



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2014.258.4
Address	88 Liverpool Road, Summer Hill
Proposal	Section 4.55(1A) modification to change the ground floor commercial tenancy into a 'SOHO' studio unit, and change approved winter garden screening and external materials.
Date of Lodgement	25 February 2019
Applicant	Nino Urban Planning & Development
Owner	MMNG Holdings Pty Ltd
Number of Submissions	Nil.
Value of works	\$1,480,500
Reason for determination at Planning Panel	Development to which SEPP 65 applies
Main Issues	Inadequate internal amenity, privacy and security for proposed 'SOHO' studio unit.
Recommendation	Approve in part subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 to modify the development consent 10.2014.258.3 to by changing the ground floor commercial tenancy into a 'SOHO' (Small Office/ Home Office) studio unit as well as changes to the approved winter garden screening and external materials of an approved mixed use building.

The application was notified in accordance with Council's notification policy and no submissions were received.

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

It is considered the 'Soho' component of the proposal is not satisfactory having regard to the nine design quality principles of SEPP 65 and the objectives, design criteria and design guidelines of the Apartment Design Guide (ADG). The remainder of the proposed modifications are acceptable and can be supported.

The main issue that has arisen from the application is the inadequate internal amenity and privacy of the proposed ground floor 'SOHO' unit.

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

Subject to the imposition of recommended conditions of consent, most notably that consent is not granted to change the ground floor commercial tenancy into a 'SOHO' studio unit, the application is recommended for approval.

2. Proposal

- Change the approved ground floor commercial tenancy to a 'SOHO' (Small Office, Home Office) studio unit;
- Reinstate glass louvers to winter gardens and delete Condition (1B);
- Reinstate 'PGH – Cashmere' face brick to the winter garden balustrades and for the podium level and delete Condition (1A).

3. Site Description

The site is irregular in shape with an area of approximately 318sqm. It has a primary street frontage to Liverpool Road and a secondary frontage to Grosvenor Crescent.

Currently the site is occupied by a untenanted single storey commercial building. The site is adjoined by a two (2) storey residential building to the east and is bounded by Liverpool Road to the north and Grosvenor Crescent to the south. On the southern side of Grosvenor Crescent is a rail corridor. The immediate area is largely characterised by two (2) storey residential buildings and motels.

The site is not identified as containing a heritage item and is not located in a heritage conservation area.

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
10.2014.258.1	Demolition of existing buildings and the erection of three storey residential flat mixed use building containing eight dwellings, basement car parking and landscaping with strata subdivision.	Deferred Commencement. 9 December 2014.
10.2014.258.2	The modification included changing the deferred commencement condition requiring each unit to provide at least one (1) accessible bathroom prior to Construction Certificate condition.	Approval. 3 March 2015.
10.2014.258.3	Create new ground floor commercial tenancy in the existing under croft area. Infill first and second floor south facing terraces, changes to wintergardens, materials/finishes and access.	Approval. 30 July 2018.

4(b) Application history

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

Date	Discussion / Letter / Additional Information
13 March 2019	<p>Pre-development application advice was provided for the applicants request to add an additional dwelling to the roof terrace, and convert commercial tenancy to office/soho/studio unit.</p> <p>Council advised that additional dwelling on the roof would unlikely be supported due to it resulting in a breach of the floor space ratio development standard, and that the SOHO unit is not supported due to lack of adequate internal amenity and parking.</p>

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Infrastructure) 2007*

The following provides further discussion of the relevant issues:

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

The development is subject to the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* (SEPP 65). SEPP 65 prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

The development is not acceptable having regard to the nine design quality principles. Most notably the proposal fails to achieve Principle 7: Amenity and Principle 8: Safety and security, the reasons for which are discussed below.

In accordance with Clause 30 (1A) of SEPP 65, as the subject application is not being made ‘*under section 96 (2) of the Act*’, a design verification from a qualified designer is not required.

Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within LEP do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

Solar and Daylight Access

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

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

Comment:

The ‘SOHO’ unit would receive sunlight into its living room for at least 2 hours between 9.00am and 3.00pm during the winter solstice however as the unit does not have any private open space, it does not comply with the requirements of this part of the ADG.

The development as a whole reduces from 62.5% of the units receiving sunlight to living rooms and private open space to 55.5%, which would further reduce compliance with Part 4A of the ADG.

It is noted that the ground floor units (G01 and G02) do not receive any sunlight to their south-facing private open spaces and therefore do not comply with the requirements of this part of the ADG.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

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

Comment:

The proposed 'SOHO' unit is not naturally cross ventilated. The development as a whole reduces from 62.5% of the units being cross ventilated to 55%, which does not comply with Part 4B of the ADG.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

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

Comment:

The proposed 'SOHO' unit has a ceiling height of 2.7m. The site is located in a mixed-use zone (B4 – Mixed-use zone) and as such a ceiling height of 3.3m is required. It is noted that the ground level has already been approved with a ceiling height of 2.7m and that it would be unreasonable to make the substantial changes required to achieve this.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

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

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

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

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

Comment:

The proposed 'SOHO' unit is a studio apartment and has an internal area of 47sqm which complies with this part of the ADG.

The unit complies with the relevant apartment layout requirements of the this part of the ADG.

Private Open Space and Balconies

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

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

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

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

Comment:

No proposed 'SOHO' unit has no private open space and therefore does not comply with this part of the ADG.

Storage

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

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

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

Comment:

No internal storage space has been shown on the drawings contrary to this part of the ADG.

Ground floor apartments

The ADG requires the design of ground floor apartments to deliver amenity and safety for residents.

Comment:

The 'SOHO' unit contains floor to ceiling glazing on its northern and western south-western edges, all of which are directly adjacent to the communal accessible ramp (see Figures 1 and 2 below) .

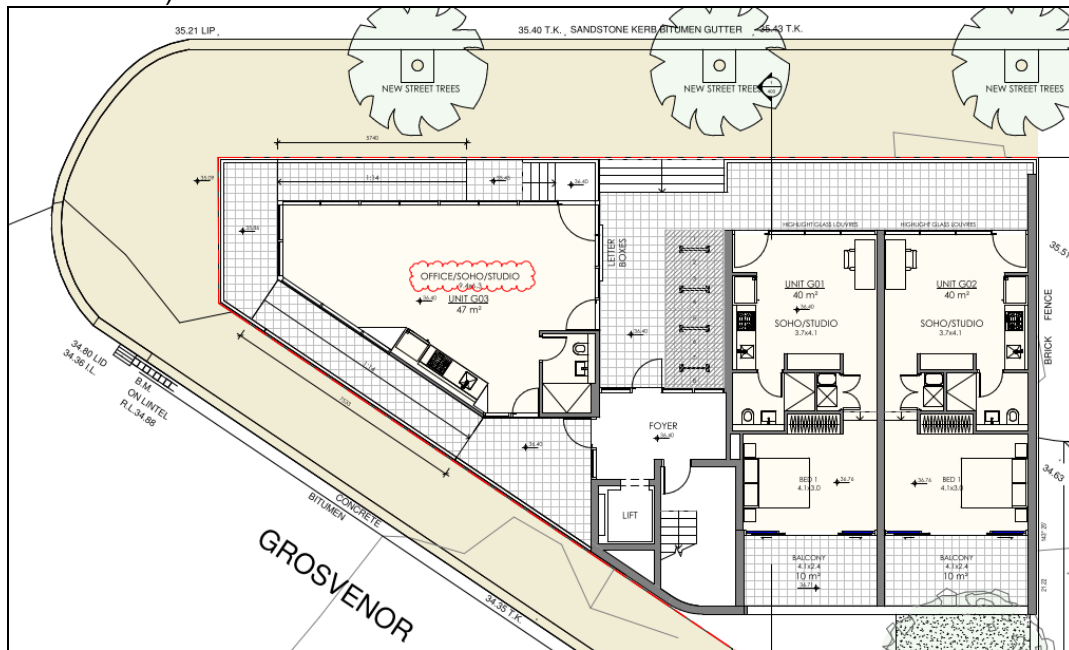


Figure 1: Proposed 'SOHO' unit location in relation to communal accessible ramp.



Figure 2: Elevation showing floor to ceiling glazing of 'SOHO' unit and accessible ramp

The proposed floor to ceiling glazing, in conjunction with the nil setback to the communal ramp and close proximity to Liverpool Road privacy treatment provide no internal privacy and would force future residents to choose between privacy and internal amenity (light and air) which is not supported.

It is noted that the applicant states that this unit is a 'SOHO' unit, thus designed to function as either a commercial tenancy or dwelling (or a combination). Nevertheless the unit is still required to ensure that at least the minimum level of residential amenity (as per the ADG) is achieved.

For the reasons discussed in this section of the report, the proposed 'SOHO' unit is not supported. It is a recommended condition of consent that 'Unit G03' is only approved for commercial use and is not approved to be used for residential purposes.

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

A BASIX Certificate was not submitted with the application and as such the requirements of the SEPP have not been met.

5(a)(iii) State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007)

Rail Corridors (Clause 85-87)

SEPP Infrastructure provides guidelines for development immediately adjacent to rail corridors including excavation in, above or adjacent to rail corridors. Clause 87 of the *SEPP Infrastructure 2007* relates to the impact of rail noise or vibration on non-rail development, and for a development for the purpose of a building for residential use, requires appropriate

measures are incorporated into such developments to ensure that certain noise levels are not exceeded.

The proposed modifications are not likely to have an adverse effect on rail safety, do not involve the placing of a metal finish, do not involve the use of a crane in air space above any rail corridor and are not located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities. As such the requirements of Clause 85 of the SEPP do not apply.

The proposed modifications do not involve any excavation works. As such the requirements of Clause 86 of the SEPP do not apply.

An acoustic report has not been supplied that assesses the potential acoustic impacts of rail noise on the proposed 'SOHO' unit. As such, Council cannot be satisfied that the requirements in Clause 87 of the SEPP can be met.

Development with frontage to classified road (Clause 101)

The site has a frontage to Liverpool Road, a classified road. Under Clause 101 (2) of *SEPP Infrastructure 2007*, the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that the efficiency and operation of the classified road will not be adversely affected by the development.

The application is considered acceptable with regard to Clause 101 of the *SEPP Infrastructure 2007*.

Impact of road noise or vibration on non-road development (Clause 102)

Clause 102 of the *SEPP Infrastructure 2007* relates to the impact of road noise or vibration on non-road development on land in or adjacent to a road corridor or any other road with an annual average daily traffic volume of more than 40,000 vehicle. Under that clause, a development for the purpose of a building for residential use requires that appropriate measures are incorporated into such developments to ensure that certain noise levels are not exceeded.

Liverpool Road has an annual average daily traffic volume of more than 40,000 vehicles. The applicant has not submitted a Noise Assessment Report with the application that demonstrates that the development will comply with the LAeq levels stipulated in Clause 102 of the SEPP. As such Council cannot be satisfied that the requirements in Clause 102 of the SEPP can be met.

5(a)(iv) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the *Ashfield Local Environmental Plan 2013*:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B4 – Mixed use zone under the *ALEP 2013*. The proposal makes no change to the approved ‘mixed-use’ of the building.

The development is permitted with consent within the land use table. The development is consistent with the objectives of the B4 – Mixed use zone.

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

Standard	Proposal	non compliance	Complies
Height of Building Maximum permissible: 13 m	The building has an approved height of 14.6m. The proposal makes no change to the existing building height.	n/a	No change
Floor Space Ratio Maximum permissible: 1:1 (320sqm)	The building has an approved FSR of 1.28:1 (453sqm) which represents a variation of 34% (101sqm). Subject to the imposition of recommended conditions of consent, the proposal makes no change to the existing approved FSR. See discussion below.	n/a	No change

Floor Space Ratio (Clause 4.4)

A maximum Floor Space Ratio (FSR) of 1:1 applies to the site under Clause 4.4 of the LEP. The building has an approved FSR of 1.28:1 (453sqm) which represents a variation of 34% (101sqm).

The application involves changing the approved aluminium stackable shutters on the winter gardens to operable glass louvers. It is noted that in the previous modification application (10.2014.258.3) the winter gardens included a gap between the balustrade and shutters, ensuring that the winter gardens could not be fully enclosed and therefore used as habitable space and considered gross floor area. The following condition of consent was also imposed:

(1B) Shutters

The winter garden shutters must:

- (a) The space between the shutters and winter garden balustrades must be left unfilled.

The previously approved elevational drawings (Dwg Nos. 300 and 301 both Revision C and both dated 17 July 2018) clearly showed a 150mm gap between the balustrades and the shutter frames (see Figure 3 below).



Figure 3: Approved screening to winter gardens.

No objection is raised to the operable glass louvers subject to ensuring the winter gardens cannot be fully enclosed. It is noted that the base consent was approved with similar operable glass louvers.

It is noted that if the balconies could be enclosed, this would result in an additional 75sqm of GFA and a FSR of 1.65:1, representing a significant variation of 49% (208sqm).

The supplied SEE states that *“an air-gap is provided between the balcony balustrade and the glass louvers so as to not constitute gross floor area”*

The revised drawings do not clearly show this gap and rather it appears to indicate that the balustrades directly adjoin the shutter frame railings (see Figure 4 below). To ensure this gap is maintained and the proposal does not increase the approved FSR, a condition of consent is recommend requiring the architectural elevations must be revised to clearly showing a gap of at least 150mm between all ‘winter garden’ balustrades and the glass louver frames to the satisfaction of Council similar to (Dwg Nos. 300 and 301 both Revision C and both dated 17 July 2018). A break between the glazing and the masonry is required not only for ‘technical compliance’ but also to reduce the sheer visual bulk of the

building which will have a more commercial presentation if its face is all read in one plane, rather than broken into articulated sections, more typical of a residential building.

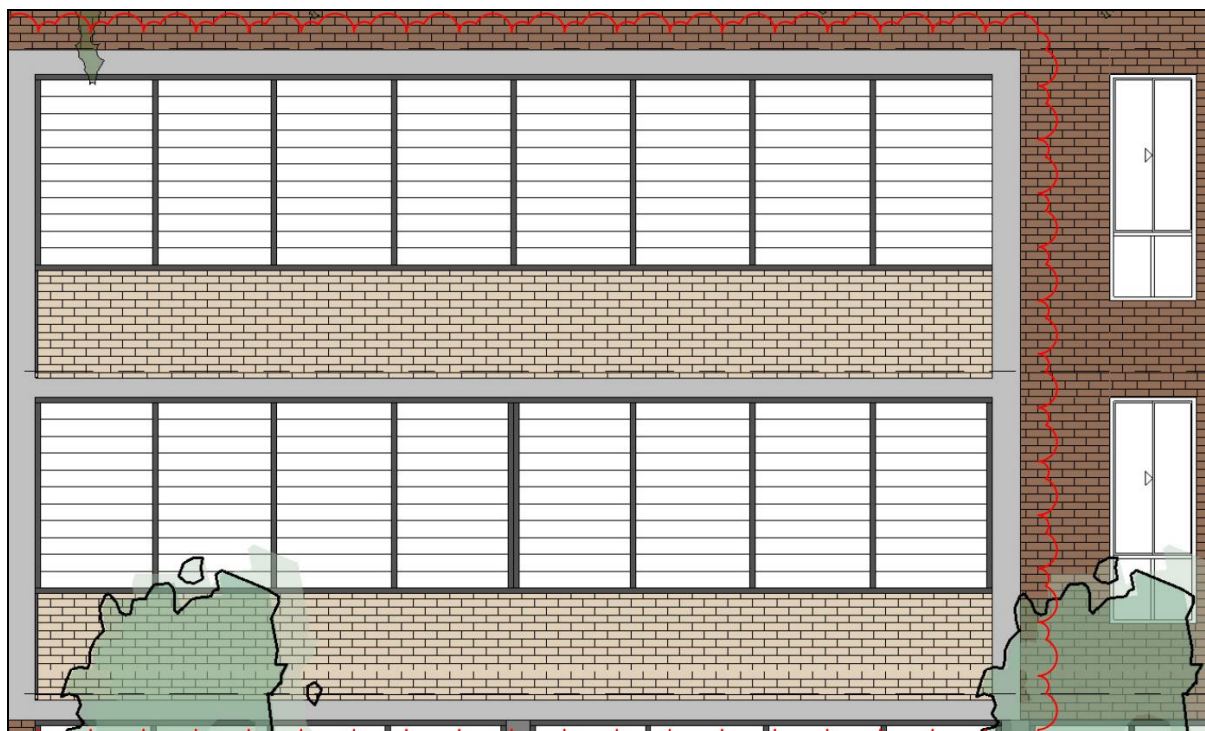


Figure 4: Proposed screening to winter gardens.

The proposed deletion of Condition 1B is supported subject to it being replaced with a more appropriately worded condition.

5(b) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

IWCDCP2016	Compliance
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
6 - Safety by Design	Yes
8 - Parking	No
13 - Development Near Rail Corridors	Yes
C – Sustainability	
1 – Building Sustainability	No
3 – Waste and Recycling Design & Management Standards	No
F – Development Category Guidelines	
5 – Residential Flat Buildings	Yes

The following provides discussion of the relevant issues:

Parking

The building was approved with eight (8) units and seven (7) car spaces, representing a shortfall of one (1) residential car space. The proposal results in nine (9) units and therefore generates the need for nine (9) car spaces, however no additional car spaces are proposed. No justification has been provided by the applicant as to why further non-compliance with the car parking provisions is acceptable. The proposal results in a shortfall of two (2) car spaces which is not supported.

Furthermore, one (1) visitor car parking space is required for every four (4) units. No visitor car parking spaces are provided.

One (1) car wash bay is required per residential flat building. No car wash bay has been provided.

Four (4) bicycle spaces are provided at ground level which complies with the requirement for 1 bicycle space per ten (10) units.

Building Sustainability

As discussed elsewhere in this report, the proposal has not been accompanied by a BASIX Certificate.

Waste and Recycling Design & Management Standards

The proposal has a total of 9 residential units, an increase of 1 from the previous approval. Part 3 of Chapter C requires one waste bin and one recycling bin for every two units (rounded up). The proposal therefore generates the need for 5 x waste bins and 5 x recycling bins. The basement waste storage room only provides enough space for a total of 8 bins contrary to this part of the DCP.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal would result in a substandard residential dwelling, however subject to the imposition of the recommended conditions of consent, most notably prohibiting the ground floor unit from being used as residential, the proposal will have minimal impact in the locality.

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

The location of the ground floor unit is not suitable for the proposed residential use. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the balance of the proposed development subject to the imposition of recommended conditions of consent, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 19 days to surrounding properties. No submissions were received.

5(g) The Public Interest

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

The proposal is contrary to the public interest. Subject to the ground floor unit 'G03' not being used for residential purposes, the proposal would not be contrary to the public interest.

6 Referrals

6(a) Internal

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

Urban Designer

Council's Urban Designer has considered the request to reinstate 'PGH – Cashmere' face brick to the balcony balustrades and for the podium level and to delete Conditions (1A) which reads as follows:

(1A) Material Changes

The podium level, and winter garden balustrades are to be changed from PGH Cashmere brick to PGH Mowbray Blue brick.

The applicant has stated that:

'A blue brick is not considered a suitable brick to compliment the primary brown brick material of the building and would look at odds with the design and style of the building, particularly on the winter-garden balustrades. Instead a beige coloured brick is a more suitable brick that will compliment the primary darker brown brick and will provide a suitable base to the building and the winter-garden balustrades.'

Council's Planners consider the justification for the change in material acceptable and it is the opinion of Council's Urban Designer that it will not have a significant impact on the presentation of the building. The deletion of Condition 1(A) is supported.

6(b) External

Nil

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions or 7.12 levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

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

Subject to the imposition of recommended conditions of consent, most notably that consent is not granted to change the ground floor commercial tenancy into a 'SOHO' studio unit, the application is considered suitable for approval.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent in part under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 to Development Application No. 10.2014.258.04 for changes to the winter garden screening and external materials at 88 Liverpool Road, Summer Hill subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS:

A General Conditions

(1) Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications set out in the table below and stamped as approved by Council, and in any supporting documentation received with the application, except as amended by the conditions specified hereunder.

No.	Title	Prepared by	Amendment Date
DA101/C	Basement Floor Plan	Julie Cracknell & Peter Lonergan	18.06.2014
DA102/C	Ground Floor Plan	Julie Cracknell & Peter Lonergan	25.08.2014
DA103/C	First Floor Plan	Julie Cracknell & Peter Lonergan	25.08.2014
DA104/C	Second Floor Plan	Julie Cracknell & Peter Lonergan	25.08.2014
DA105/C	Roof Plan	Julie Cracknell & Peter Lonergan	25.08.2014
DA201/C	Section	Julie Cracknell & Peter Lonergan	25.08.2014
DA301/C	Western Elevation	Julie Cracknell & Peter Lonergan	25.08.2014
DA302/C	Eastern Elevation	Julie Cracknell & Peter Lonergan	25.08.2014
DA303/C	Southern Elevation	Julie Cracknell & Peter Lonergan	25.08.2014
DA304/C	Northern Elevation	Julie Cracknell & Peter Lonergan	25.08.2014
DA501/C	Materials and Finishes	Julie Cracknell & Peter Lonergan	25.08.2014
L01/1-R16319/A	Landscape Planting Plan	Michael Siu Landscape Architects Pty Ltd	10.05.2011
14208/1/0	Index	C.K. Engineering Services	July 2014
14208/2/0	Roof Detail Plan	C.K. Engineering Services	July 2014
14208/3/0	Basement Detail Plan	C.K. Engineering Services	July 2014
14208/4/0	Ground Detail Plan	C.K. Engineering Services	July 2014
14208/5/0	First and Second Detail Plan	C.K. Engineering Services	July 2014
14208/6/0	Erosion and Sediment Control Plan	C.K. Engineering Services	July 2014
SYD14/01133 (A7778621)	Roads and Maritime Services comments	Roads and Maritime Services	23.10.2014

Note: Some of the dates and revision numbers may change subject to compliance with the requirements of the conditions of deferred commencement consent.

As amended by the following drawings but only where 'clouded':

No.	Title	Prepared by	Amendment Date
200 'C'	Basement Floor	Tier Architects	17 July 2018
201 'C'	Ground Floor	Tier Architects	17 July 2018
202 'C'	First Floor	Tier Architects	17 July 2018
203 'C'	Second Floor	Tier Architects	17 July 2018
204 'C'	Roof Floor	Tier Architects	17 July 2018
300 'C'	North Elevation	Tier Architects	17 July 2018

301 'C'	West Elevation	Tier Architects	17 July 2018
302 'C'	South Elevation	Tier Architects	17 July 2018
303 'C'	East Elevation	Tier Architects	17 July 2018
400 'C'	Section AA	Tier Architects	17 July 2018
900 'C'	Materials and Finishes	Tier Architects	17 July 2018

(Amended 30 July 2018 – 10.2014.258.3)

As amended by the following drawings but only where 'clouded':

No.	Title	Prepared by	Amendment Date
202 'A'	First Floor	Tier Architects	25 January 2019
203 'A'	Second Floor	Tier Architects	25 January 2019
300 'A'	North Elevation	Tier Architects	25 January 2019
301 'A'	West Elevation	Tier Architects	25 January 2019
302 'A'	South Elevation	Tier Architects	25 January 2019
303 'A'	East Elevation	Tier Architects	25 January 2019
900 'A'	Materials and Finishes	Tier Architects	25 January 2019

(Amended 9 July 2019 – 10.2014.258.4)

(1A) — Material Changes

~~The podium level, and winter garden balustrades are to be changed from PGH Cashmere brick to PGH Mowbray Blue brick.~~

(Added 30 July 2018 – 10.2014.258.3)

(Deleted 9 July 2019 – 10.2014.258.4)

(1B) — Shutters

~~The winter garden shutters must:~~

- ~~(a) — The space between the shutters and winter garden balustrades must be left unfilled.~~
- ~~(b) — Open inwards and not open over public land.~~
- ~~(c) — Have solid louvers and no glazed louvers.~~
- ~~(d) — Be powder coated and painted a medium grey~~

(Added 30 July 2018 – 10.2014.258.3)

(Deleted 9 July 2019 – 10.2014.258.4)

(1C) Commercial waste storage and collection

- (a) A separate waste storage area be provided for the commercial tenancy. This area should not be visible from the public domain, be a minimum of 1.29sqm and not accessible to residents.
- (b) Attached or in close proximity to the commercial bin storage area there should be additional commercial space for storage of reusable commercial items such as crates and/or pallets.
- (c) The collection point must be located where the collection vehicle can stand safely, at a level gradient and not to obstruct or endanger passage of pedestrians or other vehicles. The collection point must not be on Liverpool Road. Collection time should be restricted so nearby residents are not disturbed.

(d) The business/tenant must have written evidence of a valid contract/s (held on site) for waste and recycling collection for disposal or processing of all waste streams.

(Added 30 July 2018 – 10.2014.258.3)

(1D) Commercial waste storage and collection

The architectural elevations must be revised to clearly showing a gap of at least 150mm between all 'winter garden' balustrades and the glass louver frames to ensure the 'winter gardens' cannot be fully enclosed to the satisfaction of Council.

(Added 9 July 2019 – 10.2014.258.4)

(1E) Unit G03

The ground floor unit known as 'Unit G03' is only approved as a commercial premises and must not be used as residential accommodation.

(Added 9 July 2019 – 10.2014.258.4)

(2) Unconditional Remediation

The site shall be appropriately remediated to be suitable for the purposes of residential use. The proposed remediation works shall be unconditional and details shall be submitted to Council prior to release of the Construction Certificate.

(3) Remedial works

The remedial works recommended in the submitted Remediation Action Plan, shall be completed under the supervision of the consultant who prepared the Remediation Action Plan. Validation reporting from an appropriately qualified person verifying that the site has been fully remediated in accordance with the Remediation Action Plan, must be completed and submitted to Council within 30 days of completion of remediation works.

(4) Disposal of site soils

All soils excavated from the subject site are to be classified under the NSW DECC Waste Classification Guidelines (2008). Testing is required prior to offsite disposal. All waste materials must be removed to appropriately licensed waste facilities by a suitably qualified contractor in accordance with NSW DECC (2008) Waste Classification Guidelines. Details of soil excavation, transportation and disposal works must be reported to Council by a suitably qualified consultant. This is to be submitted as part of the validation reporting for the development.

(5) Soils to be used on site

Any soil to be reused on site must be tested for contaminants by a suitably qualified consultant. Soils imported onto the subject site for the purpose of backfilling excavation, must be of a standard that is suitable for the receiving site. Documentation indicating the suitability of these soils must be provided to Council as part of the validation reporting for the development.

(6) Removal and disposal of storage tanks

Storage tanks removed from the site must be removed and disposed of in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 and Australian Standard 4897- 2008: The design, installation and operation of underground petroleum storage systems. Documentation will be required in order to demonstrate compliance with the above documents and must be included in the validation reporting as part of the proposal.

(7) Validation

Validation reporting from an appropriately qualified person verifying that the site has been fully remediated in accordance with the recommendations of the Remediation Action Plan, must be completed and submitted to Council within 30 days of completion of the remediation works.

(8) Roads and Maritime Services Conditions

The applicant must comply with all the conditions contained in the letter from Roads and Maritime Services dated 23 October 2014 ref: SYD14/01133 (A7778621).

B Design Changes

(1) Materials and finishes

The proposed rendered masonry noted on the podium level notes as "Wayward Grey" is to be changed to a dry pressed face brick in PGH "Mowbray Blue". No render material is to be used in this location.

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

(1) Construction and Site Management Plan

Prior to the issue of a Construction Certificate the applicant shall submit to Council or the accredited certifier a construction and site management plan that clearly sets out the following:

- (a) what actions and works are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like,
- (b) the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site,
- (c) the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period,
- (d) how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways,
- (e) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an accredited certifier.

Where it is proposed to:

- pump concrete from within a public road reserve or laneway, or
- stand a mobile crane within the public road reserve or laneway, or
- use part of Council's road/footpath area,
- pump stormwater from the site to Council's stormwater drains, or
- store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

An Activity Application for a construction zone, a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued.

Note: A separate application to Council must be made for the enclosure of a public place (hoarding).

(2) Erosion & sedimentation control-management plan

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environmental Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- (a) "*Sedimentation and Erosion Control*" - Department of Conservation and Land Management.
- (b) "*Soil and Water Management for Urban Development*" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502
BANKSTOWN NSW 2200

(3) Home Building Act 1989 Insurance

Compliance with Part 6 of *Home Building Act 1989* is required. A copy of either the Builders Home Warranty Insurance OR a copy of the Owner-Builder Permit shall be submitted to Council.

(4) Long service levy

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

(5) Sydney Water - Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone Sydney Water 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of an occupation or subdivision certificate.

(6) Section 94 7.11 Development Contributions

In accordance with ~~Section 80A(4)~~ Section 4.17 of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council Prior to issue of a Construction Certificate to cater for the increased demand for community infrastructure resulting from the development:

<u>Community Infrastructure Type</u>	<u>Contribution</u>
Local Roads	\$1,031.32 \$3,145.93
Local Public Transport Facilities	\$3,554.54 \$4,471.70
Local Car Parking Facilities	\$0.00
Local Open Space and Recreation Facilities	\$62,508.64 \$78,250.45
Local Community Facilities	\$3,861.26 \$3,517.51
Plan Preparation and Administration	\$2,840.11 \$3,884.30
TOTAL	\$73,795.85 \$93,269.88

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\$C_c = \frac{\$C_p \times CPI_c}{CPI_p}$$

Where:

- \$ C_c is the amount of the contribution for the current financial quarter
- \$ C_p is the amount of the original contribution as set out in this development consent
- CPI_c is the Consumer Price Index (Sydney – All Groups) for the current financial quarter as published by the ABS.
- CPI_p is the Consumer Price Index for the financial quarter at the time of the original consent.

Prior to payment of the above contributions, the applicant is advised to contact Council's Planning Division on 9716 1800. Payment may be made by cash, money order or bank cheque. Council's Development Contributions Plan may be viewed at www.ashfield.nsw.gov.au or a copy may be inspected at Council's Administration Centre.

(Amended 30 July 2018 – 10.2014.258.3)

(7) Lighting to basement/pedestrian routes-safety

Lighting which meets the relevant Australian Standard of 40 lux., spaced at appropriate intervals to provide the required surveillance shall be provided to the vehicular basement parking area and along pedestrian access routes for safety and security purposes during the evenings.

Details to be shown on the construction certificate.

(8) Access and services for people with a disability – flats/mixed development

Detailed plans drawn to the scale of 1:50 shall be submitted detailing compliance with the requirements of AS4299 and AS 1428 Part 1 and the provisions of Ashfield Development Control Plan for Access and Mobility (tel. 9716 1800 for a free copy) prior to the issue of a Construction Certificate, showing a minimum of adaptable and accessible units within the development and details of complying levels, ramp slopes, door widths, circulation spaces within the development as follows .

(9) Strata subdivision certificate to be obtained from Council

Prior to the issue of a strata certificate under Section 37 of the *Strata Titles Act 1973*, the applicant is to submit an application for a Section 37 certificate together with a survey plan prepared by a registered surveyor, and at least six copies for certification by an accredited certifier, the General Manager of Council or authorised person of Council.

(11) Subdivision Certificate issue requirements

A subdivision certificate will not be issued until:

- The Section 94 contributions and relevant fees and bonds are paid.
- A Compliance/Occupation Certificate is issued.
- The property has been developed in accordance with plans approved by Development Application No. and documentary evidence of compliance (or a compliance certificate) with conditions of consent has been submitted to Council.

(12) Damage deposit/footpath, road, kerb and gutter

A Damage Deposit of **\$7,400** is to be submitted prior to the release of the Construction Certificate covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

This Damage Deposit covers unforeseen damage to the above property by construction vehicles, skip bins, construction methods etc. Note: Should repair works or maintenance be required on Council land, a Road Opening Permit must be obtained before those works take place.

Bank Guarantees are accepted in lieu of any Council security deposit/bond subject to the following:

It must be an **original with no end date** and issued in favour of Council, details of the proponent's address shall be included.

A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement. Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.

Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.

At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.

Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.

The return of the Damage Deposit shall not be refunded until all conditions of Consent have been completed and the Occupation Certificate has been released.

(13) Design and construction of car parking area

The car park layout is to be designed and constructed in accordance with Australian Standards AS 2890.1 2004 "Off Street Car Parking" as well as AS2890.6 -2009 Parking Facilities - Off-street parking for people with disabilities.

(14) Services adjustment or relocation

The applicant shall meet the full cost for Telstra, Sydney Electricity, Sydney Water or Natural Gas Company to adjust/relocate their services as required. The applicant shall make the necessary arrangements with the service authority. (For information on the location of these services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development

(15) Stormwater disposal-calculations

(a) Calculations and details of the proposed method of stormwater disposal shall be prepared by a suitably qualified professional civil engineer in accordance with **Council's Stormwater Management Code** and submitted to, and approved by, Council or Certifier prior to the release of the Construction Certificate.

The Construction Certificate plan to be submitted to Council must consist of the following items:

Separate catchment areas within the site draining to each collection point or surface pit classified into the following categories:

- (i) Roof areas.
 - (ii) Paved areas.
 - (iii) Grassed areas.
 - (iv) Garden areas.
 - (v) The percentages of Pre-development and Post-development impervious areas
- (b) At each pit and or bend, a level of pipe is to be shown (the minimum grade for pipes is 1%).
- (c) All flowpaths both internal and external, which pass through or around the proposed development site, are to be shown on the Construction Certificate plan
- (d) Calculations and details are to be provided to Council showing that provisions have been made to ensure runoff from all storms up to the 100 year ARI, which cannot be conveyed within the piped drainage system (including pits and including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths to the detention storage facility. Where it is not practicable to provide paths for overland flows the piped drainage system should be sized to accept runoff up to and including the 100-year ARI.
- (f) The depth and location of all services within the area affected by the development (i.e. gas, water, sewer, electricity, Telstra, etc) shall be confirmed by the applicant on site prior to the release of the Construction Certificate.
- (g) All garbage and waste areas must drain to the sewer and not the stormwater system.

(16) Stormwater detention storage facility

- (a) On-site Stormwater Detention storage shall be provided in conjunction with the stormwater disposal. This storage shall be designed in accordance with Council's Stormwater Management Code. Details of the storage shall be submitted to and approved by Council or Certifier prior to the release of the Construction Certificate.
- (b) Prior to the release of the Construction Certificate, a maintenance schedule is to be prepared which clearly outlines the routine maintenance necessary to keep the OSD system working, this information is to be included in the Positive Covenant required for this development. Some of the issues that will need to be addressed are:

- where the storage and silt arrestor pits are located
- which parts of the system need to be accessed for cleaning and how access is obtained
- description of any equipment needed (such as keys and lifting devices) and where they can be obtained
- the location of screens and how they can be removed for cleaning
- who should do the maintenance (i.e. commercial cleaning company)
- how often should it be done

The abovementioned maintenance schedule is to be submitted to and approved by Ashfield Municipal Council prior to the release of the Occupation Certificate.

(17) Footpath/laneway- photographs to be submitted

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway and footpath both on Liverpool Road and Grosvenor Crescent at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage, which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in the applicant being held accountable for the cost of all repair works in the area near / at the site.

(18) Accessible Bathrooms

The dwellings shall have at least one (1) bathroom that is capable of being adaptable for a person with a disability. Plans indicating that at least one bathroom in each dwelling is capable of being adaptable in the future in accordance with AS 1428.1 shall be provided to the Principal Certifying Authority (PCA) for approval with the submission of a Construction Certificate.

This condition does not override the requirement to provide an adaptable unit.

Condition C(18) Added 26 February 2015

D Conditions that must be complied with before work commences

(1) Notice of Commencement – Notification of Works

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

(2) Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

(3) Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

(4) Building location - check survey certificate

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the: -

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
- (iii) site coverage of the buildings on the site.

(5) Support for neighbouring buildings and notice to adjoining owners

(1) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (2) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Notes:

- (i) Details of underpinning works, prepared and certified by a practicing structural engineer shall be submitted to and approved by the Principal Certifying Authority prior to the commencement of any works.
- (ii) allotment of land includes a public road and any other public place.

(6) Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. Plans will be appropriately

stamped. For Quick Check agent details please refer to the web site: www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

(7) Structural Engineering Details

Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

(8) Dilapidation Reports

A Dilapidation Report on the current structural condition of the existing buildings at must be prepared by a practicing structural engineer. The Dilapidation Report must be completed and submitted to the owner of the subject property and to Council prior to the commencement of any demolition, excavation or construction works. At the completion of the works, a second Dilapidation Report recording the structural condition must be prepared. That Report must be submitted to the owner of the subject property and to Council.

(9) Site fencing/security

The site must be appropriately secured and fenced to the satisfaction of Council during demolition, excavation and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. Permits for hoardings and or scaffolding on Council land must be obtained and clearly displayed on site.

(10) Erosion, dust, topsoil and sediment control

Temporary measures shall be provided during construction eg. bunding, shade cloth to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted to Council and approved prior to the release of the Construction Certificate.

(11) On site detention system – check survey

REQUIREMENTS DURING CONSTRUCTION:

Prior to the construction of an on-site detention system involving permanent construction work (eg construction of concrete slabs, walls, pipe-systems or pits etc, and prior to the placement of any concrete for ground floor, car park or garages) a "check survey from a registered surveyor" must be forwarded to the Council indicating compliance with the approved plans before any concrete pour is approved by the relevant Council building surveyor or Authorised Certifier.

(12) Public liability insurance – Works on Council/public lands

The applicant or any contractors carrying out works on public or Council controlled lands shall have public liability insurance cover to the value of \$10 million and shall provide proof of such cover prior to carrying out the works.

E Conditions that must be complied with during construction or demolition

(1) Building materials and equipment - storage/placement on footpath/roadway - Council approval

All building materials and equipment shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

(2) Signs to be erected on building and demolition sites

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any sign shall be maintained and not removed until work has been finished.

(3) Demolition/excavation/construction - hours of work

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00 am to 6.00 pm, Monday to Friday and from 7.00 am to 1.00 pm on Saturday. Work is prohibited on Sundays, and on public holidays.

(4) Demolition requirements/standards

Demolition of is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).
- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and

disposed of appropriately.

- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

(5) Waterproofing materials/installation – BCA/Australian Standards

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

(6) Safety Glazing - BCA

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

(7) BASIX Requirements

The new works shall be constructed in accordance with, and comply with the undertakings given on the BASIX (Building Sustainability Index) Certificate as obtained from the Department of Infrastructure, Planning and Natural Resources. For more information visit www.basix.nsw.gov.au.

(8) Footpath, kerb and gutter reconstruction

The public footpath and verge outside the site both on Liverpool Road and Grosvenor Crescent shall be completely reconstructed to the requirements of Council's Works & Infrastructure Department at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

The alignment levels for these works shall be obtained in writing from Council's Engineering Department at a prescribed fee of \$678.50 calculated at \$11.50 per metre of site frontage at least two

(2) weeks prior to the levels being required.

The applicant shall meet the full cost for the relocation of any street signs etc, which may be affected during the construction stage. The applicant shall also meet the full cost for the replacement of these signs back to their original place once site construction is completed.

(9) Redundant vehicular crossings-removal and replacements

All redundant vehicular crossings shall be removed and replaced with concrete footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

(10) Vehicle access driveways

A vehicular access driveway shall be constructed in accordance with Council's standard drawing and specifications. The driveway shall be located a minimum of 1.0m clear of any existing stormwater pits, lintels or poles and 2m clear of any trees within the road reserve. The driveway shall also be located a minimum of 0.5m clear of any utility service opening such as Telstra, Sydney Electricity, Sydney Water or Natural Gas Company.

This work shall be carried out prior to the release of the Occupation Certificate.

(11) Road opening permit- Council controlled lands

A "road use-opening permit" shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Works and Infrastructure Department for details.

(12) Traffic control on public roads

Where works are undertaken on public roads, adequate traffic control in accordance with AS 1742.3 1996 "Traffic Control Devices for work on Roads", particularly regarding traffic movement controllers, advance warning signs and directions to motorists, shall be provided. Where such measures are not satisfactorily provided to this Australian Standard, Council may provide such and recover the costs from any bonds held.

(13) Engineering staff to inspect roadworks/drainage

An inspection by Council's staff will be required for (kerb/gutter/crossing etc) at the following stages:

- (i) After excavation.
- (ii) After the erection of formwork and the placement of reinforcement and prior to pouring of concrete.
- (iii) After placement of road base course.
- (iv) After pipes have been laid and prior to backfilling.
- (v) On completion of works.

A minimum of 24 hours notice is required to be given to Council to obtain an inspection. Work is not to proceed until the works or activity covered by the inspection is approved.

(14) Spoil and building materials on road and footpath

Spoil and building materials shall not be placed or stored within any public roadway or footpath.

(15) Stormwater runoff-collection/dischage

Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to the street gutter at a maximum discharge of 15 L/sec for the 1:100 ARI.

Stormwater outlets to the street kerb shall have a maximum diameter of 100mm.

(16) Stormwater runoff

Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties

F **Conditions that must be complied with prior to installation of services**

nil

G **Conditions that must be complied with before the building is occupied**

(1) Approval to use/occupy building

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

(2) Engineering conditions to be satisfied prior to the issue of occupation certificate

Prior to the release of the Occupation Certificate when the on-site building works are completed there are three (3) conditions that must be satisfied.

They are:

(a) Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a registered surveyor is to be submitted to Council's Engineering Department at the completion of the works showing the location of the detention basin with finished surface levels, contours at 0.2 metre intervals and volume of storage available. Also the outlet pipe from the detention basin to its connection to Council's drainage system, is to be shown together with the following information:

- location
- pipe diameter
- gradient
- pipe material i.e. PVC or EW etc
- orifice size
- trash screen at orifice
- all buildings (including floor levels) and finished ground and pavement surface levels

(b) Engineer's Certificate

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

- * the soundness of the storage structure;
- * the capacity of the detention storage;
- * the emergency overflow system being in place;
- * the works being constructed in accordance with the Council approved plans; and
- * the freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Code.
- *

(c) Restriction-As-To-User

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

Council.

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

(3) Positive Covenant-stormwater detention/surface flow paths-occupation certificate

A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing the

- (a) surface flow path
- (b) finished pavement and ground levels
- (c) prevent the erection of any structures or fencing
- (d) on-site stormwater detention system

The wording in the Instrument shall be submitted to and approved by Ashfield Municipal Council prior to lodgement at the Land Titles Office and prior to the release of the Occupation Certificate. The Instrument shall be registered prior to the completion of development.

H Conditions that are ongoing requirements of development consents

(1) Approved use

The premises shall not be used for any purpose other than that stated in the Development Application, i.e. without the prior consent of the Council.

(2) Live rock bands prohibited

No live rock bands shall perform on the premises.

I Advisory Notes

(1) Other approvals

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, including:

- an Application for Approval under Section 68 of the *Local Government Act 1993* for any proposed activity under that Act, including any erection of a hoarding. All such applications must comply with the *Building Code of Australia*.
- an application for an Occupation Certificate under Section 109(C)(2) of the *Environmental Planning and Assessment Act 1979*.
Note: An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.
- an Application for a Subdivision Certificate under Section 109(C)(1)(d) of the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- an Application for Strata Title Subdivision under the *Strata Schemes (Freehold Development) Act 1973*, if strata title subdivision of the development is proposed.

(2) Works and requirements of other authorities

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.

- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Australia Post has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Energy Australia has a requirement for the approval of any encroachments including awnings, signs, etc over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- Telstra has requirements concerning access to services that it provides.

(3) Application for a Construction Certificate

The required application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited private certifier for a Construction Certificate.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result action in the Land and Environment Court and orders for demolition.

(4) Modifications to your consent - prior approval required

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

Warning: There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

Reason for the imposition of conditions

Unrestricted consent would be likely to cause injury:

- a) to the amenity of the neighbourhood
- b) to the heritage significance of the area
- c) to the heritage significance of the property
- d) to the amenity of the neighbourhood due to the emission of noise
- e) to the amenity of the neighbourhood due to the creation of a traffic hazard

and further, would not be in the public interest.

Compliance with Building Code of Australia

- (1) All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- (2) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in clause 187 or 188.

NOTES

- (i) This approval does not relieve an applicant of the obligation to obtain any other approval required under Section 68 of the Local Government Act, 1993 and Ordinances or Section 78A of the Environmental Planning & Assessment Act, 1979 or any other Act or Regulation.
- (ii) Further approval(s) – see above, may be required in addition to this development consent. Plans and specifications submitted for building works must comply with the Building Code of Australia, any relevant condition of development consent and/or other code or requirement of Council at the time of approval.

Ask Council if you are unsure of what procedures you need to follow.

SECTIONS 82A, 97 AND 95 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

You are advised that:

- Under the provisions of Section 82A of the Environmental Planning and Assessment Act, 1979, an applicant may request Council to review a determination of the applicant's development application, other than an application for designated development. Any request for a review must be made within six (6) months of the date on which the applicant received notice, given in accordance with the regulations, of the determination of the application and be accompanied by the fee prescribed in Section 257 of the Regulations.
- If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.
- Under the provisions of Section 95 of the Environmental Planning and Assessment Act, 1979, unless the development, which is the subject of this consent, is commenced within five (5) years from the date of determination, the consent will lapse.

Attachment B – Plans of proposed development

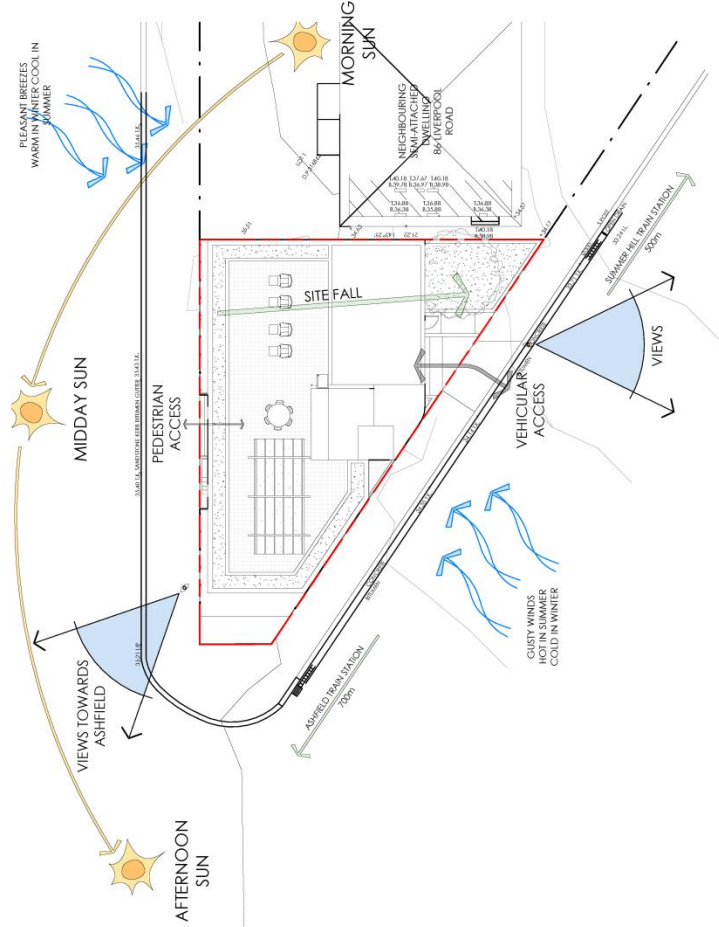
88 LIVERPOOL ROAD SUMMER HILL NSW 2130
SECTION 4.55 APPLICATION

100	SITE INFORMATION
200	BASEMENT FLOOR
201	GROUND FLOOR
202	FIRST FLOOR
203	SECOND FLOOR
204	ROOF TERRACE
300	NORTH ELEVATION
301	WEST ELEVATION
302	SOUTH ELEVATION
303	EAST ELEVATION
400	SECTION AA
500	CALCULATIONS
600	SOLAR/VENTILATION CALCS
601	SHADOWS
900	MATERIALS AND FINISHES

DEVELOPMENT CONTROLS		
DA APPROVED	ADG REQ.	PROPOSED
SITE AREA	320m ²	
GFA	445m ²	NO CHANGE
FSR	1.45:1	NO CHANGE
COS	118m ²	NO CHANGE
DEEP SOIL	25% (80m ²)	NO CHANGE
ADAPTABLE UNITS	7% (22.4m ²)	NO CHANGE
PARKING	1	NO CHANGE
BICYCLE	7	NO CHANGE
SOLAR ACCESS	6	B
VENTILATION	70%	8/9 (85%)
	60%	6/9 (67%)

UNIT COMPOSITION		
Unit Number	Type	Area
UNIT 101	1 BEDROOM	50 m ²
UNIT 102	1 BEDROOM	50 m ²
UNIT 103	2 BEDROOM	73 m ²
UNIT 201	1 BEDROOM	50 m ²
UNIT 202	2 BEDROOM	75 m ²
UNIT 203	STUDIO	40 m ²
UNIT G01	SOHO	40 m ²
UNIT G02	OFFICE/SOHO/STUDIO	40 m ²
UNIT G03	STUDIO	47 m ²
		465m ²

Unit Number	Solar Access 2hrs	Cross Ventilation
UNIT 101	Yes	Yes
UNIT 102	Yes	No
UNIT 103	Yes	Yes
UNIT 201	Yes	Yes
UNIT 202	Yes	No
UNIT 203	No	Yes
UNIT G01	Yes	Yes
UNIT G02	Yes	Yes
UNIT G03	Yes	Yes
	89%	67%



SITE PLAN

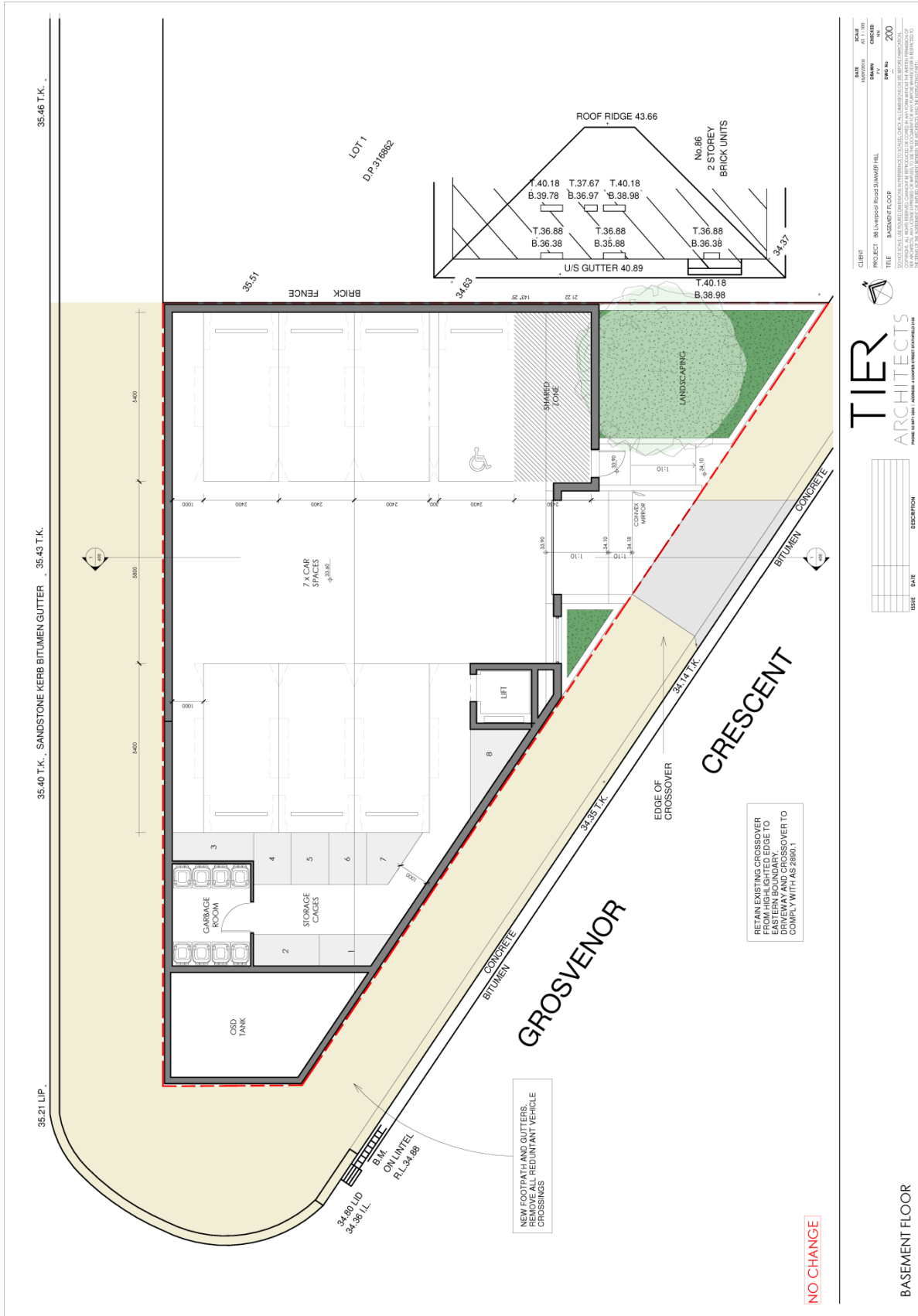
1 SITE PLAN/SITE ANALYSIS
1 : 250

TIER ARCHITECTS
ARCHITECTS
FROM 1981 (1981) DESIGN COMPANY FORMERLY TIER ARCHITECTS

ISSUE	DATE	DESCRIPTION
A		SUBMITTAL DRAWING

CLIENT: 88 Liverpool Road Summer Hill
PROJECT: 88 Liverpool Road Summer Hill
SCALE: 1:250
DATE: 2024
DRAWN BY: [Name]
CHECKED BY: [Name]
FILE INFORMATION: [Details]
PROJECT INFORMATION: [Details]
TIER ARCHITECTS: [Details]
CONTACT: [Details]

SITE INFORMATION



RETAIN EXISTING CROSSOVER FOR HIGH POINTS EDGE TO EAST SIDE OF DRIVEWAY AND CROSSOVER TO COMPLY WITH AS 2890.1

NEW FOOTPATH AND GUTTERS TO BE INSTALLED REDUNDANT VEHICLE CROSSINGS

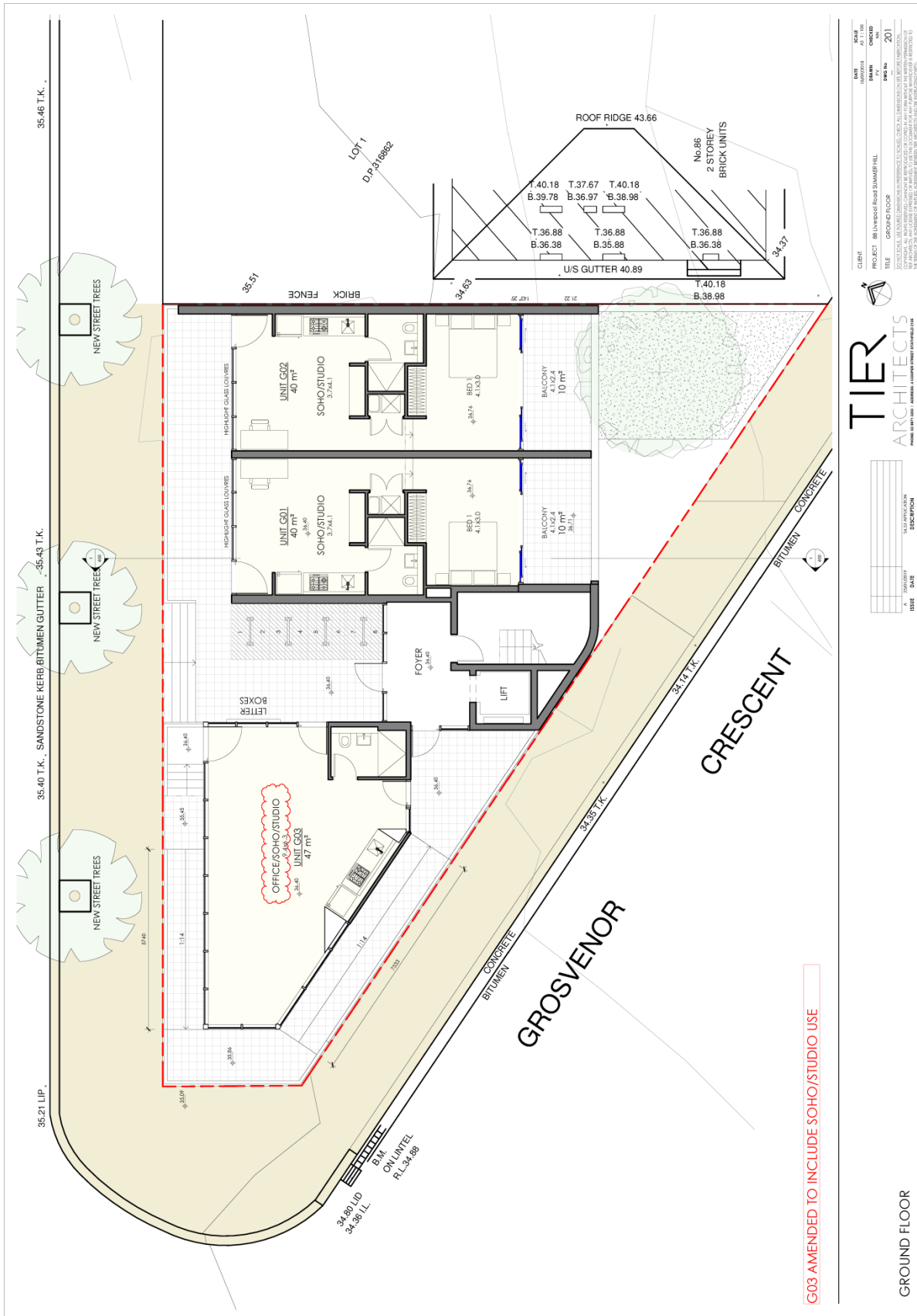
NO CHANGE

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 10/110 GOSWELL STREET, SYDNEY NSW 2000
 PHONE: (02) 9550 1111 | WWW.TIERARCHITECTS.COM.AU

ISSUE	DATE	DESCRIPTION

CLIENT: PROJECT 86 Liverpool Road 2000/87/111
 TITLE: BASEMENT FLOOR
 SCALE: 1:100
 DATE: 200

BASEMENT FLOOR



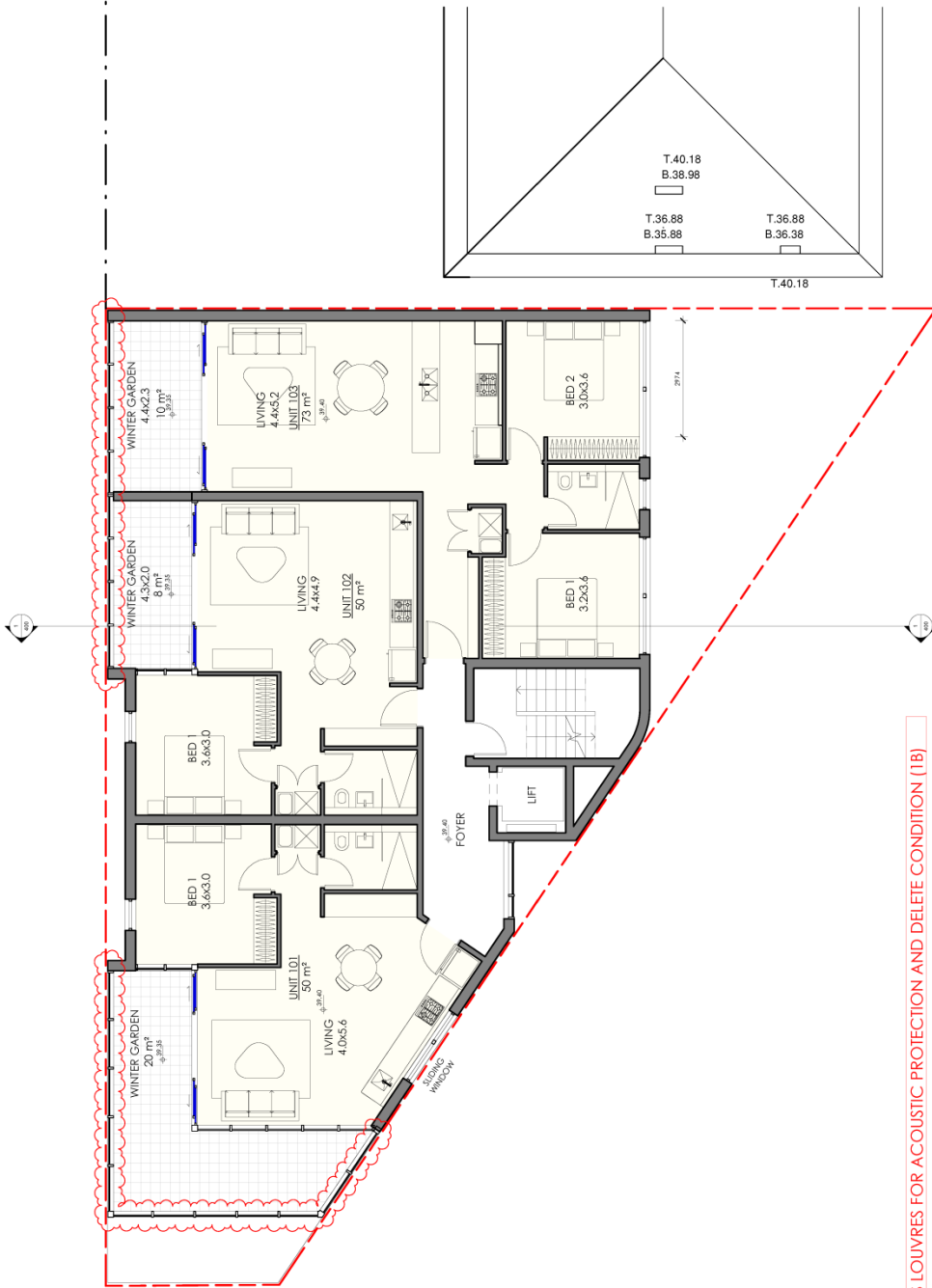
G03 AMENDED TO INCLUDE SOHO/STUDIO USE

CLIENT: PROJECT 86 Liverpool Road SUMMIT HILL
 TITLE: GROUND FLOOR
 DATE: 2011

TIER ARCHITECTS
 ARCHITECTS
 FROM LEFT TO RIGHT: JENNIFER COOPER, TIER ARCHITECTS

ISSUE	DATE	DESCRIPTION
A	20/02/2011	ISSUE APPROVAL

GROUND FLOOR



RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)

FIRST FLOOR

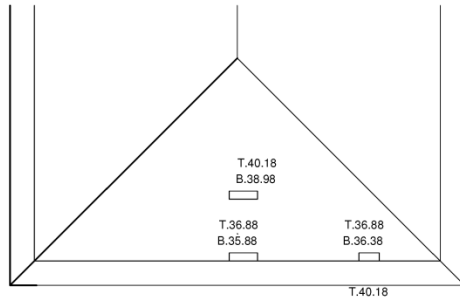
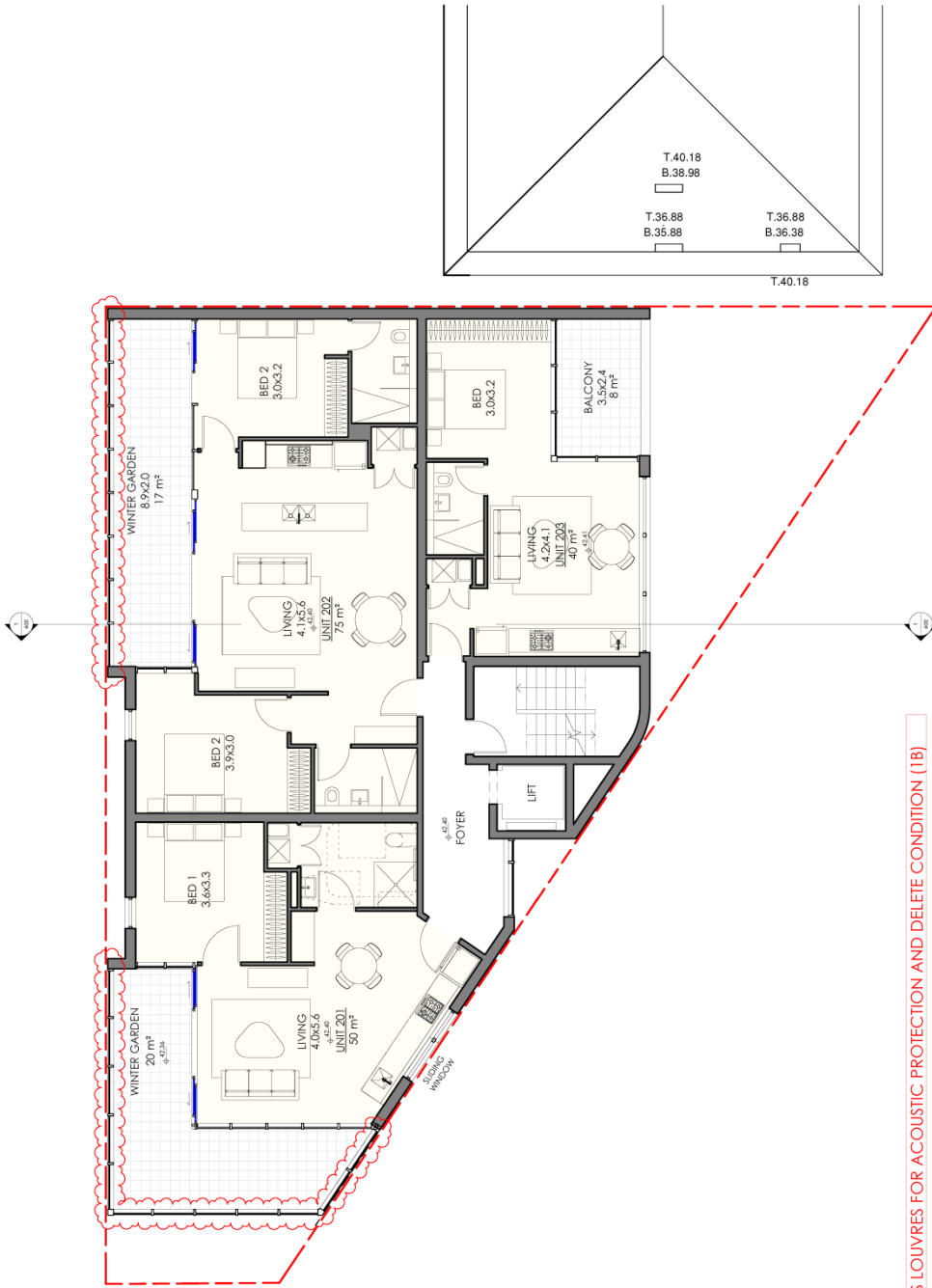
TIER ARCHITECTS
PHOTO: TIER ARCHITECTS / ARCHITECTS ASSOCIATES

NO.	ISSUE DATE	ISSUE DESCRIPTION
A	23/02/2022	ISSUE DATE

CLIENT	PROJECT	SCALE	DATE
CBRT	18 Liverpool Road SUMMIT HILL	1:100	2022

PROJECT: 18 Liverpool Road SUMMIT HILL
 SCALE: 1:100
 DATE: 2022

ARCHITECTS: TIER ARCHITECTS
 ARCHITECTS ASSOCIATES
 18/19 PARRAMATTA ROAD, SYDNEY NSW 2150
 PH: 02 9550 1234
 WWW: TIERARCHITECTS.COM.AU



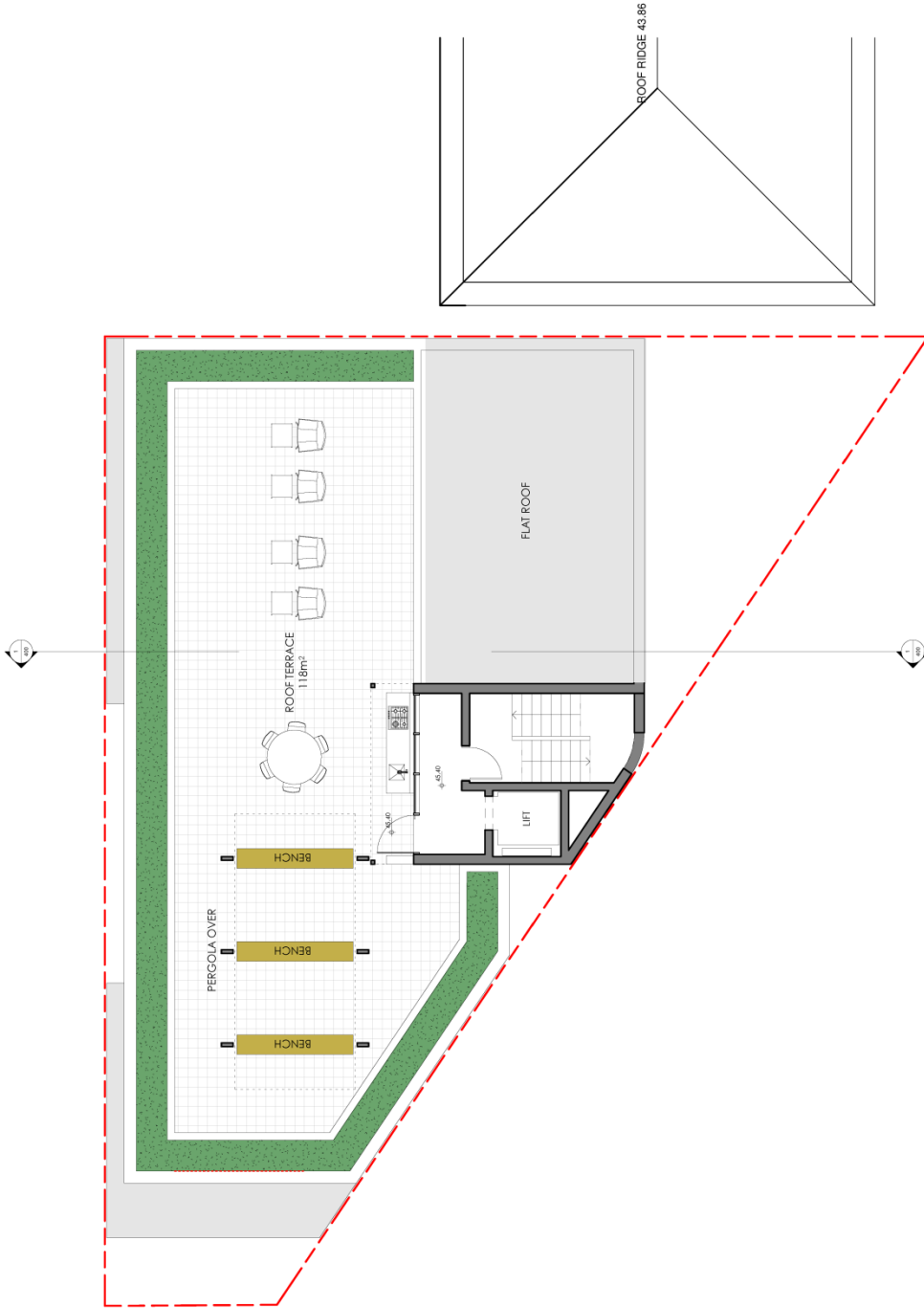
RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)

SECOND FLOOR

TIER
ARCHITECTS
Pty Ltd
10/100 WILSON ROAD, SYDNEY NSW 1585
PHONE: 02 9550 1000 | WWW.TIERARCHITECTS.COM.AU

CLIENT	PROJECT	SCALE
PROJECT 181 Liverpool Road SHARPHILL	SECOND FLOOR	1:50
DATE	DATE	DATE
2023	2023	2023

NO.	ISSUE DATE	DESCRIPTION
1		ISSUE FOR PERMIT



NO CHANGE

ROOF TERRACE



NO.	ISSUE	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	10/01/2018	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	10/01/2018	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	10/01/2018	ISSUED FOR PERMIT
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5	ISSUED FOR PERMIT	10/01/2018	ISSUED FOR PERMIT

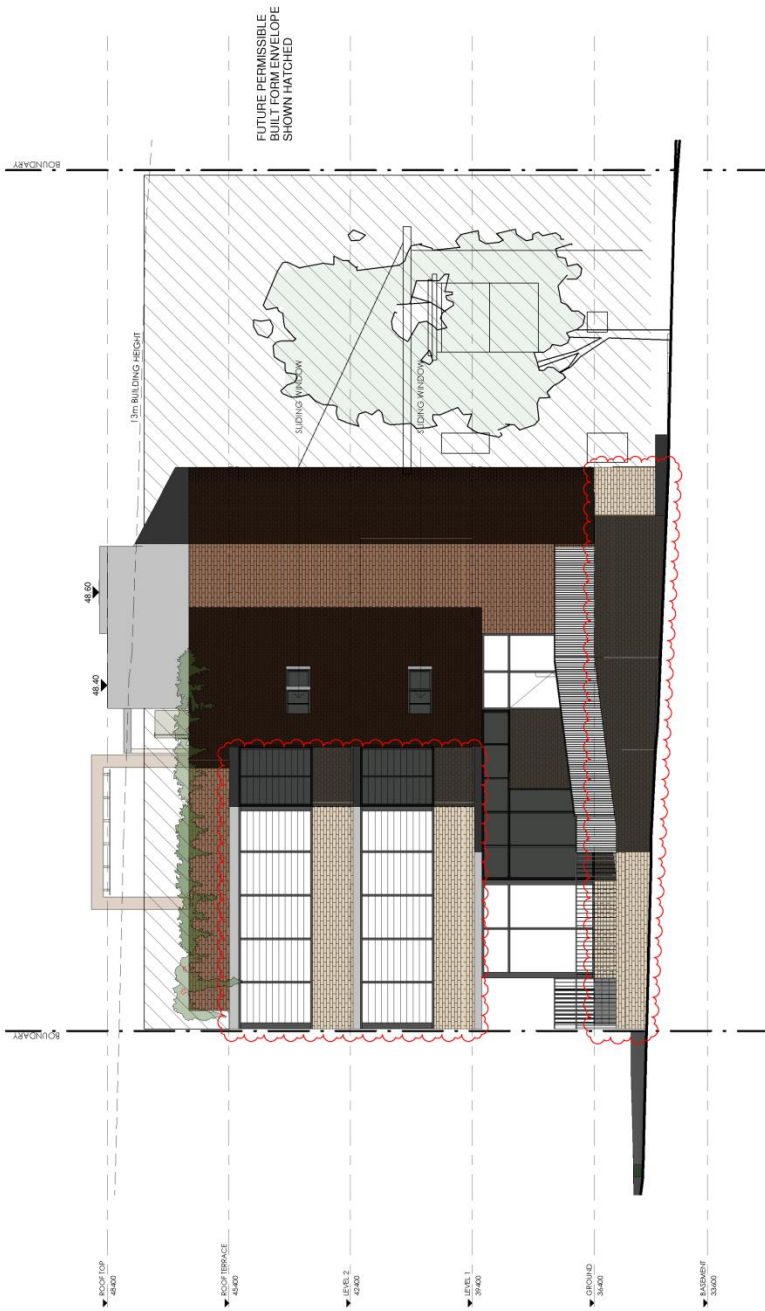
CIBRI
 PROJECT 86 Liverpool Road 230MSP/THL
 TITLE ROOF TERRACE
 DRAWN BY MANN
 CHECKED BY
 DATE 20/11/18
 PROJECT NO. 2018000001
 TIER ARCHITECTS
 10/100 RIVERVIEW ROAD, SYDNEY NSW 1588
 PH: (02) 9550 2277
 WWW.TIERARCHITECTS.COM.AU



RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)
 RE-INSTATE DA-APPROVED FACE BRICK AND DELETION OF CONDITIONS (1A) AND B(1)

NORTH ELEVATION

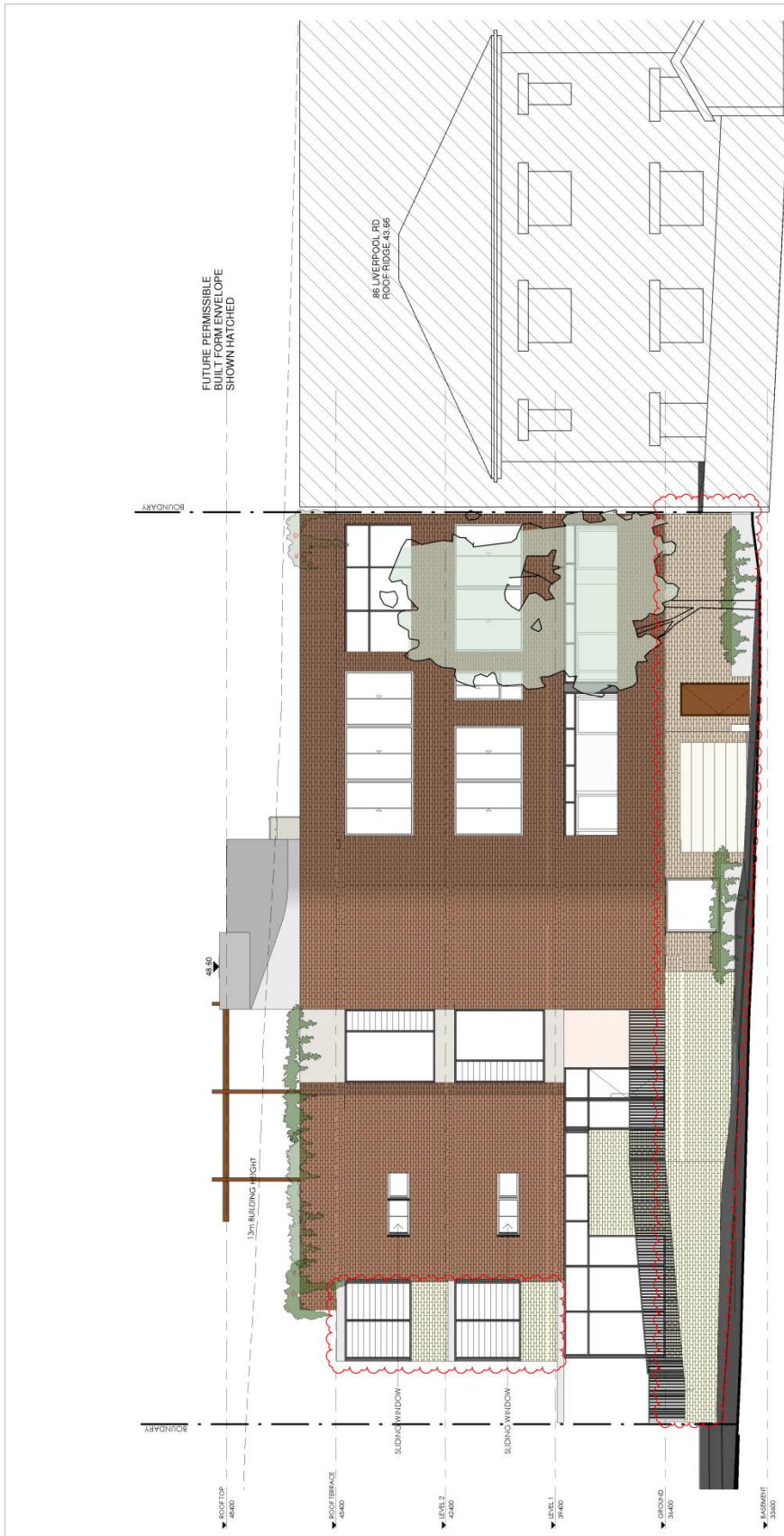
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ARCHITECTS		DATE: 15/01/2024	SCALE: 1:100
FROM: 01/01/2018 ADDRESS: 2300M ² PH1		DATE: 15/01/2024	SCALE: 1:100
PROJECT: 86 Liverpool Road 2300M ² PH1		DATE: 15/01/2024	SCALE: 1:100
TITLE: NORTH ELEVATION		DATE: 15/01/2024	SCALE: 1:100
DRAWN BY: [Name]		DATE: 15/01/2024	SCALE: 1:100
CHECKED BY: [Name]		DATE: 15/01/2024	SCALE: 1:100
PROJECT NO: 2300M ² PH1		DATE: 15/01/2024	SCALE: 1:100
SHEET NO: 300		DATE: 15/01/2024	SCALE: 1:100
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ISSUE	DATE	DESCRIPTION	
A	23/01/2024	ISSUE FOR PERMIT	



- RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)
 - RE-INSTATE DA-APPROVED FACE BRICK AND DELETION OF CONDITIONS (1A) AND B(1)

<p>TIER ARCHITECTS <small>FROM 1991 1991 - 2011 2011 - PRESENT</small></p>		<p>CLIENT PROJECT 86 Liverpool Road SUMMIT HILL TITLE WEST ELEVATION DATE 30/11/2023 DRAWN BY CHECKED BY SCALE 1:500 SHEET NO. 301</p>
<p>ISSUE DATE DESCRIPTION</p> <p>A 30/11/2023</p>	<p>SCALE 1:500</p> <p>DESCRIPTION</p>	<p>PROJECT 86 Liverpool Road SUMMIT HILL TITLE WEST ELEVATION DATE 30/11/2023 DRAWN BY CHECKED BY SCALE 1:500 SHEET NO. 301</p>

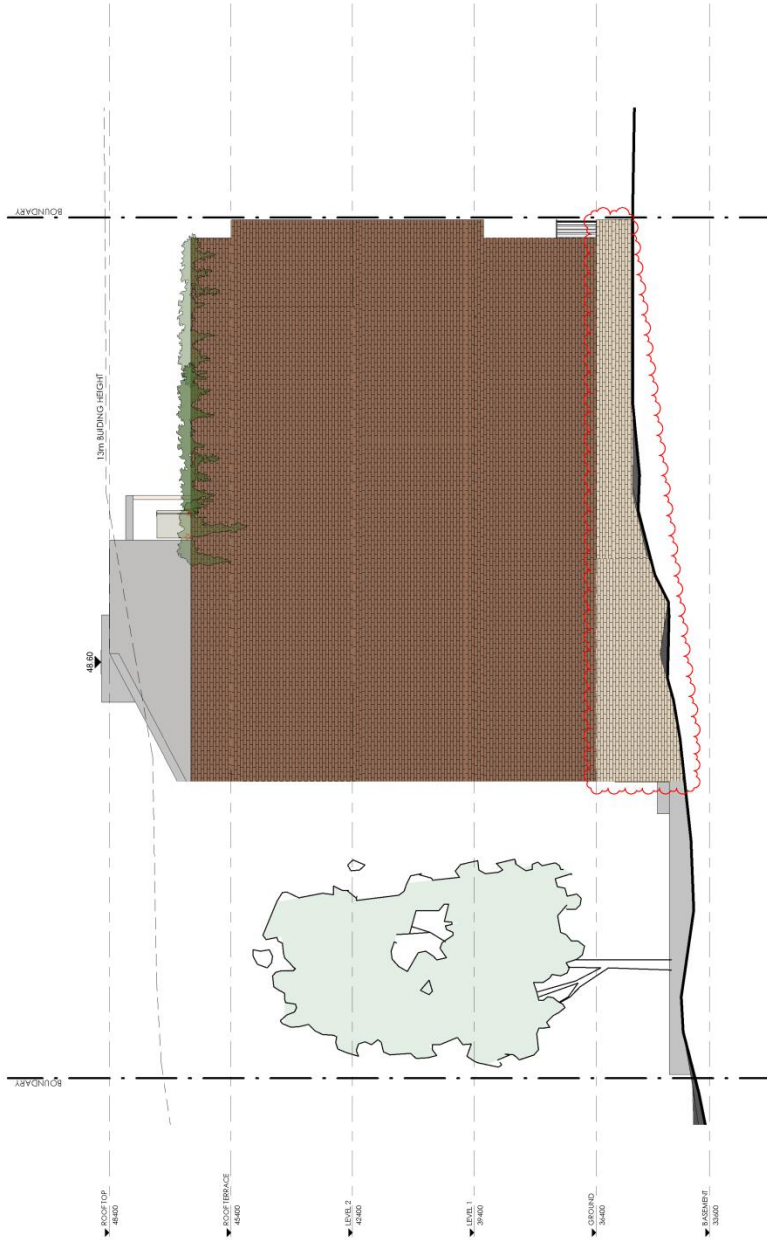
WEST ELEVATION



- RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)
 - RE-INSTATE DA-APPROVED FACE BRICK AND DELETION OF CONDITIONS (1A) AND B(1)

SOUTH ELEVATION

<table border="1"> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>23/02/2019</td> <td>ISSUE FOR PERMIT</td> </tr> </table>	ISSUE	DATE	DESCRIPTION	A	23/02/2019	ISSUE FOR PERMIT	<table border="1"> <tr> <th>CLIENT</th> <th>SCALE</th> </tr> <tr> <td>PROJECT 86 Liverpool Road 2304878741</td> <td>AS SHOWN</td> </tr> <tr> <th>TITLE</th> <th>DATE</th> </tr> <tr> <td>86 SOUTH ELEVATION</td> <td>23/02/19</td> </tr> <tr> <th>PROJECT NO.</th> <th>PROJECT NAME</th> </tr> <tr> <td>302</td> <td>86 LIVERPOOL ROAD</td> </tr> </table>	CLIENT	SCALE	PROJECT 86 Liverpool Road 2304878741	AS SHOWN	TITLE	DATE	86 SOUTH ELEVATION	23/02/19	PROJECT NO.	PROJECT NAME	302	86 LIVERPOOL ROAD
ISSUE	DATE	DESCRIPTION																	
A	23/02/2019	ISSUE FOR PERMIT																	
CLIENT	SCALE																		
PROJECT 86 Liverpool Road 2304878741	AS SHOWN																		
TITLE	DATE																		
86 SOUTH ELEVATION	23/02/19																		
PROJECT NO.	PROJECT NAME																		
302	86 LIVERPOOL ROAD																		



- RE-INSTATE DA-APPROVED GLASS LOUVRES FOR ACOUSTIC PROTECTION AND DELETE CONDITION (1B)
 - RE-INSTATE DA-APPROVED FACE BRICK AND DELETION OF CONDITIONS (1A) AND B(1)

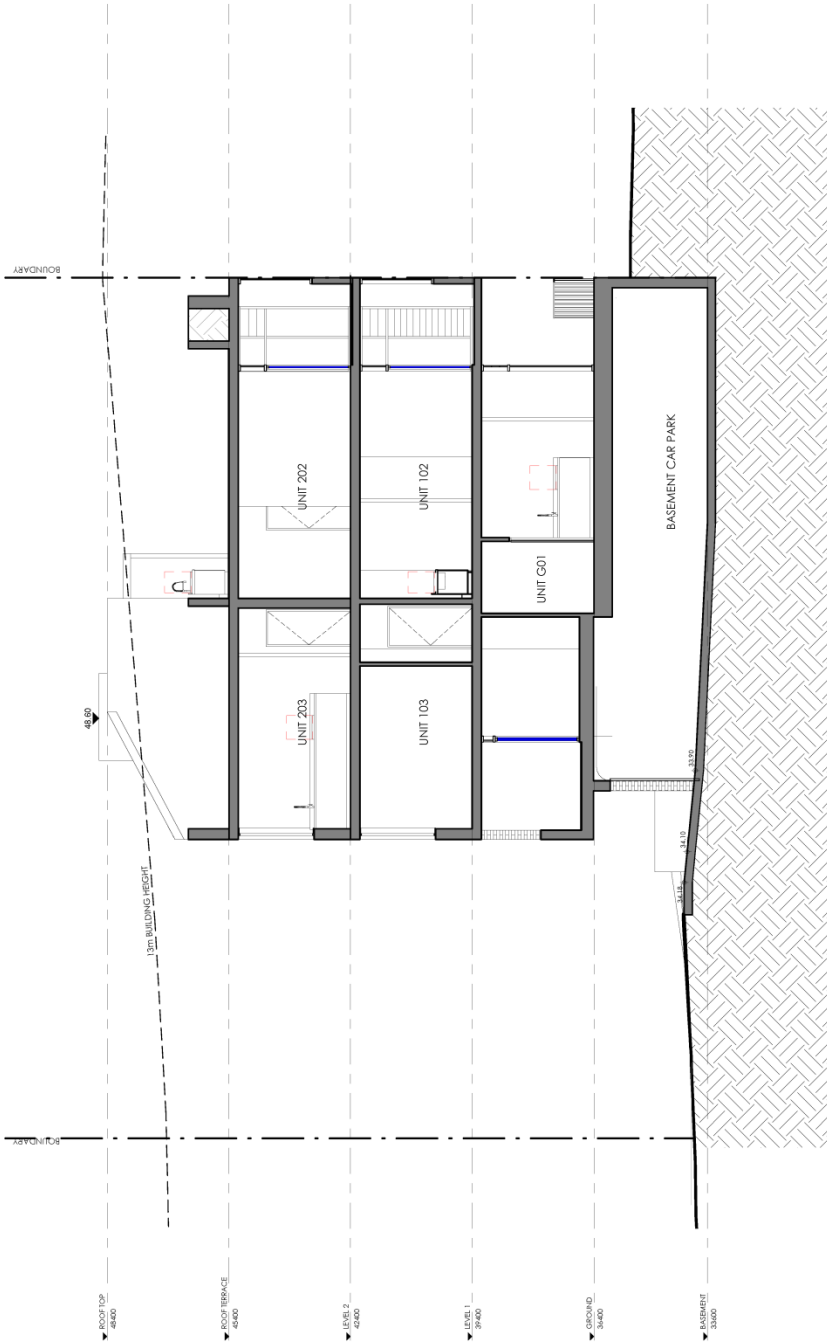
EAST ELEVATION

TIER ARCHITECTS
 ARCHITECTS
 15/155 COLLEGE STREET, SYDNEY NSW 2000
 PHONE: 02 9550 1555 | WWW.TIERARCHITECTS.COM.AU

ISSUE	DATE	DESCRIPTION
A	23/02/2019	ISSUE FOR PERMIT

CLIENT: PROJECT 86 Liverpool Road 2300M/8/141
 DATE: 23/02/2019
 DRAWN BY: JAMES
 CHECKED BY: JAMES
 SCALE: 300%

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NO CHANGE

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 PROJECT 86 Liverpool Road 2300/87/141
 SHEET SECTION AA
 DATE 10/10/2017
 DRAWN BY P. M. M.
 CHECKED BY P. M. M.
 SCALE 400

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 PHONE 02 9551 1001 | ADDRESS 1/100 ROBERTSON ROAD

ISSUE	DATE	DESCRIPTION

SECTION AA



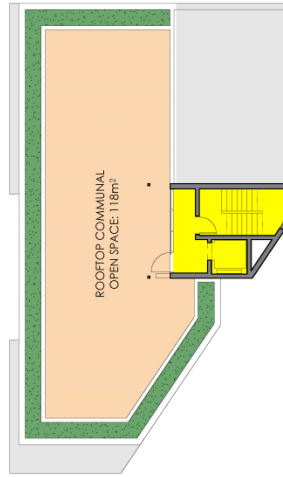
1 AREA CALCULATIONS - BASEMENT
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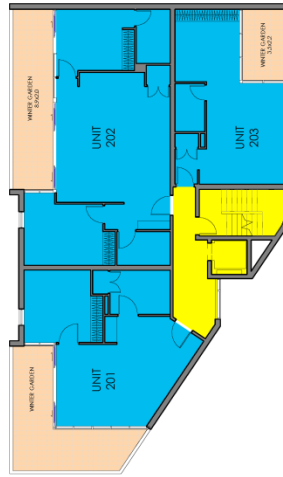
2 AREA CALCULATIONS - GROUND
1 : 200



3 AREA CALCULATIONS - LEVEL 1
1 : 200



5 AREA CALCULATIONS - LEVEL 3
1 : 200



4 AREA CALCULATIONS - LEVEL 2
1 : 200

- COMMERICAL
- UNIT FLOOR AREA
- CIRCULATION/SPACE
- GARDEN AREA
- BASEMENT CAR PARK

NO CHANGE

A	DATE	ISSUE	DESCRIPTION

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CALCULATIONS

CLIENT	PROJECT	SCALE
DATE	DESCRIPTION	SCALE



CLIENT: **86 Liverpool Road SUMMIT HILL**
 PROJECT: **SOLAR/VENTILATION CALCS**
 DATE: **5/11/2017**
 DRAWN BY: **PAUL**
 CHECKED BY: **5/11/2017**
 SCALE: **50%**

TIER ARCHITECTS
 ARCHITECTS
 10/100 RIVERVIEW AVENUE, SYDNEY NSW 1588
 PHONE: 02 9550 1234 FAX: 02 9550 1235
 WWW: www.tierarchitects.com.au

NO.	ISSUE	DATE	DESCRIPTION



1 9AM WINTER SHADOW
1 : 350

2 12PM WINTER SHADOW
1 : 350

3 3PM WINTER SHADOW
1 : 350

NO CHANGE

SHADOWS

ISSUE	DATE	DESCRIPTION
A	23/02/2017	ISSUE FOR COMMENT
B		
C		
D		

TIER
ARCHITECTS
FROM 1979 TO 2017 - AUSTIN & COOPER (TIER) CONSULTANTS

CLIENT	PCRE
PROJECT	86 Liverpool Road SUMMIT HILL
SITE	SHADOWS
DATE	23/02/2017
SCALE	1:350
PROJECT NO.	600

1 MATERIALS - EAST ELEVATION
1 : 200

2 MATERIALS - NORTH ELEVATION
1 : 200

3 MATERIALS - WEST ELEVATION
1 : 200

4 MATERIALS - SOUTH ELEVATION
1 : 200

1. P1381Q
LIMED WHITE QUARTER

2. PG118
WAYWARD GREY

3. BRICK
AUSTRAL BRICKS-BOWRAL BROWN

4. PODIUM LEVEL BRICK
PGH - CASHMERE

5. RAINING
STEEL VERTICAL BALUSTRADE

6. DOORS
POWDERCOATED ALUMINIUM

7. WINDOWS
POWDERCOATED LOUVRE WINDOWS

MATERIALS AND FINISHES

NO.	DATE	DESCRIPTION

TIER ARCHITECTS
ARCHITECTS

PROJECT: 86 Liverpool Road SUMMIT HILL
 TITLE: MATERIALS AND FINISHES
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 9/09/2023
 SCALE: 900

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