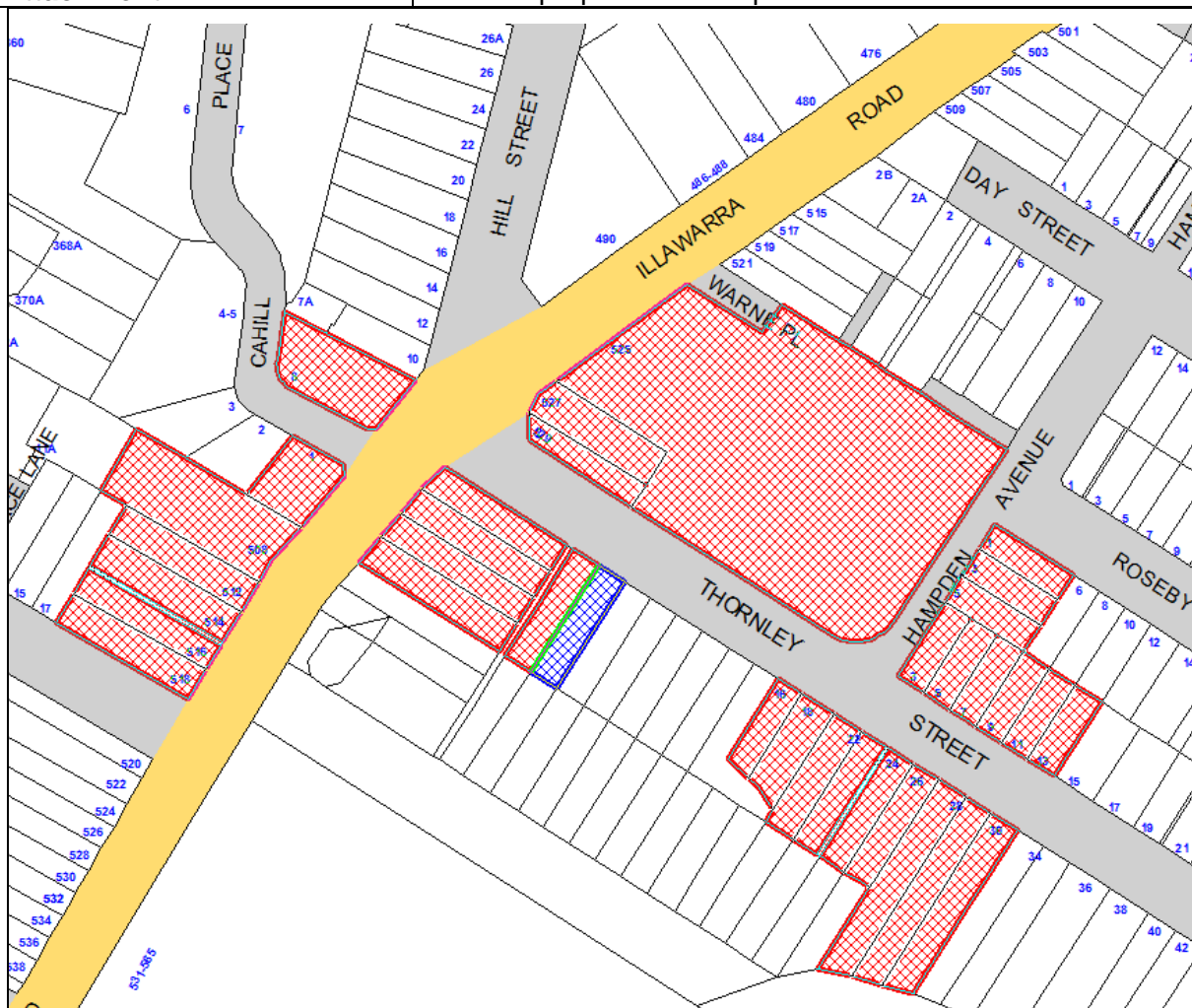




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

| | |
|---|--|
| Application No. | 201800297 |
| Address | 2 Thornley Street, Marrickville |
| Proposal | To fit-out and use the existing building as multi-purpose community meeting rooms. |
| Date of Lodgement | 13 July 2018 |
| Applicant | Inner West Council |
| Owner | Inner West Council |
| Number of Submissions | None |
| Value of works | \$250,000 |
| Reason for determination at Planning Panel | Council is the landowner |
| Main Issues | Amenity impacts and car parking |
| Recommendation | Approval subject to conditions |
| Attachment A | Recommended conditions of consent |
| Attachment B | Plans of proposed development |



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|----------------|--|------------|--|---------------|
| Subject Site: | | Objectors: | | None received |
| Notified Area: | | | | |

1. Executive Summary

This report is an assessment of the application submitted to Council to fit-out and use an existing building in Steel Park as a multi-purpose community meeting room to be known as the Steel Park Community Room. The application was notified to surrounding properties and no submissions received.

The key assessment issues relate to the amenity impacts to the neighbouring residential area and car parking.

The proposal complies with the relevant requirements of Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011). The proposal would not result in any adverse impacts on the amenity of the surrounding area and the streetscape.

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

2. Proposal

Approval is sought to fit-out and use the existing building as multi-purpose community space for community meeting rooms to facilitate:

- aboriginal elders chat and support groups;
- mothers groups;
- education uses such as tutoring and study groups;
- children’s play groups;
- breakfast club for school kids; and
- pop-up library.

It is proposed to operate the premises between 9:00 am and 9:00 pm, seven days a week. A maximum of three meetings/groups comprising a maximum of 20 persons each meeting/group will be held per day. The building will continue to be managed by Council through its community booking system, and the hirer will be provided with controlled access to the building.

In order to facilitate its use as a multi-purpose community space, the existing building will be subject to the following alterations:

| Building Alterations | Description |
|----------------------|---|
| External | <p><i>western elevation</i></p> <ul style="list-style-type: none"> • demolish the existing stair and brick-up the door opening; • replace the existing window; <p><i>southern elevation</i></p> <ul style="list-style-type: none"> • remove the existing roller doors/gates at ground level and install sliding glass doors and awning; • reconfigure the existing window openings and install Juliette style balconies at the first floor; <p><i>northern elevation</i></p> <ul style="list-style-type: none"> • provide an entry verandah and awning at the first floor <p><i>materiality</i></p> <ul style="list-style-type: none"> • render the existing brickwork; • construct a new weatherboard and metal roof; • integrate public art into the façade design; |

| | |
|----------|--|
| | <p><i>roof level</i></p> <ul style="list-style-type: none"> demolish the existing metal roof and construct a new modulated roof form with a raised ceiling height; install new roof drainage to connect the existing stormwater system |
| Internal | <ul style="list-style-type: none"> re-plan the internal layout to provide a designated community space with an accessible toilet, kitchenette and storage areas at both levels of the building. |

The following site works will be undertaken within the building curtilage:

- landscaping including a new lawn along the Thornley Street northern frontage, and an outdoor terrace with planter boxes and seating on the southern side of the building;
- installation of screens around the existing utility boxes in the Thornley Street setback;
- new footpath connections;
- a bin storage area at the southern side of the building;
- solar panels on the roof;
- an above ground rainwater tank on the eastern side of the building; and
- a bicycle rack.

3. Site Description

The subject building is located in the north-western corner of Steel Park (**Figure 2**) which is located in a public reserve owned and operated by Council. It contains two floors with a total gross floor area (GFA) of approximately 86 m².

The surrounding area comprises community facilities, including the PCYC multi-purpose recreation centre and a child care centre and associated car parking within Steel Park. To the north of the site on the opposite side of Thornley Street is the Quarry Apartment residential complex (**Figure 3**).



Figure 2 – Existing building viewed from Thornley Street



Figure 3 – Aerial context

4. Background

4(a) Site history

There are no known approvals relating to the previous use of the subject building within Steel Park. It was originally used for storage associated with the former bowling club on the site. Following the redevelopment of Steel Park and the construction of a multi-purpose recreation centre (PCYC), it was used by Council as a community room and for storage purposes. The development consents relating to Steel Park are outlined below.

Subject Site

| Application | Proposal | Decision & Date |
|---------------------------------------|--|----------------------------|
| Development Application No. 200100814 | To demolish existing buildings and erect a multi-purpose recreation facility, community facility, ancillary cafe, child care and early child centre with associated car parking and landscaping works | Approved - 6 February 2002 |
| Development Application No. 200900221 | To carry out refurbishment works in Steel Park including construction of a salt marsh, relocation of cycle way, relocation of car park and enlargement construction of a water play facility and associated infrastructure. That application was modified on 10 August 2010, which approved the removal of five trees to enable the construction of the water play park. | Approved - 2 December 2009 |

4(b) Application history

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

| Date | Discussion / Letter/ Additional Information |
|-------------------|---|
| 13 July 2018 | Application lodged with Council |
| 10 August 2018 | Additional information request sent to the Applicant in relation to car parking, uses of the building and land contamination. |
| 24 August 2018 | Additional information received from the Applicant, including updated parking study and details regarding the building uses. |
| 17 September 2018 | Amended plans and updated Access Report received including removal of the stair access on the western elevation following consultation with Council's Access Officer. |

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 55-Remediation of Land
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No 64-Advertising and Signage
- Marrickville Local Environmental Plan 2011

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55 - Remediation of Land-

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. A Contamination Assessment was undertaken by Douglas Partners in 2002 pertaining to the use of the site for community facilities. The assessment identified low levels of contamination. It was concluded the site could be made suitable for the development, subject to clean fill being placed over the site. No remediation was required. A subsequent contamination investigation undertaken in 2015 pertaining to the childcare centre did not identify any significant soil contamination to warrant further investigation.

The proposed building works include the installation of a new planter bed on the southern side of the building. As these works do not involve any excavation of the site, no further investigation is warranted. The proposal is acceptable in terms of the requirements under SEPP 55.

5(a)(ii) State Environmental Planning Policy No. 64 - Advertising and Signage-

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) specifies aims and objectives and assessment criteria for signage as addressed below. Schedule 1 of SEPP 64 specifies assessment criteria for new signage.

The proposal seeks to install a building identification sign on the proposed screen around the utility box along the street front. The proposed signage will be integrated into the design and

is therefore consistent with the assessment criteria contained in Schedule 1 of SEPP 64. Further details regarding signage are outlined in Section 5(c) under the provisions of part 2.12 of MDCP 2011.

5(a)(iii) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 concerns the protection/removal of vegetation identified under Part 2.20 of Marrickville Development Control Plan 2011 (MDCP 2011). The site is located in the vicinity of a Sydney Red Gum and a Norfolk Island hibiscus. Council's Tree Officer recommends protection of these trees during construction. Conditions to this effect are included in the recommendation of this report.

Having regard to the above the proposal is considered acceptable regarding the provisions of the Vegetation SEPP and Part 2.20 of MDCP 2011.

5(a)(iv) Marrickville Local Environment Plan 2011 (LLEP 2011)

The application was assessed against the following relevant clauses of the Marrickville Local Environment Plan 2011 (MLEP 2011):

- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 6.3 - Flood Planning
- Clause 6.5 - Development in Areas subject to aircraft noise

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

The property is zoned RE1 – Public Recreation. Community facilities are permissible with Council consent under the zoning provisions applying to the land. The development is acceptable having regard to the objectives of the RE1 zone.

(ii) Heritage Conservation (Clause 5.10)

The site is located in the vicinity of a heritage listed sandstone wall (I120) under MLEP 2011 at the edge of a former quarry now occupied by the Quarry Apartment complex on the opposite side of Thornley Street. Council's Heritage Advisor raises no objection noting the proposal relates to an existing building within the boundaries of Steel Park.

(iii) Acid Sulfate Soils (Clause 6.1)

The property is located in an area (Class 2) identified as being subject to acid sulfate soil (ASS) risk under MLEP 2011. The proposal does not involve any excavation other than minor landscaping works. The proposal therefore does not warrant any further investigation in relation to ASS's.

(iv) Flood Planning (Clause 6.3)

The property is identified as land that is shown as "Flood planning area" on the Flood Planning Map that accompanies MLEP 2011. The application was referred to Council's Development Engineer who provided the following comments;

The site has been identified as being subject to flooding during a 1 in 100 year storm event in the Cooks River Flood Study. The 1 in 100 year flood level for the site has been determined to be RL 3.39m AHD.

As the works proposed are mainly internal works on an existing structure, the proposal is acceptable provided that the new building works below a height of RL 3.89m AHD (1 in 100 year flood level plus 500mm freeboard) are constructed from flood compatible materials and all new electrical equipment or wiring is waterproofed or installed above RL 3.89m AHD.

Council's Development Engineer has provided conditions to be imposed on any consent granted which are included in the recommendation.

(v) Terrestrial Biodiversity (Clause 6.4)

The property is located in the Biodiversity Area as identified in the MLEP 2011 Natural Resource - Biodiversity Map. Subject to the protection of two trees during the construction, the proposal would not result in any adverse biodiversity impacts. Conditions protecting the subject trees are included in the recommendation of this report.

5(b) Draft Environmental Planning Instruments

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

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

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

5(c) Development Control Plans

The following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

| Part | Compliance |
|--|------------|
| Part 2.1 Urban Design | Yes |
| Part 3.5 Equity of Access and Mobility | Yes |
| Part 2.6 Acoustic and Visual Privacy | Yes |
| Part 2.7 Solar Access and Overshadowing | Yes |
| Part 2.8 Social Impact Assessment | Yes |
| Part 2.9 Community Safety | Yes |
| Part 2.10 Parking | Yes |
| Part 2.12 Signs and Advertising Structures | Yes |
| Part 2.16 Energy Efficiency | Yes |
| Part 2.21 Site Facilities and Waste Management | Yes |
| Part 2.22 Flood Management | Yes |
| Part 9 Strategic Context | Yes |

(i)

(ii) Urban Design (Part 2.1)

Part 2.1 of MDCP 2011 contains controls relating to urban design. The proposed development is considered acceptable having regard to the relevant aspects of the urban design principles, as follows:

| Urban design principle | Consideration |
|---|---|
| Principle 2 - Accessibility | The proposal will improve accessibility for all persons with new accessible pathways and entrances to both levels of the building |
| Principle 3 - Complementary mix of uses and types | The proposal will complement existing community facilities on the site. |
| Principle 6 - Legibility | The new accessible pathways will improve legibility and facilitate safe and obvious pedestrian movements throughout the site. |
| Principle 7 - Activation | The new verandah entry and pathways along the Thornley Street frontage will improve activation within the streetscape. |
| Principle 12 - Sensory pleasure | The proposal will improve the appearance of the building within the streetscape by providing: <ul style="list-style-type: none"> • a new verandah entry to activate the street front; • a mix of materials and finishes to add a textural finish; • a modulated roof form to create visual interest; and • public art integrated into the design. |

(iii) Equity of Access and Mobility (Part 2.5)

Part 2.5 establishes general access requirements including access for all persons through the principal entry and appropriate sanitary facilities in accordance with the *Building Code of Australia* (BCA) and *AS1428.1-2009 Design for Access and Mobility*. The application includes an Accessibility Design Review, prepared by ABE Consulting, dated 14 September 2018, which concludes the design can readily achieve compliance with the BCA provisions in relation to disabled access. The proposal will provide improved access and sanitary facilities for all persons compared to the existing building. The proposal complies with the equity of access and mobility requirements prescribed in MDCP 2011.

(iv) Acoustic and Visual Privacy (Part 2.6)

Part 2.6 requires consideration of potential noise generation activities, including the use of equipment or machinery, amplified music/noise on the site and proposed hours of operation where sites adjoin a residential area. The subject building does not adjoin a residential area, but the nearest residence is located 20 metres to the north within the Quarry Apartment complex on the opposite side of Thornley Street.

The proposal is not likely to result in any adverse noise impacts to the nearest residence given that:

- there will be no equipment or machinery used on the site;
- there will be no amplified music;
- it will operate between 9:00 am to 9:00 pm;
- the bookings will cater for a maximum of 20 persons for each meeting;
- the type of the meetings can be managed by Council through its booking system;
- the outdoor terrace and the main window openings/doors are located on the southern side of the building and orientated away from the residential area.

In order to minimise noise impacts to the neighbouring residential area, the following measures are included in the recommendation of this report:

- the hours of operation to be restricted between 9:00 am and 9:00pm;
- standard noise conditions.

(v) Solar Access and Overshadowing (Part 2.7)

Part 2.7 contains controls that seek to protect solar access enjoyed by neighbouring properties. The proposed roof structure will increase the height of the building by 3.5 metres resulting in some additional overshadowing of Steel Park between midday and 3:00pm at the winter solstice. The additional shadow cast by the proposal is relatively minor and would not adversely affect the amenity and useability of the park.

(vi) Social Impact Assessment (Part 2.8)

Part 2.8 of MDCP 2011 contains objectives relating to Social Impact Assessment. A Social Impact Comment (SIC) is required for community facilities. Whilst the application does not include a SIC, the public benefits afforded by the community meeting space outweigh any residual amenity impacts, which can be appropriately managed and mitigated on the site.

(vii) Parking (Part 2.10)

Car and Bicycle Parking Spaces

The site is located in Parking Area 3 under Part 2.10 of MDCP 2011. A parking rate of one space per 40 m² of GFA applies to the site. The building has a GFA of 86 m² and therefore requires two car spaces. The proposal does not intend to provide any car parking on the site to cater for the additional parking demand. However, the building adjoins the childcare centre car park. A parking demand survey undertaken indicates the provision of available spaces in the adjoining childcare car park and in Thornley Street in the vicinity of the site.

The non-compliance with the car parking requirements is acceptable because:

- there is likely to be spare capacity in the existing childcare car park and the surrounding streets to cater for the additional parking demand; and
- the site has good access to public bus transport being within 140 metres of a northbound public bus stop and 60 metres of the southbound public bus stop in Illawarra Road.

The application was referred to Council's Development Engineer who concurs that there are sufficient on street car parking spaces available in Thornley Street which will be able to accommodate the requirements of the venue.

There are no specific requirements for bicycle parking for a community facility in MDCP 2011. Notwithstanding, the proposal includes a bicycle rack within the outdoor terrace on the southern side of the building.

(viii) Signage and Advertising Structures (Part 2.12)

Part 2.12 of MDCP 2011 specifies objectives and requirements for the erection and display of advertising signs. Those provisions are intended to protect the significant characteristics of neighbourhoods and streetscapes. The proposal includes a screen in the Thornley Street setback with the words "Steel Park Community Rooms." Part 2.12.4.2 states that the total permissible area of all signs must not exceed 1sqm of advertising per 1.5 metre of street frontage. The proposed sign will extend the full width of the screen equating to

approximately 2sqm. Given the extensive 65 metre frontage of the site to Thornley Street, the proposed sign is modest in size and acceptable.

(ix) Energy Efficiency (Part 2.16)

Part 2.16 requires the development to satisfy the core energy efficient principles in terms of orientation and overshadowing, energy efficient fixtures and natural ventilation. The proposal includes the following energy efficient initiatives:

- a photovoltaic electricity supply on the roof;
- an instantaneous hot water system;
- a new rainwater tank for greywater use; and
- new windows and door opening to improve natural cross ventilation and reduce reliance on mechanical air conditioning.

5(d) The Likely Impacts

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

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

The proposal is suitable for the site because it complements the existing community facilities on the site. The proposal is consistent with the Steel Park Plan of Management 2014.

5(f) Any submissions

The application was notified in accordance with Council's public notification policy from 18 July 2018 to 7 August 2018 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 EPs, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The proposal is in the public interest because it:

- provides a multi-purpose meeting space for the local community;
- improves the appearance of the existing building within the streetscape;
- provides better accessibility to the building;
- integrates public art into the design to create visual interest; and
- adds to the community facilities in Steel Park.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers:

| Referral Officer | Response |
|----------------------|--|
| Heritage Advisor | No issues were raised |
| Development Engineer | Application is supported subject to standard engineering conditions |
| Building Surveyor | No issues were raised |
| Tree Management | Application is supported subject to conditions to protect existing trees during building works |

6(b) External

The application was not required to be referred to any external authorities.

7. Section 94 Contributions

Section 94a contributions are payable for the proposal.

A contribution of \$2500 would be required for the development under Marrickville Section 94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal complies with the relevant requirements of Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011).

The proposal will not result in any adverse impacts on the amenity of the surrounding area and the streetscape. Notwithstanding, conditions have been included in the recommendation of this report to minimise any potential impacts to the surrounding area.

The development includes the provision of a new multi-purpose meeting space for the local community, which complements the existing community facilities in Steel Park. The proposal is therefore in the public interest.

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

9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: 201800297 to fit-out and use the existing building as a multi-purpose community meeting room, subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Attachment A – Recommended conditions of consent

GENERAL

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

| Plan, Revision and Issue No. | Plan Name | Date Issued | Prepared by | Date Submitted |
|------------------------------|---------------------------------------|-------------------|---------------|-------------------|
| DA00 A | Cover Page, Location Plan & Schedules | 14 September 2018 | Welsh + Major | 17 September 2018 |
| DA01 F | Site Plan | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA05 F | Proposed Roof Plan | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA06 F | Proposed First Floor Plan | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA07 F | Proposed Ground Floor Plan | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA08 F | Proposed North + South Elevations | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA09 F | Proposed East & West Elevations | 7 August 2018 | Welsh + Major | 17 September 2018 |
| DA10 A | Proposed Section A | 05 July 2018 | Welsh + Major | 17 September 2018 |

and details submitted to Council on 13 July 2018 and 24 August 2018 with the application for development consent and as amended by the following conditions.

- 2 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.
- 3 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 must 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).
- 4 A separate application must be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures other than the signage approved in this consent.
- 5 No storage of goods or equipment external to any building on the site is permitted.
- 6 All loading and unloading in connection with the use must be carried out in such a manner as not to cause inconvenience to the public.
- 7 The hours of operation must be restricted to between the hours of 9:00am to 9:00pm, seven days a week.

- 8 All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
- 9 The proposed "New Path and New Access Path" must comply with AS 1428.1- 2009 'Design for access and mobility'.
- 10 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.
- 11 All reasonable directions in writing by the project arborist in relation to tree management and tree protection shall be complied with. All directions by the project arborist shall be confirmed in writing to the project manager.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

- 12 No work must commence until:
 - a) A PCA has been appointed. Where an Accredited Certifier is the appointed, Council must be notified within 2 days of the appointment; and
 - b) A minimum of 2 days written notice must be given to Council of the intention to commence work.
- 13 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.
- 14 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.
- 15 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.
- 16 A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and must be submitted to and accepted by the PCA before work commences.
- 17 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.
- 18 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 must 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'.

- 19 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 must be submitted to and accepted by the PCA. A copy of the Plan must be submitted to and accepted by PCA before work commences. The plan must indicate:
- Where the builder's materials and waste are to be stored;
 - Where the sediment fences are to be installed on the site;
 - 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
 - How access to the site will be provided.
- All devices must be constructed and maintained on site while work is carried out.
- 20 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.
- 21 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.
- 22 The two subject trees are the *Angophora costata* (Sydney red gum), a street tree, and the *Lagunaria patersonii* (Norfolk Island hibiscus), just inside the park boundary. Tree protection fencing shall be provided for the two subject trees before work commences and retained in place for the duration of works. The fencing shall be minimum 1.6 metre high, construction-style, steel mesh fence panels.
- The fence around the Sydney red gum shall be at least 1.9 metres from the tree on the western, northern and eastern sides. On the side closest to the park boundary the setback may be reduced to 1.6 metres, parallel to the park boundary.
 - The fence around the Norfolk Island hibiscus shall be at least 4.5 metres from the tree for the area of the Tree Protection Zone (TPZ) within the road verge and shall continue for a distance of at least 3 metres into the park on the western side of the tree.
- Tree protection shall be in accordance with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009.
- 23 The project arborist shall inspect tree protection measures and certify in writing to the Principal Certifying Authority the measures comply with these conditions and the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 before work commences.
- 24 Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:
- Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
 - A concrete pump across the roadway/footpath
 - Mobile crane or any standing plant
 - Skip bins
 - Scaffolding/Hoardings (fencing on public land)
 - Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
 - Awning or street verandah over footpath
 - Partial or full road closure

- i) Installation or replacement of private stormwater drain, utility service or water supply

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity or issue of the Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

- 25 The person acting on this consent shall submit to the Principal Certifying Authority a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before the issue of a Construction Certificate.
- 26 Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands shall take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 27 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/levy_information/?levy_information/levy_calculator.stm

- 28 Prior to the commencement of demolition works or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

| | |
|------------------|------------|
| Security Deposit | \$2,152.50 |
| Inspection fee | \$230.65 |

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

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

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the

environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

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

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

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

- 29 A levy of \$2500.00 has been assessed as the contribution for the development under Section 7.12 of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 7.12 Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 7.12 levy (as adjusted) must be paid to the Council in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card* before the issue of a Construction Certificate. Under Marrickville Section 94/94A Contributions Plan 2014 payment of Section 7.12 levies CANNOT be made by Personal Cheque or Company Cheque.

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

(LEVY PAYMENT REFERENCE NO. DC002414)

NOTE: Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

- 30 The site has been identified as subject to flooding during a 1 in 100 year storm event in the Cooks River Flood Study. The following flood protection/evacuation measures shall be undertaken in accordance with the requirements Part 2.22 of Marrickville DCP 2011:
- All new structures below RL 3.89m AHD (1 in 100 year flood level plus 500mm freeboard) shall be constructed from flood compatible materials;
 - All new electrical equipment, wiring or any other services and connections shall be waterproofed or installed above RL 3.89m AHD; and
 - A flood emergency response and evacuation plan shall be established for the site. Showing the evacuation route through Thornley Street towards the south-eastern end of the road.

SITE WORKS

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

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

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

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

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

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

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

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

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

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

- 32 The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
- 33 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'.
- 34 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.
- 35 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.

- 36 All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
- 37 A clear unobstructed path of travel of not less than 1,000mm is to be provided to all exits and paths of travel to exits.
- 38 Fixtures for bathroom and kitchen taps, showerheads, dishwashers, toilet cisterns and urinals must have a minimum 3 Star WELS rating.
NOTE: Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: www.waterrating.gov.au.
- 39 New or replacement toilets must have a minimum 3 Star WELS rating and be 6/3 litre dual flush or more efficient.
NOTE: Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: www.waterrating.gov.au.
- 40 The tree protection measures detailed in these conditions 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.

- 41 To provide for adequate site drainage 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 stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled. Rainwater Tank overflow to be connected to existing drainage system.

BEFORE OCCUPATION OF THE BUILDING

- 42 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.
- 43 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.
- 44 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 must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.
- 45 Before the issue of an Occupation Certificate, a street number must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers are required they must have the prior approval of Council before being displayed.
- 46 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.

- 47 All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of an Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".
- 48 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.
- 49 The existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled. Non-compliance with this condition will result in loss of your security deposit.

ADVISORY NOTES

- A complete Building Code of Australia assessment of the application 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 footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for 'Construction of Vehicle Crossing and Public Domain Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

Attachment B – Plans of proposed development

Project Reference No.

1818

Development Application

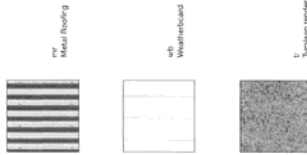
for Steel Park Community Centre
for No.2 Thornley Street, Marrickville, NSW 2204
for Inner West Council

June 2018
Rev A 14.09.18



1 Location Plan
NTS

EXTERNAL FINISHES SCHEDULE

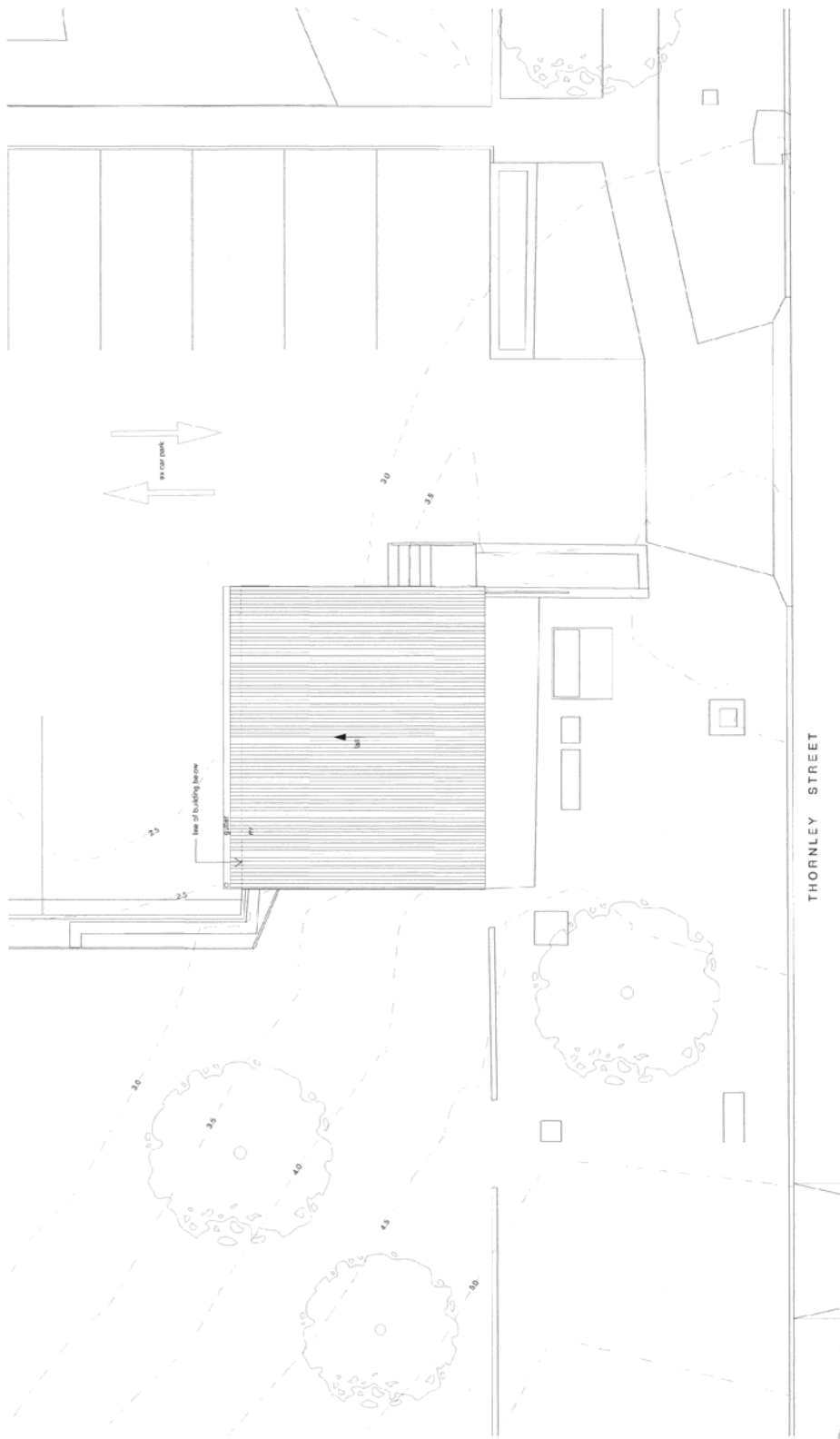


DRAWING SCHEDULE

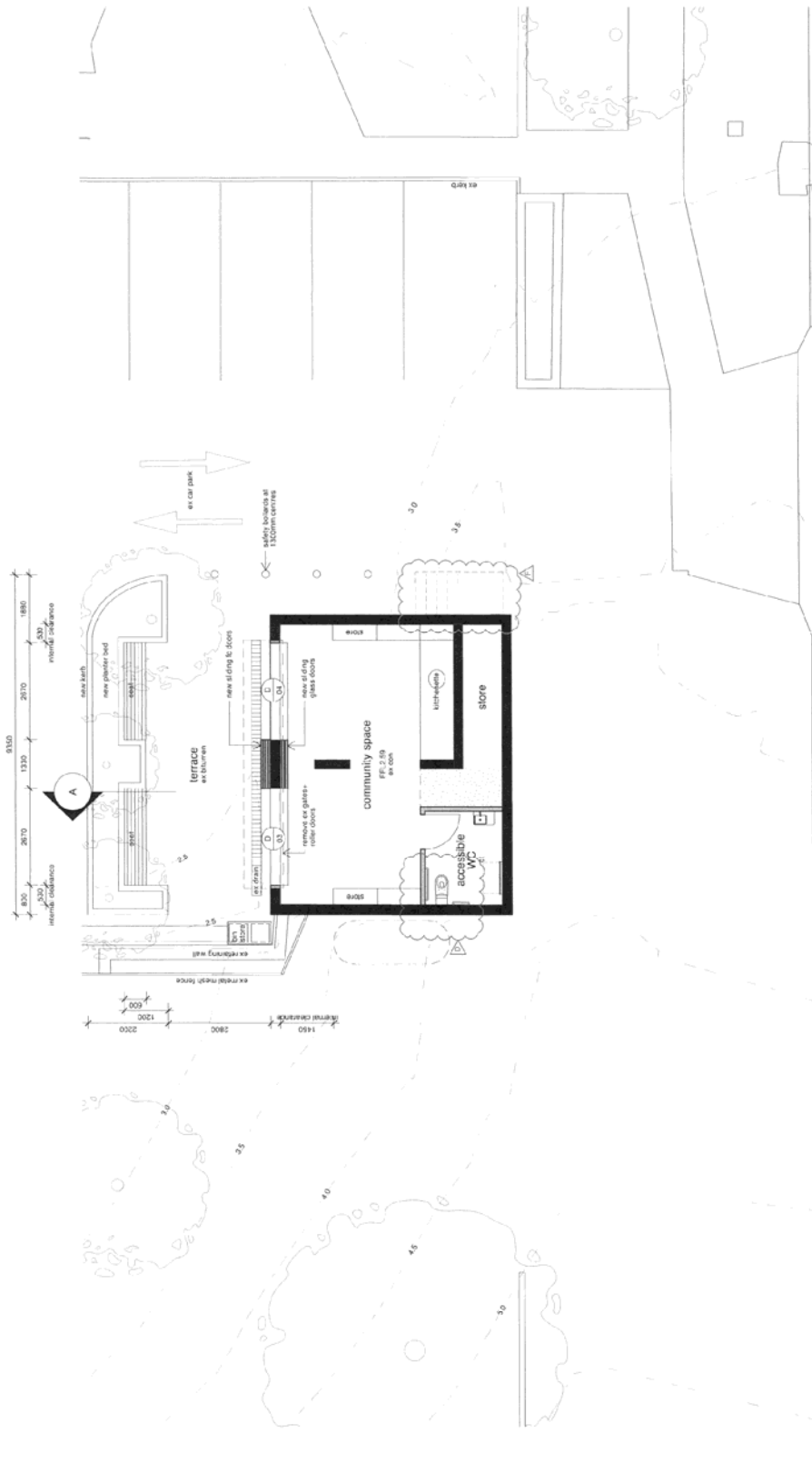
| Code | Description | Scale |
|--------|---------------------------------------|------------|
| DA00 A | Cover Page, Location Plan & Schedules | nts |
| DA01 F | Site Plan | 1:250 @ A3 |
| DA02 - | Existing Roof Plan | 1:100 @ A3 |
| DA03 - | Existing First Floor Plan | 1:100 @ A3 |
| DA04 - | Existing Ground Floor Plan | 1:100 @ A3 |
| DA05 F | Proposed Roof Plan | 1:100 @ A3 |
| DA06 F | Proposed First Floor Plan | 1:100 @ A3 |
| DA07 F | Proposed Ground Floor Plan | 1:100 @ A3 |
| DA08 F | Proposed North + South Elevations | 1:100 @ A3 |
| DA09 F | Proposed East + West Elevations | 1:100 @ A3 |
| DA10 A | Proposed Section A | 1:100 @ A3 |
| DA11 | Shadow Diagrams | nts |



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New South Wales Planning No. 10000
New South Wales Planning No. 10000

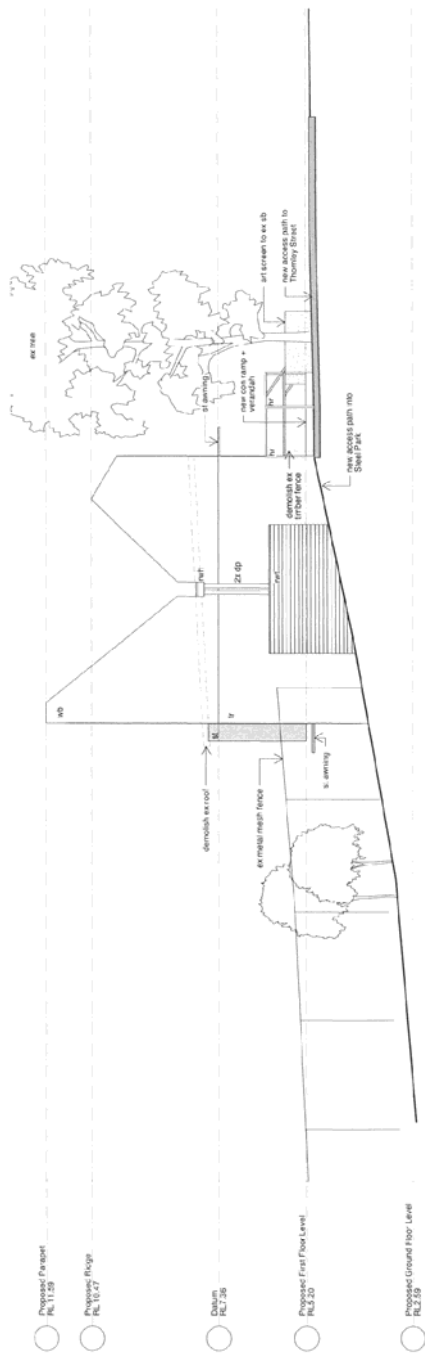


| | | | | | | |
|--|--|--|------------------------------|-------------------------|---|---|
| <p>Map: This application is for the proposed development. The applicant is responsible for providing all necessary information and for ensuring that the information is correct and up-to-date. The applicant is also responsible for ensuring that the information is consistent with the information provided by the Council and other relevant authorities.</p> <p>DEVELOPMENT APPLICATION</p> | | <p>Issue / Amendments:</p> <ul style="list-style-type: none"> Development Application | <p>Date:</p> <p>28.05.18</p> | | <p>Legend:</p> <ul style="list-style-type: none"> Line of Car Park Line of Building Above Line of Building Below To be Demolished Existing Structure New Structure Roof Structure Roof Level Roof Height Roof Slope Roof Orientation Roof Material Roof Color Roof Texture Roof Finish Roof Detail Roof Eave Roof Gutter Roof Drain Roof Vent Roof Access Roof Stair Roof Lift Roof Hoist Roof Crane Roof Hoop Roof Beam Roof Truss Roof Joist Roof Rafter Roof Purlin Roof Sill Roof Plate Roof Bolt Roof Nut Roof Washer Roof Seal Roof Membrane Roof Insulation Roof Vapor Barrier Roof Waterproofing Roof Flashing Roof Drip Edge Roof Edge Trim Roof Edge Detail Roof Edge Finish Roof Edge Color Roof Edge Texture Roof Edge Material Roof Edge Height Roof Edge Slope Roof Edge Orientation Roof Edge Material Roof Edge Color Roof Edge Texture Roof Edge Finish Roof Edge Detail Roof Edge Eave Roof Edge Gutter Roof Edge Drain Roof Edge Vent Roof Edge Access Roof Edge Stair Roof Edge Lift Roof Edge Hoist Roof Edge Crane Roof Edge Hoop Roof Edge Beam Roof Edge Truss Roof Edge Joist Roof Edge Rafter Roof Edge Purlin Roof Edge Sill Roof Edge Plate Roof Edge Bolt Roof Edge Nut Roof Edge Washer Roof Edge Seal Roof Edge Membrane Roof Edge Insulation Roof Edge Vapor Barrier Roof Edge Waterproofing Roof Edge Flashing Roof Edge Drip Edge Roof Edge Trim Roof Edge Detail Roof Edge Finish Roof Edge Color Roof Edge Texture Roof Edge Material Roof Edge Height Roof Edge Slope Roof Edge Orientation | <p>Project:</p> <p>Steel Park Community Centre 2 Thornley St, Maroonville, NSW</p> <p>Project Ref No:</p> <p>1818</p> |
| <p>Scale:</p> <p>1:100 @ A3</p> | | <p>Date:</p> <p>June 2018</p> | <p>Drawn:</p> <p>ESMAD</p> | <p>Checked:</p> <p></p> | <p>Project:</p> <p>Steel Park Community Centre 2 Thornley St, Maroonville, NSW</p> <p>Project Ref No:</p> <p>1818</p> | |
| <p>Drawing Title:</p> <p>Existing Roof Plan</p> | | <p>Drawing No.:</p> <p>DA 02</p> | <p>Author:</p> <p>ESMAD</p> | | | |

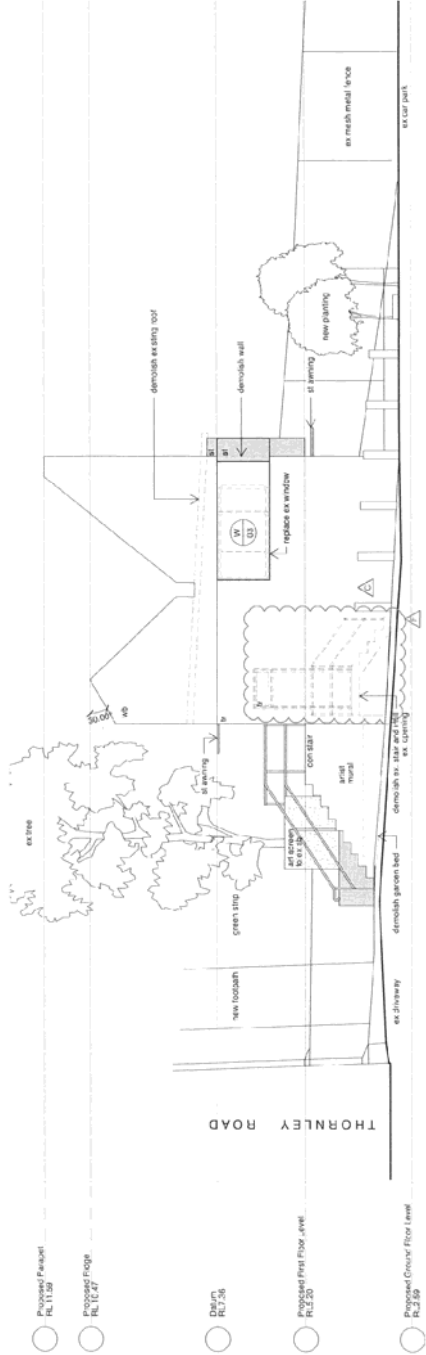


1 Proposed Ground Floor Plan

| | | | |
|---|--|---|--|
| <p>Notes: read in conjunction with other documents attached. Do not take all dimensions as final. All dimensions are to the face of the wall unless otherwise stated. All dimensions are to the centreline of the road unless otherwise stated. All dimensions are to the face of the wall unless otherwise stated. All dimensions are to the face of the wall unless otherwise stated.</p> | | <p>Project Ref No: 1818</p> | |
| <p>Project: Steel Park Community Centre 2 Thornley St, Marrickville, NSW</p> | | <p>Client: DA 07</p> | |
| <p>Drawing Title: Proposed Ground Floor Plan</p> | | <p>Date: June 2018</p> | |
| <p>Scale: 1:100 @ A3</p> | | <p>Drawn: DBMD</p> | |
| <p>Check: F</p> | | <p>Issue: F</p> | |
| <p>Welsh+Major</p> <p>Level 4, 53 Macquarie Street, Sydney, NSW 2000 New South Wales, Australia 2000 Tel: 61 61 9393 9300 Fax: 61 61 9393 9301 www.welshmajor.com.au</p> | | | |
| <p>Legend:</p> <ul style="list-style-type: none"> DKK - Development Application A - Accessible B - Bar Access C - Accessibility Section D - Accessibility Section F - Removal of the item | | <p>DKK -</p> <ul style="list-style-type: none"> 235C19 652718 183718 972818 | |
| <p>Legend:</p> <ul style="list-style-type: none"> DKK - Development Application A - Accessible B - Bar Access C - Accessibility Section D - Accessibility Section F - Removal of the item | | <p>Legend:</p> <ul style="list-style-type: none"> DKK - Development Application A - Accessible B - Bar Access C - Accessibility Section D - Accessibility Section F - Removal of the item | |
| <p>Legend:</p> <ul style="list-style-type: none"> DKK - Development Application A - Accessible B - Bar Access C - Accessibility Section D - Accessibility Section F - Removal of the item | | <p>Legend:</p> <ul style="list-style-type: none"> DKK - Development Application A - Accessible B - Bar Access C - Accessibility Section D - Accessibility Section F - Removal of the item | |



1 Proposed East Elevation



2 Proposed West Elevation

WELSH+MAJOR

Project: Steel Park Community Centre
 21 Norway St Marrickville NSW
 Project Ref No: 1818
 Drawing No: DA 09
 Scale: 1:100 @ A3
 Date: June 2016
 Drawn: DBND
 Checked: P

Issue / Amendment:
 A: Conceptual Application
 B: Final Application
 C: Accessibility Review
 F: Approval of site plans

Date:
 02/06/16
 08/07/16
 07/08/16

Legend:
 100% of roof area
 75% of roof area
 50% of roof area
 To be demolished
 Existing structure
 New structure

Issue / Amendment:
 A: Conceptual Application
 B: Final Application
 C: Accessibility Review
 F: Approval of site plans

Date:
 02/06/16
 08/07/16
 07/08/16

Legend:
 100% of roof area
 75% of roof area
 50% of roof area
 To be demolished
 Existing structure
 New structure

DEVELOPMENT APPLICATION

0 1 2 3 4 5 6m

