



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	201900065
Address	40 Old Canterbury Road, Lewisham
Proposal	To construct a 2 storey boarding house with associated car parking and landscaping
Date of Lodgement	27 February 2019
Applicant	Blu Print Design
Owner	Joe El-Hachem
Number of Submissions	10 submissions
Value of works	\$572,400
Reason for determination at Planning Panel	uSubmission received from Team Leader, Development Advisory Services. Council's Instrument of Delegation does not allow Council to determine the application given the circumstances. 10 or more submissions
Main Issues	Number of submissions
Recommendation	Consent subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Architectural Plans and Landscape Plans



Subject Site:		Objectors:	
Notified Area:		*Some objectors outside of map area	

1. Executive Summary

This report concerns an application to construct a 2 storey boarding house with associated car parking and landscaping. The application was notified in accordance with Council's Notification Policy and 10 submissions were received.

During the assessment process the proposal was amended to address a number of concerns raised by Council Officers relating to vehicular access, urban design, tree management and other matters. The amended proposal is considered to have a reduced impact and as such was not required to be re-notified in accordance with Council's Notification Policy.

The proposal generally complies with the aims, objectives and design parameters contained in State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; State Environmental Planning Policy (Affordable Rental Housing) 2009; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and Marrickville Local Environmental Plan 2011 (MLEP 2011).

The proposal is generally consistent with Marrickville Development Control Plan 2011 (MDCP 2011) and is considered to result in a form of development which is consistent with the surrounding development and is consistent with objectives of the R2 Low Density Residential zone.

Concurrence was granted under Section 138 of the *Roads Act 1993* by Roads and Maritime Services on 5 July 2019.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable given the context of the site.

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

2. Proposal

Approval is sought to erect a 2 storey boarding house on the site. The works include the following:

- New vehicular crossing to car park containing 3 car parking spaces including 1 accessible space, 1 motorcycle parking space and 6 bicycle spaces;
- New ground floor level containing common room and common open space and 3 boarding rooms comprising 1 x single room and 2 x double rooms;
- New first floor containing 3 boarding rooms, with 3 x double rooms; and
- Tree removal, compensatory planting and landscaping.

3. Site Description

The site is known as 40 Old Canterbury Road, Lewisham and is located on the south western corner of Old Canterbury Road and Barker Street. The site is legally described as Lot 1 in Deposited Plan 1125319. The site has a splayed frontage to the corner of Old Canterbury Road and Barker Street measuring approximately 18.8 metres, has a frontage of 17.58 metres to Barker Street and is 324.7sqm in area.

The site is currently vacant with some landscaping and has an existing vehicular crossing to Barker Street towards the north western corner of the site.

The area is generally characterised by low density residential development. To the west of the site at No. 10 Barker Street is a single storey dwelling house and to the south of the site at No. 44 Old Canterbury Road is also a single storey dwelling house.

4. Background

4(a) Site history

Determination No. 201400525, dated 28 April 2015 refused an application to remove an existing tree and construct a 2 storey childcare centre for 26 children with 3 car spaces.

On 21 November 2016 a Request for Pre-Development Advice was submitted seeking advice on a proposal to remove the existing tree and erect a 2 storey boarding house containing 10 rooms and a communal room on the land. Council provided advice that raised a number of concerns namely urban design, access and mobility, built form and character and car parking.

On 27 February 2019 the subject development application was submitted to Council.

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
27 February 2019	Application submitted to Council.
21 May 2019	Amended plans submitted to Council in response to concerns raised by RMS, Council's Tree Management Officer.
24 June 2019	Amended Landscape Plan and swept path analysis submitted to Council.
27 June 2019	Amended plans submitted to Council
5 July 2019	Concurrence granted by RMS
8 July 2019	Further amended plans submitted to Council with minor design amendments.

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 (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and
- Marrickville Local Environmental Plan 2011,

The following sections provide further discussion of the relevant issues:

5(a)(i) *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 Marrickville Development Control Plan 2011 (MDCP 2011). The proposed development includes tree removal subject to the provisions of this SEPP. The matter of tree management is discussed later in this report under the provisions of MDCP 2011.

5(a)(ii) *State Environmental Planning Policy (Affordable Rental Housing) 2009*

State Environmental Planning Policy (Affordable Rental Housing) 2009 (the ARH SEPP) provides guidance for design and assessment of boarding house developments. The ARH SEPP, which commenced operation on 31 July 2009, provides controls relating to various matters including height, FSR, landscaped area, solar access and private open space requirements. The main design parameters are addressed below:

Division 3 – Boarding houses

(i) Standards that cannot be used to refuse consent (Clause 29)

Clause 29 of the ARH SEPP prescribes that a consent authority must not refuse consent to a development application for a boarding house development if the development satisfies the following numerical controls:

(a) Density - Floor Space Ratio (Clause 29(1))

The site is zoned R2 – Low Density Residential under the zoning provisions of MLEP 2011. A boarding house is permissible within the zone with the consent from Council.

Under MLEP 2011, the maximum FSR permitted for any form of residential accommodation permitted on the land is 0.7:1.

The development has a gross floor area (GFA) of 170.8sqm and the site has a site area of 324.7sqm which results in a FSR of 0.52:1. As such, the proposal complies with the maximum floor space ratio (FSR) development standard.

(b) Building Height (Clause 29(2)(a))

“If the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.”

A maximum building height of 9.5 metres applies to the site as indicated on the Height of Buildings Map that accompanies MLEP 2011. The development has a maximum building height of approximately 8.6 metres. As such, the proposal complies with the maximum building height development standard.

(c) Landscaped Area (Clause 29(2)(b))

“If the landscape treatment of the front setback area is compatible with the streetscape in which the building is located.”

The development provides a large portion of the front setback as landscaped area. The soft landscaping in the front setback is considered to be consistent with the development along Old Canterbury Road.

(d) Solar Access (Clause 29(2)(c))

“Where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9.00am and 3.00pm in mid-winter.”

The development provides a communal living room on the ground floor level that measures 25sqm in area. The common room will receive a minimum of 3 hours direct sunlight between 9.00am and 3.00pm in mid-winter.

(e) Private Open Space (Clause 29(2)(d))

“If at least the following private open space areas are provided (other than the front setback area):

- (i) *one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers...”*

The development provides an area of private open space on the ground floor level, with minimum dimensions of 3 metres and measuring 20sqm in area which satisfies the requirement of Clause 29(2)(d).

(f) Parking (Clause 29(2)(e))

“If:

- (iia) *in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room...”*

The development provides 3 car parking spaces for the 6 boarding rooms and therefore complies with this requirement.

(g) Accommodation Size (Clause 29(2)(f))

“If each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:

- (i) *12 square metres in the case of a boarding room intended to be used by a single lodger, or*
(ii) *16 square metres in any other case.”*

All rooms within the boarding house comply with the minimum accommodation size requirements for rooms to be used by two occupants of the ARH SEPP. The applicant provided detailed floor plans that include furniture layouts that indicate that the boarding rooms will afford adequate levels of residential amenity.

(ii) Standards for Boarding Houses (Clause 30)

Clause 30 of the Affordable Rental Housing SEPP prescribes that a consent authority must not consent to a development to which this Division applies unless it is satisfied of each of the following:

- (a) *a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.*

The development includes 6 boarding rooms and one communal living room is provided with an area of 25sqm which is acceptable in this regard.

- (b) *no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres.*

No boarding room has a gross floor area exceeding 25sqm, excluding the area used for private kitchen and bathroom facilities.

- (c) *no boarding room will be occupied by more than 2 adult lodgers.*

No boarding room is proposed to be occupied by more than 2 adult lodgers.

- (d) *adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger.*

Adequate kitchen and bathroom facilities are available for each lodger within each boarding room.

- (e) *if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.*

The boarding house has the capacity to accommodate 11 lodgers; therefore this provision does not apply. Notwithstanding, a Plan of Management has been submitted with the application which sets out general regulations and rules associated with the on-going residency of the boarding house including the rules and regulations in relation to the boarding house residents' conduct to reduce any anti-social behaviour and any potential impacts that may arise. The PoM submitted with the application is considered acceptable and appropriate conditions are included in the recommendation to ensure compliance with the PoM.

- (g) *if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use.*

The property is zoned R2 Low Density Residential therefore this provision does not apply.

- (h) *at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.*

The development includes 6 boarding rooms and as such 1 motorcycle parking space and 1 bicycle parking space is required under ARH SEPP. The development provides 2 motorcycle parking spaces and 6 bicycle parking spaces which exceed compliance with the above requirement.

(iii) Boarding houses in Zone R2 Low Density Residential (Clause 30AA)

Under the provisions of Clause 30AA of the ARH SEPP, a boarding house in an R2 Low Density residential zone cannot exceed 12 boarding rooms. The development provides 6 boarding rooms and therefore complies with this provision.

(iv) Character of Local Area (Clause 30A)

Under the provisions of Clause 30A of the ARH SEPP, applications for new boarding houses must satisfy a local character test which seeks to ensure developments proposed under the ARH SEPP are consistent with the design of the area.

Clause 30A specifies that a consent authority must not consent to development “*unless it has taken into consideration whether the design of the development is compatible with the character of the local area*”. The ‘Surrounding development’ Planning Principle specified in Project Venture Developments Pty Ltd v Pittwater Council [2005] NSWLEC 191 at 22-31 has been used to assess the compatibility of the proposal with the character of the local area.

PLANNING PRINCIPLE CRITERIA

24 *In order to test whether a proposal is compatible with its context, two questions should be asked.*

- *Are the proposal’s physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal’s appearance in harmony with the buildings around it and the character of the street?*

25 *The physical impacts, such as noise, overlooking, overshadowing and constraining development potential, can be assessed with relative objectivity. In contrast, to decide whether or not a new building appears to be in harmony with its surroundings is a more subjective task. Analysing the existing context and then testing the proposal against it can, however, reduce the degree of subjectivity.*

26 *For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal’s assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by **building height, setbacks and landscaping**. In special areas, such as conservation areas, **architectural style and materials** are also contributors to character.*

In responding to the first question, it has been discussed elsewhere in this report that the development’s physical impact on surrounding developments is acceptable. Whilst the proposal represents a significant redevelopment of the site from a vacant site to a 2 storey boarding house, the proposal has demonstrated compliance with Council’s controls with regard to overshadowing, visual privacy and bulk and scale as viewed from adjoining properties in the locality. The development will not have the effect of constraining the development potential of surrounding sites.

In responding to the second question, it is important to consider the essential elements that make up the character of the surrounding urban environment. With regard to zoning, the

subject site is zoned R2 Low Density Residential and the surrounding area generally consists of single and 2 storey dwelling houses.

The development is surrounded by single dwelling houses and the development is provided with an FSR of 0.52:1 which is consistent with what would ordinarily be permitted on the site for a dwelling house. The development provides front and side boundary setbacks that are consistent with the setbacks found on adjoining sites and results in a built form that is consistent and in harmony with the surrounding low density residential development. The architectural style of the building translates the roof forms and materiality found in the area generally, including the use of face brick.

Whilst the neighbouring dwellings at No. 10 Barker Street and 42 Old Canterbury Road are currently single storey, MLEP 2011 prescribes a maximum building height of 9.5 metres for those properties and it is considered that a second storey addition to those dwellings is likely, given the provisions. Notwithstanding, given the 9.5 metre height control on the subject site, the proposed 2 storey building is considered to be in keeping with what the controls envision for the desired future character of the area. Furthermore, the Old Canterbury Road streetscape is not distinctly single storey, with a 2 storey building located to the north of the site and a number of 2 storey buildings in the locality.

Amended plans were submitted during the assessment process making the following modifications to the design to address concerns raised by Council regarding inconsistency with the local character:

- Reducing the number of proposed boarding rooms from 8 to 6 which reduces the FSR significantly;
- Alterations to the roof form to reduce the pitch to present a development that appears more in keeping with the adjoining residential scale of development;
- Modifications to the rear roof form to provide a hipped roof instead of a flat roof;
- Increased side setback to the rear portion of the development to provide a setback that is consistent with the adjoining dwelling on Barker Street;
- Modifications to the materials and finishes to provide an increased proportion of face brick;
- Improved landscaping providing a large canopy tree in the rear yard and along the front and side setbacks;
- Provision of a residential-scale front fence along New Canterbury Road and Barker Street;

For the above reasons, it is considered that the modified design of the development is compatible with the character of the local area and as such satisfies the character test required by Clause 30A of the ARH SEPP.

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

Clause 101 - Development with frontage to classified road

The site has a frontage to Old Canterbury Road and Barker Street, both classified roads. 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 includes a new vehicular crossing to Barker Street and was referred to Roads and Maritime Services (RMS) for comment. RMS raised a number of concerns regarding the location of the proposed new vehicular crossing. Amended Plans were submitted to Council on 27 June 2019 relocating the vehicular crossing and additional swept path analysis was included. Having reviewed the amended plans, RMS granted concurrence on 5 July 2019 under Section 183 of the Roads Act.

Given the granting of concurrence, it is considered that the development would not affect *“the safety, efficiency and on-going operation of the classified road.”*

The development is a type of development that is sensitive to traffic noise and the Noise Impact Assessment was submitted with the application. The report contains recommendations to be incorporated into the development in order to mitigate acoustic impacts arising from the adjacent classified road. Conditions are included in the recommendation to ensure the requirements recommended within the Acoustic Report are incorporated into the development.

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

The site is located in or adjacent to a road corridor. The applicant submitted a Noise Impact Assessment with the application that demonstrates that the development will comply with the LAeq levels stipulated in Clause 102 of the SEPP.

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

A BASIX Certificate was submitted with the application indicating that the proposal achieves full compliance with the BASIX requirements. Appropriate conditions are included in the recommendation to ensure the BASIX Certificate commitments are implemented into the development.

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

The application was assessed against the following relevant clauses of the Marrickville Local Environmental Plan 2011:

- (xiv) Clause 2.3 - Land Use Table and Zone Objectives
- (xv) Clause 2.7 - Demolition
- (xvi) Clause 4.3 - Height of Buildings
- (xvii) Clause 4.4 - Floor Space Ratio
- (xviii) Clause 6.4 - Terrestrial Biodiversity
- (xix) Clause 6.5 - Development in areas subject to Aircraft Noise

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

Standard (maximum)	Proposal	% of non- compliance	Complies
Floor Space Ratio 0.6:1	0.52:1	N.A	Yes
Height of Building 9.5 metres	8.6 metres	N/A	Yes

The following provides further discussion of the relevant issues:

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

The property is zoned R2 Low Density Residential under the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011). Boarding Houses are permissible under the zoning provisions applying to the land.

The development is acceptable having regard to the objectives of the R2 Low Density Residential zone.

(xxi) Demolition (Clause 2.7)

Clause 2.7 of MLEP 2011 states that the demolition of a building or work may be carried out only with development consent. Council's standard conditions relating to demolition works are included in the recommendation.

(xxii) Height (Clause 4.3)

A maximum building height of 9.5 metres applies to the site under MLEP 2011.

The development has a maximum height of 8.6 metres which complies with the height of buildings development standard.

(xxiii) Floor Space Ratio (Clause 4.4)

A maximum floor space ratio (FSR) of 0.6:1 applies to the land under MLEP 2011.

The development has a gross floor area (GFA) of 169sqm which equates to a FSR of 0.52:1 on the site which complies with the FSR development standard.

(xxiv) Terrestrial Biodiversity (Clause 6.4)

The land is identified as "Biodiversity" on the MLEP 2011 Natural Resource - Biodiversity Map. The site is located in the Bandicoot Protection Area and Wildlife Corridor as identified in the Biodiversity Map contained in Appendix 3 of Part 2.13 of MDCP 2011.

Notwithstanding, the site is less than 450sqm in area no further action is required. The development is considered to be acceptable having regard to the provisions of Clause 6.4 of MLEP 2011 and Part 2.13 of MDCP 2011.

5(b) Draft Environmental Planning Instruments

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

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

The amended provisions 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

5(c)(i) *Marrickville Development Control Plan 2011*

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

Part	Compliance
Part A.1 Information to be submitted with a Development Application	Yes – see discussion
Part 2.5 Equity of Access and Mobility	Yes – see discussion
Part 2.6 Visual and Acoustic Privacy	Yes – see discussion
Part 2.7 Solar Access and Overshadowing	Yes - see discussion
Part 2.9 Community Safety	Yes - see discussion
Part 2.10 Parking	No – see discussion
Part 2.13 Biodiversity	Yes
Part 2.16 Energy Efficiency	Yes
Part 2.18 Landscaping and Open Spaces	Yes – see discussion
Part 2.20 Tree Management	Yes – see discussion
Part 2.21 Site Facilities and Waste Management	Yes
Part 2.24 Contaminated Land	Yes
Part 2.25 Stormwater Management	Yes
Part 4.3 Boarding Houses	Yes – see discussion
Part 9.1 Strategic Context (Lewisham North Planning Precinct)	Yes

The following provides discussion of the relevant issues:

Part A.1 – Information to be submitted with a Development Application

i. Plan of Management (Part A.1.6)

Part A.1.6 of MDCP 2011 requires a Plan of Management (PoM) to be submitted with applications for a boarding house describing how the ongoing operation of the premises would be managed in the most efficient manner so as to reduce any adverse impacts upon the amenity of surrounding properties.

A PoM was submitted with the application which provided details regarding the following matters:

- Objective;
- Duties of Management;
- Operation Details;
- Minimising impact on Residents and Neighbours;
- House Rules;
- Fire safety and Emergency Services contacts and procedures;
- Maintenance of common areas and responsibilities;
- Waste management and collection;
- Security and Access; and
- Complaints.

The PoM sets out general regulations and rules associated with the on-going residency of the boarding house including the rules and regulations in relation to the boarding house residents’ conduct to reduce any anti-social behaviour and any potential impacts that may arise.

The PoM submitted with the application is considered acceptable and appropriate conditions are included in the recommendation to ensure compliance with the PoM.

Part 2 – Generic Provisions

ii. Equity of Access and Mobility (Part 2.5)

Part 2.5 of MDCP 2011 requires consideration to be given to equity of access and mobility before granting development consent. The table below summarises the minimum access requirements with regard to accessible facilities, dwelling and parking requirements as prescribed by Part 2.5.10 of MDCP 2011 and the proposal’s compliance with those requirements:

Control	Standard	Required	Proposed	Complies?
Accessible Rooms	1 accessible room for every 5 boarding rooms or part thereof	6 boarding rooms = 2 accessible rooms	2 accessible rooms	Yes
Access and Mobility	Access for all persons through the principal entrance and access to any shared laundries, kitchens, sanitary and other common facilities	All areas of the proposed development accessible by persons with a disability	All areas and shared facilities accessible by persons with a disability	Yes
Accessible Car Parking	1 accessible parking space for every 10 boarding rooms	6 boarding rooms = 1 accessible space	1 accessible car parking spaces	Yes

Table 1: Equity of Access and Mobility Compliance Table

As indicated above, the development complies with the requirements of Part 2.5 of MDCP 2011.

iii. Visual and Acoustic Privacy (Part 2.6)

Part 2.6 of MDCP 2011 contains objectives and controls relating to acoustic and visual privacy.

The eastern side of the development presents to Old Canterbury Road and serves as the principal street frontage whilst the northern façade fronts Barker Street being the secondary street frontage. The development to the south and west is characterised by low density residential development. The development includes a ground floor common open space and common room, as well as windows along the southern and western elevations servicing the boarding rooms.

- The ground and first floor windows along the southern elevation are highlight windows and will not present any direct overlooking to areas of private open space of neighbouring dwellings.
- The development orientates all ground floor terraces and upper level balconies towards the two street frontages and away from adjoining residential accommodation.
- The common room and common open space are located at the northern corner of the site, the farthest point of the site from sensitive low density residential land use. The common open space is appropriately located and no concern is raised in relation to acoustic or visual privacy.
- The development provides open common circulation space on each level at the southern side of the building. The circulation space does not provide any opportunities for overlooking of any residential accommodation and the 1.8 metre boundary fence is sufficient for the purpose of maintaining visual privacy to the dwelling to the south.

As such, it is considered that the development would maintain a high level of acoustic and visual privacy for the surrounding residential properties and ensure a high level of acoustic and visual privacy for future occupants of the development itself. A submission was received raising concern about internal privacy for the rooms given that they all have windows fronting the road. The ground and first floor doors fronting the road are all treated with obscured film to a height of 1500mm above finished floor level to provide internal privacy/amenity. All rooms are provided with a secondary window that provides outlook set back or directed away from the street boundary. The development is thus acceptable having regard to the provisions of Part 2.6 of MDCP 2011.

iv. Solar Access and Overshadowing (Part 2.7)

Overshadowing

The shadow diagrams submitted with the application illustrate the extent of overshadowing on adjacent residential properties. The development will result in increased overshadowing on the dwellings and private open space of Nos. 42 and 44 Old Canterbury Road to the south of the site and No. 10 Barker Street to the west of the site. No. 42 has a window along the northern elevation of the dwelling however the use of this window is unclear,

The extent of the overshadowing caused by the development is summarised as follows:

21 June, 9:00am: Additional overshadowing will occur to the dwellings at No. 42 and 44 to the south, including the private open space of those dwellings, and a portion of the private open space of No. 10 to the west.

21 June, 12:00pm: Additional overshadowing will occur to the northern elevation of No. 42.

21 June, 3:00pm: Additional overshadowing will occur to the northern elevation of No. 42.

Notwithstanding the above, the private open space of the adjoining dwellings at Nos. 10, 42 and 44 continue to maintain direct solar access for a minimum of 2 hours at winter solstice.

It is noted that the shadowing to No44 is within the overshadowing created by the directly adjoining neighbour at 42 Old Canterbury Road at solstice.

Furthermore the dwelling at 42 Old Canterbury Road contains 1 window along its northern boundary and this window is located in the centre of the northern facade. This makes retention of solar access to this opening extremely difficult to protect.

Whilst additional overshadowing will occur to the adjoining dwelling to the south including its window, this additional overshadowing is considered reasonable in the circumstances for the following reasons:

- The proposed development is within the maximum allowable FSR and building height development standards within MLEP 2011;
- As the site is formerly surplus RMS land, it has been vacant for a substantial amount of time, thereby having no solar impact to neighbouring development. Any new height and FSR compliant development will overshadow to development to the south;
- With the primarily west to east orientation of the site and proximity of the dwelling to the south, it is inevitable any addition would create additional overshadowing to the adjoining property to the south of the site;
- The proposal has been amended to be designed sensitively to minimise bulk and scale and provides a 1.2 metre southern side boundary setback; and
- The adjoining properties would receive reasonable level of solar access opportunities during March/September.

Considering the above, the development is acceptable having regard to the overshadowing controls contained within Part 2.7 of MDCP 2011.

Solar Access

Although the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 include provisions relating to solar access requirements for communal living areas in boarding house developments, those provisions do not specify any solar access requirements for the individual rooms within a boarding house. In this regard, control C11 of MDCP 2011 requires that:

***C11** At least 65% of habitable rooms within a boarding house, a hostel or a residential care facility must provide a window positioned within 30 degrees east and 20 degrees west of true north and allow for direct sunlight over minimum 50% of the glazed surface for at least two hours between 9.00am and 3.00pm on 21 June."*

The plans and shadow diagrams submitted with the application illustrate that 100% of the boarding rooms will receive direct solar access between 9:00am and 3:00pm by way of a window or balcony which is reasonable.

v. Community Safety (Part 2.9)

Part 2.9 of MDCP 2011 contains the following objectives relating to community safety. The development is considered reasonable having regard to community safety for the following reasons:

- The principal entrance to the development is obvious and secure;

- The proposal activates the street frontages; and
- The boarding rooms are designed to overlook the street.

A condition has been included in the recommendation to require lighting details of the pedestrian areas, parking areas and all entrances. The development therefore satisfies Part 2.9 of MDCP 2011.

vi. Parking (Part 2.10)

Car, Bicycle and Motorcycle Parking Spaces

The site is located in Parking Area 1 under Part 2.10 of MDCP 2011. MDCP 2011 prescribes car, bicycle and motorcycle parking rates. However, the ARH SEPP also contains car parking, bicycle and motor cycle spaces parking rates for boarding house developments which prevail over the parking rates prescribed in MDCP 2011 and this is discussed in Section 5(a)(i) of this report.

Notwithstanding, the following table summarises the car, bicycle and motorcycle parking requirements for the development:

Component	Control	Required	Proposed	Complies?
Car Parking				
Resident Car Parking	0.2 per boarding room for residents	6 rooms = 1.2 spaces		
	Total required:	1.2 spaces	3 spaces	Yes
Bicycle Parking				
Resident Bicycle Parking	1 per 2 boarding rooms for residents	6 rooms = 3 spaces		
Visitor Bicycle Parking	1 per 10 boarding rooms for visitors	6 rooms = 1 space		
	Total required:	4 spaces	6 spaces	Yes
Motorcycle Parking				
Motorcycle Parking	5% of the total car parking requirement	1.2 car parking spaces required = 0 spaces		
	Total required:	0 spaces	1 space	Yes

Table 2: Assessment of proposal against Part 2.10 of MDCP 2011

The development exceeds the car parking requirements as detailed above and complies with the motorcycle and bicycle parking requirements.

Appropriate conditions have been included in the recommendation to ensure the proposed car parking dimensions and layouts comply with the requirements contained within Part 2.10 of MDCP 2011 and to ensure sufficient motorcycle and bicycle parking is provided on site.

vii. Landscaping and Open Spaces (Part 2.18)

2.18.11.4 Boarding Houses

Landscaped area

Control C17 prescribes the following for boarding houses:

“C17 Landscaped area (Residential zones)

- v. *The entire front setback must be of a pervious landscape with the exception of driveways and pathways.*
- vi. *The greater of 4 metres or a prevailing rear setback must be kept as pervious landscaped area.*
- vii. *In addition to the front setback, a minimum of 45% of the site area is to be landscaped area at ground level.*
- viii. *A minimum of 50% open space must be pervious landscape.”*

The development is acceptable having regard for the above in that:

- The entire front setback is pervious with the exception of the entry pathway;
- The building has a dual frontage and therefore the rear setback consists of at-grade car parking. Notwithstanding, a substantial canopy tree has been provided as compensatory planting with strata calls under the car parking to provide adequate soil volume;
- The development is provided with approximately 50sqm of pervious landscaping at ground level, representing 15% of the site area. The non-compliance is considered acceptable given the surrounding developments; and
- The common open space is appropriately landscaped.

A landscape plan was submitted with the application which is considered acceptable.

C18 of Part 2.18.11.4 prescribes common open space controls for boarding houses. The development is acceptable having regard to C18 in that:

- The communal open space at the rear of the ground floor level has an area of 20sqm, with a minimum dimension of 3 metres and provides space for relaxation, outdoor dining and entertainment.
- The communal open space has been designed so that it can accommodate outdoor furniture such as chairs, tables and shade structures.
- The communal open space is located adjacent to, and connected to, the communal living area.

viii. Tree Management (Part 2.20)

The site contains a *Schinus areira* (Peppercorn Tree) that is proposed for removal and is a tree that is covered by and protected under MDCP 2011. The application was referred to Council's Tree Management Officer (TMO) who provided the following comments, in part:

“There is a Schinus areira (Peppercorn Tree) located on the site that is proposed for removal. In 2016 Pre DA advice from tree management was provided as follows:

“The peppercorn tree could be arguably classified as over-mature but this species senesces over a long period and its useful life expectancy would be 15 to 40 years. It is a relatively large in a visually prominent location. However its foliage is thinning and there is twig dieback, which is not uncommon for ageing trees of this species.

It is located towards one side and one end of the subject site and could potentially be retained and designed around, which may be warranted if it was a high retention value tree. However, it has a large trunk diameter and therefore a large Tree Protection Zone (TPZ) that would cover much of the site and given

that it is moving into senescence it is considered that an appropriate species of new tree would provide adequate compensation.

The species of new tree should be selected from MDCP 2011, Section 2.18.13 and have a minimum mature height of 12 metres.

There is nearly 50 square metres of open space to the west of the existing tree that could be utilised for a new, large stature tree. One of the species of Eucalyptus, Angophora costata (Sydney red gum) or Angophora floribunda (rough-barked apple) or Syncarpia glomulifera (turpentine) in 200-litre planting size would most likely be considered acceptable compensation.

RECOMMENDATIONS:

It is recommended that the applicant is advised that removal of the peppercorn tree may be considered acceptable if a new large stature tree was proposed in the plans that provide appropriate and adequate compensation for the removal of the existing tree. It is recommended that the afore-mentioned species are provided to the applicant for species selection guidance.”

Whilst the current proposal is not the same as the plans that were reviewed for the 2016 PDA most of the above comments are relevant.

The current proposal is not supported as there is not adequate above and below ground space to support a suitable canopy tree that will replace the Peppercorn.

The proposal requires a significant redesign to provide a planting space that will be clear of boundaries and structures by a minimum of 1.5 metres and that has adequate soil volume and above ground space for the viable development of a tree that will attain a mature canopy (similar to the current canopy cover on the site) of 145 square metres at a minimum. It is recommended that advice is sought from an AQF Level 5 Arborist in this regard. As previously stated:

One of the species of Eucalyptus, Angophora costata (Sydney red gum) or Angophora floribunda (rough-barked apple) or Syncarpia glomulifera (turpentine) in 200-litre planting size would most likely be considered acceptable compensation.

The required planting is in accordance with several objectives of the Urban Forest Strategy and MDCP 2011.”

An amended Landscape Plan was submitted to Council on 27 June 2019 and was referred to Council's TMO for review. Council's TMO is satisfied with the proposed compensatory planting and has provided conditions of consent which are included in the recommendation.

ix. Site Facilities and Waste Management (Part 2.21)

2.21.2.1 Recycling and Waste Management Plan

A Recycling and Waste Management Plan (RWMP) in accordance with Council's requirements was submitted with the application and is considered to be adequate.

2.21.2.5 Residential Waste

The development includes 6 boarding rooms and therefore is required to provide 1 x 240L general waste bin, 1 x 240L recycling bin and an appropriate number of green waste bins.

A total of 4 x 240L bins are provided in on the site. There is considered to be a sufficient quantity of waste bins provided to accommodate the recycling and general waste requirements prescribed under Part 2.21 of MDCP 2011.

Part 4.3 – Boarding Houses

4.3.3.1 Character and amenity of the local area

As discussed in Section 5(a)(ii) of this report under the provisions of Clause 30A of the ARH SEPP, applications for new boarding houses must satisfy a local character test which seeks to ensure developments proposed under the SEPP are consistent with the built forms and desired future character of the area.

Amended plans were submitted during the assessment process reducing the extent of the first floor level and reducing the number of proposed boarding rooms from 8 to 6. Alterations to the rear roof form were also made to provide a development that is more in keeping with the local character. The development is surrounded by single dwelling houses and the development is provided with an FSR of 0.52:1 which is consistent with what would ordinarily be permitted on the site for a dwelling house. The development provides front and side boundary setbacks that are consistent with the setbacks found on adjoining sites and results in a built form that is consistent and in harmony with the surrounding low density residential development.

Whilst the neighbouring dwellings at No. 10 Barker Street and 42 Old Canterbury Road are currently single storey, MLEP 2011 prescribes a maximum building height of 9.5 metres for those properties and it is considered that a second storey addition to those dwellings is likely, given the provisions. Notwithstanding, given the 9.5 metre height control on the subject site, the proposed 2 storey building is considered to be in keeping with what the controls envision for the desired future character of the area. Furthermore, the Old Canterbury Road streetscape is not distinctly single storey, with a 2 storey building located to the north of the site and a number of 2 storey buildings in the locality.

The development is compatible with the desired future character of the Lewisham North Planning Precinct and the local area generally and ensures there are no undue impacts on the amenity of the local area.

4.3.3.5 Boarding Rooms

Room type and facility	Minimum Requirement	Complies?
C9 Minimum area 1 person room	12sqm GFA*	Yes
C10 Minimum area 2 person room	16sqm GFA*	Yes
C11 Maximum room size	25sqm GFA*	Yes
C12 Calculation of room size	*The areas referred to in Controls C9 – C11 exclude kitchenettes (excluding circulation space), bathrooms and corridors.	Yes

C13 Minimum room ceiling height	2,700mm	Yes
C14 Occupation of share rooms – per room	Maximum of two adults	Yes
C15 Fit out room only	Rooms must be able to accommodate: <ul style="list-style-type: none"> • Bed/s for the potential number of occupants, Enclosed and open storage for clothes, linen and personal items, • At least one easy chair and a desk with chair, • Plus safe and convenient circulation space. 	Yes
C16 Area of self-contained facilities	<ul style="list-style-type: none"> • Maximum of 5sqm for a kitchenette; • A kitchenette is not to be located along the wall of a corridor; and • Minimum 3sqm and maximum 4sqm for ensuite bathroom. 	Yes
C17 Energy efficiency & internal climate	<ul style="list-style-type: none"> • All habitable rooms are to have access to natural ventilation through an external window; • Natural light is to be available from an external window or light well, • Light and air from an internal courtyard is acceptable if the courtyard is an adequate size 	Yes Yes Yes
C18 Private open space	<ul style="list-style-type: none"> • Maximum area 6sqm; and • Minimum dimension 2 metres 	No (see below)

As indicated above, the development generally complies with the exception of the areas of private open space. Some balconies exceed the maximum area and some do not provide the minimum dimension of 2m. Notwithstanding, the areas of private open space are considered to provide good amenity for the boarding rooms and receive adequate solar access. Furthermore, substantial common open space is provided on the ground floor level for outdoor recreation.

4.3.3.6 Communal rooms and facilities

The development accommodates 6 boarding rooms and 11 lodgers, and 1 communal living area is provided with a total area of 25sqm. Based on providing 2sqm per lodger, the communal living room has a capacity to accommodate all lodgers at any time.

The room has been designed to be accessible directly from the common open space of the development and receives the required 3 hours of solar access in mid-winter. The communal living room is well designed and provides a reasonable level of amenity, accessibility and capacity. The development provides 20sqm of common open space directly accessible off the communal living area.

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 site is zoned R2 Low Density Residential under MLEP 2011. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was advertised, an on-site notice displayed on the property and residents/property owners in the vicinity of the property were notified of the development in accordance with Council's Notification Policy. 10 submissions were received raising the following concerns which have already been discussed throughout the main body of this report:

- (i) Lack of car parking – See Section 5(c)
- (ii) Impact on the safety, efficiency and ongoing operation of the classified roads – See Section 5(a)(iii)
- (iii) Setbacks - See Section 5(c)
- (iv) Waste Management – See Section 5(c)
- (v) Inconsistent with character of area – See Section 5(a)(ii)
- (vi) Acoustic and Visual Privacy – See Section 5(c)
- (vii) Overshadowing – See Section 5(c)

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

Issue: Concerns regarding safe ingress/egress from the site

Comment: Concern is raised over the location of the vehicular crossing and safe ingress/egress from the site. Amended Plans were submitted to Council relocating the proposed vehicular crossing to the westernmost corner of the site to provide a significant distance from the intersection of Barker Street and New Canterbury Road. The application was referred to RMS who supported the proposal and concurrence was granted under Section 138 of the *Roads Act 1993* on 5 July 2019.

Issue: Concerns regarding construction management plan

Comment: Concern is raised over the location of the proposed skip and loading/unloading in the construction management plan submitted with the application. A detailed construction management plan will be required to be submitted at CC stage and this will need to be reviewed and approved by RMS with regard to safety.

Issue: Compliance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Comment: Concern is raised that the development does not comply with SEPP (Exempt and Complying Development Codes) 2008. The application has not been made under this SEPP and the provisions of the SEPP are not relevant to this application.

Issue: Concerns regarding dust and noise pollution during construction.

Comment: Council's standard conditions are included in the recommendation which include requirements during construction and demolition.

During the assessment process the proposal was amended to address a number of concerns raised by Council Officers relating to vehicular access, urban design, tree management and other matters. The amended proposal was not required to be re-notified in accordance with Council's Notification Policy.

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.

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

6. 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.

- Development Engineer
- Tree Management Officer

6(b) External

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

- Roads and Maritime Services

7. Section 7.11 Contributions

Section 7.11 contributions are payable for the proposal. The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$111,075.31 would be required for the development under Marrickville Section 94 Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; State Environmental Planning Policy (Affordable Rental Housing) 2009; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and Marrickville Local Environmental Plan 2011 (MLEP 2011). The proposal is generally consistent Marrickville Development Control Plan 2011. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is suitable for approval subject to conditions.

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 to Development Application No. 201900065 to erect a 2 storey boarding house with associated car parking and landscaping at 40 Old Canterbury Road, Lewisham 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
DA01 D	Site and Roof Plan	3 July 2019	Blu Print Design	8 July 2019
DA02 D	Sediment Control Plan	3 July 2019	Blu Print Design	8 July 2019
DA03 D	Ground Floor Plan	3 July 2019	Blu Print Design	8 July 2019
DA04 D	First Floor Plan	3 July 2019	Blu Print Design	8 July 2019
DA05 D	Elevations N & S	3 July 2019	Blu Print Design	8 July 2019
DA06 D	Elevations E & W	3 July 2019	Blu Print Design	8 July 2019
DA08 D	Sections	3 July 2019	Blu Print Design	8 July 2019
DA09 D	Driveway Section	3 July 2019	Blu Print Design	8 July 2019
-	Schedule of Colours and Finishes		Blu Print Design	8 July 2019
L01/1-K23408	Landscape Planting Plan	5 December 2018	Michael Siu	8 July 2019
984561M	BASIX Certificate	8 February 2019	Planning & Environment	26 February 2019

and details submitted to Council on 27 February 2019, 24 June 2019 and 8 July 2019 with the application for development consent and as amended by the following conditions.

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

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

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

3. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the Schedule of Colours and Finishes prepared by Blu Print Design and submitted to Council on 8 July 2019. No changes may be made to these drawings except by way of an application under section 4.55 of the *Environmental Planning and Assessment Act 1979*.
4. Where rooms are provided with separate individual hot water systems, these must be located within the internal area of the unit/dwelling and not on any balcony or terrace.
5. The use of the premises as a boarding house must comply at all times with the following:
 - a) The use must comply at all times with the Plan of Management referred to in condition 1 above and as amended by the conditions in this Determination;
 - b) A copy of the Plan of Management and House Rules must be annexed to each and every tenancy/occupation agreement for a room;

- c) A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building at all times;
 - d) The Plan of Management must not be amended without the prior consent of Council;
 - e) All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
 - f) The premises must be used exclusively as a boarding house containing a maximum total of 6 lodger's rooms with not more than 11 adult lodgers residing in the premises at any one time;
 - g) Not more than 2 lodgers must occupy each boarding room with the exception of room 3 which may only accommodate 1 lodger.
 - h) The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
 - i) All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers; and
 - j) Each self-contained room and shared kitchen must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order at all times.
6. All rooms within the boarding house must be connected to a centralised electricity, water and gas (if installed) service and room tariffs must not include a separate charge for those services.
7. A total of 3 off-street car parking spaces must be provided, paved, line marked and must be maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use. 1 of the car parking spaces must be marked as an accessible car parking space.
- All parking spaces and turning area thereto must be provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose. 1 of the required car parking spaces must be dedicated as an accessible parking space for one of the adaptable units and marked and signposted appropriately.
8. A minimum of 6 off-street bicycle storage spaces must be provided, paved, line marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.
9. A minimum of 1 off-street motorcycle parking spaces must be provided, paved, line marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.
10. A minimum of 2 accessible boarding rooms must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility.
11. No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, particulate matter, the exposure to view of any unsightly matter or otherwise.
12. The use of any plant and equipment must not give rise to:
- a) transmission of unacceptable vibration to any place of different occupancy;
 - b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level 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).

- 13. The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property.
- 14. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
- 15. Occupants of the proposed building shall not be eligible to obtain parking permits under any existing or future resident parking scheme for the area.

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.

- 16. This development consent does not authorise works outside the property boundaries on adjoining lands.
- 17. Approval is given for the following works to be undertaken to trees on the site:

Tree/location	Approved works
<i>Schinus areira</i> (Peppercorn Tree)	Removal

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

- 18. The canopy replenishment tree required by this consent is to be maintained in a healthy and vigorous condition until it attains a height of 5 metres whereby it will be protected by Council's Tree Management Controls. If the tree is found faulty, damaged, dying or dead it shall be replaced with the same species within 2 months.
- 19. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth, along the Old Canterbury Road and Barker Street Road boundaries.
- 20. **RMS Requirement**
All vehicles are to enter and exit the site in a forward direction.
- 21. All vehicles entering the site are to be wholly contained on site before being required to stop.
- 22. The boarding house is required to be registered on a register administered by NSW Fair Trading within 28 days, where a proprietor takes over an existing, or begins operating a new, registrable boarding house.

Council will carry out initial (within the first 12 months) and on-going inspections in accordance with the Boarding Houses Act 2012 subject to payment of inspection fees as detailed in Council's Fees and Charges schedule.

The boarding house must be operated in accordance with the Boarding Houses Act 2012.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

23. No work must commence until:
- A PCA has been appointed. Where an Accredited Certifier is the appointed, Council must be notified within 2 days of the appointment; and
 - A minimum of 2 days written notice must be given to Council of the intention to commence work.
24. 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.
25. 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.
26. All demolition work must:
- 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
 - 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.
27. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.
28. Before commencing works the person acting on this consent must provide a contact number for a designated person to be available during the demolition and construction for residents to contact regarding breaches of consent or problems relating to the construction.
29. A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.
30. 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.
31. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign must be maintained at all times until all work has been completed. The sign is to include:
- The name, address and telephone number of the PCA;
 - A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
 - A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.

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

33. The person acting on this Determination must ensure that all workers on the site, including subcontractors, as part of their site induction, are made aware of the potential presence of Long-nosed Bandicoots (including what they look like) and measures to avoid physical harm to bandicoots before commencing any works on site including site preparation works.
34. If new street numbers or a change to street numbers (this includes unit and shop numbers) are required, a separate application must be made to and approved by council prior to those street numbers being displayed.
35. The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

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

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

36. Prior to any demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP) to cater for construction prepared by a person with RMS accreditation to prepare a work zone traffic management plan. Details must include haulage routes, estimated number of vehicle movements, truck parking areas, work zones, crane usage, etc., related to demolition/construction activities. A work zone approval must be obtained.
37. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

38. Roads and Maritime is currently undertaking a program to implement "Clearways" on State roads within Sydney. If not already in place, "Clearway" restrictions will be implemented along the full Old Canterbury Road frontage of the development site.
39. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Old Canterbury Road.

- 40. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Old Canterbury Road during construction activities. A ROL can be obtained through <https://myrta.com>.
- 41. The design and construction of the gutter crossing on Old Canterbury Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 42. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.
Please refer to the web site www.sydneywater.com.au for:
 - Quick Check agents details - see Plumbing, building and developing then Quick Check agents and
 - Guidelines for Building Over/Adjacent to Sydney Water Assets – see Plumbing, building and developing then Plan submissions
 or telephone 13 20 92.

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

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

Security Deposit:	\$8,056.50
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 the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

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

- 44. All ductwork must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.

45. Bicycle storage with the capacity to accommodate a minimum of 6 bicycles must be provided in accordance with the requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
46. Letterboxes and mail collection facilities must be provided and adequately protected in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
47. Adequate outdoor clothes drying areas must be provided for the development in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
48. Lighting details of the pedestrian areas, parking areas and all entrances must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
49. Plans fully reflecting the selected commitments listed in BASIX Certificate submitted with the application for development consent must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

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

50. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021:2015, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" in relation to interior design sound levels and in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021:2015, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".
51.
 - a) This condition is imposed in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979.
 - b) Before the issue of a Construction Certificate, the Council must be paid a monetary contribution of \$111,075.31 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 27 June 2019.

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

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

(CONTRIBUTION PAYMENT REFERENCE NO. DC002628)

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

Community Facilities	\$12,225.17
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Plan Administration	\$2,177.96
Recreation Facilities	\$96,672.18

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

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

52. 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.
www.lspc.nsw.gov.au

53. Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.
54. Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities must comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:
- a) The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
 - b) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
 - c) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.
 - d) The parking space must have minimum clear internal dimensions of 5400 x 2400 mm (length x width). The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.
 - e) The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.

55. The submitted stormwater plan has been assessed as a concept plan only.

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

- a) The OSD shall be relocated in the car space or driveway area. Design must be generally in accordance with the stormwater drainage concept plan on Drawing Nos. 1982-S1 to S3 prepared by John Romanous & Associates dated 18 December 2018.
 - b) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (ARR), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
 - c) Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm event. The major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm.
 - d) Charged or pump-out stormwater drainage systems are not used including for roof drainage.
 - e) 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, must 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 Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.
 - f) Minor roof and paved areas at the rear of the property that cannot reasonably be drained by gravity to the street may drained to an on-site dispersal system such as an absorption system or otherwise, subject to the roof areas being drained via a suitably sized rainwater tank, no nuisance or concentration of flows to other properties and the feasibility and design of the on-site dispersal system being certified by a suitably qualified and experienced practising Civil and/or Geotechnical Engineer.
 - g) The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI).
 - h) Storage for the 1-year ARI storm event must be provided fully below ground;
 - i) Details of the Height vs Storage and Height vs Discharge relationships must be submitted.
 - j) Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design.
 - k) Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided.
 - l) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
 - m) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
 - n) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
 - o) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
 - p) No impact to street tree(s).
56. Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a) The public domain along all frontages of the site inclusive of footpath paving, kerb, landscaping etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme.
 - b) The construction of light duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site.
 - c) Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary.
 - d) Installation of a stormwater outlet to the kerb and gutter.
57. Before the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments.

A plan detailing the routes of these services and trees protected under the State Environmental Planning Policy shall be prepared. Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

SITE WORKS

58. 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.

59. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
60. 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'.
61. 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.
62. 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.

63. If the development involves an excavation that extends below the level of the base of the footings of a building on the adjoining allotments, including a public place such as a footway and roadway, the person acting on the consent, at their own expense must:
- a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage. Where the proposed underpinning works are not "exempt development", all required consents must be obtained prior to the required works commencing; and
 - c) at least 7 days' notice must be given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

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

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

64. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
65. Satisfactory methods and/or devices must be employed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.
66. During construction, all holes (e.g. created for footings etc.), machinery and construction material stockpiles must be inspected daily prior to commencing work to ensure no Long-nosed Bandicoots are sheltering in these areas. In the event that a bandicoot is found, no work must proceed until the bandicoot has been safely vacated from the works area.
67. Activities and storage of materials must be kept away from garden beds.
68. Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.
69. Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.
70. The following trees must be planted:

One (1) x 200 litre size *Angophora costata* (Sydney Red Gum) shall be planted as shown on the Landscape Planting Plan prepared by Michael Siu (Ref L01/1-K23408 Rev A) and dated 5 June 2019. The tree is to conform to AS2303—*Tree stock for landscape use*.

The tree must be planted by a qualified Arborist or Horticulturist (minimum qualification AQF Level 3).

If the tree is found dead or dying before it reaches a height of 5 metres where it will be protected by Council's Tree Management Controls, it must be replaced with the same species.

BEFORE OCCUPATION OF THE BUILDING

71. 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.
72. 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.
73. 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.
74. The landscaping of the site must be carried out before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate) in accordance with the approved details and must be maintained at all times to Council's satisfaction.
75. a) Upon completion of the required noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's satisfaction by an accredited Acoustics Consultant, certifying that the final construction meets Australian Standard 2021:2015, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development; and
- b) Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate must be prepared and submitted to Council in accordance with the requirements as set down in Part a) of this condition.

76. Before the issue of an Occupation Certificate, a street number and identifier of separate occupancies (if applicable) must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers (this includes unit and shop numbers) are required they must have the prior approval of council before being displayed.
77. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).
78. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.
79. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works (including Stratacells) including tree planting, bollards, have been undertaken in accordance with the approved plan(s) and conditions of consent
80. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:
- Light duty concrete vehicle crossing(s) at the vehicular access location(s).
 - The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone.
 - The existing concrete footpath across the frontage of the site must be reconstructed.
 - Other works subject to the Roads Act 1993 approval.
- All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".
81. Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.
82. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all redundant vehicular crossings to the site have been removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications". Where the kerb in the vicinity of the redundant crossing is predominantly stone the replacement kerb must also be in stone.
83. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey and structural condition which was compiled after the completion of works. As the report details public infrastructure, a copy is to be furnished to Council at the same time.

84. Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that:
- a) The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.
 - b) Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.
85. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:
- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
 - b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

ADVISORY NOTES

- The Disability Discrimination Act 1992 (Commonwealth) and the Anti-Discrimination Act 1977 (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.
- An engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng).
- Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:
 - a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
 - b) A concrete pump across the roadway/footpath
 - c) Mobile crane or any standing plant
 - d) Skip Bins
 - e) Scaffolding/Hoardings (fencing on public land)
 - f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
 - g) Awning or street veranda over the footpath
 - h) Partial or full road closure
 - i) Installation or replacement of private stormwater drain, utility service or water supply

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

- The vehicular crossing and/or public domain works are required to be constructed by your contractor. You or your contractor must complete an application for 'Design of Vehicle Crossing and Public Domain Works – Step 1' form and/or 'Construction of Vehicle Crossing and Public Domain Works – Step 2' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

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 must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

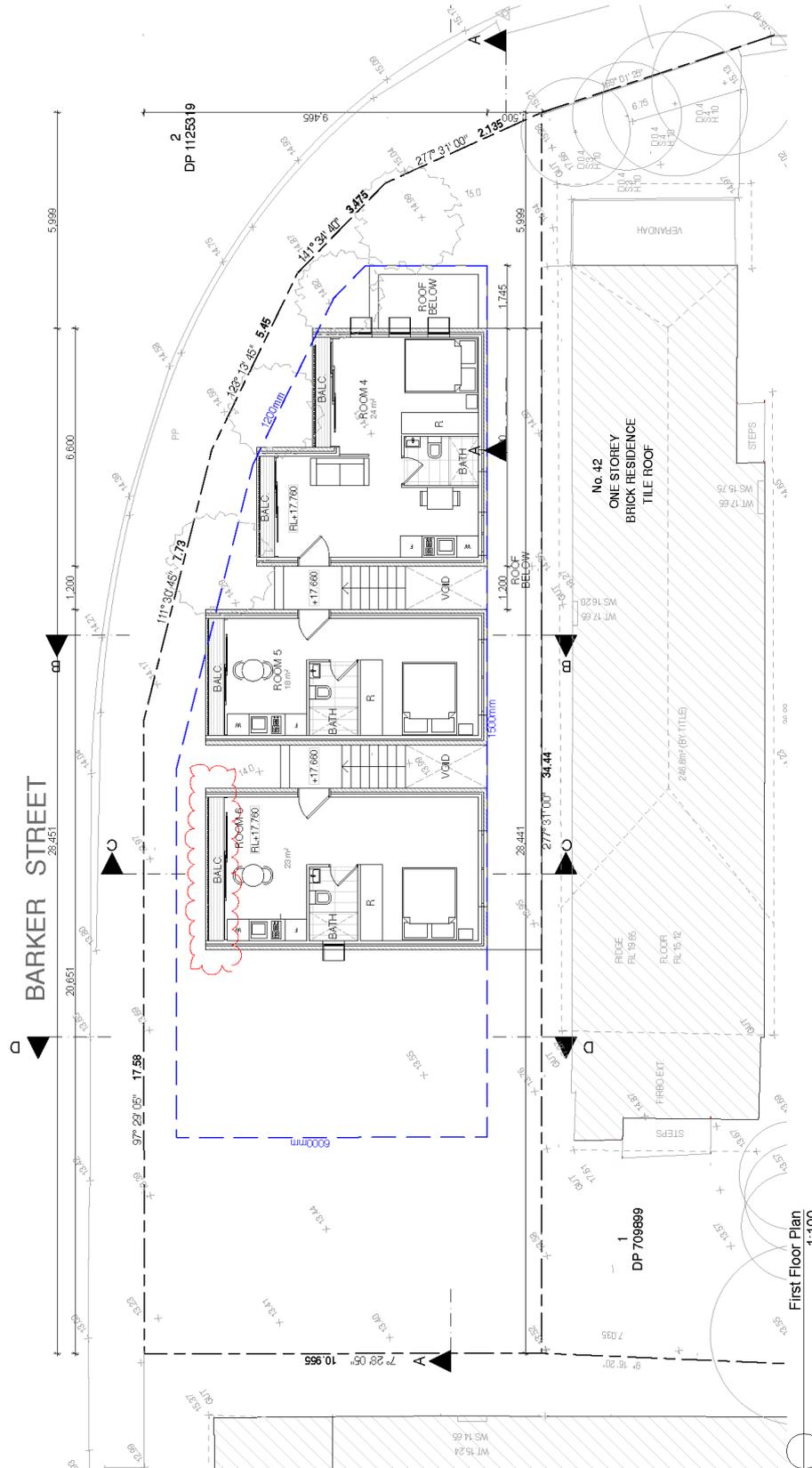
No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

- Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.
- A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out.
- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.
- Any natural light or ventilation gained by windows within 900mm of the boundary will not be taken into consideration in the event that the adjoining property owner makes application to Council to carry out building works on their property. The window has been consented to on the basis that alternative sources of light and ventilation are available to the room.
- Buildings built or painted before the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned before occupation of the room or building.
- Contact "Dial Before You Dig" before commencing any building activity on the site.
- The enclosed Fact Sheet on Long-nosed Bandicoots should be read before commencing any works on site, including site preparation works.

- Useful Contacts

BASIX Information	☎ 1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	☎ 13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Before You Dig	☎ 1100 www.dialbeforeyoudig.com.au
Landcom	☎ 9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	☎ 131441 www.lspc.nsw.gov.au
NSW Food Authority	☎ 1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	☎ 131 555 www.environment.nsw.gov.au
Sydney Water	☎ 13 20 92 www.sydnewwater.com.au
Waste Service - SITA Environmental Solutions	☎ 1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	☎ 13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

- B. THAT those persons who lodged submissions in respect to the proposal be advised of the Council's determination of the application.

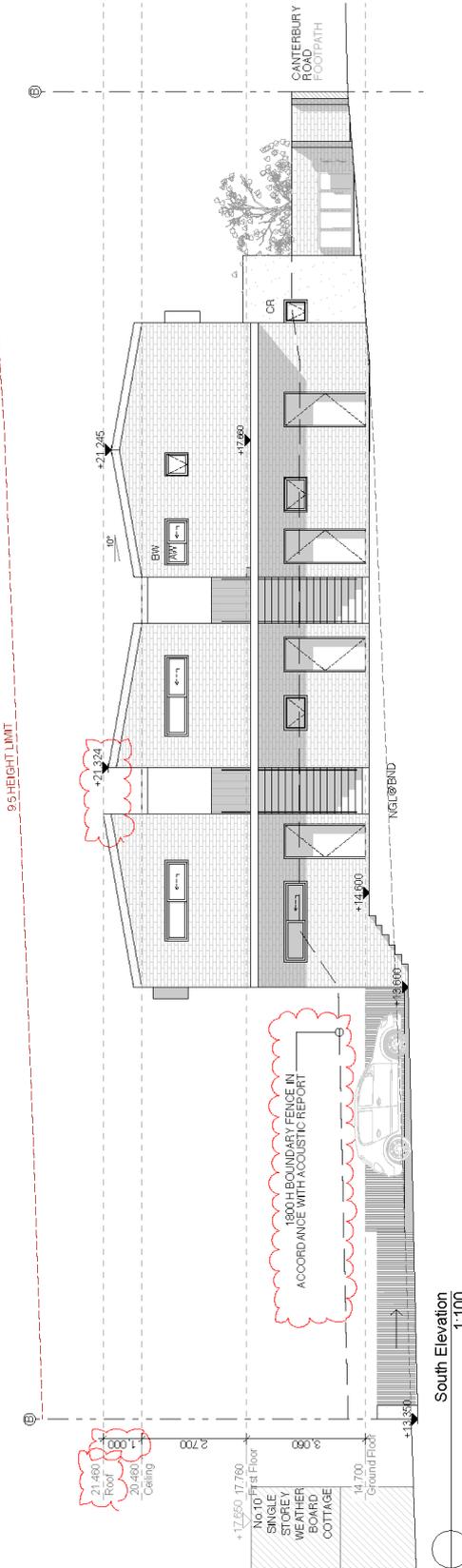


Issue	Description	Date	File	File Path
A	Development Application	14-11-2018	Project	40 (M) Gateway Blvd, Lavender
B	Permit Plans - Council Ref No. 2018/20-05-2018	20-05-2018	Client	Ashraf Elshoham
C	Council Ref	26-06-2018	Date	30 July 2018
D	Council Ref	03-07-2018	Scale	1:100 @ A3 - Site Plan 1:200 @ A4

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAS CORE AND RELEVANT BY-LAWS.
 THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
 PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALE MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.
 THESE DRAWINGS ARE INTENDED TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLUEPRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.
 THIS DRAWING IS TO BE QUANTIFIED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

BLUEPRINT DESIGNS
 40 (M) Gateway Blvd, Lavender
 Ashraf Elshoham
 30 July 2018
 Scale: 1:100 @ A3 - Site Plan 1:200 @ A4

Title: First Floor Plan
 Project: 40 (M) Gateway Blvd, Lavender
 Client: Ashraf Elshoham
 Date: 30 July 2018
 Scale: 1:100 @ A3 - Site Plan 1:200 @ A4



NOTES

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA, CORESPEC, BLENDED WITH LAWS. THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED REQUIREMENT TO BE TAKEN OVER SCALE DIMENSIONS. DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS ARE TO BE USED ONLY IN ACCORDANCE WITH THE PERMISSION OF BLUPRINT DESIGN AND ARE SUBJECT TO COPYRIGHT LAWS.

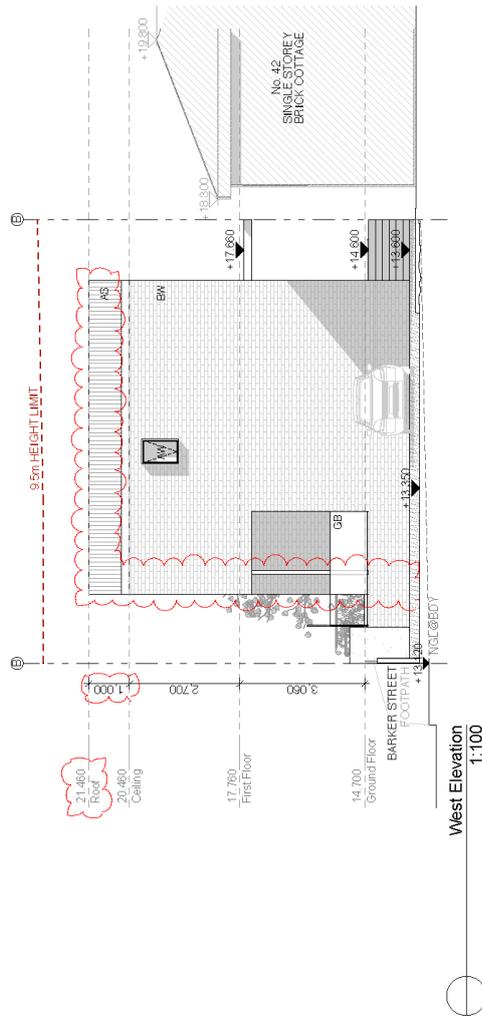
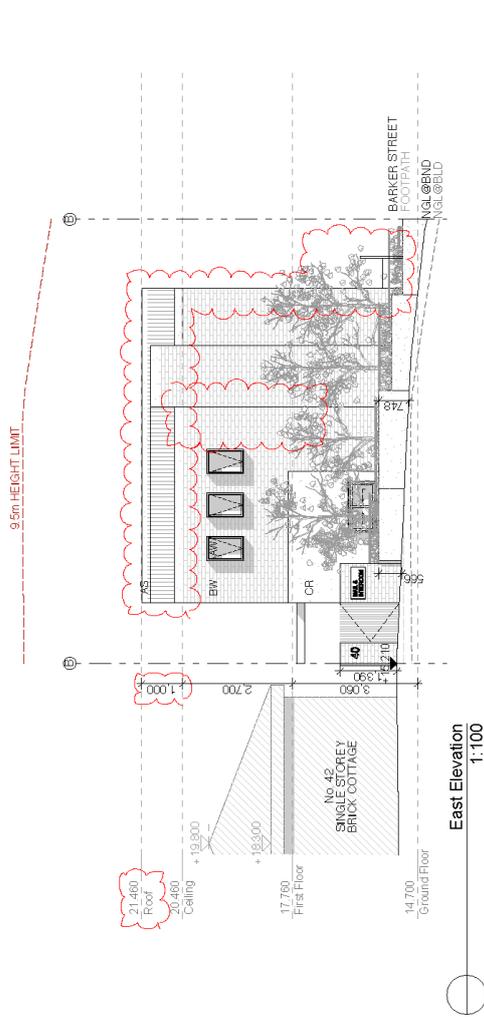
THIS DRAWING IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

Issue	Description	Date	Title	Revision
A	Development Application	14-11-2018	Bluprint N163	
B	Final Plans - Council RR (No. 2013) 20-05-2019	20-05-2019	Project: 40/01 Canterbury Road, Levensham	
C	Council RR	26-06-2019	Client: Astraia Erskholm	
D	Council RR	03-07-2019	Date: 30 July 2019	

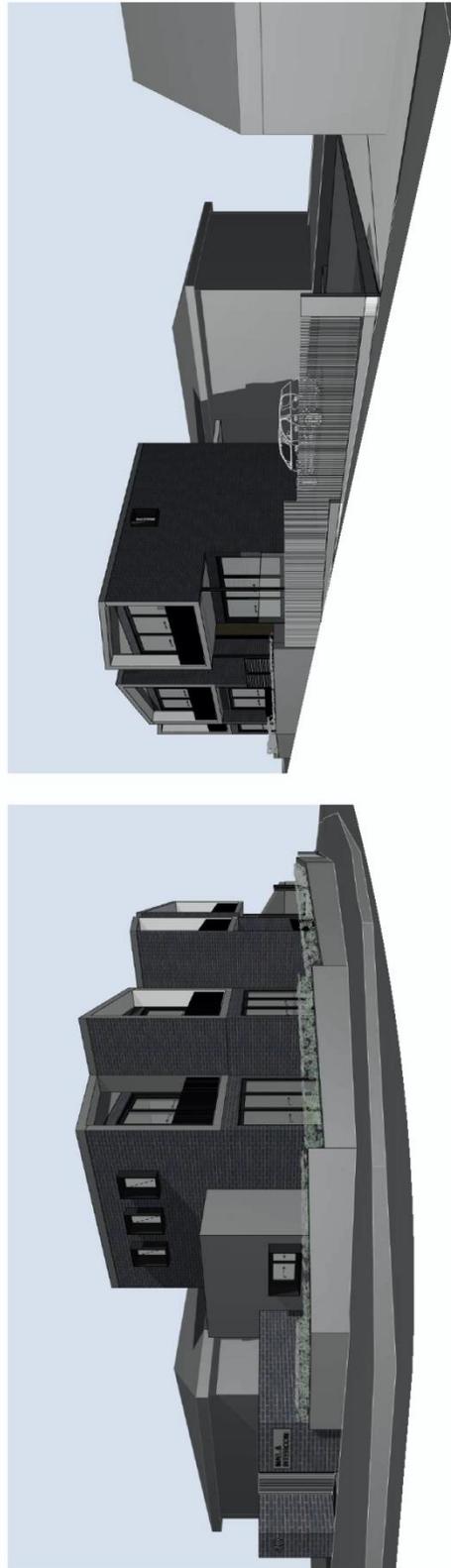
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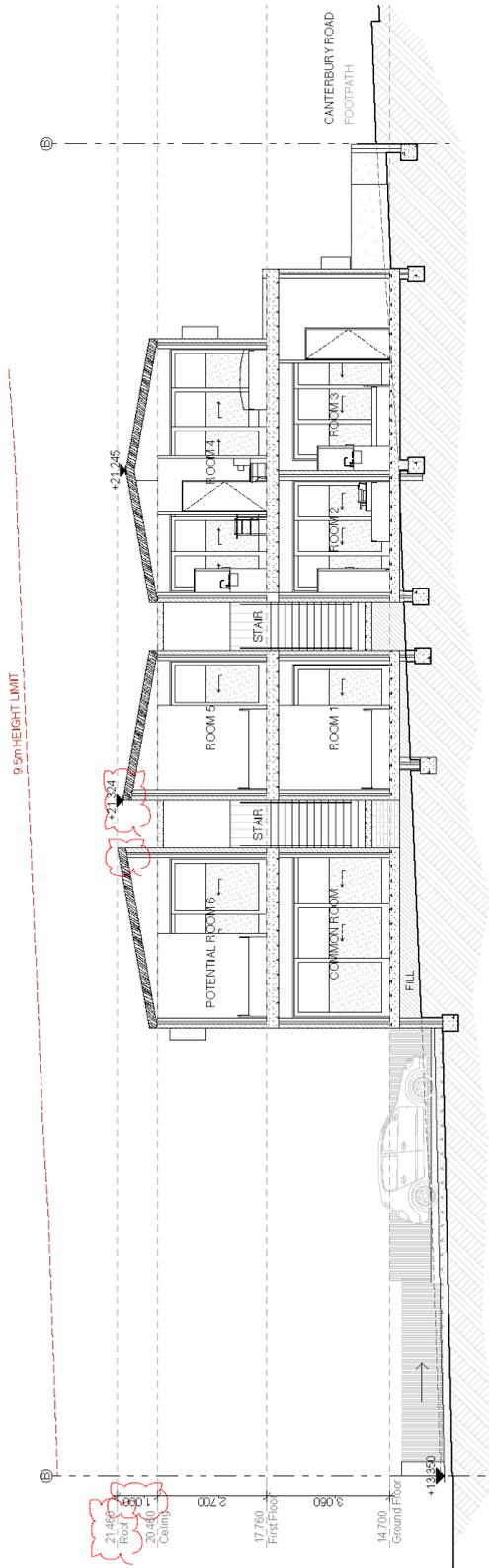
D



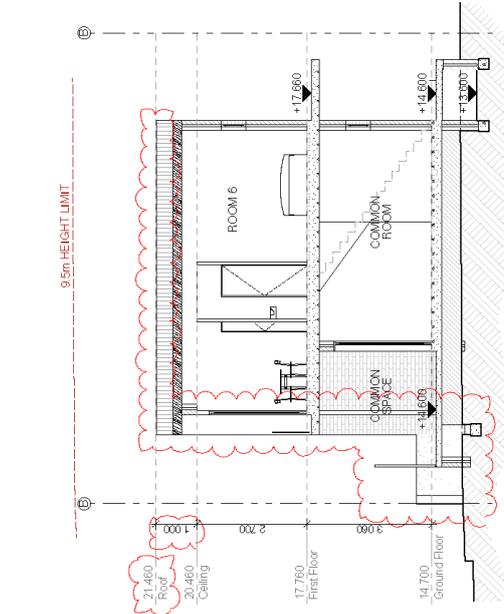
NOTES: THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SANITATION, ELECTRICAL AND PLUMBING LAWS. THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER CALLED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THESE DRAWINGS ARE INTENDED TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. THIS DOCUMENT IS TO BE QUANTIFIED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue Description	Date	 <p>Blair Eshelton 3rd July 2019 1:100 @ A3 - 300 x 420 @ A3</p>	Title: 40/04 Gateway Blvd, Lavisham Project: 40/04 Gateway Blvd, Lavisham Client: Astra Eshelton Date: 3rd July 2019 Scale: 1:100 @ A3 - 300 x 420 @ A3	DA06 D
	A Development Application	14-11-2018			
	B Prelim Plans - Council RR (No. 2019) (20-05-2019)	26-06-2019			
	C Council RR	03-07-2019			



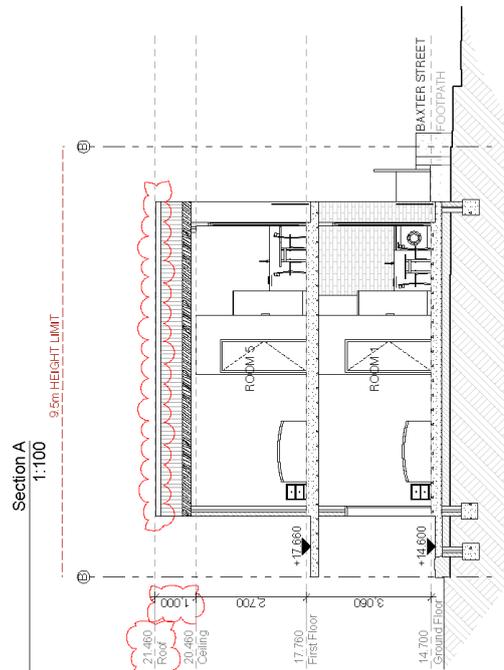
<p>NOTES</p> <p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CORE AND RELEVANT BYLAWS.</p> <p>THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLUMBING LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER COULDED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>THESE DRAWINGS ARE TO BE USED IN ANY WAY WITH THE PERMISSION OF BLUEPRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>THIS IS TO BE OBTAINED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVALS REQUIRED BY THE LOCAL COUNCIL.</p>	<p>Issue</p> <p>A Development Application</p> <p>B Prelim Plans - Council RFI No. 2017/20-152-2018</p> <p>C Council RFI</p> <p>D Council RFI</p>	<p>Date</p> <p>14-11-2018</p> <p>20-10-2018</p> <p>26-10-2018</p> <p>03-07-2019</p>	<p>Title: Precincts</p> <p>Project: 40 Old Constabulary Road, Lavender</p> <p>Client: Joseph Eriksson</p> <p>Date: 24 July 2019</p> <p>Scale: 1:100 @ A3 - Site Plan 1:200 @ A3</p>	<p>DA07</p> <p>D</p>		
	<p>BLUEPRINT DESIGNS</p> <p>44-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000</p>					
	<p>Issue</p> <p>A Development Application</p> <p>B Prelim Plans - Council RFI No. 2017/20-152-2018</p> <p>C Council RFI</p> <p>D Council RFI</p>			<p>Date</p> <p>14-11-2018</p> <p>20-10-2018</p> <p>26-10-2018</p> <p>03-07-2019</p>	<p>Title: Precincts</p> <p>Project: 40 Old Constabulary Road, Lavender</p> <p>Client: Joseph Eriksson</p> <p>Date: 24 July 2019</p> <p>Scale: 1:100 @ A3 - Site Plan 1:200 @ A3</p>	<p>DA07</p> <p>D</p>
	<p>Issue</p> <p>A Development Application</p> <p>B Prelim Plans - Council RFI No. 2017/20-152-2018</p> <p>C Council RFI</p> <p>D Council RFI</p>			<p>Date</p> <p>14-11-2018</p> <p>20-10-2018</p> <p>26-10-2018</p> <p>03-07-2019</p>	<p>Title: Precincts</p> <p>Project: 40 Old Constabulary Road, Lavender</p> <p>Client: Joseph Eriksson</p> <p>Date: 24 July 2019</p> <p>Scale: 1:100 @ A3 - Site Plan 1:200 @ A3</p>	<p>DA07</p> <p>D</p>



Section A
1:100

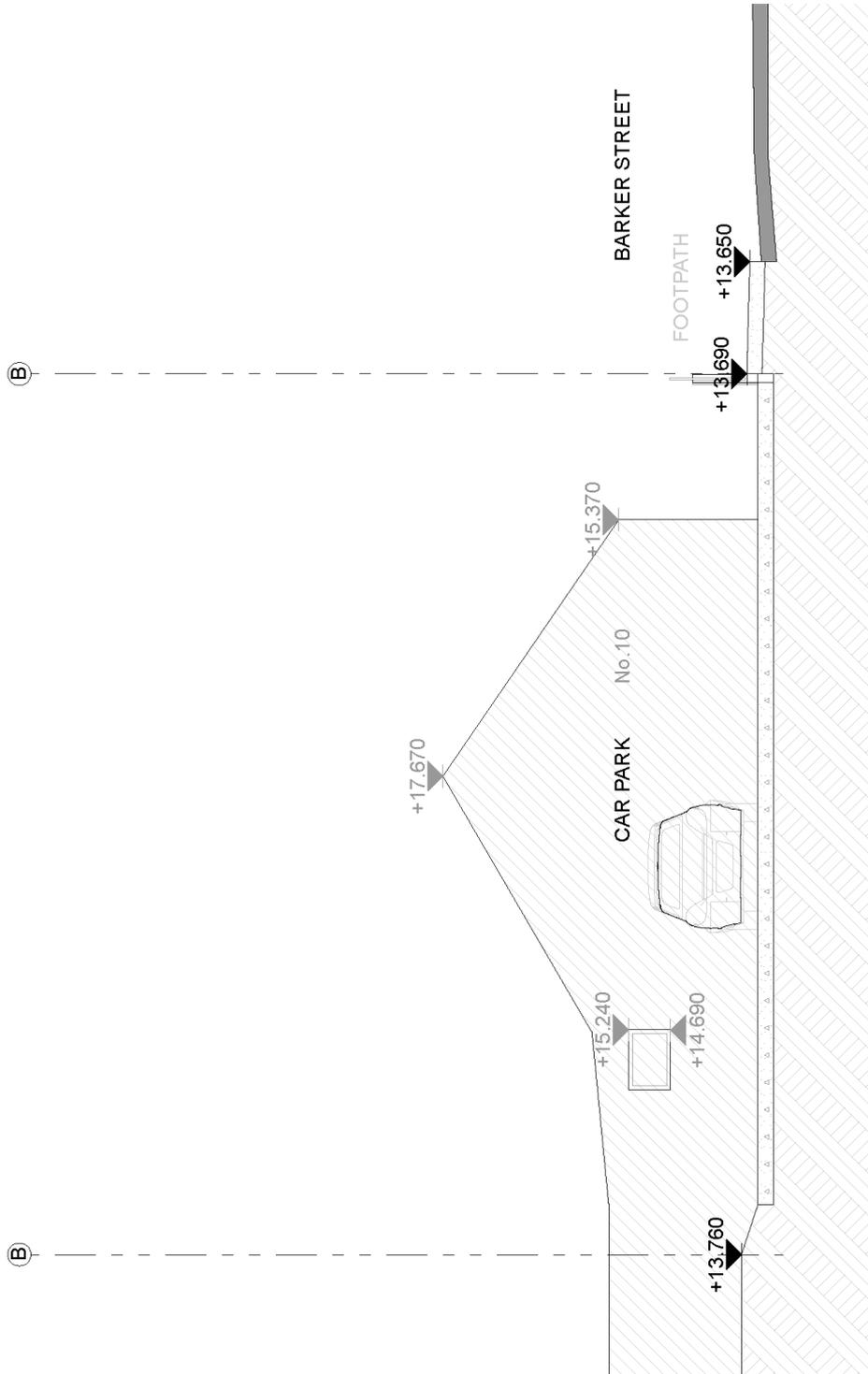


Section C
1:100



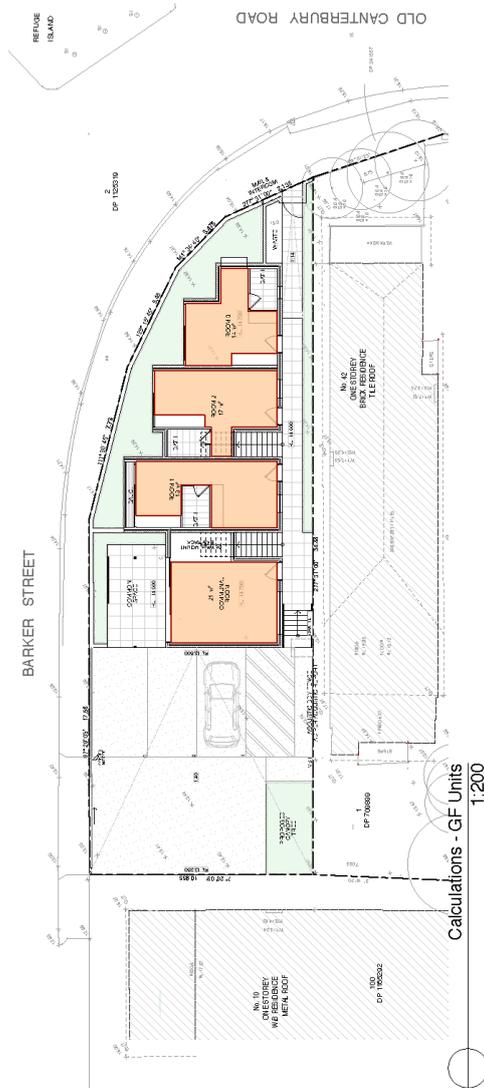
Section B
1:100

<p>NOTES:</p> <p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, S.A.I. CORE AND BEHRENDT EXAMIS.</p> <p>THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE: TWICE OVER SCALE DIMENSIONS. DO NOT SCALE OFF DRAWINGS.</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLUEPRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>ALL DIMENSIONS ARE TO BE OBTAINED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue Description	Date		Title	Series
	A Development Application	14-11-2018	BLU PRINT DESIGNS	40/01 Canterbury Road, Lavender	DA08
	B Prelim Plans - Council RR No. 2013/20-05-2019	26-06-2019	Client: Astraia Exhibition	DA08	
	C Council RR	03-07-2019	Date: 30 July 2019	DA08	
D Council RR		Scale: 1:100 @ A3 - Site Plan 1:200 @ A3			

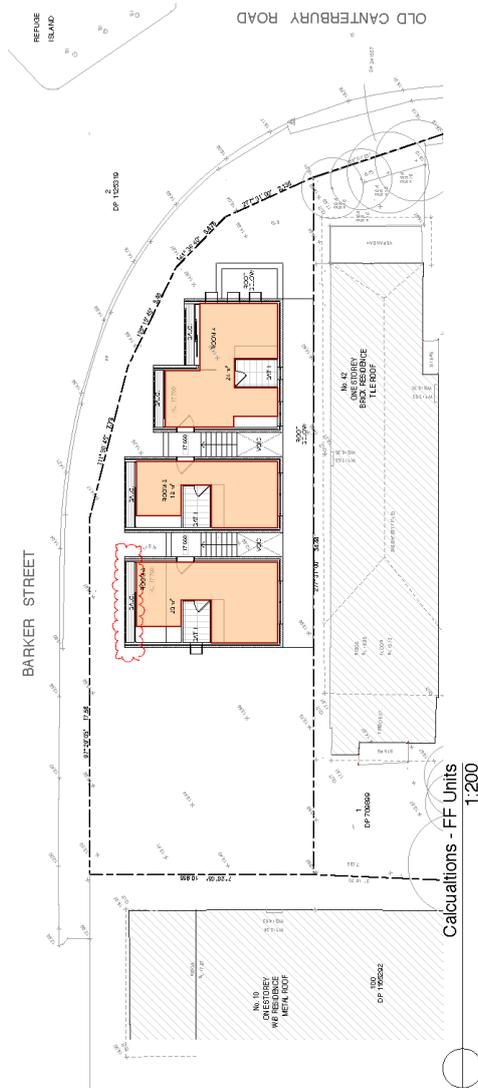


Section D - Driveway
1:50

<p>NOTES:</p> <p>THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAS CODES AND RELEVANT BYLAWS.</p> <p>THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLUEPRINT DESIGNERS INC. SUBJECT TO COPYRIGHT LAWS.</p> <p>ALL DIMENSIONS TO BE QUANTIFIED BY THE PROPRIETOR TO THE LATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<p>BLUEPRINT DESIGNERS</p> <p>44 St. Charles Street, St. Leonards, NSW 1585 Tel: 02 9439 2299 Fax: 02 9439 2297 www.blueprintdesigners.com.au</p>	Title:	Section - Driveway	<p>DA09</p> <p>D</p>
	A	Development Application	14.12.2018		Project:	40 M. Gustafson Blvd, Lavender	
	B	Practic. Plans - Council Ref No. 2013/20-05-2018	20.05.2018		Client:	Ashraf Elshobkol	
	C	Consent RFI	26.06.2018		Date:	24 July 2018	
D	Consent RFI	03.07.2018	Scale:	1:100 @ A3 - Site Plan 1:200 @ A4			



Calculations - GF Units
1:200



Calculations - FF Units
1:200

NOTES

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SANITATION, PLUMBING AND MECHANICAL LAWS.
THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLUMBING LINES AND CONSTRUCTION
METHODS PRIOR TO COMMENCEMENT OF WORK.
PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.
THESE DRAWINGS ARE TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE
SUBJECT TO COPYRIGHT LAWS.
THIS DOCUMENT IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY
THE LOCAL COUNCIL.

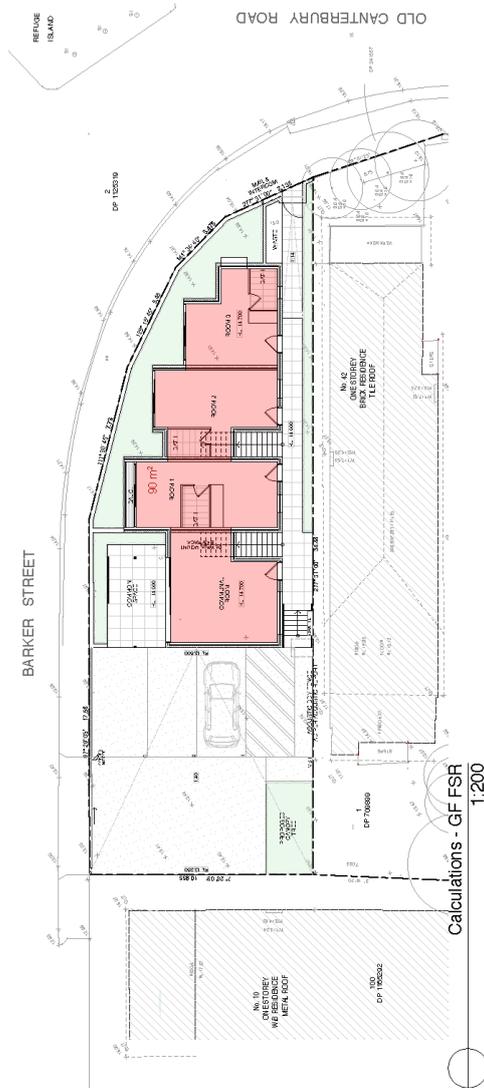
Issue	Description	Date	By
A	Development Application	14-11-2018	
B	Pract. Plans - Council RR (No. 2013) 20-05-2019	20-05-2019	
C	Consent RR	26-06-2019	
D	Consent RR	03-07-2019	



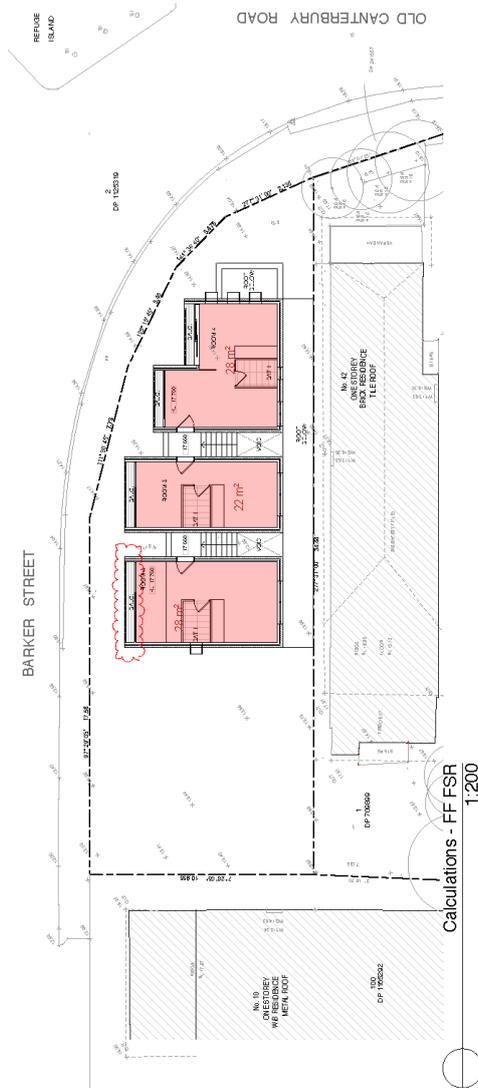
Title: Calculations - Units
 Project: 40 Old Canterbury Road, Lavender
 Client: Astraia Exhibition
 Date: 30 July 2019
 Scale: 1:100 @ A3 - Site Plan 1:200 @ A4

DA10
D





Calculations - GF FSR
1:200



Calculations - FF FSR
1:200

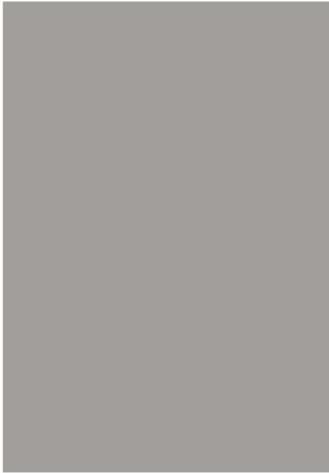
NOTES

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA, CODES AND REGULATORY LAWS.
THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.
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THIS DOCUMENT IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

 <p>BLUEPRINT DESIGNS 14-11-2018 26-06-2019 03-07-2019</p>	<p>Title: Calculations FSR</p> <p>Project: 40 Old Canterbury Road, Lavisham</p> <p>Client: Astraia Erichson</p> <p>Date: 30 July 2019</p> <p>Scale: 1:100 @ A3 - Site Plan 1:200 @ A3</p>	<p>DA11</p> <p>D</p>	
	<p>Issue Description</p> <p>A Development Application</p> <p>B Prelim Plans - Council RR (No. 2/12) 20-05-2019</p> <p>C Council RR</p> <p>D Council RR</p>	<p>Date</p> <p>14-11-2018</p> <p>20-05-2019</p> <p>26-06-2019</p> <p>03-07-2019</p>	<p>Scale</p> <p>1:100 @ A3 - Site Plan 1:200 @ A3</p>
	<p>Issue Description</p> <p>A Development Application</p> <p>B Prelim Plans - Council RR (No. 2/12) 20-05-2019</p> <p>C Council RR</p> <p>D Council RR</p>	<p>Date</p> <p>14-11-2018</p> <p>20-05-2019</p> <p>26-06-2019</p> <p>03-07-2019</p>	<p>Scale</p> <p>1:100 @ A3 - Site Plan 1:200 @ A3</p>
	<p>Issue Description</p> <p>A Development Application</p> <p>B Prelim Plans - Council RR (No. 2/12) 20-05-2019</p> <p>C Council RR</p> <p>D Council RR</p>	<p>Date</p> <p>14-11-2018</p> <p>20-05-2019</p> <p>26-06-2019</p> <p>03-07-2019</p>	<p>Scale</p> <p>1:100 @ A3 - Site Plan 1:200 @ A3</p>



Main Building Face Brick PGH 'Blue Steel Flash' or Similar



Main Building Rendered Elements, Facia, Gutters & Downpipes Dulux - Windspray



Feature Cladding – Northern Elevation INNOCLAD – American Oak or Similar

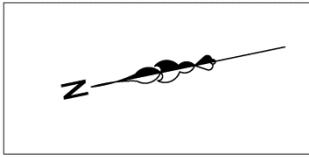


Aluminium Window, Door, Front Fence Gates - Dulux - Monument

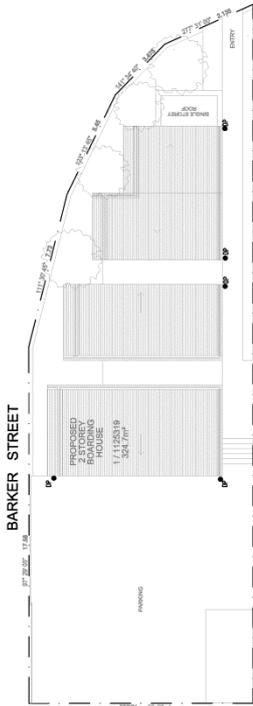


Steel Box Frame Window Detail - Dulux - Monument

40 Old Canterbury Rd, Lewisham - Schedule of Colours and Finishes



- LEGEND**
- RL REINFORCED LEVEL
 - L LEVEL
 - GLP GRATED SURFACE INLET PIT
 - ML MAXIMUM LEVEL
 - THL TOP WATER LEVEL
 - BWL BOTTOM WATER LEVEL
 - IN INSPECT AND OPENING
 - AV AVENUE REQUIRE INTERVAL
 - AND AUSTRALIAN HEIGHT DATUM
 - REC RECTANGULAR INFLOW SECTION
 - FR REINFORCED CONCRETE
 - UN UNSPECIFIED SLAB
 - DN DOWN PIPE
 - RD ROAD WATER OUTLET
 - FIN FINISHED FLOOR LEVEL



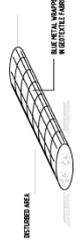
ROOF DRAINAGE PLAN SCALE 1:100

- ALL GUTTERS TO BE ONE-LINE MINIMUM SIZE TO ARCHITECTURAL SPECIFICATION OR AS NOTED ON PLAN
- ALL BALCONIES ARE TO HAVE A DOWN DOWNPipes OVERFLOW PIPE OR AND BRIMS SQUARE
- ALL DOWNPIPES TO BE 75mm DIA. TO ARCHITECTURAL
- PROVIDE AS LINES BEING ALL REINFORCED WALLS AND SUBSOL DRAINAGE AS PER STRUCTURAL ENGINEERING DETAILS. ALL LINES TO BEAN TO PIT.

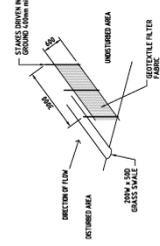
- DENOTES PROPOSED LEVEL
- DENOTES EXISTING LEVEL
- DENOTES DOWNPIPE
- ROOF WATER ONLY
- STORMWATER ONLY



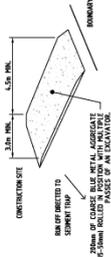
SIGNAGE FOR RAINWATER TANKS AND OUTLETS
 - DIMENSIONS 300mm x 60mm
 - BACKS TO BE BLACK OR GRAY
 - TAP SYMBOLS BLACK



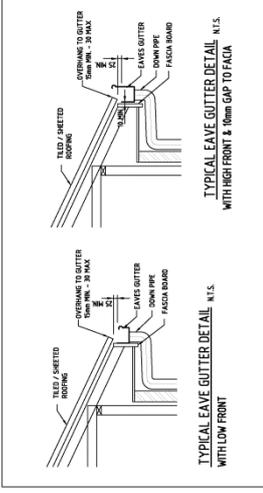
SEDIMENT BARRIER N1:5



SEDIMENT FENCE DETAIL N1:5



CONSTRUCTION ENTRY/EXIT DETAIL N1:5



TYPICAL LEAVE GUTTER DETAIL N1:5
 WITH HIGH FRONT & 70mm GAP TO FACIA

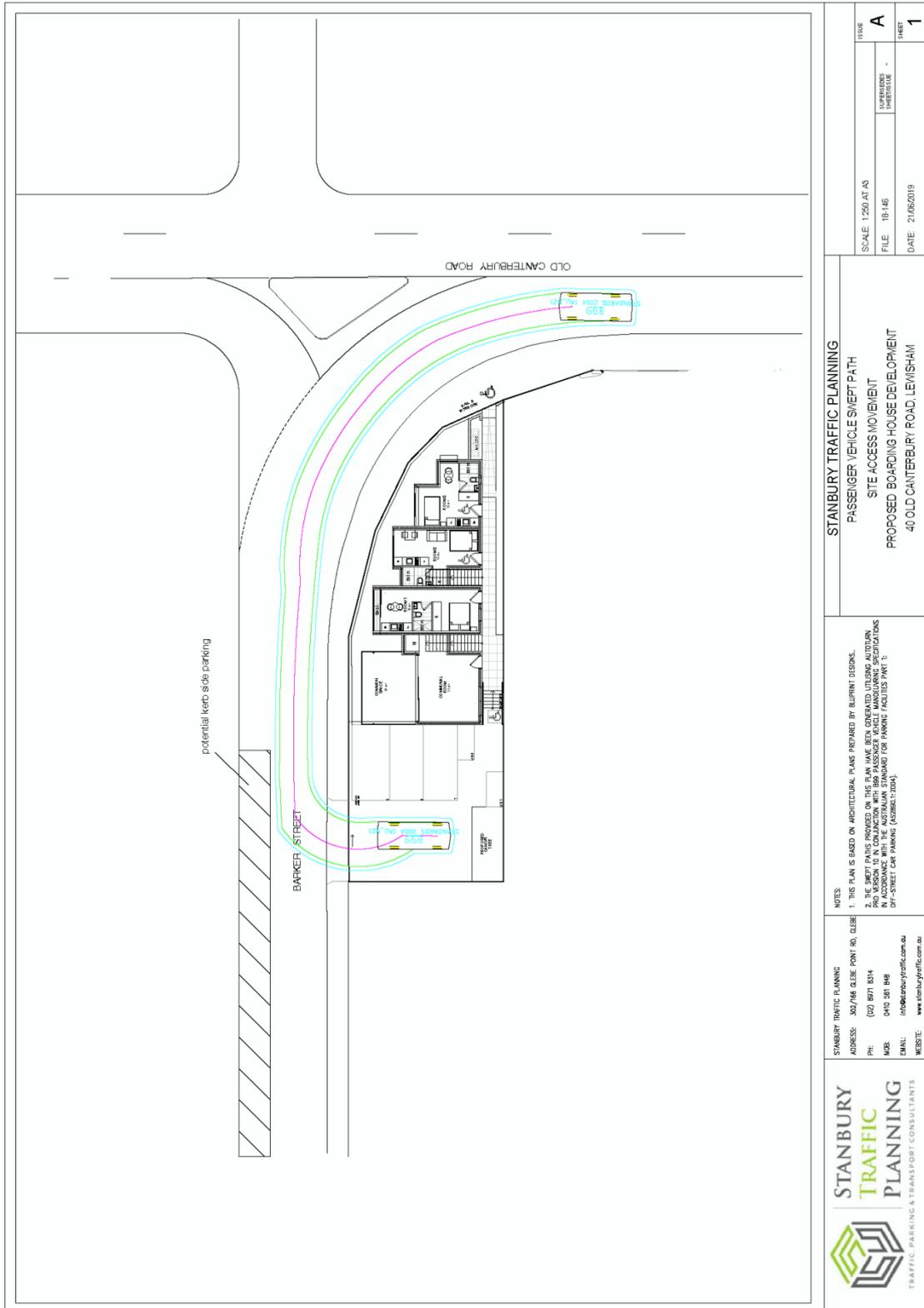
NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION
C	11/17/2018		REQUEST FOR DA APPROVAL - REVISED
B	11/15/2018		ISSUED FOR DA APPROVAL
A	11/15/2018		PREPARED FOR DA APPROVAL
			DRAWN

JOHN ROMANOUS & ASSOCIATES Pty. Ltd.
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 49 OLD CANTERBURY RD, LEMSHAM
 DATE: 29 JUL 2018
 PROJECT: 19/222 KINGSBOROUGH RD, KINGSBOROUGH NSW 2208
 FILE: 19/222 131 101 31

JOB	PROJECT	SCALE	AS SHOWN ON PLAN	AUTH	AS SHOWN ON PLAN	DATE	19/222 - 57/2	REV	C
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STORMWATER DRAINAGE/SEDIMENT CONTROL DETAILS



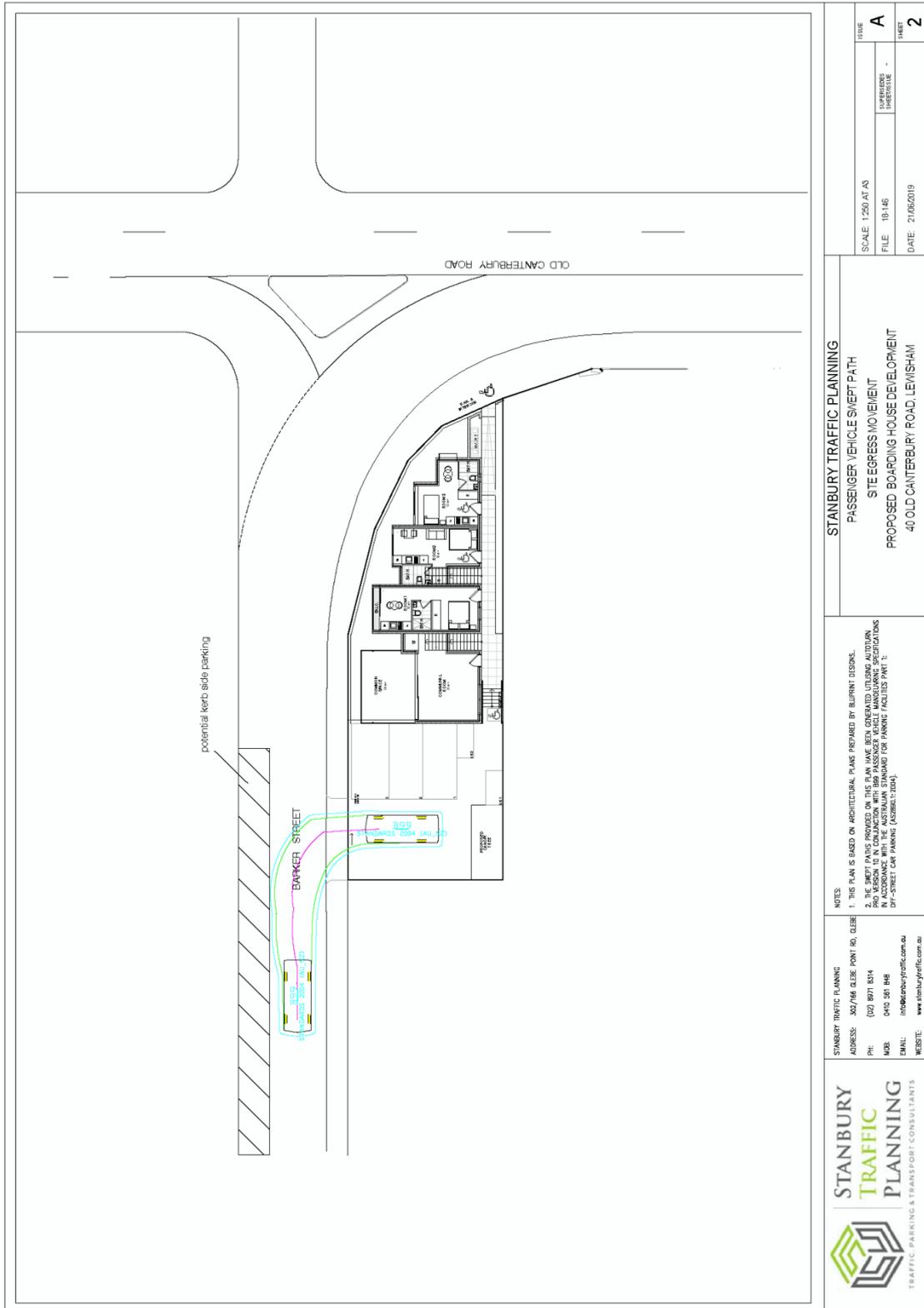
SCALE: 1:250 AT A3	ISSUE: A
FILE: 18-146	SUPERSEDES: -
DATE: 21/06/2019	SHEET: 1

STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEPT PATH
 SITE ACCESS MOVEMENT
 PROPOSED BOARDING HOUSE DEVELOPMENT
 40 OLD CANTERBURY ROAD, LEWISHAM

NOTES:
 1. THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY BLURINT DESIGNS.
 2. THE SWEPT PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRAW PRO VERSION 10 IN CONJUNCTION WITH BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (ASSEMBLY 10) AND THE 2009 AUSTRALIAN STANDARD FOR PARKING FACILITIES PART 1: OFF-STREET CAR PARKING (ASSEMBLY 2204)

STANBURY TRAFFIC PLANNING
 ADDRESS: 302/166 GLEBE POINT RD, GLEBE
 PH: (02) 8971 8014
 MOB: 0410 387 818
 EMAIL: info@stanburyparking.com.au
 WEBSITE: www.stanburyparking.com.au

STANBURY TRAFFIC PLANNING
 TRAFFIC PARKING & TRANSPORT CONSULTANTS



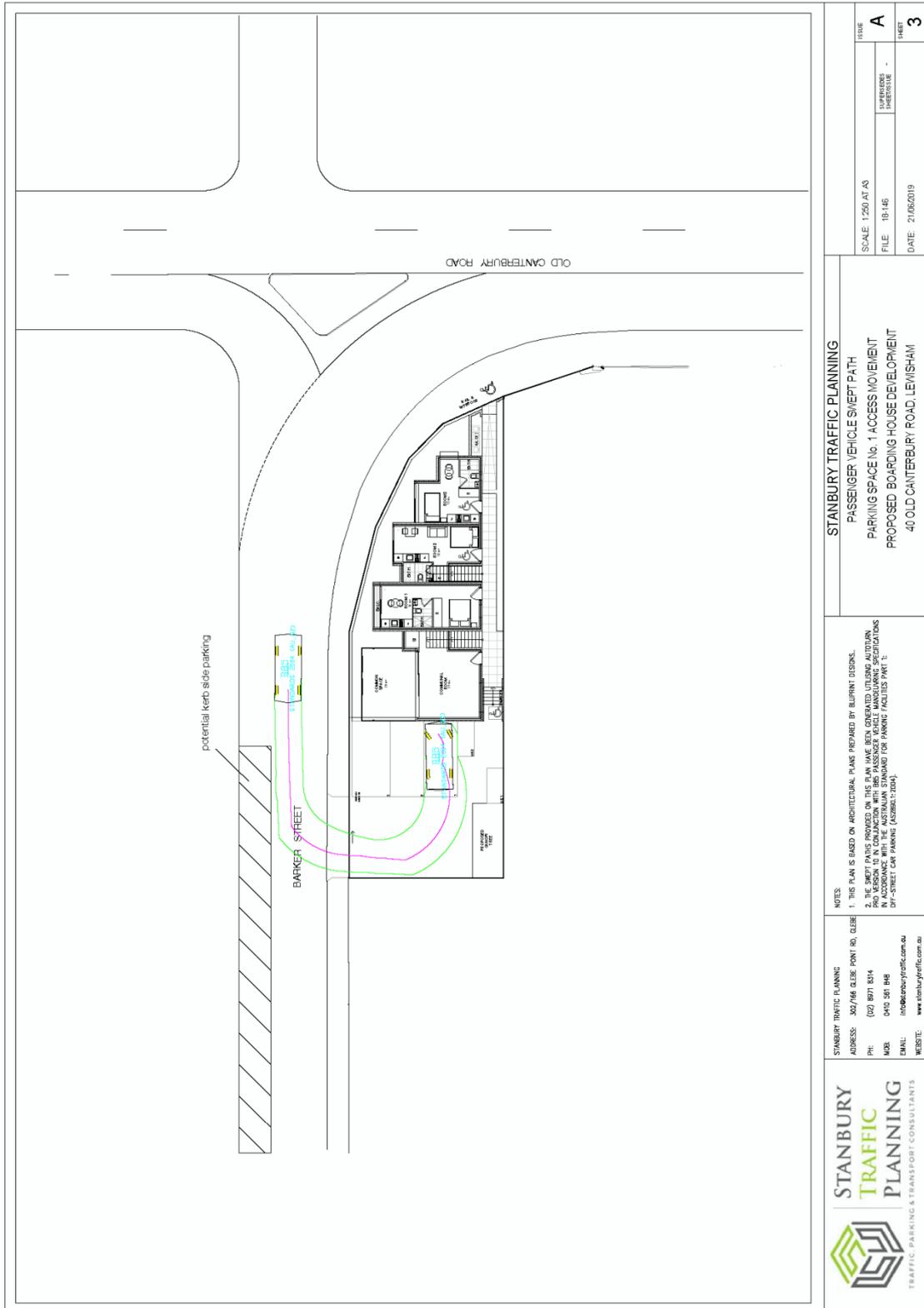
SCALE: 1:250 AT A3	ISSUE: A
FILE: 18-146	SUPPRESSED SHEET/VALUE: -
DATE: 21/06/2019	SHEET: 2

STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEPT PATH
 SITE EGRESS MOVEMENT
 PROPOSED BOARDING HOUSE DEVELOPMENT
 47 OLD CANTERBURY ROAD, LEWISHAM

NOTES:
 1. THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY BLURINT DESIGNS.
 2. THE SKETCH PLOTS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRAW PRO VERSION 10 IN CONJUNCTION WITH BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (AS/NZS 4586:2012) AND THE STANDARD FOR PARKING FACILITIES PART 1: DFT-STREET CAR PARKING (AS/ISO 15924).

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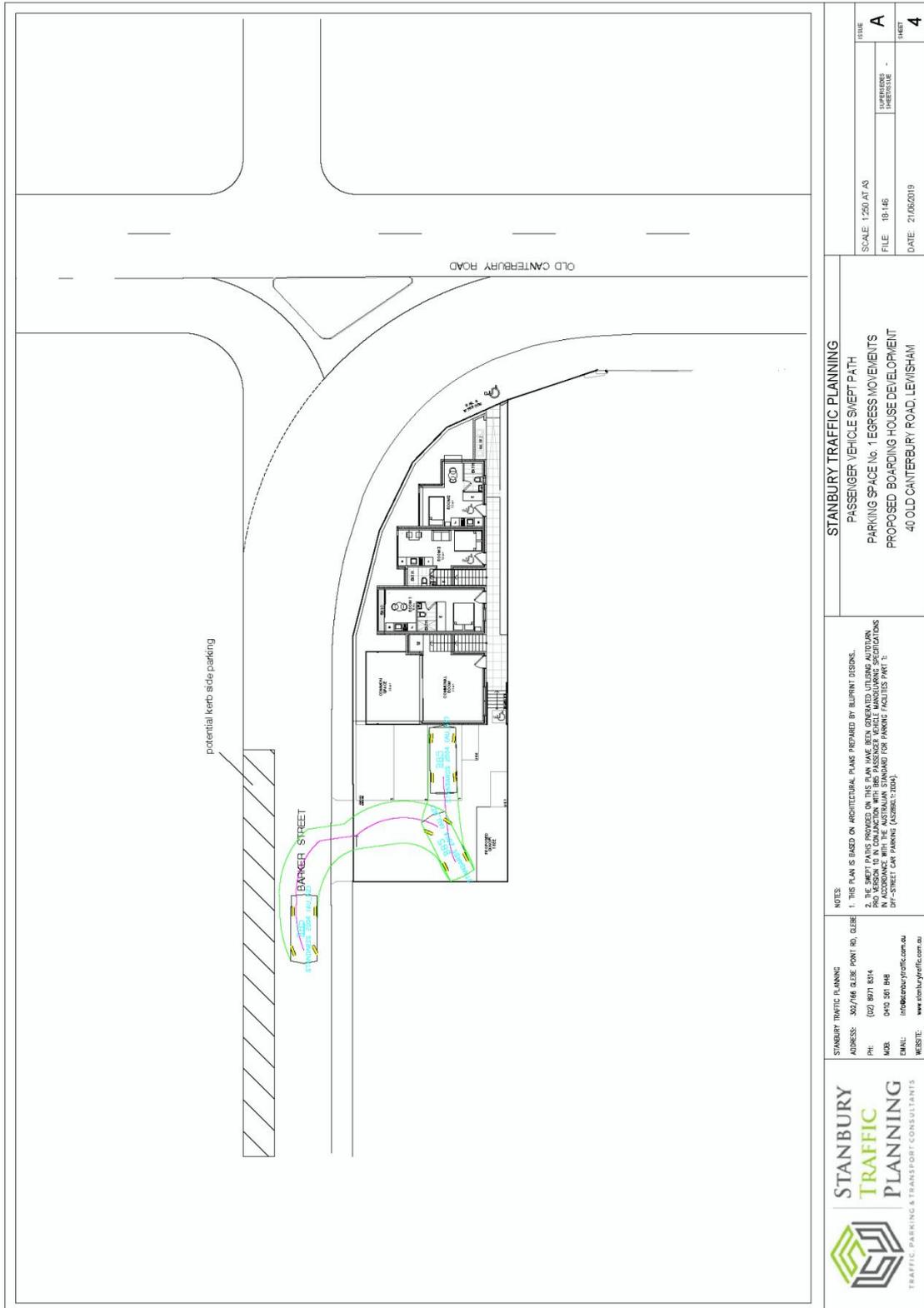
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STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEEP PATH
 PARKING SPACE No. 1 ACCESS MOVEMENT
 PROPOSED BOARDING HOUSE DEVELOPMENT
 40 OLD CANTERBURY ROAD, LEWISHAM

NOTES:
 1. THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY BLURNT DESIGNS.
 2. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRIVE PRO VERSION 10 IN CONJUNCTION WITH BBS PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS AND THE 2015 AUSTRALIAN STANDARD FOR PARKING FACILITIES PART 1: OFF-STREET CAR PARKING (AS/NZS4120:2015)

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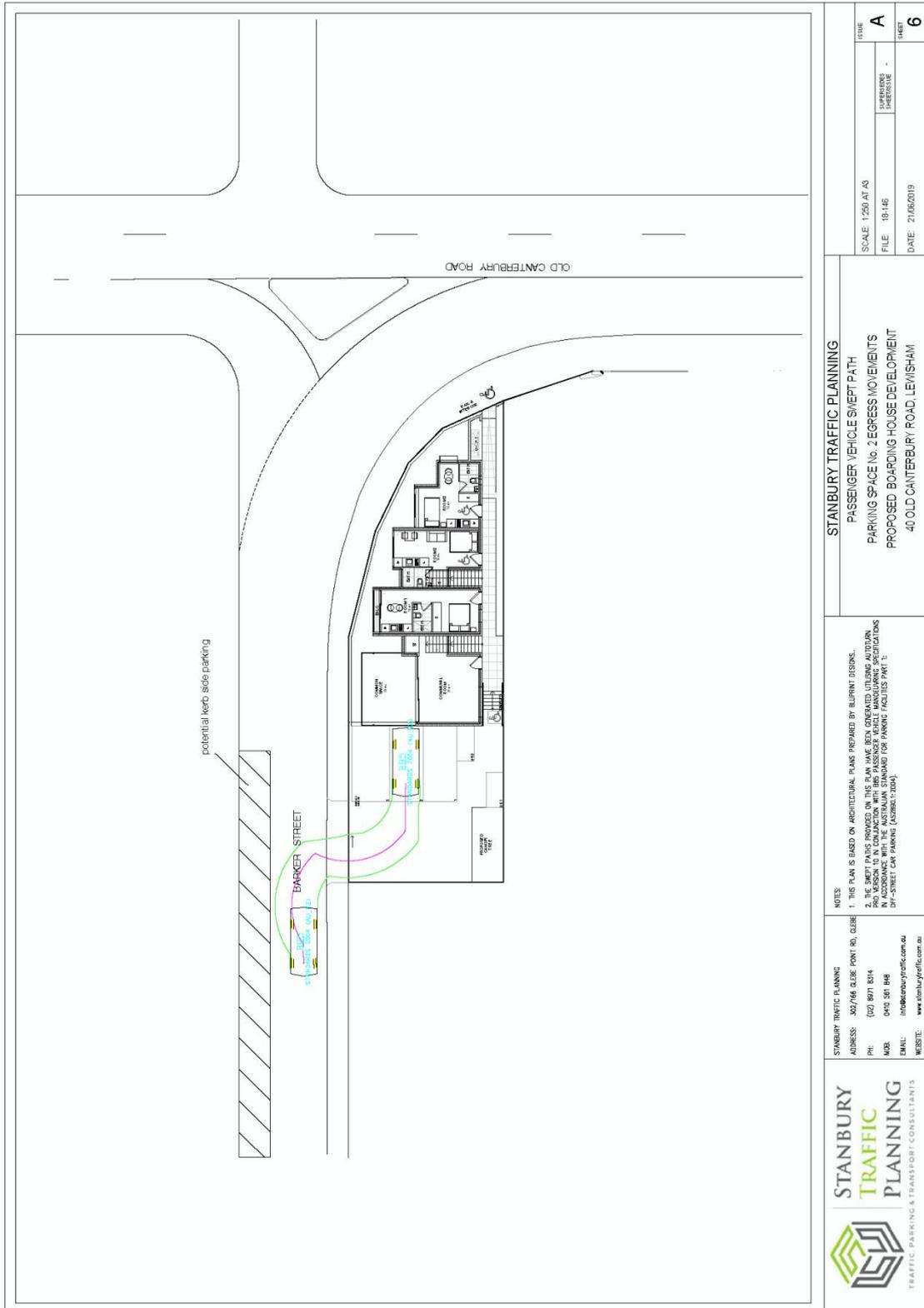
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STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEET PATH
 PARKING SPACE No. 1 EGRESS MOVEMENTS
 PROPOSED BOARDING HOUSE DEVELOPMENT
 40 OLD CANTERBURY ROAD, LEWISHAM

NOTES:
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 2. THE SKETCH PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRIVE PRO VERSION 10 IN CONJUNCTION WITH BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (ASSEMBLY) AND BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (ASSEMBLY) (2014).
 3. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE.

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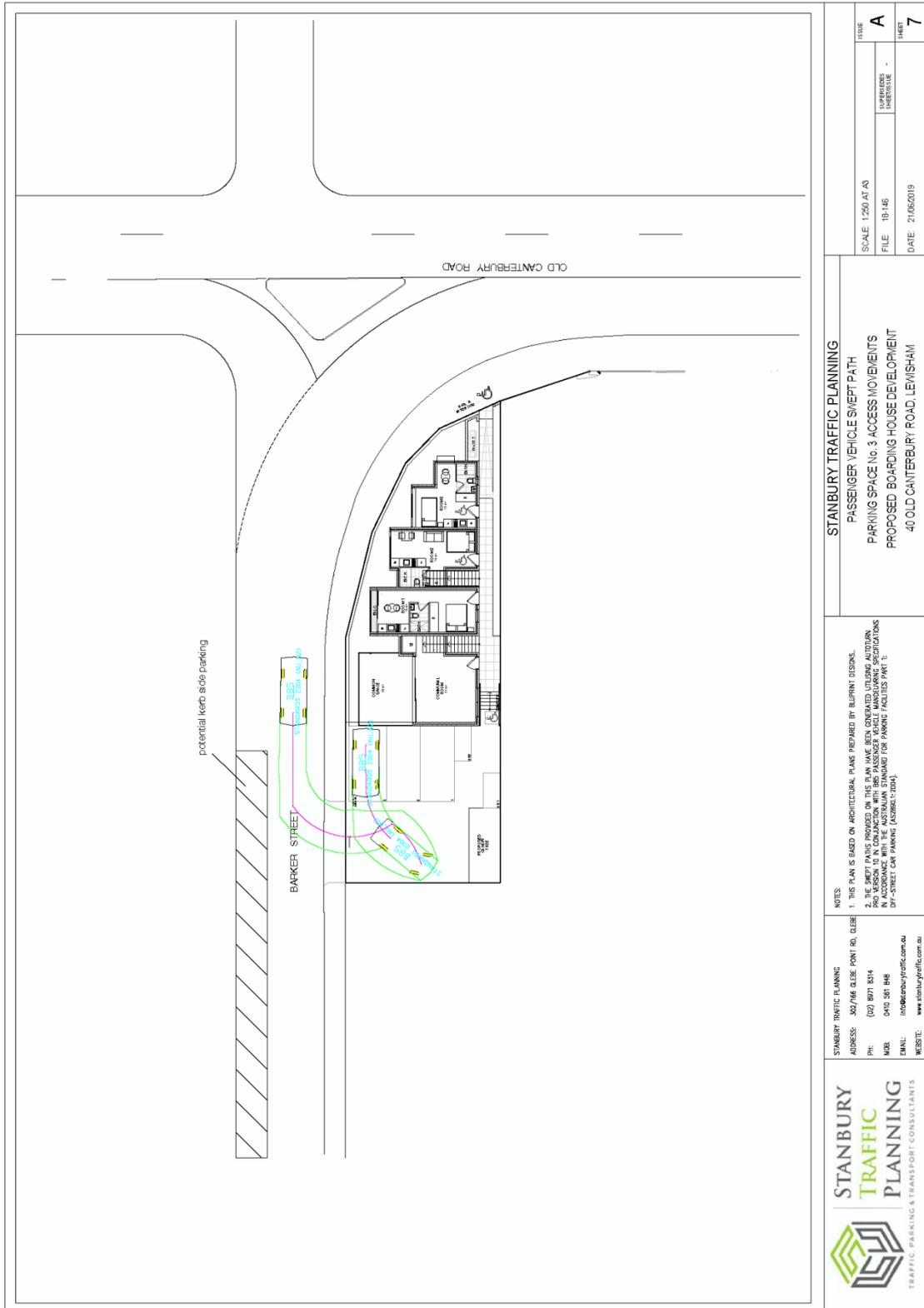


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 2. THE SKETCH PLOTS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRAW PRO VERSION 10 IN CONJUNCTION WITH BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (ASSEMBLY 2014) AND THE BRP GUIDELINES FOR PARKING FACILITIES PART 1: DIFF-STREET CAR PARKING (ASSEMBLY 2014).

STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEET PATH
 PARKING SPACE No. 2 EGRESS MOVEMENTS
 PROPOSED BOARDING HOUSE DEVELOPMENT
 4/1 OLD CANTERBURY ROAD, LEWISHAM

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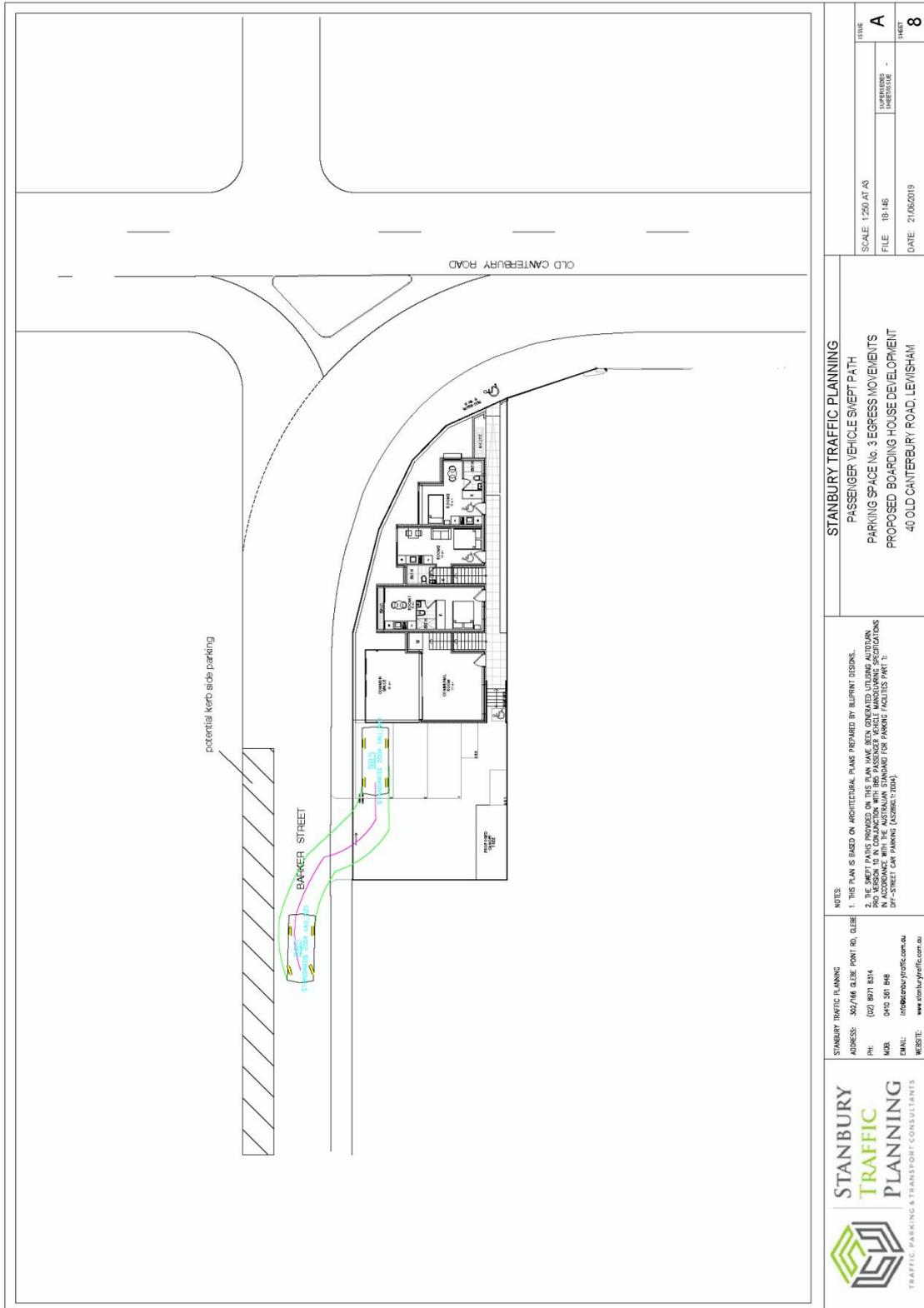
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STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEEP PATH
 PARKING SPACE No. 3 ACCESS MOVEMENTS
 PROPOSED BOARDING HOUSE DEVELOPMENT
 40 OLD CANTERBURY ROAD, LEWISHAM

NOTES:
 1. THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY BLURINT DESIGNS.
 2. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTODRIVE PRO VERSION 10 IN CONJUNCTION WITH BRP PASSENGER VEHICLE MANOEUVERING SPECIFICATIONS (ASSEMBLY 10) AND BRP BOARDING HOUSE FOR PARKING FACILITIES PART 1: DFT-STREET CAR PARKING (ASSEMBLY 10) (A/2018/0004)

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STANBURY TRAFFIC PLANNING
 PASSENGER VEHICLE SWEPT PATH
 PARKING SPACE No. 3 EGRESS MOVEMENTS
 PROPOSED BOARDING HOUSE DEVELOPMENT
 4/1 OLD CANTERBURY ROAD, LEWISHAM

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