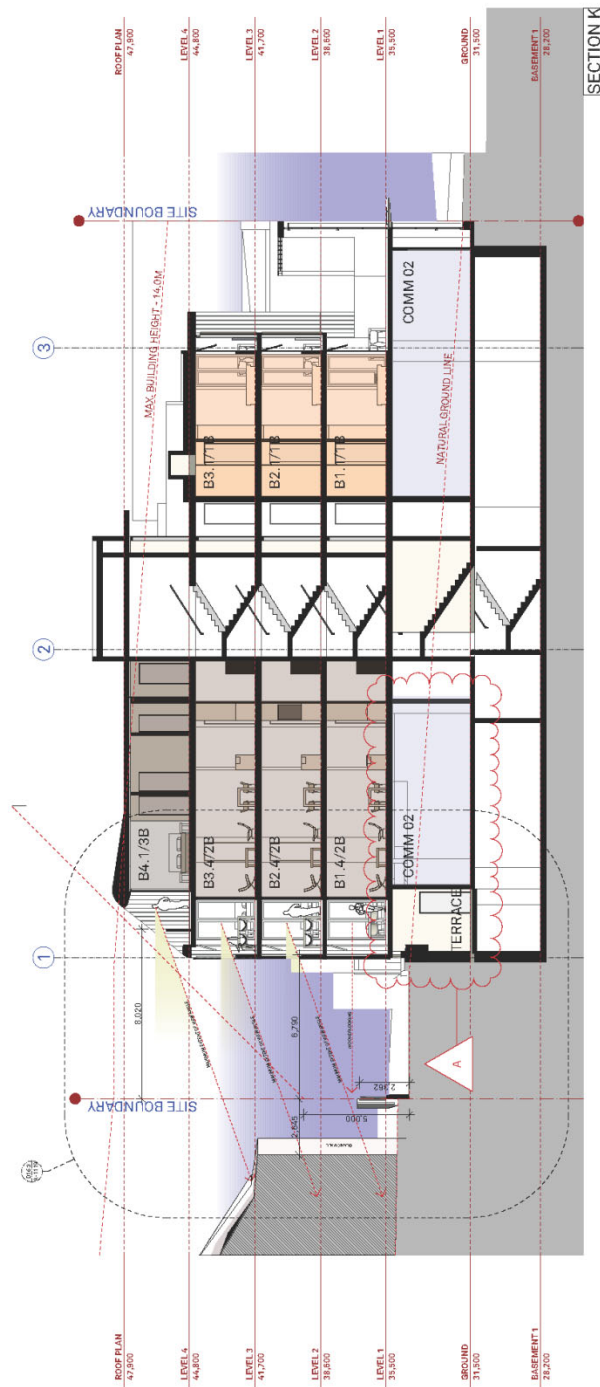
PROJECT NORTH

SCALE PROJECT NO. DRAWING NO. DRAWING  
1:200, 1:1.25 1422A A-0229 SECTION J

ISSUE B

**ARCHITECT**  
**BENSON**  
**McCORMACK**  
**ARCHITECTURE**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LULYFIELD NSW 2040  
081-76 129 120 286 FAX 7506

54.55



147 NCR

**SUMMARY OF CHANGES:**

- ✶ REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- ✶ REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE
- ✶ EXTEND COMMERCIAL 2 TO NORTH COURTYARD

**NOTES**

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**CLIENT CUSTOMER**  
330 Parramatta Road  
Homebush NSW 2140

**PROJECT DETAILS**  
**147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049



SCALE  
1:200, 1:1.50  
@ A3

DRAWING  
SECTION K















**ISSUE**  
**A**









**ARCHITECT**  
P : + 61 2 9  
F : + 61 2 9  
STUDIO 5, 505 E  
LILYFIELD NSW  
PHONE: 75 129 130 265

**BENSON  
McCORMACK  
ARCHITECTURE**

\$4.55



ID	W01	W02	W03	W04	W04	W05	W06
Nominal W x H Size	3,400x2,800	600x2,800	1,800x600	800x1,800	800x2,800	1,000x2,800	3,400x1,900
Plan View							
Elevation View							
Notes	Windows in units' bedroom facing New Canterbury Rd. Clear double glazed system (6mm laminated + 50mm air gap + 6mm laminated) with full perimeter acoustic seals. Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Windows in units' bedroom facing New Canterbury Rd. Clear double glazed system (6mm laminated + 50mm air gap + 6mm laminated) with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.
Acoustic Rating	Rw 39-41					Rw 30-32	Rw 39-41
Quantity	4	2	3	1	19	15	8

ID	W07	W08	W09	W10
Nominal LW x H Size	3,40x1,900	600x2,400	1,000x500	500x2,800
Plan View				
Elevation View				
Notes	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed glass.	Opaque 6mm laminated with full perimeter acoustic seals. Powdercoated aluminium frame. Top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.
Acoustic Rating	Rw 30-32			
Quantity	10	1	6	1

147 NCR

\$4.55

**ARCHITECT** **BENSON**  
**McCORMACK**  
**ARCHITECTURE**  
P: + 61 2 9818 0777  
F: + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILLYFIELD NSW 2040  
488C 76128 130 125 9917535

ISSUE

**DRAWING**  
**WINDOW SCHEDULE (BASIX)**

SCALE  
@ A3

PROJECT NORTH

**CLIENT**  
**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140

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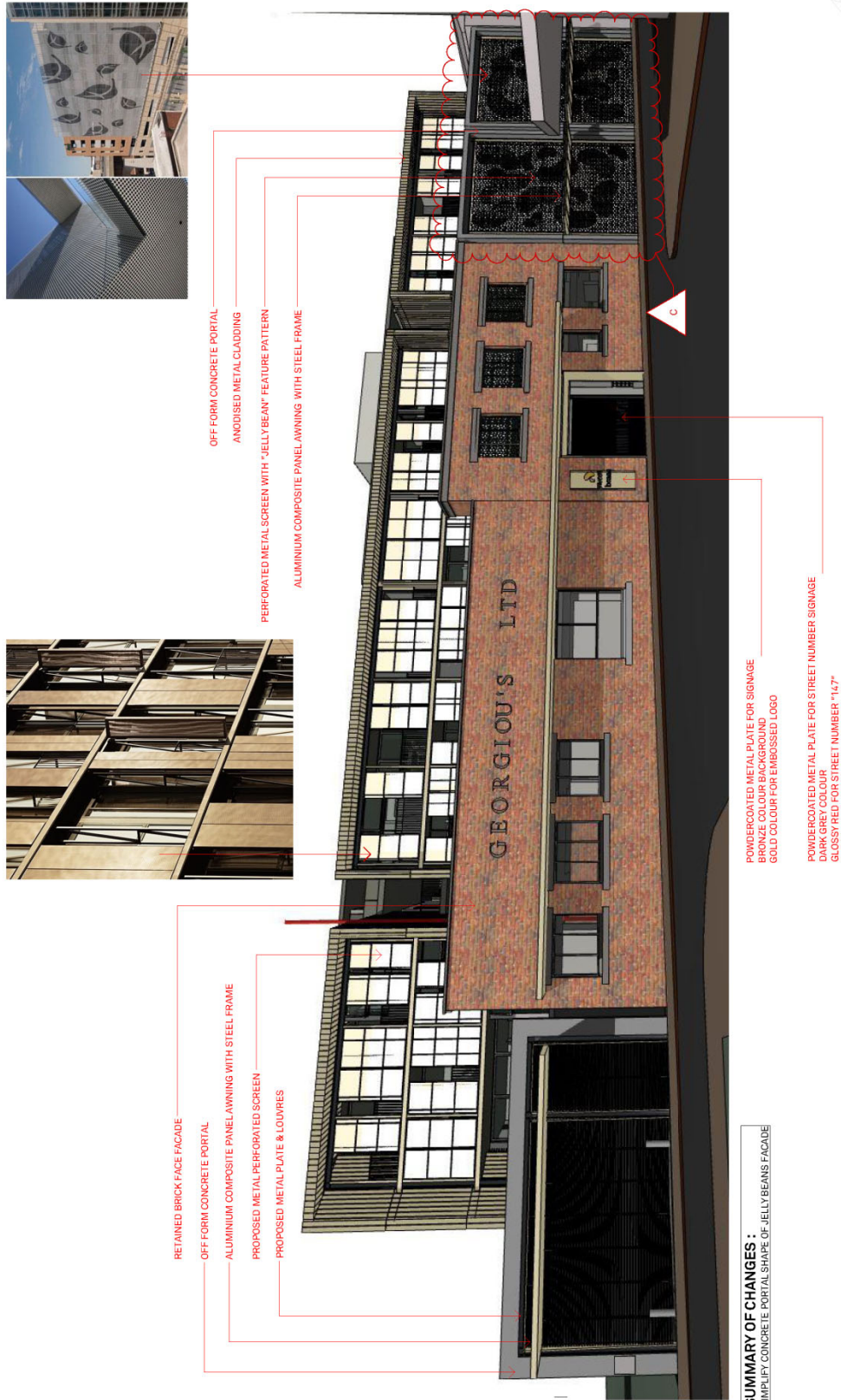
**REV** **DATE** **ISSUE**

8 JUN 17 DA ISSUE 02

C AUG 18 SECTION 4.55

**DO NOT SCALE DRAWINGS.**

DO NOT SCALE DRAWINGS.



**SUMMARY OF CHANGES :**  
SIMPLY CONCRETE PORTAL SHAPE OF JELLY BEANS FACADE

**147 NCR**

**\$4.55**

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3. DO NOT SCALE DRAWINGS.

**CLIENT**  
**CUSTOM CARPETS**  
3302 Parramatta Road  
Sydney NSW 1519  
2140

**PROJECT DETAILS**  
**147NCR**  
147 NCR, New  
Lewisham NSW 2049

**PROJECT NORTH**

**SCALE**  
1:2.08, 1:2.78, 1:4.22  
@ A3

**DRAWING NO.**  
A-1111

**DRAWING**  
SOUTH FACADE MASSING & MATERIAL

**ISSUE**  
C

**ARCHITECT**  
P: +61 2 8818 0777  
F: +61 2 8818 0778  
B: +61 2 8818 0779  
E: info@benmccormack.com.au  
147 NCR NSW 2049  
4000 123 123 123 123

**BENSON  
McCORMACK  
ARCHITECTURE**

SUMMARY OF CHANGES:  
ADD PLANT ROOM ON GROUND FLOOR

RENDER AND PAINT FINISH

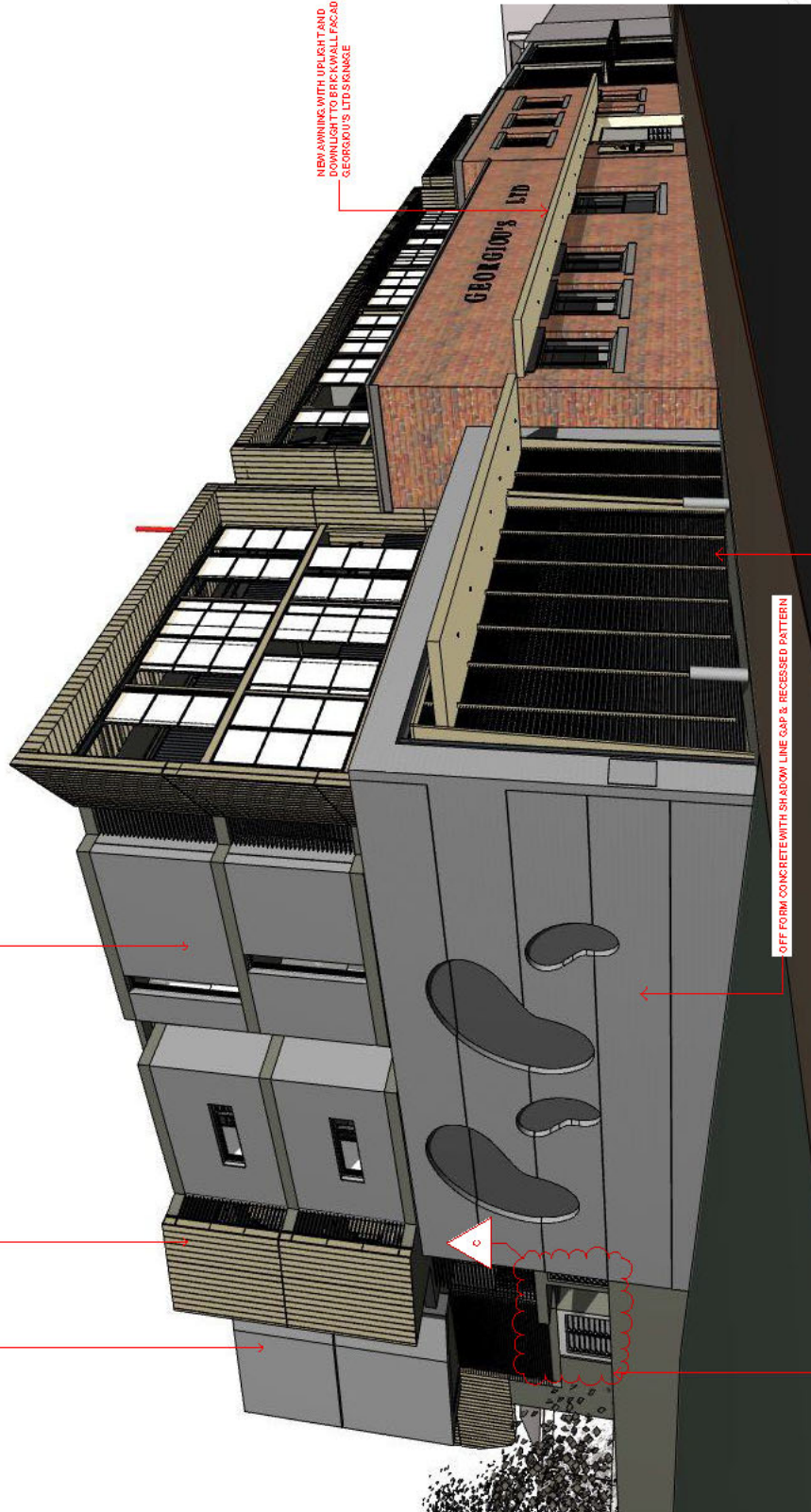
ANODISED METAL CLADDING PANEL  
SHADOW LINE PROFILE

RENDER AND PAINT FINISH

NEW AWNING WITH UPLIGHT AND  
DOWNLIGHT TO BRICK WALL FACADE &  
GEORGIOU'S LTD SIGNAGE

OFF FORM CONCRETE WITH SHADOW LINE GAP & RECESSED PATTERN

RENDER AND PAINT FINISH  
OPERABLE ROLLER GARAGE DOOR WITH METAL PLATE LOUVRES



147 NCR

\$4.55

NOTES:  
This drawing is to be used for the construction of the building. It is not to be used for any other purpose. All dimensions are in millimetres unless otherwise stated. The client is responsible for ensuring that the building is constructed in accordance with the relevant building codes and standards. The architect is not responsible for any errors or omissions in this drawing.

REV	DATE	ISSUE
8	JAN 17	04 ISSUE 02
7	FEB 16	03/10/14 4.05 ISSUE 02
6		

CLIENT  
CUSTOM CARPETS  
147 NCR  
141 1st New  
Carrington Road  
Sydney NSW 2142

PROJECT DETAILS  
PROJECT NO. 147 NCR  
SCALE @ A3  
PROJECT NORTH

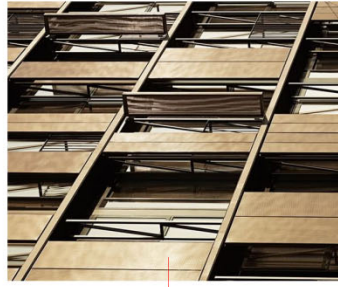
DRAWING NO. A-1112  
DRAWING WEST FACADE MASSING & MATERIAL

ISSUE C

ARCHITECT  
P. + 61 2 9415 0773  
F. + 61 2 9415 0773  
STUDIO 6.06 SALMON RD  
LIVERPOOL NSW 2170  
ARCHITECTURE

**SUMMARY OF CHANGES :**

- \* REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- \* REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES
- \* REPLACE LAMINATE BALCONY GRILLS WITH SOLID BALUSTRADE
- \* REPLACE LOUVER GRILLS TO BALCONY OF UNIT A 1.7



147 NCR

**NOTES**  
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**REV** | **DATE** | **ISSUE**  
B | JAN 17 | DA ISSUE 02  
C | JAN 18 | SECTION 4.55

**CLIENT**  
CUSTOM CARPETS  
300 Parramatta Road  
Homebush West NSW 2140

**PROJECT DETAILS**  
147NCR  
14-181 New  
Canterbury Road  
Levittown NSW 2049

**PROJECT NORTH**

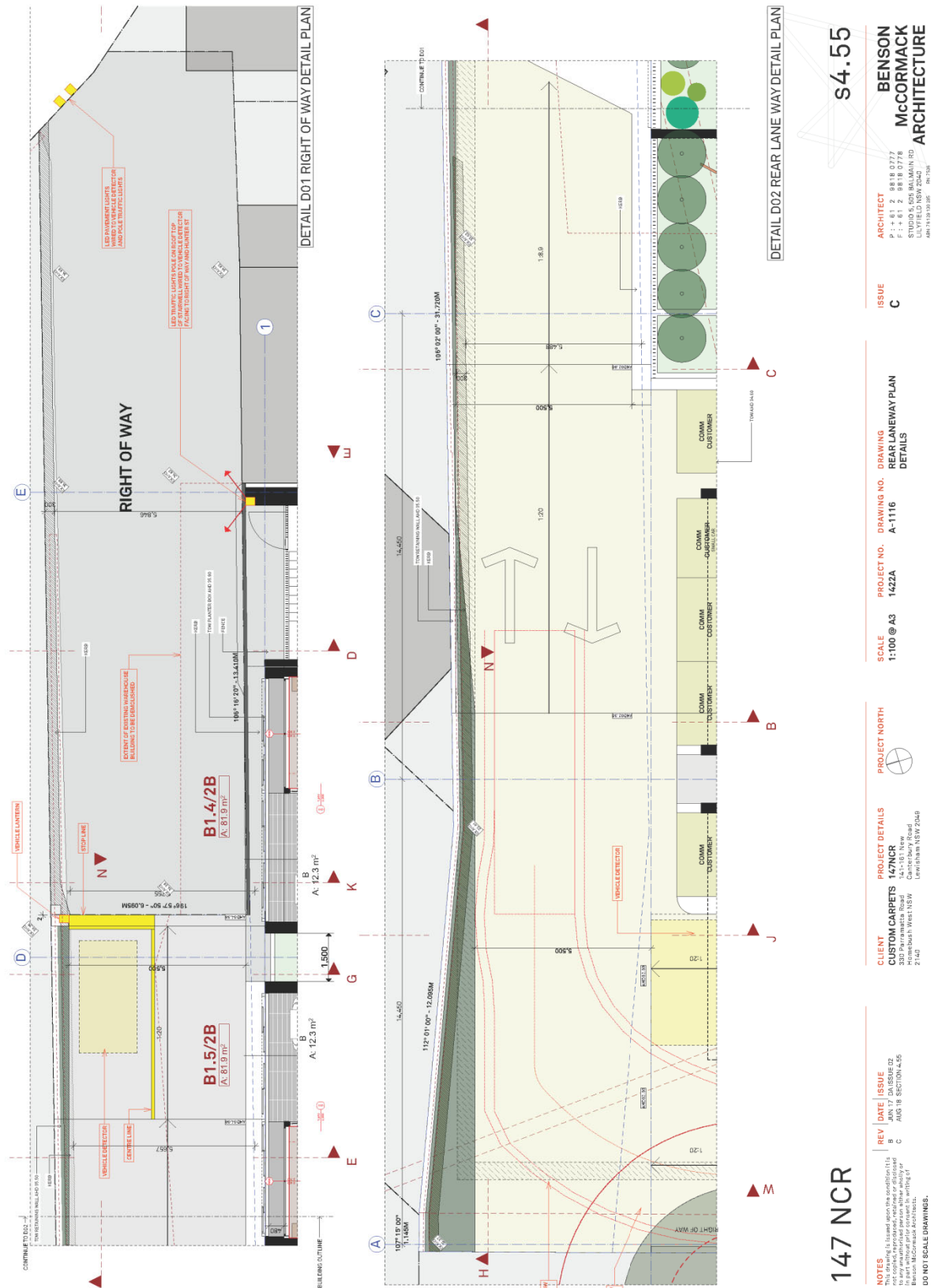
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1:2.75 @ A3

**PROJECT NO.** 1422A  
**DRAWING NO.** A-1113  
**DRAWING** NORTH FACADE MASSING & MATERIAL

**ISSUE** C

**ARCHITECT**  
BENSON  
McCORMACK  
ARCHITECTURE  
STUDIO 5, 505 BALMAIN RD  
LLEWELLYN NSW 2040  
P : + 61 2 9818 0778  
F : + 61 2 9818 0778  
WWW.BENSONMCCORMACK.COM.AU







147 NCR

\$4.55

REV	DATE	ISSUE
A	AUG18	SECTION 4.55

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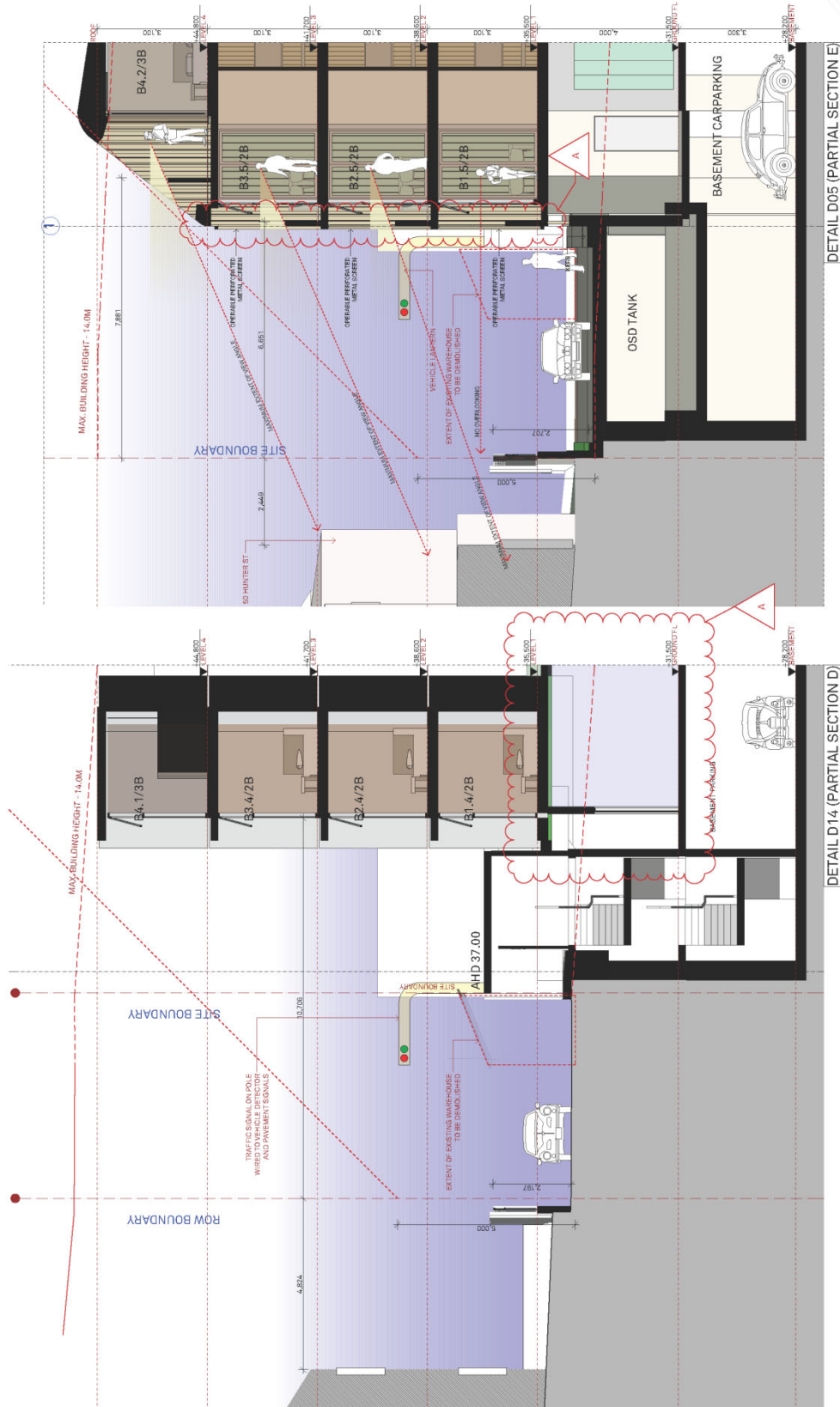
**DO NOT SCALE DRAWINGS.**

CLIENT	PROJECT DETAILS	PROJECT NORTH
CUSTOM CARPETS	147NCR 141-151 New Road 3303 Parramatta Road Sydney NSW 2140	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:100 @ A3	1422A	A-1117	REAR LANEWAY CROSS SECTIONS 1/3

ISSUE	ARCHITECT
A	P1 + 61 2 9818 0777 P1 + 61 2 9818 0778 111 FIELD NSW 2040 4444 73103 100 000 00 7300

**BENSON MCCORMACK ARCHITECTURE**



**147 NCR**

**SUMMARY OF CHANGES:**

- \* EXTEND COMMERCIAL 2 TO NORTH COURTYARD
- \* REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- \* REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES

REV	DATE	ISSUE
A	AUG 18	SECTION 4.55

**CLIENT**  
CUSTOM CARPETS 147NCR  
14-181 New  
330 Parramatta Road  
Sydney NSW 2150  
21-42

**PROJECT DETAILS**  
147NCR  
14-181 New  
330 Parramatta Road  
Sydney NSW 2150  
21-42

**SCALE**  
1:100 @ A3

**PROJECT NO.** 1422A  
**DRAWING NO.** A-1118  
**DRAWING** REAR LANEWAY CROSS SECTIONS 2/3

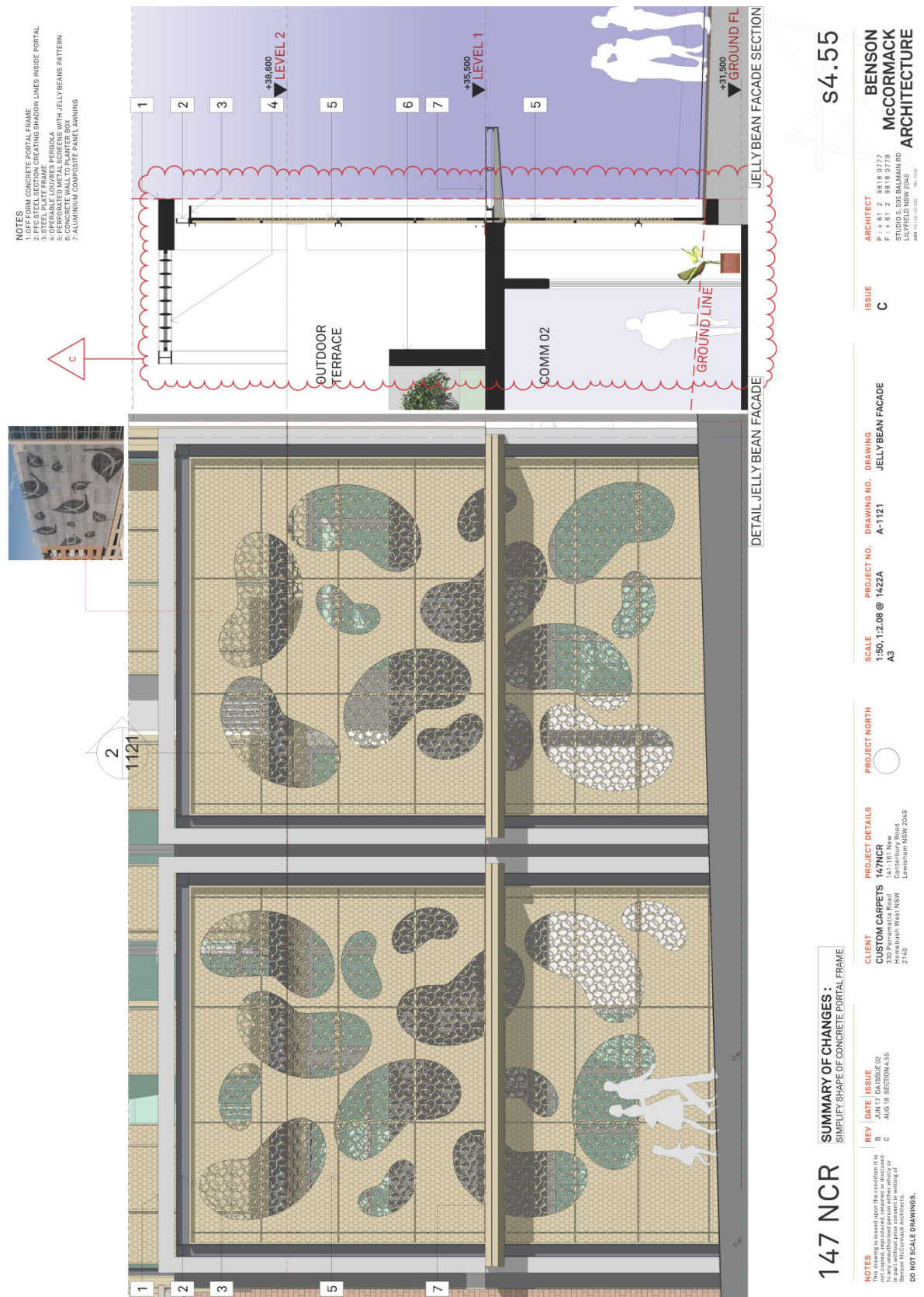
**ISSUE** A

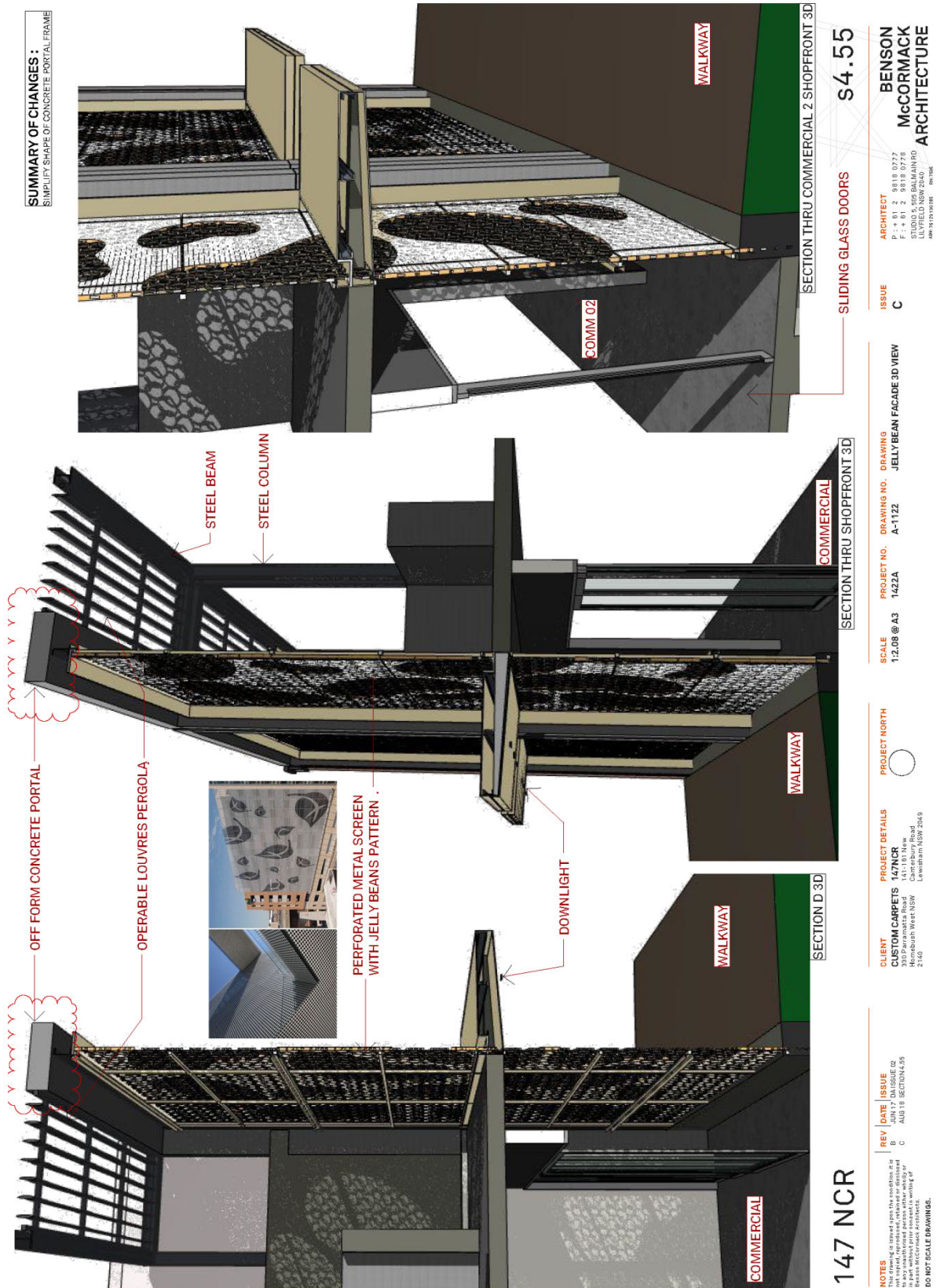
**ARCHITECT**  
P: + 61 2 8818 0777  
F: + 61 2 8818 0778  
STUDIO 5, 505 BALMAIN RD  
BALMAIN NSW 2049  
WWW.BENSONMCCORMACK.COM

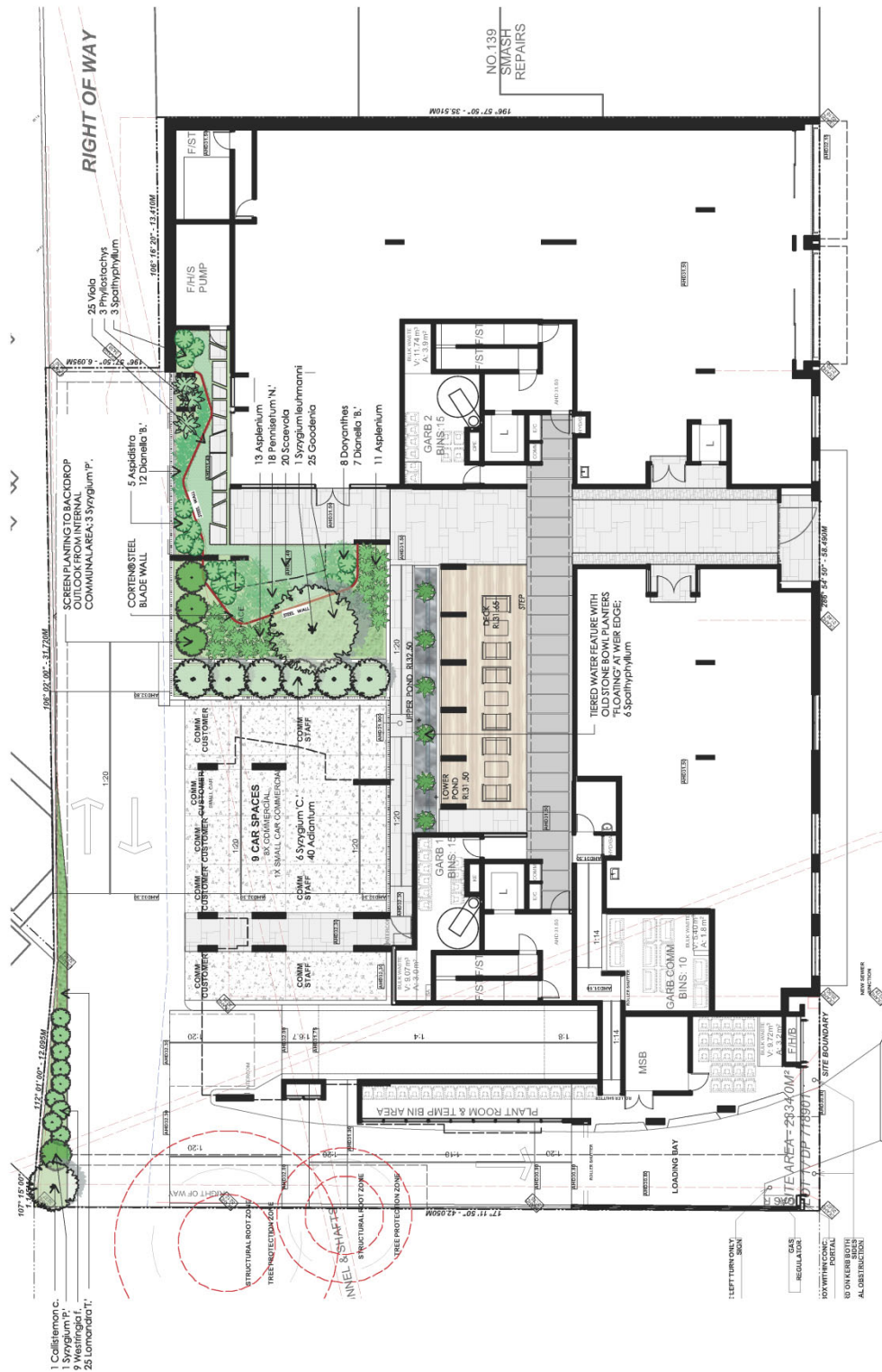
**\$4.55**

**NOTES**  
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**Matthew Higginson** Landscape Architecture Pty Ltd  
po box 353 five dock nsw 2046 t 0414 725 944 e mhl@mhla.com.au

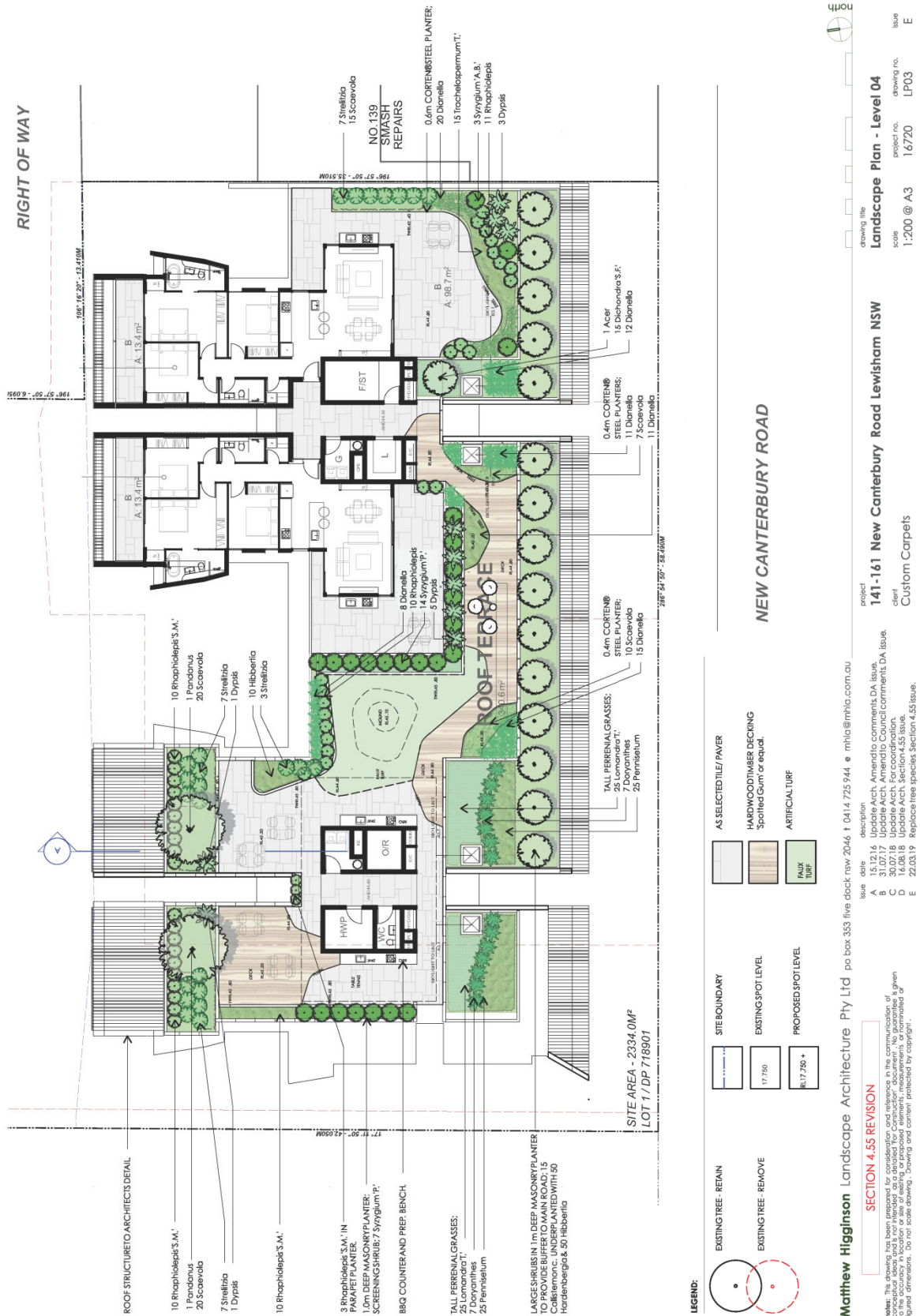
SECTION 4.55 REVISION

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issue	date	description
A	15.12.16	Update Arch. Amend to comments DA issue.
B	31.07.17	Update Arch. Amend to Council comments DA issue.
C	30.07.18	Update Arch. For coordination.
D	16.08.18	Update Arch. Section 4.55 issue.
E	22.03.19	Replace tree species. Section 4.55 issue.

project  
141-161 New Canterbury Road Lewisham NSW

drawing title  
**Landscape Plan - Level 01**  
 scale project no. drawing no.



## Plant Schedule

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
<b>TREES</b>				
Acer palmatum	Japanese Maple	5	75L	1
Callistemon citrinus *	Crimson Bottlebrush	5	75L	16
Pandanus tectorius	Screw Pine	5	75L	2
Syzygium leuhammii *	Riberry	5	150L	1
<b>SHRUBS</b>				
Aspidistra elatior	Cast Iron Plant	1	200mm	26
Cardinalis fruticosa 'Rubra'	Red Ti Plant	0.8	200mm	7
Dorstenia excelsa	Gymea Lily	1.2	300mm	22
Philodendron 'Xanadu'	Xanadu Philodendron	1	200mm	36
Raphiolepis 'Snow Maiden'	Snow Maiden Hawthorn	1	200mm	54
Scaphiophylum 'Sensation'	Peace Lily	1	200mm	17
Strelitzia reginae	Bird of Paradise	1.2	200mm	40
Syzygium 'Aussie Boomer'	Aussie Boomer Lily Pily	1	300mm	11
Syzygium 'Pinnacle'	Pinnacle Lily Pily	2	300mm	25
Syzygium 'Cascade'	Cascade Lily Pily	3	75L	6
Westringia fruticosa	Coast Rosemary	1	300mm	9
<b>PALMS / CYCADS / FERNS / BAMBOO</b>				
Adiantum aethiopicum *	Maidenhair Fern	0.5	150mm	120
Asplenium australasicum *	Bird's Nest Fern	1	200mm	24
Blechnum cartilagineum *	Grisle Fern	0.3	150mm	80
Cyathea australis *	Rough Tree Fern	4	1m stem	4
Dysois lutescens	Golden Cone Palm	4	300mm	32
Phyllostachys nira	Black Bamboo	8	400mm	25
<b>GROUNDCOVERS / PERENNIALS / CLIMBERS</b>				
Dianella 'Breeze'	Breeze Flax Lily	0.7	150mm	109
Dichandra 'Silver Falls'	Silver Falls Kidney Weed	0.2	150mm	30
Gaillardia hederacea *	Gaillardia	0.3	150mm	25
Gardenbergia 'Flat White'	Flat White Sansaparilla	0.3	150mm	50
Hibbertia scandens	Yellow Guinea Flower	0.3	150mm	60
Lilape muscarii	Lily Turf	0.4	150mm	40
Lomandra 'Tanika'	Tanika Mat Rush	0.8	150mm	75
Pennisetum 'Naffray'	Naffray Foxtail Grass	1	150mm	68
Scaevola 'Purple Fanfare'	Fan Flower	0.3	200mm	92
Trachelospermum 'Tricolor'	Tricolor Jasmine	-	150mm	15
Viola hederacea	Native Violet	0.1	150mm	45

\* - denotes selection from Councils list of preferred native plant species.



Acer palmatum 'Dissectum'

Dysois lutescens

Cyathea australis

Syzygium leuhammii

Phyllostachys nira



01 Section A  
Scale: 1:100

FLUSH TRANSITION BETWEEN  
DECK & PAVING.

CAST CONCRETE PLANTER WALLS

STEEL (CORTEX®) PLANTERS

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhl@mhla.com.au

**SECTION 4.55 REVISION**

NOTE: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a detailed 'for construction' document. No guarantee is given that the design will be constructed as shown. The design is subject to change without notice and is not to be used for any other purpose without the written consent of the author.

Issue date description  
A 15.12.16 Update Arch. Amend comments DA Issue.  
B 31.07.17 Update Arch. Amend Council comments DA Issue.  
C 30.07.18 Update Arch. For coordination.  
D 22.03.19 Replace tree species Section 4.55 Issue.  
E

drawing title  
**Schedule + Section + Images**

scale  
1:200 @ A3

project no.  
16720

drawing no.  
LP04

issue  
E

client  
Custom Carpets

project  
**141-161 New Canterbury Road Lewisham NSW**

## Attachment C - Determination No. 201700003 dated 13 October 2017



DA201700003 CLEN1

**DETERMINATION NO. 201700003**

13 October 2017

BENSON MCCORMACK PTY LTD  
Studio 5 505 Balmain Road  
LILYFIELD NSW 2040

Dear Sir/Madam

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 ("the Act")  
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Pursuant to Section 81 of the Act, notice is hereby given of the determination by the Council of **Development Application No. 201700003** to erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking relating to property situated at:

**147 NEW CANTERBURY, ROAD LEWISHAM**

In determining this application, the Council considered all matters listed under Section 79C of the Act that were relevant to the Development Application.

The Development Application was determined on 13 October 2017 pursuant to Section 80(3) of the Act by the granting of a "Deferred Commencement" Consent.

**PART A - DEFERRED COMMENCEMENT CONSENT**

This Consent will not operate and it may not be acted upon until the Council or its delegate is satisfied as to the following matter(s):

1. That portion of the existing factory as shown red in Drawing Nos. A-0103 C, A-0202 B, A-0204 B, A-0223 , A-0224, A-0225 B, and A-0227 B notated as being retained is to be demolished to ensure that appropriate access is provided to the approved development. Council is to be provided with evidence to its satisfaction that establishes that lawful authority exists for such demolition works to occur.
2. That amended plans be provided indicating that portion of the existing factory as shown red in Drawing Nos. A-0103 C, A-0202 B, A-0204 B, A-0223 B, A-0224, A-0225 B, and A-0227 B to be demolished.

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

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

3. Evidence be provided to Council that concurrence from RMS for the reconstruction of the existing vehicular crossing on New Canterbury Road has been obtained.

Evidence of the above matter(s) must be produced to Council or its delegate within two years of the date of the Determination otherwise the Consent will lapse.

#### PART B – CONDITIONS OF CONSENT

Once operative the consent is subject to the following conditions:

##### GENERAL

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

Plan and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A-0101 C	Basement Level Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0102 C	Ground Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0103 C	First Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0104 C	Second Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0105 C	Third Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0106 C	Fourth Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0201 B	Elevation - South	June 2017	Benson McCormack Architecture	28 August 2017
A-0202 C	Elevation - North	August 2017	Benson McCormack Architecture	28 August 2017
A-0203 B	Elevation - West	June 2017	Benson McCormack Architecture	28 August 2017
A-0204 C	Elevation - East	August 2017	Benson McCormack Architecture	28 August 2017
A-0221 B	Section A	June 2017	Benson McCormack Architecture	28 August 2017
A-0222 B	Section B	June 2017	Benson McCormack Architecture	28 August 2017
A-0223 B	Section C	June 2017	Benson McCormack Architecture	28 August 2017
A-0224 C	Section D	August 2017	Benson McCormack Architecture	28 August 2017
A-0225 B	Section E	June 2017	Benson McCormack Architecture	28 August 2017

A-0226 C	Section F	August 2017	Benson McCormack Architecture	28 August 2017
A-0227 B	Section G	June 2017	Benson McCormack Architecture	28 August 2017
A-1001 B	Door Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1002 B	Window Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1110 B	South Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1111 B	Restoration & Alteration to face brick facade	June 2017	Benson McCormack Architecture	28 August 2017
A-1112 B	West Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1113 B	North Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1114 B	Schedule of Colour & Finishes	June 2017	Benson McCormack Architecture	28 August 2017
A-1115 B	Rear Laneway Plan Details	June 2017	Benson McCormack Architecture	28 August 2017
A-1116 B	Rear Laneway Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1117 B	NCR Pedestrian Way Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1118 B	Jelly bean Façade	June 2017	Benson McCormack Architecture	28 August 2017
A-1119 B	Jelly bean Façade 3D View	June 2017	Benson McCormack Architecture	28 August 2017
LP01 B	Landscape Plan – Ground Floor	31 July 2017	Matthew Higginson	7 August 2017
LP02 B	Landscape Plan – Level 01	31 July 2017	Matthew Higginson	7 August 2017
LP03 B	Landscape Plan – Level 02	31 July 2017	Matthew Higginson	7 August 2017
LP04 B	Schedule & Sections & Images	31 July 2017	Matthew Higginson	7 August 2017
784406M	BASIX Certificate	21 December 2016	Planning & Infrastructure	4 January 2017
2016-187	Acoustic Report	21 September 2016	Acoustic Noise & Vibration Solutions P/L	4 January 2017
4131	Arboricultural Impact Assessment	14 December 2017	TALC	4 January 2017
G15022PE T-R01F Rev. 0.1	Geotechnical Investigation Report	23 May 2016	Geo-environmental Engineering	4 January 2017

E15022PE T-R01F Rev. 0	Preliminary Site Contamination Investigation	21 August 2015	Geo-environmental Engineering	4 January 2017
E15022PE T-R02F Rev. 0	Detailed Site Investigation	26 May 2017	Geo-environmental Engineering	4 January 2017
G15022PE T-R04F	Remedial Action Plan	3 August 2017	Geo-environmental Engineering	7 August 2017

and details submitted to Council on 4 January 2017, 9 June 2017, 13 June 2017, 7 August 2017, 24 August 2017 and 28 August 2017 with the application for development consent as amended by the matter referred to in Part A of this Determination and the following conditions.

2. Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:

- (a) the plans and/or information approved under this consent; or
- (b) 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.

3. In order to ensure the architectural and urban design excellence of the development is retained:
- a) The design architect is to have direct involvement in the design documentation, contract documentation and construction strategies of the project;
  - b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
  - c) Evidence of the design architect's commission is to be provided to the Council prior to the release of the construction certificate.
  - d) The design architect of the project is not to be changed without prior notice and approval of the Council.

4. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Schedule of Colour & Finishes dated June 2017, prepared by Benson McCormack Architecture (Dwg. No. A-1114, Project No. 1422A, Revision B). 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*.
5. 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. No air conditioning units are to be installed on the New Canterbury Road frontage of the development without the prior approval of Council.
6. Separate Development Consent or Complying Development Certificate must be obtained for the use of the ground floor shops/commercial suites prior to the occupation of that part of the premises.
7. Each dwelling must be used exclusively as a single dwelling and not be adapted for use as backpackers' accommodation, serviced apartments or a boarding house and not be used for any industrial or commercial purpose.
8. A minimum of 10 adaptable dwellings must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility.
9. A total of 52 off-street car parking space must be provided, paved and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The car parking spaces should be allocated as follows:
  - a) 10 accessible car parking spaces being provided for the adaptable residential dwellings being located on the basement level. These spaces must be marked as disabled car parking spaces;
  - b) A total of 9 car parking spaces for the commercial component of the development, including 1 of those spaces being accessible. This space must be marked as a disabled car parking space;
  - c) A total of 7 visitor car parking spaces for the residential component of the development, including 3 of those spaces being accessible visitor car parking spaces and marked as such. All visitor car parking spaces must be provided and marked as visitor car parking spaces; and
  - d) 26 car parking spaces for the residential component of the development.

All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.

10. A minimum of 6 off-street motorcycle parking spaces are to be provided, paved, line marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.

All motorcycle parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and being used exclusively for motorcycle parking and not for storage or any other purpose.

11. No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
12. The use of the premises, including 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).
13. 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 their operation does not adversely impact on the amenity of the surrounding neighbourhood.
14. All prescribed trees shall be retained and protected in accordance with these conditions and with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 unless their removal, pruning or other works is explicitly approved under the terms of this consent.
15. 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.
16. All reasonable directions in writing by the project arborist in relation to tree management and tree protection shall be complied with.

17. During construction the project arborist shall undertake periodic inspections of trees and tree protection measures, as detailed in the tree protection plan.
18. The existing face-brick façade that is to be retained is to be preserved and protected during demolition and construction. Damages to the façade caused by the unauthorised installation of the Sydney Tools signage shall be repaired by patching any holes (due to screws at approximately 200mm centres) with cement mortar of a colour similar to that of the existing bricks and cement mortar joints/perpend to match existing. Unauthorised painting to the existing / retained façade shall be pressured cleaned to return to the original facade condition. Damaged cement mortar to the front façade shall be replaced to match the existing condition. Council's Heritage and Urban Design Advisor shall inspect and approve the works to the retained façade before the issuing of an Occupation Certificate.
19. The original Georgiou's Chocolate signage that has been hidden as a result of the unauthorised installation of the Sydney Tools signage shall be preserved and protected during the removal of the Sydney Tools signage. Any damages to the Georgiou's Chocolate signage shall be repaired to return to its original condition.
20. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
21.
  - a) The owners of the property appointing a designated person(s) responsible for moving waste bins from their usual storage spaces to the collection point for the storage of domestic bins being in accordance with details to be submitted to Council's satisfaction;
  - b) The domestic bins only being placed in the approved collection point after 7.00pm on the day prior to collection and are to be returned to their storage location within the building within 2 hours of the bins being collected by Council. The owner's corporation being responsible to ensure compliance with this condition.
  - c) Tenants (commercial and residential) shall be advised to anticipate heightened noise levels during garbage collection;
  - d) Council is to be provided with key access to the loading bay to facilitate on-site garbage collection.
  - e) Should the waste conditions not be met, Council reserves the right to reconsider servicing the site for garbage collection, in accordance with Council's Fees and Charges.
  - f) No compaction of waste is permitted within the development in accordance Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management.
  - g) The person acting on this consent shall advise any purchaser or prospective tenant of this condition.
22. The proposed awning shall be of cantilever type and be set back at least 600mm from the kerb line. The proposed awning shall be designed so as to be easily removed if required in future. The awning shall include pedestrian lighting (Category P3-AS1158) and shall be maintained and owned by the property owner(s). The owner shall maintain, modify or remove the structure at any time if given notification by Council or the RMS to do so. All works shall be at no cost to Council.

23. 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.
24. 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.
25. 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.
26. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system.
27. Site remediation works being carried out for the site in accordance with Detailed Site Investigation Report and Remediation Action Plan submitted and referenced in Condition 1 of this Determination. Once these works have been carried out a validation report is to be submitted to Council prepared in accordance with the requirements of the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites to Council's satisfaction. Should any undertaken remediation strategy result in residual contamination to remain on the site, an Environmental Management Plan, must be provided to the satisfaction of Council that outlines measures to ensure residual contamination issues are managed.

**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).

28. 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.

29. 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.

30. 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.

31. 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 must 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.

32. 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.

33. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.

34. 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.

35. 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'.
36. 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 must 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.
37. 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 is to include colour photographs and must be submitted to the Certifying Authority's satisfaction, with a colour copy being provided to Council and the property owner of the identified property, before work commences, on the buildings on the adjoining properties to the east and north (namely 48 & 50 Hunter Street and 139 New Canterbury Road), if the consent of the adjoining property owner can be obtained. In the event that the consent of the adjoining property owner cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the PCA before work commences.
38. Before commencing works the person acting on this consent must provide a contact number for a designated person to be available during the demolition and construction for residents to contact regarding breaches of consent or problems relating to the construction.
39. 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.
40. 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.

41. 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.
42. 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. The construction traffic management plan must allow for the parking of small construction vehicles on site once the proposed basement is accessible. The developer shall be responsible to ensure that all construction workers and contractors are fully aware of the approved Traffic Management Plan. Any proposal for a Work Zone on New Canterbury Road will require Roads and Maritime Services (RMS) approval.
43. 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.
44. Before commencing works, all workers on the work site are to be made aware of the potential presence of Long-nosed Bandicoots as part of the site induction (including what they look like).
45. 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.
46. The tree protection measures detailed in the Arboricultural Assessment Report (TALC, 14/12/16) shall be established before work commences. If property perimeter fences are removed at any time, 1.8 metre high construction-style fencing shall be erected no closer than 2.0 metres from Trees 3 to 9 and along the property boundary adjacent to Trees 1 and 2.
47. 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 these conditions and any instructions in writing by the Project Arborist before work commences.
48. The project arborist shall inspect Tree Protection Zone (TPZ) fence and certify in writing to the Principal Certifying Authority the TPZ fence complies with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 and the requirement of these conditions before work commences.

**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 the Construction Certificate.

49. a) 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 \$600,757.83 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 21 August 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. DC002011)**

- 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  | \$75,866.51  |
| Plan Administration   | \$11,779.69  |
| Recreation Facilities | \$518,775.96 |
| Traffic Facilities    | \$-5,664.34  |
- 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.

50. Evidence of payment of the building and construction industry Long Service Leave Scheme must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. (The required payment can be made at the Council Offices).

**NOTE:** The required payment is based on the estimated cost of building and construction works and the long service levy rate, set by the Long Service Payments Corporation. The rate set by the Long Service Payments Corporation is currently of 0.35% of the cost of the building and construction work.

For more information on how to calculate the amount payable and where payments can be made contact the Long Services Payments Corporation.

<http://www.lspc.nsw.gov.au>.

51. 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](http://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.

52. 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.
53. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.
54. Bicycle storage with the capacity to accommodate a minimum of 37 bicycles must be provided in accordance with the requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. The ground floor bicycle storage and shower should be made accessible to all staff of the commercial tenancies.

55. Letterboxes and mail collection facilities must be provided and adequately protected in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
56. Lighting details of the pedestrian areas, parking areas and all entrances must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
57. 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).

58. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" in relation to interior design sound levels and in accordance with details being 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, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".
59. Before the issue of a Construction Certificate, amended plans shall be submitted to Council's Coordinator Waste Services Operations satisfaction that indicates:
  - a) All waste and recycling storage rooms must be in accordance with Figure 1 of Part 2.21 of MDCP 2011 and incorporate an appropriate tap with hose fitting, drain to Sydney Water approved drainage connection; and
  - b) Doorways that are wide enough to allow a 660L bin to access the commercial waste room.
60. Vehicular access and associated vehicle standing areas must be designed in accordance with Australian Standard AS 2890.1-2004, Australian Standard AS 2890.2-2002, Australian Standard AS 2890.6-2009 so that:-
  - i. Aisles and circulation roadways shall have minimum widths of 5.8m;
  - ii. The intersections between circulation roadways, aisles and ramps shall be designed to comply with Clause 2.5.2(c) of AS2890.1:2004. Details of compliance shall include vehicle swept path detailing a B85 vehicle passing a B99 vehicle; and
  - iii. The location of columns within the carpark must comply with Figure 5.1 of AS 2890.1-2004. In particular columns within shared areas of the accessible carspaces shall be avoided.

Details of compliance with the above requirements must be submitted for the approval of Council before the issue of a Construction Certificate.

61. With regard to the vehicular egress onto New Canterbury Road the person acting on this consent must;
- i. Obtain RMS concurrence for the reconstruction of the existing vehicular crossing on New Canterbury Road;
  - ii. Service vehicles only shall be permitted to egress via New Canterbury Road and only outside of traffic peak times for New Canterbury Road (Council garbage services excepted); and
  - iii. Details of a management plan and/or measures to be implemented to ensure egress to New Canterbury Road is restricted to heavy vehicles and only outside of traffic peak times for New Canterbury Road shall be submitted to Council for approval.

Details of compliance with the above requirements must be submitted for the approval of Council before the issue of a Construction Certificate.

62. The access way at the rear of the site shall be controlled by traffic signals generally in accordance with Plan No. A-0103 (issue B) providing priority to ingressing vehicles and subject to deleting the proposed pavement lighting on Hunter Street and ensuring that the traffic signals are provided fully within the property boundaries of the site (unless legal agreement has been reached with adjacent property owners). Details of the traffic signals and operation thereof including specifications shall be submitted to and approved by Council before the issue of a Construction Certificate.
63. 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.
64. The person acting on this consent shall pay Section 138 (Roads Act) inspection fees in the amount of \$555.00 (GST inclusive) to Council before the issue of a Construction Certificate to allow for inspections by Council of the footpath, vehicular crossing and/or other public domain works required as a result of this development.
65. Payment of a Bond, in the sum of \$127,000.00 for the proper performance of the Drainage works prior to the release of the stamped approved building plans. The security may be provided in one of the following methods:-
- i) in full in the form of a cash bond supported by a legal agreement prepared by Council's Solicitors at the applicant's expense; or
  - ii) by provision of a Bank Guarantee by an Australian Bank in the following terms:
    - a) the bank must unconditionally pay the guaranteed sum to the Council if the Council so demands in writing.

- b) the bank must pay the guaranteed sum within seven (7) days of demand without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to consent or the carrying out of development in accordance with the consent;
  - c) the bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when the Council notifies the bank in writing that the guarantee is no longer required.
66. In order to provide satisfactory vehicular and pedestrian access, drainage, landscaping and aesthetic improvements to the public domain adjacent to the site, the following works shall be undertaken at no cost to Council:
- i. The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc shall be reconstructed and upgraded in accordance with the Street Tree Masterplan and the Marrickville Public Domain Design Guide;
  - ii. Reconstruction and drainage of the rear access/public right-of-way using a heavy duty Trihex paver;
  - iii. Provision of suitable lighting to the rear access/public right-of-way;
  - iv. The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
  - v. Construction of a new kerb 150mm high along the frontage of the site. The kerb type (concrete or stone) shall be consistent with the majority of kerb type at this location; and
  - vi. Alignment levels to be provided at the boundary shall be set by the provision of a new 150mm high kerb plus a 3% crossfall in the footpath. Cross sections shall be provided at a minimum distance of every 5m and at all pedestrian and vehicular access locations.
- Full detailed construction plans and specifications shall be submitted to Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate with all works completed prior to the issue of an Occupation Certificate.
67. The stormwater drainage and water quality measures shall be constructed generally in accordance with the Stormwater Drainage Plans DA01/8 to DA08/8 (issue A) dated December 2016 subject to the submission of the following additional information and amendments;
- i. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken;
  - ii. An updated MUSIC model to be provided to ensure the treatment measures proposed meet Council's water quality targets;
  - iii. Ground water testing to determine seepage inflow rates and any requirements relating to the treatment of ground water. Depending on the outcome of the ground water testing, recommendations as to any requirements for ground water monitoring as part of the operation of the basement sump pump system; and

- iv. The pump/sump system shall be designed such that dry-weather flows of any seepage water including seepage from landscaped areas will not be discharged through kerb outlets. All dry-weather flows must be connected directly to a Council stormwater system. Alternatively the seepage water may be tested, treated and stored separately on site and re-used for the watering of landscaped areas and/or flushing of toilets.

The above additional information shall be submitted to and approved by Council before the issue of a Construction Certificate.

- 68. Before the issue of a Construction Certificate a design of an inter-allotment drainage system for the future drainage of upstream properties (48 and 50 Hunter Street) together with hydrologic and hydraulic calculations must be submitted to and accepted by Council. Details shall include the provision of a drainage easement (minimum of 0.9m wide) through the site to New Canterbury Road.
- 69. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.

#### SITE WORKS

- 70. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work being carried out on any Saturday that falls adjacent to a Public Holiday.
- 71. During any construction works and activities, no injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
- 72. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
- 73. 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'.

74. 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.
75. 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.

76. If it is necessary to excavate below the level of the base of the footings of a building on the adjoining allotments, including a public place such as footways and roadways, the person acting on this consent must ensure:
- a) 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 is to include complete details of the work; and
  - b) That any building is preserved and protected from damage.

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 is to 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.

77. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
78. 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.
79. 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.
80. A clear unobstructed path of travel of not less than 1,000mm must be provided to all exits and paths of travel to exits.
81. No activities, storage or disposal of materials must take place beneath the canopy of any tree protected under Part 2.20 of Marrickville Development Control Plan 2011 - Tree Management at any time.
82. All builders' refuse, spoil and/or material unsuitable for use in landscape areas must be removed from the site on completion of the building works.
83. If tree roots are required to be severed for the purposes of constructing the approved works, they must be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of Horticulture Certificate or Tree Surgery Certificate.
84. During excavation, demolition or construction work, all holes (eg created for footings etc.), machinery and construction material stockpiles are to be inspected daily prior to commencing work to ensure no Long-nosed Bandicoots are sheltering in these areas. In case one is found, no work shall proceed until the bandicoot has been safely vacated from the works area.

The following steps should be taken if a Bandicoot is found on site:

1. **All work on site must stop.** There must be no attempt to harm or remove the Bandicoot. Removal of the bandicoot from the site can only be undertaken by a trained wildlife carer.
  2. Immediately contact WIRES (1300 094 737) or Sydney Wildlife (9413 4300) to arrange for a trained wildlife carer to safely remove the Bandicoot from the site.
  3. Council's Team Leader – Biodiversity (9335 2254) must also be contacted to report that a Bandicoot has been found on site.
  4. **No work shall proceed until the Bandicoot has been safely removed from the work site by a trained wildlife carer.**
85. Tree Protection Zone (TPZ) fencing shall be maintained *in situ* for the duration of works including site preparation, demolition and construction (except where these conditions permit otherwise).
86. Tree protection measures detailed in the Arboricultural Assessment Report (TALC, 14/12/16) 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). Any reasonable directions in writing by the Project Arborist relating to tree protection shall be complied with.  
Note: Australian Standards can be purchased via the Standard Australia publisher SAI Global Limited at [www.saiglobal.com](http://www.saiglobal.com).
87. All works within the Tree Protection Zones (TPZ), as detailed in the Arboricultural Assessment Report (TALC, 14/12/16), shall be supervised by the Project Arborist.
88. No excavation shall be undertaken within the Structural Root Zones (SRZ) as detailed in the Arboricultural Assessment Report (TALC, 14/12/16).
89. Alignment levels for the site at all pedestrian and vehicular access locations shall be set by the levels approved on any public domain designs plans required by this approval.  
**Note:** This may require the internal site floor levels to be adjusted locally at the boundary to ensure that they match the approved alignment levels. Failure to comply with this condition will result in vehicular access being denied.
90. 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.
91. The applicant shall, within 14 days of notification of the Council, execute any and all maintenance works required by Council. In the event that the applicant fails to undertake such work, Council may undertake the required maintenance works, utilising part or all of the maintenance security and Council may recover any costs in excess of the security from the applicant.
92. All fill imported on to the site must be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
  - b) Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.
93. At the completion of demolition works and before the commencement of construction, additional investigations shall be undertaken to assess the quality of groundwater and address any remaining data gaps with respect to site contamination. Any additional findings from this assessment that alters the Remediation Action Plan submitted and referenced in Condition 1 of this Determination shall be included in an updated Remediation Action Plan for the site.
94. Any water (including water from excavations) that is to be discharged to our stormwater shall not contain a concentration of suspended sediment exceeding 50mg/L, shall have a pH of between 6.5-8.0 and shall comply with the ANZECC Guidelines for Marine and Freshwater Quality for protection of aquatic ecosystems (95% protection level for marine ecosystems). Any water that does not comply shall be discharged to sewer, with the appropriate licences to be obtained; or disposed off-site to a suitably licensed facility.
95. Site remediation works being carried out at the completion of demolition of site structures and before the commencement of construction for the site in accordance with the Remediation Action Plan submitted and referenced in Condition 1 of this Determination. Once these works are complete, a validation report is to be submitted to Council prepared in accordance with the requirements of the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites to Council's satisfaction.
96. The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the NSW EPA *Waste Classification Guidelines 2014*.
97. Any unexpected find or occurrences discovered during site works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority. If significant unexpected occurrences occur, site works shall immediately cease and a suitably qualified environmental consultant shall be engaged to assess the site and determine if remediation is required in accordance with the *Contaminated Land Management Act 1997*. Note that Council may request that a NSW EPA Accredited Site Auditor review any proposed remedial activities.

**BEFORE OCCUPATION OF THE BUILDING**

98. 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.
99. 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.
100. The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:
- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
  - b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).
- Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate shall be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.
101. 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](http://www.sydneywater.com.au) > Plumbing, building and developing > Providers > Lists or telephone 13 20 92.

102. Upon completion of the development, a statement from a qualified Architect, verifying that the development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, 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.
103. 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).
104. 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](http://www.basix.nsw.gov.au).
105.
  - a) Upon completion of the required noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's satisfaction by an accredited Acoustics Consultant, certifying that the final construction meets Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development; and
  - b) Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate must be prepared and submitted to Council in accordance with the requirements as set down in Part a) of this condition.
106. Before the issue of an Occupation Certificate, the Certifying Authority must be satisfied that all landscape works, including the street tree planting, have been undertaken in accordance with the approved plan and conditions of consent.
107. 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 protection 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.
108. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads (including the access road to the rear) 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".

109. 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.
110. 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.
111. Heavy duty concrete vehicle crossings in accordance with Council's public domain design guide 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. The crossing shall be constructed maintaining the footpath level across the driveways giving priority to pedestrians.
112. 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.
113. Before the issue of the Occupation Certificate written verification from a suitably qualified competent person, stating that all stormwater drainage and water quality measures have been constructed in accordance with the approved plans shall be submitted to and accepted by Council. The Certificate shall also state that no dry-weather flows of seepage or groundwater have been connected to any kerb outlets. In addition, 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.
114. With the regard to the Stormwater Treatment Facilities a Positive Covenant shall be placed on the Title in favour of Council before issue of the Occupation Certificate. The Positive Covenant shall include the following:
- The proprietor of the property shall be responsible for maintaining the stormwater treatment facility in accordance with the approved plans;
  - The Proprietor shall have the stormwater quality treatment facilities inspected annually by a competent person and must provide the WSUD maintenance plan approved under this Consent to competent person to record the annual inspections.
  - The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all elements of the stormwater quality treatment facilities to ensure that the water quality targets provided in the design of the system are achieved; and recover the costs of any such works from the proprietor.

115. With 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.
116. A common drainage easement (minimum 0.9m wide) in favour of the parcels of land to be drained shall be created over the full length of all existing and proposed inter-allotment drainage systems within the site of the proposed development, at no cost to Council. A dealing number for registration of the easement shall be obtained from the Land Property and Information Office before the issue of the Occupation Certificate.
117. A public right of way shall be created at the rear of the property 6.1m wide over the driveway access at no cost to Council. A dealing number for registration of the easement shall be obtained from the Land Property and Information Office before the issue of the Occupation Certificate.
118. All instruments under Section 88B of the Conveyancing 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 Inner West Council.
119. The existing overhead power cables along the New Canterbury Road frontage of the site must be relocated underground with appropriate street lighting and new steel standard poles being installed at no cost to Council and before the issue of an Occupation Certificate. In addition the existing light pole adjacent to the right of way in Hunter Street shall be relocated 1m further towards New Canterbury Road. The street lighting shall be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet lighting category required by RMS. Plans shall be submitted to and approved by Council before submission to Ausgrid for implementation.
120. The applicant shall provide security, in a manner satisfactory to Council for the proper maintenance of the public domain works (inclusive of the public right of way) in an amount of \$13,000.00 for a period of twelve (12) months from the date of completion of the public domain works as surety for the proper maintenance of these works.
121. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificates stating that all Road, Footpath and Public Domain 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.
122. Before the issue of the Occupation Certificate the person(s) acting on this consent shall use their best endeavours to acquire land from adjacent properties to allow for the provision of a 6.1m vehicular access way through to Hunter Street. Written evidence of attempts to acquire such land shall be submitted to Council before the issue of an Occupation Certificate.
123. 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 appropriate number of bins in relation to the residential component of the approved development.


124. Before the issue of an Occupation Certificate (interim or final) the person acting on this consent must contact Council's Coordinator, Resource Recovery and confirm any key lock system to be installed for the egress and ingress to the loading bay.
125. The terms of the right of carriageway (under sections 88B and E of the Conveyancing Act 1919) shall be made in the following manner:
- a) Full and free right for the Authority Benefited, its employees, contractors and every person authorised by it, to, at all times:
    - i. Go, pass, repass and stand upon the Lot Burdened for the purpose of the removal of recyclable products, general waste and green waste products with or without vehicles; and
    - ii. Enter upon the Lot Burdened and remain there for a reasonable time for the purpose of the removal of recyclable products, general waste and green waste products.
  - b) The owner of the Lot Burdened cannot make any claim against the Authority Benefited, its employees, contractors and every persons authorised by it, for any repair, damage, loss or nuisance caused to the Lot Burdened as a result of the Authority Benefited, its employees, contractors or every persons authorised by it, exercising their right as set out in Clause 1.
  - c) The owner of the Lot Burdened indemnifies the Authority Benefited, its employees, contractors and persons authorised by it, against any future claim for repair, damage, loss or nuisance as a result of the Authority Benefited removing recyclable products, general waste and green waste products from the Lot burdened, except to the extent that such damage or loss is a result of the negligence of the Authority Benefited, its employees, contractors or persons authorised by it.
  - d) Where a building has secured access, the Authority Benefited, it's employees, contractors and persons authorised by it, must be supplied an unlocking device to enable access to bins containing recyclable products, general waste and green waste products, to be emptied at the time of collection.

#### **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 National Construction Code (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.

- Any natural light or ventilation gained by windows within 900mm of the boundary will not be taken into consideration in the event that the adjoining property owner makes application to Council to carry out building works on their property. The window has been consented to on the basis that alternative sources of light and ventilation are available to the room.
- Buildings built or painted before the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned before occupation of the room or building.
- 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 <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	 13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Before You Dig	 1100 <a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a>
Landcom	 9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	 131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	 1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.diysafe.nsw.gov.au">www.diysafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	 131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>

Sydney Water	☎ 13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - SITA Environmental Solutions	☎ 1300 651 116 <a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)	<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>
WorkCover Authority of NSW	☎ 13 10 50 <a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a> Enquiries relating to work safety and asbestos removal and disposal.

Pursuant to Clause 100(4) of the Regulations under the Act, Council will notify you in writing if Part A of this Consent has been satisfied and the date from which this Consent operates.

Under Section 82A of the Act you may, within six (6) months of receipt of this notice, request Council to review this determination. That review request must be made and determined by Council within six (6) months of the date hereon.

Under Section 97 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.

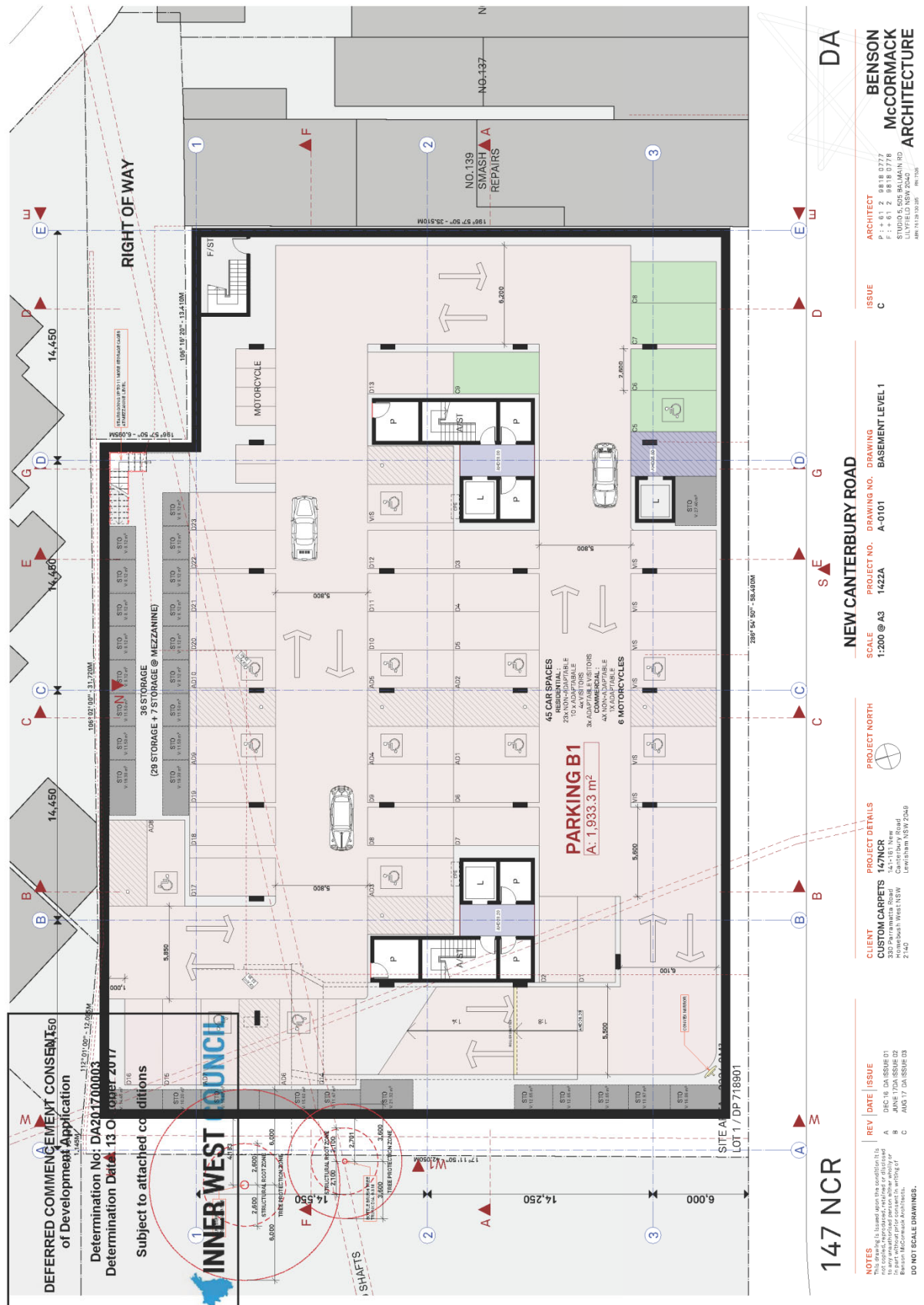
Yours faithfully

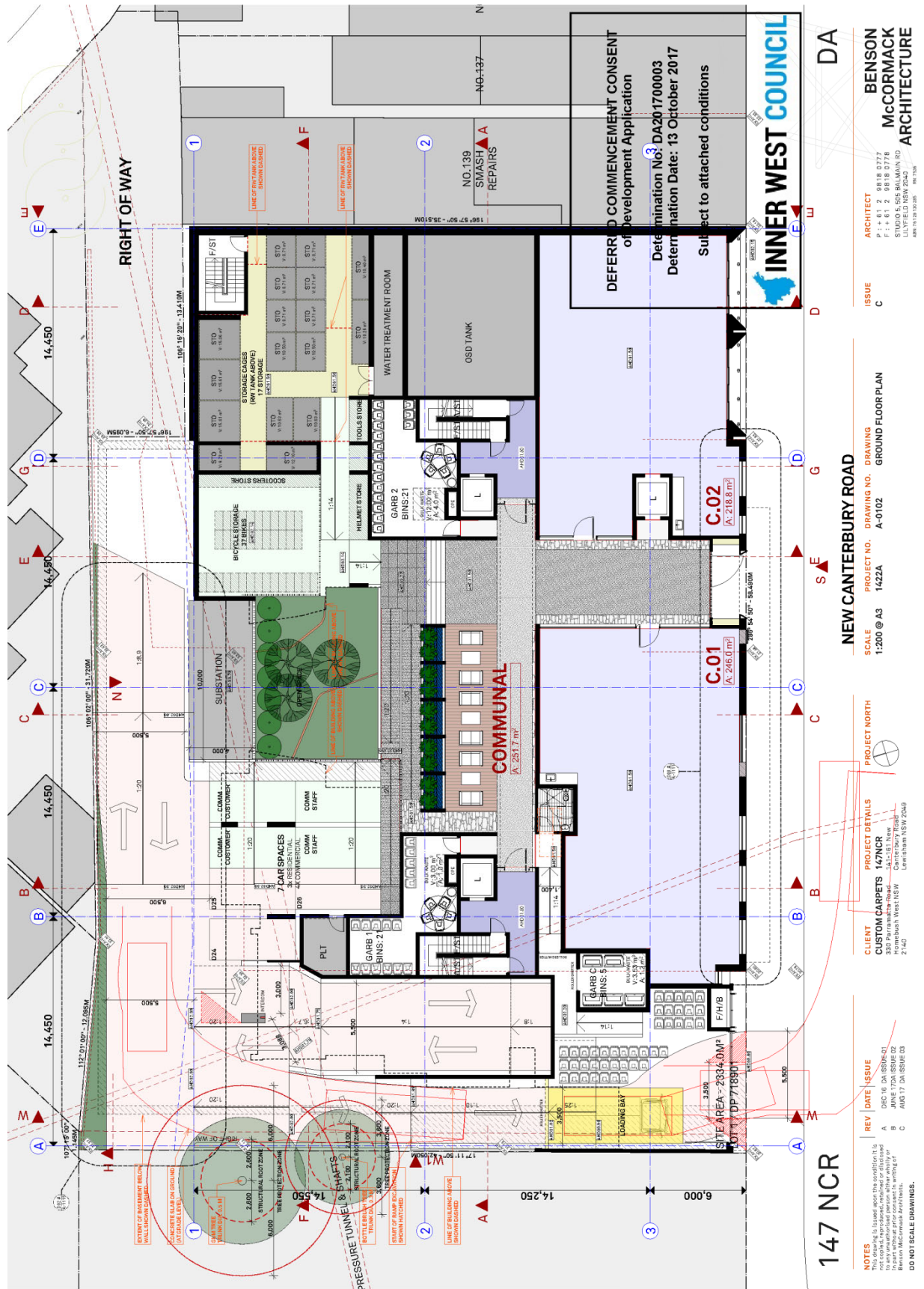


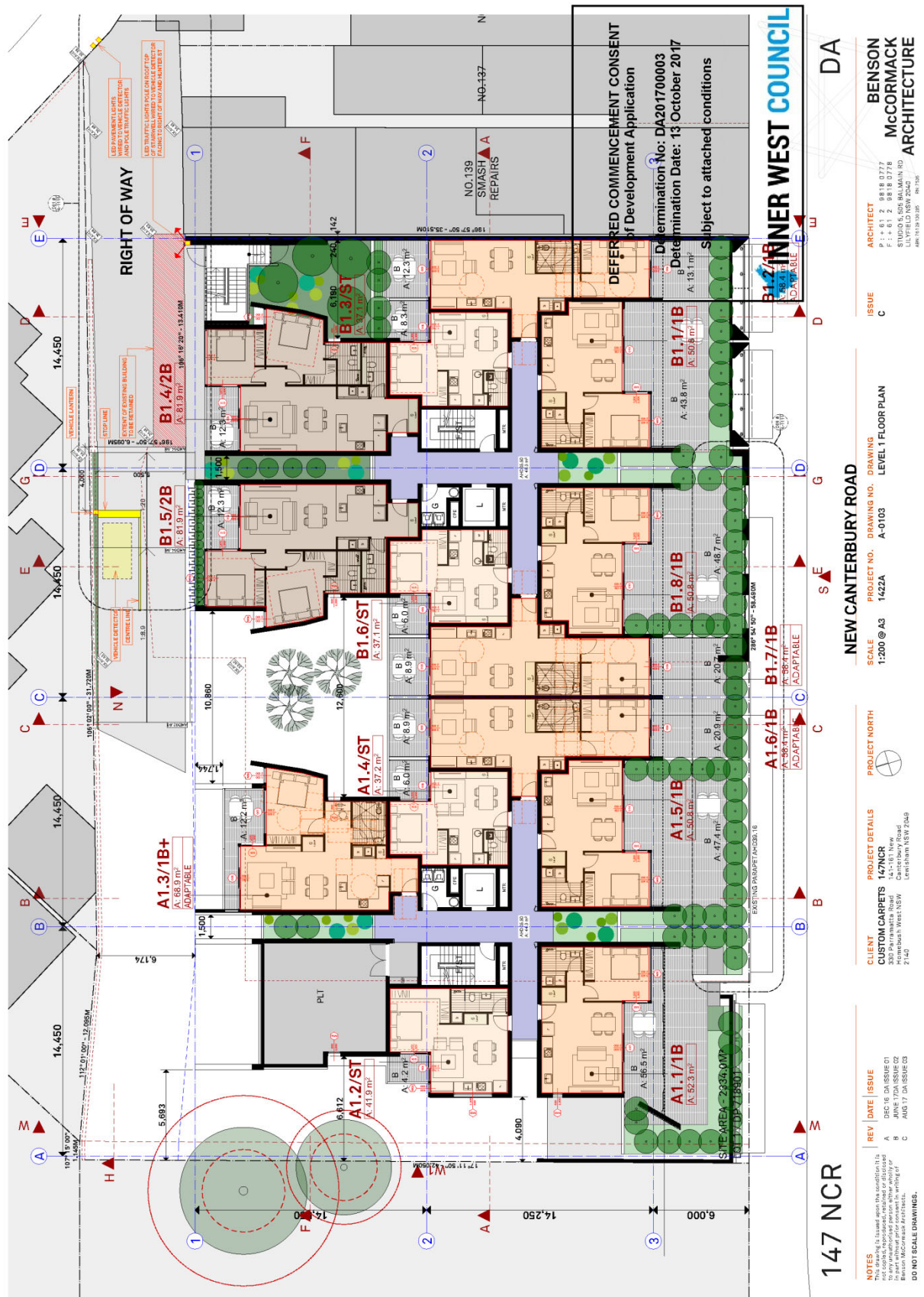
Jamie Erken  
Manager Development Assessment

Enquiries: Asher Richardson on 93925315  
Ref: D3 TRIM Doc. 112299.17

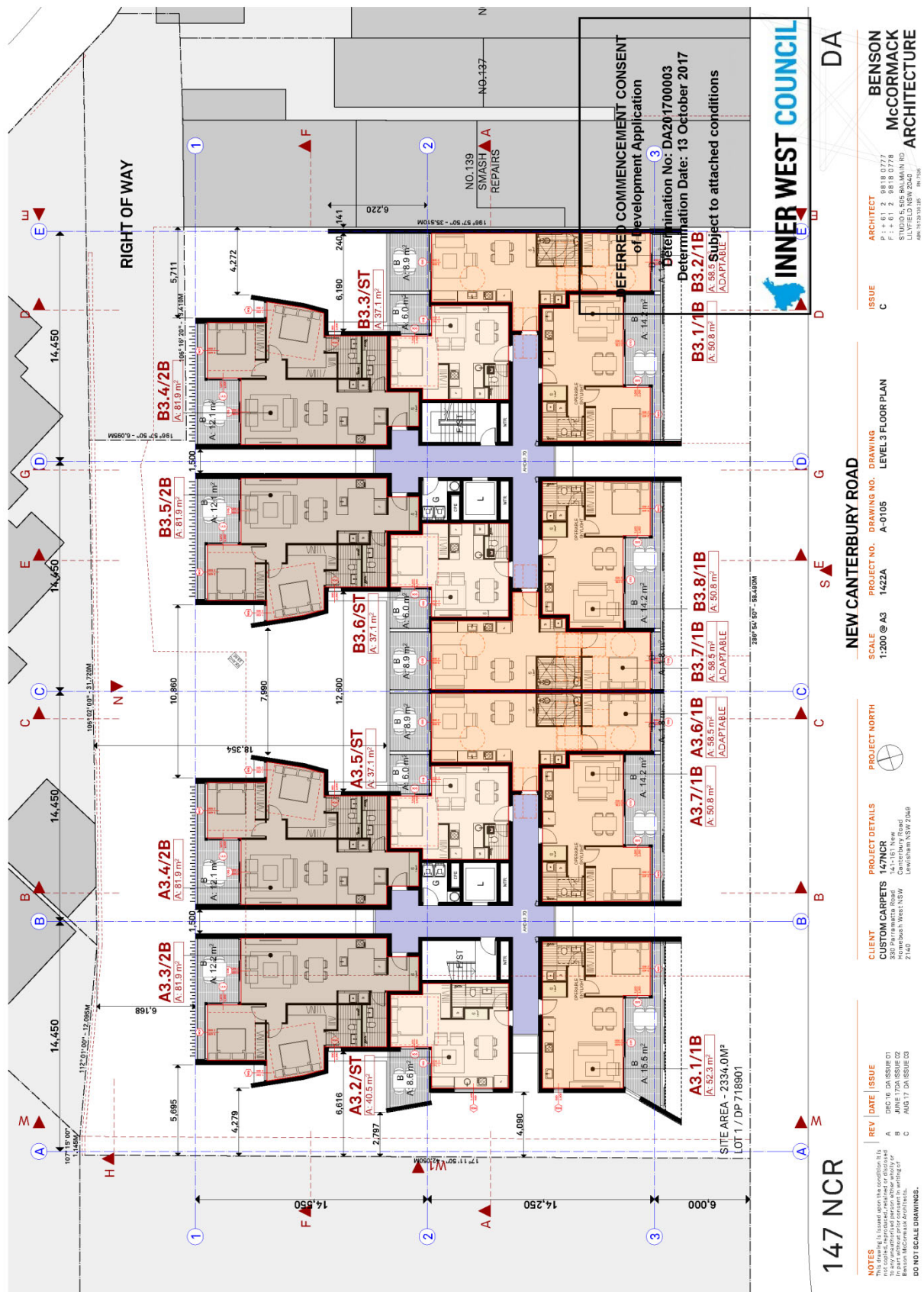
## Attachment D - Approved Plans Determination No. 201700003

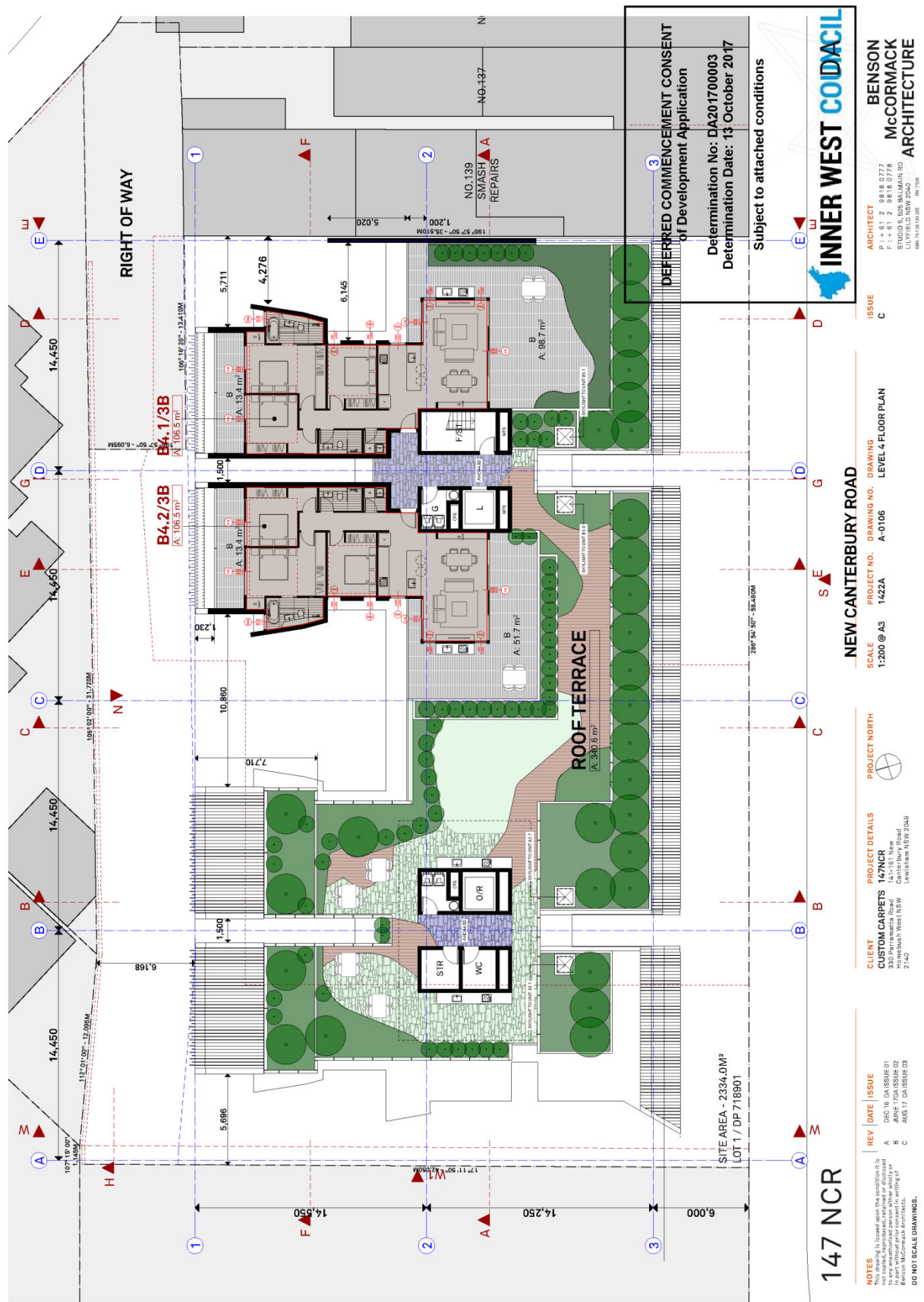


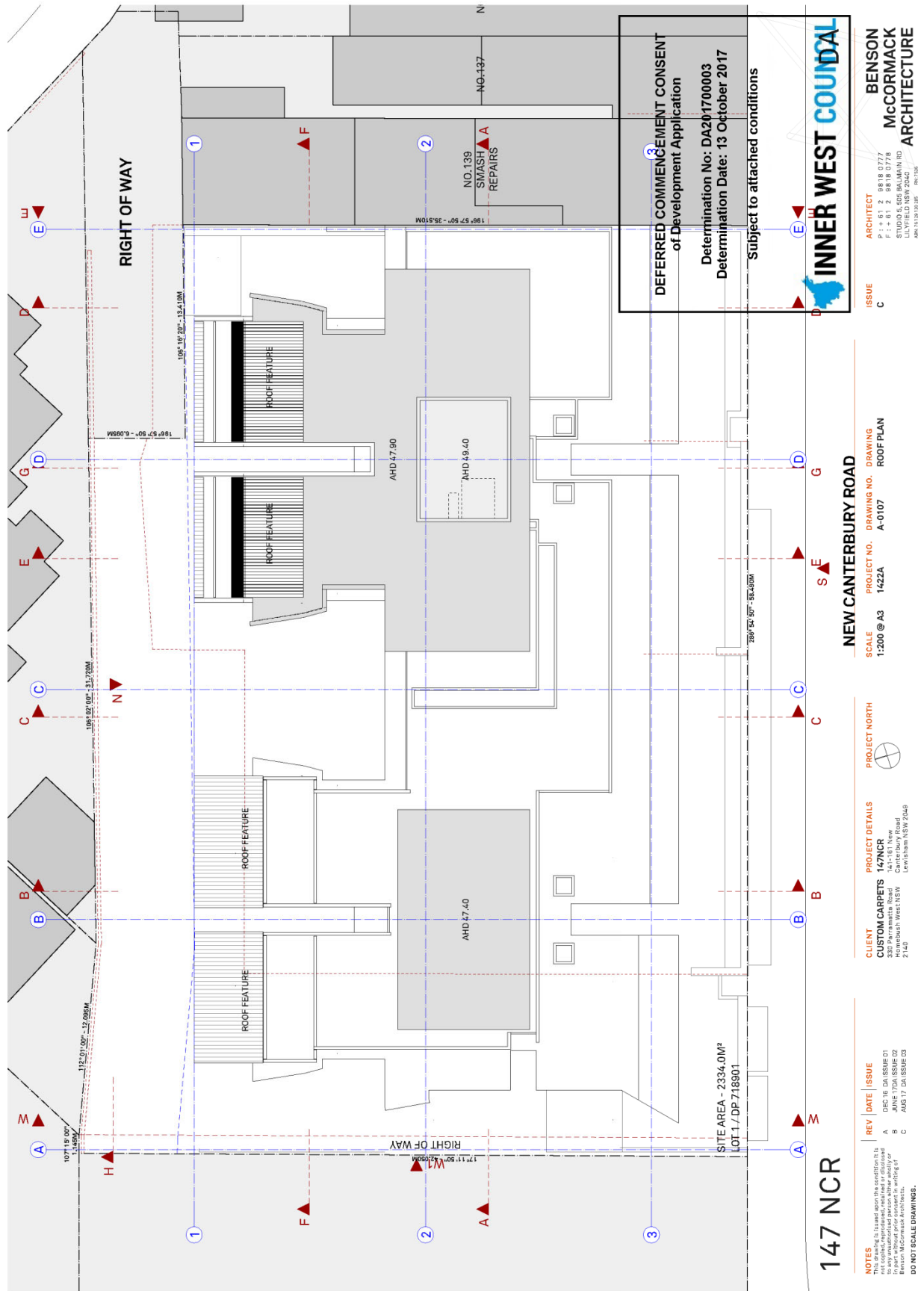


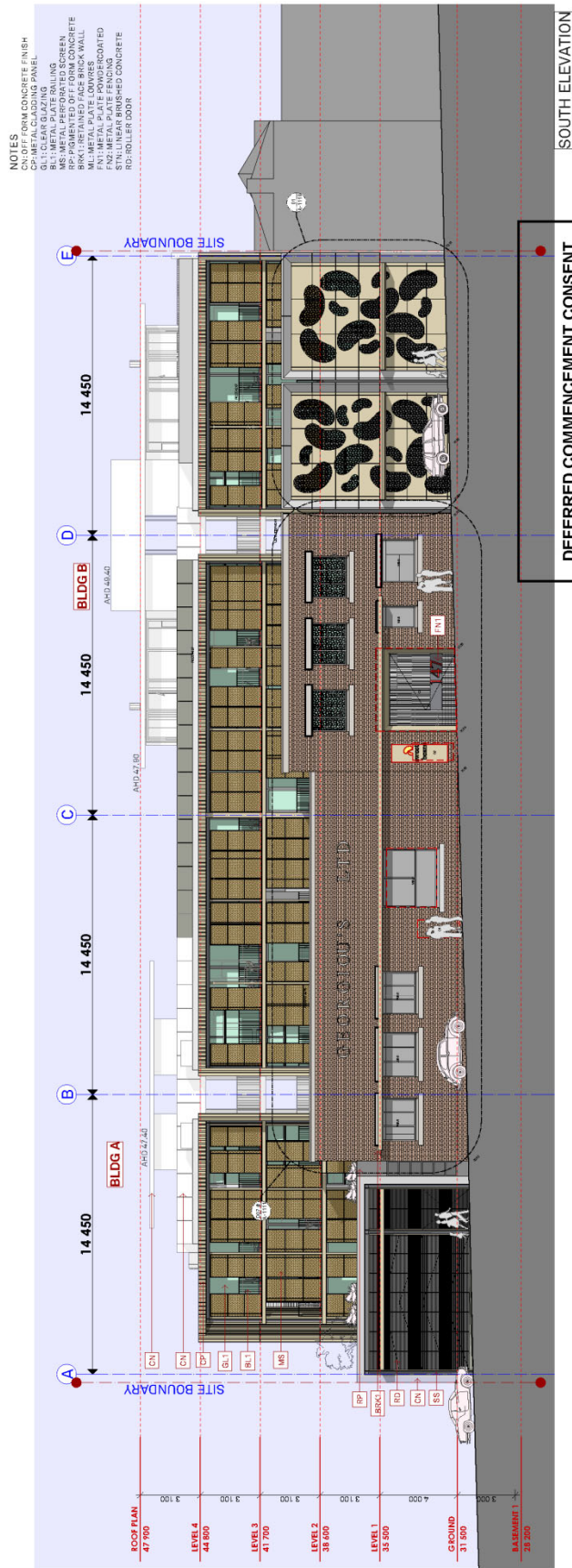










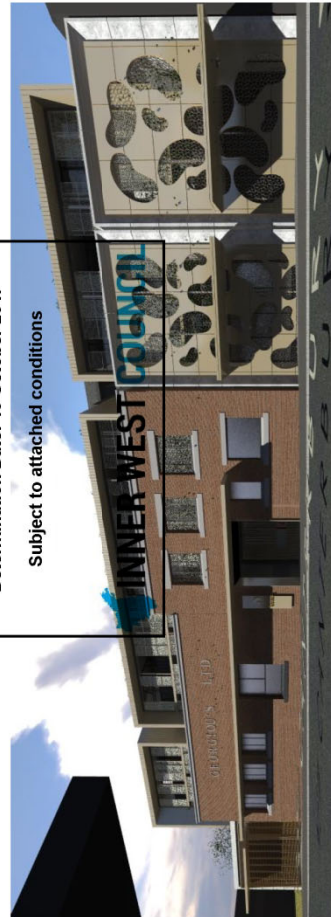


## DEFERRED COMMENCEMENT CONSENT of Development Application

Determination No: DA201700003

Determination No: DAZ01700003  
Determination Date: 13 October 2017

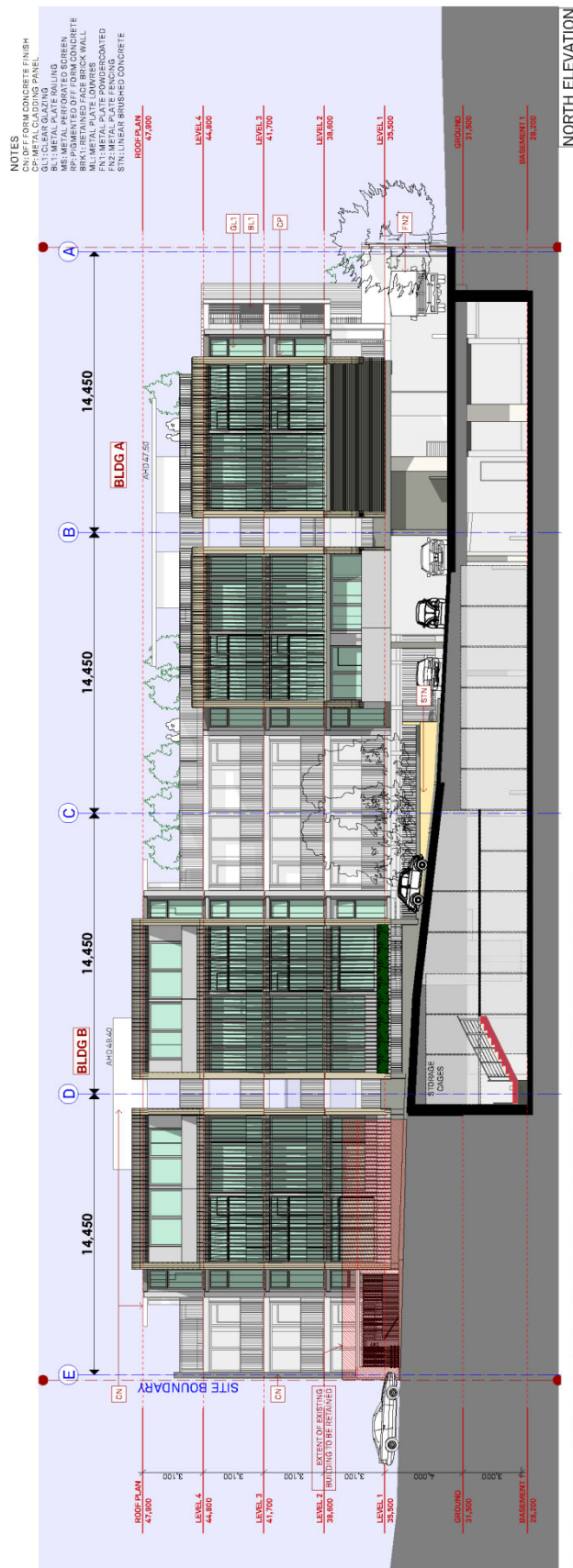
**Subject to attached conditions**



147 NCR

DA

[illegible]



147 NCR

DA

REV	DATE	ISSUE
A	DEC 16	DA ISSUE 01
B	JUNE 17	DA ISSUE 02
C	AUG 17	DA ISSUE 03

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**CLIENT**  
**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
**147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049



SCALE 1:200 @ A3 PROJECT NO. 1422A DRAWING NO. A-0202 ELEVATION

**ISSUE**  
**C**

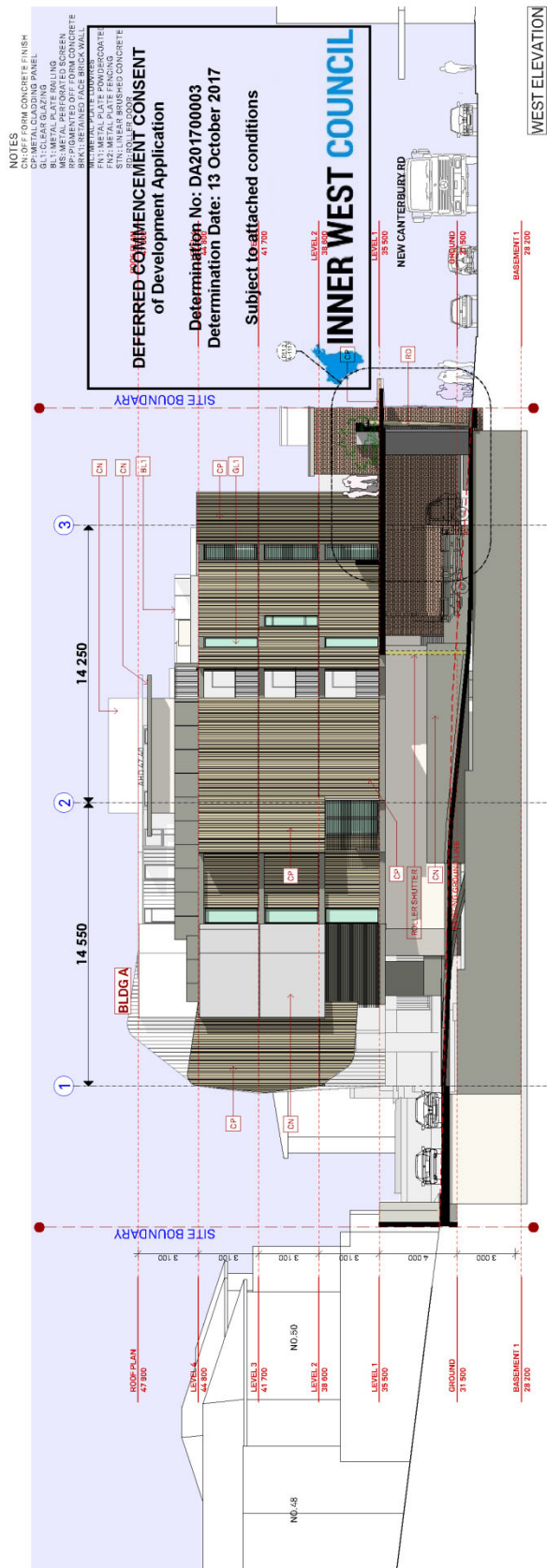
**ARCHITECT**

P : + 61 2 9818 0777  
F : + 61 2 9818 0778

STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040

A&A 75-110 150 10C DM-753E

**BENSON  
McCORMACK  
ARCHITECTURE**



147 NCR

DA

REV	DATE	ISSUE
A	DEC 16 DA	ISSUE 01
B	JUNE 17DA	ISSUE 02

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DO NOT SCALE DRAWINGS.

**CLIENT**  
**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
**147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049

**PROJECT NORTH**



SCALE PROJECT NO. DRAWING NO. ELEVATION - WEST  
1:200 @ A3 1422A A-0203

**ISSUE B**

**ARCHITECT**

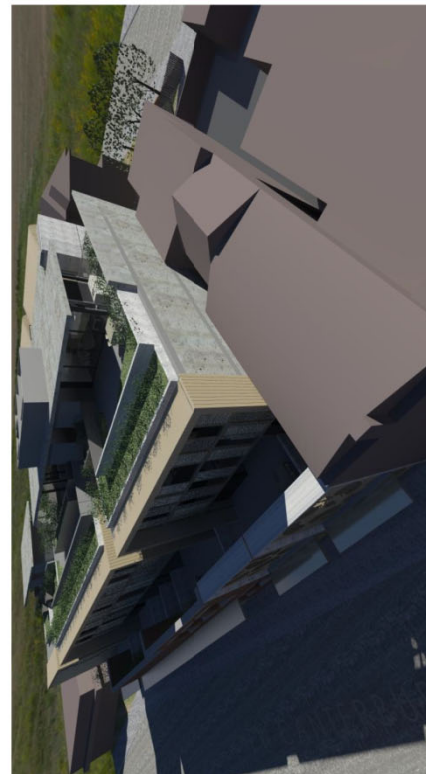
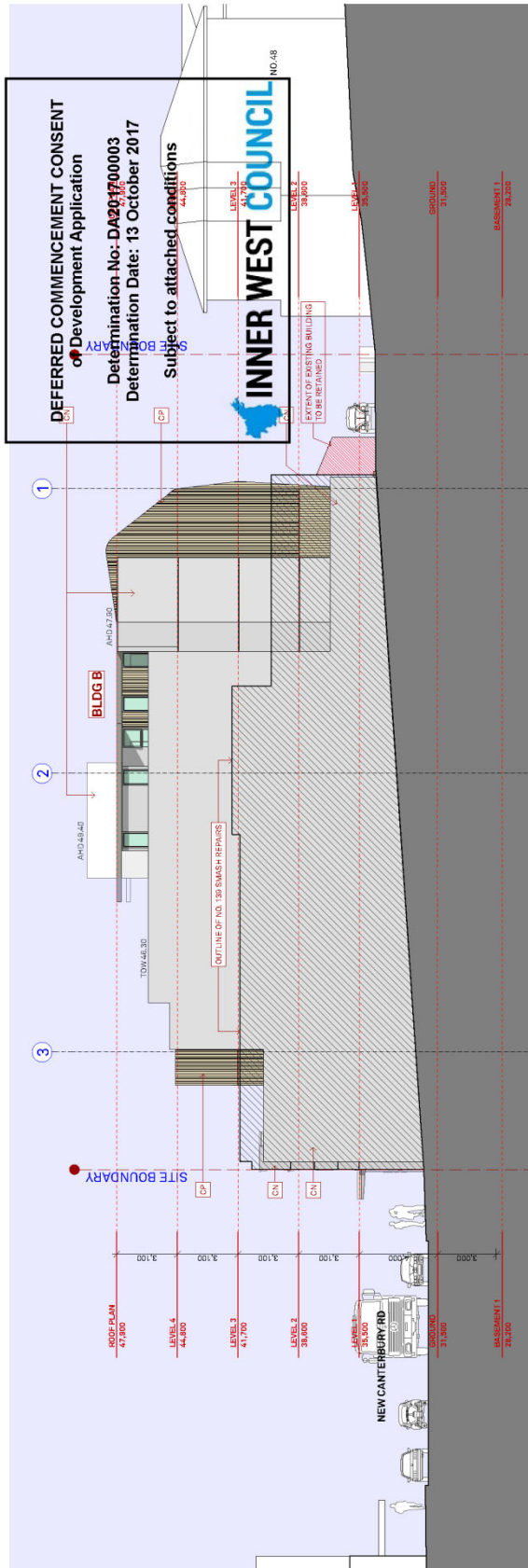
**BENSON  
McCORMACK  
ARCHITECTURE**

P: + 61 2 9818 0777  
F: + 61 2 9818 0778

STUDIO 5, 505 BALMAIN RD  
LILLYFIELD NSW 2040

ARCH: 10/128/130/305 EN/1336

ALLEN: 76729 130 285 SN: 7536  
LITFIELD NOV 2040



147 NCR

DA

REV	DATE	ISSUE
A	08/16/2017	DA ISSUE 01
B	08/16/2017	DA ISSUE 02
C	08/16/2017	DA ISSUE 03

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**CLIENT**  
CUSTOM CARPETS 147NCR  
330 Parramatta Road  
Parramatta NSW 2150  
2142

**PROJECT DETAILS**

**PROJECT NORTH**

**PROJECT NORTH**

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**SCALE**  
1:200 @ A3

**PROJECT NO.**

1422A

**DRAWING NO.**

A-0204

**ELEVATION - EAST**

**ISSUE**

C

**ARCHITECT**

BENSON

McCORMACK

ARCHITECTURE

STUDIO 5, 505 SALAMIN RD

SYDNEY NSW 2000

02 9550 1000

02 9550 1001

02 9550 1002

02 9550 1003

02 9550 1004

02 9550 1005

02 9550 1006

02 9550 1007

02 9550 1008

02 9550 1009

02 9550 1010

02 9550 1011

02 9550 1012

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02 9550 1021

02 9550 1022

02 9550 1023

02 9550 1024

02 9550 1025

02 9550 1026

02 9550 1027

02 9550 1028

02 9550 1029

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02 9550 1031

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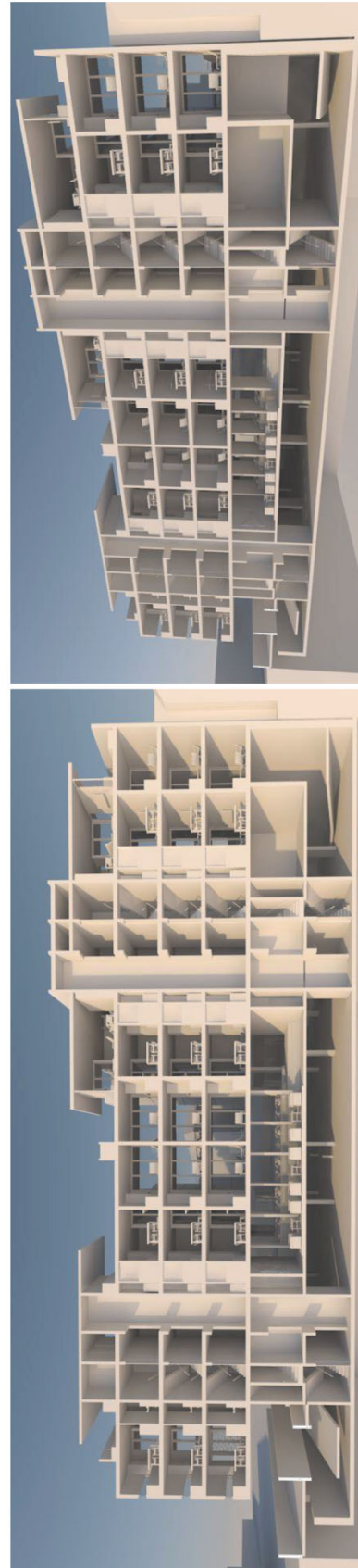
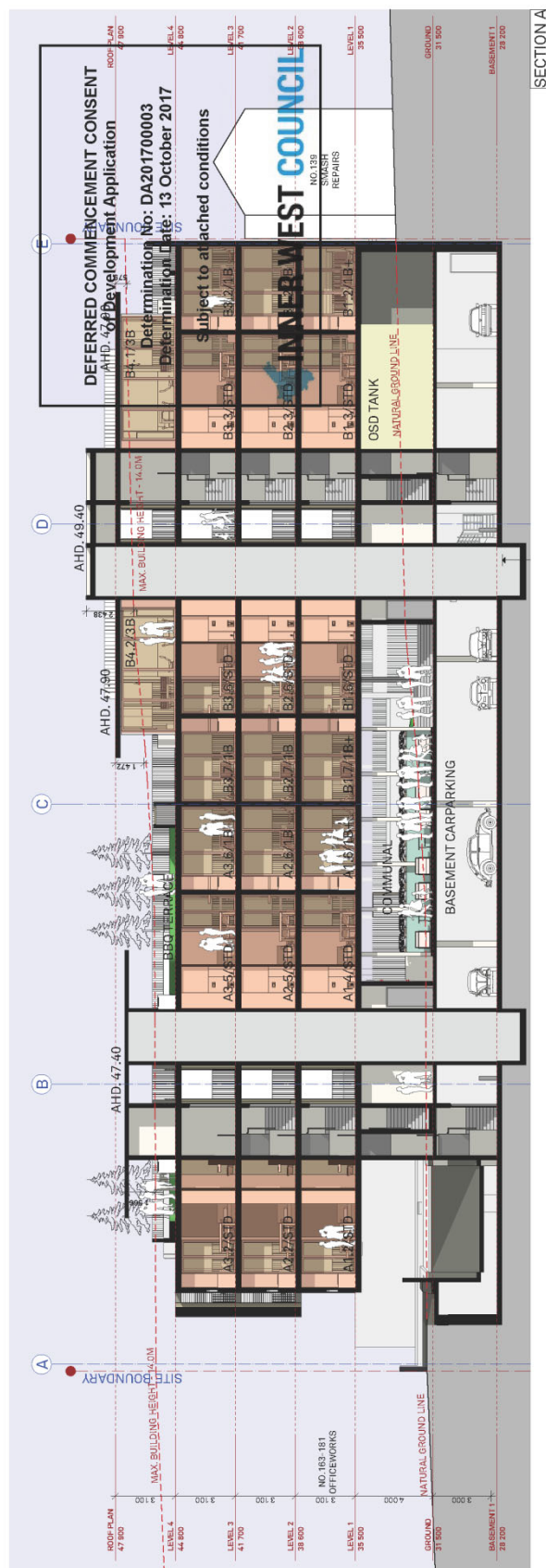
02 9550 1054

02 9550 1055

02 9550 1056

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02 9550 1058



147 NCR

DA

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**DO NOT SCALE DRAWINGS.**

REV	DATE	ISSUE
A	DEC 16	DA ISSUE 01
B	JUNE 17	DA ISSUE 02

**CUSTOM CARPETS**  
330 Parramatta Road  
Homebush West NSW  
2140

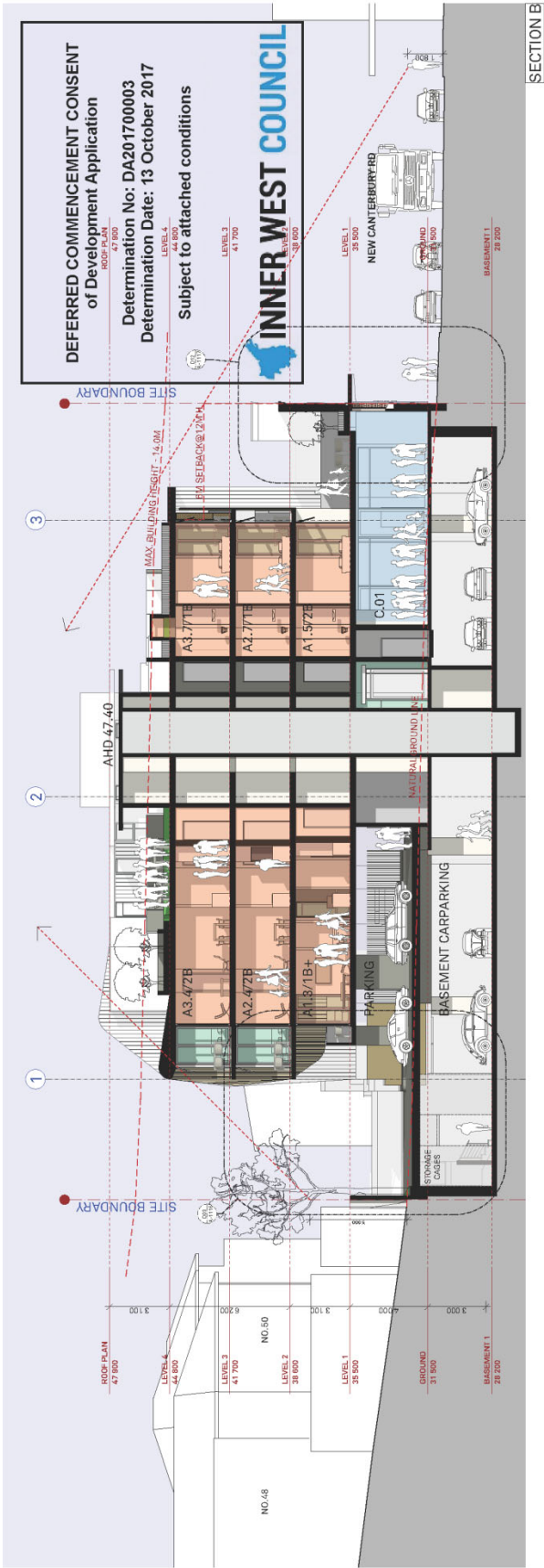
**PROJECT DETAILS**  
**147NCR**  
141-161 New  
Canterbury Road  
Lewisham NSW 2049



SCALE PROJECT NO. DRAWING NO. DRAWING  
1:200 @ A3 1422A A-0221 SECTION A

**ISSUE**  
**B**

**ARCHITECT**  
BENSON  
McCORMACK  
ARCHITECTURE  
P: + 61 2 8818 0777  
F: + 61 2 8818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
4800 78120 130 205 P04 7535



147 NCR

DA

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**REV** **DATE** **ISSUE**  
A DEC 16 DA ISSUE 01  
B JUNE 17 DA ISSUE 02

**CLIENT**  
CUSTOM CARPETS  
350 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
147NCR  
141-151 New  
Canterbury Road  
Levegham NSW 2049

**PROJECT NORTH**

**SCALE**  
1:200 @ A3

**PROJECT NO.**  
1422A

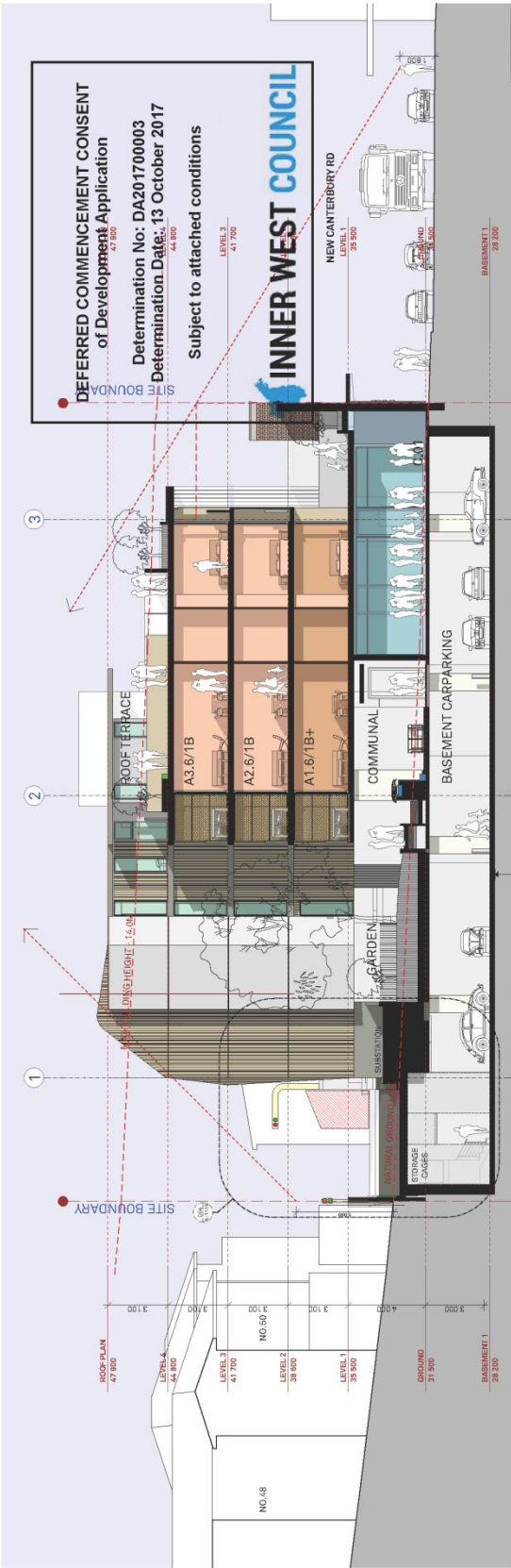
**DRAWING NO.**  
A-0222

**DRAWING**  
SECTION B

**ISSUE**  
B

**ARCHITECT**  
P: + 61 2 9818 0777  
F: + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LUTFIELD NEW 2040  
DA 147 NCR 1422A

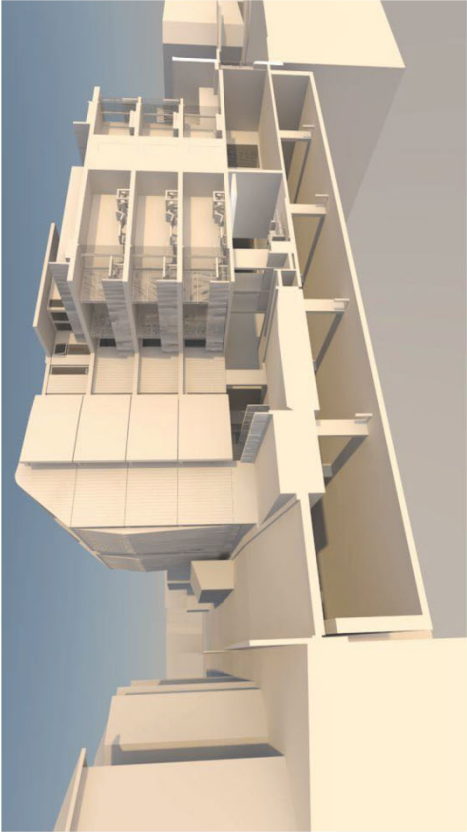
**BENSON  
McCORMACK  
ARCHITECTURE**



SECTION C

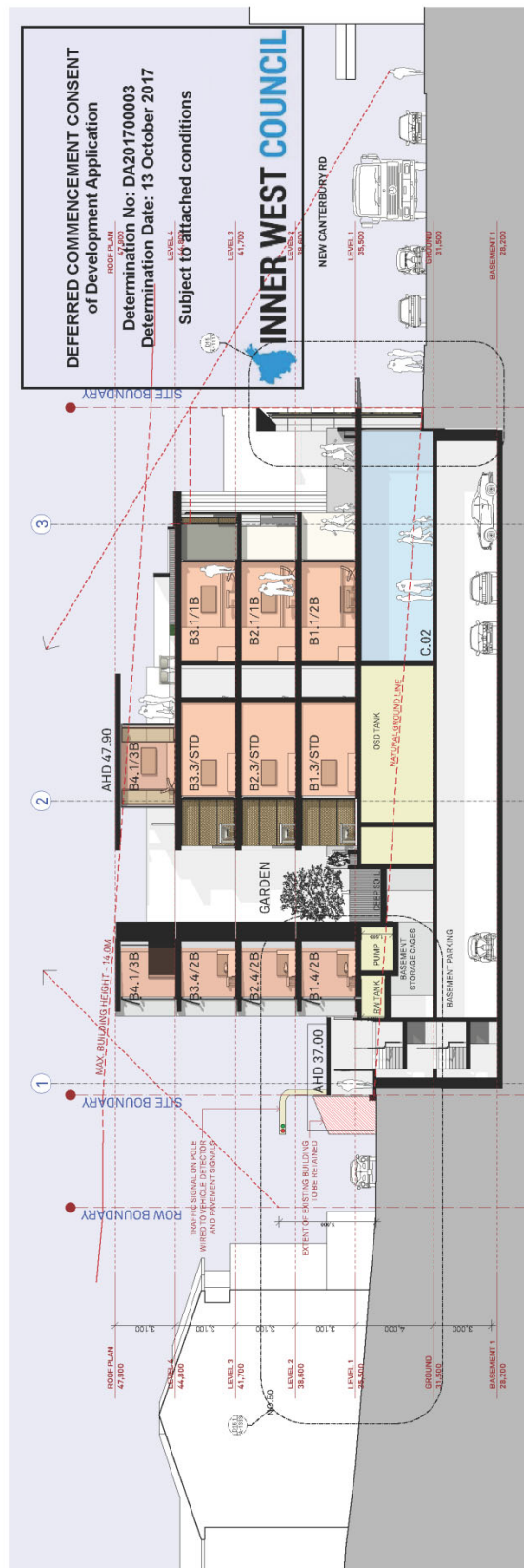


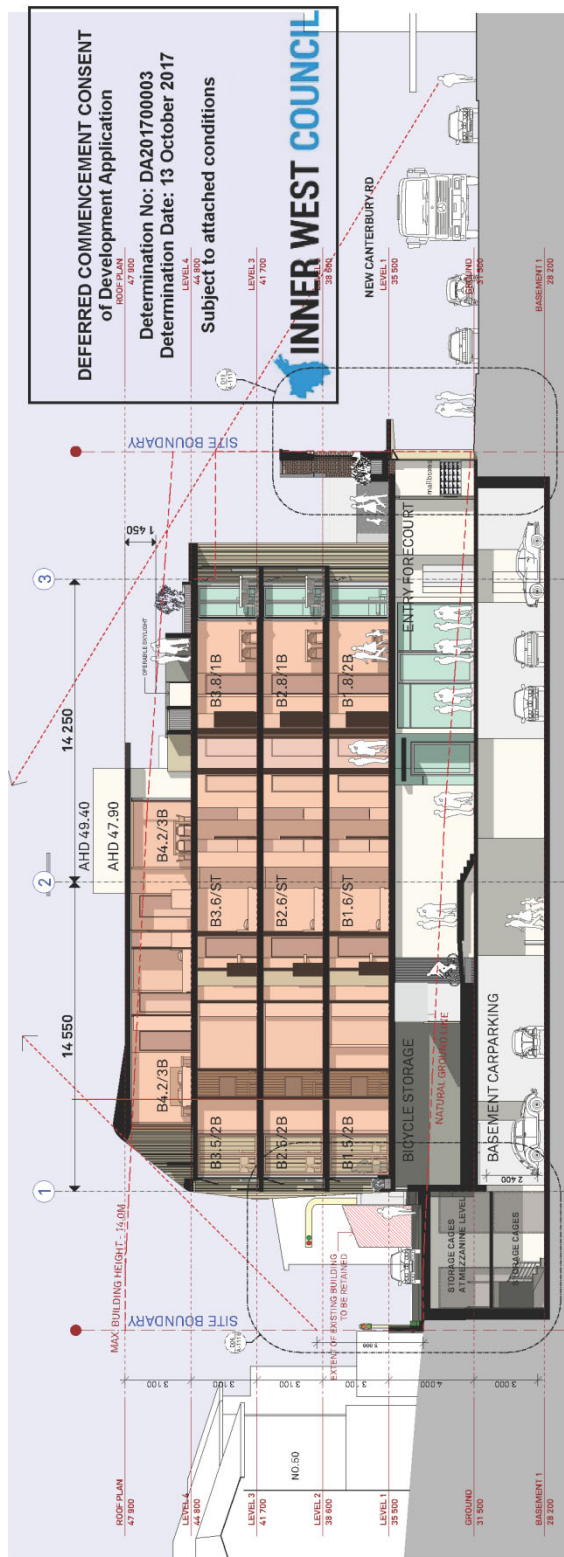
DA



147 NCR

<b>NOTES</b> 1. This drawing is based on the conditions of the consent. It is not a final design and is not to be used for construction without the approval of the Council. 2. The drawing is not to be used for any other purpose without the written consent of Benson McCormack Architects. DO NOT SCALE DRAWINGS.	<b>REV</b>	<b>DATE</b>	<b>ISSUE</b>
	A	09/01/16	DA REVISE 01
<b>CLIENT</b> CUSTOM CARPETS 147NCR 147 Canterbury Road Liverpool NSW 2150	<b>PROJECT DETAILS</b> 147NCR 147 Canterbury Road Liverpool NSW 2150	<b>PROJECT NORTH</b> 	<b>SCALE</b> 1:200 @ A3
<b>PROJECT NO.</b> 1422A	<b>DRAWING NO.</b> A-0223	<b>DRAWING NO.</b> SECTION C	<b>ISSUE</b> B
<b>ARCHITECT</b> P: +61 2 8818 0777 F: +61 2 8818 0778 STUDIOS, 505 SALAMAN RD LIVWILD NSW 2040 488-79128 10105 88-7338	<b>ARCHITECT</b> P: +61 2 8818 0777 F: +61 2 8818 0778 STUDIOS, 505 SALAMAN RD LIVWILD NSW 2040 488-79128 10105 88-7338	<b>ARCHITECT</b> P: +61 2 8818 0777 F: +61 2 8818 0778 STUDIOS, 505 SALAMAN RD LIVWILD NSW 2040 488-79128 10105 88-7338	<b>ARCHITECT</b> P: +61 2 8818 0777 F: +61 2 8818 0778 STUDIOS, 505 SALAMAN RD LIVWILD NSW 2040 488-79128 10105 88-7338

[illegible]



SECTION E



147 NCR

DA

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**REV** **DATE** **ISSUE**

A DEC-16 DA ISSUE 01  
B JUNE-17 DA ISSUE 02

**CLIENT**

CUSTOM CARPETS  
350 Paramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**

147 NCR  
14-151 New  
Canterbury Road  
Levittown NSW 2049

**PROJECT NORTH**



**SCALE**

1:200 @ A3

**PROJECT NO.**

1422A

**DRAWING NO.**

A-0225

**DRAWING**

SECTION E

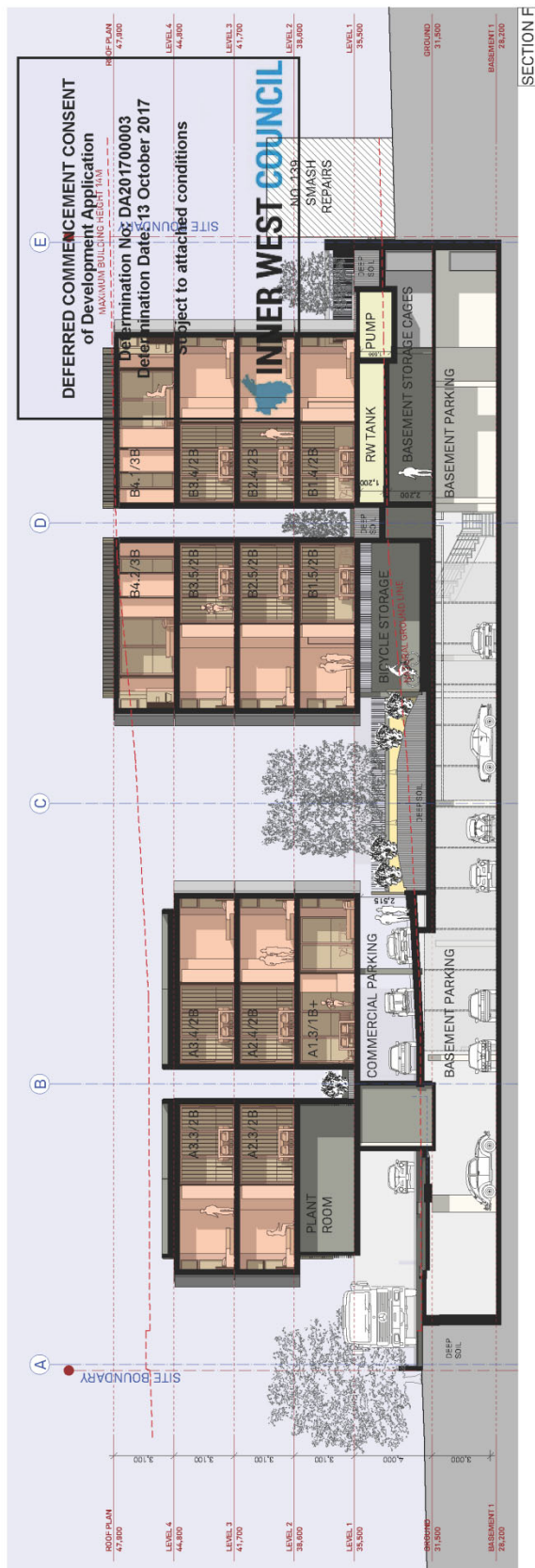
**ISSUE**

B

**ARCHITECT**

BENSON  
McCORMACK  
ARCHITECTURE

P : + 61 2 8818 0777  
F : + 61 2 8818 0778  
STUDIO 5, 501 BALMAIN RD  
LEWISFIELD NSW 2040  
061 153 153 153



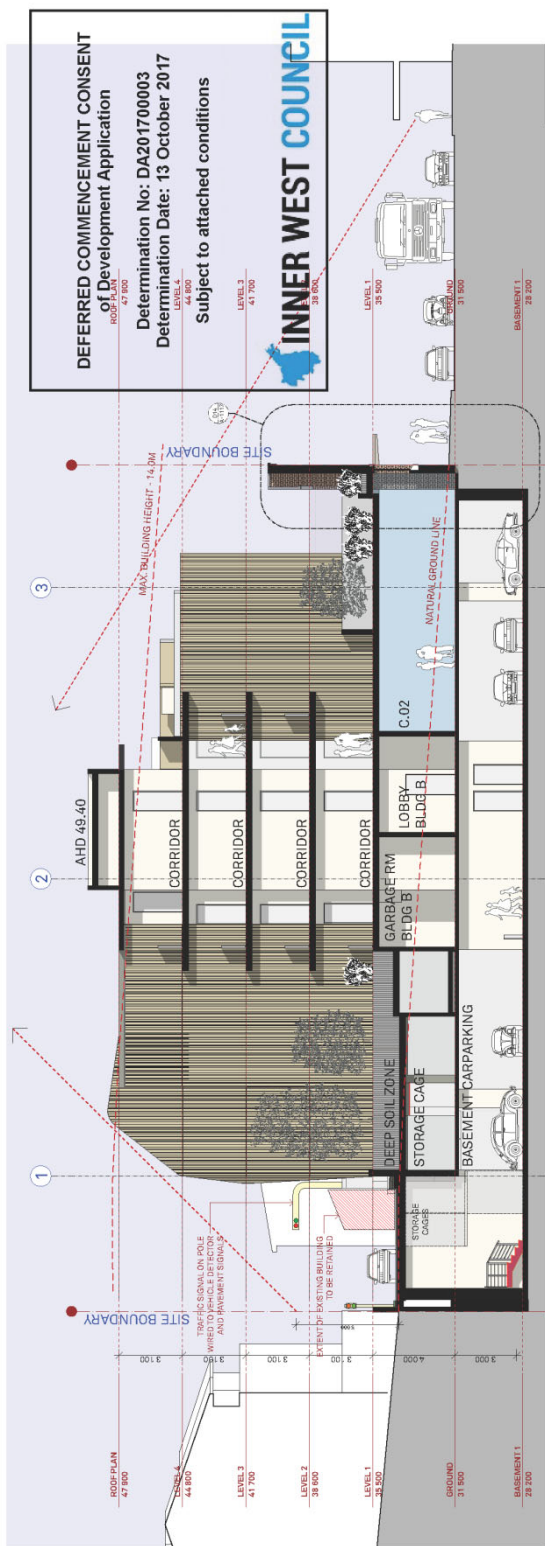
147 NCR

DA

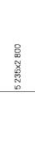

NOTES	REV	DATE	ISSUE
This drawing is issued upon the condition that it is to be used for the purpose of the application only and is not to be used for any other purpose without the written consent of Benson McCormack Architects.	A	14/10/17	ISSUE 01
	B	14/10/17	ISSUE 02
	C	14/10/17	ISSUE 03
DO NOT SCALE DRAWINGS.			



  

<b>CLIENT</b> CUSTOM CARPETS 147NCR 14-181 New Road West Sydney NSW 2050 2142	<b>PROJECT DETAILS</b> PROJECT NORTH	<b>SCALE</b> 1:300 @ A3	<b>PROJECT NO.</b> 1422A
<b>ARCHITECT</b> P: + 61 2 8818 0777 F: + 61 2 8818 0778 STUDIO 5, 505 BALMAIN RD BALMAIN NSW 2040 088 111 230 205 P11 1248	<b>ISSUE</b> C	<b>DRAWING NO.</b> A-0226	<b>SECTION F</b>



NOTES	REV	DATE	ISSUE
This drawing is issued upon the condition it is to be used for the purpose of the development application only and is not to be used for any other purpose without the written consent of Benson McCormack Architects.	A	DEC 16	DA ISSUE 01
	B	JUNE 17	DA ISSUE 02
DO NOT SCALE DRAWINGS.			
<b>147 NCR</b>			
<b>PROJECT DETAILS</b>			
<b>CLIENT</b> CUSTOM CARPETS 147NCR 333 Parramatta Road Hornsby West NSW 2142			
<b>PROJECT NORTH</b>			
<b>SCALE</b> 1:200 @ A3			
<b>PROJECT NO.</b> 1422A			
<b>DRAWING NO.</b> A-0227			
<b>DRAWING</b> SECTION G			
<b>ISSUE</b> B			
<b>ARCHITECT</b> P + L 1 2 488 8 0777 F + L 1 2 488 8 0778 STUDIO 5, 505 BALMAIN RD CLIVE ST, BALMAIN NSW 2041			
<b>BENSON McCORMACK ARCHITECTURE</b>			

ID	Door Schedule									
	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010
Nominal Width Schedule	1 500x2 800	1 500x2 800	1 745x2 800	1 800x2 800	3 855x2 800	1 500x2 800	2 800x2 800	3 400x2 800	3 400x2 800	5 230x2 800
Plan View										
Elevation View										
Notes	Sliding Doors to Living Area Facing New Canterbury Road. Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors to Bedroom facing New Canterbury Road. Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors : Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.	Sliding Doors to Living Area Facing New Canterbury Road. Clear glass 12mm laminated with full perimeter acoustic seals (refer to Acoustic Report). Powder-coated aluminum frame.
Acoustic Rating	Rw 38-38.	Rw 38-41.	Rw 38-32	Rw 38-32	Rw 38-32	Rw 38-32	Rw 38-32	Rw 38-32	Rw 38-41	Rw 38-38
Quantity	3	12	12	12	11	1	1	9	9	9

ID	D11	D12	D13	D14
Nominal Width Size	1.970x2.800	6.405x2.800	2.603x2.800	3.030x2.800
Plan View				
Elevation View				
Notes	Sliding Doors - Clear Sliding doors are supplied with full perimeter Acoustic report. Pseudo-coated aluminum frames. Sliding Doors to Living Area facing New Century Road - Clear glazing. Sliding doors are supplied with full perimeter Acoustic report. Pseudo-coated aluminum frames. Sliding Doors to Living Area facing New Century Road - Clear glazing. Sliding doors are supplied with full perimeter Acoustic report. Pseudo-coated aluminum frames.			
Acoustic Rating	Rw 35-32	Rw 35-38	Rw 35-32	Rw 35-32
Quantity	10	2	2	4

**DEFERRED COMMENCEMENT CONSENT**  
of Development Application

Determination No: DA201700003  
Determination Date: 13 October 2017

Subject to attached conditions

 **INNER WEST COUNCIL**

The following questions have been used for the purpose of ABRF assessment. Please tick the appropriate box.									
Question ID	Topic	Area	Area	Area	Area	Area	Area	Area	Area
1	1.1	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8
2	2.1	2.1.1	2.1.2	2.1.3	2.1.4	2.1.5	2.1.6	2.1.7	2.1.8
3	3.1	3.1.1	3.1.2	3.1.3	3.1.4	3.1.5	3.1.6	3.1.7	3.1.8
4	4.1	4.1.1	4.1.2	4.1.3	4.1.4	4.1.5	4.1.6	4.1.7	4.1.8
5	5.1	5.1.1	5.1.2	5.1.3	5.1.4	5.1.5	5.1.6	5.1.7	5.1.8
6	6.1	6.1.1	6.1.2	6.1.3	6.1.4	6.1.5	6.1.6	6.1.7	6.1.8
7	7.1	7.1.1	7.1.2	7.1.3	7.1.4	7.1.5	7.1.6	7.1.7	7.1.8
8	8.1	8.1.1	8.1.2	8.1.3	8.1.4	8.1.5	8.1.6	8.1.7	8.1.8
9	9.1	9.1.1	9.1.2	9.1.3	9.1.4	9.1.5	9.1.6	9.1.7	9.1.8
10	10.1	10.1.1	10.1.2	10.1.3	10.1.4	10.1.5	10.1.6	10.1.7	10.1.8
11	11.1	11.1.1	11.1.2	11.1.3	11.1.4	11.1.5	11.1.6	11.1.7	11.1.8
12	12.1	12.1.1	12.1.2	12.1.3	12.1.4	12.1.5	12.1.6	12.1.7	12.1.8
13	13.1	13.1.1	13.1.2	13.1.3	13.1.4	13.1.5	13.1.6	13.1.7	13.1.8
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15	15.1	15.1.1	15.1.2	15.1.3	15.1.4	15.1.5	15.1.6	15.1.7	15.1.8
16	16.1	16.1.1	16.1.2	16.1.3	16.1.4	16.1.5	16.1.6	16.1.7	16.1.8
17	17.1	17.1.1	17.1.2	17.1.3	17.1.4	17.1.5	17.1.6	17.1.7	17.1.8
18	18.1	18.1.1	18.1.2	18.1.3	18.1.4	18.1.5	18.1.6	18.1.7	18.1.8
19	19.1	19.1.1	19.1.2	19.1.3	19.1.4	19.1.5	19.1.6	19.1.7	19.1.8
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24	24.1	24.1.1	24.1.2	24.1.3	24.1.4	24.1.5	24.1.6	24.1.7	24.1.8
25	25.1	25.1.1	25.1.2	25.1.3	25.1.4	25.1.5	25.1.6	25.1.7	25.1.8
26	26.1	26.1.1	26.1.2	26.1.3	26.1.4	26.1.5	26.1.6	26.1.7	26.1.8
27	27.1	27.1.1	27.1.2	27.1.3	27.1.4	27.1.5	27.1.6	27.1.7	27.1.8
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29	29.1	29.1.1	29.1.2	29.1.3	29.1.4	29.1.5	29.1.6	29.1.7	29.1.8
30	30.1	30.1.1	30.1.2	30.1.3	30.1.4	30.1.5	30.1.6	30.1.7	30.1.8
31	31.1	31.1.1	31.1.2	31.1.3	31.1.4	31.1.5	31.1.6	31.1.7	31.1.8
32	32.1	32.1.1	32.1.2	32.1.3	32.1.4	32.1.5	32.1.6	32.1.7	32.1.8
33	33.1	33.1.1	33.1.2	33.1.3	33.1.4	33.1.5	33.1.6	33.1.7	33.1.8
34	34.1	34.1.1	34.1.2	34.1.3	34.				

147 NCR

DA

NOTES	REV	DATE	ISSUE
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	B	JUNE 1704	ISSUE 02

DO NOT SCALE DRAWINGS.

**CLIENT**  
CUSTOM CARPETS  
330 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
147NCR  
141-161 New  
Canterbury Road  
Lewisham NSW 2049

**PROJECT NORTH**

SCALE @ A3 PROJECT NO. 1422A DRAWING NO. A-1001 DRAWING DOOR SCHEDULE (BASIX)

**B** **ISSUE** **ARCHITECT** **BENSON**  
**MCCORMACK**  
**ARCHITECTURE**  
P: +61 2 9818 0777  
F: +61 2 9818 0778  
STUDIO 5, 595 BALMAIN RD  
LILLYFIELD NSW 2040  
A91 761 329 285 EN: 758



Window Schedule							
ID	W01	W02	W03	W04	W05	W06	W07
Nominal W x H Size	3 400x2 800	600x2 800	2 400x600	800x2 800	1 000x2 800	3 400x2 300	3 400x2 800
Plan View							
Elevation View							
Notes	Windows in units' bedroom facing New Canterbury Rd. Clear double glazed system (6mm laminated + 50mm air gap + 6mm laminated) with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic report). Powdercoated aluminium frame. Fixed & top hung awning.
Acoustic Rating	Rw 39-41				Rw 30-32	Rw 30-32	Rw 30-32
Quantity	12	4	3	20	15	2	8

DEFERRED COMMENCEMENT CONSENT  
of Development Application

Determination No: DA201700003  
Determination Date: 13 October 2017

Subject to attached conditions



147 NCR

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**REV** | **DATE** | **ISSUE**  
A | 05/10/17 | 01:00:00  
B | 06/10/17 | 01:00:00

**CLIENT**  
CUSTOM CARPETS  
330 Parramatta Road  
Sydney NSW 2150

**PROJECT DETAILS**  
147 NCR  
147 NCR  
Lewisham NSW 2049

**PROJECT NORTH**

**SCALE**  
@ A3

**PROJECT NO.**  
1422A

**DRAWING NO.**  
A-1002

**DRAWING**  
WINDOW SCHEDULE (BASIX)

**ISSUE**  
B

**ARCHITECT**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
BENSON  
MCCORMACK  
ARCHITECTURE  
15/155 BALMAIN RD  
BALMAIN NSW 2040  
AUSTRALIA

DA

DEFERRED COMMENCEMENT CONSENT  
of Development Application

Determination No: DA201700003  
Determination Date: 13 October 2017

Subject to attached conditions

INNER WEST COUNCIL

RETAINED BRICK FACE FACADE

OFF-FORM CONCRETE PORTAL

ALUMINIUM COMPOSITE PANELAWNING WITH STEEL FRAME

PROPOSED METAL PERFORATED SCREEN

PROPOSED METAL PLATE & LOUVRES

PRECAST CONCRETE PANEL PORTAL

ANODISED METAL CLADDING

MODULAR METAL PLATE WITH "JELLY BEANS" CUT OUT PATTERN & MINI BEAMS PATTERNED METAL SCREEN VEIL

ALUMINIUM COMPOSITE PANELAWNING WITH STEEL FRAME

POWDERCOATED METAL PLATE FOR SIGNAGE  
DARK GREY COLOUR  
BRONZE COLOUR BACKGROUND  
GOLD COLOUR FOR EMBOSSED LOGO

POWDERCOATED METAL PLATE FOR STREET NUMBER SIGNAGE  
DARK GREY COLOUR  
GLOSS RED FOR STREET NUMBER "147"

GEORGIOS LTD

147 NCR

DA

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REV

DATE

ISSUE

A

13 OCT 16

DA ISSUE 01

B

JUNE 17

DA ISSUE 02

CLIENT

CUSTOM CARPETS 147NCR

330 Parramatta Road  
Parramatta NSW 2150

PROJECT DETAILS

147NCR

14.1-151 New  
Carrick Drive Road  
Carrick Drive NSW 2142

PROJECT NORTH

SCALE

@ A3

PROJECT NO.

1422A

DRAWING NO.

A-1110

DRAWING

SOUTH FACADE MASSING & MATERIAL

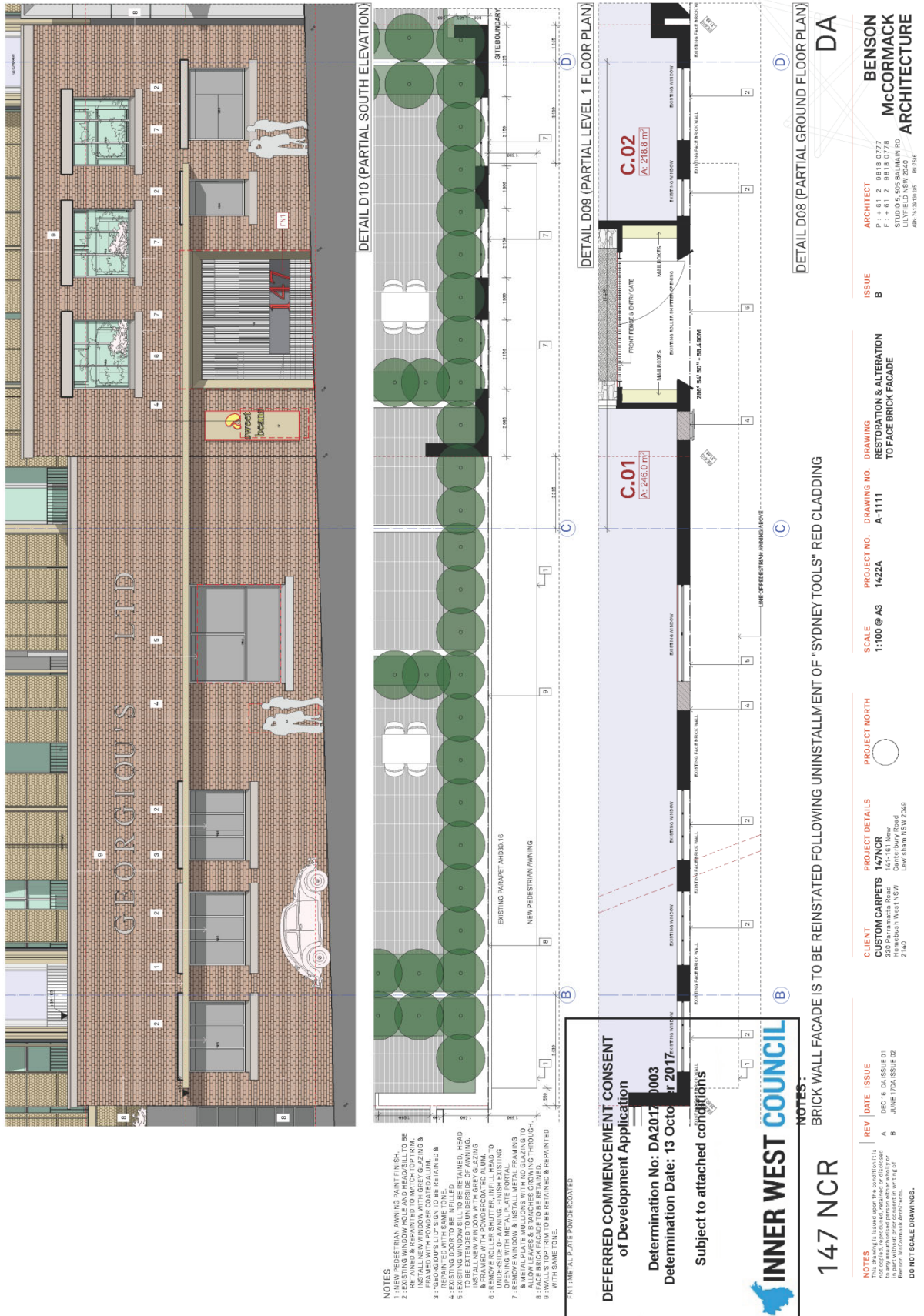
ISSUE

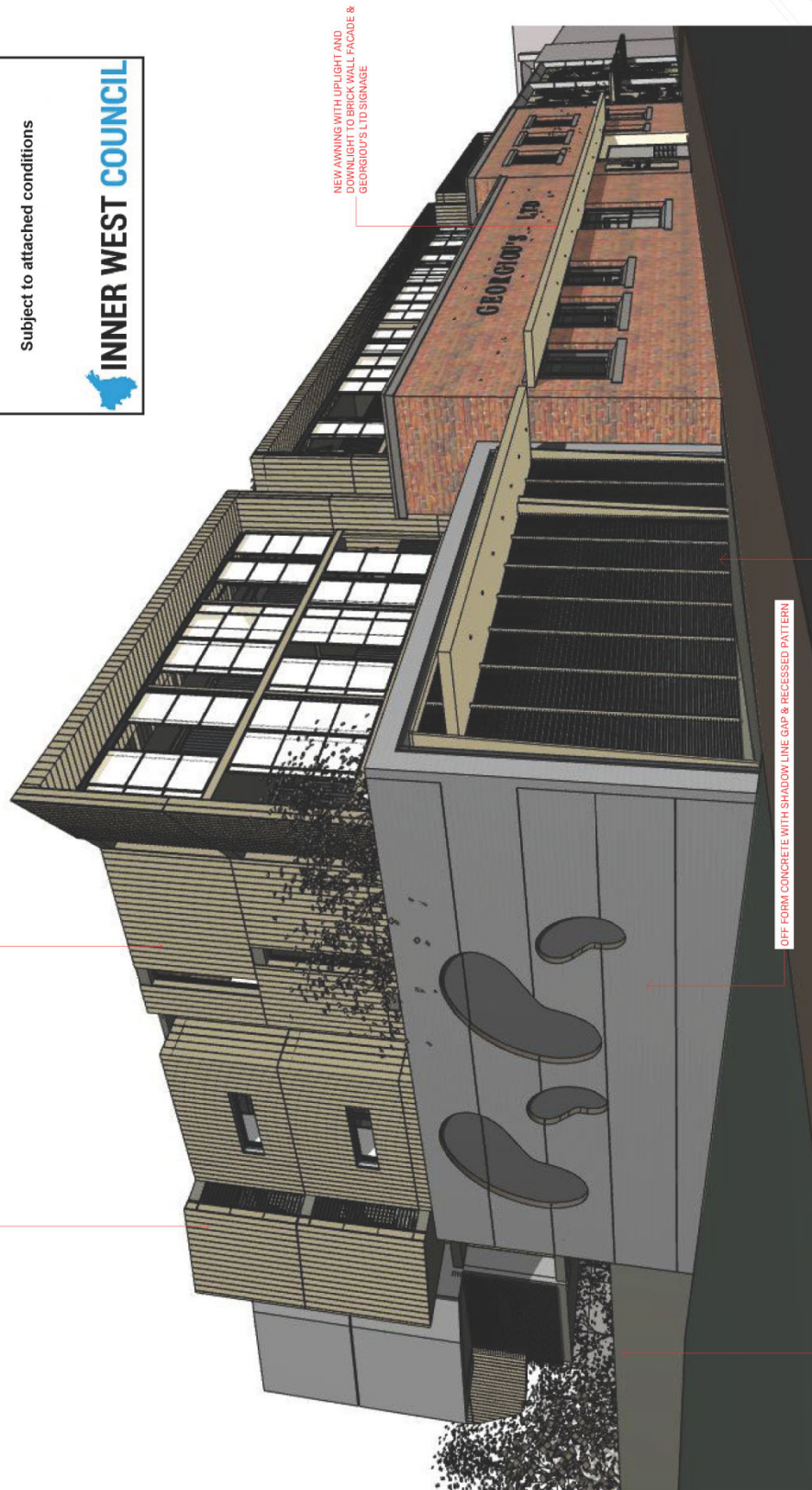
B

ARCHITECT

P1 + 61 2 9818 0777  
F1 + 61 2 9818 0778  
STUDIO 5, 505 SALAMON RD  
PARRAMATTA NSW 2150  
ARCHITECTS

BENSON  
McCORMACK  
ARCHITECTURE





147 NCR

DA

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A	DEC 16	CA ISSUE 01
B	JUNE 17	CA ISSUE 02

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**CLIENT**  
CUSTOM CARPETS  
330 Parramatta Road  
Homebush West NSW  
2140

SCALE  
@ A3

**DRAWING NO.** **DRAWING**  
**A-1112** **WEST FACAD**  
**MATERIAL**

**DRAWING**  
**WEST FACADE MASSING &  
MATERIAL**

ISSUE B

**ARCHITECT**  
BENSON  
McCORMACK  
ARCHITECTURE  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILLYFIELD NSW 2040  
084 79139 130 385 084 7536

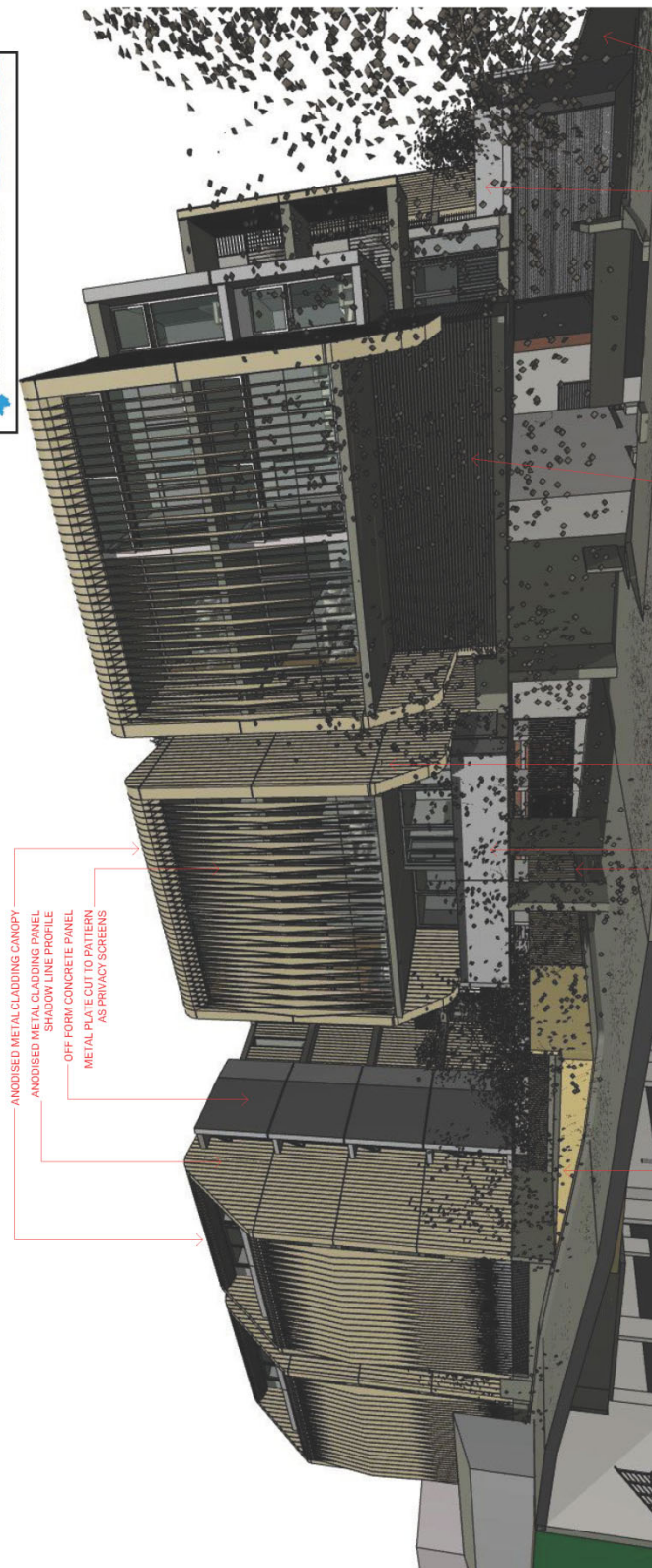
**ARCHITECT**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
APR: 76 120 130 205    04: 7536

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DEFERRED COMMENCEMENT CONSENT  
of Development Application

Determination No: DA201700003  
Determination Date: 13 October 2017  
Subject to attached conditions

**INNER WEST COUNCIL**



147 NCR

DA

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REV	DATE	ISSUE
A	DEC 16	DA ISSUE 01
B	JAN 17	TDA ISSUE 02

**CLIENT**  
CUSTOM CARPETS  
300 Parramatta Road  
Homebush West NSW  
2140

**PROJECT DETAILS**  
147 NCR  
14-181 View  
Canterbury Road  
Levittown NSW 2040

**PROJECT NORTH**

**SCALE**  
@ A3

**PROJECT NO.**  
1422A

**DRAWING NO.**  
A-1113

**DRAWING**  
NORTH FACADE MASSING & MATERIAL

**ISSUE**  
B

**ARCHITECT**  
BENSON & MCCORMACK  
ARCHITECTURE  
STUDIO 5, 505 BALMAIN RD  
LLEWELLYN NSW 2040  
02 9550 0778  
P: +61 2 9550 0778  
F: +61 2 9550 0778

GEORGIU'S LTD  
EX. CHOCOLATE & CONFECTIONERY  
COLOUR & MATERIAL SCHEME

DEFERRED COMMENCEMENT CONSENT  
of Development Application  
  
Determination No: DA201700003  
Determination Date: 13 October 2017  
  
Subject to attached conditions

 INNER WEST COUNCIL

ANODISED METAL CLADDING  
BRONZE EX. STRYUM



CP

STEEL PLATE  
BRONZE COLOUR FINISH



MS, ML, FN2

BRK1



EXISTING BRICKWALL

BL1, FN1



DARK GREY POWDERCOATED ALUMINIUM FRAMES



MEDIUM GRAY COLOUR CONCRETE



LIGHT GRAY COLOUR CONCRETE

RP



LINEAR BRUSHED CONCRETE

STN



PIGMENTED CONCRETE

147 NCR

DA

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REV	DATE	ISSUE
A	DEC 16	DA ISSUE 01
B	JUNE 17/20	DA ISSUE 02

**CLIENT**  
GEORGIU'S LTD  
350 Parramatta Road  
Homebush West NSW  
2140

**PROJECT NORTH**  


**SCALE**  
1:4 @ A3

**PROJECT NO.**  
1422A

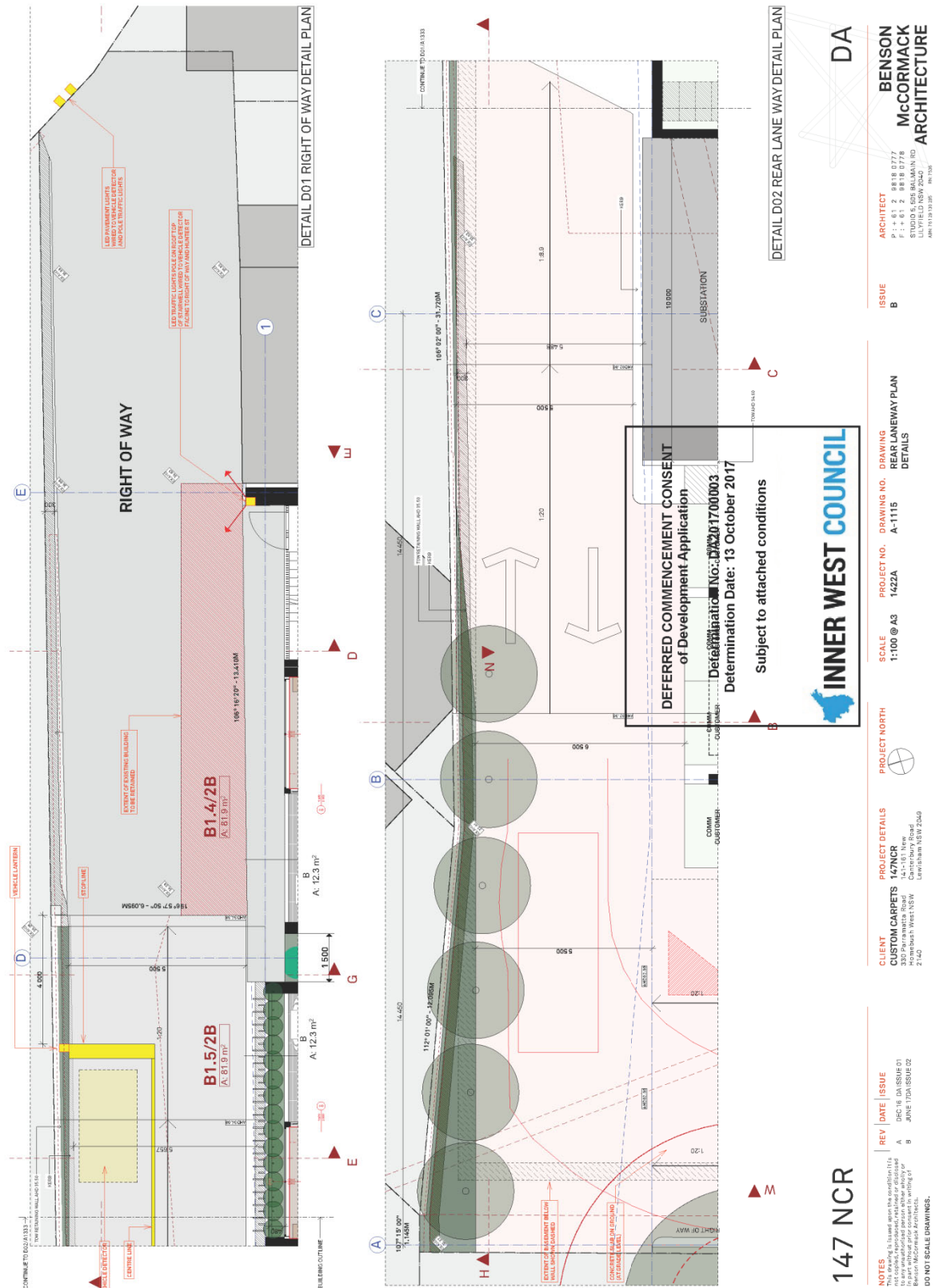
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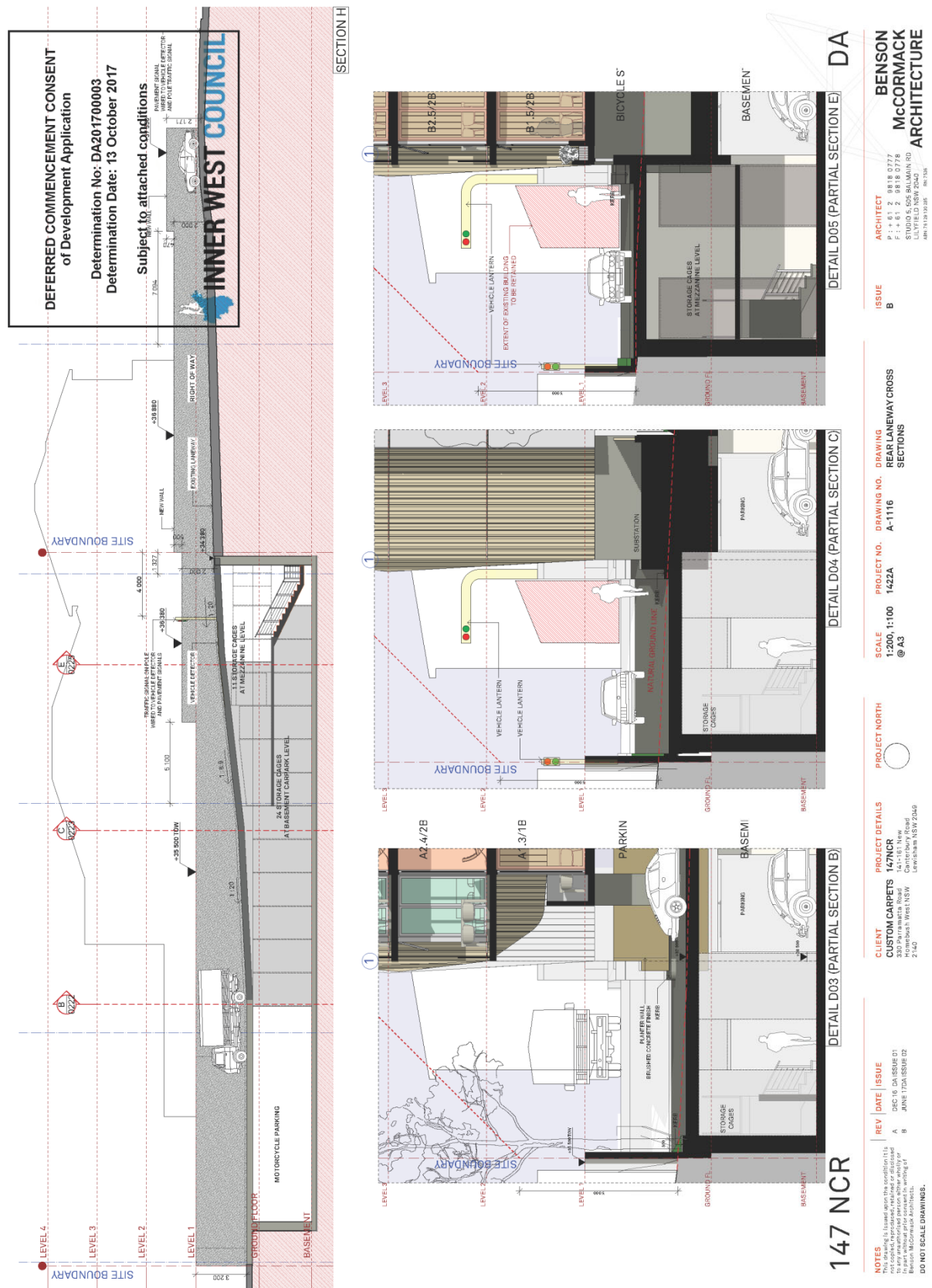
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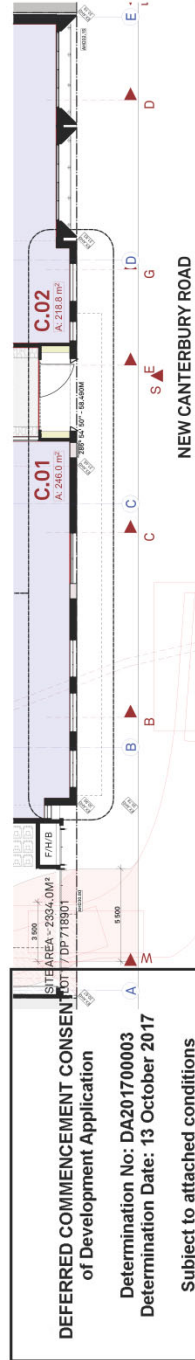
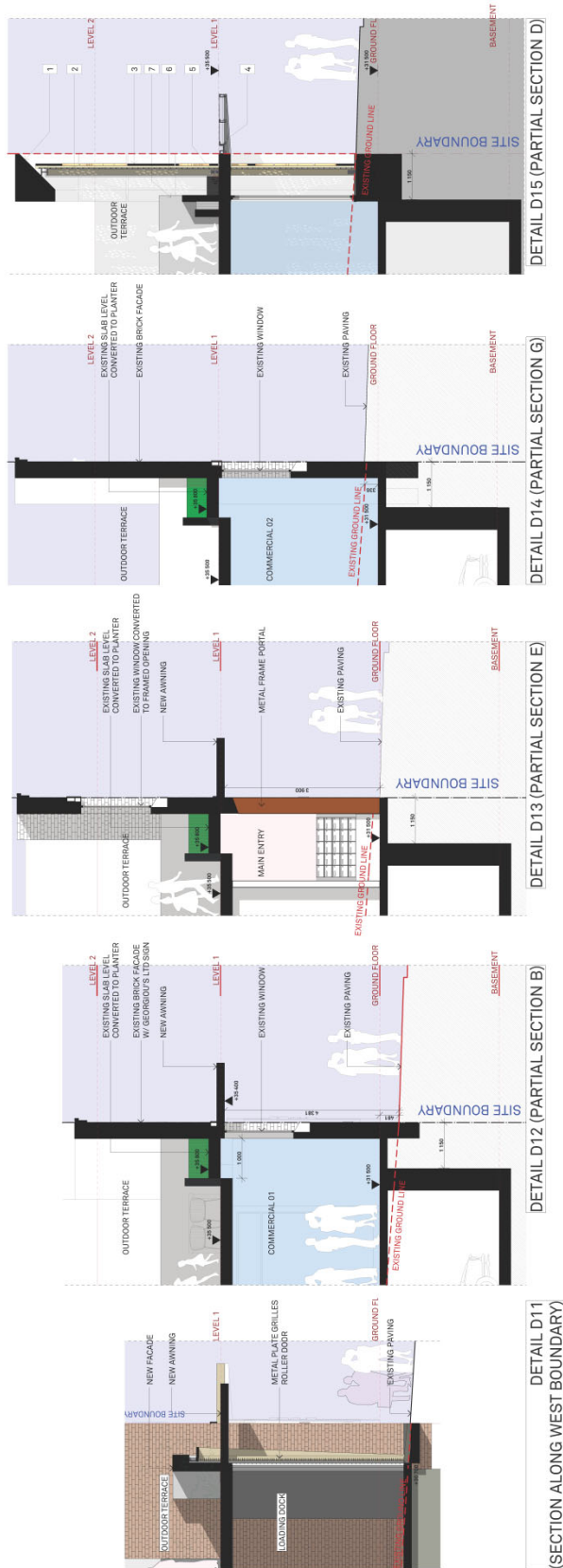
**ISSUE**  
B

**ARCHITECT**  
P: + 61 2 9818 0777  
F: + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LIVFIELD NSW 2040

**BENSON MCCORMACK ARCHITECTURE**





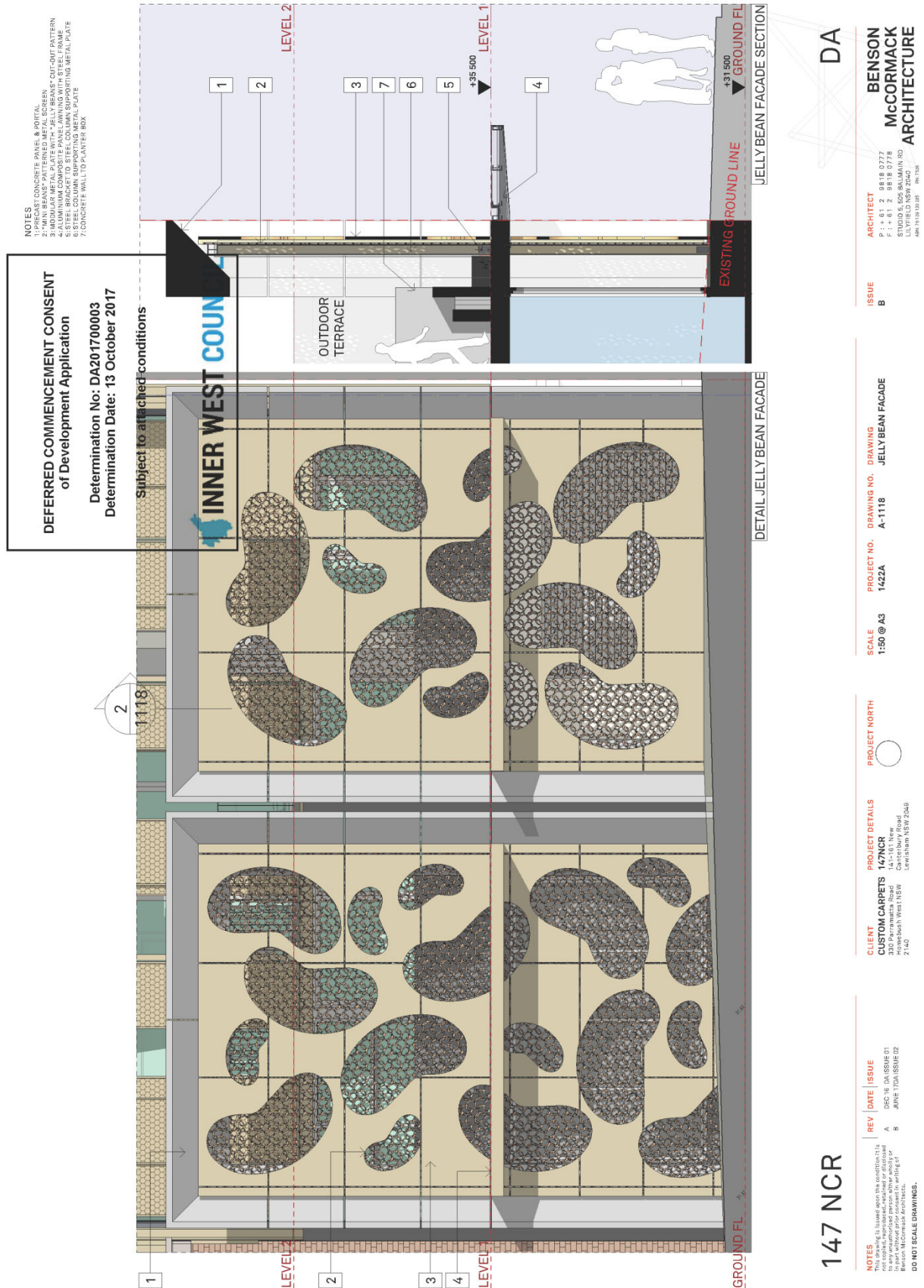


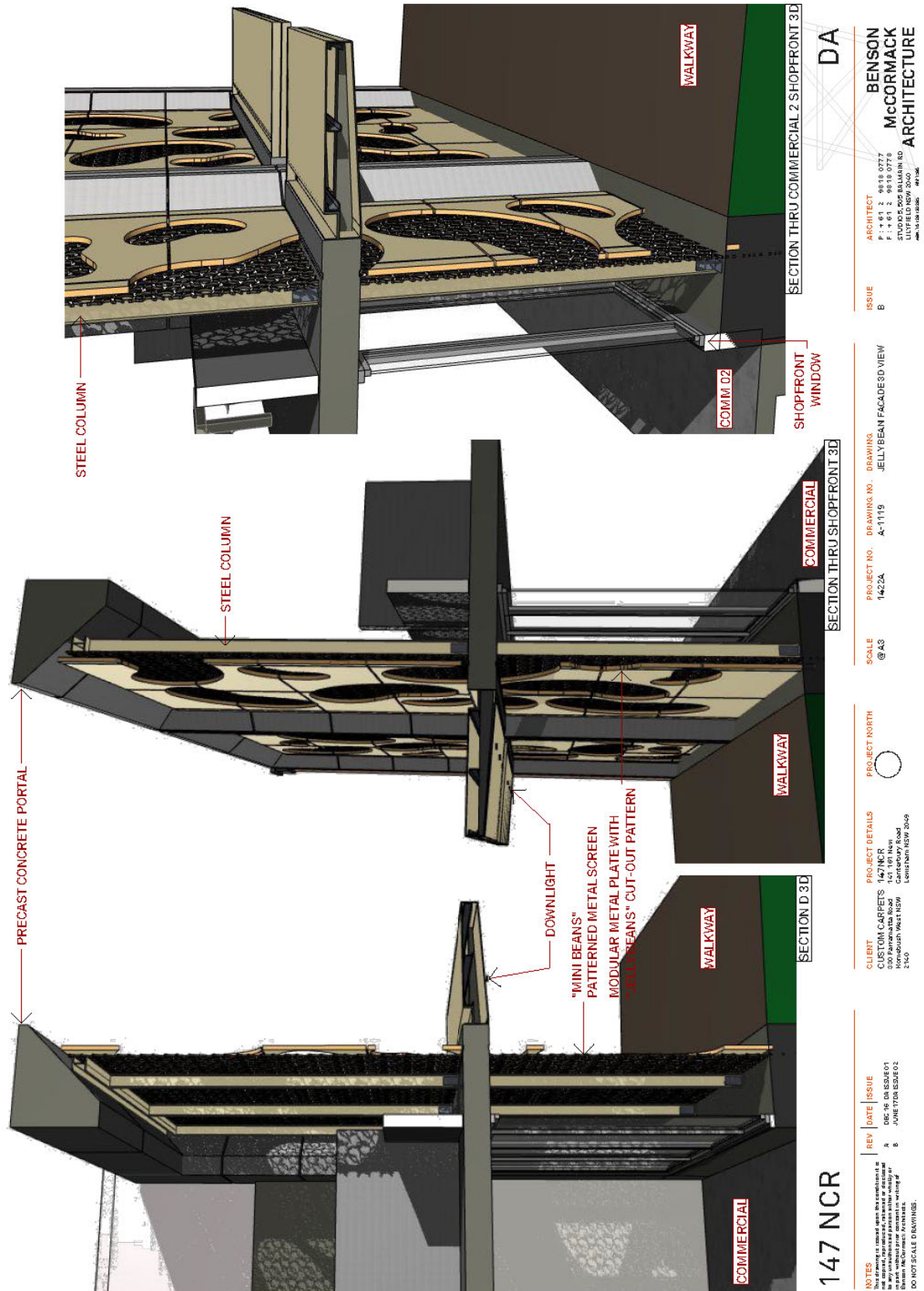
147 NCR

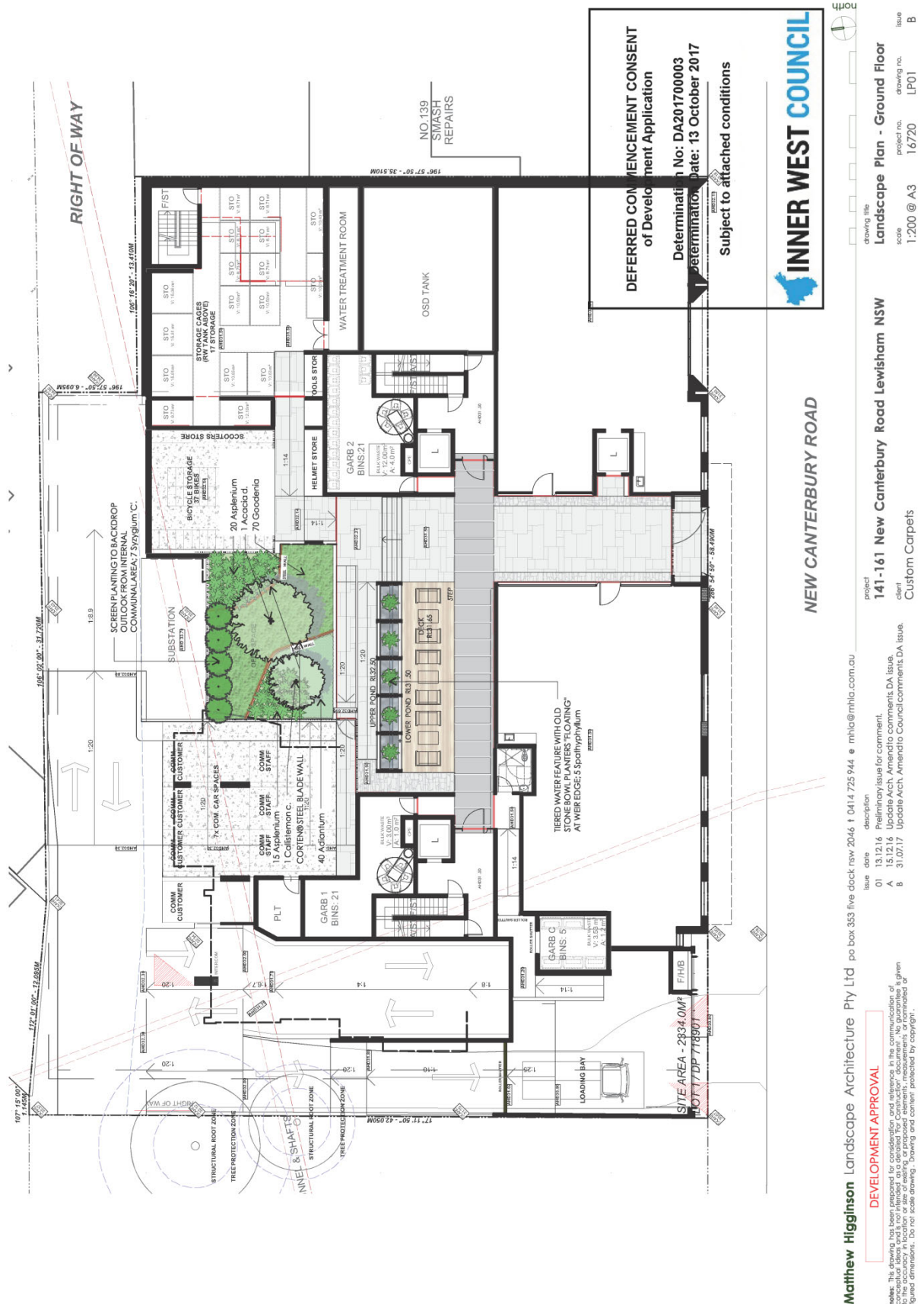
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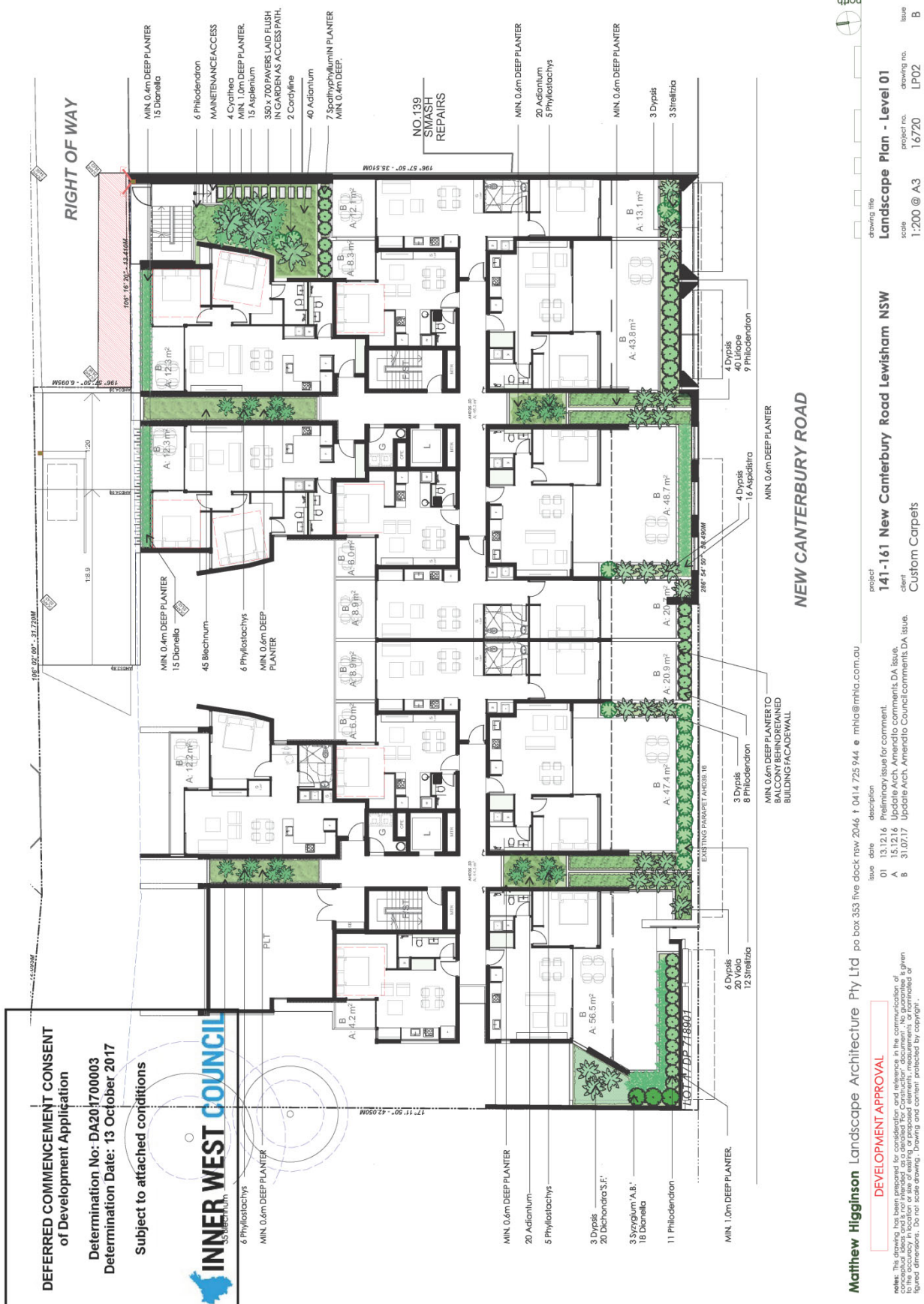
NOTES	REV	DATE	ISSUE
1. This drawing is based upon the conditions it is not copied, reproduced, retained or disclosed in any form without prior consent in writing of the architect.	A	DEC 16	DA ISSUE 01
2. This drawing is based upon the conditions it is not copied, reproduced, retained or disclosed in any form without prior consent in writing of the architect.	B	JUNE 17	DA ISSUE 02
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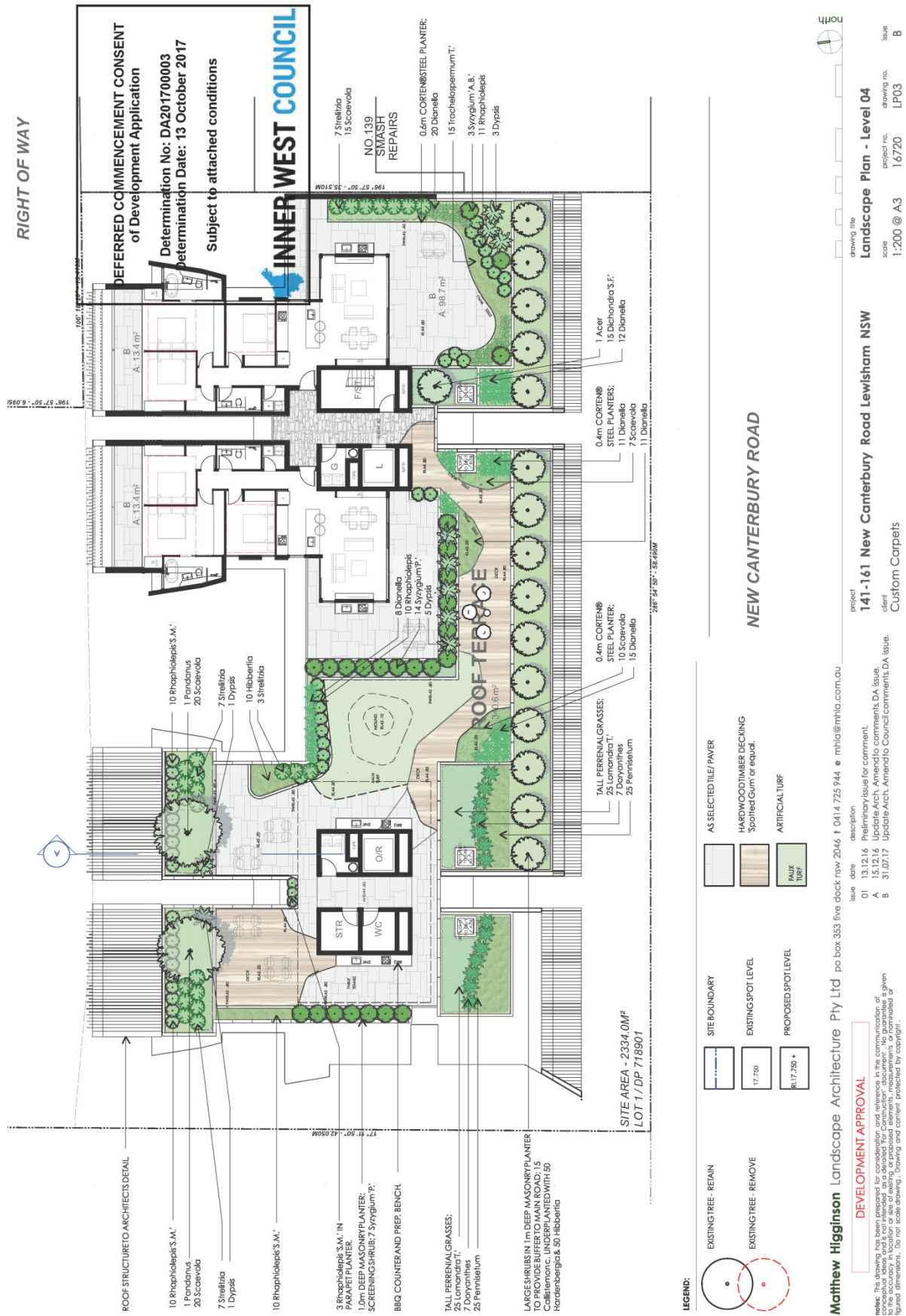
CLIENT	PROJECT DETAILS	PROJECT NORTH	SCALE	PROJECT NO.	DRAWING NO.	ISSUE	ARCHITECT
CUSTOM CARPETS 2140	147NCR Homebush West NSW Lawisham NSW 2049		1:100 @ A3	1422A	A-1117	B	BENSON McCORMACK ARCHITECTURE











## Plant Schedule

Botanical Name	Common Name	Mature Height (m)	Supply Size (L/mm)	Qty
<b>TREES</b>				
<i>Acacia decurrens</i> *	Sydney Green Wattle	8	75L	1
<i>Acer palmatum</i>	Japanese Maple	5	75L	1
<i>Callistemon citrinus</i> *	Crimson Bottlebrush	5	75L	16
<i>Pandanus tectorius</i>	Screw Pine	5	75L	2
<b>SHRUBS</b>				
<i>Adiantum elatior</i>	Cast Iron Plant	1	200mm	16
<i>Caradina fruticosa</i> 'Rubra'	Red 11 Plant	0.8	200mm	2
<i>Doronicum exelsa</i>	Gymea Lily	1.2	300mm	14
<i>Philadelphus 'Xanadu'</i>	Xanadu Philadelphus	1	200mm	34
<i>Rhododendron 'Snow Maiden'</i>	Snow Maiden Hawthorn	1	200mm	54
<i>Scaphophylus 'Sensation'</i>	Peace Lily	1	200mm	12
<i>Streptocarpus 'Sensation'</i>	Bird of Paradise	1.2	200mm	39
<i>Syringium 'Aussie Boomer'</i>	Aussie Boomer Lily Pili	1	300mm	6
<i>Syringium 'Pinnacle'</i>	Pinnacle Lily Pili	2	300mm	21
<i>Syringium 'Cascade'</i>	Cascade Lily Pili	4	45L	7
<b>PALMS / CYCADS / FERNS / BAMBOO</b>				
<i>Adiantum aethiopicum</i> *	Maidenhair Fern	0.5	150mm	120
<i>Asplenium australasicum</i> *	Bird's Nest Fern	1	200mm	35
<i>Blechnum cartilagineum</i> *	Giant Fern	0.3	150mm	80
<i>Cyathea australis</i> *	Rough Tree Fern	4	1m stem	4
<i>Dryas lutescens</i>	Golden Cone Palm	4	300mm	33
<i>Phyllostachys nana</i>	Black Bamboo	8	400mm	22
<b>GROUNDCOVERS / PERENNIALS / CLIMBERS</b>				
<i>Dianella 'Breaze'</i>	Breeze Flax Lily	0.7	150mm	125
<i>Dichondra 'Silver Falls'</i>	Silver Falls Kidney Weed	0.2	150mm	35
<i>Goodenia hederacea</i> *	Goodenia	0.3	150mm	70
<i>Harlequin 'Flat White'</i>	Flat White Saxifraga	0.3	150mm	50
<i>Hebe 'Yellow Guinea'</i>	Yellow Guinea Flower	0.3	150mm	60
<i>Lilium 'Lil' Turf'</i>	Lil' Turf	0.4	150mm	40
<i>Lomandra 'Tanika'</i>	Tanka Mat Rush	0.8	150mm	50
<i>Pennisetum 'Nalfay'</i>	Nalfay Foxtail Grass	1	150mm	50
<i>Scasvola 'Purple Fantase'</i>	Pan Flower	0.3	200mm	72
<i>Trachelospermum 'Tricolor'</i>	Tricolor Jasmine	-	150mm	15
<i>Viola hederacea</i>	Native Violet	0.1	150mm	20

\* - denotes selection from Councils list of preferred native plant species.



*Acer palmatum* 'Dissectum' *Dryas lutescens* *Cyathea australis* *Acacia decurrens* *Phyllostachys nana*



DEFERRED COMMENCEMENT CONSENT  
of Development Application  
Determination No: DA201700003  
Determination Date: 13 October 2017  
Subject to attached conditions

INNER WEST COUNCIL



FLUSH TRANSITION BETWEEN DECK & PAVING CAST CONCRETE PLANTER WALLS STEEL (CORTEX®) PLANTERS

drawing title  
scale  
1:200 @ A3

Schedule + Section + Images  
project no.  
16720  
drawing no.  
LP04  
issue  
B

141-161 New Canterbury Road Lewisham NSW  
client  
Custom Carpets

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

DEVELOPMENT APPROVAL

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issue date description  
01 13.12.16 Preliminary issue for comment  
A 15.12.16 Update Arch. Amendment comments DA issue  
B 31.07.17 Update Arch. Amendment Council comments DA issue