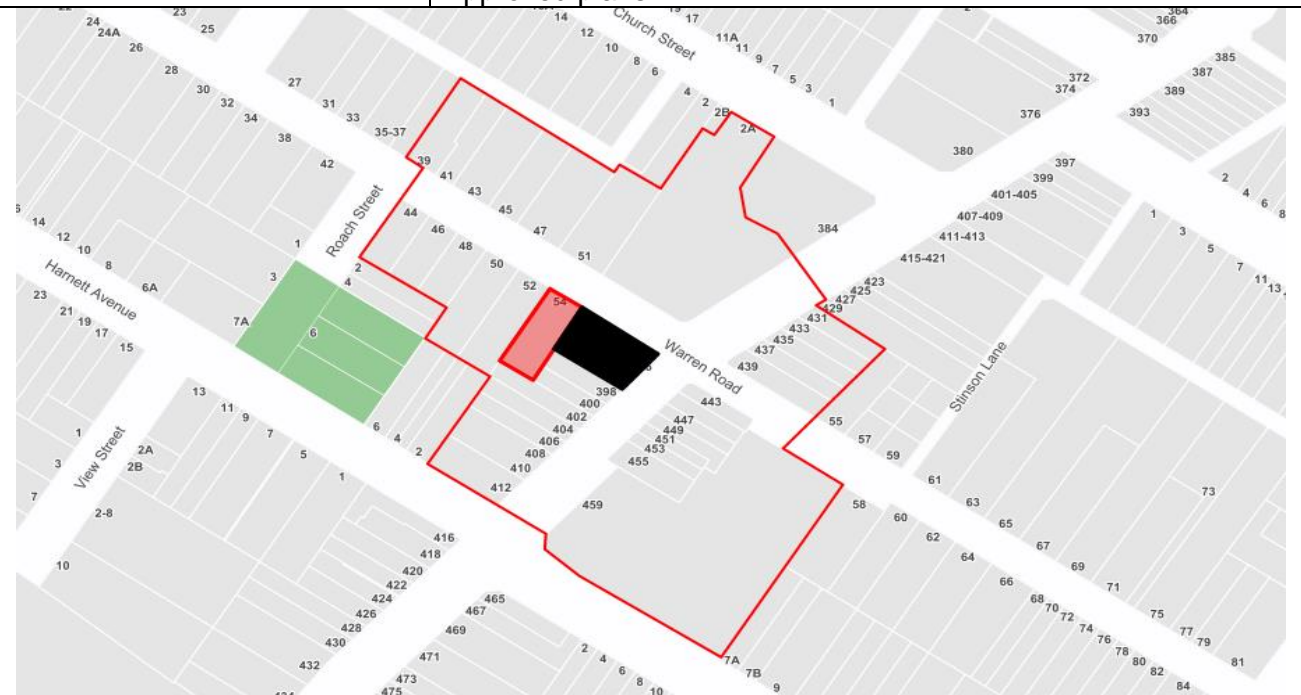







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA201600221.04
Address	392 Illawarra Road Marrickville
Proposal	To modify the roof terrace of Unit 301, delete a portion of the planting and install a swimming pool with associated fence and steps and decking
Date of Lodgement	8 February 2019
Applicant	Benson McCormack Architecture
Owner	Warren Projects P/L
Number of Submissions	8 submissions
Value of works	\$25,000
Reason for determination at Planning Panel	SEPP 65 is applicable to the development
Main Issues	Acoustic and Visual Privacy
Recommendation	Approved with Conditions
Attachment A	Recommended modified conditions of consent
Attachment B	Plans of proposed development
Attachment C	Modified Determination No. 201600211 dated 31 October 2018
Attachment D	Approved plans



Subject Site		Objectors		↑ N
Notified Area				

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of an application submitted to Council under Section 4.55(2) of the Environmental Planning and Assessment Act to modify Modified Determination No. 201600211 dated 31 October 2018 and seeks to modify the roof terrace of Unit 301, delete a portion of the planting and install a swimming pool with associated fencing, steps and decking at 392 Illawarra Road, Marrickville. The application was notified to surrounding properties and 8 submissions were received.

The main issues that have arisen from the application include:

- Acoustic and visual privacy impacts to neighbouring properties and future occupants of the development as a result of the use of the proposed pool.

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011).

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered acceptable given the context of the site and the desired future character of the precinct. The application is therefore recommended for approval.

The application is referred to the Inner West Local Planning Panel for determination as the approved development is subject to *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*.

2. Proposal

To modify Determination No. 201600211 dated 31 October 2018, including amendments to the roof terrace of Unit 301, deletion of a portion of the approved planting and installation of a swimming pool with associated fence and steps and decking. Specifically, the proposed modification entails:

- Deleting a majority of the approved planter bed on the third floor of the building at the west side of the site;
- Installation of a 7 metre by 2 metre pool within the area of the planter bed;
- Installation of 1.2 metre high pool fencing around the perimeter of the pool;
- A raised deck to access the pool at the south side of the terrace; and
- Associated pool equipment to be housed underneath the proposed deck.

Below are excerpts of the roof terrace of Unit 301 from the approved and proposed plans showing the planter bed as approved and the proposed pool.

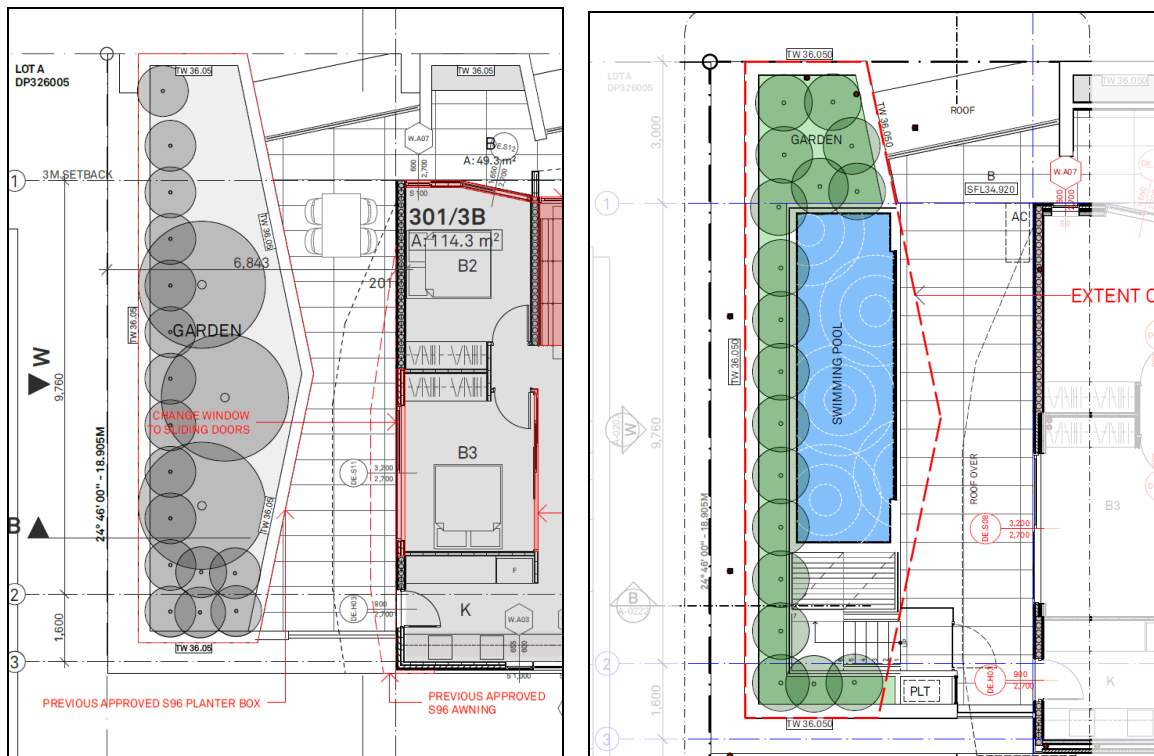


Image 1: Approved roof terrace (left) and proposed roof terrace with pool (right)

3. Site Description

The subject site is located on the western side of Illawarra Road, at the intersection of Warren Road and Illawarra Road, Marrickville. The site consists of 1 allotment and is generally rectangular shaped with a total area of 577.4 sqm and is legally described as Lot 100 of Deposited Plan 1238153.

The site has a frontage to Illawarra Road of 19.2 metres and a secondary frontage of approximate 32.6 metres to Warren Road.

The site supports a six storey mixed use building under construction. The adjoining properties support two storey commercial buildings on Illawarra Road and two storey residential flat buildings on Warren Road.

The pool subject of this application is located at the rear of the site on the third floor and immediately adjoins 54 Warren Road, which contains a two storey residential flat building, and 398 Illawarra Road, which contains a two storey commercial building.



Image 2: Aerial view of Site with pool location shown in blue

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site.

Application	Proposal	Decision & Date
DA201600221	To partially demolish existing improvements, consolidation of 3 allotments into 1 allotment, retention and restoration of 2 storey traditional commercial shopfronts and construction of a 6 storey mixed use development containing 1 ground floor commercial tenancy, 17 dwellings with associated car parking and landscaping	Approval – 14 November 2016
DA201600221.01	To stage the original development with Stage 1 comprising partial demolition of existing improvements, consolidation of 3 allotments into 1 allotment, retention and restoration of 2 storey traditional commercial shopfronts and construction of a 6 storey mixed use development containing 2 ground floor commercial tenancies, 16 dwellings with associated car parking and landscaping with Stage 2 comprising the construction of the first floor balconies over Illawarra Road and Warren Road	Approval – 13 June 2016

DA201600221.02	To modify condition 50 of the modified consent to allow the deferred payment of the Section 7.11 Contributions applicable to the approved development	Approval – 17 September 2018
DA201600221.03	To modify unit 301, including enclosing the approved northern terrace to become living space, increasing the size of the western terrace and awning above the terrace and introducing sliding doors to bedroom 3 of the unit	Approval – 31 October 2018

4(b) Application history

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

Date	Discussion / Letter / Additional Information
5 July 2019	Additional information requested providing addition screening, a clear schedule of finishes, a landscape plan, an acoustic report and recommendations to limit the hours of use of the pool.
19 July 2019	Amended plans and documents submitted addressing the above request.

5. Assessment

The following is a summary of the assessment of the application in accordance with Sections 4.55 and 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

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

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

The following provides further discussion of the relevant issues:

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

The development is subject to the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* (SEPP 65).

A statement from a qualified Architect was submitted with the original application verifying that they designed, or directed the design of, the development. The statement also provides an explanation that verifies how the design quality principles are achieved within the development and demonstrates, in terms of the Apartment Design Guide (ADG), how the objectives in Parts 3 and 4 of the guide have been achieved.

It is noted that the western rear boundary of the building (the area of this modification application) does not provide the minimum building separation required by the ADG under Part 2F. However, this variation was considered acceptable and approved as part of DA201600221.01 as the planter bed was considered to be a better architectural outcome

than the previous non-trafficable metal room in the same location. While the proposed pool decreases the extent of the planter bed, planting is maintained to the Warren Road frontage and the western and southern elevations and it is considered to remain consistent with the original intent of allowing the variation.

While the introduction of a more active space (the pool) closer to the western boundary will present potential privacy issues, privacy impacts to the neighbouring properties as a result of the pool are considered to be acceptable and this is discussed later in the report.

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

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

- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 5.10 - Heritage Conservation

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

The site is zoned B2 – Local Centre under the *MLEP 2011*. The development has consent and remains permissible with consent within the zone. The development is considered acceptable having regard to the objectives of the B2 - Local Centre zone.

(iii) Clause 4.3 – Height of buildings

The proposal does not alter the existing approved height of the development and relates only to the construction of a pool and low-height safety fence.

(iv) Clause 4.4 – Floor space ratio

The proposal does not alter the existing approved floor space ratio of the development and relates only to the construction of a pool external to the building.

(v) Clause 5.10 – Heritage Conservation

The site is located within the vicinity of heritage items, namely Roseby Memorial Church (Item 173) and a pair of Victorian villas (Item 1128). These items are located opposite the subject site, on the northern side of Warren Road.

These adjacent heritage items were not considered to be impacted by the proposal in previous assessments. The proposal pool is within the envelope of the approved garden bed structure which partially presents to Warren Road. The modified proposal maintains the northernmost part of the garden bed, with the pool being set back from Warren Road by 3 metres and will not impact the views to or from the adjacent items.

Overall, the development would not have any significant impacts on the nearby heritage items, given the separation from the subject development. The amended development satisfies Clause 5.10 of MLEP 2011 and Part 8 of MDCP 2011 and promotes a high standard of heritage preservation.

5(b) Draft Environmental Planning Instruments

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

- *Draft Marrickville Local Environmental Plan 2011 (Amendment 4)*

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

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

5(c) Development Control Plans

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

The following provides discussion of the relevant issues:

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes – see discussion
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 5 – Commercial and Mixed Use Development	Yes
Part 8 – Heritage	Yes

The following provides discussion of the relevant issues:

(i) Part 2.1 – Urban Design

The proposed pool and associated deck and fencing will not be highly visible from the streetscape and the materials and finishes proposed are high quality, which incorporate well with the existing approved finishes of the building. The proposal is considered acceptable having regard to the urban design provisions.

(ii) Part 2.6 – Acoustic and Visual Privacy

Both acoustic and visual privacy impacts are important considerations for the proposal. The elevated location of the pool has the potential to result in overlooking impacts, particularly to 54 Warren Road, and the use of the pool may give rise to noise.

Submissions were received raising concerns of overlooking and noise impacts to 54 Warren Road, as a result of the pool.

Notwithstanding, the amended plans and acoustic report submitted on 19 July 2019 included additional measures to improve visual and acoustic privacy, including reducing the size of the pool and recommending limited hours of use.

The development ensures that the visual privacy currently enjoyed by residents of adjoining residential properties and future residents of the development are protected as:

- The pool is setback approximately 1.6 metres from the western property boundary (adjacent to 54 Warren Road) and 4.2 metres from the southern property boundary, providing visual separation;
- The pool is proposed to be surrounded by a landscape buffer with planting to limit overlook to neighbouring properties;
- The pool is located above the ridgeline of the neighbouring building at 54 Warren Road and any views that are obtained from the pool will be largely to the neighbouring roof top; and
- The proposed deck and stairway to access the pool is setback 1.6 metres from the western property boundary, 1.7 metres from the southern property boundary, screened by planting and is of a modest size only to access the pool and could not be used as an entertainment area.

Given the above, it is considered that the positioning of the pool away from property boundaries and the edges of the building, coupled with the screen planting proposed will adequately mitigate potential adverse overlooking impacts and maintain a suitable level of visual privacy.

With regard to acoustic privacy, the applicant submitted an Environmental Noise Assessment dated 19 July 2019, completed by Day Design P/L which determined ambient noise levels in the area and assessed the potential acoustic impacts of pool usage and the pool pump against the relevant acoustic criteria. The report concludes the development can comply with the relevant criteria in relation to neighbouring properties, but not within the development itself.

As such, the report recommends the use of the pool be limited by strata by-laws to 7.00am to 10.00pm daily to mitigate any adverse acoustic impacts. A condition is included in the recommendation requiring the pool use to be limited to the aforementioned hours and for this limitation to be included in any strata by-laws that may apply to the development.

It is also noted that the proposed pool is within a residential unit complex and serves only Unit 301 and is not a common pool for the building or for commercial purposes. As such, use of the pool will be generally limited to the residents of Unit 301 and this limited use, coupled with limited operating hours is considered acceptable to mitigate any adverse acoustic impacts and maintain a suitable level of acoustic privacy for neighbouring residents and future residents of the development.

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

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

- a) be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted;
- b) consult with any relevant authority or approval body;
- c) notify the application in accordance with the regulations;
- d) consider any submissions made; and
- e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the application.

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

Amended plans were submitted for the proposal during the assessment process. The plans were considered to have a reduced or similar impact on the adjoining properties and as such, in accordance with Council's notification policy, were not required to be re-notified.

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

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties. A total of 8 submissions were received.

The following issues raised in submissions have been discussed in this report:

- Heritage – see Section 5(a)(ii)(iv)
- Visual and Acoustic Privacy – see Section 5(c)(ii)

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

Issue: Construction Impacts

Comment: Concerns were raised regarding general construction impacts associated with the development as a whole including noise impacts, rubbish and dust. The existing development consent includes conditions to manage construction impacts which are considered acceptable and would also apply to the construction of the pool. It is also noted that construction impacts are temporary and will cease on completion of the development.

Concerns were also raised that the approval of a pool would prolong construction impacts and extend the construction timeframe. The proposed pool is minor in the context of the larger development and is unlikely to result in significantly extended construction times. The building is currently under construction and it is likely the pool construction would be incorporated into the current construction process. It is noted however that Council does not determine a maximum construction timeframe and this is managed by the applicant.

Issue: Parking

Comment: Concerns were raised that visitors coming to use the pool would result in parking impacts on the surrounding street parking. The approved development includes visitors parking and given the private nature of the pool, it is unlikely any visitors to future residents of the development would be so extensive as to result in significant adverse local parking impacts.

5(h) The Public Interest

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

The proposal is not contrary to the public interest.

6. Conclusion

The proposal generally complies with the relevant aims, objectives and design parameters contained in SEPP 65, the *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

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

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

7. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to modification Application No. 201600221.04 under Section 4.55 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201600211 dated 31 October 2018 and seeks to modify the roof terrace of Unit 301, delete a portion of the planting and install a swimming pool with associated fence and steps and decking at 392 Illawarra Road, Marrickville, subject to the conditions listed in Attachment A.

Attachment A – Recommended modified conditions of consent

Attachment A – Recommendation Modified Conditions of Consent

THAT the application under Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify Modified Determination No. 201600211 dated 31 October 2018 be **APPROVED** and a modified Determination be issued in the following manner:

(i) THAT condition 1 be amended to read:

- The development being carried out substantially in accordance with plans and details listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A1100, Rev C	Ground Floor Plan	25.08.16	Thiink Developments	21.09.16
A1101, Rev C	Level 1 Floor Plan	20.09.16	Thiink Developments	21.09.16
A1102, Rev C	Level 2 Floor Plan	20.09.16	Thiink Developments	21.09.16
A1103, Rev B	Level 3 Floor Plan	28.08.16	Thiink Developments	21.09.16
A1104, Rev B	Level 4 Floor Plan	28.08.16	Thiink Developments	21.09.16
A1105, Rev C	Level 5 Floor Plan	20.09.16	Thiink Developments	21.09.16
A1106, Rev C	Level 6 Floor Plan	25.08.16	Thiink Developments	21.09.16
A1107, Rev C	Roof Plan	25.08.16	Thiink Developments	21.09.16
A2000, Rev D	North + South Elevations	20.09.16	Thiink Developments	21.09.16
A2001, Rev D	East + West Elevations	20.09.16	Thiink Developments	21.09.16
A3000, Rev C	Section 1 + Section 2	25.08.16	Thiink Developments	21.09.16
2015-032, Issue A	Landscape Plan	04.04.16	True Form Landscape Architecture	11.05.16
Certificate number: 670418M_03	BASIX Certificate	12.08.16	Greenworld Architectural Drafting	12.08.16
Revision D	Waste Management Plan	12.08.16	Elephants Foot	12.08.16

and details submitted to the Council on 11 May 2016, 12 August 2016 and 21 September 2016 with the application for development consent and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101, Issue B	Ground Level	Feb 2018	Benson McCormack Architecture	23.2.18
A-0102, Issue B	Level 1	Feb 2018	Benson McCormack Architecture	23.2.18

A-103, Issue B	Level 2	Feb 2018	Benson McCormack Architecture	23.2.18
A-0104, Issue B	Level 3	Feb 2018	Benson McCormack Architecture	23.2.18
A-0105, Issue B	Levels 4-5 (Typical)	Feb 2018	Benson McCormack Architecture	23.2.18
A-0106, Issue B	Roof Level	Feb 2018	Benson McCormack Architecture	23.2.18
A-0201, Issue B	North Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0202, Issue B	East Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0203, Issue B	West Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0204, Issue B	South Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0221, Issue B	Section AA	Feb 2018	Benson McCormack Architecture	23.2.18
A-0222, Issue B	Section BB	Feb 2018	Benson McCormack Architecture	23.2.18
A-0223, Issue B	Section CC	Feb 2018	Benson McCormack Architecture	23.2.18
A-0224, Issue B	Section DD	Feb 2018	Benson McCormack Architecture	23.2.18
A-1105, Issue B	Materials and Finishes	Feb 2018	Benson McCormack Architecture	23.2.18
A-1101, Issue B	Lv1 Balcony Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1108, Issue B	Lv1 Victorian Façade Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1109, Issue B	Victorian Shopfront Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1110, Issue B	Awning Details	Feb 2018	Benson McCormack Architecture	23.2.18
LP05	Landscape Management Plan	20.12.17	Matthew Higginson Landscape Architecture	8.2.18
CERT-16165.01A	Structural Statement	5.1.18	Lindsay & Associates	8.2.18
16165-S-2, Revision P1	Façade Retention Details	9.1.18	Lindsay & Associates	8.2.18
670418M_04	BASIX Certificate	15.5.18	GAT and Associates	16.5.18
LP03 & LP04, Revision A	Landscape Plan Level 02, & 03	13.9.18	Matthew Higginson Landscape Architecture	15.9.18

and details submitted to the Council on 15 September, 6 December 2017, 15 December 2017, 8 February, 23 February, 23 April and 16 May 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101, Issue C	Ground Level	Sep 2018	Benson McCormack Architecture	30.10.2018
A-0104, Issue D	Level 3	Oct 2018	Benson McCormack Architecture	30.10.2018
A-0105, Issue C	Level 4	Sep 2018	Benson McCormack Architecture	30.10.2018
A-201, Issue C	North Elevation	Oct 2018	Benson McCormack Architecture	30.10.2018
A-0203, Issue C	West Elevation	Sep 2018	Benson McCormack Architecture	30.10.2018
A-0224, Issue C	Section DD	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1101, Issue c	Visual Analysis 1/3	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1102, Issue C	Visual Analysis 2/3	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1103, Issue C	Visual Analysis 3/3	Sep 2018	Benson McCormack Architecture	30.10.2018

and details submitted to the Council on 10 September, 29 and 30 October 2018 with the application for development consent and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0104, Issue F	Level 3	Jul 2019	Benson McCormack Architecture	19.07.2019
A-201, Issue E	North Elevation	Jul 2019	Benson McCormack Architecture	19.07.2019
A-0203, Issue E	West Elevation	Jul 2019	Benson McCormack Architecture	19.07.2019
A-0204, Issue D	Southern Elevation	Jul 2019	Benson McCormack Architecture	19.07.2019
A-1401, Issue A	Pool Details	Jul 2019	Benson McCormack Architecture	19.07.2019
A-1402, Issue A	Pool Details	Jul 2019	Benson McCormack Architecture	19.07.2019
LP06 Issue A	Landscape Plan	Jul 2019	Matthew Higginson Landscape Architect P/L	19.07.2019

and details submitted to the Council on 19 July 2019 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

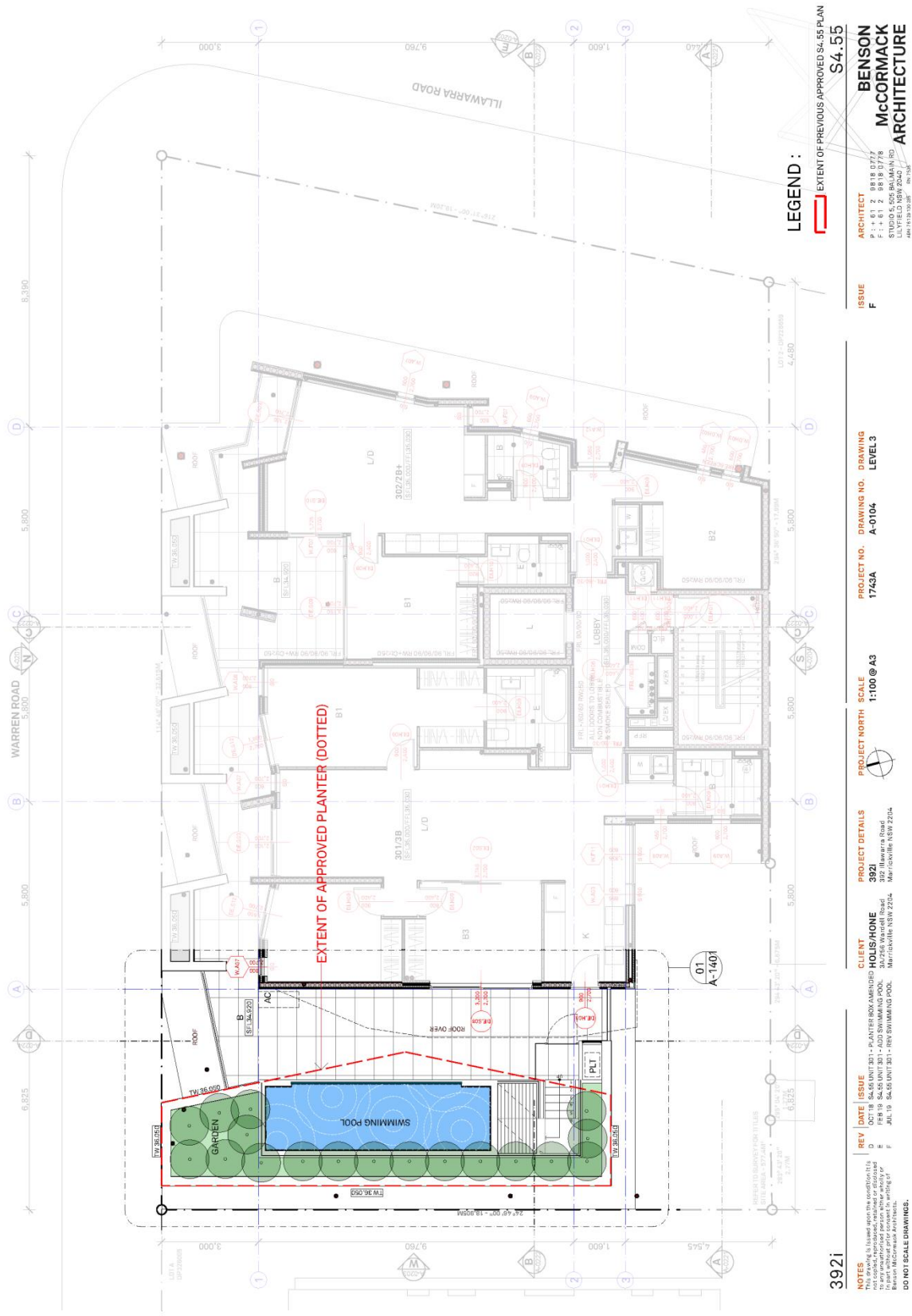
Reason: To confirm the details of the application as submitted by the applicant.

(ii) THAT the following addition condition be included in the Determination:

14A. The use of the swimming pool on the roof terrace and the associated pool pump and equipment must be restricted to between the hours of 7.00am and 10.00pm daily. The by-laws of any future residential strata plans created for the property shall reflect this restriction.

Reason: To protect the acoustic amenity of neighbouring residents and residents within the strata complex.

Attachment B – Plans of proposed development



392i

NOTES
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the face of the work unless otherwise stated.
 3. All dimensions are to the centre of the work unless otherwise stated.
 4. All dimensions are to the outside of the work unless otherwise stated.
 5. All dimensions are to the inside of the work unless otherwise stated.
 6. All dimensions are to the centre of the work unless otherwise stated.
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 18. All dimensions are to the centre of the work unless otherwise stated.
 19. All dimensions are to the outside of the work unless otherwise stated.
 20. All dimensions are to the inside of the work unless otherwise stated.

REV | **DATE** | **ISSUE**
 D | OCT 18 | S4.55 UNIT 301 - PLANTER BOX AMENDMENT
 E | JUL 19 | S4.55 UNIT 301 - RES SWIMMING POOL
 F | JUL 19 | S4.55 UNIT 301 - RES SWIMMING POOL

CLIENT | **HOLDS/HONE** | **PROJECT DETAILS**
 HOLDS/HONE | 392i | 392i
 10/100 WARRAWARRA RD | MARRICKVILLE NSW 2204 | MARRICKVILLE NSW 2204

PROJECT NO. | **DRAWING NO.** | **DRAWING**
 1745A | A-0104 | LEVEL 3

PROJECT NORTH | **SCALE**
 1:100 @ A3

ARCHITECT | **ISSUE**
 BENSON MCCORMACK ARCHITECTURE | F

EXTENT OF PREVIOUS APPROVED S4.55 PLAN
 S4.55



LEGEND:
 AMENDMENT S
 EXTENT OF PREVIOUS APPROVED S4.55 PLAN

REVISIONS:
 3921

CLIENT:
 HOLIS/HONE

PROJECT DETAILS:
 3921

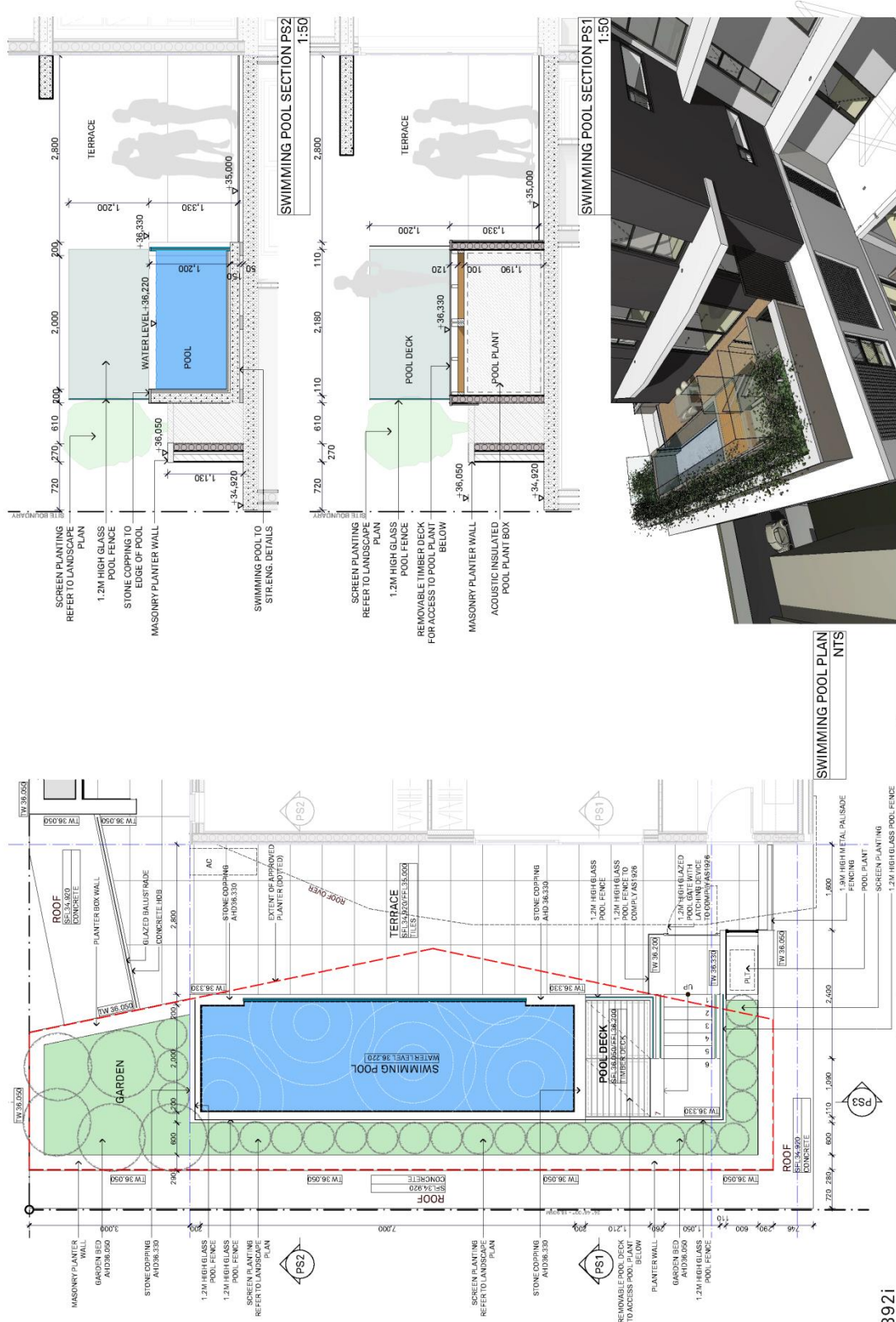
PROJECT NO.:
 1743A

ISSUE:
 E

ARCHITECT:
 BENSON MCCORMACK ARCHITECTURE

NOTES:
 1. This drawing is issued in accordance with the NSW Environmental Planning and Assessment Act 1979 and its associated regulations. It is not to be used for any other purpose without the prior written consent of the architect.
 2. The architect is not responsible for any errors or omissions in this drawing that may result from the use of data provided by others.
 3. The architect is not responsible for any errors or omissions in this drawing that may result from the use of data provided by others.

DO NOT SCALE DRAWINGS.



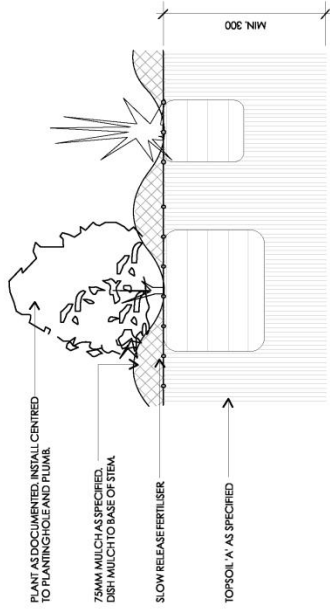
ARCHITECT
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 STUDIOS, 505 BAY ROAD RD,
 LIVINGFIELD NSW 2242
 446 74 513 30 287 897 1348

ARCHITECT
BENSON
MCCORMACK
ARCHITECTURE

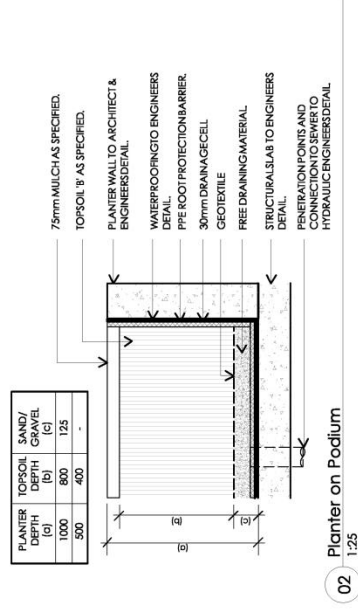
PROJECT NO. 1743A
DRAWING NO. A-1401
DRAWING POOL DETAILS
ISSUE A

PROJECT DETAILS
CLIENT HOLDS/HOME 3921
SCALE 1:50 @ A3
PROJECT NORTH 1:50 @ A3

REV **DATE** **ISSUE**
 A JUL 19 Issue Unit 301 - REV SWIMMING POOL
NOTES:
 1. All finished levels refer to the finished floor level unless otherwise indicated. All elevations are relative to the datum of 100.000. All elevations are to the finished floor level unless otherwise indicated.
 2. All dimensions are in millimeters unless otherwise indicated.
 3. All dimensions are to the face of the element unless otherwise indicated.
 4. All dimensions are to the center of the element unless otherwise indicated.
 5. All dimensions are to the outer edge of the element unless otherwise indicated.
 6. All dimensions are to the center of the element unless otherwise indicated.
 7. All dimensions are to the center of the element unless otherwise indicated.
 8. All dimensions are to the center of the element unless otherwise indicated.
DO NOT SCALE DRAWINGS.



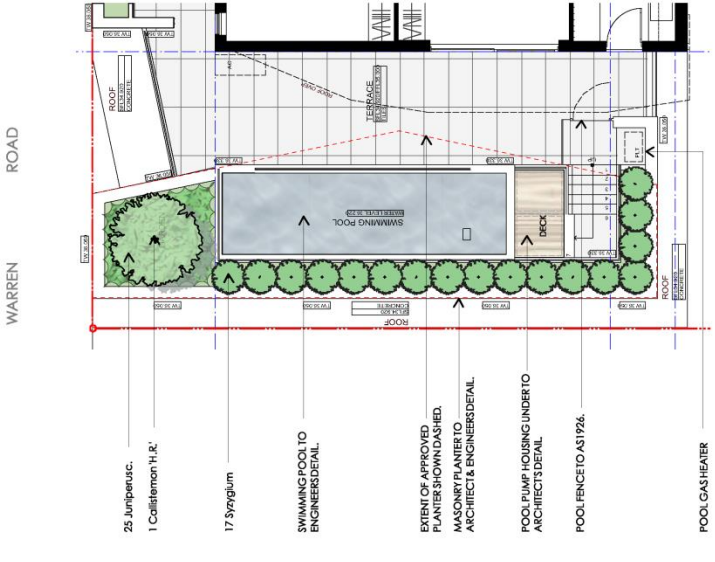
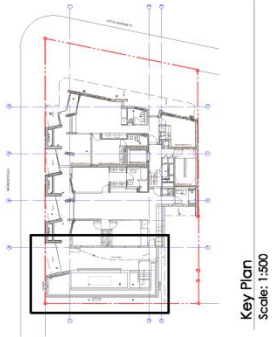
01 Shrub Planting - Typical
1:10



PLANTER LENGTH (mm)	TOPSOIL DEPTH (mm)	SAND/GRIT (mm)	DEPTH (mm)
1000	800	125	400
500	400	---	---

PLANT SCHEDULE : L3 SWIMMING POOL

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Trees / Bamboo / Palms					
Callistemon viminalis 'Hannah Ray'	Hannah Ray Weeping Bottlebrush	75L	3m	2m	1
Strubs					
Syzygium 'Aussie Boomer'	Aussie Boomer Dwarf Lily Ply	300mm	1m	1m	17
Juniperus conferta	Shore Juniper	150mm	0.2m	1m	25



Mathew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414725944 e mhla@mha.com.au

issue date description
01 16.07.19 Preliminary issue for comment.
A 18.07.19 Amend to arch issue for approval.

S4.55 APPLICATION

note: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a contract for construction. No guarantee is given as to the accuracy of the information contained herein. The drawings are to be read in conjunction with the project brief and any other documents. Do not scale drawing. Drawing and content protected by copyright.

drawing file
Landscape Plan - L3 Swimming Pool
scale
1:100 @ A3
project no.
17743
drawing no.
LP06
issue
A



Attachment C – Modified Determination No. 201600211 dated 31 October 2018



DA201600221 CLEN4

MODIFIED DETERMINATION NO. 201600221

31 October 2018

BEN MCCORMACK ARCHITECTURE
Studio 5 / 505 Balmain Road
LILYFIELD NSW 2040

Dear Sir/Madam

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

Pursuant to Section 4.18 of the Act, notice is hereby given of the determination by the Council of **Development Application No. 201600221** to stage the development with Stage 1 comprising partial demolition of existing improvements, consolidation of 3 allotments into 1 allotment, retention and restoration of 2 storey traditional commercial shopfronts and construction of a 6 storey mixed use development containing 2 ground floor commercial tenancies, 16 dwellings with associated car parking and landscaping with Stage 2 comprising the construction of the first floor balconies over Illawarra Road and Warren Road relating to property situated at:

392 ILLAWARRA ROAD, MARRICKVILLE

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

The Development Application was determined on 14 November 2016 by the granting of **CONSENT** subject to the following conditions:

- The development being carried out substantially in accordance with plans and details listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A1100, Rev C	Ground Floor Plan	25.08.16	Think Developments	21.09.16
A1101, Rev C	Level 1 Floor Plan	20.09.16	Think Developments	21.09.16
A1102, Rev C	Level 2 Floor Plan	20.09.16	Think Developments	21.09.16

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

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

A1103, Rev B	Level 3 Floor Plan	28.08.16	Thiink Developments	21.09.16
A1104, Rev B	Level 4 Floor Plan	28.08.16	Thiink Developments	21.09.16
A1105, Rev C	Level 5 Floor Plan	20.09.16	Thiink Developments	21.09.16
A1106, Rev C	Level 6 Floor Plan	25.08.16	Thiink Developments	21.09.16
A1107, Rev C	Roof Plan	25.08.16	Thiink Developments	21.09.16
A2000, Rev D	North + South Elevations	20.09.16	Thiink Developments	21.09.16
A2001, Rev D	East + West Elevations	20.09.16	Thiink Developments	21.09.16
A3000, Rev C	Section 1 + Section 2	25.08.16	Thiink Developments	21.09.16
2015-032, Issue A	Landscape Plan	04.04.16	True Form Landscape Architecture	11.05.16
Certificate number: 670418M_03	BASIX Certificate	12.08.16	Greenworld Architectural Drafting	12.08.16
Revision D	Waste Management Plan	12.08.16	Elephants Foot	12.08.16

and details submitted to the Council on 11 May 2016, 12 August 2016 and 21 September 2016 with the application for development consent and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101, Issue B	Ground Level	Feb 2018	Benson McCormack Architecture	23.2.18
A-0102, Issue B	Level 1	Feb 2018	Benson McCormack Architecture	23.2.18
A-103, Issue B	Level 2	Feb 2018	Benson McCormack Architecture	23.2.18
A-0104, Issue B	Level 3	Feb 2018	Benson McCormack Architecture	23.2.18
A-0105, Issue B	Levels 4-5 (Typical)	Feb 2018	Benson McCormack Architecture	23.2.18
A-0106, Issue B	Roof Level	Feb 2018	Benson McCormack Architecture	23.2.18
A-0201, Issue B	North Elevation	Feb 2018	Benson McCormack Architecture	23.2.18

A-0202, Issue B	East Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0203, Issue B	West Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0204, Issue B	South Elevation	Feb 2018	Benson McCormack Architecture	23.2.18
A-0221, Issue B	Section AA	Feb 2018	Benson McCormack Architecture	23.2.18
A-0222, Issue B	Section BB	Feb 2018	Benson McCormack Architecture	23.2.18
A-0223, Issue B	Section CC	Feb 2018	Benson McCormack Architecture	23.2.18
A-0224, Issue B	Section DD	Feb 2018	Benson McCormack Architecture	23.2.18
A-1105, Issue B	Materials and Finishes	Feb 2018	Benson McCormack Architecture	23.2.18
A-1101, Issue B	Lv1 Balcony Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1108, Issue B	Lv1 Victorian Façade Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1109, Issue B	Victorian Shopfront Details	Feb 2018	Benson McCormack Architecture	23.2.18
A-1110, Issue B	Awning Details	Feb 2018	Benson McCormack Architecture	23.2.18
LP05	Landscape Management Plan	20.12.17	Matthew Higginson Landscape Architecture	8.2.18
CERT-16165.01A	Structural Statement	5.1.18	Lindsay & Associates	8.2.18
16165-S-2, Revision P1	Façade Retention Details	9.1.18	Lindsay & Associates	8.2.18
670418M_04	BASIX Certificate	15.5.18	GAT and Associates	16.5.18
LP03 & LP04, Revision A	Landscape Plan Level 02, & 03	13.9.18	Matthew Higginson Landscape Architecture	15.9.18

and details submitted to the Council on 15 September, 6 December 2017, 15 December 2017, 8 February, 23 February, 23 April and 16 May 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101, Issue C	Ground Level	Sep 2018	Benson McCormack Architecture	30.10.2018
A-0104, Issue D	Level 3	Oct 2018	Benson McCormack Architecture	30.10.2018
A-0105, Issue C	Level 4	Sep 2018	Benson McCormack Architecture	30.10.2018
A-201, Issue C	North Elevation	Oct 2018	Benson McCormack Architecture	30.10.2018
A-0203, Issue C	West Elevation	Sep 2018	Benson McCormack Architecture	30.10.2018
A-0224, Issue C	Section DD	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1101, Issue c	Visual Analysis 1/3	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1102, Issue C	Visual Analysis 2/3	Sep 2018	Benson McCormack Architecture	30.10.2018
A-1103, Issue C	Visual Analysis 3/3	Sep 2018	Benson McCormack Architecture	30.10.2018

and details submitted to the Council on 10 September, 29 & 30 October 2018 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

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

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

- (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.

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

3. The development is approved to a maximum height of 46.9 metres above Australian Height Datum (AHD). Should the height be exceeded a new application must be submitted in accordance with the Civil Aviation (Building Control) Regulations 1988.

- Reason: To ensure compliance with the approval granted under the Civil Aviation (Building Control) Regulations 1988.
4. Should the height of any temporary structure and/or equipment be greater than 15.24 AEGH metres, a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.
Reason: To ensure compliance with the approval granted under the Civil Aviation (Building Control) Regulations 1988.
 5. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations; Sydney Airport Corporation Limited advises that approval to operate construction equipment (i.e. Cranes) should be obtained prior to any commitment to construct.
Reason: To ensure compliance with the approval granted under the Civil Aviation (Building Control) Regulations 1988.
 6. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in the approved architectural A-1105, A1107, A1108, A1109, A1110, Issue B, dated February 2018, prepared by Benson McCormack Architects, submitted to Council on 23 February 18. No changes may be made to these drawings except by way of an application under section 96 of the *Environmental Planning and Assessment Act 1979*.
Reason: To ensure the final built development has an appearance that accords with the approved materials and finishes.
 7. The residential component of the development must provide waste chutes in accordance with the plans submitted with the Section 4.55 modification and detailed in the Waste Management Plan submitted to Council prepared by Elephants Foot, Revision D, dated 12/08/2016, however no compaction of waste is permitted.
Reason: To ensure that the development complies with the waste management requirements within Marrickville Development Control Plan 2011.
 8. This approval does not provide, or imply development consent to undertake any works to any part of the party wall(s) that is outside of the allotment boundaries.
Reason: To clarify the terms of the approval.
 9.
 - a) A separate development application is to be submitted to Council seeking approval of a signage strategy for the building that complements the heritage and architectural character of the building. The signage strategy development application must include information and scale drawings of the location, type, construction, materials and total number of signs appropriate for the building.
 - b) A separate Development Consent or Complying Development Certificate must be obtained prior to the erection of any advertisements or advertising structures. The shop windows must not be painted with advertisements and no flashing lights are to be installed on the premises.
Reason: To ensure future signage complements the character of the building and avoids visual clutter.

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

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

11. Separate Development Consent or Complying Development Certificate must be obtained for the use of the ground floor shops/commercial suites prior to the occupation of those parts of the premises.

Reason: To advise the applicant of the necessity of obtaining Council approval for the use of the shops/commercial suites prior to their occupation.

12. The ongoing use of the ground floor commercial tenancies complying with the following requirements at all times:

- a) The areas to be used as shops must be restricted to the ground floor commercial tenancies;
- b) The shop window display areas must be maintained at all times with no roller shutters being installed across the shopfronts;
- c) The hours of operation are restricted to between the hours of 7.00am to 7.00pm Monday to Saturday and not at any time on Sundays or public holidays;
- d) All loading and unloading in connection with the use must be carried out in such a manner so as to not cause an inconvenience to the public;
- e) No storage of goods or equipment external to any building on the site is permitted; and
- f) No signs or goods must be displayed for sale or stored on the footpath in front of the premises at any time without the prior approval of Council.

Reason: To ensure that the commercial uses are confined to the ground floor shop areas, to preserve the streetscape and character of the area and to ensure that the operation of the premises does not interfere with the amenity of the locality.

13. a) The owners of the property appointing a designated person(s) responsible for moving waste bins from their usual storage space in the garbage store on the ground floor to the collection point for the domestic bins being in accordance with details to be submitted to Council's satisfaction;
- b) The domestic bins only being placed in the approved collection point after 7.00pm on the day prior to collection and are to be returned to their storage location within the building within two (2) hours of the bins being collected by Council. The owner's corporation being responsible to ensure compliance with this condition;
- c) Tenants (commercial and residential) shall be advised to anticipate heightened noise levels during garbage collection;

Should the above conditions not be adhered to, Council reserves the right to reconsider servicing the site for garbage collection. The person acting on this consent shall advise any purchaser or prospective tenant of this condition.

- Reason: To ensure the appropriate collection and disposal of waste generated on the site and to ensure that the use does not interfere with the amenity of the surrounding neighbourhood and does not affect the commercial operation of the building.
14. Each dwelling must be used exclusively as a single dwelling and not be adapted for use as backpackers' accommodation, serviced apartments or a boarding house and not be used for any industrial or commercial purpose.
Reason: To ensure that the proposed dwellings are used exclusively as single dwellings.
15. A minimum of 4 adaptable dwellings must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility.
Reason: To make reasonable provision in the development to provide residential accommodation suitable for people with a disability.
16. The development shall provide a minimum of 11 off-street car parking spaces that are linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The car parking spaces must be allocated as follows:
- a) A minimum of 10 car parking spaces being allocated to the residential dwellings, 4 of which are designed as accessible car parking spaces, one per adaptable dwelling; and
 - b) 1 car parking space being allocated to the ground floor retail/commercial tenancy for the use of the tenancy staff only.
- Reason: To ensure practical off-street car parking is available for the use of the premises in accordance with Part 2.10 of Marrickville Development Control Plan 2011.
17. All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.
Reason: To ensure adequate manoeuvrability to all car parking spaces and that the spaces are used exclusively for parking.
18. No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
Reason: To ensure the operation of the premises does not affect the amenity of the neighbourhood.
19. The use of the premises, including any plant and equipment, must not give rise to:
- a) transmission of unacceptable vibration to any place of different occupancy;
 - b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than

5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW).

Reason: To prevent loss of amenity to the area.

20. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises must not give rise to "offensive noise" as defined by The Protection of the Environment Operations Act 1997 (NSW). In this regard the roller door to the car parking entry is to be selected, installed and maintained to ensure their operation does not adversely impact on the amenity of the surrounding neighbourhood.

Reason: To protect the amenity of the surrounding neighbourhood.

21. All machinery must be installed in accordance with the manufacturer's specifications and must be maintained at all times if in use.

Reason: To ensure that such machines are properly installed and maintained so as to prevent noise generation, vibration and any other disturbances to adjoining premises.

22. 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.

Reason: To ensure that the development is adequately serviced.

23. All trade waste must be stored within the site boundaries and contained in such a manner so as not to cause a nuisance.

Reason: To provide for correct storage of wastes.

24. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).

Reason: To ensure the work is carried out to an acceptable standard and in accordance with the National Construction Code (Building Code of Australia).

25. The proposed awning shall be of cantilever type and be set back at least 600mm from the kerb line. The proposed awning shall be designed so as to be easily removed if required in future. The awning shall include pedestrian lighting (Category P3-AS1158) and shall be maintained and owned by the property owner(s). The owner shall maintain, modify or remove the structure at any time if given notification by Council or RMS to do so. All works shall be at no cost to Council.

Reason: To ensure the awning complies with Council requirements.

26. Owners and occupants of the proposed building shall not be eligible to obtain parking permits under any existing or future resident parking scheme for the area. The person acting on this consent shall advise any purchaser or prospective tenant of this condition. In addition the by-laws of any future residential strata plans created for the property shall reflect this restriction.

Reason: To ensure the development does not reduce the amount of "on street" parking currently available.

27. Should the proposed development require the provision of an electrical substation, such associated infrastructure shall be incorporated wholly within the development site. Before proceeding with your development further, you are directed to contact Ausgrid directly with regard to the possible provision of such an installation on the property.

Reason: To provide for the existing and potential electrical power distribution for this development and for the area.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

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

28. No work must commence until:

- a) A PCA has been appointed. Where an Accredited Certifier is the appointed, Council shall be notified within 2 days of the appointment; and
- b) A minimum of 2 days written notice given to Council of the intention to commence work.

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

29. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.

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

30. Prior to the commencement of demolition or any works or issue of a Construction Certificate (whichever occurs first), an Archival Record of the existing balcony at Level 1 that faces Illawarra Road is required to be undertaken and three copies submitted to Council's Heritage and Urban Design Advisor and written confirmation received of receipt of this information.

The Photographic Archival report must be prepared by a suitably qualified and experienced heritage consultant and must contain the following minimum requirements:

- a) Title page with subject, author, client, date, copyright etc.
- b) Statement of why the record was made

- c) Location plan showing relationship to surrounding geographical features, structures, roads etc. Include a north point.
- d) Photographic record labelled and cross-referenced to site plan, floor plan and cross-section with dimensions and to an appropriate scale and accompanied by informative catalogues and two copies of proof sheets. Images should include:
 - Views to and from the balcony (possibly from four compass points)
 - Views showing relationships to other relevant structures and façade elements
 - All external elevations
 - External and internal detail (e.g. joinery, construction joints, decorative features, paving types, door, etc).
- e) Colour slides/archival quality prints. One set of slides mounted in archival stable slide pockets or 10.5 x 14.8cm prints on archival quality paper and archivally stable inks, clearly labelled and cross-referenced to base plans.

Note: Two (2) hard copies and one (1) electronic copy (including digital copies of images – not scanned copies) of the report must be submitted to Council; one of the hard copies shall contain negatives (if using film) or DVD with digital copies of photos (if using digital).

Reason: To ensure the historical significance is archived.

31. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.

Facilities must be located so that they will not cause a nuisance.

Reason: To ensure that sufficient and appropriate sanitary facilities are provided on the site.

32. All demolition work must:

- a) Be carried out in accordance with the requirements of Australian Standard AS 2601 'The demolition of structures' and the Occupational Health and Safety Act and Regulations; and
- b) Where asbestos is to be removed it must be done in accordance with the requirements of the WorkCover Authority of NSW and disposed of in accordance with requirements of the Department of Environment, Climate Change and Water.

Reason: To ensure that the demolition work is carried out safely.

33. Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Division must be contacted to determine if any permits or traffic management plans are required to be obtained from Council before work commences.
Reason: To protect the amenity of the area.
34. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.
Reason: To ensure that the demolition work is carried out safely.
35. A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.
Reason: To ensure the appropriate disposal and reuse of waste generated on the site.
36. 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.
Reason: To secure the area of the site works maintaining public safety.
37. 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'.
- Reason: To maintain the safety of the public and to ensure compliance with the Environmental Planning and Assessment Regulations.
38. 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.

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

39. The person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to include colour photographs and must be submitted to the Certifying Authority's satisfaction, with a colour copy being provided to Council and the property owner of the identified property, before work commences, on the buildings on the adjoining property at No.398 Illawarra Road, Marrickville, if the consent of the adjoining property owner can be obtained. In the event that the consent of the adjoining property owner cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the PCA before work commences.
Reason: To catalogue the condition of the adjoining property for future reference in the event that any damage is caused during work on site.
40. 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.
Reason: To provide a person that residents can contact.
41. 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.
Reason: To ensure that the building is easily identifiable.
42. The person acting on this consent shall apply as required for all necessary permits including crane permits, road opening permits, hoarding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.
Reason: To ensure all necessary approvals have been applied for.
43. Where it is proposed to carry out works in public roads or Council controlled lands, a road opening permit shall be obtained from Council before the carrying out of any works in public roads or Council controlled lands. Restorations shall be in accordance with Marrickville Council's Restorations Code. Failure to obtain a road opening permit for any such works will incur an additional charge for unauthorised works as noted in Council's adopted fees and charges.
Reason: To ensure that all restoration works are in accordance with Council's Code.
44. The person acting on this consent shall provide details of the means to secure the site and to protect the public from the construction works. Where the means of securing the site involves the erection of fencing or a hoarding on Council's footpath or road reserve the person acting on this consent shall submit a hoarding application and pay all relevant fees before commencement of works.
Reason: To secure the site and to maintain public safety
45. A detailed Traffic Management Plan to cater for construction traffic shall be submitted to and approved by Council before commencement of works. Details shall include proposed truck parking areas, construction zones, crane usage, truck routes etc.
Reason: To ensure construction traffic does not unduly interfere with vehicular or pedestrian traffic, or the amenity of the area.

46. The person acting on this consent shall submit a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before commencement of works.
Reason: To ensure the existing condition of Council's infrastructure is clearly documented.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR STAGE 1 OF THE DEVELOPMENT (which relates to the entire building with the exception of the projecting balconies to Unit 105 and 106 on Level 1)

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

47. The removal of the painting to the original face brick façade at Level 1 of the Federation style building located at 392A and 394B Illawarra Road is required to be undertaken by Heritage Restoration Multifix Group or another contractor with heritage brickwork restoration expertise using water based or oil based Peel Away system, followed by cleaning of the exposed brickwork, repointing the joints, application of a dye solution to return the bricks to its original dark-red/brown colour (if required) and tuckpointing.
Reason: To clarify the terms of Council's approval.
48. The separate lots comprising the development must be consolidated into one lot and under one title and registered at the NSW Department of Lands before the issue of a Construction Certificate.
Reason: To prevent future dealing in separately titled land, the subject of one consolidated site development.
49. The existing facades at 392 to 396 Illawarra Road shall be preserved and protected in accordance with the *Existing Brick Façade Retention Statement and Façade Retention Details* prepared by Lindsay and Associates Civil and Structural Engineers in January 2018. Lindsay and Associates Civil and Structural Engineers shall carry out site inspection and approve the installation procedure for the façade retention system prior to removal of existing roof and floor framing. If damage occurs to the existing facades, works must stop immediately and Council's Development Assessment Section is required to be contacted to inspect the site.
Reason: To ensure the retention of significant building elements.

Section 7.11 Contribution

50. a) This condition is imposed in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979.
- b) A total monetary contribution of \$234,510.00 has been assessed as the contribution for the development under Section 7.11 of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014.

The above contribution is the contribution applicable as at 30 August 2018.

***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. DC002296)

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:

Recreation Facilities	\$202,085.83
Community Facilities	\$24,974.03
Traffic Facilities	\$2,851.89
Plan Administration	\$4,598.25

d) The contribution must be paid to the Council before the issue of a Construction Certificate as follows:

(i) A monetary contribution of \$234,510.00 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP") 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.

OR

(ii) **by the provision of an unconditional bank guarantee by an Australian Bank** in lieu of option (i) on the following terms:

- (a) the Bank Guarantee must not have an expiry date;
- (b) the Guaranteed sum must be for the sum of \$241,545.30, being the amount referred to in this condition with a 3% increase allowance for indexation. In the event that the indexation under the CP is less than 3% the Council may only draw down the Bank Guarantee for the amount of \$234,510.00 plus any positive indexation amount under the CP and an administration fee for the processing and handling of the Bank Guarantee;
- (c) the Bank must unconditionally pay the Guaranteed sum to the Council if the Council so demands in writing not earlier than:
 - (i) 13 months from the provision of the Guarantee; or
 - (ii) the issue of the Occupation Certificate for Stage 1 of the development; or
 - (iii) by 2 January 2020,

whichever first occurs.

- (d) the Bank must pay the Guaranteed sum within seven (7) days of demand without reference to the applicant or landowner or other person who provided the Guarantee, and without regard to any dispute, controversy, issue or other matter relating to this consent or the carrying out of development in accordance with this consent; and
- (e) the Bank's obligations are discharged when payment to the Council is made in accordance with this Guarantee or when Council notifies the Bank in writing that the Guarantee is no longer required.

For the sake of certainty, from 1 January 2019 onwards, only option (i) is available for the payment of the contribution.

- e) A copy of the CP can be inspected at Council's offices or online at <http://www.innerwest.nsw.gov.au>.

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

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

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

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

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

Reason: To ensure compliance with Sydney Water requirements.

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

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

- 53. Bicycle storage with the capacity to accommodate a minimum of 9 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.

Reason: To ensure sufficient bicycle storage facilities are provided on the site.

- 54. 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.

Reason: To ensure adequate mail collection facilities are provided.

55. Adequate outdoor clothes drying areas/facilities 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. Where such areas/facilities are provided on street facing balconies, the areas/facilities must be appropriately screened from view from the street.

Reason: To ensure adequate outdoor clothes drying facilities are provided.

56. Lighting details of the pedestrian areas, parking areas and all entrances must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To ensure appropriate lighting is provided to create a safe living environment.

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

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

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

58. Details of an anti-graffiti treatment to the west elevation to a minimum height of 3 metres above ground level of the development must be submitted to and approved by Council before the issue of a Construction Certificate.

Reason: To ensure the proposed development remains free of graffiti.

59. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction addressing the requirements of The Disability (Access to Premises – buildings) Standards 2010 (the Premises Standards).

Reason: To ensure that the premises are accessible to all persons.

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

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

61. The person acting on this consent shall provide to Council a bond in the amount of \$34,892.40 and pay the related Section 138 (Roads Act) inspection fee of \$206.00 (GST inclusive) before the issue of a Construction Certificate to ensure the proper completion of the footpath and/or vehicular crossing works required as a result of this development.

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

62. In order to provide satisfactory vehicular and pedestrian access, drainage, landscaping and aesthetic improvements to the public domain adjacent to the site, the following works shall be undertaken at no cost to Council:
- i. The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc shall be reconstructed and upgraded in accordance with the Street Tree Masterplan, the Draft Marrickville Public Domain Code and Draft Design Guide or Council's standard plans and specification in place for Illawarra Road at the time the works are undertaken;
 - ii. The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
 - iii. New kerb and gutter along the frontage of the site. The kerb type (concrete or stone) shall be consistent with the majority of kerb type at this location. Council may be able to assist with the supply of stone if required. Please contact Council's Infrastructure Services Division on 9335 2000; and
 - iv. Alignment levels 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 shall be set at 2.5%.
63. Full detailed construction plans and specifications shall be submitted to Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate with all works completed prior to the issue of an Occupation Certificate.
Reason: To provide for essential improvement works to the public domain consistent with Council's desired future character for the area
64. The stormwater drainage plans shall be amended so as to include stormwater re-use in accordance with the deemed to comply requirements of Part 2.17 of Marrickville Development Control Plan 2011. Amendments must be submitted to and approved by Council before the issue of a Construction Certificate. The stormwater re-use system must include the following:
- a) Stormwater re-use (minimum 9,000L rainwater tank) in accordance with the deemed to comply requirements of Part 2.17 (WSUD) of Marrickville Development Control Plan 2011. A water balance model must accompany the water re-use proposal;
 - b) Details of connection of the rainwater tank to toilets, laundry and external taps for irrigation; and
 - c) The BASIX Certificate shall be amended to suit these measures.
- Reason: To ensure that the site use of potable water is minimised and that the quality of stormwater discharged off site is improved.
65. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.
Reason: To ensure the aesthetics of the building and architecture are maintained.
66. The existing Red Pillar Post Box at 398 Illawarra Road (located on the footpath) is an item of local significance identified in Schedule 5 of MLEP 2011 (I341). The Red Pillar Post Box shall be protected and preserved during demolition and construction.
Reason: To ensure adjoining heritage items are protected.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR STAGE 2 OF THE DEVELOPMENT FOR THE BALCONY SERVING UNITS 105 AND 106 AT LEVEL 1

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

67. a. Prior to the issue of the Construction Certificate, concurrence from Roads and Maritime Service (RMS) under Section 138 of the *Roads Act 1993* must be received and forwarded to Council for the restoration and reconstruction of the two (2) balconies located above the public footpath adjacent to the Illawarra Road frontage at Level 1 and serving dwellings 105/1B+ and 106/1B;
- b. Prior to the issue of the Construction Certificate, approval is required to be obtained pursuant to Section 149 of the *Roads Act, 1993* from the Director of the Department of Planning and Environment for the lease of the airspace above the Illawarra Road and Warren Road footpaths in relation to the construction of the balconies;
- c. Before the issue of the Construction Certificate the Owner(s) must enter into a suitable licence with Council for the construction, use and maintenance of the balconies by the Owners at a lease payment based on Council's adopted Fees and Charges. The lease document will stipulate that the lease payments are to be adjusted annually in accordance with Council's adopted Fees and Charges. All costs arising from the preparation of the licence and the associated lease shall be at the applicant's expense and at no cost to Council;
- d. The balconies must be designed such that they can be removed without affecting the structural stability of the building. Amended detailed design plans and specifications shall be submitted to and approved by Council before the issue of the Construction Certificate.
Note: The design is to be certified by a qualified practising structural engineer registered on the National Professional Engineers Register (NPER-3).
- e. The person acting on this consent shall submit to Council a proposed maintenance program for the life of the structure, for the approval of the Council, with such maintenance levels along with any other works which are necessary from time to time, being undertaken by the applicant at its cost.
- f. The person acting on this consent shall take out or extend a Public Risk Insurance Policy to cover the Council for public liability in an amount of not less than \$20 million or such other amount as the Council shall nominate to the applicant from time to time. Evidence of such policy, its extension to cover the Council and its currency is to be produced to the Council on request and prior to work commencing. Council is to be notified prior to any changes being made to the policy;
- g. The person acting on this consent, shall for the purpose of ensuring the due and proper performance of the conditions of this consent on the part of the applicant, cause to be lodged with the Council, prior to commencement of any part of the work, a security deposit in an amount of \$20,000 by way of an unconditional Bank Guarantee AND in the event that the applicant fails to perform or comply with any of the conditions of this consent on the part of the applicant or if the Council incurs any expense pursuant to any condition of this consent, then the Council may call, convert into money and hold the said security and out of the said money remedy any such lack of performance or compliance or reimburse any such expense without prejudice to any right cause of action or suit which the Council may

otherwise have for such lack of performance or compliance or reimbursement PROVIDED THAT the Council may, at any time for the duration of this consent agree to a substitution of the security under this condition or other security in such amount and form as approved in writing by the Council;

- h) Should concurrence not be granted by RMS, an alternative solution to the proposed balconies of a similar detail but with no projection beyond the property boundary must be provided to replace the two (2) balconies above Illawarra Road footpath and the one (1) balcony above the Warren Road footpath. The amended plans are required to be submitted to and approved by Council's Heritage and Urban Design Advisor.

Reason: To confirm the terms of approval in relation to the balconies serving Unit 105 and 106

SITE WORKS

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

Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.

69. During any construction works and activities, no injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

Reason: To ensure the construction of the development does not affect the amenity of the neighbourhood.

70. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.

Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.

71. 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'.

Reason: To ensure the public ways are not obstructed and the placement of waste storage containers in a public place are not dangerous to the public.

72. All demolition work must be carried out in accordance with the following:

- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
- b) all works involving the demolition, removal, transport and disposal of asbestos cement must be carried out in accordance with the 'Worksafe Code of Practice for

- Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
- c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
 - d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
 - e) the generation of dust and noise on the site must be controlled;
 - f) the site must be secured to prohibit unauthorised entry;
 - g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
 - h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
 - i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
 - j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
 - k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.

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

73. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another certifying authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:
- a) At the commencement of the building work;
 - b) For Class 2, 3 and 4 buildings, prior to covering waterproofing in any wet areas (a minimum of 10% of wet areas within a building);
 - c) Prior to covering any stormwater drainage connections, and after the building work has been completed and prior to any occupation certificate being issued in relation to the building; and
 - d) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

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

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

74. If it is necessary to excavate below the level of the base of the footings of a building on the adjoining allotments, including a public place such as footways and roadways, the person acting on this consent must ensure:

- a) At least 7 days' notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work; and
- b) That any building is preserved and protected from damage.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained. Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received must be forwarded to the PCA before work commences.

Reason: To ensure that adjoining buildings are preserved, supported and the condition of the buildings on the adjoining property catalogued for future reference in the event that any damage is caused during work on site.

75. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
Reason: To ensure dust and other particles are not blown from vehicles associated with the use.
76. Satisfactory methods and/or devices must be employed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.
Reason: To prevent soil particles from being tracked and deposited onto the streets surrounding the site.
77. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.
Reason: To ensure all works are contained within the boundaries of the allotment.
78. A clear unobstructed path of travel of not less than 1,000mm must be provided to all exits and paths of travel to exits.
Reason: To provide safe egress in case of fire or other emergency.
79. All roof and surface stormwater from the site 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 must be discharged to a Council controlled stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code.
Reason: To provide for adequate site drainage.
80. All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2003 'Stormwater Drainage' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems shall be designed to cater for the twenty (20) year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the twenty (20) year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the fifty

(50) year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths shall be designed to cater for the one hundred (100) year A.R.I. storm.

Reason: To provide for adequate site drainage.

81. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively the water may be stored separately on site and reused for the watering of landscaped areas.

Reason: To ensure that there are no dry-weather flows of any seepage water directed to the kerb.

BEFORE OCCUPATION OF THE BUILDING

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

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

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

- 82A. In the event that a Bank Guarantee is provided for the assessed Section 7.11 contribution for the development under Condition 50 d) (ii) of this Determination, before the issue of any Occupation Certificate for Stage 1 of the development the Principal Certifying Authority must receive confirmation from Council that the said Bank Guarantee has been drawn down.

Reason: To ensure that the assessed Section 7.11 contribution for the approved development has been paid.

83. Occupation of the building must not be permitted until such time as:

- a) All preconditions to the issue of an Occupation Certificate specified in this development consent have been met;
- b) The building owner obtains a Final Fire Safety Certificate certifying that the fire safety measures have been installed in the building and perform to the performance standards listed in the Fire Safety Schedule; and
- c) An Occupation Certificate has been issued.

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

84. The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate shall be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

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

85. The Section 73 Certificate must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.

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

Reason: To ensure compliance with Sydney Water requirements.

86. The landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved details and must be maintained at all times to Council's satisfaction.

Reason: To ensure adequate landscaping is maintained.

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

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

88. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).

Reason: To ensure that all of the BASIX commitments have been fulfilled and to comply with the requirements under Section 154B of the Environmental Planning and Assessment Regulations 2000.

89. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.
Reason: To ensure compliance with the requirements under Section 154C of the Environmental Planning and Assessment Regulations 2000.
90. Before the issue of an Occupation Certificate, a street number and identifier of separate occupancies (if applicable) must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers (this includes unit and shop numbers) are required they must have the prior approval of council before being displayed.
Reason: To ensure that the building is easily identifiable.
91. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of the Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".
Reason: To ensure person acting on this consent completes all required work.
92. You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development shall be at no cost to Council and undertaken before the issue of an Occupation Certificate.
Reason: To ensure all costs for the adjustment/augmentation of services arising as a result of the redevelopment are at no cost to Council
93. No encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of the Occupation Certificate (with the exception of the balconies to Units 105 and 106 should RMS grant concurrence).
Reason: To ensure there is no encroachment onto Council's Road.
94. The existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate.
Reason: To ensure that items of local heritage value are preserved.
95. Heavy duty concrete vehicle crossings, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" shall be constructed at the vehicular access locations before the issue of the Occupation Certificate and at no cost to Council.
Reason: To allow vehicular access across the footpath and/or improve the existing vehicular access.

96. All redundant vehicular crossings to the site shall be removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" before the issue of the Occupation Certificate and at no cost to Council. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb shall also be in stone.
Reason: To eliminate redundant crossings and to reinstate the footpath to its normal condition.
97. The footpaths adjacent to the site in Illawarra Road and Warren Road shall be reconstructed in accordance with Draft Public Domain Design Guide and Council's standard plans and specification. The works shall be undertaken at no cost to Council and before the issue of the Occupation Certificate.
Reason: To provide suitable means of public pedestrian access to the development and to ensure that the amenity of the area is in keeping with the standard of the development.
98. Before occupation of the site written verification from a suitably qualified professional civil engineer, stating that all stormwater drainage and related work has been and constructed in accordance with the approved plans being submitted to and accepted by Council. In addition, full works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to Council. These plans must include levels for all drainage structures, buildings (including floor levels), finished ground levels and pavement surface levels.
Reason: To ensure drainage works are constructed in accordance with approved plans.
99. The existing overhead power cables along the Illawarra and Warren Road frontages of the site must be relocated underground with appropriate street lighting and new steel poles being installed at no cost to Council and before the issue of an Occupation Certificate. The street lighting shall be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet lighting category required by RMS. Plans shall be submitted to and approved by Council before submission to Ausgrid for implementation.
Reason: To ensure appropriate lighting is provided to create a safe environment and to protect the amenity of the surrounding neighbourhood from the emission of light.
100. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificate(s) stating that all Road, Footpath and Civil Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.
Reason: To ensure that all Road, Footpath and Civil Works required to be undertaken as a result of this development have been completed satisfactorily.
101. A splay corner matching the splay of the existing facade shall be created on the property at the corner of Warren Road and Illawarra Road. The splay shall be dedicated to the public for "road widening" before the issue of the Occupation Certificate.
Reason: To widen the footpath provide for sight-distance for vehicles and pedestrians at intersections.

102. All instruments under Section 88B of the Conveyancy Act used to create easements or right-of-ways shall include the condition that such easements or right-of-ways may not be varied, modified or released without the prior approval of Marrickville Council.
Reason: To ensure Council's interests are protected.
103. All conservation and restoration works must be in accordance with plans and details referenced in this consent, particularly drawing numbers A-1107, A-1108, A-1109 and A-1110, and must be completed prior to the issue of an Occupation Certificate or any Interim Occupation Certificate.
Reason: To ensure the retention of significant building elements.
104. The street tree in front of number 396 shall be removed and replaced with one *Syzygium leumannii*. The street tree shall be planted in accordance with Detail no. 4 in Appendix 6.6 of the Marrickville Street Tree Master Plan 2014.
Reason: The lilly pilly is a more suitable street tree, particularly when the awning is removed.
105. A fully automatic irrigation system must be installed for all plants in all planting beds.
Reason: To ensure that the plants in the landscape establish properly and provide the intended benefit.
106. Before the issue of the Occupation Certificate for the projecting balconies to Units 105 and 106 at Level 1 which have attained RMS concurrence;
- a. the applicant shall provide evidence that a suitable formal lease with Council to lease the air rights over the footpath in Illawarra Road and Warren Road in respect of the balconies has been entered into.
 - b. A suitable covenant must be entered onto the title of the subject property to ensure that successive owners are aware of the need to maintain a lease with the Council in respect of the balconies.
 - c. Compliance with all of the Council's conditions of Consent under Section 138 of the Roads Act, 1993.
 - d. The balconies are required to be fully maintained by the person acting on this consent, or any person entitled to act upon this consent, to the satisfaction of Council.
 - e. The removal of the balcony structure and all associated works must be at the person acting on this consent cost, in the event that the consent under Section 138 of the Roads Act, 1993 is revoked.
 - f. The security provided under the terms of stage 2 of this consent shall be returned to the applicant upon the issue to the applicant by the Council of a Certificate of Practical Completion in respect of the work. Such security will not be returned until certification has been received from the applicant's (NPER-3) engineer that certifies the balconies have been designed and constructed in accordance with the relevant Australian Standards.
- Reason: To confirm the terms of approval for the projecting balconies to Units 105 and 106 at Level 1

ADVISORY NOTES

- The Disability Discrimination Act 1992 (Commonwealth) and the Anti-Discrimination Act 1977 (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.
- A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out.
- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.
- The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for 'Construction of a Vehicular Crossing & Civil Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.
- 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.
- Should concurrence be obtained under s138 of the Roads Act 1993 from RMS, Council grant consent to the construction of the balconies over the Illawarra Road and Warren Road footpaths under section 138 of the Roads Act 1993, subject to the following terms being complied with:
 - The person acting on this consent shall carry out the work at its costs and in conformity with Plans and Specifications as approved by the Council and to the satisfaction of the Council;
 - The person acting on this consent and any contractor, servant or agent of the applicant shall carry out any requirements of Council in connection with or in relation to the location, construction, reconstruction, renewal, relocation or repair of the work, which requirements shall be communicated to the applicant by notice in writing specifying a reasonable time within which to comply with such requirements and if the applicant

shall fail to carry out such requirements within the specified time, the Council may carry out such requirements at the cost of the applicant;

- The person acting on this consent shall carry out the placement, erection or maintenance of the work as expeditiously as practicable and proceed continuously until completion;
- The person acting on this consent shall carry out the placement, erection and maintenance of the work with due regard to the safety and rights of the public and for this purpose shall comply with the requirements of the Council, RMS, WorkCover and the New South Wales Police Service;
- The person acting on this consent, at all times for the duration of the consent, will not interrupt or otherwise disturb the traffic flow on the road, or pedestrian flow on the footpath without first obtaining the written consent of the Council and RMS;
- The person acting on this consent shall, if by reason of any work within the road reserve, including widening or reconstruction of the said road which the Council desires to carry out, it shall be necessary in the opinion of the Council to relocate or remove any portion of the work or carry out any additional work for the safety and protection of the public, at the cost of the applicant, relocate or carry out such removal or additional work as shall be so necessary and pay to the Council, as the case may be, any additional cost or expenditure caused to the Council by reason of the existence, relocation or removal of the work;
- The person acting on this consent shall observe and fulfil any reasonable requirements, in respect of the maintenance of the work which the Council may make by notice in writing addressed to the applicant and to comply with any such requirement within the time specified in such notice
- The owner(s) will, at all times, indemnify and keep indemnified the Council from and against all actions, suits, proceedings, losses, costs, damages, charges, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the applicant, in respect of the placement, erection, renewal, relocation, repair and maintenance of the work or of the existence or use thereof or by reason of the Council having given this consent or by reason of any approval, direction or assent to anything done or purported to be done by the applicant under this consent and that, in respect of any matter covered by this indemnity, the Council shall be at liberty to pay, satisfy, defend, compromise or settle any claim action or other proceedings which may be made, threatened, instituted, commenced or prosecuted against the Council and any amount paid by the Council in accordance with this Clause shall be repaid by the applicant;
- The person acting on this consent shall give at least 48 hours notice to the Council before commencement of the work and, in addition, obtain the written consent of the Council before commencing to make any extension, removal or other adjustment of any kind to the work.
- The person acting on this consent shall, in the performance of the work and/or any alteration or maintenance thereto, observe all requirements imposed by any statute, regulation or ordinance or otherwise imposed by any statutory or other authority;

- In the absence from the site of the work of any representative of the applicant or in the event of any emergency of which the Council shall have the sole right of decision, the Council may take such action as it considers necessary to prevent loss of or damage to the whole or any part of the work or to the road or property adjacent to the work or to prevent personal injury to any person and the cost of any action so taken shall, if the Council determines that the applicant or its contractor would have been liable to take such action upon a request to do so as hereinbefore provided, be a debt due from the applicant to the Council. Any action so taken by the Council pursuant to this condition shall not relieve the applicant of any liability or obligation under this consent;
- Nothing in this consent shall be deemed to:
 - prejudice or affect the rights of the public to free passage upon or along Illawarra Road and Warren Road;
 - authorise any nuisance to or permanent obstruction of the road or public places;
 - confer upon the applicant exclusive right or title to any part of the road; or
 - in any way restrict or limit the powers of the Council in respect of the road.
- Any notice or request hereunder may be served in the manner mentioned in Section 254 and 255 of the Roads Act, 1993;
- Should the person acting on this consent fail to comply with any of these conditions or any requirement of the Council as provided, then this consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act, 1993 and any person thereafter using or capable of using the work shall be deemed to be a person for the purposes of Section 107 of that Act;
- Without limiting any power of the Council under this consent or under any Act, the applicant shall, in the event that this consent shall permanently lapse, and in such manner as the Council may direct, remove and take away, as speedily as possible, the work insofar as the same may encroach upon or in any way affect the road and shall make good all damage done to the road by such removal and, in the course of so doing, shall pay the Council the cost of making good any such damage by way of security;
- Except insofar as the context or subject matter otherwise indicates or requires, a reference in this consent to the applicant shall include a reference to the successors and assigns of the applicant;
- The Certificate of the Council as to the cost of work carried out by the Council at the expense of the applicant shall be final and conclusive evidence of such cost;

- Upon commencement by the applicant of any part of the work, it shall be deemed that the applicant has agreed with the Council to comply with the conditions of this consent; and such other technical conditions considered necessary by Council.
- 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.sydneywater.com.au
 - Waste Service - SITA Environmental Solutions ☎ 1300 651 116
www.wasteservice.nsw.gov.au

This consent is effective and operates from 14 November 2016. The consent will lapse unless the proposed development is commenced in accordance with Section 4.53 of the Act.

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

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

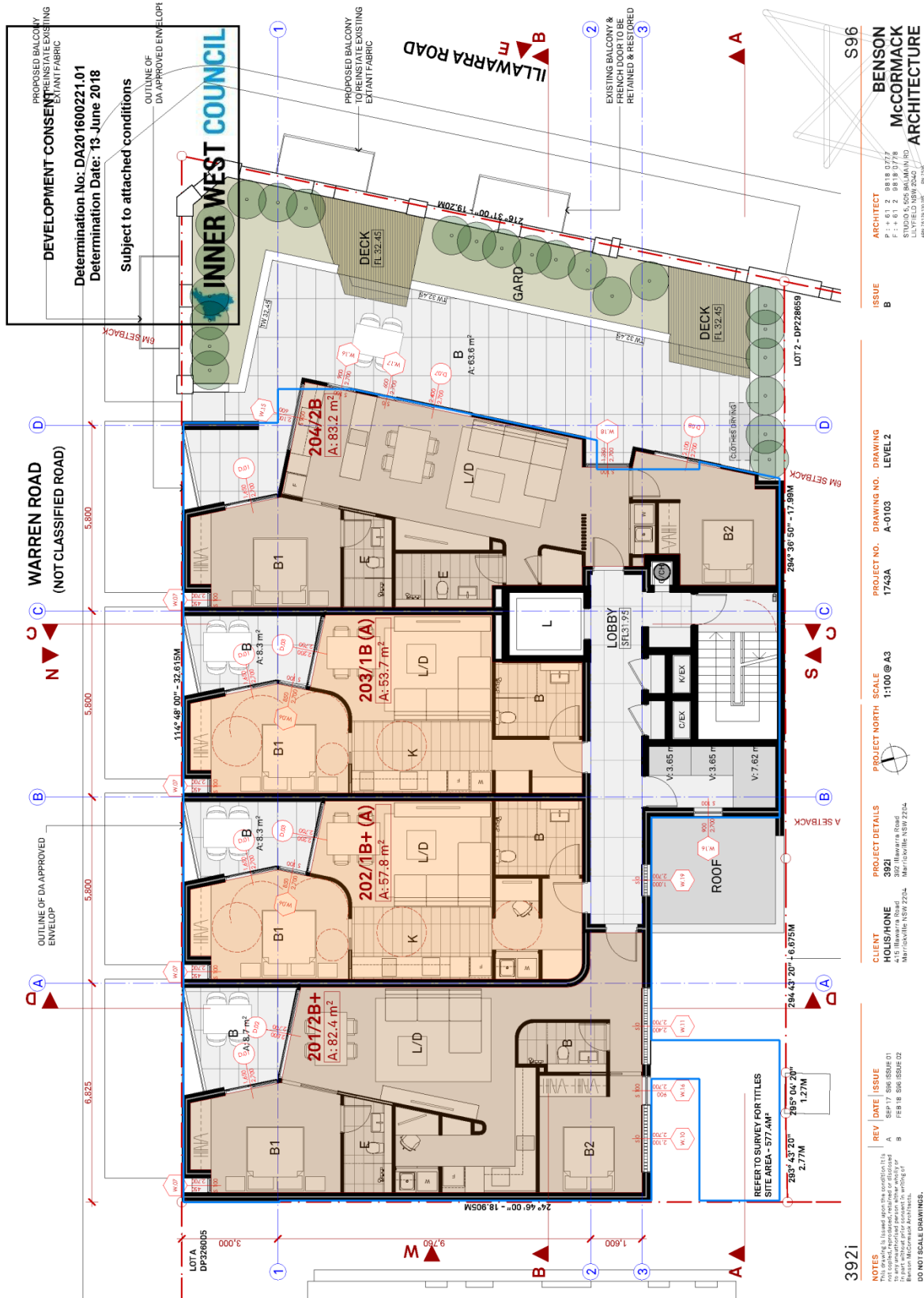
Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Osman', written in a cursive style.

Ruba Osman
Team Leader Development Assessment

Enquiries: Kaitlin Zieme on .93925379

Ref: **D1A** TRIM Doc. 89965.18



DEVELOPMENT CONSENT
 DETERMINATION
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

INNER WEST COUNCIL

ILLAWARRA ROAD

BENSON MCCORMACK ARCHITECTURE
 ARCHITECT
 P: +61 2 8818 0777
 1/100 WARREN ROAD
 STURDYS, 505 BAY STATION RD
 LINDFIELD NSW 2040
 488 19 19 19 881

ISSUE
 B

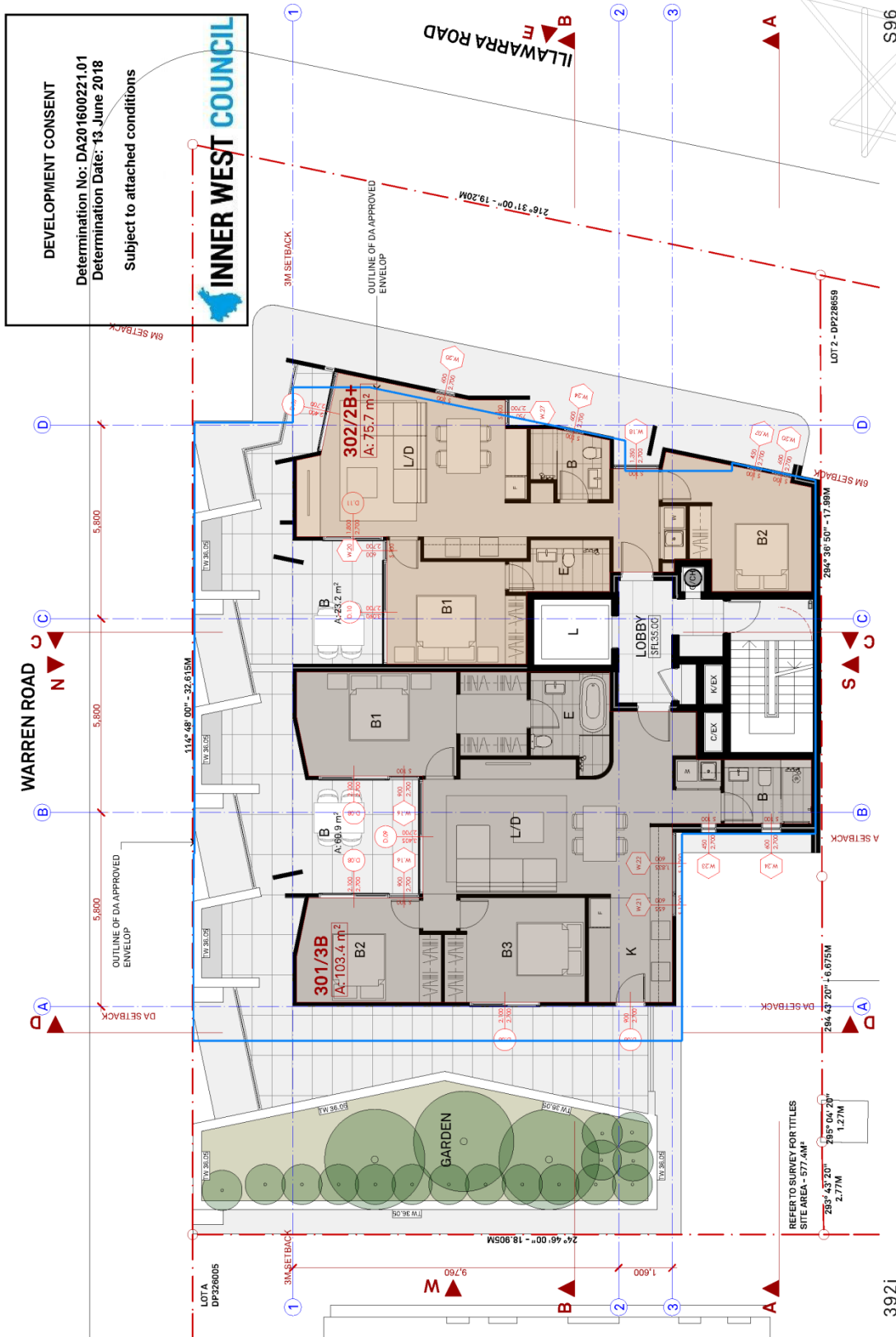
PROJECT NO. DRAWING NO. DRAWING LEVEL
 1743A A-0103 LEVEL 2

PROJECT DETAILS
 3921
 PROJECT NORTH SCALE 1:100 @ A3

CLIENT
 HOLIS/HONE
 3921
 MARICOUILL NSW 2204

NOTES
 1. All issued drawings are the property of Benson McCormack Architects.
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DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

INNER WEST COUNCIL

**BENSON
 MCCORMACK
 ARCHITECTURE**

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 P: + 61 2 8818 0777
 1/111 WILSON AVENUE
 STUDIOS, 505 BASS HILL RD
 LILYFIELD NSW 2040
 4881 191919188 8911348

ISSUE
 B

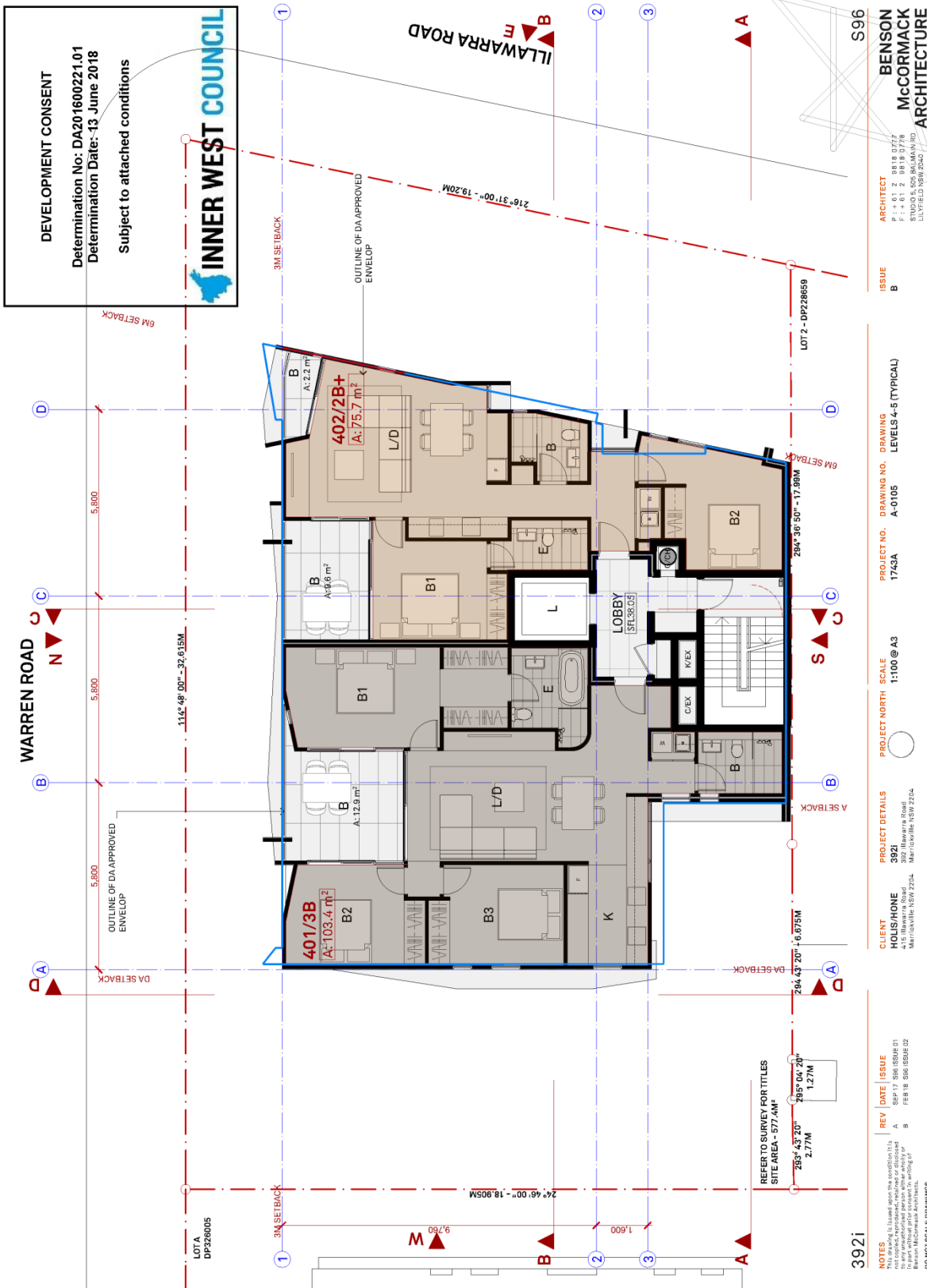
PROJECT NO. DRAWING NO. DRAWING LEVEL
 1743A A-0104 LEVEL 3

PROJECT DETAILS
 3921

CLIENT
 HOLIS/HONE
 3921
 Mar 10/14/16, NSW 2204, Mar 10/14/16, NSW 2204

SCALE
 1:100 @ A3

NOTES
 1. All issued plans must be accompanied by:
 A SEP 17 396 ISSUE 01
 B FEB 18 396 ISSUE 02
 B Benson McCormack Architects
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DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions



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 ARCHITECT
 P: + 61 2 8818 0777
 F: + 61 2 8818 0778
 1/150 WARREN ROAD
 SYDNEY NSW 2040
 486 1515103087 6011348

ISSUE B

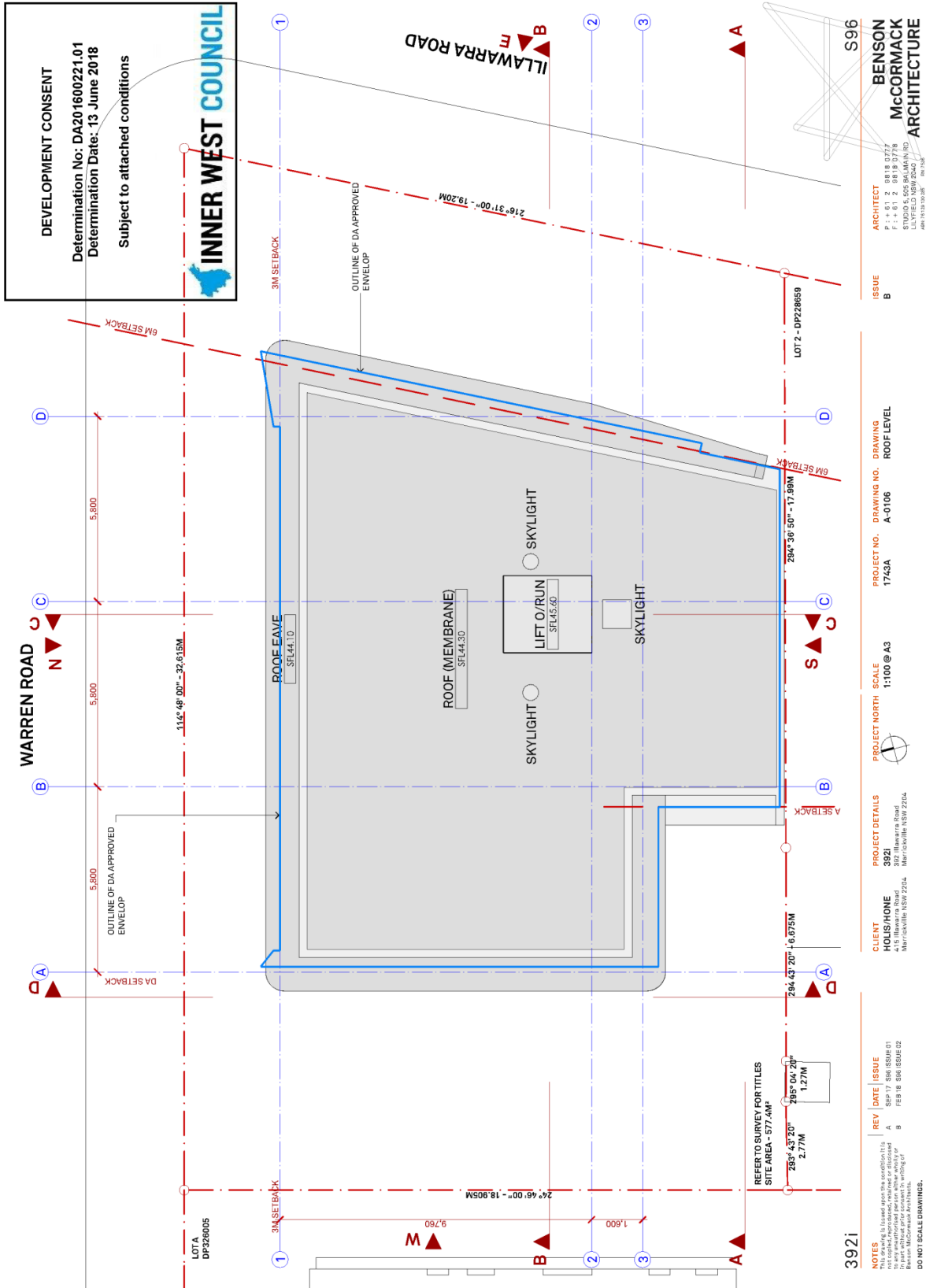
PROJECT NO. 1743A
DRAWING NO. A-0105
DRAWING LEVELS 4-5 (TYPICAL)

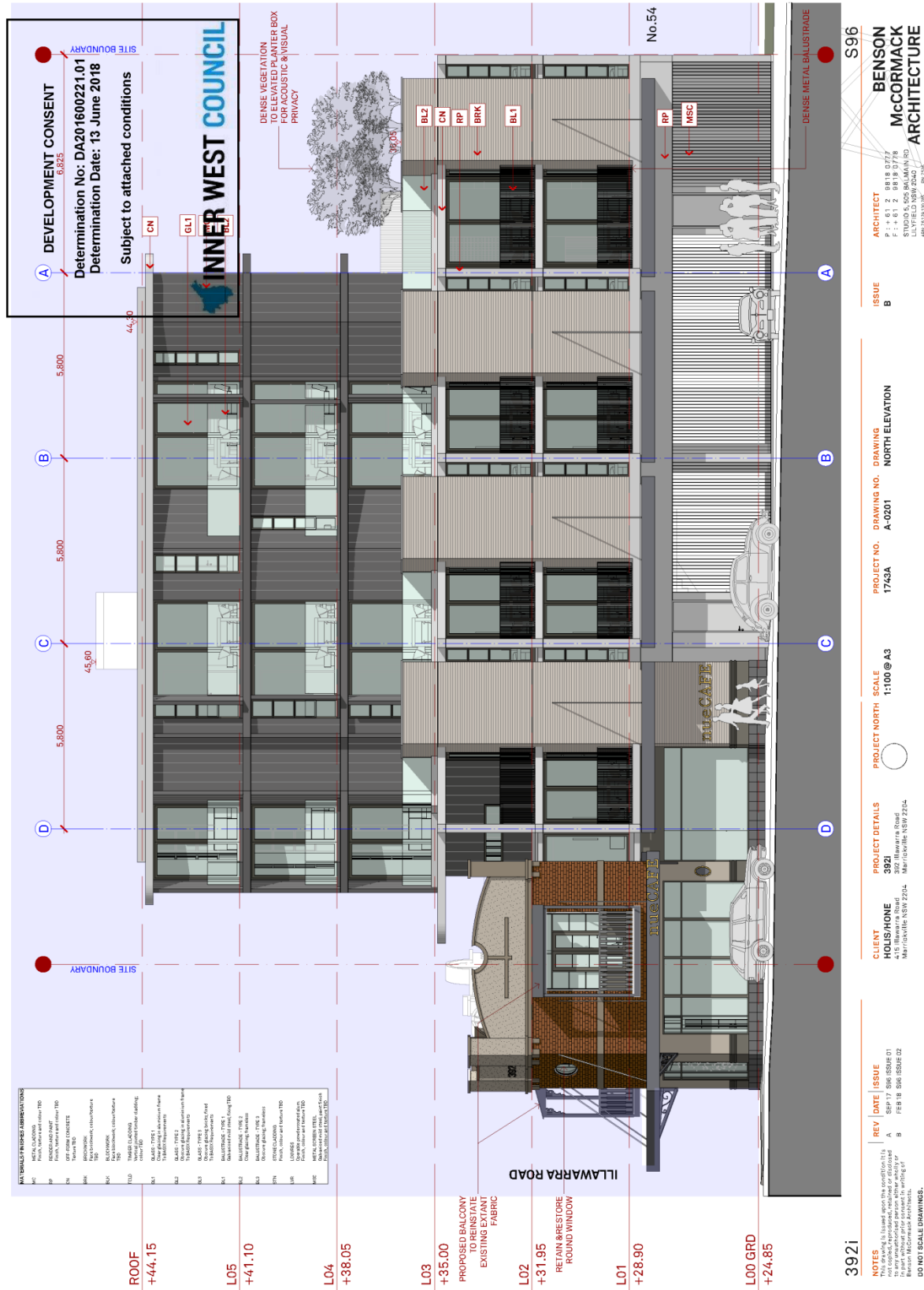
CLIENT HOLIS/HONE 3921
 1/150 WARREN ROAD
 MARILYN NSW 2204
 MARILYN NSW 2204
 MARILYN NSW 2204

PROJECT DETAILS
PROJECT NORTH SCALE 1:100 @ A3

REV	DATE	ISSUE
A	SEP 17 '18	ISSUE 01
B	FEB 18 '18	ISSUE 02

NOTES:
 1. Issues marked with the word 'Issue' in the table above are not confirmed, proposed, revised or otherwise.
 2. For a full list of issues, refer to the project file.
 3. In print without prior permission in writing of Benson McCormack Architects.
 4. DO NOT SCALE DRAWINGS.





DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

INNER WEST COUNCIL

<p>ROOF +44.15</p> <p>L05 +41.10</p> <p>L04 +38.05</p> <p>L03 +35.00</p> <p>L02 +31.95</p> <p>L01 +28.90</p> <p>L00 GRD +24.85</p>	
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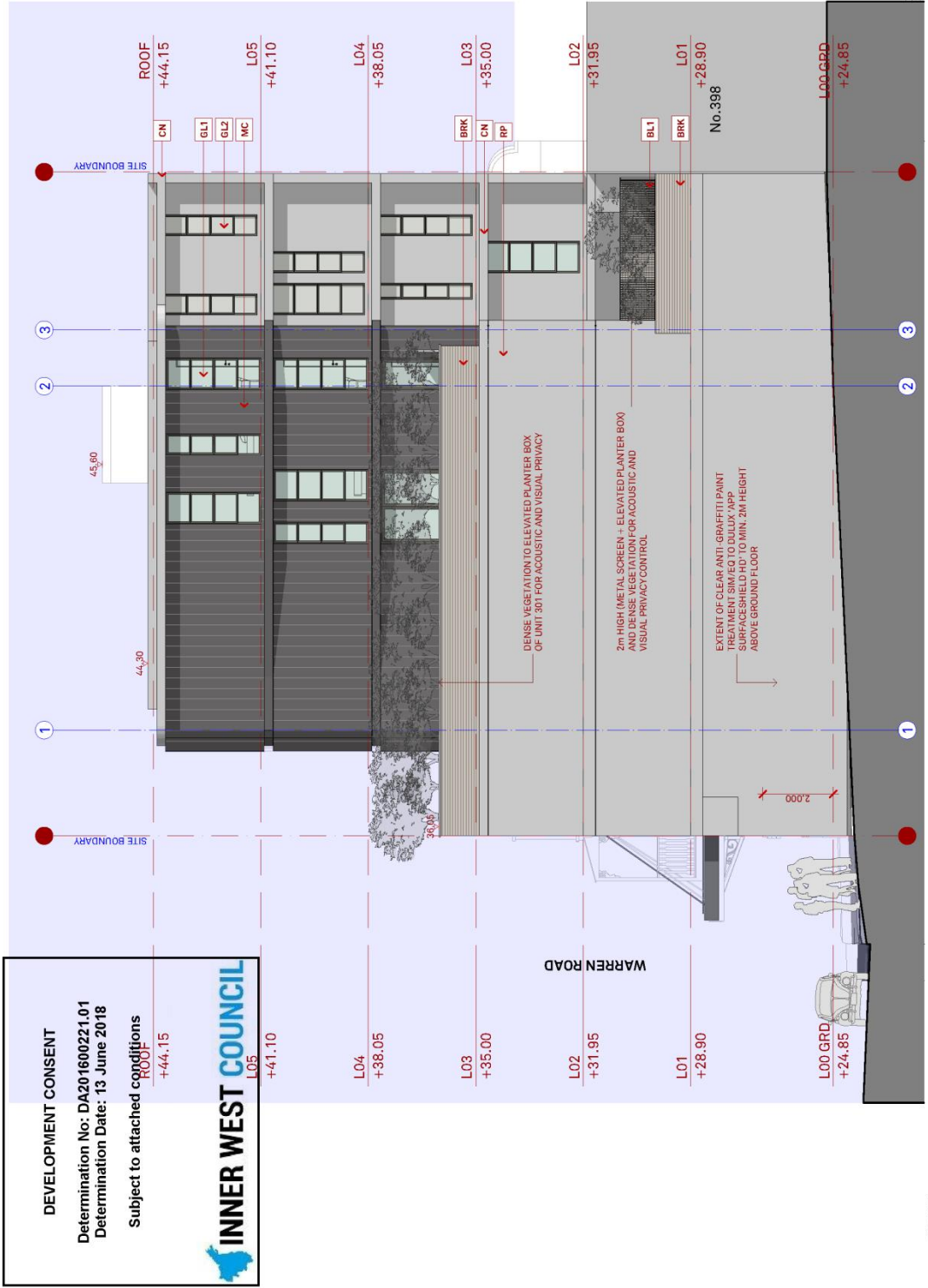
NOTES	<p>1. This drawing is issued under the provisions of the Building Act 1994 and the Building Regulations 2006. It is intended for use in conjunction with the Development Consent Determination No. DA201600221.01.</p> <p>2. This drawing is for information only and does not constitute an offer of any services or products.</p> <p>3. All work shall be carried out in accordance with the Building Act 1994 and the Building Regulations 2006.</p> <p>4. The client is responsible for obtaining all necessary permits and approvals.</p>	REV	DATE	ISSUE
		A	SEP 17 2018	ISSUE 01
		B	FEB 18 2018	ISSUE 02

CLIENT	<p>HOLIS/HONE 3921 100/100 WILSON ST MARIKUPA QLD 4215</p>	PROJECT DETAILS	<p>3921 100/100 WILSON ST MARIKUPA QLD 4215</p>	PROJECT NORTH	SCALE
				1743A	1:100 @ A3
				A-0202	EAST ELEVATION

ISSUE	B	PROJECT NO.	1743A	DRAWING NO.	A-0202
ARCHITECT		P1 + 01		28818 0777	
BENSON MCCORMACK		STUDIOS		88A MAJIN RD	
ARCHITECTURE		LIVEFIELD NSW 2042		4801 19 10 10 2881	

MATERIALS FINISHES ABBREVIATIONS

MC	METAL SCREEN STEEL
ML	METAL CLADDING
MP	METAL PANEL
CP	CONCRETE
CR	CONCRETE
GR	GRASS
GL	GLASS
GL1	GLASS 1
GL2	GLASS 2
GL3	GLASS 3
GL4	GLASS 4
GL5	GLASS 5
GL6	GLASS 6
GL7	GLASS 7
GL8	GLASS 8
GL9	GLASS 9
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GL100	GLASS 100



DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

INNER WEST COUNCIL

S96

BENSON MCCORMACK ARCHITECTURE

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 P: +61 2 8818 0777
 F: +61 2 8818 0778
 1/115 WILSON AVENUE
 SYDNEY NSW 2042
 4841 1510 10388 0011348

3921

NOTES:
 1. This drawing is issued under the provisions of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW).
 2. This drawing is not to be used for any other purpose without the prior written consent of Benson McCormack Architects.
 3. DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	SEP 17 2018	ISSUE 01
B	FEB 18 2018	ISSUE 02

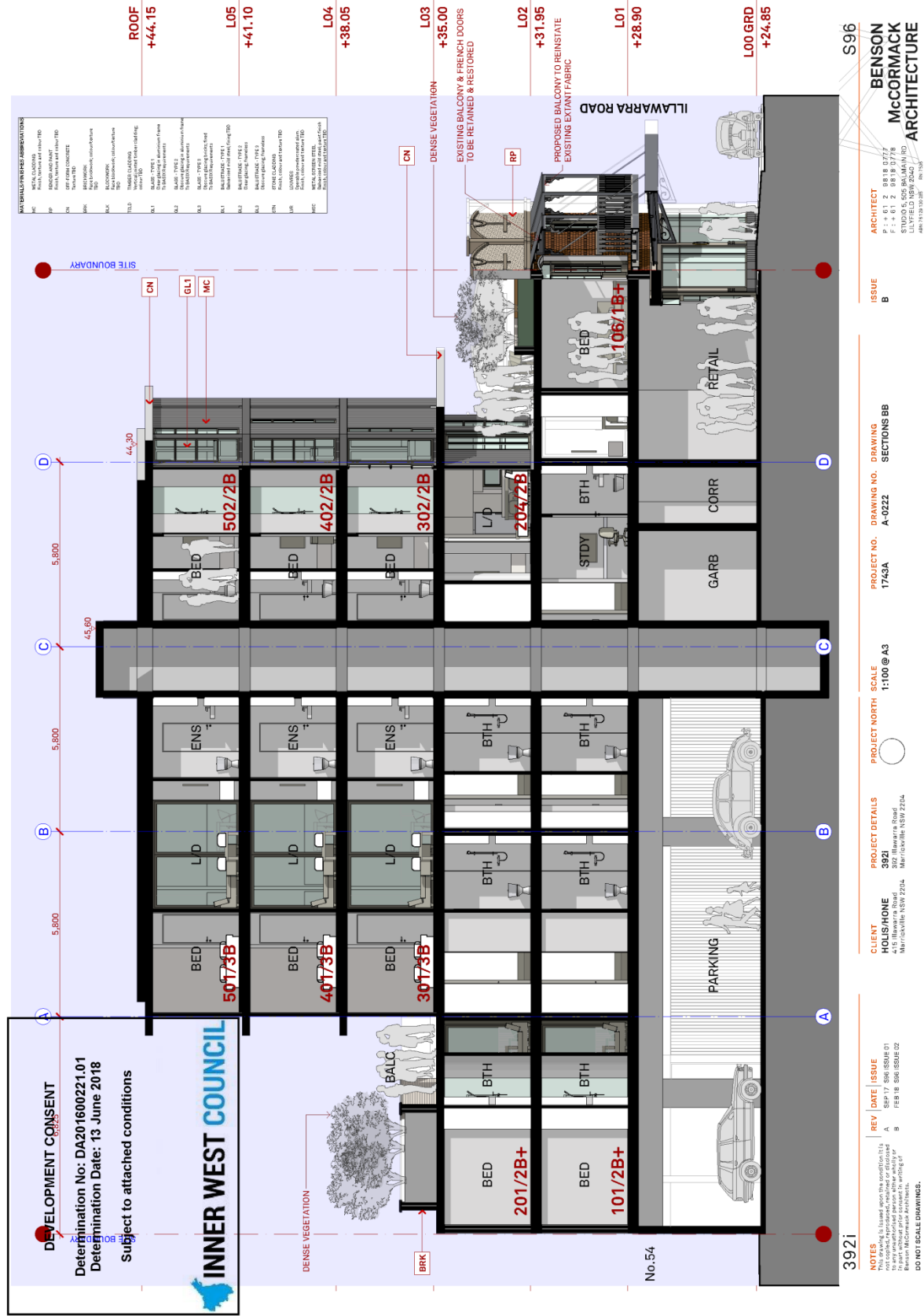
CLIENT: HOLIS/HONE
 3921
 1/115 WILSON AVENUE
 SYDNEY NSW 2042

PROJECT DETAILS: 3921
 1/115 WILSON AVENUE
 SYDNEY NSW 2042

PROJECT NORTH: SCALE 1:100 @ A3

PROJECT NO.: 1743A
DRAWING NO.: A-0203
DRAWING WEST ELEVATION

ISSUE: B



DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions
INNER WEST COUNCIL

MATERIAL FINISHING ABBREVIATIONS

MC	INTERNAL GLASSING (ANODIZED ALUMINUM)
MS	METAL CLADDING (ALUMINUM)
MSB	METAL CLADDING (BRASS)
MSI	METAL CLADDING (SILVER/WHITE)
MSO	METAL CLADDING (OIL PAINT)
MSR	METAL CLADDING (REINFORCED CONCRETE)
MSW	METAL CLADDING (WOOD GRAIN)
MSY	METAL CLADDING (YACHT)
MSZ	METAL CLADDING (ZINC PLATED)
MSA	METAL CLADDING (ALUMINUM ANODIZED)
MSB	METAL CLADDING (BRASS ANODIZED)
MSI	METAL CLADDING (SILVER/WHITE ANODIZED)
MSO	METAL CLADDING (OIL PAINT ANODIZED)
MSR	METAL CLADDING (REINFORCED CONCRETE ANODIZED)
MSW	METAL CLADDING (WOOD GRAIN ANODIZED)
MSY	METAL CLADDING (YACHT ANODIZED)
MSZ	METAL CLADDING (ZINC PLATED ANODIZED)
MSA	METAL CLADDING (ALUMINUM ANODIZED)
MSB	METAL CLADDING (BRASS ANODIZED)
MSI	METAL CLADDING (SILVER/WHITE ANODIZED)
MSO	METAL CLADDING (OIL PAINT ANODIZED)
MSR	METAL CLADDING (REINFORCED CONCRETE ANODIZED)
MSW	METAL CLADDING (WOOD GRAIN ANODIZED)
MSY	METAL CLADDING (YACHT ANODIZED)
MSZ	METAL CLADDING (ZINC PLATED ANODIZED)
MSA	METAL CLADDING (ALUMINUM ANODIZED)
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MSI	METAL CLADDING (SILVER/WHITE ANODIZED)
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MSR	METAL CLADDING (REINFORCED CONCRETE ANODIZED)
MSW	METAL CLADDING (WOOD GRAIN ANODIZED)
MSY	METAL CLADDING (YACHT ANODIZED)
MSZ	METAL CLADDING (ZINC PLATED ANODIZED)
MSA	METAL CLADDING (ALUMINUM ANODIZED)



3921

NOTES:
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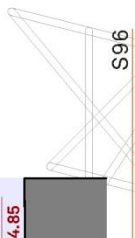
REV	DATE	ISSUE
A	SEP 17 2016	ISSUE 01
B	FEB 18 2018	ISSUE 02

CLIENT:
 HOLIS/HONE
 3921
 4/150 WILSON ST
 MARICKVILLE NSW 2204
 NSW Australia
 Tel: (61) 2 952 4333
 Fax: (61) 2 952 4334
 Email: info@holishone.com.au

PROJECT DETAILS:
 3921
 A-0223
 SECTION CC

PROJECT NO.: 1743A
DRAWING NO.: A-0223
DRAWING TYPE: SECTION CC
SCALE: 1:100 @ A3

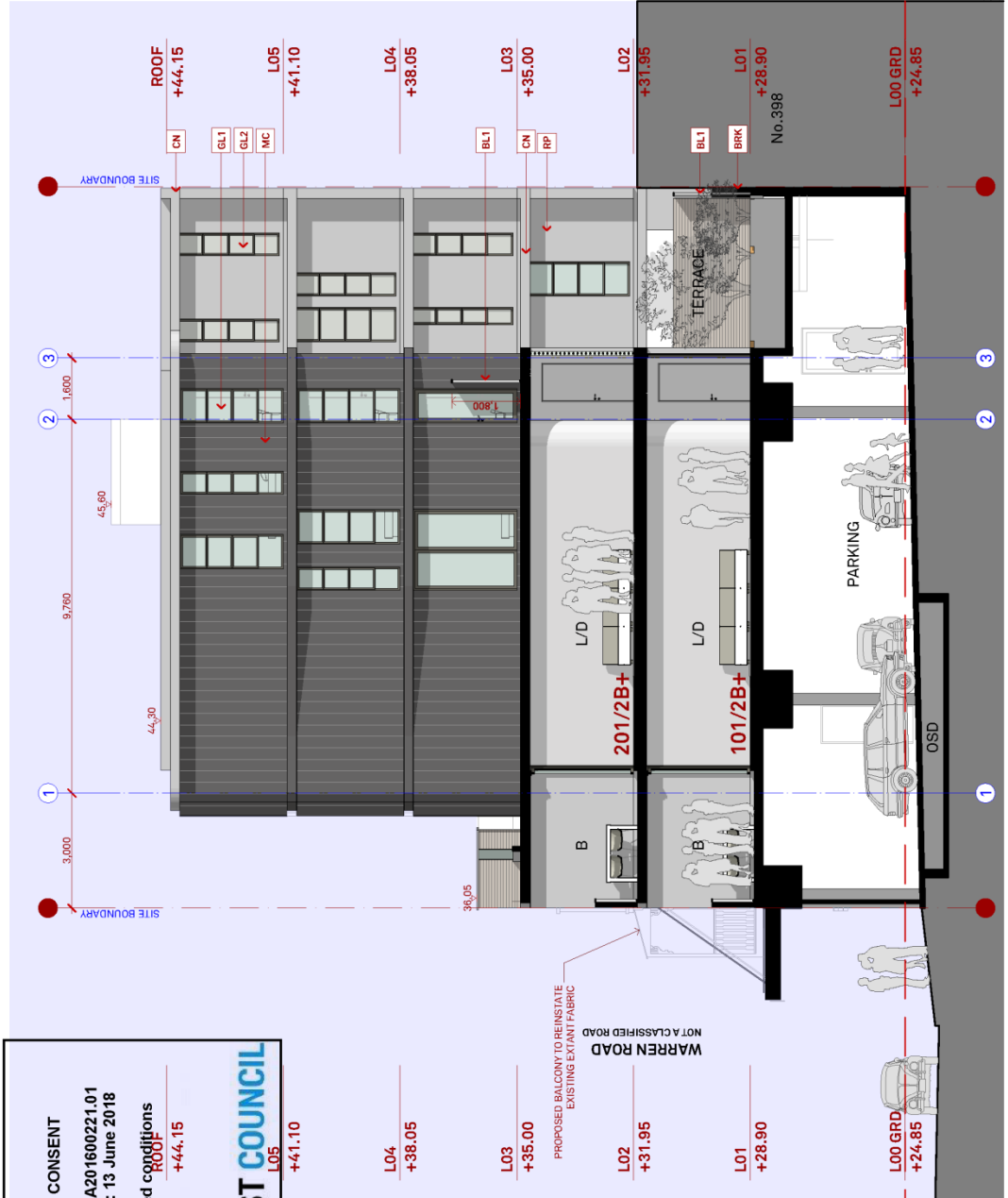
ARCHITECT:
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 McCORMACK
 ARCHITECTURE
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 F: + 61 2 952 4334
 15 WILSON ST
 MARICKVILLE NSW 2204
 AUSTRALIA
 www.bensonmccormack.com.au



DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions



INNER WEST COUNCIL



KEY TO MATERIALS AND FINISHES USED

M1	METAL CLADDING
M2	FRAMING SHEATHING
M3	FRAMING CLADDING
M4	FRAMING LINING
M5	FRAMING LINING
M6	FRAMING LINING
M7	FRAMING LINING
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M99	FRAMING LINING
M100	FRAMING LINING

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 1/115 WILSON ROAD
 LINDFIELD NSW 2040
 4861 1515 1528

PROJECT NO. 1743A
DRAWING NO. A-0224
SECTION DD

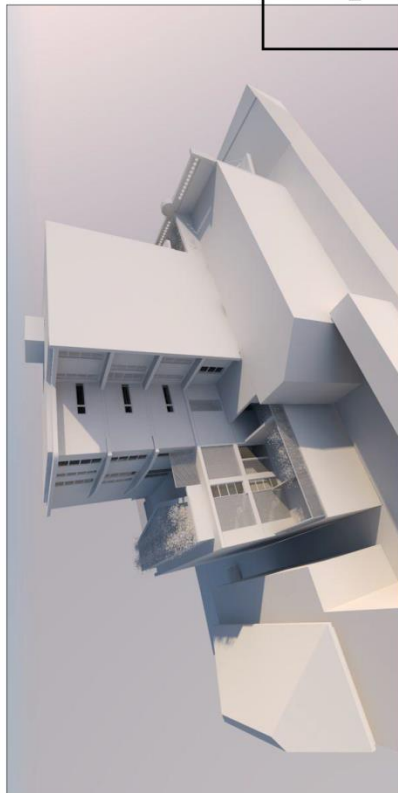
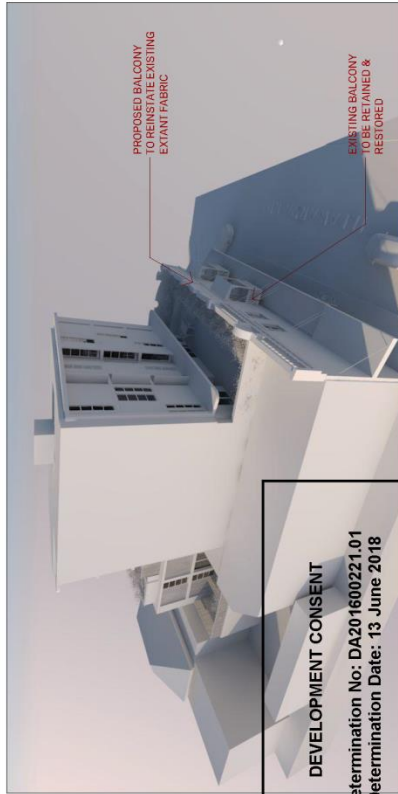
PROJECT NORTH
 SCALE 1:100 @ A3

CLIENT HOLIS/HONE
 3921
 1/115 WILSON ROAD
 LINDFIELD NSW 2040

REV	DATE	ISSUE
A	SEP 17 2018	ISSUE 01
B	FEB 18 2018	ISSUE 02

NOTES
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 2. This drawing is not to be used for any purpose other than that for which it was prepared.
 3. Benson McCormack Architects.
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DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions



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 STUDELS, 2005 BAYMARR RD
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 4881 1513 1528* 8811348

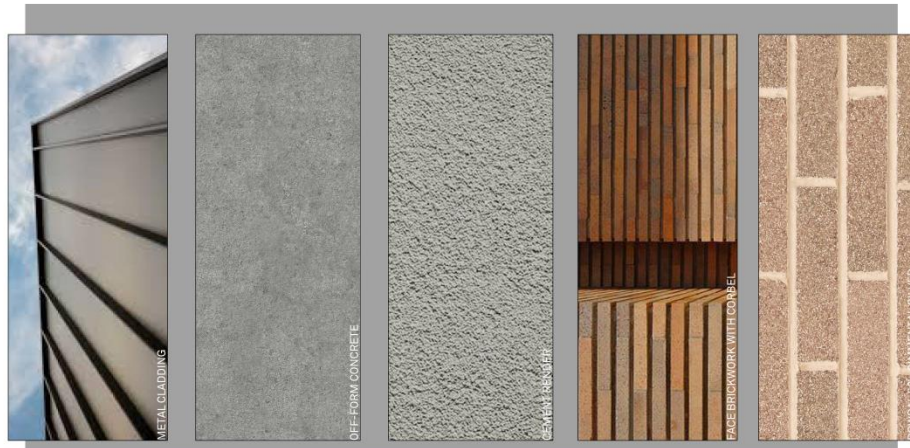
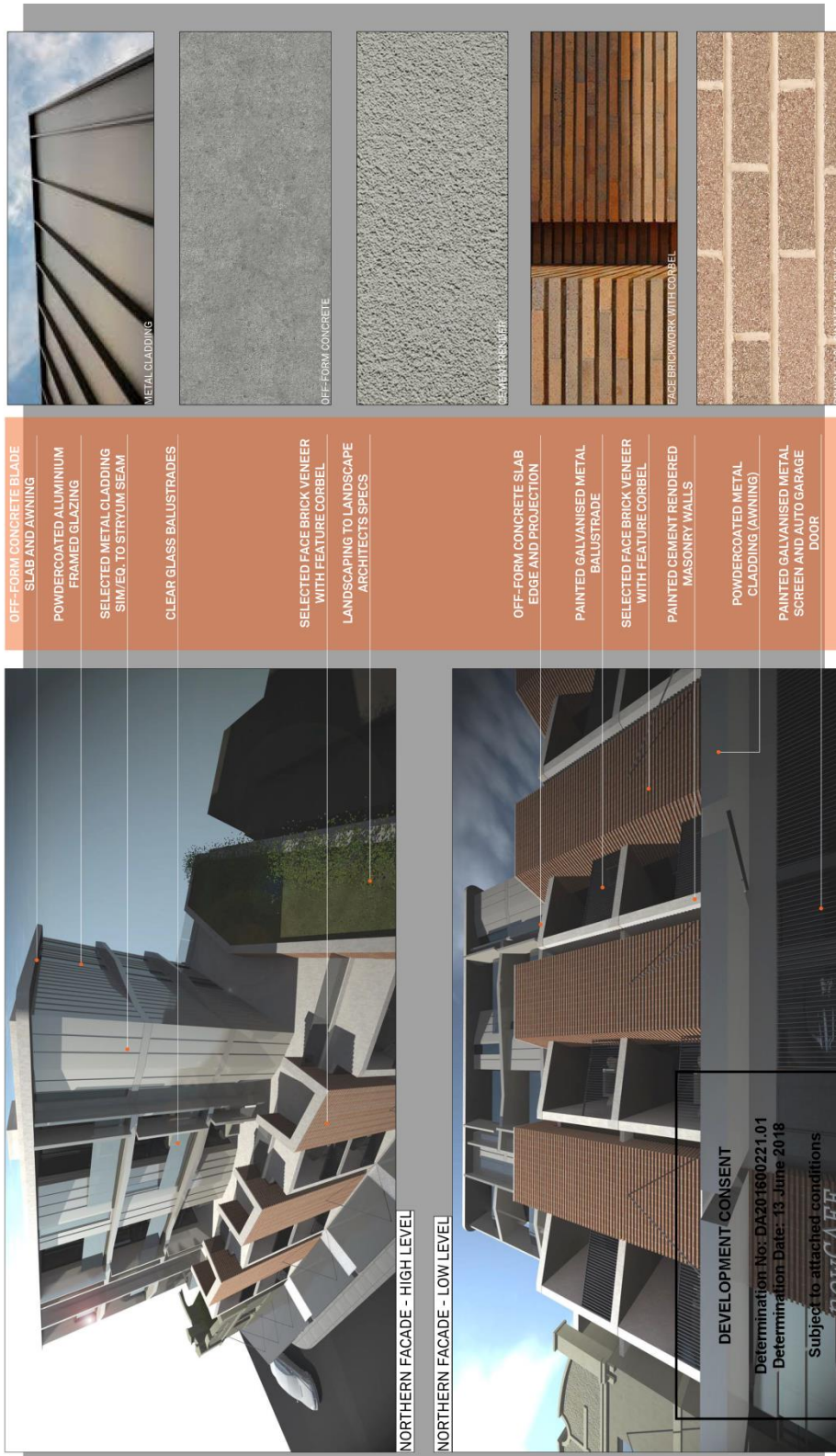
ISSUE
B

PROJECT NO. 1743A
 DRAWING NO. A-1101
 DRAWING TITLE VISUAL ANALYSIS 1/3

CLIENT HOLDS/HONE
 3921
 3921
 MARICUYA NSW 2214
 Maricuyal NSW 2214

REV	DATE	ISSUE
A	SEP 17 2016	ISSUE 01
B	FEB 18 2018	ISSUE 02

NOTES:
 1. Issued under the provisions of the Planning and Development Act 2015.
 2. This consent is subject to the conditions of consent attached to this consent.
 3. In the event of any dispute arising between the Council and the applicant, the applicant shall be bound by the decision of the Council.
 4. The Council is not responsible for any errors or omissions in this drawing.
 5. Do NOT SCALE DRAWINGS.



OFF-FORM CONCRETE BLADE SLAB AND AWNING
 POWDERCOATED ALUMINIUM FRAMED GLAZING
 SELECTED METAL CLADDING SIM/EO. TO STRYUM SEAM
 CLEAR GLASS BALUSTRADES
 SELECTED FACE BRICK VENEER WITH FEATURE CORBEL
 LANDSCAPING TO LANDSCAPE ARCHITECT'S SPECS
 OFF-FORM CONCRETE SLAB EDGE AND PROJECTION
 PAINTED GALVANISED METAL BALUSTRADE
 SELECTED FACE BRICK VENEER WITH FEATURE CORBEL
 PAINTED CEMENT RENDERED MASONRY WALLS
 POWDERCOATED METAL CLADDING (AWNING)
 PAINTED GALVANISED METAL SCREEN AND AUTO GARAGE DOOR

NORTHERN FACADE - HIGH LEVEL
 NORTHERN FACADE - LOW LEVEL

DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

ARCHITECT
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 SYDNEY NSW 2040
 AUSTRALIA

PROJECT NO. 1743A
 DRAWING NO. A-1105
 DRAWING MATERIALS AND FINISHES

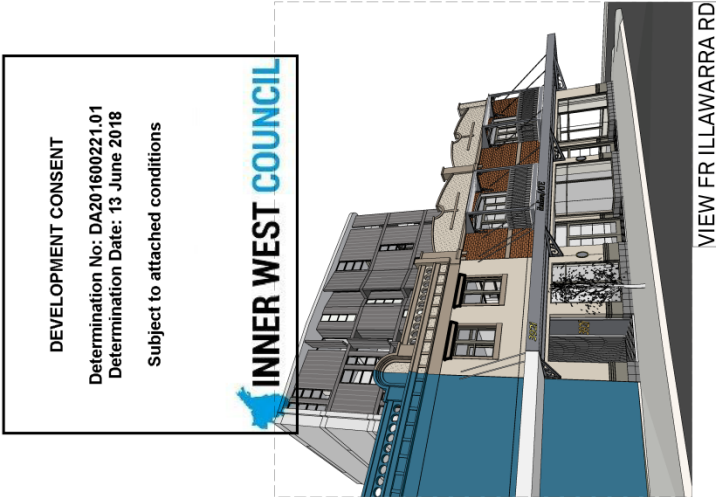
PROJECT NORTH @ A3

CLIENT
HOLIS/HONE
 3921
 11/11-11/11
 MARRICKVILLE NSW 2204

PROJECT DETAILS
 3921
 11/11-11/11
 MARRICKVILLE NSW 2204

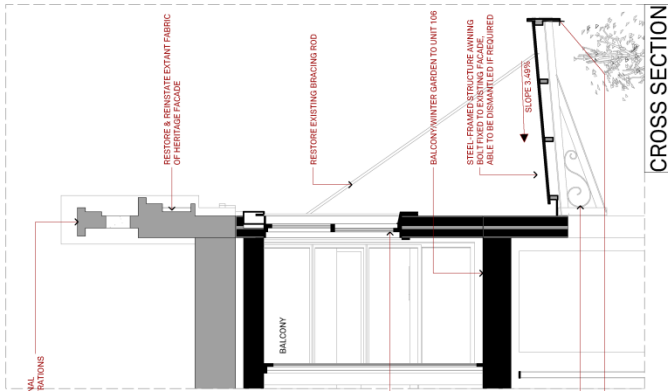
REV DATE ISSUE
 A SEP 17 596 ISSUE 01
 B FEB 18 596 ISSUE 02

NOTES
 This issue supersedes the specification in the previous issue. It is not to be used for any other purpose without the written consent of the architect.
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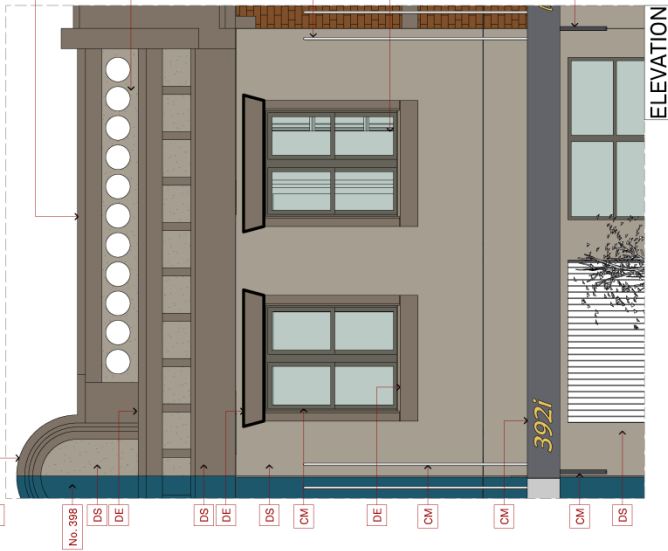


DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

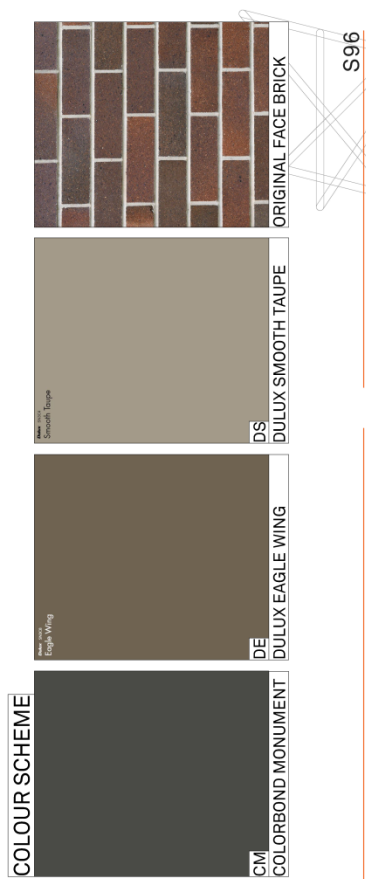
VIEW FR ILLAWARRA RD



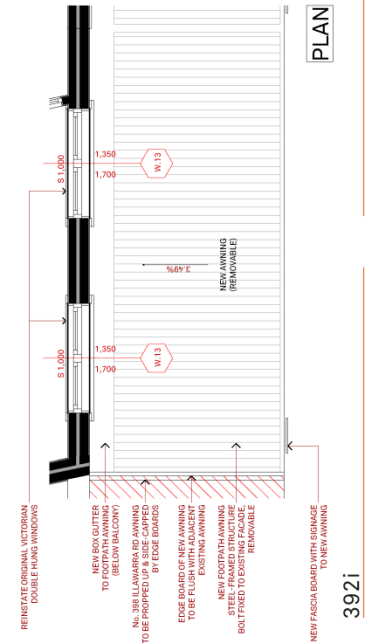
CROSS SECTION



ELEVATION



COLOUR SCHEME



PLAN

ARCHITECT
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 LILYFIELD NSW 2140
 WWW.BENSONMACK.COM

ISSUE
 B

PROJECT NO.
 1743A

DRAWING NO.
 A-1108

SCALE
 1:50 @ A3

PROJECT DETAILS
 3921
 HOLIS/HONE
 3921
 MARICKVILLE NSW 2204

REV | **DATE** | **ISSUE**
 A | SEP 17 2016 | ISSUE 01
 B | FEB 18 2016 | ISSUE 02

NOTES
 1. THIS DRAWING IS TO BE USED FOR THE PROVISION OF PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
 2. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
 3. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
 4. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
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 8. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
 9. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.
 10. ALL WORK SHOULD BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF PRACTICE.

DO NOT SCALE DRAWINGS.

ELEVATION

NEW BRACING ROD FOR NEW AWNING TO MATCH EXISTING
EXISTING BRACING ROD FOR EXISTING AWNINGS OF No. 398
EXISTING AWNING OF No. 398 TO BE PROPPED UP DURING CONSTRUCTION
2x EDGE BRACKETS TO SIDE-CAPPED TRANSITION BETWEEN AWNINGS
REPLICATE ORIGINAL FEDERATION STYLE AWNING BRACKET
FALL AWNING TO EXISTING FACADE

BASE SKIRTING WITH STONE AND PANEL BOUND
SHOP SIGNAGE
RECESSED ENTRY

2,000

2,398

870

FOODPATH

SHOPFRONT BASE SKIRTING WITH PROFILED PANEL-STONE

EXISTING STREET TREE POSITION

RETAIN EXISTING STREET TREE
BORDER PAVEMENTABLE CRETE 3000X3000x40
REPLACE EXISTING STREET TREE WITH NEW STREET TREE
INFILL PAVEMENTABLE AND BITULLED
SANDSTONE KERB TO BE RESTORED

DEVELOPMENT CONSENT
Determination No: DA201600221.01
Determination Date: 13 June 2018
Subject to attached conditions

No. 398 ILLAWARRA ROAD

INNER WEST COUNCIL

REPLICATE ORIGINAL FEDERATION STYLE AWNING BRACKET
RECESSED ENTRY
TRADITIONAL SHOPFRONT - PROFILED PANEL

COLOUR SCHEME

CM1
DS
ST

BLACK STONE ANTIQUE FIN.
COLORBOND MONUMENT
DULUX SMOOTH TAUPE

Smooth Taupe

SHOPFRONT & RECESSED ENTRY PLAN

PROJECT NO. 1743A
SCALE 1:50 @ A3

CLIENT HOLIS/HONE
3921
1743A
Marickville NSW 2204

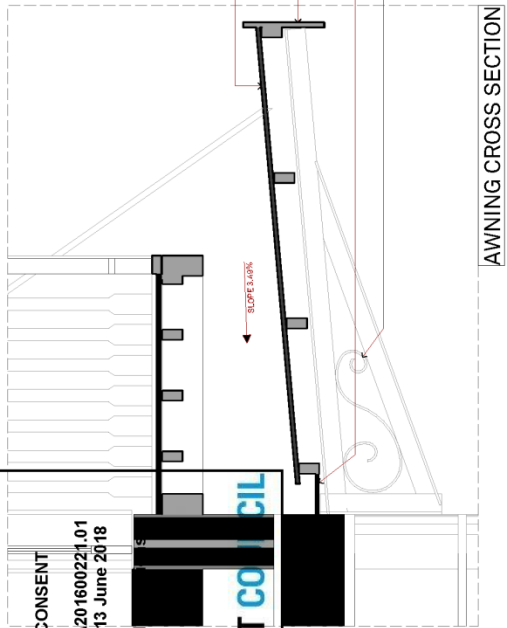
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DRAWING NO. A-1109
ISSUE B
DRAWING VICTORIAN SHOPFRONT DETAILS

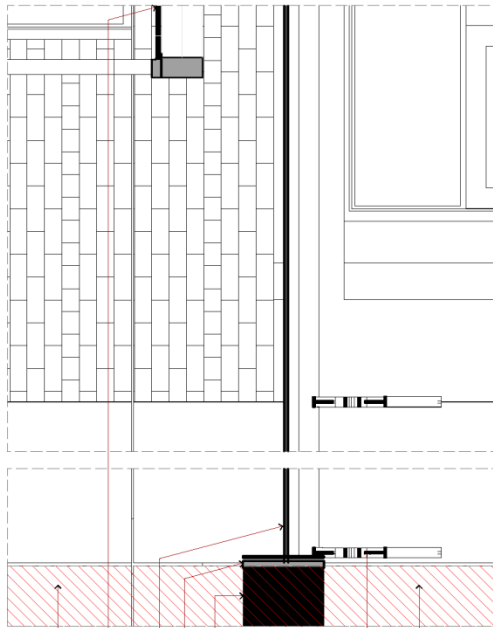
NOTES
1. This drawing is issued under the provisions of the Building Act 2016 and the Building Regulation 2017. It is to be used in conjunction with the approved Development Consent and the approved Building Plans. It is not to be used for any other purpose without the prior consent in writing of the Architect.
2. All dimensions are in millimetres unless otherwise stated.
3. Do not scale drawings.

DEVELOPMENT CONSENT
 Determination No: DA2016002241.01
 Determination Date: 13 June 2018

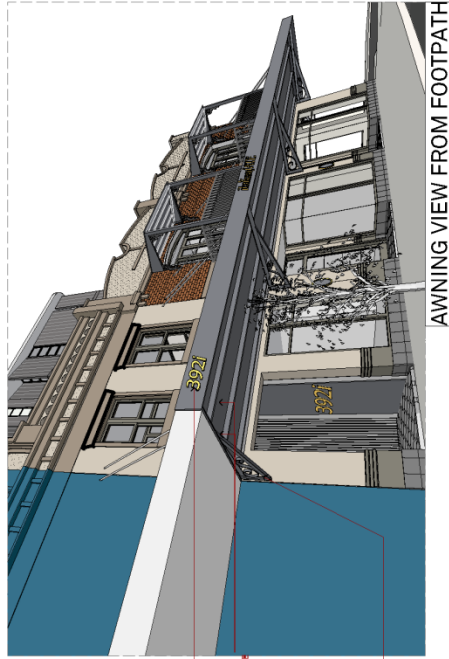
Subject to attached



AWNING CROSS SECTION



AWNING LONGITUDINAL SECTION



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 4881 1512133288 8811338

ISSUE B
 PROJECT NO. 1743A
 DRAWING NO. A-1110
 DRAWING TITLE AWNING DETAILS

CLIENT HOLIS/HONE 3921
 1/150-151/153 SYDNEY ROAD
 SYDNEY NSW 2040

PROJECT DETAILS
 PROJECT NO. 1743A
 DRAWING NO. A-1110
 DRAWING TITLE AWNING DETAILS

SCALE
 1:20 @ A3

REV	DATE	ISSUE
A	SEP 17 2016	ISSUE 01
B	FEB 18 2018	ISSUE 02

NOTES:
 1. This drawing is issued under the specific conditions of use stated on the drawing and is not to be used for any other purpose without the prior written approval of Benson McCormack Architects.
 2. DO NOT SCALE DRAWINGS.

LANDSCAPE MANAGEMENT PLAN

MAINTENANCE
 General: Maintain the landscape areas of the property in good condition and repair as required including gardens, pavements, and irrigation system maintenance.
 Site control: The Owner(s) are to allow access to all areas as necessary to complete the maintenance of the landscape. Maintenance activities are to be completed in such a way that ensures occupants maintain safe and secure access with minimal nuisance.
 Summary of requirements:

- Watering of garden bed areas.
- Weeding of garden bed areas, and pavement.
- Supply and spreading of fertiliser to garden bed areas.
- Pruning, trimming and tree surgery.
- Pest and disease control of plants.
- Replacement of dead or failed plants.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.
- Keeping of a log book (recommended).

ZONES

- Zone A - Common Area Courtyard
 Special Requirements:
- Keep decks and paths clear of foliage and debris.
 - Prune trees to be clear stemmed to 1.5m.
 - Maintain dense even foliage cover to green wall.

Responsibility: Body Corporate

Zone B - Private Courtyards
 Responsibility: Private Owner

WEEDING

General: Remove unwanted broadleaf plants and grasses considered invasive to the locality. Clear and keep clear vigorous ground covers 200 mm from the base of any tree. For all trees, weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulations, at the recommended maximum rate. Do not proceed without prior approval from the Owner(s).
 Manual weeding: Regularly remove, by hand, rubbish and weed growth throughout planted and mulched areas.

INSECT AND DISEASE CONTROL

General: Monitor plants for insect and disease attack and treat as required in accordance with best horticultural practice.
 Notice: Immediately give notice of evidence of insect attack or disease amongst plant material. Submit a methodology for treatment for approval by the Owner(s) including product, application, timing of treatment, outline of potential risks to the environment and people and proposals to manage risks.
 Chemical spray: Use and application timing requires prior approval by the Owner(s).
 Products: Where required, spray with insecticide, fungicide or both. Use proprietary products as recommended by the manufacturer. Do not proceed without prior approval from the Owner(s).

FERTILIZING

General: Application of fertilisers is to be completed based on soil testing results. Apply fertilisers to the manufacturer's recommended rate.

Method: Liquid fertiliser may be delivered through the irrigation system. Check system manual and manufacturer's application rates. Granular slow-release fertiliser to be applied to the manufacturer's recommended rate.

MULCHING

Clean up: Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.
 Depth: Maintain a minimum depth of:
 - 75 mm for organic mulch.
 - 50 mm for gravel mulch.

PRUNING AND TRIMMING

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species.
 Shrubs: Prune after flowering.
 Program: Spring and Summer and on a spot basis as required.
 Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges.
 Tip pruning: Do not remove buds before the flowering season in those plants that have terminal flowers.
 - Purpose: To encourage development of new shoots during the active growing season.
 - Method: The removal of the top 25 mm or growing tip of each branch.

Radical pruning:

- Purpose: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
- Clear and keep clear vigorous groundcovers 200mm from the base of any shrub or tree.
- Use only tools fit for purpose.

Tree to:

- Eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Tree branch removal:

- To AS 4373.
- Give notice and engage a suitably qualified 'arborist'.

WATERING

Application rates: Soak to a depth of 150 mm for lawn and 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings. Confirm soaked depth and record in the log book.
 Timing: Water at times of day to minimise water evaporation loss. Do not water during the hottest period of Summer days.
 Public areas without installed watering systems: Water only in excessive dry periods. Make available all necessary equipment to carry out hand and sprinkler watering as required.
 Water restrictions: Coordinate the water supply and confirm the watering regime against federal and state government legislation and restrictions at the time.
 Hand Watering: Manually water all lawn and planting areas in the absence of an irrigation system or if damaged or malfunctioning, until the irrigation system is fully operational.
 Method:
 - Zone A & B: Automated Irrigation System
 - Zone C: by Hand.

IRRIGATION

General: The precipitation requirements of the individual zones/stations with regard to types of plants.

- The infiltration rate of the soil/medium and associated physical factors such as, evaporation, exposure, topography, local authority restrictions.
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- To co-ordinate water supply and to confirm watering regime against federal and state government legislation and restrictions at the time.

Equipment maintenance:

- Check all components for proper operation.
 - Repair or replace damaged component with equivalent parts.
 - Flush any dirt or foreign matter from the system and clear all blockages.
- Operation: Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational for the entire planting establishment period.
 Supervision: Prevent excessive use of water.
 Automated systems: Check that they are programmed to coincide with optimum periods of water pressure and water absorption.
 Public access: Do not inconvenience persons occupying the site by water spray or block normal pedestrian or traffic flow.

PLANT REPLACEMENTS

General: Replace all evergreen plants that have died or lost 50% of their normal foliage cover.

Provide replacement plants as follows:

- Of the same species and variety and of the closest commercially available size.
- Of uniformly high quality stock equal to the best commercially available.
- Representative of optimum growth for the species as restricted by the container size.
- With a balanced root system in relation to the size of the plant and conducive to successful transplantation. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Healthy, well grown, hardened off specimens of good shape and free from pests and disease.
- Well rooted and without any indication of having been restricted (pot bound) or damaged at any time.
- Been grown in their final containers for not less than twelve (12) weeks.

DEVELOPMENT CONSENT

Determination No: DA201600221.01
 Determination Date: 13 June 2018

Subject to attached conditions



north

drawing title

Landscape Management Plan

scale 1:100 @ A3
 project no. 17743
 drawing no. LP05
 issue A

392 Illawarra Rd Marrickville NSW

Holt/Home

issue date 20/12/17
 description issue for approval

FOR APPROVAL

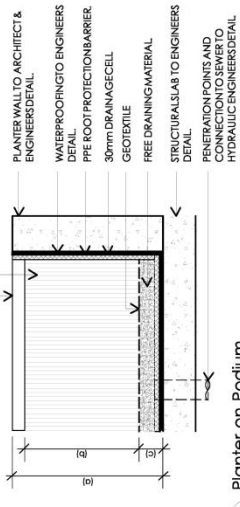
Matthew Higginson Landscape Architecture Pty Ltd
 po box 353 five dock nsw 2046 t 0414 725 944 e mh@mlha.com.au

note: This drawing has been prepared for consideration and reference in the communication of consent applications and is not intended as a contract. No guarantee is given in respect of the accuracy of the information contained herein. The drawing is the property of Matthew Higginson Landscape Architecture Pty Ltd and is not to be reproduced, copied, or used in any way without the written consent of Matthew Higginson Landscape Architecture Pty Ltd.

PEST AND DISEASE CONTROL
 GENERAL: The contractor is responsible for pest and disease control for the duration of the contractor until the problem has been eliminated, whichever is the latter.
 WEEDS: Regularly remove by hand weeds growing throughout planned and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.
 ERADICATION: Eradicate weeds using environmentally acceptable methods, such as a non-residual herbicide. Submit a method statement for approval by the Principal prior to application. Application, timing of treatment, outline of potential risks to the environment and people and proposals to manage risks.
 CHEMICALS: Use and application limiting requires prior approval by the Principal.
 HERBICIDE: Eradicate weeds using environmentally acceptable methods, such as a non-residual herbicide in any of its registered formulae, at the recommended maximum rate.
 PRODUCTS: Where required, spray with insecticide, fungicide or both. Use proprietary products as recommended by the manufacturer. Do not proceed without prior approval from the Principal.



PLANTER DEPTH (a)	TOPSOIL DEPTH (b)	SAND/ GRAVEL (c)
1000	800	125
500	400	-



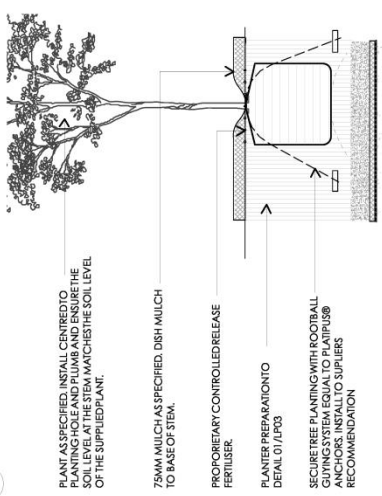
01 Planter on Podium 1:25

DEVELOPMENT CONSENT
 Determination No: DA201600221.01
 Determination Date: 13 June 2018
 Subject to attached conditions

INNER WEST COUNCIL



02 Semi Mature Planting (≥75L) On Podium 1:25



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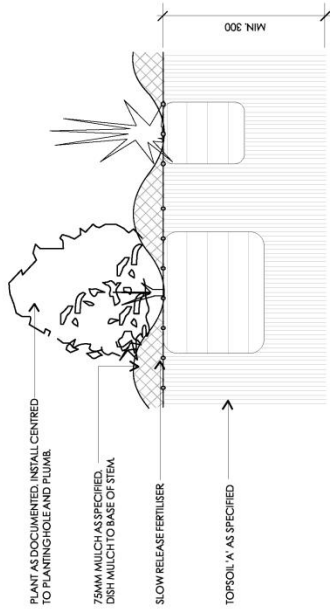
growing file
Landscape Plan - Level 02
 scale 1:100 @ A3
 project no. 17743
 drawing no. LP03
 issue A



Key Plan
Scale: 1:500



- 40 Juniperus.
- 50 Westringea 'M.'
- 1 Callistemon 'H.R.'
- 1 Eucalyptus 'S.B.'
- MASONRY PLANTER TO ARCHITECT'S ENGINEER DETAIL
- 1 Callistemon 'H.R.'
- 12 Syringum



PLANT AS DOCUMENTED, INSTALL CENTRED TO PLANTING HOLE AND PLUMB.

75MM MULCH AS SPECIFIED. DISH MULCH TO BASE OF STEPA.

SLOW RELEASE FERTILISER

TOPSOIL 'A' AS SPECIFIED

01 Shrub Planting - Typical
Scale: 1:10

DEVELOPMENT CONSENT

Determination No: DA201600221.01
Determination Date: 13 June 2018

Subject to attached conditions

PLANT SCHEDULE

Botanic Name	Common Name	Supply Size (mm)	Plant Height (m)	Plant Spread (m)	Qty
Trees / Bamboo / Palms					
Bambusa multiplex 'Fernleaf Stripes'	Fernleaf Stripes Bambo	35L	6m	2m	3
Callistemon viminalis 'Hamah' Ray'	Hamah Ray Weeping Bottlebrush	75L	3m	2m	2
Eucalyptus 'Summer Beauty'	Summer Beauty Dwarf Flowering Gum	75L	5m	3m	1
Shrubs					
Callistemon citrinus 'White Anzac'	White Anzac Bottlebrush	200mm	1m	1m	3
Corymbia fulvicosa 'Rura'	Red Tj Plant	200mm	2m	1m	3
Correa alba	White Correa	200mm	1m	1m	7
Phakeladon 'Xanadu'	Xanadu Phakeladon	200mm	1m	1m	20
Streitzia nicotiana	Giant Bird Of Paradise	300mm	5m	2m	2
Syringum 'Ausale Boomer'	Ausale Boomer Dwarf Lily Ply	300mm	1m	1m	23
Westringea fulvicosa 'Murali'	Murali Coast Rosemary	200mm	0.5m	1m	50
Groundcovers / Climbers / Aquatics					
Dianella 'Little Rev'	Little Rev Flax Lily	150mm	0.5m	0.5m	20
Juniperus conferta	Shore Juniper	150mm	0.2m	1m	40
Lobelia ancapa	Angled Lobelia	150mm	0.3m	0.5m	40
Lumandra 'Shara'	Shara Mat Rush	150mm	0.7m	0.7m	30

Mathew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414725944 e mhia@mha.com.au

FOR APPROVAL

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issue date description
01 01.09.17 Preliminary issue for comment.
A 13.09.17 Amend to comments issue for approval.

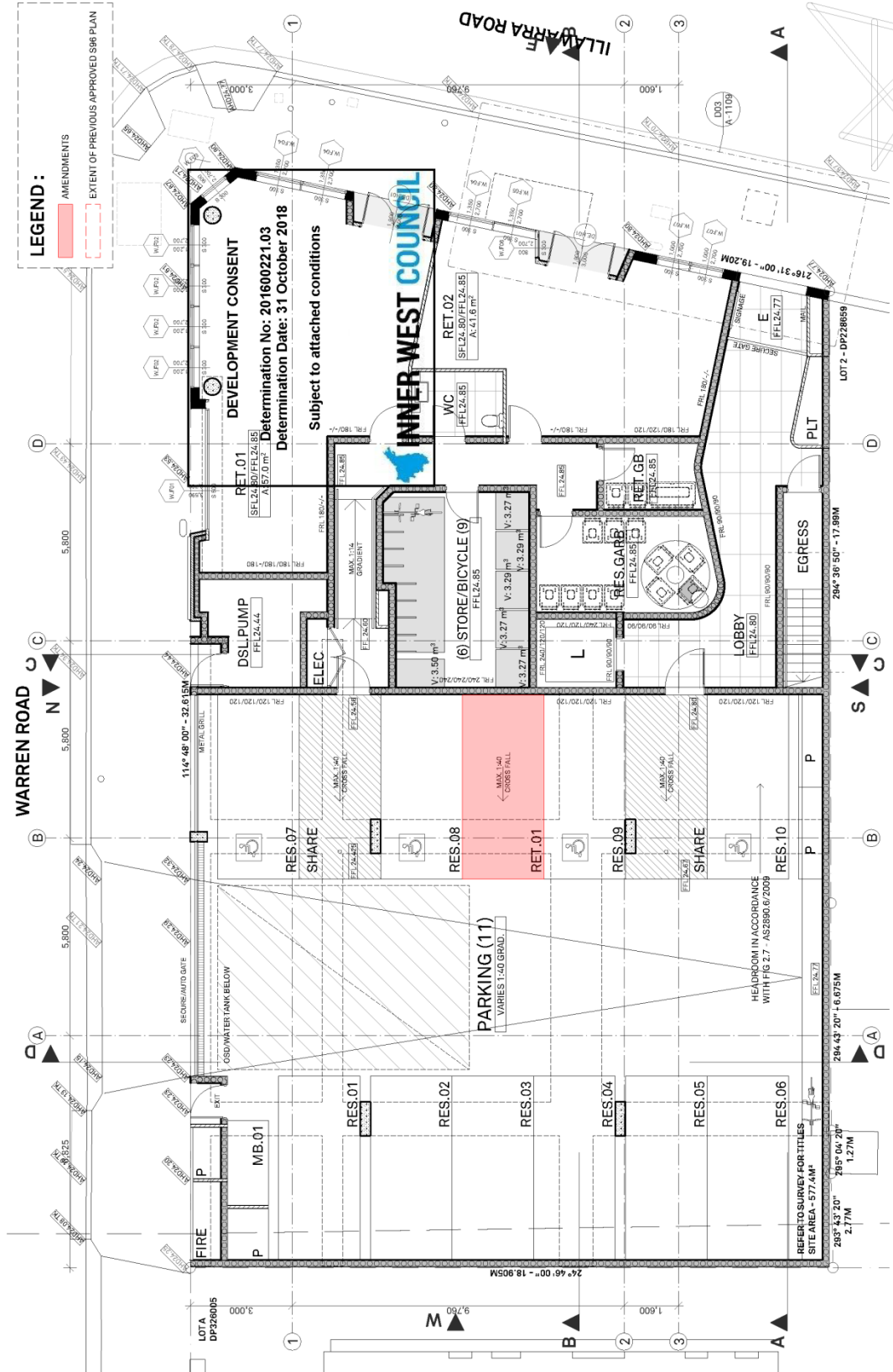
project
392 Illawarra Rd Marrickville NSW
client
Holl/Hone

drawing title
Landscape Plan - Level 03
scale
1:100 @ A3

project no.
17743

drawing no.
LP04

issue
A



LEGEND:
AMENDMENTS
EXTENT OF PREVIOUS APPROVED S96 PLAN

DEVELOPMENT CONSENT
Determination No: 201600221.03
Determination Date: 31 October 2018
Subject to attached conditions

INNER WEST COUNCIL

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SECTION 4.55 - UNIT 301

PROJECT NO. DRAWING NO. DRAWING SCALE
1743A A-0101 1:100 @ A3

PROJECT DETAILS
CLIENT: HOLDS/HONE 3921
Maitland City Council, NSW 2224

PROJECT NORTH SCALE
1:100 @ A3

REVISIONS
REV | DATE | ISSUE
A | SEP 17 2016 | ISSUE 01
B | SEP 17 2016 | ISSUE 02
C | SEP 18 2016 | ISSUE 03

NOTES:
1. This plan is based upon the specific details of the site and the site conditions, measurements, materials or structures shown on the plan are not to be used in any way without the prior consent in writing of Benson McCormack Architects.
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 488 151531388 8871348

ISSUE
 D

PROJECT NO. 1743A
DRAWING NO. A-0104
DRAWING NO. LEVEL 3

PROJECT NORTH SCALE 1:100 @ A3

CLIENT HOLDS/HONE 3921
 Mar 15/2018 NSW 2204
 Mar 15/2018 NSW 2204
 Mar 15/2018 NSW 2204

PROJECT DETAILS
 3921
 Mar 15/2018 NSW 2204
 Mar 15/2018 NSW 2204

REV	DATE	ISSUE
A	SEP 17 2018	ISSUE 01
B	SEP 17 2018	ISSUE 02
C	SEP 18 2018	ISSUE 03
D	OCT 18 2018	ISSUE 04

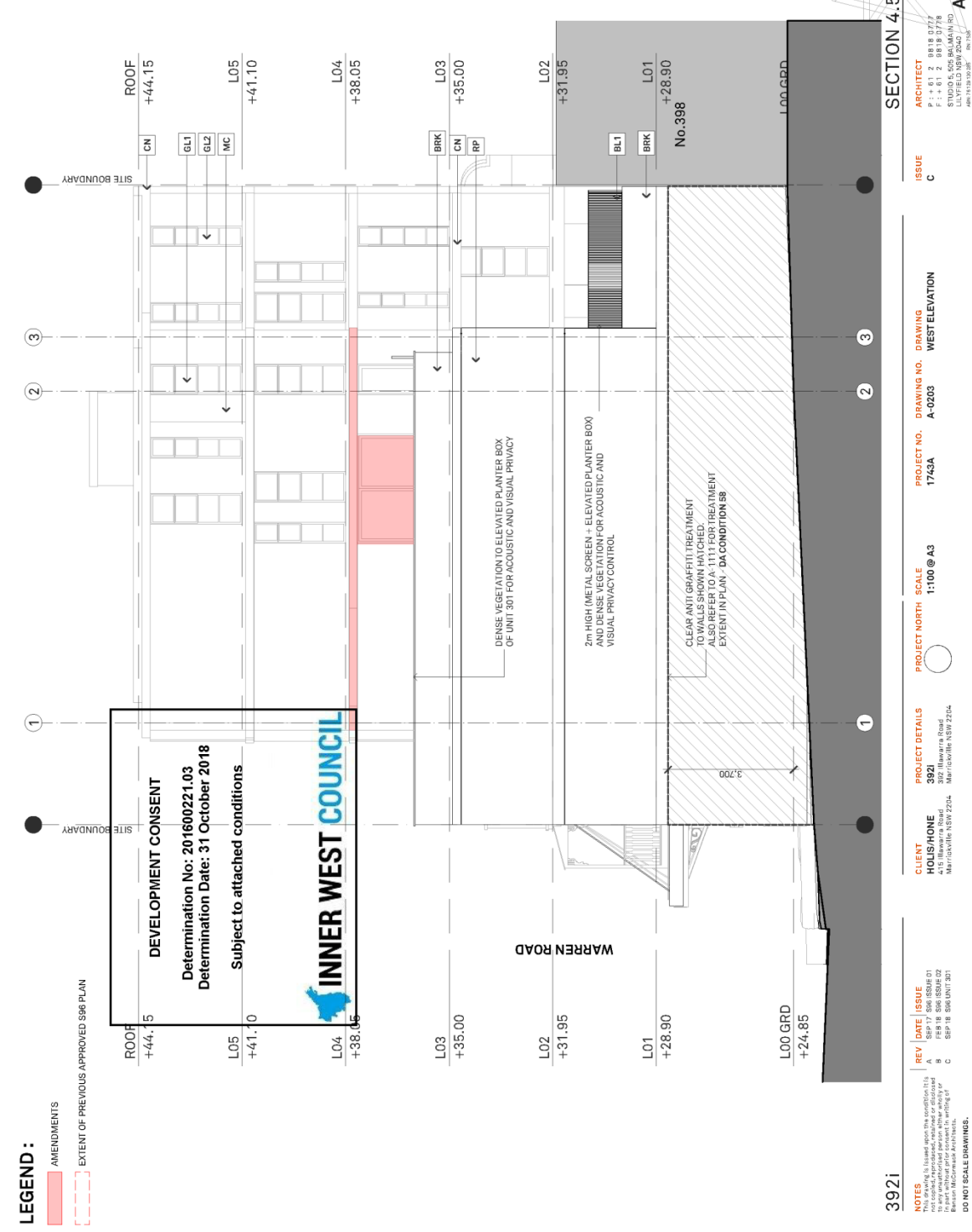
NOTES:
 1. This drawing is based on the specification in the contract documents.
 2. All construction, materials, methods or standards not specified, refer to the relevant Australian Standards.
 3. This drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.
 4. Benson McCormack Architects.
 5. DO NOT SCALE DRAWINGS.





MATERIAL FINISHES ABBREVIATIONS

MC	METAL SCREEN FINISH
RP	RIBBED CONCRETE
CN	CONCRETE
GL1	GLASS TYPE 1 (LOW E) GLAZING
GL2	GLASS TYPE 2 (LOW E) GLAZING
GL3	GLASS TYPE 3 (LOW E) GLAZING
GL4	GLASS TYPE 4 (LOW E) GLAZING
GL5	GLASS TYPE 5 (LOW E) GLAZING
GL6	GLASS TYPE 6 (LOW E) GLAZING
GL7	GLASS TYPE 7 (LOW E) GLAZING
GL8	GLASS TYPE 8 (LOW E) GLAZING
GL9	GLASS TYPE 9 (LOW E) GLAZING
GL10	GLASS TYPE 10 (LOW E) GLAZING
GL11	GLASS TYPE 11 (LOW E) GLAZING
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GL20	GLASS TYPE 20 (LOW E) GLAZING
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GL22	GLASS TYPE 22 (LOW E) GLAZING
GL23	GLASS TYPE 23 (LOW E) GLAZING
GL24	GLASS TYPE 24 (LOW E) GLAZING
GL25	GLASS TYPE 25 (LOW E) GLAZING
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GL38	GLASS TYPE 38 (LOW E) GLAZING
GL39	GLASS TYPE 39 (LOW E) GLAZING
GL40	GLASS TYPE 40 (LOW E) GLAZING
GL41	GLASS TYPE 41 (LOW E) GLAZING
GL42	GLASS TYPE 42 (LOW E) GLAZING
GL43	GLASS TYPE 43 (LOW E) GLAZING
GL44	GLASS TYPE 44 (LOW E) GLAZING
GL45	GLASS TYPE 45 (LOW E) GLAZING
GL46	GLASS TYPE 46 (LOW E) GLAZING
GL47	GLASS TYPE 47 (LOW E) GLAZING
GL48	GLASS TYPE 48 (LOW E) GLAZING
GL49	GLASS TYPE 49 (LOW E) GLAZING
GL50	GLASS TYPE 50 (LOW E) GLAZING
GL51	GLASS TYPE 51 (LOW E) GLAZING
GL52	GLASS TYPE 52 (LOW E) GLAZING
GL53	GLASS TYPE 53 (LOW E) GLAZING
GL54	GLASS TYPE 54 (LOW E) GLAZING
GL55	GLASS TYPE 55 (LOW E) GLAZING
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GL57	GLASS TYPE 57 (LOW E) GLAZING
GL58	GLASS TYPE 58 (LOW E) GLAZING
GL59	GLASS TYPE 59 (LOW E) GLAZING
GL60	GLASS TYPE 60 (LOW E) GLAZING
GL61	GLASS TYPE 61 (LOW E) GLAZING
GL62	GLASS TYPE 62 (LOW E) GLAZING
GL63	GLASS TYPE 63 (LOW E) GLAZING
GL64	GLASS TYPE 64 (LOW E) GLAZING
GL65	GLASS TYPE 65 (LOW E) GLAZING
GL66	GLASS TYPE 66 (LOW E) GLAZING
GL67	GLASS TYPE 67 (LOW E) GLAZING
GL68	GLASS TYPE 68 (LOW E) GLAZING
GL69	GLASS TYPE 69 (LOW E) GLAZING
GL70	GLASS TYPE 70 (LOW E) GLAZING
GL71	GLASS TYPE 71 (LOW E) GLAZING
GL72	GLASS TYPE 72 (LOW E) GLAZING
GL73	GLASS TYPE 73 (LOW E) GLAZING
GL74	GLASS TYPE 74 (LOW E) GLAZING
GL75	GLASS TYPE 75 (LOW E) GLAZING
GL76	GLASS TYPE 76 (LOW E) GLAZING
GL77	GLASS TYPE 77 (LOW E) GLAZING
GL78	GLASS TYPE 78 (LOW E) GLAZING
GL79	GLASS TYPE 79 (LOW E) GLAZING
GL80	GLASS TYPE 80 (LOW E) GLAZING
GL81	GLASS TYPE 81 (LOW E) GLAZING
GL82	GLASS TYPE 82 (LOW E) GLAZING
GL83	GLASS TYPE 83 (LOW E) GLAZING
GL84	GLASS TYPE 84 (LOW E) GLAZING
GL85	GLASS TYPE 85 (LOW E) GLAZING
GL86	GLASS TYPE 86 (LOW E) GLAZING
GL87	GLASS TYPE 87 (LOW E) GLAZING
GL88	GLASS TYPE 88 (LOW E) GLAZING
GL89	GLASS TYPE 89 (LOW E) GLAZING
GL90	GLASS TYPE 90 (LOW E) GLAZING
GL91	GLASS TYPE 91 (LOW E) GLAZING
GL92	GLASS TYPE 92 (LOW E) GLAZING
GL93	GLASS TYPE 93 (LOW E) GLAZING
GL94	GLASS TYPE 94 (LOW E) GLAZING
GL95	GLASS TYPE 95 (LOW E) GLAZING
GL96	GLASS TYPE 96 (LOW E) GLAZING
GL97	GLASS TYPE 97 (LOW E) GLAZING
GL98	GLASS TYPE 98 (LOW E) GLAZING
GL99	GLASS TYPE 99 (LOW E) GLAZING
GL100	GLASS TYPE 100 (LOW E) GLAZING



3921

NOTES:

1. Issues are to be resolved by the architect before construction commences.

2. All construction materials to be approved by the council before use.

3. All construction materials to be approved by the council before use.

4. All construction materials to be approved by the council before use.

5. All construction materials to be approved by the council before use.

6. All construction materials to be approved by the council before use.

7. All construction materials to be approved by the council before use.

8. All construction materials to be approved by the council before use.

9. All construction materials to be approved by the council before use.

10. All construction materials to be approved by the council before use.

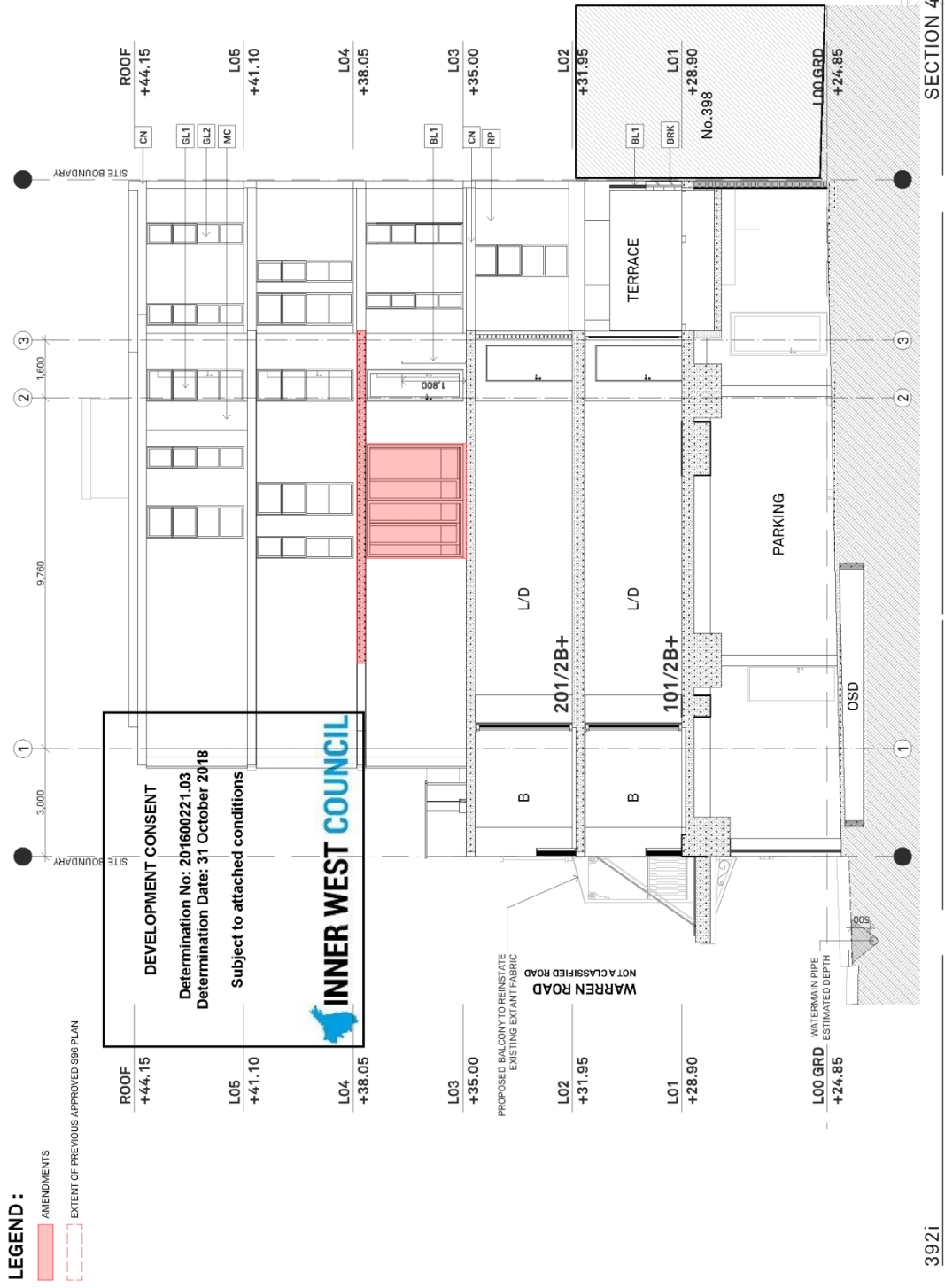
DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	SEP 17 2016	ISSUE 01
B	SEP 17 2016	ISSUE 02
C	SEP 18 2016	ISSUE 03

CLIENT HOLIS/HONE 3921 MARILYN HONE MAYFIELD NSW 2204	PROJECT DETAILS 3921 MARILYN HONE MAYFIELD NSW 2204	PROJECT NORTH SCALE 1:100 @ A3	PROJECT NO. DRAWING NO. 1743A A-0203	DRAWING WEST ELEVATION	ISSUE C	ARCHITECT BENSON McCORMACK ARCHITECTURE 480-1510130888 P: +61 2 8816 0777 F: +61 2 8816 0777 STUDIOS, 505-506 BANGALLO RD LIVEFIELD NSW 2204 480-1510130888 0611346
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SECTION 4.55 - UNIT 301

MATERIAL FINISHES / ELEMENT TYPES	
M1	METAL CLADDING
M2	FRONT FACE METAL PANEL
M3	FRONT FACE METAL CLADDING
M4	FRONT FACE METAL CLADDING WITH BALCONY
M5	FRONT FACE METAL CLADDING WITH TERRACE
M6	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY
M7	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE
M8	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY
M9	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M10	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY
M11	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M12	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY
M13	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M14	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY
M15	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M16	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY
M17	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M18	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY
M19	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE
M20	FRONT FACE METAL CLADDING WITH TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY AND TERRACE AND BALCONY



LEGEND :

- AMENDMENTS
- EXTENT OF PREVIOUS APPROVED S86 PLAN

SECTION 4.55 - UNIT 301

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ISSUE
C

PROJECT NO. DRAWING NO. DRAWING DD
1743A A-0224 SECTION DD

PROJECT NORTH SCALE
1:100 @ A3

CLIENT PROJECT DETAILS
HOLDS/HOME 3921
Marwick NSW 2204 Marwick NSW 2204

REV	DATE	ISSUE
A	SEP 17 2018	ISSUE 01
B	SEP 18 2018	ISSUE 02
C	SEP 18 2018	ISSUE 03

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11. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.

12. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.

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20. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.

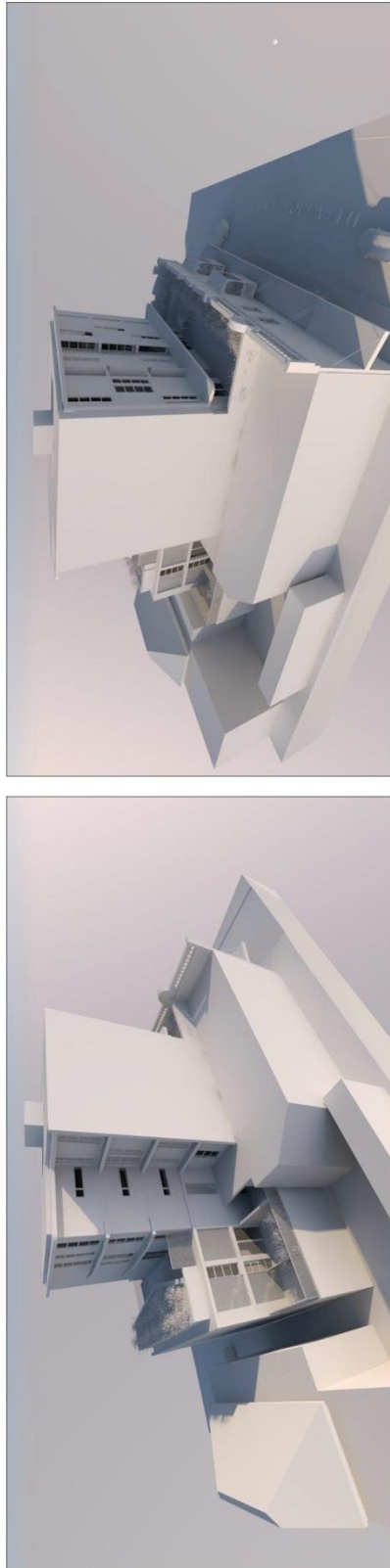
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23. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.

24. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.

25. This drawing shall not be used for any other purpose without the written consent of Benson McCormack Architects.



LEGEND :

AMENDMENTS

EXTENT OF PREVIOUS APPROVED S96 PLAN

392i

REV	DATE	ISSUE
A	SEP 17 2016	ISSUE 01
B	SEP 17 2016	ISSUE 02
C	SEP 18 2016	ISSUE 03

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CLIENT
HOLDS/HONE
392i
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PROJECT DETAILS
392i
Marickville NSW 2204

PROJECT NO.
1743A

ISSUE
C

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SECTION 4.55 - UNIT 301



DEVELOPMENT CONSENT
 Determination No: 201600221.03
 Determination Date: 31 October 2018
 Subject to attached conditions

INNER WEST COUNCIL

LEGEND :

- AMENDMENTS
- EXTENT OF PREVIOUS APPROVED S96 PLAN

3921

REV	DATE	ISSUE
A	2017	S96 ISSUE 01
B	2018	AMENDMENTS
C	2018	S96 UNIT 301

CLIENT
 HOLIS/HONE
 1/100-1/102 Macleay Street
 Macleayville NSW 2204 Macleayville NSW 2204

PROJECT DETAILS
 3921

PROJECT NO.
 1743A

DRAWING NO.
 A-1102

DRAWING
 VISUAL ANALYSIS 2/3

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 4861 7410 101088 001134



SECTION 4.55 - UNIT 301



DEVELOPMENT CONSENT
 Determination No: 201600221.03
 Determination Date: 31 October 2018
 Subject to attached conditions

INNER WEST COUNCIL

LEGEND :

- AMENDMENTS
- EXTENT OF PREVIOUS APPROVED S96 PLAN

3921

REV	DATE	ISSUE
A	SEP 17 2006 ISSUE 01	FOR PRELIMINARY REVIEW
B	SEP 17 2006 ISSUE 01	FOR PRELIMINARY REVIEW
C	SEP 18 2006 UNIT 301	FOR PRELIMINARY REVIEW

NOTES: This drawing is issued under the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2007. It is not to be used for construction or other purposes without the prior written consent of the architect. Benson McCormack Architects.
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CLIENT
 HOLIS/PHONE
 10/100-1000/1000/1000
 Maitlandville NSW 2225. Maitlandville NSW 2204

PROJECT DETAILS
 3921
 Maitlandville NSW 2225. Maitlandville NSW 2204

PROJECT NO. 1743A
DRAWING NO. A-1103

DRAWING
 VISUAL ANALYSIS 3/3

ISSUE
 C

SECTION 4.55 - UNIT 301

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 LIVINGFIELD NSW 2242
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