








# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA201800560
<b>Address</b>	437-439 Illawarra Road, Marrickville
<b>Proposal</b>	To demolish part of the premises and construct a 6 storey mixed use building comprising 2 commercial tenancies on the ground floor and residential units above with associated basement parking
<b>Date of Lodgement</b>	24 December 2019
<b>Applicant</b>	C D Architects P/L
<b>Owner</b>	Mrs Antoinette Elias & John Elias
<b>Number of Submissions</b>	2
<b>Value of works</b>	\$5,191,754
<b>Reason for determination at Planning Panel</b>	SEPP 65
<b>Main Issues</b>	Room sizes CPTED
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development



**LOCALITY MAP**

Subject Site		Objectors		 N
Notified Area		Supporters		

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

## 1. Executive Summary

This report is an assessment of the application submitted to Council to demolish part of the premises and construct a 6-storey mixed use building comprising 2 commercial tenancies on the ground floor and 18 residential units above with associated basement parking at 437 Illawarra Road, Marrickville. The application was notified to surrounding properties and two (2) submissions were received.

The main issues that have arisen from the application include:

- Room sizes;
- Unit separation;
- CPTED.

Any non-compliances are acceptable subject to conditions or for the reasons discussed in this report and therefore the application is recommended for approval.

## 2. Proposal

The proposal involves partial demolition of existing structures and construction of a six (6) storey mixed-use building and contains a total of:

- 2 ground level commercial tenancies;
- 18 upper level residential units (4 of which are adaptable dwellings);
  - 6 x 1 beds;
  - 12 x 2 beds;
- 14 residential basement car spaces;
- 1 commercial basement car space.

The development is composed of the following:

### Basement level 2

- Nine (9) residential car parking spaces and one (1) residential motorcycle space;
- Six (6) residential bicycle parking spaces;
- Residential storage.

### Basement level 1

- Five (5) residential car parking spaces;
- One (1) commercial car space;
- One (1) car was bay;
- Residential storage;
- Plant room.

### Ground level

- Two (2) commercial tenancies fronting Illawarra Road;
- Residential entrance and lobby fronting Warren Road;
- Residential bicycle storage room;
- Vehicular access to basement car park from Warren Road;
- Residential and commercial waste storage rooms;
- Mechanical services.

### First floor

- Four (4) x 1 bed units (two of which are split level units);
- Three (3) x 2 bed units (one of which is a split level unit).

#### Second floor

- Two (2) x 1 bed units;
- Two (2) x 2 bed units.  
(Not inclusive of the first floor split level units)

#### Third floor

- Four (4) x 2 bed units (two of which are split level units).

#### Fourth floor

- Two (2) x 2 bed units.  
(Not inclusive of the third floor split level units)

#### Fifth floor / roof

- One (1) x 2 bed unit;
- Rooftop communal open space.

The proposal includes no new signage.

No subdivision is proposed.

No hours of operation, details of fitout or specific use have been specified for the ground floor business/retail tenancies. The fit out and specific uses of these tenancies will be subject to future application/s.

### **3. Site Description**

The subject site is comprised of two lots – Nos. 437 and 439 Illawarra Road with a combined site area of approximately 575.9sqm. For the purposes of this report, the two sites will be referred to as 'the site'. The site has a primary street frontage to Illawarra Road to the west and a secondary frontage to Warren Road to the south.

Currently the site is occupied by a single storey commercial building and a 2-storey shop top housing building. To the north, the site is adjoined by a single storey residential dwelling. To the east, the site is adjoined by a two (2) storey mixed-use building with ground floor commercial and upper level residential flats. To the south the site is bounded by Warren Road with a 2-storey shop top housing building and supermarket loading dock on the opposite side. To the west the site is bounded by Illawarra Road, with a heritage listed church and grounds on the opposite site.

This part of Illawarra Road is largely characterised by 2 and 3-storey shop top housing and newer 6-storey mixed-use buildings with ground level commercial and upper level residential units. This part of Warren Road is largely characterised by single storey dwelling houses, 3-storey residential flat buildings and commercial buildings closer to the intersection of Illawarra Road.

The site is not identified as containing a heritage item and is not located in a heritage conservation area however on the opposite (western) side of Illawarra Road there is a locally listed heritage item (173) known as 'Roseby Memorial Church, including interiors'.



Figure 1: Aerial image showing site and context.



Figure 2: Site viewed from opposite side of Illawarra Road.



Figure 3: Context of Illawarra Road to the north of the subject site.



Figure 4: Looking east along Warren Road.

## 4. Background

### 4(a) Site history

#### **Subject site**

- On 8 October 2018, formal Pre-DA advice was provided by Council in relation to a proposed 6-storey mixed-use building on the subject site. The design provided to Council was not dissimilar to that which was lodged with the subject application with the notable exception that the exiting corner contributory building was not retained. Of note, the following comments/recommendations were provided:
  - No objections to the 6-storey built form given its consistency with recent nearby approvals;
  - It was recommended that the contributory building on the corner be retained;
  - It was recommended that the massing and setbacks generally comply with the sketch provided (see Figure 5).

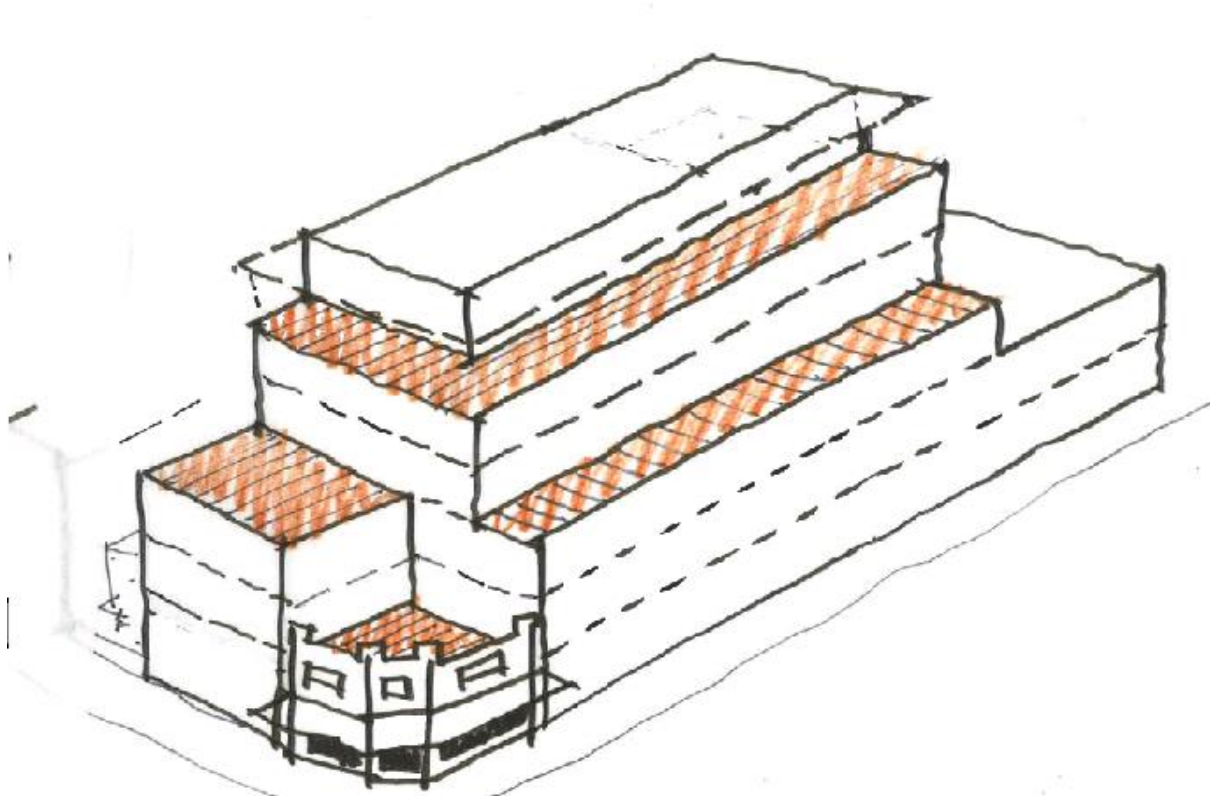


Figure 5: Conceptual massing sketch provided by AEP during the Pre-DA.

#### **Surrounding sites**

##### No. 392-396 Illawarra Road

- On 14 November 2016, consent (DA201600221) was granted for a 6-storey mixed-use building containing 1 ground floor commercial tenancy, 17 upper level dwellings and ground level car parking (see Figure 6 below). The site is located on the opposite (western) side of Illawarra Road, on the southern side of Warren Road. The building is currently under construction.



Figure 6: Photomontage of approval at 392-396 Illawarra Road.

No. 415-421 Illawarra Road

- On 12 June 2013, Deferred Commencement consent (DA201200486) was granted for construction of a 6-storey mixed-use building containing 4 ground floor commercial tenancies, 32 upper level dwellings and basement car park (see figure 7 below). The site is located on the subject side of Illawarra Road to the north. The building has been built and is occupied.



Figure 7: Photo of approved building at 415-421 Illawarra Road.

No. 59 Warren Road

- On 27 November 2018, consent (DA201800235) was granted for a 5-storey mixed-use building with a ground level commercial tenancy and 20 boarding rooms predominately on the upper levels (see Figure 8 below).



Figure 8: Photomontage of approved building at 49 Warren Road.



#### 4(b) Application history

- On 30 April 2019, Council planners sent the applicant a letter raising a number of issues with the proposal including (but not limited to) non-compliance with the Floor space ratio development standard, the design and materials of the building, car and bicycle parking, the internal amenity of the units, neighbouring privacy, and mechanical ventilation of the commercial tenancies.
- On 14 June 2019, the applicant provided an amended scheme and additional information in response to the issues raised by Council. The amended scheme and additional information addressed some but not all of the issues raised. Most notably there were still outstanding issues with floor space ratio, the design of the building and the internal amenity of the units.
- On 2 September 2019, the applicant provided a further revised scheme and additional information which largely addressed all of Council's outstanding issues. The changes mostly related to the design, materials and internal configuration.
- On 11 October 2019, the applicant made further minor revisions to the proposal. The changes mostly related to internal configuration.

### 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 1.15 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. 55—Remediation of Land*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Infrastructure) 2007*

The following provides further discussion of the relevant issues:

##### 5(a)(i) *State Environmental Planning Policy No 55—Remediation of Land*

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. MDCP 2011 provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

The site has not been used in the past for activities which could have potentially contaminated the site and as such it is considered that the site will not require remediation in accordance with *SEPP 55*.

Council's Environmental Health Officers have raised no concerns in relation to possible site contamination.

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

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

A statement from a qualified Architect was submitted with the 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.

Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within MDCP 2011 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

Communal and Open Space

The ADG prescribes the following requirements for communal and open space:

- Communal open space has a minimum area equal to 25% of the site.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

Comment:

The proposal includes 174sqm of communal open space on the roof which equates to 30.2% of the site area. The communal open space will receive the required amount of sunlight and has been suitably designed to provide two 'breakout areas' and substantial landscaping.

Deep Soil Zones

The ADG prescribes the following minimum requirements for deep soil zones:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m <sup>2</sup>	-	7%
650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	
Greater than 1,500m <sup>2</sup>	6m	
Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	

Comment:

The proposal provides no deep soil zones. Given the inner-city context of the site, relatively small site area, and that the precinct masterplan provisions in the DCP encourage a strong

street wall presence on the subject corner site, the provision of no deep soil zones is considered acceptable in this instance.

Visual Privacy/Building Separation

The ADG prescribes the following minimum required separation distances from buildings to the side and rear boundaries:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12 metres (4 storeys)	6 metres	3 metres
Up to 25 metres (5-8 storeys)	9 metres	4.5 metres
Over 25 metres (9+ storeys)	12 metres	6 metres

The ADG prescribes the following minimum required separation distances from buildings within the same site:

Up to four storeys/12 metres

Room Types	Minimum Separation
Habitable Rooms/Balconies to Habitable Rooms/Balconies	12 metres
Habitable Rooms to Non-Habitable Rooms	9 metres
Non-Habitable Rooms to Non-Habitable Rooms	6 metres

Five to eight storeys/up to 25 metres

Room Types	Minimum Separation
Habitable Rooms/Balconies to Habitable Rooms/Balconies	18 metres
Habitable Rooms to Non-Habitable Rooms	12 metres
Non-Habitable Rooms to Non-Habitable Rooms	9 metres

Comment:

The proposal has nil side and rear setbacks.

Part 2H of the ADG permits nil side setbacks where the desired future character is for a continuous street wall. As discussed elsewhere in this report, the intent of the relevant precinct built form controls in Part 9.40 of the DCP is to establish a continuous street wall along Illawarra Road and the subject (northern) side of Warren Road. This desired continuous street wall has been reflected in recent nearby approvals at Nos. 392-369 and 415-421 Illawarra Road and 59 Warren Road all of which have nil side setbacks.

Given the subject corner allotment, the rear setback (adjoining No. 55 Warren Road to the east) presents as a side setback from Warren Road. The neighbouring building at No. 55 has a nil side setback to the common boundary and it is likely that any future development at No. 55 would also have a nil side setback under the current controls. For the reasons stated, the nil setback is considered acceptable as it is consistent the desired continuous street wall along Warren Road outlined in Part 9.40 of the DCP.

As discussed elsewhere in this report, the proposal retains adequate neighbouring amenity.

Solar and Daylight Access

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

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.

- A maximum of 15% of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

Comment:

61% (11) of the units receive the required 2 hours of sunlight to their living rooms and private open spaces for at least 2 hours during the winter solstice. This does not achieve the required 70% or 13 units required.

16.7% (3) of the units receive no sunlight during the winter solstice. It is noted that 15% of 18 units is 2.7 units (which rounds up to 3).

The development is located on a corner site with the majority of glazing and private open space addressing Warren Road to the south. Orientating the developments glazing and private open spaces to the north is not feasible in this instance given the reliance on 'borrowed' amenity from the existing neighbouring single storey dwelling. Reliance on this borrowed amenity cannot be ensured given the future development potential of the neighbouring properties to the north.

Setting the building back from the eastern (rear) boundary would similarly be impacted by any future development at No. 55 Warren Road.

It is noted that there are a number of split-level units fronting the southern (Warren Street) elevation, minimising the number of units with a southerly aspect.

Given the site constraints and neighbouring context discussed, it is considered difficult for the development to achieve the required solar access provisions.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

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

Comment:

67% (12) of the units are naturally cross ventilated in accordance with the ADG.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor 2.4 metres for second floor, where its area does not exceed 50% of the apartment area

Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

Comment:

All habitable rooms have ceiling heights of at least 2.7 metres in accordance with the ADG.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

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

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

- Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.
- Habitable room depths are limited to a maximum of 2.5 x the ceiling height.
- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 metres from a window.
- Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space).
- Living rooms or combined living/dining rooms have a minimum width of:
  - 3.6 metres for studio and 1 bedroom apartments.
  - 4 metres for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4 metres internally to avoid deep narrow apartment layouts.

Comment:

With the exception of Unit 103, all units comply with the minimum required internal areas and apartment layouts in accordance with the ADG.

Although Unit 103 is annotated as having 50sqm on the drawings, Council’s calculations have shown this unit to have an area of only 47sqm. The unit is split level, however the floor area of the stairs are only counted on one level. It is a recommended condition of consent that the unit must be revised to have a minimum 50sqm on internal floor space.

It is noted that Unit 301 has been incorrectly annotated with ‘70sqm’. The unit is in fact 76sqm in area. It is a recommended condition of consent that the ‘70sqm’ annotation for Unit 301 as shown on the floor plans be changed to ‘76sqm’ to accurately reflect its size.

The plans indicate an opening between Units 104 and 202. This appears to be a drafting error, nonetheless it is a recommended condition of consent that this opening be deleted and replaced with a solid wall.

Private Open Space and Balconies

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

Dwelling Type	Minimum Area	Minimum Depth
1 Bedroom apartments	8m <sup>2</sup>	2 metres
2 Bedroom apartments	10m <sup>2</sup>	2 metres

Comment:

All balconies comply with the minimum areas and depths in accordance with the ADG.

Insufficient information has been provided regarding the separation between balconies. Where balconies are not shown to be separated by blade walls, it is a recommended condition of consent that 1800mm high solid privacy screens be installed along all edges of the balconies to ensure adequate separation and privacy for the balconies.

Common Circulation and Spaces

The ADG prescribes the following requirements for common circulation and spaces:

- The maximum number of apartments off a circulation core on a single level is 8.

Comment:

The development does not have more than 8 units off a single circulation core in accordance with the ADG.

Storage

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

Apartment Type	Minimum Internal Area
1 Bedroom apartments	6m <sup>3</sup>
2 Bedroom apartments	8m <sup>3</sup>

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

Comment:

While all units achieve the minimum required internal areas for storage, less than 50% of this is provided within the units themselves. It is a recommended condition of consent that the drawings be revised to ensure that all units provide at least 50% of the required minimum internal areas for storage within the units.

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

A BASIX Certificate was submitted with the application, however the certificate was not updated to reflect the revised scheme. Nevertheless, it is a requirement that the BASIX Certificate be revised to reflect any changes to the development at the certification stage.

*5(a)(iv) State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007)*

*Development likely to affect an electricity transmission or distribution network (Clause 45)*

Given the proposals proximity to overhead electricity power lines, the application was referred to Ausgrid for comment. On 13 February 2019, Ausgrid confirmed they have no objections to the proposal subject to the imposition of recommended conditions of consent.

*Development with frontage to classified road (Clause 101)*

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

The application was referred to Roads and Maritime Services (RMS) for comment. RMS raised no objections with the application with regard to ingress and egress to the site which remains adequate to support the intended vehicle movements by road. The application is considered acceptable with regard to Clause 101 of the *SEPP Infrastructure 2007*.

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

Clause 102 of the *SEPP Infrastructure 2007* relates to the impact of road noise or vibration on non-road development on land in or adjacent to a road corridor or any other road with an annual average daily traffic volume of more than 20,000 vehicle. Under that clause, a development for the purpose of a building for residential use requires that appropriate measures are incorporated into such developments to ensure that certain noise levels are not exceeded.

Illawarra Road is not identified as having an average daily traffic volume of more than 20,000 vehicles. Nevertheless, the applicant submitted a Noise Assessment Report with the application that demonstrates that the development will comply with the LAeq levels stipulated in Clause 102 of the SEPP. Conditions are included in the recommendation.

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

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

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

Standard	Proposal	non compliance	Complies
<b>Height of Building</b> Maximum permissible: 20m	19.8m	N/A	Yes

<b>Floor Space Ratio</b> Maximum permissible: 2.5:1 or 1,440sqm	2.5:1 or 1,439sqm	N/A	Yes
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(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B2 – Local Centre under the *MLEP 2011*. The *MLEP 2013* defines the development as:

**shop top housing** [which] means one or more dwellings located above ground floor retail premises or business premises.

The ground level tenancies are labelled ‘business/retail premises’ and all residential dwellings are confined to the upper levels.

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

(ii) Clause 5.10 – Heritage

Although the site is not identified as containing a heritage item and is not located within a heritage conservation area, on the opposite (western) side of Illawarra Road there is a locally listed heritage item (I73) known as ‘Roseby Memorial Church, including interiors’.

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

(iii) Clause 6.2 – Earthworks

Clause 6.2 of MLEP 2011 requires the consent authority to have regard to certain matters where earthworks that require development consent are proposed. The applicant has submitted a Preliminary Geotechnical Investigation Report which addresses excavation.

The development includes excavation for a basement level, which subject to conditions included in the recommendation, is unlikely to have a detrimental impact on environmental functions or processes, neighbouring sites, cultural or heritage items or features of the surrounding land.

(iv) Clause 6.5 - Development in areas subject to aircraft noise

Clause 6.5 applies to development on land that is in an ANEF contour of 20 or greater, and the consent authority considers is likely to be adversely affected by aircraft noise.

The subject property is located within the 20 - 25 Australian Noise Exposure Forecast (2033) Contour and as such is likely to be affected by aircraft noise.

Clause 6.5(3) of MLEP 2011 reads as follows:

- “(3) Before determining a development application for development to which this clause applies, the consent authority:
- (a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and



- (b) *must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and*
- (c) *must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.”*

The proposed development seeks consent to construct 18 new dwellings, increasing the number of dwellings on land and the number of people that will be exposed to aircraft noise.

In accordance with Table 2.1 Building Site Acceptability Based on ANEF Zones of AS 2021—2000 Acoustics – Aircraft Noise Intrusion – Building siting and construction, residential accommodation within the identified exposure range is unacceptable without attenuation.

The applicant submitted an acoustic impact statement indicates attenuation measures required to achieve suitable indoor noise amenity levels in accordance with Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.”

The proposal is considered to satisfy the provisions of Clause 6.5 (3) of MLEP 2011 subject to the implementation of the recommendations within the supplied acoustic impact statement.

#### 5(b) Draft Environmental Planning Instruments

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

##### Draft Marrickville Local Environment Plan 2011 (Amendment 4)

Draft Marrickville Local Environment 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 contains an additional Clause in the LEP to be known as Clause 6.19 – Design Excellence which aims to deliver the highest standard of architectural, urban and landscape design in the LGA. The clause would be applicable to the development site as it has a maximum permitted building height of more than 14 metres and requires an assessment of whether the proposal exhibits design excellence. The quality of the proposed design has been assessed under Section 5(a)(v)(i) Clause 1.2 of MLEP 2011 as part of this assessment.

In light of the above, the application was referred to the Architectural Excellence Panel (AEP) on 26 March 2019 and a number of recommendations were made.

Amended plans were submitted by the applicant addressing some of the matters raised. Notwithstanding, as outlined within this report, the remaining matters are considered satisfactory on merit and the proposal generally complies with the aims, objectives and design parameters contained in SEPP 65 and the MLEP 2011, respectively. In addition, the proposal generally accords with the MDCP 2011 and is considered to result in a form of development which is consistent with the surrounding mixed use developments and the objectives of the B2 Local Centre zone. In this regard, it is considered the proposal is considered satisfactory with respect to the draft LEP amendment.

State Environmental Planning Policy No. 55—Remediation of Land

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application as it has been determined remediation of the site is not required. 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.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes – see discussion
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes – see discussion
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes – see discussion
Part 2.9 – Community Safety	Yes (subject to conditions) – see discussion
Part 2.10 – Parking	Yes – see discussion
Part 2.16 – Energy Efficiency	Yes
Part 2.17 – Water Sensitive Urban Design	Yes – (subject to conditions) – see discussion
Part 2.18 – Landscaping and Open Space	Yes – see discussion
Part 2.21 – Site Facilities and Waste Management	Yes – see discussion
Part 2.25 – Stormwater Management	Yes – see discussion elsewhere in this report
Part 5 – Commercial and Mixed Use Development	Yes – see discussion
Part 8 – Heritage	Yes – see discussion
Part 9 – Strategic Context	Considered acceptable – see discussion

The following provides discussion of the relevant issues:

**Urban Design (Part 2.1)**

The design was significantly revised from the original scheme based on comments provided by Council's Architectural Excellence Panel (AEP). Of note, the revised proposal:

- Reduced the bulk of the upper levels when viewed from Illawarra Road;
- Simplified the primary building mass;
- Integrated balconies into the building rather than projecting from it on the Illawarra Road street wall;
- Increased building articulation to Warren Road to break up massing; and
- Changed the materials and finishes.

The AEP raised no objections to the revised design of the development.

It is considered that the proposal demonstrates good design.

It is a recommended condition of consent that further details of the proposed 'Rough iron door' on the southern elevation must be provided, given the lack of information provided on the drawings.

### **Equity of Access and Mobility (Part 2.5)**

In accordance with the objectives of Part 2.5 of the DCP, the proposal provides equitable access, increases the supply of adaptable housing and provides adequate supply of car parking facilities for use by people with a disability.

In accordance with Part 2.5.10 of the DCP, one (1) adaptable unit per five (5) units (or part thereof) is required. Based on 18 units, four (4) adaptable units are required. Four (4) adaptable units are proposed.

In accordance with Part 2.5.10 of the DCP, one (1) adaptable car parking space is provided per adaptable unit.

A condition of consent is recommended requiring an Access Management Plan prepared by an Accredited Access Consultant to confirm the building will be built in accordance with the relevant standards.

Subject to the imposition of recommended conditions of consent, the proposal is capable of complying with the Disability Discrimination Act 1992 (DDA) and Councils provisions relating to equity of access and mobility.

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

#### **Acoustic privacy**

The supplied acoustic report demonstrates that subject to the adoption of the recommendations, the development will ensure adequate internal acoustic privacy of future residents, specifically in relation to aircraft and road noise.

Council's Environmental Health officer has raised no objections to the proposal in relation to acoustic privacy subject to the imposition of recommended conditions of consent. It is a recommended condition of consent that the recommendations in the supplied Acoustic Report be implemented.

#### **Visual privacy**

The upper level corridors include small exposed (unscreened) areas along their northern edges. Given the relatively small unscreened proportions of the corridors, their 4.5m setback to the common boundary and that these exposed portions generally only service one or two units per floor, the resultant neighbouring visual privacy impacts will be minimal.

It is noted that Units 102 and 301 have north-facing windows directly adjoining the common corridor. To ensure the visual privacy of these units is retained, it is a condition of consent that these windows must have a minimum sill height of 1800mm above the respective FFLs.

The development includes some north-facing high-level windows. Given the sill heights of 1800mm above the FFLs, they will not create any neighbouring privacy impacts.

The openings and balconies on the Illawarra Road and Warren Road frontages are significantly setback from the adjacent buildings and will not create any unreasonable visual privacy impacts.

The proposal includes no openings on its eastern (rear) elevation.

The rooftop communal open space has a deep permitter planter box preventing any overlooking.

### **Solar Access and Overshadowing (Part 2.7)**

The supplied solar access diagrams demonstrate that the shadows cast by the development in the morning will largely fall on the commercial properties on the opposite (southern) side of Warren Road, most notably the 'Woolworths Marrickville' loading dock.

The notable exception to this is the building on the opposite (southern) side of Warren Road (No. 443 Illawarra Road) which contains a first floor residence and a number of associated north-facing windows. Any loss of solar access to these windows will largely be confined to between 9.00am – 11.00am during the winter solstice, ensuring these windows will maintain the required 2 hours of direct sunlight to living room windows in accordance with Part 3.7.3 of the DCP.

The solar access diagrams demonstrate that shadows cast by the development in the afternoon will largely fall on the roofs and front setbacks of the residential properties to the east of the site that front Warren Road.

The neighbouring building to the east (No. 55 Warren Road) contains a first floor residential balcony which is open to the south (Warren Road) and west (towards the subject site). Given the balcony has a nil setback to the subject site, it is considered unreasonable to expect to retain sunlight from the north/west currently received due to the existing single storey building on the subject site. The retention of solar access to this balcony would significantly constrain any development potential on the subject site, either restricting the building to single storey at its western end or requiring a significant setback, both of which would be contrary to the applicable site specific precinct built envelope controls in the DCP which are discussed elsewhere in this report. For these reasons, the loss of solar access to the first floor balcony of No. 55 is considered unavoidable.

The balance of the shadows cast by the development will fall on the roofs and front yards of Nos. 55 and 57 Warren Road between 2.00pm – 3.00pm. The proposal will not affect solar access received to the principal living areas and principal areas of open space for these properties and will ensure compliance with the relevant solar access provisions in Part 2.7.3 of the DCP.

### **Community Safety (Part 2.9)**

The development demonstrates the principles of Crime Prevention Through Urban Design (CPTED) has been designed generally in accordance with the safety provisions of Part 2.9 of the DCP.

The only exception to this is the ground level residential entry area fronting Warren Road which is not clearly defined nor separated from the public domain and provides areas of concealment. It is a recommended condition of consent a 1.8m high fence/pedestrian gate be implemented along the boundary edge of the site in front of the 'residential entry'. The fence must extend above the proposed planter box and along the 1200mm high wall to the vehicle roller door so as to prevent unrestricted access. The gate/fence must have an opacity of at least 50% and be congruous with the design of the building such as a metal palisade fence.

**Parking (Part 2.10)**

Car and bicycle parking

The site is located in Parking Area 1 under Part 2.10 of MDCP 2011. The following table summarises the car, bicycle and motorcycle parking requirements for the development:

Component	Control	Required	Proposed	Complies?
<b>Car Parking</b>				
Resident Car Parking	0.4 car parking space per 1 bedroom unit  0.8 car parking spaces per 2 bedroom unit	4 x 1 bed units = 1.6 spaces  10 x 2 bed units = 8 spaces	<b>10 spaces (rounded up from 9.6)</b>	<b>Yes</b>
Accessible Resident Car Parking	1 car parking space per 1 adaptable dwelling	4 adaptable dwellings = 4 accessible space	<b>4 spaces</b>	<b>Yes</b>
Commercial Car Parking	1 space per 100sqm GFA for customers and staff	104sqm GFA = 1 space	<b>1 space</b>	<b>Yes</b>
	<b>Total required:</b>	<b>15 spaces</b>	<b>15 spaces</b>	<b>Yes</b>
<b>Bicycle Parking</b>				
Resident Bicycle Parking	1 bicycle parking space per 2 units	18 units = 9 spaces	12 spaces	
Visitor Bicycle Parking	1 bicycle parking space per 10 units	18 units = 2 spaces		
Commercial Bicycle Parking	1 per 300sqm GFA for staff	104sqm GFA = 0 spaces		
	<b>Total required:</b>	<b>11 spaces</b>	<b>12 spaces</b>	<b>Yes + 2</b>
<b>Motorcycle Parking</b>				
Motorcycle Parking	5% of the total car parking requirement	15 car parking spaces required = 1 space (rounded up from 0.75)		
	<b>Total required:</b>	<b>1 space</b>	<b>1 space</b>	<b>Yes</b>

It is a recommended condition of consent that the door separating the bicycle storage room with the residential 'lobby' be of clear glazing to promote the rooms use to residents and ensure good surveillance in accordance with Control C17 of Part 2.10 of the DCP.

**Water Sensitive Urban Design (Part 2.17)**

In accordance with Parts 2.17.3 and 2.17.4 of the DCP, the following conditions of consent are recommended:

Water use within common open space (for uses such as irrigation and water features) should be supplied from sources other than potable mains water (e.g. stormwater, greywater or wastewater) to meet 80% of the water use demand.

Stormwater quality load reduction controls are:

- i. 90% reduction in the post development mean annual load of Gross Pollutants (greater than 5mm).
- ii. 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
- iii. 60% reduction in the post development mean annual load of Total Phosphorus (TP).
- iv. 45% reduction in the post development mean annual load of Total Nitrogen (TN).

Modelling for the determination of the pollution load reductions must be undertaken in MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) and in accordance with Marrickville Council's WSUD Reference Guideline.

**Landscaping and Open Spaces (Part 2.18)****Landscaped area**

Part 2.18.11.7 of MDCP 2011 provides the following controls for mixed use development:

***"C25 Landscaped area***

*Landscape areas for mixed use developments will be determined on merit and depend on the overall streetscape and the desired future character for the area/precinct.*

The development has a frontage to Illawarra Road and is required to provide a nil front boundary setback. As such, it is not appropriate to provide pervious landscaping within the front setback of the development on ground floor level.

Considering the context of the site, being within a local centre, the development is assessed as providing sufficient private open space. A landscape plan was submitted with the application.

**Site Facilities and Waste Management (Part 2.21)****Recycling and Waste Management Plan**

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

**Residential Waste**

The development includes 18 units and would generate 1296L of waste based on the calculation of 72L per dwelling. A minimum of 6 x 240L recycling, 6 x 240L general waste bins are required to be provided for the development.

Adequate space for 12 x 240L bins are provided in the dedicated residential waste storage room on the ground level.

Control C27 requires that for residential flat buildings a dedicated room or caged area of at least 8m<sup>3</sup> must be provided for the temporary storage of discarded bulky items which are awaiting removal. An area measuring 8m<sup>3</sup> has been provided for bulky items within the ground floor level waste storage room.

The bins will be stored, collected and returned to the ground level waste storage room which is accessed from Warren Road. No kerb-side presentation of the bins will occur.

#### Commercial Waste

The commercial tenancy has an area of 104sqm of which the proposed use is to be the subject of a separate application. A dedicated commercial bin storage room is proposed on the ground floor level of the development with a capacity to accommodate 5 x 240L bins. Any application for the use of the ground floor tenancy will need to demonstrate that sufficient services are provided for recycling and general waste under Part 2.21 of MDCP 2011.

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

The site specific built form controls in Part 9 – Strategic Context of the DCP take precedence over the generic built form controls in Part 5 of the DCP. The site specific built form controls are discussed elsewhere in this report.

Council requested that the design must incorporate vertically discharged mechanical ventilation to facilitate future occupation of the ground floor commercial tenancies by food and drinks uses. The applicant has stated that this has been shown on the drawings however Council planners cannot locate any mechanical ventilation servicing the commercial tenancies. It is a recommended condition of consent that the mechanical ventilation be shown on the drawings.

#### Building Detail (Part 5.1.4)

##### *Building frontages*

Part 5.1.4.1 of MDCP 2011 includes the following objectives and controls relating to building frontages:

- “O20 To ensure the street front portion of the building mass reads as the continuous dominant element in the streetscape, with upper levels above the street frontage being visually subservient.*
- C28 The street front portion of the building mass must be designed to maintain or emphasise the street front portion of the building mass as the continuous dominant element in the streetscape.*
- C29 Building levels above the street front portion of the building mass that are visible in the streetscape must be visually subservient as a complementary backdrop to the street front portion of the streetscape.*
- C31 Air-conditioning facilities must not be visible from the shopping street and any other major side street.”*

The street front elevation positively retains the period building's form and reads as the dominant element on the corner with the upper levels being significantly setback and aligned with the Illawarra Street wall frontage. A condition has been included in the recommendation requiring that no air conditioning units should be visibly from the Illawarra Road street frontage.

*Active street frontage uses and shopfront design*

Part 5.1.4.2 of MDCP 2011 specifies controls for active street frontage uses and shopfront design of relevance to the development. The development is acceptable having regard to those objectives and controls in that the proposal retains the original corner commercial shopfront and provides an adjoining in-fill shopfront with expansive glazing; to match the predominate character of commercial properties along Illawarra Road.

*Building Use (Part 5.1.5)*

Part 5.1.5.1 of MDCP 2011 provides objectives and controls for mixed use developments. The development is acceptable having regard to those objectives and controls in that:

- The ground floor level of the site area that relates to the active street frontage is predominantly used for commercial floor area; and
- Any proposed use of the ground floor shopfront will be assessed in accordance with the relevant controls to ensure that there will be a reasonable level of compatibility between different uses within the building and between adjoining properties and a reasonable level of amenity can be maintained for the different uses appropriate for a commercial centre context.

**Strategic Context (Part 9)**

The property is located in the Marrickville Town Centre Commercial Planning Precinct (Precinct 40) under Marrickville Development Control Plan 2011.

**Desired future character (Part 9.40.2)**

The development is considered to be consistent with the desired future character of the Marrickville Town Centre Commercial Planning Precinct as it achieves the following objectives:

- “1. *To retain, as a minimum, the front portion of contributory buildings where they are contributory to the heritage conservation area (HCA) and/or streetscapes.*
3. *To protect and preserve contributory and period buildings within the precinct and require their sympathetic alteration or restoration.*
4. *To allow and encourage a greater scale of development within the commercial centre, including the provision of new dwellings near local shops, services and public transport to meet market demand, create the opportunity for high access housing choice and support sustainable living.*
6. *To ensure the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.*
7. *To ensure new development at rear upper levels is a maximum of five storeys and is designed to be subservient to retained portions of contributory buildings or infill development to the street building front.*
8. *Where required, to ensure there are active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape.*
10. *To build on the eat street and cultural character of the commercial centre.*



11. *To ensure that higher density demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.*
12. *To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.*
14. *To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.”*

*Precinct-specific planning controls (Part 9.40.4)*

The site is not a ‘master planned’ site and as such future development is guided by the precinct based scenario controls.

*Scenario 3*

The site has a street frontage of greater than 12m and an overall site area of 575.9sqm. The existing corner building on the site constitutes a period building as per the contributory buildings map and as such is required to be retained.

Accordingly the development of the site is guided by Scenario 3 that provides development guidelines to inform the building mass and form through the application of a building envelope shown in Figure 9 below and precinct specific FSR and building heights in metres and storeys. Scenario 3 imposes the following development controls on the site:

- Maximum Floor Space Ratio of 2.4:1; and
- Maximum Building Height of 20 metres.

**9.40.4.5 Scenario 3**

- i. Height 20 metres
- ii. Floor space ratio 2.4:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m<sup>2</sup>
- v. Street fronting retention Required by Council to be retained

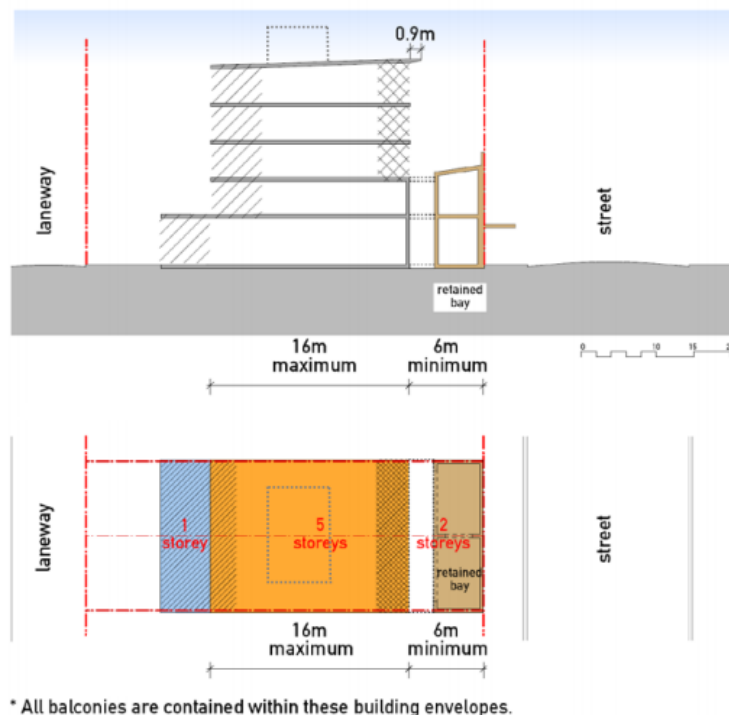


Figure 9: Precinct specific built form controls relevant to the site.

Control C6 of Part 9.40.4.2 of the DCP states that:

*“Despite Clause 4.4(2) of MLEP 2011, for a land parcel within a development site within this precinct, the floor space ratio shown on the Floor Space Ratio Map on land zoned B2 – Local Centre only applies where the following site conditions are met:*

- i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and*
- ii. the site area of the development site is 325 square metres or greater, and*
- iii. Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.”*

As the front portion of the existing contributory building on the corner is required to be retained, the maximum allowable Floor space ratio for the subject site is thus reduced to 2.4:1 in accordance with control C7 of Part 9.40.4.2 of the DCP.

However, Clause 3A of Part 4.15 Evaluation of the Environmental Planning & Assessment Act states that:

**“(3A) Development control plans**

*If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:*

*(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development...”*

The LEP prescribes an FSR of 2.5:1 for the site. The DCP, as per the Act, cannot be more onerous than the LEP. Therefore, an FSR of 2.5:1 is permitted on the site.

As stated in elsewhere in this report, the proposed development has an FSR of 2.5:1 and a maximum height of 19.8 metres, both of which comply with the applicable development standards.

Part 9.40 of MDCP 2011 envisages one possible form of development aimed at achieving the desired future character. In this instance, the proposed development is considered to pose an alternative development option that is considered to be consistent with the relevant objectives for the area and allow the development potential of the site to be achieved.

This alternate building form includes a sixth storey as well as reduced rear setbacks and increased building depth.

#### *Height in storeys*

The proposed sixth storey is setback significantly from both the Illawarra Road and Warren Road boundaries, so as to achieve the desired visual subservience to the two (2) storey street wall and allow for the retention of the positive, period building form; that will present as the dominant feature of the development from Illawarra Road.

It is noted that two recent 6-storey mixed-use buildings were approved at No. 392-396 and 415-421 Illawarra Road, which were subject to the same development standards and precinct specific controls as the subject site.

The impacts associated with the sixth storey are considered acceptable in this instance, as the additional storey does not materially impact on the amenity of the adjoining properties. Given the adjoining properties have similar frontage and lot sizes, development of a similar scale and height could be constructed and as such is not considered to materially affect their development potential.

#### *Setbacks and building depth*

The proposed reduced rear setback and increased upper levels building depth are partly a response to the unique context of the site. The site does not border a change in zone from apartment buildings to a lower density area which is typical for most sites that front Illawarra Road within the precinct. The neighbouring properties to the east (Nos. 55, 57 and 59 Warren Road) are zoned B2 – Local Centre, have the same Height of buildings and Floor space ratio development standards as the subject site and as such have similar development potential.

The recent approval at No. 392-396 Illawarra Road has a nil rear setback for the first 3-storeys, and a 6m rear setback at the upper 3-storeys. The recent approval at No. 415-421 Illawarra Road has a nil rear setback for the first 3-storeys, a 3m rear setback at level 4, and a 6m rear setback on levels 5 and 6.

Although the proposed rear setbacks are not consistent with these recent approvals, it is noted that both these sites border a change in zone from apartment buildings to a lower density area and as such increased upper level setbacks would be considered more necessary.

It is also noted that the neighbouring building to the rear (east) at No. 55 has a nil setback to the common boundary and it is likely that any future development at No. 55 will similarly have a nil side setback.

The intent of the relevant zoning and built form controls is to permit higher-density development to the east of the subject site and establish a strong street wall from the corner

of Illawarra Road along Warren Road until Stinson Lane. The recently approved 5-storey mixed-use building at No. 59 Warren Road which has nil side and front setbacks demonstrates this. Furthermore, the subject proposal has a nil setback for the first 3-storeys and a 3m setback at its upper levels, similar to the recent approval at No. 59.

For the reasons stated, the proposed rear setbacks are considered acceptable in this instance.

The proposed nil side setbacks are consistent with the precinct controls and the recent approvals at Nos. 392-396 and 415-421 Illawarra Road.

The proposed nil front setback for the retained 2-storey corner building and the 3-storey infill podium, and a 6m front setback for the upper levels are consistent with the precinct controls and the recent approvals at Nos. 392-396 and 415-421 Illawarra Road.

The proposed upper floors 30m building depth is not inconsistent with the recent approvals at No. 392-396 (32m) and No. 415-421 (35m) and is an unavoidable result of the desired street walls on Illawarra Road and Warren Road and the required front setback and proposed rear setback which as discussed is considered acceptable.

As stated above, the proposed development generally complies with the development envisaged by LEP and DCP and does not contravene the relevant objectives. As such, the alternative solution proposed is considered acceptable in this instance.

#### 5(d) The Likely Impacts

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

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

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

#### 5(f) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 21 days to surrounding properties between 3 – 24 January 2019. A total of two (2) submissions were received.

The submissions raised the following concerns which are discussed under the respective headings below:

**Issue:** Neighbouring amenity impacts to No. 55 Warren Road (privacy, overshadowing and outlook)

**Comment:** As discussed elsewhere in this report the proposal will retain adequate neighbouring solar access.

The development has no openings oriented to the east towards No. 55, and all balconies fronting Warren Road have side blade walls. It is unclear if the third and fourth floor balconies relating to Unit 401 have privacy screens beyond the blade walls. As such, it is a recommended condition of consent that the third and fourth floor balconies of Unit 401 contain 1600mm high privacy screens along the eastern edges from the end of the blade wall to the start of the planter boxes. Subject to the imposition of recommended conditions of consent, the visual privacy of No. 55 will not be unreasonably affected.

Given the first floor neighbouring balcony at No. 55 has a nil setback and the north-west facing windows have a 2m setback to the subject site, it is considered unreasonable to

expect to retain the north/west outlook currently enjoyed because of the existing the single storey building on the subject site. The retention of these outlook would significantly constrain any development potential on the subject site which would be contrary to the site specific precinct built envelope controls in the DCP which are discussed elsewhere in this report.

Issue: Rear setbacks do not comply with Part 5 – Mixed use development of the DCP.

Comment: As discussed elsewhere in this report, the site specific built form controls in Part 9 – Strategic Context of the DCP take precedence over the generic built form controls in Part 5 of the DCP.

Issue: The proposal is not consistent with the Pre-DA sketch (see figure 5) in that it does not provide a two-storey built form to the east.

Comment: The two-storey element shown on the sketch is the adjoining two-storey structure at No. 55 Warren Road. This was included in the sketch to provide context. As discussed elsewhere in this report, the proposal is acceptable having regard to setbacks and massing.

Issue: The proposed level change between the awnings on Illawarra Road are 'open', providing insufficient weather protection.

Comment: Insufficient information in relation to these awnings have been provided on the drawings. As such, it is a recommended condition of consent that further details be provided of the proposed awnings. It is also a requirement there be no gap between the level change of the Illawarra Road awning.

Issue: The awning/s on Warren Road should be continuous to provide better weather protection.

Comment: As opposed to Illawarra Road, Warren Road does not form part of a retail shopping strip and has smaller volume of pedestrian movements. As such, a continuous awning along Warren Road is not considered necessary.

Issue: Upgrades to Councils footpath adjacent to the site should be undertaken by the developer prior to the issue of an Occupation Certificate.

Comment: A condition of consent to this effect has been recommended.

### 5(g) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

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

#### Architectural Excellence Panel (AEP)

As discussed no objections were raised to the revised scheme.

### Resource Management

No objections were raised subject to the imposition of recommended conditions of consent.

### Engineers

No objections were raised subject to the imposition of recommended conditions of consent.

### Environmental Health

No objections were raised subject to the imposition of recommended conditions of consent.

## 6(b) External

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

- RMS;
- Ausgrid.

## 7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are not payable for the proposal.

The contribution was based on 104sqm of retail floor area and 6 x 1 bed units and 12 x 2 bed units. A credit of 1 unit and 379sqm of retail floor area was also applied.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$277,336.64 would be required for the development under Marrickville Section 94 Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

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

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

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

## 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA201800560 to demolish part of the premises and construct a 6 storey mixed use building comprising 2 commercial tenancies on the ground floor and residential units above with associated basement parking at 437-439 Illawarra Road, Marrickville subject to the conditions.

## Attachment A – Recommended conditions of consent

### Attachment A – Conditions of consent

Building Classification	2, 6, 7a2
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#### Fees

##### 1. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$277,336.64 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014] ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at 30 July 2019.

**\*NB** Contribution rates under Marrickville Section 94/94A Contributions Plan 2014 are indexed quarterly (for the method of indexation refer to Section 2.15 of the Plan). The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

#### (CONTRIBUTION PAYMENT REFERENCE NO. DC002669)

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:

Public Amenities Type:	Contribution \$
Community Facilities	\$33,577.70
Plan Administration	\$5,437.89
Recreation Facilities	\$242,232.50
Traffic Facilities	\$-3,911.44
<b>TOTAL</b>	<b>\$277,336.64</b>

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card\*.

\*NB A 0.75% credit card transaction fee applies to all credit card transactions.

##### 2. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any

damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$8,056.50
Inspection Fee:	\$230.65

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

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

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

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

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

**3. Long Service Levy**

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

**General Conditions**

**4. Documents related to the consent**



The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA1005 'C'	Site Plan	27 August 2019	CDArchitects
DA 1007 'A'	Demolition Plan	12 December 2018	CDArchitects
DA1100 'C'	Basement 2 Floor Plan	27 August 2019	CDArchitects
DA1101 'C'	Basement 1 Floor Plan	27 August 2019	CDArchitects
DA1102 'D'	Ground Floor Plan	2 September 2019	CDArchitects
DA1103 'C'	Level 01 Floor Plan	27 August 2019	CDArchitects
DA1104 'C'	Level 02 Floor Plan	27 August 2019	CDArchitects
DA1105 'B'	Level 03 Floor Plan	27 August 2019	CDArchitects
DA1106 'C'	Level 04 Floor Plan	27 August 2019	CDArchitects
DA1107 'C'	Level 05 Floor Plan	27 August 2019	CDArchitects
DA1108 'C'	Roof Plan	27 August 2019	CDArchitects
DA2001 'C'	North & West Elevation	27 August 2019	CDArchitects
DA2002 'C'	East & South Elevation	27 August 2019	CDArchitects
DA2003 'C'	Street Scap	27 August 2019	CDArchitects
DA3001 'C'	Section A	27 August 2019	CDArchitects
DA5001 'C'	Pre + Post Adaptable Unit Layout	27 August 2019	CDArchitects
-	Materials Sample	-	CDArchitects
1961.GD.01 'B'	Landscape Plan – Ground Floor	5 September 2019	Greenland Design
1961.GD.02 'B'	Landscape Plan – Level 5	5 September 2019	Greenland Design
1961.GD.03 'B'	Landscape Details & Specification	5 September 2019	Greenland Design
101 'B'	Stormwater Concept Plan Basement Level 2 Sheet 1 of 2	30 November 2018	Australian Consulting Engineers
102 'A'	Stormwater Concept Plan Basement Level 2 Sheet 2 of 2	20 November 2018	Australian Consulting Engineers
103 'B'	Stormwater Concept Plan Basement Level 1	30 November 2018	Australian Consulting Engineers
104 'B'	Stormwater Concept Plan Ground Level	30 November 2018	Australian Consulting Engineers
105 'B'	On-Site Detention Details and Calculations Sheet	30 November 2018	Australian Consulting Engineers

106 'A'	Council Drawing D1	20 November 2018	Australian Consulting Engineers
107 'A'	Maintenance Schedule & WSUD Details Sheet	20 November 2018	Australian Consulting Engineers
108 'A'	Miscellaneous Details Sheer	20 November 2018	Australian Consulting Engineers
20190687.1/1906A/R0/EC	DA Acoustic Assessment	19 September 2019	Acoustic Logic
980135M	BASIX Certificate	17 December 2018	-

As amended by the conditions of consent.

#### 5. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following subject to the satisfaction of Council:

- a) Unit 103 must be amended to have a minimum internal floor area of 50sqm. The changes must not result in the private open space being less than 8sqm and must not reduce the area any other units below the relevant minimum required areas in the Apartment Design Guide;
- b) The '70sqm' annotation for Unit 301 as shown on the floor plans be changed to '76sqm' to accurately reflect its size;
- c) The opening between Units 104 and 202 must be deleted and replaced with a solid wall;
- d) A 1800mm high fence/pedestrian gate must be implemented along the boundary edge of the site in front of the residential 'lobby' area fronting Warren Road. The fence must extend above the proposed planter box and along the 1200mm high wall to the vehicle roller door so as to prevent unrestricted access. The gate/fence must have an opacity of at least 50% and be congruous with the design of the building such as a metal palisade fence;
- e) The north-facing windows of Units 102 and 103 adjoining the common corridors must have a minimum sill height of 1800mm above the respective FFLs;
- f) The third and fourth floor balconies of Unit 401 must contain 1600mm high privacy screens along the eastern edges from the end of the blade wall to the start of the planter boxes;
- g) 1800mm high solid privacy screens must be installed along all edges of the balconies to ensure adequate separation and privacy between units;
- h) All units must have at least 50% of the minimum internal areas for storage required by the Apartment Design Guide within the units;

- i) The door separating the bicycle storage room with the residential 'lobby' must be of clear glazing to promote the rooms use to residents and ensure good surveillance;
- j) The design must incorporate vertically discharged mechanical ventilation to both ground level 'business/retail premises' to facilitate future by food and drinks uses;
- k) Further details of the proposed footpath awnings over Illawarra Road and Warren Road must be provided, including dimension, clearance and materials/finishes. There is to be no gap between the level change of the Illawarra Road footpath awning; and
- l) Further details of the proposed 'Rough iron door' on the southern elevation must be provided.

#### **6. Business/Retail Premises**

No consent is given for the use of the ground floor business/retail premises. The fitout and use of these tenancies will be subject to separate application/s.

#### **7. Car Parking**

The development must provide and maintain within the site:

- a) 10 residential car parking spaces must be paved and line marked;
- b) 4 residential accessible car parking spaces must be paved and line marked;
- c) 1 commercial car parking space must be paved and line marked;
- d) 1 residential motorcycle parking space must be paved and line marked;
- e) 12 residential bicycle storage capacity within the site; 6 in the ground level bicycle storage room and 6 in the designated area in basement level 2.

#### **8. Residential Flat Buildings – Hot Water Systems**

Where units or dwellings are provided with separate individual hot water systems, these must be located so they are not visible from the street.

#### **9. Residential Flat Buildings – Air Conditioning Systems**

Where units or dwellings are provided with separate individual air conditioning systems, these must be located so they are not visible from the street.

#### **10. Residential Flat Buildings – Adaptable Dwellings**

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate four (4) units are an adaptable units.

No works are to occur to the premises that would prevent the Adaptable units from being adapted for persons with a disability.

#### **11. Waste Management Plan**

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan (MDCP 2011).

#### **12. Erosion and Sediment Control**

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working

order to prevent sediment discharge from the construction site.

**13. Works Outside the Property Boundary**

This development consent does not authorise works outside the property boundaries on adjoining lands.

**14. Boundary Alignment Levels**

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

**15. Dry-weather Flows**

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 basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

**16. Rock Anchors**

This consent does not grant consent for any rock anchors on the road reserve or Council land.

**17. Stormwater Drainage System**

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

**18. Separation of Commercial and Residential Waste and Recycling**

The waste and recycling handling and storage systems for residential waste and commercial waste (including waste originating from retail premises) are to be separate and self-contained. Commercial and retail tenants must not be able to access residential waste storage area/s, or any storage containers or chutes used for residential waste and recycling.

**19. Public Liability Insurance**

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands shall take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

**20. Noise – Consultant's Recommendations**

The recommendations contained in the acoustic report prepared by Acoustic Logic, reference 20190687.1/1906A/R0/EC dated 19 June 2019 must be implemented.

**21. Asbestos Survey**

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide an asbestos survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate asbestos removal and disposal methods in accordance with the requirements of SafeWork NSW.

**22. Waste**

- a) A dedicated room or caged area of at least 4 cubic metres per 10 dwellings must be provided for the temporary storage of discarded bulky items

- b) Each unit is to be provided with a waste and recycling cupboards with the capacity to store two days' worth of waste and recycling.
- c) The Bin Storage Areas are to be built to meet the requirements described in the Marrickville DCP Section 2.21.7 Appendix 4
- d) The chute room is to be built to meet the requirements as per the Marrickville DCP Section 2.21.8 Appendix 5
- e) The transfer routes from chute room to bin holding area, and from bin holding area to kerb are to meet the requirements described in the Marrickville DCP Section 2.21.7 Appendix 4.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

### 23. RMS Conditions

- a) All buildings and structures other than pedestrian footpath awnings, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth, along the Illawarra Road boundary.
- b) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).
- c) A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.
- d) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.
- e) The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)
- f) If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.
- g) Roads and Maritime is currently undertaking a program to implement "Clearways" on State roads within Sydney. If not already in place, "Clearway" restrictions will be implemented along the full Illawarra Road frontage of the development site.
- h) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Illawarra Road.
- i) A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime and Council for approval prior to the issue of a Construction Certificate.

- j) A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Princes Highway during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

#### 24. Ausgrid Conditions

- a) There are existing overhead electricity network assets in Illawarra Road and Warren Road.

Safe work NSW Document–Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, [www.ausgrid.com.au](http://www.ausgrid.com.au)

Based on the design of the development provided, it is expected that the “as constructed” minimum clearances will not be encroached by the building development. However it remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

- b) There are existing underground electricity network assets in Illawarra Road and Warren Road.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

#### Prior to any Demolition

#### 25. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by

a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. The adjoining properties are as follows:

- 59 Warren Road, Marirckville; and
- 435 Illawarra Road, Marrickville.

In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

#### **26. Advising Neighbours Prior to Excavation**

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

#### **27. Construction Fencing**

Prior to the commencement of any works (including demolition), 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.

#### **28. Hoardings**

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

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

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

#### **29. Construction Traffic Management Plan**

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with RMS accreditation. The Certifying Authority must approve the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a) Description of the demolition, excavation and construction works;
- b) Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c) Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d) Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;

- e) Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f) Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g) Proposed hours of construction related activities and vehicular movements to and from the site;
- h) Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i) Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j) Measures to maintain public safety and convenience;
- k) Any proposed road and/or footpath closures;
- l) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m) Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n) Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q) On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r) Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- s) How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- t) Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

#### Prior to Construction Certificate

##### **30. Party Walls**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with Architectural Plans accompanied by a Structural Certificate which verifies that the architectural plans do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to all owners of the party wall/s.

##### **31. Consolidation of Lots**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the separate lots comprising the development have been consolidated into one lot and under one title and registered at NSW Land Registry Services.

##### **32. Structural Certificate for retained elements of the building**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or



altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

**33. Sydney Water – Tap In**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

*Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.*

**34. Noise General – Acoustic Report**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the Protection of the Environment Operations Act 1997 and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

**35. Acoustic Report – Aircraft Noise**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

**36. Car Wash Bay**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with certification confirming that all wastewater generated from the car wash bay will be discharged to the sewerage systems in accordance with the requirements of Sydney Water.

**37. Fibre-ready Facilities**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a) The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

**38. Concealment of Plumbing and Ductwork**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans detailing the method of concealment of all plumbing and ductwork including stormwater downpipes within the outer walls of the building so they are not visible.

**39. Access Management Plan**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an Access Management Plan prepared by an Accredited Access Consultant. The Access Management Plan must address:

- a) Confirmation whether the Disability (Access to Premises – Buildings) Standards 2010 is applicable to the development, in particular whether the Standards apply to the affected part.
- b) Proposed requirements for access to the building or part of building for people with a disability in accordance with Part D3 of Building Code of Australia.
- c) Assessment and identification of non-compliances with the Disability Standards 2010 and/or the BCA where applicable and provide recommendations to achieve compliance with the relevant performance requirements.
- d) Accessible car parking spaces should be provided, where applicable, in accordance with Part D3.5 of BCA Vol.
- e) Any exemptions, alternative solutions or deemed-to-satisfy provisions affecting access.

#### 40. Parking Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities must comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

- a) The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
- b) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- c) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
- d) Minimum headroom of 2500mm must be provided above any disabled parking space(s).
- e) The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of all ramps.
- f) The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
  - i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm;
  - ii. End spaces are provided with an additional 1m aisle extension; and
  - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004;

- g) At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road.
- h) The relative surface levels of the internal access from the road being controlled so that.
  - i. The surface levels at the property boundary match "alignment levels";
  - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
  - iii. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
  - iv. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary;
- i) The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles.
- j) All parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction.
- k) The parking space must have minimum clear internal dimensions of 5400 x 2400 mm (length x width). The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.

#### **41. Stormwater Drainage System – (OSD is required)**

The submitted stormwater concept plan dated 30 November 2018 and prepared by Australian Consulting Engineers has been assessed as a concept plan only.

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

- a) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (ARR), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- b) Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm event. The major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm.
- c) Charged or pump-out stormwater drainage systems are not used including for roof drainage.

- d) To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.
- e) Minor roof and paved areas at the rear of the property that cannot reasonably be drained by gravity to the street may drained to an on-site dispersal system such as an absorption system or otherwise, subject to the roof areas being drained via a suitably sized rainwater tank, no nuisance or concentration of flows to other properties and the feasibility and design of the on-site dispersal system being certified by a suitably qualified and experienced practising Civil and/or Geotechnical Engineer.
- f) The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI).
- g) Storage for the 1-year ARI storm event must be provided fully below ground;
- h) Details of the Height vs Storage and Height vs Discharge relationships must be submitted.
- i) Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design.
- j) Details of the 1 in 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided.
- k) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
- l) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- m) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
- n) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
- o) No impact to street tree(s).

**42. Public Domain Works – Prior to Construction Certificate**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a) The public domain along all frontages of the site inclusive of footpath paving, kerb, landscaping etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme.
- b) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site.
- c) Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary.
- d) Installation of a stormwater outlet to the kerb and gutter.

**43. Dilapidation Report – Pre-Development**

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report on the visible and structural condition of the following public infrastructure:

- a) Full width of Illawarra Road and Warren Road, including road pavement, stormwater drainage infrastructure, kerb and gutter and footpath.
- b) Half width of adjacent properties, including road pavement, stormwater drainage infrastructure, kerb and gutter and footpath.

The dilapidation report is to be prepared by a practising Civil/Structural Engineer.

**44. Water Sensitive Urban Design**

- a) Stormwater quality load reduction controls are:
  - i. 90% reduction in the post development mean annual load of Gross Pollutants (greater than 5mm).
  - ii. 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
  - iii. 60% reduction in the post development mean annual load of Total Phosphorus (TP).
  - iv. 45% reduction in the post development mean annual load of Total Nitrogen (TN).
- b) Modelling for the determination of the pollution load reductions must be undertaken in MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) and in accordance with Marrickville Council's WSUD Reference Guideline.

**During Demolition and Construction****45. Construction Hours – Class 2-9**

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

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

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

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

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

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

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

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

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

#### **46. Stormwater Drainage System**

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained, including any absorption trench or rubble pit drainage system, must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road. Minor roof or paved areas that cannot reasonably be drained by gravity to a public road may be disposed on site subject to ensure no concentration of flows or nuisance to other properties.

#### **47. Survey Prior to Footings**

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

#### **48. Waste Documentation**

Documentation (including receipts) regarding the destination and disposal methods of materials leaving the site must be retained by the applicant. Council may wish to audit such documentation so as to monitor compliance with the Recycling and Waste Management Plan.

#### Prior to Occupation Certificate

##### **49. Aircraft Noise**

Prior to the issue of any Occupation Certificate, the Principal Certifier must be provided with a report prepared and submitted by an accredited Acoustics Consultant certifying that the final construction meets AS2021-2015 with regard to the noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development.

Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate being prepared and submitted to the Principal Certifier in accordance with this condition.

##### **50. Section 73 Certificate**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Section 73 Certificate under the *Sydney Water Act 1994*.

##### **51. Dilapidation Report – Post-Development**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey, structural condition and CCTV inspections which was compiled after the completion of works. As the report details public infrastructure, a copy is to be furnished to Council at the same time.

##### **52. Sandstone Kerb**

Any existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled. Non-compliance with this condition will result in loss of your security deposit.

##### **53. Non-combustible Cladding – Class 2-9 Buildings**

Prior to the issue of an Occupation Certificate the Principal Certifier must be provided with suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the National Construction Code (NCC).

##### **54. Products Banned Under the Building Products (Safety) Act 2017**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to confirm that none of the building products used on the building are subject to a building product use ban under the *Building Products (Safety) Act 2017* or, if a product is only subject to a ban if used in a particular way that it is not used in any way contrary to the *Building Products (Safety) Act 2017*.

##### **55. Splays - Restriction on the Land**

**61. Works as Executed – Site Stormwater Drainage System**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that:

- a) The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.
- b) Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

**62. Operation and Management Plan**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
- b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

**63. Noise – Acoustic Report**

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the Protection of the Environment Operations Act 1997, NSW Environment Protection Authority's Industrial Noise Policy and Noise Control Manual and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

**64. Car Wash Bay – Trade Waste Agreement**

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with a copy of the Sydney Water Trade Waste Agreement for the disposal of wastewater from the premises.

**On-going****65. Waste Collection**

Waste and recycling will be collected from Warren Street.



Educational materials that describe best source separation are to be made available to all tenants on an ongoing basis.

**66. Noise General**

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

**67. Noise - Rooftop Terrace**

There is to be no entertainment in the form of amplified music on any part of the common rooftop terrace at any time.

The operating hours of the common rooftop terrace is 8:00am to 10:00pm Monday to Friday, with the exception of New Years Eve.

**68. Collection of Waste/Recycling Commercial**

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area.

**69. Collection of Waste/Recycling**

Waste bins are not to be presented on the kerb for collection.

**70. Water Sensitive Urban Design**

Water use within common open space (for uses such as irrigation and water features) should be supplied from sources other than potable mains water (e.g. stormwater, greywater or wastewater) to meet 80% of the water use demand.

**Advisory notes**

**Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

**Notification of commencement of works**

At least 7 days before any demolition work commences:

- a) the Council must be notified of the following particulars:
  - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
  - ii. the date the work is due to commence and the expected completion date; and
- b) a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

**Storage of Materials on public property**

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

**Toilet Facilities**

The following facilities must be provided on the site:

The following facilities must be provided on the site:

- a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
- b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

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

#### **Infrastructure**

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. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

#### **Other Approvals may be needed**

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

#### **Failure to comply with conditions**

Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

#### **Other works**

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

#### **Obtaining Relevant Certification**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a) Application for any activity under that Act, including any erection of a hoarding.
- b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
- c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
- d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
- f) Development Application for demolition if demolition is not approved by this consent.
- g) Development Application for subdivision if consent for subdivision is not granted by this consent.

#### **Disability Discrimination Access to Premises Code**

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.

**National Construction Code (Building Code of Australia)**

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

**Notification of commencement of works**

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a) in the case of work for which a principal contractor is required to be appointed:
  - i. the name and licence number of the principal contractor, and
  - ii. the name of the insurer by which the work is insured under Part 6 of that Act,
- b) in the case of work to be done by an owner-builder:
  - i. the name of the owner-builder, and
  - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

**Dividing Fences Act**

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

**Permits from Council under Other Acts**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
  - b) A concrete pump across the roadway/footpath
  - c) Mobile crane or any standing plant
  - d) Skip bins
  - e) Scaffolding/Hoardings (fencing on public land)
  - f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
  - g) Awning or street verandah over footpath
  - h) Partial or full road closure
  - i) Installation or replacement of private stormwater drain, utility service or water supply
- Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

**Noise**

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

**Amenity Impacts General**

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the

premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

#### **Fire Safety Certificate**

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

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

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

#### **Construction of Vehicular Crossing**

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, prior to commencement of works.

#### **Lead-based Paint**

Buildings built or painted prior to 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 prior to occupation of the room or building.

#### **Asbestos Removal**

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m<sup>2</sup> of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current AS1 Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

#### **Dial before you dig**

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

#### **Chartered/Registered Engineer**

An engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng).

#### **Mechanical Ventilation System Certification**

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the:

- a) Building Code of Australia,
- b) Australian Standard AS 1668 Part 1 – 1998,
- c) Australian Standard AS 1668 Part 2 – 2012,
- d) Australian Standard 3666.1 – 2011,
- e) Australian Standard 3666.2 – 2011; and
- f) Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the approved plans required to house the system must be the subject of further approval from Council.

#### **Contamination – New Evidence**

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

#### **Permits**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
- b) A concrete pump across the roadway/footpath
- c) Mobile crane or any standing plant

- d) Skip Bins
- e) Scaffolding/Hoardings (fencing on public land)
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street veranda over the footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

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

#### **Rock Anchors**

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a) Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b) Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c) The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

#### **Public Domain and Vehicular Crossings**

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

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council. Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council. Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

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

#### **Insurances**

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

#### **Easement and Covenant Process**

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site on-site detention/on-site retention/reuse facilities (OSD/OSR) and stormwater quality improvement devices (SQIDS):

a) **Work-As-Executed Plans**

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the detention basin and SQIDS with finished surface levels, contours at 0.2-metre intervals and volume of storage available. Also, the outlet pipe from the detention basin to its connection to the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes; orifice size; trash screen at orifice; emergency overflow dimensions and RL; all buildings (including floor levels) and finished ground and pavement surface levels and full details of SQIDS.

b) **Engineer's Certificate**

- i. A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:
- ii. the soundness of the storage structure;
- iii. the capacity of the detention storage;
- iv. the emergency overflow system being in place;
- v. the works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- vi. the freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Management DCP/Code;
- vii. basement car park pumps are class one zone two;

viii. OSR pumps and SQIDS have been installed and commissioned.

c) Restriction-As-To-User

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

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

A typical document is available from Council's Development Assessment Engineer

d) A Maintenance Schedule.

**Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.divsafe.nsw.gov.au">www.divsafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and	131 555



Heritage [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Sydney Water 13 20 92  
[www.sydneywater.com.au](http://www.sydneywater.com.au)

Waste Service - SITA 1300 651 116  
Environmental Solutions [www.wasteservice.nsw.gov.au](http://www.wasteservice.nsw.gov.au)

Water Efficiency Labelling and Standards (WELS) [www.waterrating.gov.au](http://www.waterrating.gov.au)

WorkCover Authority of NSW 13 10 50  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)  
Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development

**REFERENCES**

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL APPLICABLE ACTS, REGULATIONS, LOCAL GOVERNMENT POLICIES, REPORTS AND RECOMMENDATIONS, AND OTHER APPLICABLE DOCUMENTS.

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS OF ANY CONSTRUCTION TO BE ACCORDING TO THE DIMENSIONS SHOWN ON THE DRAWINGS.

3. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**REVISION**

DRAWING NO.	DRAWING NAME	REVISION
DA 1001	COVER SHEET	C
DA 1002	TABLE	C
DA 1003	UNIT SCHEDULE	C
DA 1005	SITE PLAN	C
DA 1006	SITE ANALYSIS PLAN	A
DA 1007	LEVEL 1 FLOOR PLAN	C
DA 1008	LEVEL 2 FLOOR PLAN	C
DA 1009	LEVEL 3 FLOOR PLAN	C
DA 1010	LEVEL 4 FLOOR PLAN	C
DA 1011	LEVEL 5 FLOOR PLAN	C
DA 1012	LEVEL 6 FLOOR PLAN	C
DA 1013	LEVEL 7 FLOOR PLAN	C
DA 1014	LEVEL 8 FLOOR PLAN	C
DA 1015	LEVEL 9 FLOOR PLAN	C
DA 1016	LEVEL 10 FLOOR PLAN	C
DA 1017	LEVEL 11 FLOOR PLAN	C
DA 1018	ROOF PLAN	C
DA 1019	NORTH & WEST ELEVATION	C
DA 1020	NORTH & WEST ELEVATION	C
DA 1021	SECTION A	C
DA 1022	SECTION B	C
DA 1023	SECTION C	C
DA 1024	SECTION D	C
DA 1025	SECTION E	C
DA 1026	SECTION F	C
DA 1027	SECTION G	C
DA 1028	SECTION H	C
DA 1029	SECTION I	C
DA 1030	SECTION J	C
DA 1031	SECTION K	C
DA 1032	SECTION L	C
DA 1033	SECTION M	C
DA 1034	SECTION N	C
DA 1035	SECTION O	C
DA 1036	SECTION P	C
DA 1037	SECTION Q	C
DA 1038	SECTION R	C
DA 1039	SECTION S	C
DA 1040	SECTION T	C
DA 1041	SECTION U	C
DA 1042	SECTION V	C
DA 1043	SECTION W	C
DA 1044	SECTION X	C
DA 1045	SECTION Y	C
DA 1046	SECTION Z	C
DA 1047	SECTION AA	C
DA 1048	SECTION AB	C
DA 1049	SECTION AC	C
DA 1050	SECTION AD	C
DA 1051	SECTION AE	C
DA 1052	SECTION AF	C
DA 1053	SECTION AG	C
DA 1054	SECTION AH	C
DA 1055	SECTION AI	C
DA 1056	SECTION AJ	C
DA 1057	SECTION AK	C
DA 1058	SECTION AL	C
DA 1059	SECTION AM	C
DA 1060	SECTION AN	C
DA 1061	SECTION AO	C
DA 1062	SECTION AP	C
DA 1063	SECTION AQ	C
DA 1064	SECTION AR	C
DA 1065	SECTION AS	C
DA 1066	SECTION AT	C
DA 1067	SECTION AU	C
DA 1068	SECTION AV	C
DA 1069	SECTION AW	C
DA 1070	SECTION AX	C
DA 1071	SECTION AY	C
DA 1072	SECTION AZ	C
DA 1073	SECTION BA	C
DA 1074	SECTION BB	C
DA 1075	SECTION BC	C
DA 1076	SECTION BD	C
DA 1077	SECTION BE	C
DA 1078	SECTION BF	C
DA 1079	SECTION BG	C
DA 1080	SECTION BH	C
DA 1081	SECTION BI	C
DA 1082	SECTION BJ	C
DA 1083	SECTION BK	C
DA 1084	SECTION BL	C
DA 1085	SECTION BM	C
DA 1086	SECTION BN	C
DA 1087	SECTION BO	C
DA 1088	SECTION BP	C
DA 1089	SECTION BQ	C
DA 1090	SECTION BR	C
DA 1091	SECTION BS	C
DA 1092	SECTION BT	C
DA 1093	SECTION BU	C
DA 1094	SECTION BV	C
DA 1095	SECTION BW	C
DA 1096	SECTION BX	C
DA 1097	SECTION BY	C
DA 1098	SECTION BZ	C
DA 1099	SECTION CA	C
DA 1100	SECTION CB	C
DA 1101	SECTION CC	C
DA 1102	SECTION CD	C
DA 1103	SECTION CE	C
DA 1104	SECTION CF	C
DA 1105	SECTION CG	C
DA 1106	SECTION CH	C
DA 1107	SECTION CI	C
DA 1108	SECTION CJ	C
DA 1109	SECTION CK	C
DA 1110	SECTION CL	C
DA 1111	SECTION CM	C
DA 1112	SECTION CN	C
DA 1113	SECTION CO	C
DA 1114	SECTION CP	C
DA 1115	SECTION CQ	C
DA 1116	SECTION CR	C
DA 1117	SECTION CS	C
DA 1118	SECTION CT	C
DA 1119	SECTION CU	C
DA 1120	SECTION CV	C
DA 1121	SECTION CW	C
DA 1122	SECTION CX	C
DA 1123	SECTION CY	C
DA 1124	SECTION CZ	C
DA 1125	SECTION DA	C
DA 1126	SECTION DB	C
DA 1127	SECTION DC	C
DA 1128	SECTION DD	C
DA 1129	SECTION DE	C
DA 1130	SECTION DF	C
DA 1131	SECTION DG	C
DA 1132	SECTION DH	C
DA 1133	SECTION DI	C
DA 1134	SECTION DJ	C
DA 1135	SECTION DK	C
DA 1136	SECTION DL	C
DA 1137	SECTION DM	C
DA 1138	SECTION DN	C
DA 1139	SECTION DO	C
DA 1140	SECTION DP	C
DA 1141	SECTION DQ	C
DA 1142	SECTION DR	C
DA 1143	SECTION DS	C
DA 1144	SECTION DT	C
DA 1145	SECTION DU	C
DA 1146	SECTION DV	C
DA 1147	SECTION DW	C
DA 1148	SECTION DX	C
DA 1149	SECTION DY	C
DA 1150	SECTION DZ	C
DA 1151	SECTION EA	C
DA 1152	SECTION EB	C
DA 1153	SECTION EC	C
DA 1154	SECTION ED	C
DA 1155	SECTION EE	C
DA 1156	SECTION EF	C
DA 1157	SECTION EG	C
DA 1158	SECTION EH	C
DA 1159	SECTION EI	C
DA 1160	SECTION EJ	C
DA 1161	SECTION EK	C
DA 1162	SECTION EL	C
DA 1163	SECTION EM	C
DA 1164	SECTION EN	C
DA 1165	SECTION EO	C
DA 1166	SECTION EP	C
DA 1167	SECTION EQ	C
DA 1168	SECTION ER	C
DA 1169	SECTION ES	C
DA 1170	SECTION ET	C
DA 1171	SECTION EU	C
DA 1172	SECTION EV	C
DA 1173	SECTION EW	C
DA 1174	SECTION EX	C
DA 1175	SECTION EY	C
DA 1176	SECTION EZ	C
DA 1177	SECTION FA	C
DA 1178	SECTION FB	C
DA 1179	SECTION FC	C
DA 1180	SECTION FD	C
DA 1181	SECTION FE	C
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DA 1183	SECTION FG	C
DA 1184	SECTION FH	C
DA 1185	SECTION FI	C
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DA 1420	SECTION OJ	C
DA 1421	SECTION OK	C
DA 1422	SECTION OL	C
DA 1423	SECTION OM	C
DA 1424	SECTION ON	C
DA 1425		



**REFERENCES**  
 DRAWINGS TO BE REFERRED TO IN CONNECTION WITH THIS UNIT LIMITED TO ALL  
 LANSBURY ARCHITECTS' AND OTHER ARCHITECTS' PLANS & REPORTS  
 REFERRED TO IN THE ENVIRONMENTAL REQUIREMENTS

**NOTES**  
 ALL UNITS ARE TO BE CONSTRUCTED TO THE HEIGHTS AND FOOTINGS  
 AS SHOWN ON THE ARCHITECTURAL PLANS TO BE REFERRED TO  
 FOR THE DETAILED REQUIREMENTS TO BE REFERRED TO  
 FOR THE DETAILED REQUIREMENTS TO BE REFERRED TO



**RESIDENTIAL UNIT SCHEDULE**

UNIT NUMBER	UNIT AREA	BALCONY AREA	TOTAL AREA	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE	VENTILATION	SOIL ACCESS	UNIVERSAL DESIGN
501	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
502	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
503	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
504	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
505	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
506	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
507	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
508	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
509	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
510	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
511	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
512	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
513	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
514	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
515	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
516	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
517	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
518	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
519	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
520	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
521	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
522	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
523	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
524	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
525	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
526	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
527	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
528	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
529	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
530	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
531	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
532	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
533	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
534	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
535	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
536	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
537	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
538	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
539	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
540	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
541	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
542	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
543	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
544	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
545	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
546	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
547	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
548	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
549	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
550	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No
551	150 m <sup>2</sup>	150 m <sup>2</sup>	300 m <sup>2</sup>	3,000 m <sup>3</sup>	4,000 m <sup>3</sup>	7,000 m <sup>3</sup>	Yes	None	No

C. 27/08/2018 GENERAL AMENDMENTS  
 B. 07/08/2018 GENERAL AMENDMENTS  
 A. 19/12/2018 DA SUBMISSION  
 REV. DATE DESCRIPTION

**CDIA**  
**CD ARCHITECTS**  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9292 2000  
 F. 02 9292 2000  
 W. WWW.CDIARCHITECTS.COM.AU

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**PROPOSED MIXED USE DEVELOPMENT**

LOT 101, UNIVERSITY ROAD,  
 MARRICKVILLE NSW 2204

**UNIT SCHEDULE**

**DA SUBMISSION**

Drawn By: J17428D  
 Checked By: DA-1003 C  
 Date: 19/12/2018













**REFERENCES**  
 DRAWINGS TO BE FOR INFORMATION ONLY. ALL INFORMATION IS THE PROPERTY OF THE ARCHITECT. ALL INFORMATION IS THE PROPERTY OF THE ARCHITECT. ALL INFORMATION IS THE PROPERTY OF THE ARCHITECT. ALL INFORMATION IS THE PROPERTY OF THE ARCHITECT.

**NOTES**  
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**COLOR LEGEND**

[Red Box]	1 BED
[Orange Box]	2 BED
[Yellow Box]	3 BED
[Green Box]	LOT/STAKE
[Blue Box]	CAMP/PARK
[Purple Box]	COMMERCIAL
[Light Blue Box]	WASTE
[Dark Blue Box]	PLANT ROOM
[Light Green Box]	RECREATIONAL
[Dark Green Box]	PREMISES

C 08/03/2018 GENERAL AMENDMENTS  
 B 07/03/2018 GENERAL AMENDMENTS  
 A 19/12/2018 DA SUBMISSION



**CDCA ARCHITECTS**  
 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
 P: 02 9292 2000  
 F: 02 9292 2000  
 W: WWW.CDCAARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 437-439 ILLAWARRA ROAD, MARSHVILLE NSW 2202

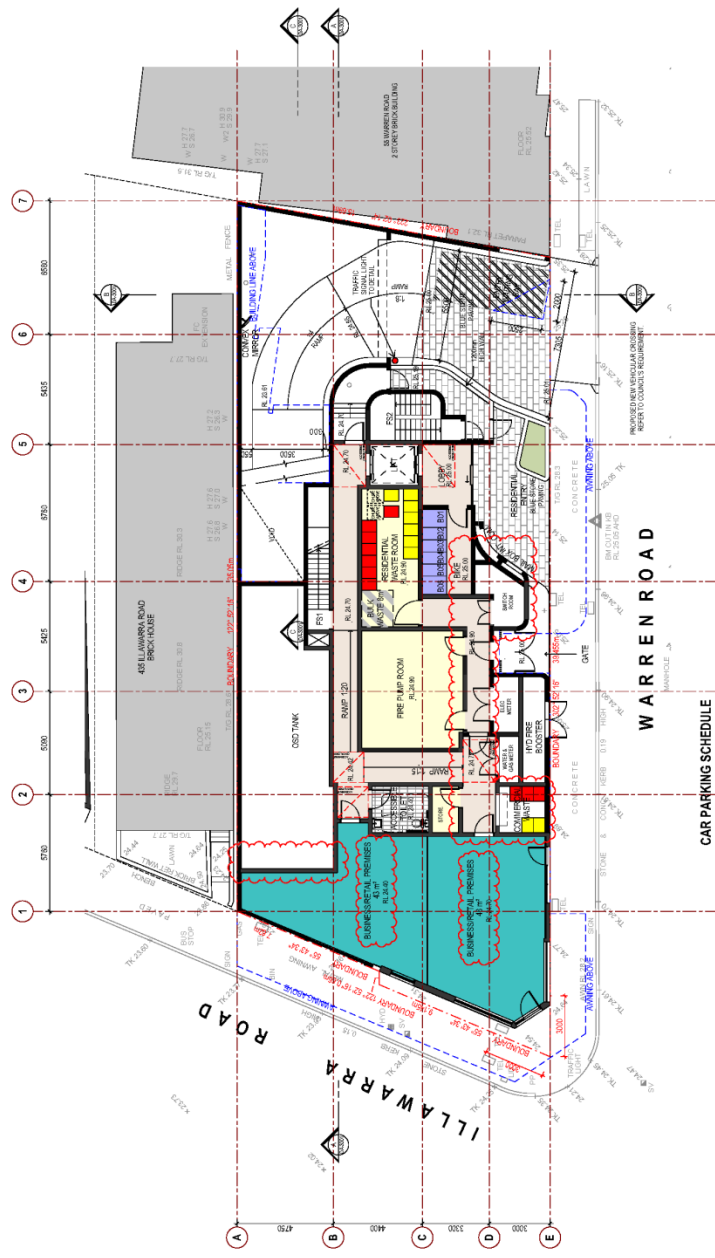
**WASTE CALCULATION**

RESIDENTIAL (30 UNITS)	WASTE	72 L/UNIT	1036 L/WEEK	240L	5.4
RECYCLE	72 L/UNIT	1036 L/WEEK	240L	5.4	6
PROPOSED TOTAL					12

**COMMERCIAL (30MP)**

WASTE	80 L/DIY/DIY	80 L/WEEK	240L	2.4
RECYCLE <th>80 L/DIY/DIY</th> <th>80 L/WEEK</th> <th>240L</th> <th>1.5</th>	80 L/DIY/DIY	80 L/WEEK	240L	1.5
PROPOSED TOTAL				5

**DA SUBMISSION**  
 DA No: J17428D  
 DA Title: DA 1102 D  
 Date: 11/11/2018  
 Checked By: JF  
 Approved: JF  
 Date: 11/11/2018



**CAR PARKING SCHEDULE PARKING AREA 1**

UNIT TYPE	RATE	REQUIRED	PROPOSED
1 BED (2) 17 BED (2)	1.0 SPACE / UNIT	4	4
MIN ADAPTABLE / 2 WHEELERS			
UNIT 1 (4)	RATE	REQUIRED	PROPOSED
1 BED (10)	0.8 SPACE / UNIT	8	2
2 BED (10)	1.0 SPACE / UNIT	10	1
CARWASH BAY		1	1
TOTAL (18)		14.5	15
COMMERCIAL (10 MP) 20% LOCAL ORDER		1.04	1
TOTAL		15.54	16
RECYCLE SPACES			
RESIDENTIAL	1 SPACE / 10 UNITS	3	3
COMMERCIAL	1 SPACE / 30MP	0.34	1
TOTAL		3.34	4
MOTORCYCLE	0.5 TOTAL UNITS	0.9	1

**1 GROUND FLOOR PLAN**

1:100 @ A1 1:200 @ A3

**REFERENCES**  
 DRAWINGS TO BE SEEN IN CONNECTION WITH THIS REPORT TO ALL APPLICANTS AND ALL OTHERS INVOLVED IN THE DEVELOPMENT PROCESS. REFER TO THE APPROPRIATE REGULATORY REQUIREMENTS AND STANDARDS FOR THE DEVELOPMENT.



**COLOR LEGEND**

[Light Blue Box]	1 BED
[Light Green Box]	2 BED
[Light Yellow Box]	3 BED
[Light Orange Box]	COMMERCIAL
[Light Purple Box]	WASTE
[Light Pink Box]	PLANT ROOM
[Light Cyan Box]	Carport

C. 27/02/2019 GENERAL AMENDMENTS  
 B. 07/02/2019 GENERAL AMENDMENTS  
 A. 19/12/2018 DA SUBMISSION



**CIDA**  
 CD ARCHITECTS  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9252 2000  
 W. WWW.CIDARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 47-51 ILLAWARRA ROAD,  
 MARRICKVILLE NSW 2204

**LEVEL 01 FLOOR PLAN**

**DA SUBMISSION**  
 Drawing No: J17428D  
 DA: DA1103 C



**RESIDENTIAL UNIT SCHEDULE - LEVEL 1**

UNIT No.	NET AREA	ROOM TYPE
101	75 m <sup>2</sup>	2 BED
102	52 m <sup>2</sup>	1 BED
103	50 m <sup>2</sup>	1 BED
104	75 m <sup>2</sup>	2 BED
105	75 m <sup>2</sup>	2 BED
106	50 m <sup>2</sup>	1 BED
107	50 m <sup>2</sup>	1 BED

**1 LEVEL 1 FLOOR PLAN**  
 1: 100 or A1 1:200 or A3

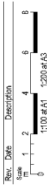
**REFERENCES**  
 DRAWINGS TO BE REFER TO IN CONNECTION WITH THIS UNIT LIMITED TO ALL  
 LAMING ARCHITECTS ARCHITECTURAL DRAWINGS AND OTHER ARCHITECTURAL DRAWINGS  
 REFERRED TO IN THE ARCHITECTURAL REQUIREMENTS  
**NOTES**  
 ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED  
 ALL DIMENSIONS ARE TO BE GIVEN TO THE GREATEST FINE LINE  
 DIMENSIONS TO FACE UNLESS OTHERWISE STATED  
 DIMENSIONS TO FACE UNLESS OTHERWISE STATED



**COLOR LEGEND**

- 1 BED
- 2 BED
- 3 BED
- STORAGE
- CARPARK
- COMMERCIAL
- WASTE
- PLANT ROOM
- Other

C. 27/08/2019 GENERAL AGREEMENTS  
 D. 07/08/2019 GENERAL AGREEMENTS  
 A. 19/12/2018 DA SUBMISSION



**CIDA**  
 CD ARCHITECTS  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 922 2000  
 W. WWW.CIDARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 47-51A UNIVERSITY ROAD,  
 MARRICKVILLE NSW 2204  
 Drawing No. J17428D DA 1104 C

**LEVEL 09 FLOOR PLAN**

**DA SUBMISSION**

Drawing No. J17428D  
 DA 1104 C  
 Drawing Date 19/12/2018  
 Drawing Title DA SUBMISSION



**RESIDENTIAL UNIT SCHEDULE - LEVEL 2**

UNIT No.	NET AREA	ROOM TYPE
201	75 m <sup>2</sup>	2 BED
202	75 m <sup>2</sup>	2 BED
203	50 m <sup>2</sup>	1 BED
204	50 m <sup>2</sup>	1 BED

**1 LEVEL 2 FLOOR PLAN**  
 1: 100 @ A1 1:200 @ A3

**REFERENCES**  
 DRAWINGS TO BE FOR INFORMATION ONLY. THE CLIENT IS ADVISED THAT ALL INFORMATION IS PROVIDED AS IS AND THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CD ARCHITECTS.  
 ALL CONSTRUCTION AND FINISHES TO BE CONFIRMED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR IS ADVISED THAT THE INFORMATION PROVIDED IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CD ARCHITECTS.



**COLOUR LEGEND**

[Light Blue Box]	1 BED
[Light Green Box]	2 BED
[Light Yellow Box]	3 BED
[Light Purple Box]	STORAGE
[Light Orange Box]	CARPARK
[Light Red Box]	COMMERCIAL
[Light Pink Box]	WASTE
[Light Cyan Box]	PLANT ROOM
[Light Blue Box]	RESIDENTIAL
[Light Green Box]	PREMISS

B 27/08/2019 GENERAL AMENDMENTS  
 A 19/12/2019 DA SUBMISSION  
 SCALE: 1:100  
 DATE: 19/12/2019  
 1:100 @ A1 1:200 @ A3

**CD ARCHITECTS**  
 CD ARCHITECTS  
 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
 P: 02 9292 2100  
 F: 02 9292 2100  
 W: WWW.CDARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 477-481 ILLAWARRA ROAD,  
 MARRICKVILLE NSW 2204  
 DRAWING TITLE  
 LEVEL 03 FLOOR PLAN

**DA SUBMISSION**  
 Drawing No: J17428D  
 Drawing Title: DA 1105 B  
 Client: J17428D  
 Date: 19/12/2019



**REFERENCES**  
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE LATED TYPICAL  
 LANDSCAPE ARCHITECTURE AND CIVIL ENGINEERING DRAWINGS  
 REFER TO THE BANYO REPORT FOR ADDITIONAL REQUIREMENTS

**NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST  
 AUSTRALIAN STANDARDS AND REGULATIONS TO BE APPLIED  
 TO THE WORKS UNLESS OTHERWISE SPECIFIED



**COLOR LEGEND**

- 1 BED
- 2 BED
- 3 BED
- CARPARK
- COMMERCIAL
- WASTE
- PLANT ROOM
- RESIDENTIAL
- PREMISES

C. 27/2021/16 GENERAL AMENDMENTS  
 B. 07/2021/16 GENERAL AMENDMENTS  
 A. 19/2021/16 DA SUBMISSION



**CDIDA**  
 CDARCHITECTS  
 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
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 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9292 2100  
 W. WWW.CDARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**

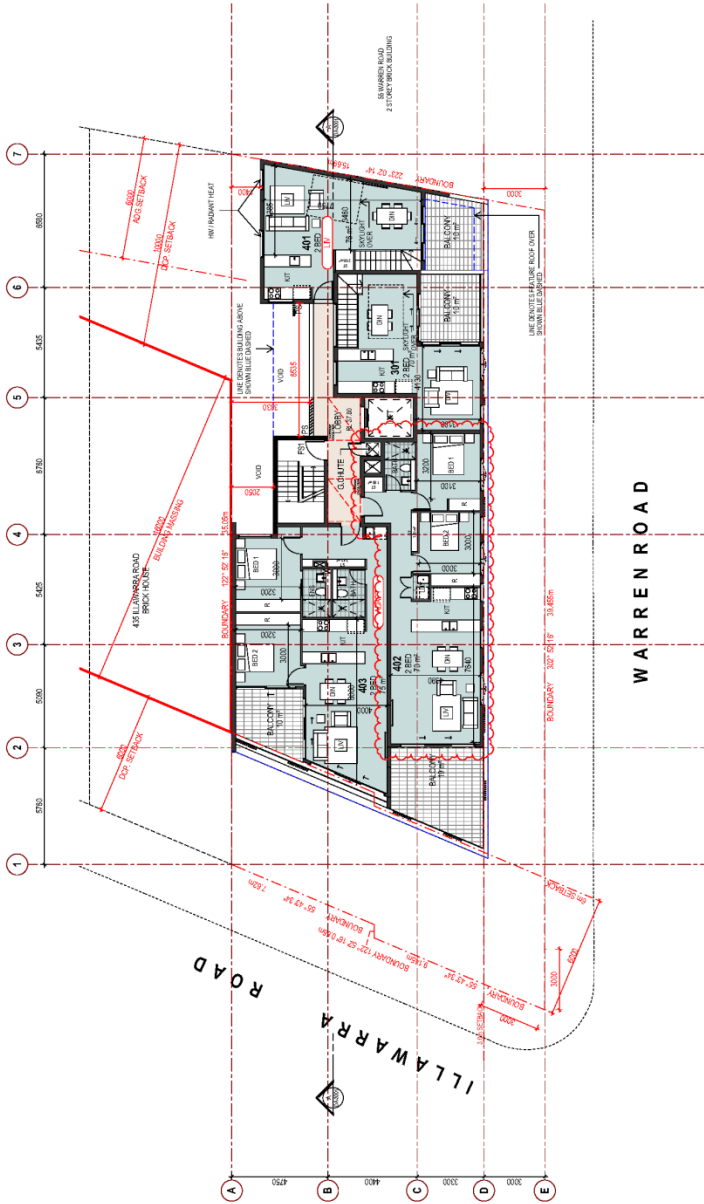
LOT 101, ILLAWARRA ROAD,  
 MARSHVILLE NSW 2203

**LEVEL 04 FLOOR PLAN**

**DA SUBMISSION**

Drawn By: **JT**  
 Checked By: **DA**  
 Approved By: **DA**  
 Date: **NOV 2024**

Project No: **J17428D**  
 DA No: **DA1106 C**



**RESIDENTIAL UNIT SCHEDULE - LEVEL 4**

UNIT No.	NET AREA	ROOM TYPE
401	75 m <sup>2</sup>	2 BED
402	75 m <sup>2</sup>	2 BED
403	75 m <sup>2</sup>	2 BED

**1 LEVEL 4 FLOOR PLAN**  
 1: 1003 at A1, 1:200 at A3

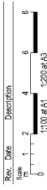
**REFERENCES**  
 DRAWINGS TO BE SEEN IN CONNECTION WITH THIS REPORT TO ALL  
 LANDSCAPE ARCHITECTS, AND OTHER APPROPRIATE PLANNING REPORTS  
 REFER TO THE APPROPRIATE REQUIREMENTS.



**COLOR LEGEND**

[Light Blue Box]	1 BED
[Light Green Box]	2 BED
[Light Yellow Box]	STORAGE
[Light Purple Box]	COMMERCIAL
[Light Orange Box]	WASTE
[Light Red Box]	PLANT ROOM

C. 27/06/2014 GENERAL AMENDMENTS  
 B. 07/06/2015 GENERAL AMENDMENTS  
 A. 19/12/2014 DA SUBMISSION



**CIDA**  
 CD ARCHITECTS  
 LEVEL 2, 40 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 922 2000  
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 for any other purpose without the prior written consent of CIDA.

**PROPOSED MIXED USE DEVELOPMENT**  
 UNIT No. NET AREA ROOM TYPE

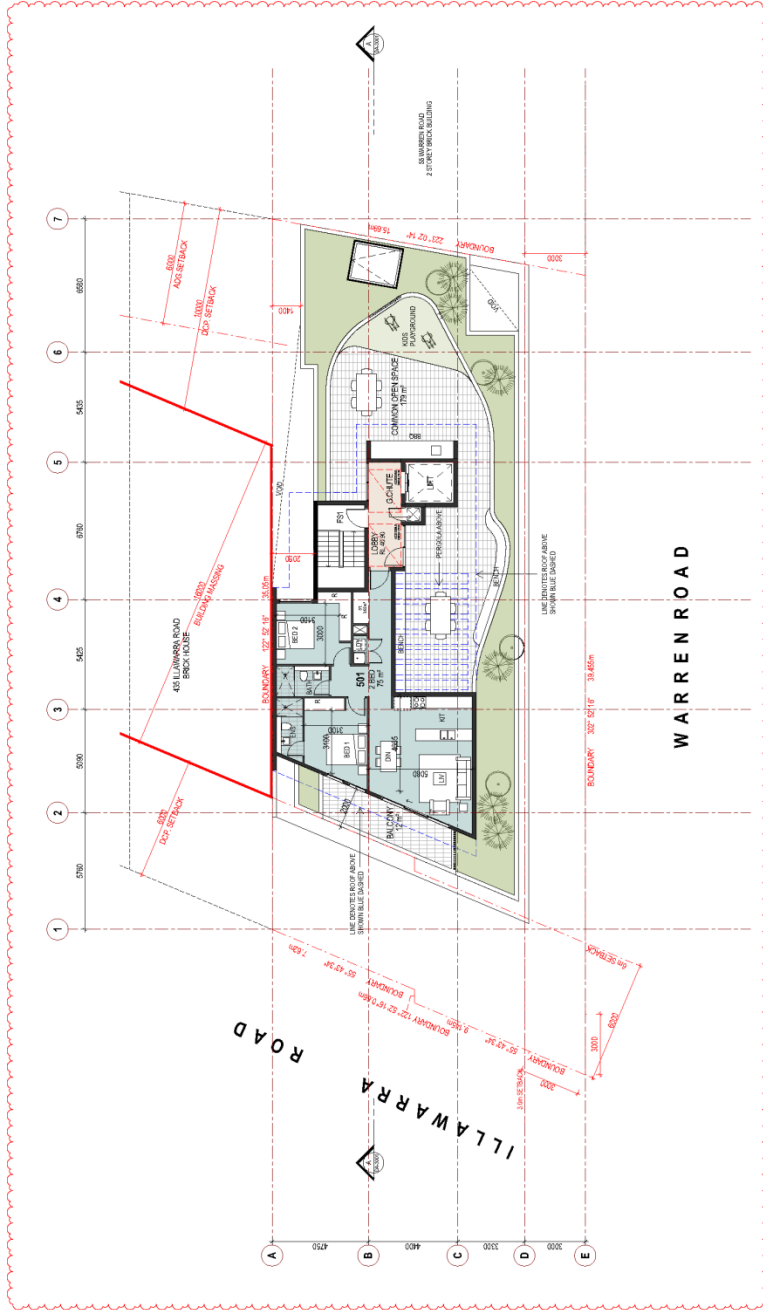
501	75.47	2 BED
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477-481 ILLAWARRA ROAD,  
 APPROPRIATE NSW 2200

**LEVEL 05 FLOOR PLAN**

**DA SUBMISSION**

Project No.	DA1107
Client	DA1107 C
Drawn By	KL
Checked By	JL
Approved By	KL
Date	NOV 2014



**1 LEVEL 5 FLOOR PLAN**  
 1: 100 @ A1 1:200 @ A3

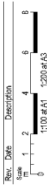
**REFERENCES**  
 DRAWINGS TO BE SEEN IN CONNECTION WITH THIS REPORT AND TO ALL LANDSCAPE ARCHITECTS' AND OTHER ASSOCIATED PLANS & REPORTS REFER TO THE MOST RECENT EDITIONS OF THE FOLLOWING STANDARDS:

- AS 1546-2012 ARCHITECTURAL DRAWINGS
- AS 1700-2012 ARCHITECTURAL DRAWINGS
- AS 1701-2012 ARCHITECTURAL DRAWINGS
- AS 1702-2012 ARCHITECTURAL DRAWINGS
- AS 1703-2012 ARCHITECTURAL DRAWINGS
- AS 1704-2012 ARCHITECTURAL DRAWINGS
- AS 1705-2012 ARCHITECTURAL DRAWINGS
- AS 1706-2012 ARCHITECTURAL DRAWINGS
- AS 1707-2012 ARCHITECTURAL DRAWINGS
- AS 1708-2012 ARCHITECTURAL DRAWINGS
- AS 1709-2012 ARCHITECTURAL DRAWINGS
- AS 1710-2012 ARCHITECTURAL DRAWINGS
- AS 1711-2012 ARCHITECTURAL DRAWINGS
- AS 1712-2012 ARCHITECTURAL DRAWINGS
- AS 1713-2012 ARCHITECTURAL DRAWINGS
- AS 1714-2012 ARCHITECTURAL DRAWINGS
- AS 1715-2012 ARCHITECTURAL DRAWINGS
- AS 1716-2012 ARCHITECTURAL DRAWINGS
- AS 1717-2012 ARCHITECTURAL DRAWINGS
- AS 1718-2012 ARCHITECTURAL DRAWINGS
- AS 1719-2012 ARCHITECTURAL DRAWINGS
- AS 1720-2012 ARCHITECTURAL DRAWINGS
- AS 1721-2012 ARCHITECTURAL DRAWINGS
- AS 1722-2012 ARCHITECTURAL DRAWINGS
- AS 1723-2012 ARCHITECTURAL DRAWINGS
- AS 1724-2012 ARCHITECTURAL DRAWINGS
- AS 1725-2012 ARCHITECTURAL DRAWINGS
- AS 1726-2012 ARCHITECTURAL DRAWINGS
- AS 1727-2012 ARCHITECTURAL DRAWINGS
- AS 1728-2012 ARCHITECTURAL DRAWINGS
- AS 1729-2012 ARCHITECTURAL DRAWINGS
- AS 1730-2012 ARCHITECTURAL DRAWINGS
- AS 1731-2012 ARCHITECTURAL DRAWINGS
- AS 1732-2012 ARCHITECTURAL DRAWINGS
- AS 1733-2012 ARCHITECTURAL DRAWINGS
- AS 1734-2012 ARCHITECTURAL DRAWINGS
- AS 1735-2012 ARCHITECTURAL DRAWINGS
- AS 1736-2012 ARCHITECTURAL DRAWINGS
- AS 1737-2012 ARCHITECTURAL DRAWINGS
- AS 1738-2012 ARCHITECTURAL DRAWINGS
- AS 1739-2012 ARCHITECTURAL DRAWINGS
- AS 1740-2012 ARCHITECTURAL DRAWINGS
- AS 1741-2012 ARCHITECTURAL DRAWINGS
- AS 1742-2012 ARCHITECTURAL DRAWINGS
- AS 1743-2012 ARCHITECTURAL DRAWINGS
- AS 1744-2012 ARCHITECTURAL DRAWINGS
- AS 1745-2012 ARCHITECTURAL DRAWINGS
- AS 1746-2012 ARCHITECTURAL DRAWINGS
- AS 1747-2012 ARCHITECTURAL DRAWINGS
- AS 1748-2012 ARCHITECTURAL DRAWINGS
- AS 1749-2012 ARCHITECTURAL DRAWINGS
- AS 1750-2012 ARCHITECTURAL DRAWINGS



**LEGEND**  
 R: EXISTING  
 P: PROPOSED  
 R: EXISTING SURVEY  
 P: PROPOSED SURVEY

C: 27/08/2019 GENERAL AGREEMENTS  
 A: 07/09/2019 GENERAL AGREEMENTS  
 B: 19/10/2019 DA SUBMISSION

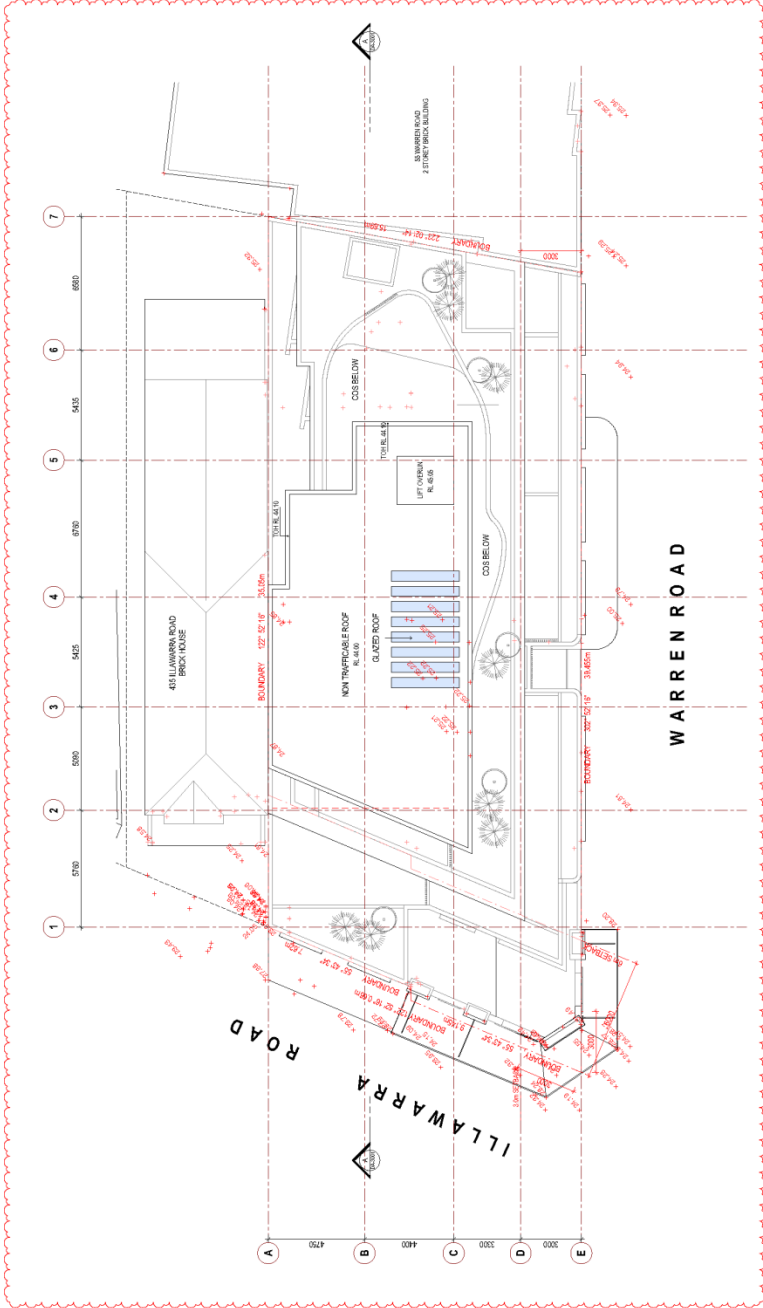


**CDIA**  
**CD ARCHITECTS**  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P: 02 9292 2000  
 F: 02 9292 2000  
 W: WWW.CDIARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 47-51 ILLAWARRA ROAD,  
 APPLECROFT NSW 2200

**DA SUBMISSION**  
 DA 1108 C

DA SUBMISSION	Checked by	Date
J17428D	DA 1108 C	
SP	RJ	11 NOV 2019



**1 ROOF PLAN**  
 1:100 @ A1 1:200 @ A3



**REFERENCES**  
 DRAWINGS TO BE FOR CONSULTATION AT THE MATING AND TO ALL  
 LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED CONSULTANTS  
 REFER TO THE APPROPRIATE NATIONAL REQUIREMENTS

**NOTES**  
 ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED  
 ALL DIMENSIONS OF ANY OBJECTS ARE TO FACE UNLESS  
 OTHERWISE SPECIFIED  
 DIMENSIONS TO BE USED AT ALL TIMES  
 DIMENSIONS TO BE USED AT ALL TIMES

**MATERIAL LEGEND**

- AMB1 DULUX MONUMENT BLACK DOWNPOURCOAT
- AMW1 FINISH WINDOW BOX FRAMES
- AMW2 LIGHTER COLOUR OF SIMILAR
- B1 LIGHT GREY BRICK
- CG CLEAR GLASS
- MC1 METAL CLADDING - MONUMENT COLOUR
- MC2 METAL CLADDING COLOUR - B1
- PF1 PAINT AND RENDER FINISH - DOWN
- PF2 PAINT AND RENDER FINISH - SHIP
- PF3 PAINT AND RENDER FINISH - SHIP - JASPER
- PF4 PAINT AND RENDER FINISH - BASALT
- PF5 PAINT AND RENDER FINISH - DOWN
- WT1 GLAZED SUBWAY TILES
- WT2 CLASSIC CREAM COLOUR OR SIMILAR
- WT3 NEOPOL COLOUR OR SIMILAR

**EXISTING BUILDING LEGEND**  
 EXTENT OF EXISTING BUILDING TO BE REMAIN  
 MAKE GOOD FOR PAINT FINISH REFER TO  
 MATERIAL LEGEND

**C. FINISHES - GENERAL REQUIREMENTS**  
 B. FINISHES - GENERAL REQUIREMENTS

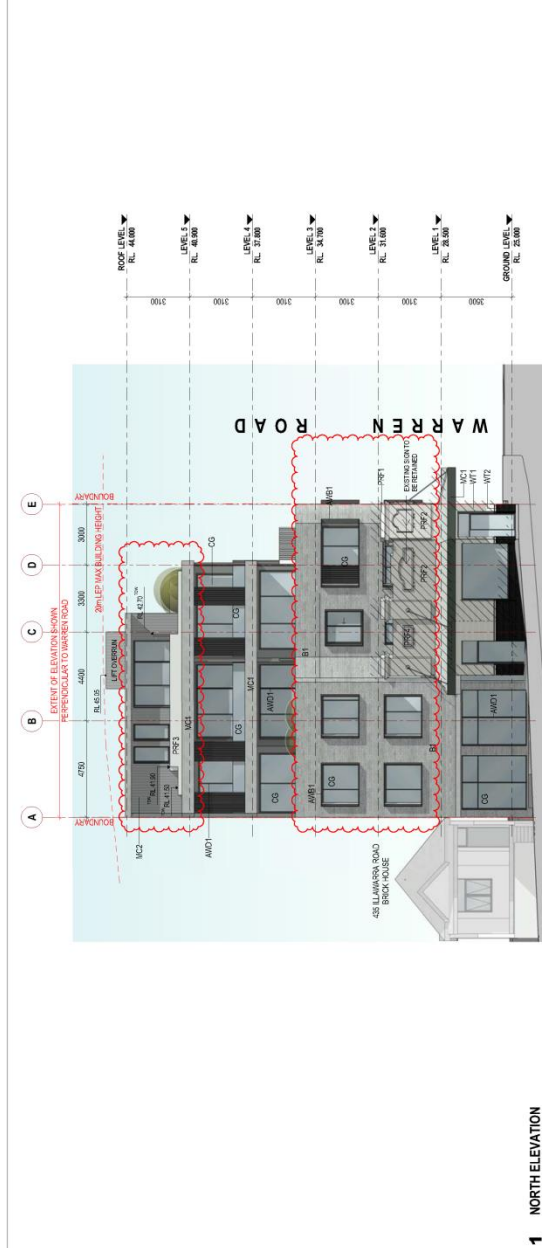
**A. FINISHES - DA SUBMISSION**

Scale: 1:100  
 0 2 4 6 8  
 1:100 @ A1 1:200 @ A3

**CDCA ARCHITECTS**  
 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9272 2000  
 W. WWW.CDCAARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 45 LILWARRA ROAD, B1  
 MANROCKVILLE NSW 2202  
 Drawing Title: NORTH & WEST ELEVATION

**DA SUBMISSION**  
 Title: J17429D DA 2001 C  
 Drawing: North & West Elevation  
 Date: 21/07/2018



**1 NORTH ELEVATION**  
 1:100 @ A1 1:200 @ A3



**2 WEST ELEVATION**  
 1:100 @ A1 1:200 @ A3

**REFERENCES**  
 DRAWINGS TO BE SUBMITTED TO THE LIAISON OFFICER FOR ALL LANDSCAPE ASPECTS, AND REFERENCED TO DRAWING REPORTS REFER TO THE APPROPRIATE TECHNICAL REQUIREMENTS.

**NOTES**  
 1. ALL MATERIALS TO BE SUBMITTED TO THE LIAISON OFFICER FOR APPROVAL.  
 2. ALL MATERIALS TO BE SUBMITTED TO THE LIAISON OFFICER FOR APPROVAL.  
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 9. ALL MATERIALS TO BE SUBMITTED TO THE LIAISON OFFICER FOR APPROVAL.  
 10. ALL MATERIALS TO BE SUBMITTED TO THE LIAISON OFFICER FOR APPROVAL.

**MATERIAL LEGEND**

- DARK MONUMENT BLACK - MONUMENT
- AWB1 ALUMINIUM FRAME WINDOW SASHES
- AWB2 ALUMINIUM FRAME WINDOW SASHES - MONUMENT COLOUR OR SIMILAR
- B1 LIGHT GREY BRICK
- C0 CLEAR GLASS
- M0 METAL CLADDING - MONUMENT COLOUR OR SIMILAR
- M1 METAL CLADDING - MONUMENT COLOUR OR SIMILAR
- M2 METAL CLADDING - MONUMENT COLOUR OR SIMILAR
- M3 METAL CLADDING - MONUMENT COLOUR OR SIMILAR
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- M99 METAL CLADDING - MONUMENT COLOUR OR SIMILAR
- M100 METAL CLADDING - MONUMENT COLOUR OR SIMILAR

**EXISTING BUILDING LEGEND**  
 ■ EXISTING BUILDING TO BE REFINISHED  
 ■ EXISTING BUILDING TO BE DEMOLISHED  
 ■ EXISTING BUILDING TO BE REFINISHED  
 ■ EXISTING BUILDING TO BE DEMOLISHED

C. 07/2018 GENERAL AMENDMENTS  
 B. 07/2018 GENERAL AMENDMENTS  
 A. 07/2018 GENERAL AMENDMENTS

Scale: 1:100 at A1, 1:200 at A3  
 0 1 2 3 4 5 6  
 100m at A1, 1200m at A3

Project Architect  
**CIDA**  
 CD ARCHITECTS  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 61 2 927 2000  
 F. 61 2 927 2000  
 W. WWW.CIDARCHITECTS.COM.AU

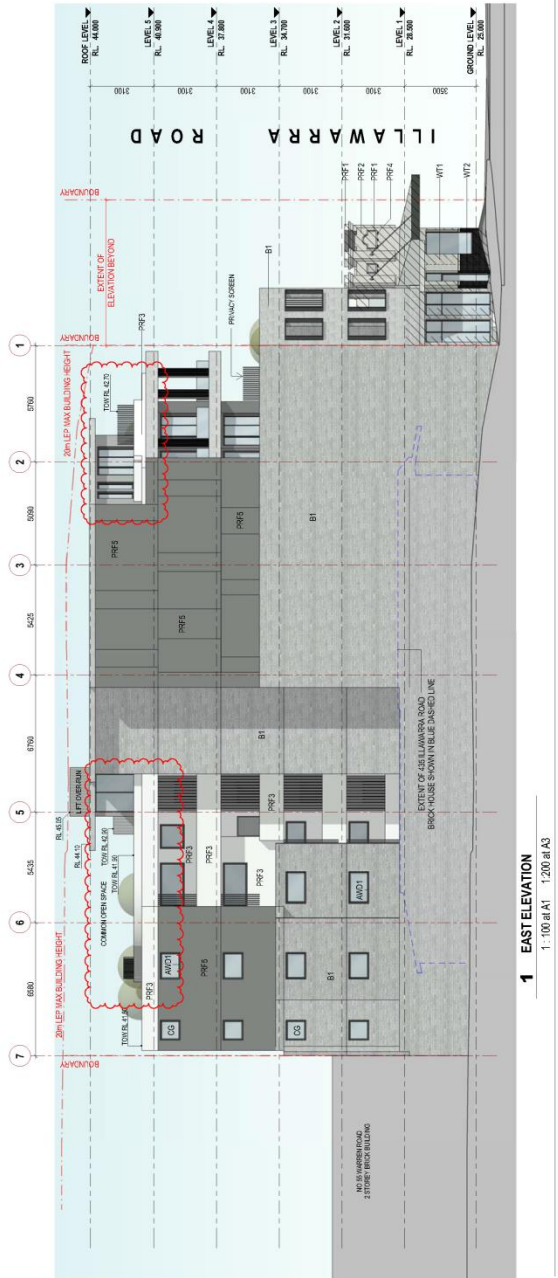
Client  
 City of Parramatta  
 150 WILSON ROAD  
 PARRAMATTA NSW 2150  
 P. 02 9631 3200  
 F. 02 9631 3200  
 W. WWW.PARRAMATTA.NSW.GOV.AU

Proposed Mixed Use Development  
 55 WILSON ROAD, PARRAMATTA  
 EAST & SOUTH ELEVATION

DA Submission  
 Drawing No: J17428D DA 2002 C  
 Date: 17/01/2018  
 Drawn By: [Name]  
 Checked By: [Name]  
 Approved By: [Name]



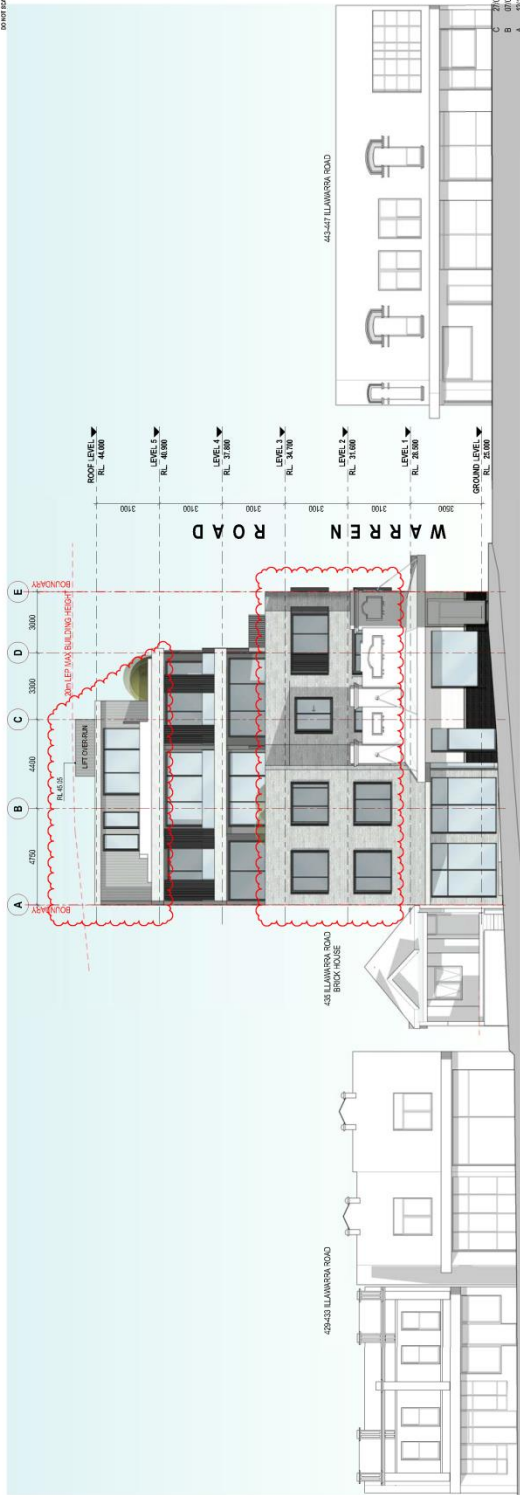
**2 SOUTH ELEVATION**  
 1:100 at A1, 1:200 at A3



**1 EAST ELEVATION**  
 1:100 at A1, 1:200 at A3

**REFERENCES**  
DRAWINGS TO BE SUBMITTED TO THE LOCAL PLANNING PANEL FOR APPROVAL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL PLANNING PANEL AND THE LOCAL PLANNING PANEL, AND BE ASSIGNED TO A LOCAL PLANNING PANEL.

**NOTES**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**2 STREET SCAPE**  
1:100 at A1 1:200 at A3

**GENERAL NOTES**  
A. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
B. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
C. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
D. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
E. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**SCALE**  
1:100 at A1 1:200 at A3

**Project Architect**

**CIDA**  
CD ARCHITECTS  
100 PARK STREET  
SUITE 100  
P. 02 9272 2000  
W. WWW.CIDARCHITECTS.COM.AU

**Client**  
435 WARREN ROAD  
MARRICKVILLE NSW 2202

**Project**  
PROPOSED MIXED USE DEVELOPMENT  
Drawing Title  
STREET SCAPE

**DA SUBMISSION**

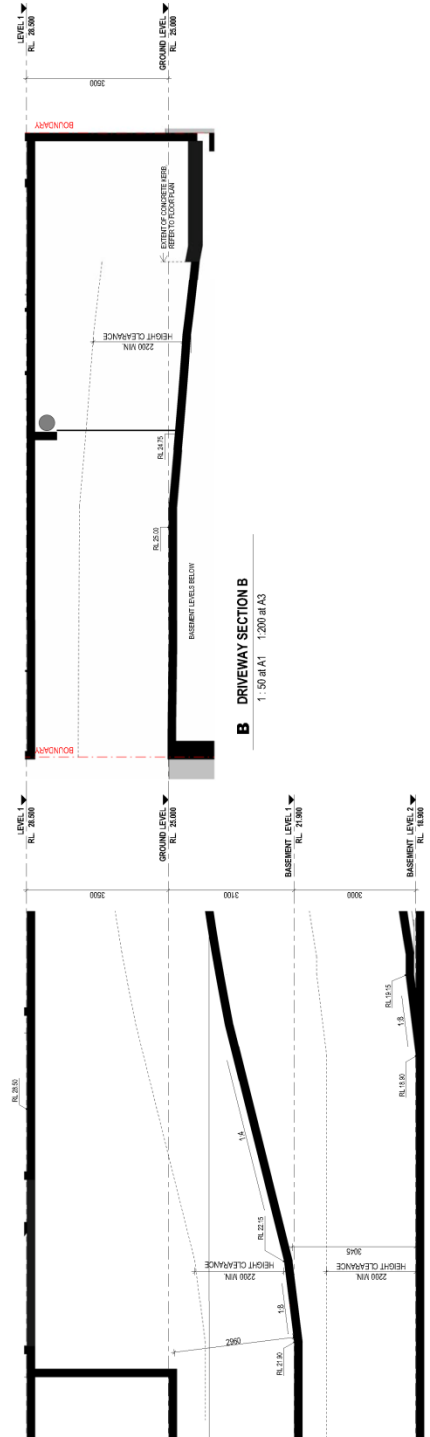
Project No.	DA 2003	Date	2018
Client	J17428D	City	MARRICKVILLE
Project	DA 2003	City	MARRICKVILLE
Project	DA 2003	City	MARRICKVILLE

**REFERENCES**  
 DRAWINGS TO BE DESIGN CONSULTATION AT THE NEXT APPOINTED TO ALL  
 UNLESS OTHERWISE SPECIFIED.  
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 REFER TO THE APPROPRIATE NATIONAL REQUIREMENTS.

**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



**A SECTION A**  
 1:100 at A1 1:200 at A3



**C** 07/2018 GENERAL AMENDMENTS  
**B** 07/2018 GENERAL AMENDMENTS  
**A** 07/2018 DA SUBMISSION  
 DWG. DATE Description  
 AS INDICATED

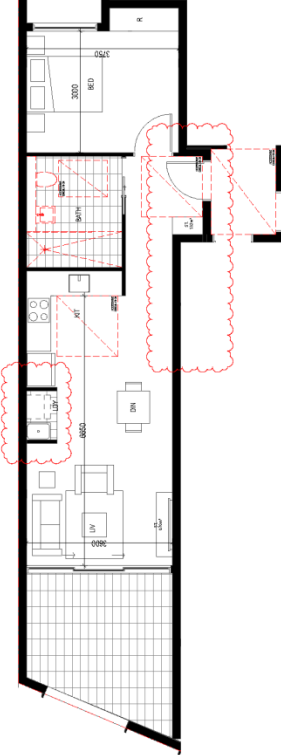
**CDCA**  
 CD ARCHITECTS  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9292 2000  
 W. WWW.CDARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
 27-31A WILSONS LANE,  
 MARRICKVILLE NSW 2204  
 Drawing Title  
**SECTION A**

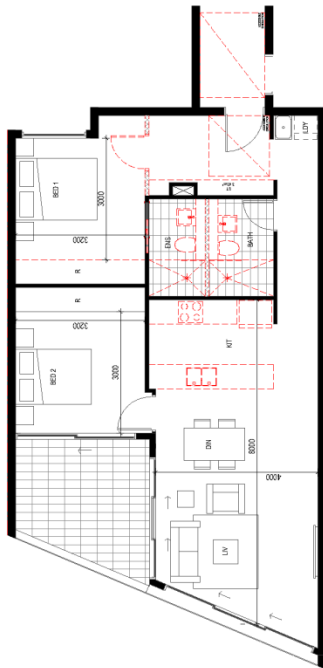
**DA SUBMISSION**  
 Title Drawing No. Rev.  
**J17429D DA-3001 C**  
 Drawn By Checked By Approved By Date  
 SP RJ JF NOV 2018

**REFERENCES**  
DRAWINGS TO BE FOR CONSTRUCTION BY THE APPLICANT TO ALL LANDSCAPE ARCHITECTS AND OTHER ADAPTATIONS TO THIS REPORT REFER TO THE RELEVANT NATIONAL REQUIREMENTS.

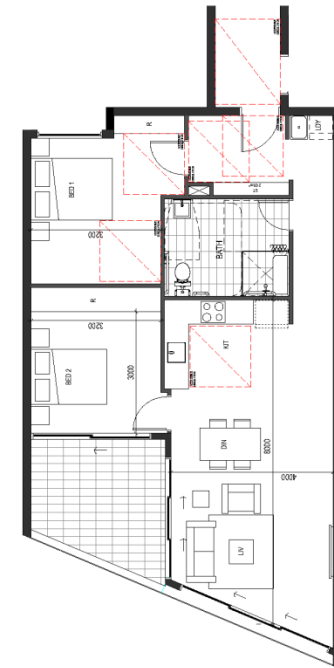
**NOTES**  
ALL DIMENSIONS ARE GIVEN IN METERS UNLESS OTHERWISE STATED.  
ALL DIMENSIONS OF FLOOR FINISHES TO BE NOTED.  
FOR THE RELEVANT NATIONAL REQUIREMENTS.



**3 PRE-ADAPTABLE UNITS 106 & 205**  
1:50 at A1 1:100 at A3



**1 PRE-ADAPTABLE UNITS 303 & 403**  
1:50 at A1 1:100 at A3



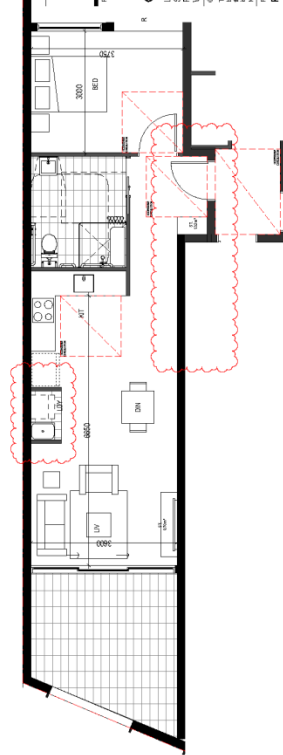
**2 POST-ADAPTABLE UNITS 303 & 403**  
1:50 at A1 1:100 at A3

**C 27/08/2019 GENERAL AMENDMENTS**  
**B 07/08/2019 GENERAL AMENDMENTS**  
**A 19/12/2018 DA SUBMISSION**

Scale: 1:50  
1" = 1' 0"

Scale: 1:100  
1" = 2' 0"

Scale: 1:150 at A1 1:100 at A3



**CDA ARCHITECTS**  
LEVEL 2, 80 PARK STREET  
SYDNEY NSW 2000  
P: (02) 9252 2000  
W: WWW.CDAARCHITECTS.COM.AU

**PROPOSED MIXED USE DEVELOPMENT**  
177-181 UNIVERSITY AVENUE  
MARRICKVILLE NSW 2204

**DA SUBMISSION**  
Drawn by: [Name]  
Checked by: [Name]  
Date: [Date]

**PRE + POST ADAPTABLE UNIT LAYOUT**

**PRF1** - PAINT & RENDER FINISH  
- SURFIST COLOUR

**AWB1 / AWD1**  
ALUMINIUM FRAME WINDOWS & DOORS  
- MONUMENT COLOUR

**PRF2** - PAINT & RENDER FINISH  
- JASPER COLOUR

**MC1**  
METAL CLADDING  
- MONUMENT COLOUR

**PRF3** - PAINT & RENDER FINISH  
- SHALE GREY COLOUR

**MC2**  
METAL CLADDING  
- BASALT COLOUR

**PRF4** - PAINT & RENDER FINISH  
- BASALT COLOUR

**MC3**  
METAL CLADDING  
- WINDSPRAY COLOUR

**B1**  
BRICKWORK  
- AUSTRAL WILDERNESS DESIGN - BLUE  
GUM COLOUR

**BT01**  
FLOOR PAVER  
- 20mm THICK BLUESTONE PAVERS

**WT1**  
GLAZED SUBWAY TILES  
- CLASSIC CREAM COLOUR

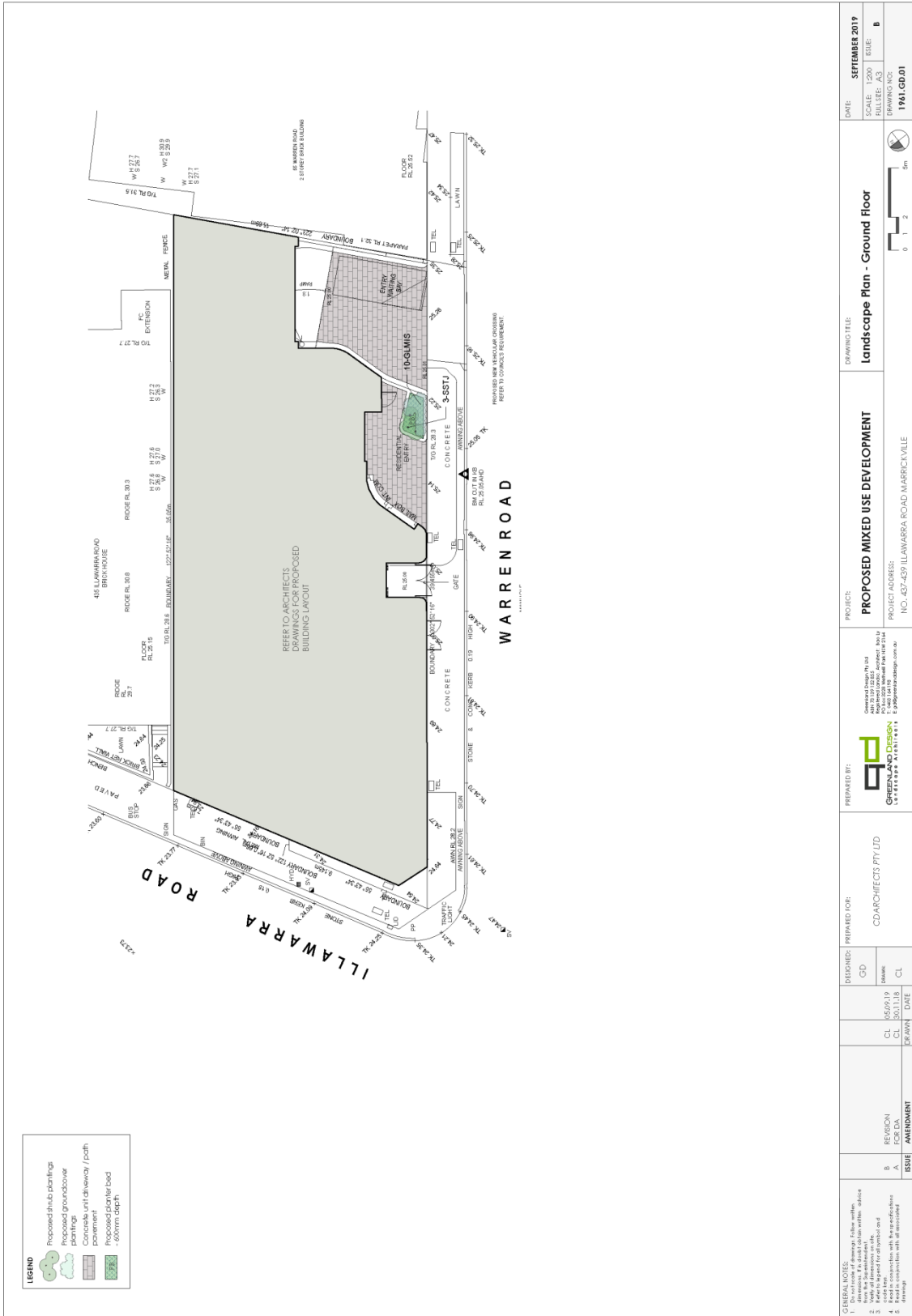
**WT2**  
GLAZED SUBWAY TILES  
- NERO GLOSS COLOUR

**MC03**

**AWB1**

**BT01**

**CDDA ARCHITECTS**  
LEWIS, 80 SPARK STREET  
SYDNEY NSW 2000  
P: (02) 9537 2200  
W: www.cddaarchitects.com.au  
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consent of CDDA Architects, 80 Spark Street, Sydney NSW 2000.  
Project: PROPOSED RESIDENTIAL DEVELOPMENT  
457-459 HAWKSBURG ROAD,  
HARRISVILLE NSW 2155





WARREN ROAD

<p><b>CONTRACT NOTES:</b></p> <ol style="list-style-type: none"> <li>1. Check layout of driveway, follow within 100mm of finished ground level.</li> <li>2. All work to be done in accordance with the Australian Standard AS/NZS 4576:2005.</li> <li>3. Refer to drawings for all symbols and details.</li> <li>4. Read in conjunction with the specifications and drawings.</li> </ol>	<p><b>REVISION</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>B</td> <td>FOR CL</td> <td></td> </tr> <tr> <td>A</td> <td>FOR CL</td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	B	FOR CL		A	FOR CL		<p><b>DESIGNED FOR:</b></p> <p>CD-ARCHITECTS PTY LTD</p>	<p><b>PREPARED BY:</b></p> <p>GREENLAND DESIGN Landscape Architects Landscape Designers Landscape Planners Landscape Contractors</p>	<p><b>PROJECT:</b></p> <p>PROPOSED MIXED USE DEVELOPMENT</p> <p><b>PROJECT ADDRESS:</b></p> <p>NO. 437-439 ILLAWARRA ROAD MARRICKVILLE</p>	<p><b>DRAWING TITLE:</b></p> <p>Landscape Plan - Level 5</p>	<p><b>DATE:</b></p> <p>SEPTEMBER 2019</p>
		NO.	DESCRIPTION	DATE											
B	FOR CL														
A	FOR CL														
<p><b>SCALE:</b></p> <p>1:200</p>	<p><b>ISSUE:</b></p> <p>B</p>	<p><b>DRAWING NO.:</b></p> <p>1961.GD.02</p>													





**NOTES:**

DRAWING TO BE USED FOR INFORMATION ONLY. NOT TO BE USED FOR ALL LANDSCAPE ARCHITECTURAL AND CONSTRUCTION DETAILS. REFERENCE TO THE PLAN FOR ANY ADDITIONAL REQUIREMENTS.

**NOTES:**

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

THE INFORMATION ON THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



**SHADOW DIAGRAM LEGEND**

SHADOWS CAST BY PROPOSED BUILDING

C. 3700/25.0 GENERAL AMPLIFICATIONS  
 B. 03/62/25.0 GENERAL AMPLIFICATIONS  
 A. 1/27/2019.0 CALS/COMMISSION

Scale: 1:1000  
 0 5 10 15 20 METRES

**CDCA ARCHITECTS**

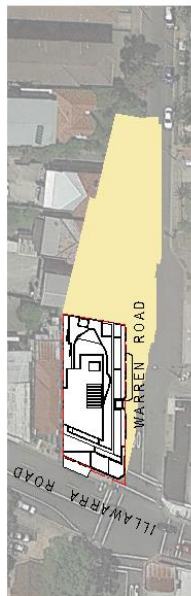
LEVEL 2, 60 PARR STREET  
 SYDNEY NSW 2000  
 P: 02 9357 2000  
 M: www.cdca.com.au

**PROPOSED MIXED USE DEVELOPMENT**

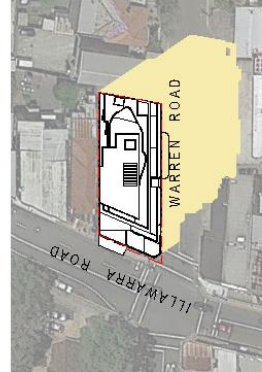
111/113 ILLAWARRA ROAD,  
 MARRSHEAD NSW 2204

**CDCA SUBMISSION**

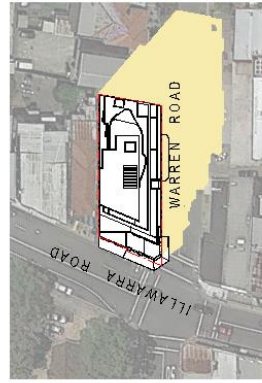
Title: Development  
 No: J174290 DA 69/01 C  
 Drawn by: CDCA  
 Date: 12/01/2018



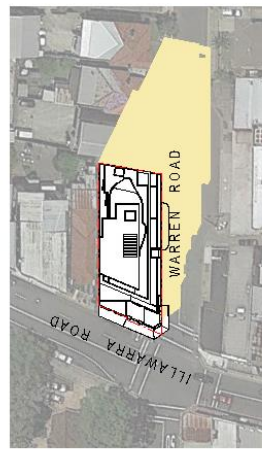
7 SHADOW DIAGRAM - 03pm, 21 JUNE



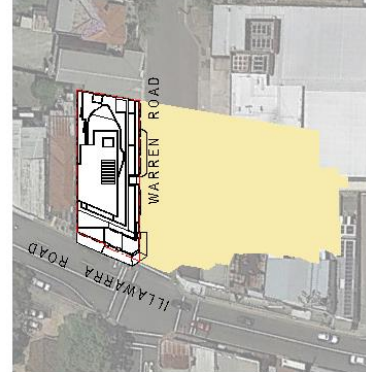
4 SHADOW DIAGRAM - 12pm, 21 JUNE



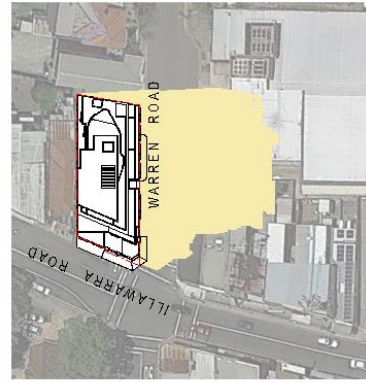
5 SHADOW DIAGRAM - 01pm, 21 JUNE



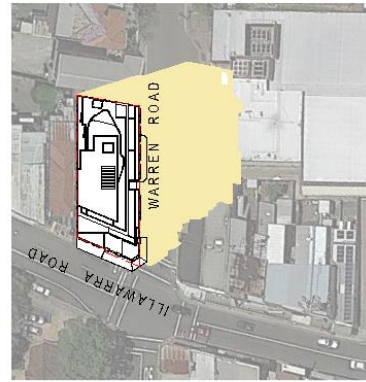
6 SHADOW DIAGRAM - 02pm, 21 JUNE



1 SHADOW DIAGRAM - 09am, 21 JUNE



2 SHADOW DIAGRAM - 10am, 21 JUNE



3 SHADOW DIAGRAM - 11am, 21 JUNE

**REFERENCES**  
 DRAWINGS TO BE FOR CONSULTATION ONLY. NOT LIMITED TO ALL  
 LANDSCAPE ARCHITECTS, AND OTHER ADJACENT TO PANEL 8 REPORTS  
 REFER TO THE APPROPRIATE PROFESSIONAL REQUIREMENTS

**NOTES**  
 ALL DIMENSIONS ARE GIVEN TO THE FACE UNLESS NOTED  
 ALL DIMENSIONS OF THIS DRAWING TO BE NOTED  
 THE DIMENSIONS TO BE GIVEN TO THE FACE UNLESS NOTED  
 THE DIMENSIONS TO BE GIVEN TO THE FACE UNLESS NOTED

C. 27/06/2019 GENERAL AMENDMENTS  
 B. 07/08/2019 GENERAL AMENDMENTS  
 A. 19/12/2018 DA SUBMISSION  
 REV. DATE DESCRIPTION  
 NOT TO SCALE

**CDIA**  
**CD ARCHITECTS**  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9232 2000  
 W. WWW.CDIARCHITECTS.COM.AU

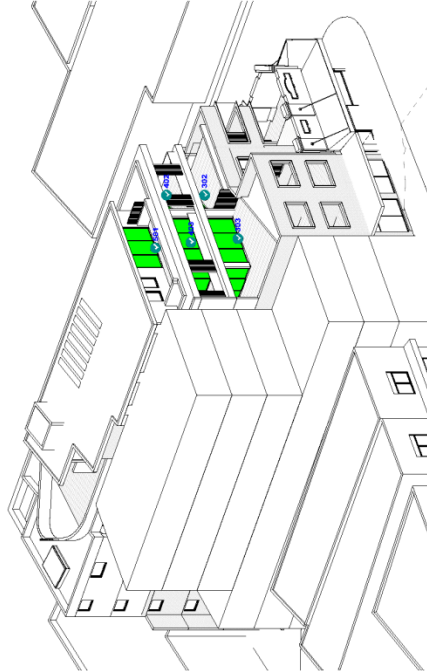
**PROPOSED MIXED USE DEVELOPMENT**  
 15 UNITS (18.8%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)

DA SUBMISSION  
 DA SUBMISSION

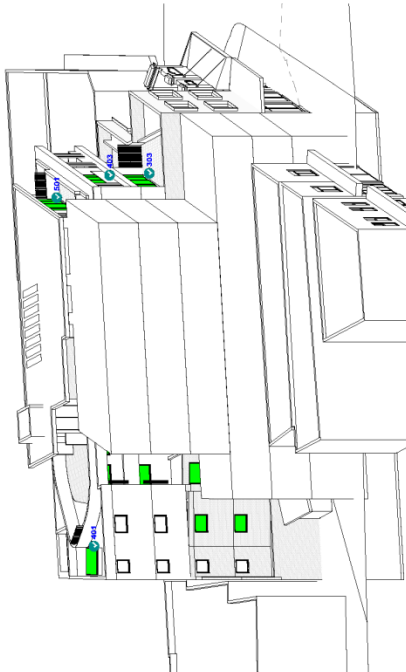
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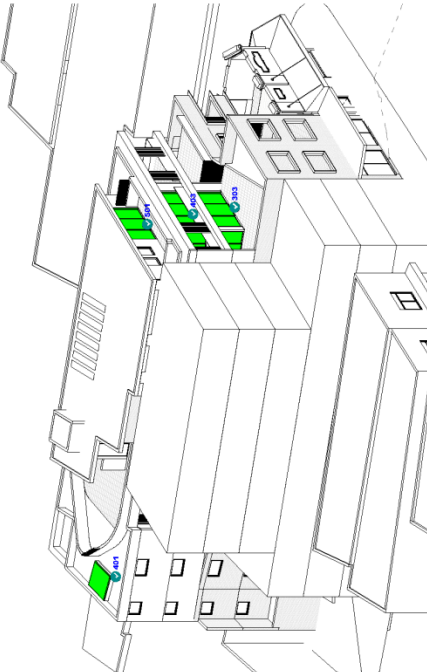
4 SOLAR STUDY 10AM 21 JUNE



3 SOLAR STUDY 12PM 21 JUNE



1 SOLAR STUDY 9AM 21 JUNE



2 SOLAR STUDY 11AM 21 JUNE

**DIRECT SUN VIEW LEGEND**  
 18 UNITS  
 COMPLIANCE REQUIRED  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)

PROPOSED UNITS RECEIVING DIRECT SOLAR ACCESS  
 ON LINE 241 BETWEEN 9am-3pm  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)  
 12 UNITS (15.7%)

**UNIT NUMBER**  
 PROPOSED UNIT NUMBER RECEIVING DIRECT SOLAR ACCESS  
 AT THE SPECIFIC SUN ANGLE VIEW

**REFERENCES**  
 DRAWINGS TO BE REVISIONED TO MEET UNITS TO ALL  
 LANDSCAPE ARCHITECTS, AND OTHER ADAPTATIONS TO MEET  
 NEEDS TO THE IMPROVEMENT OF ENVIRONMENTAL REQUIREMENTS

**NOTES**  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED  
 ALL DIMENSIONS OF ANY OTHER FINISHES TO BE NOTED  
 TO BE DIMENSIONS TO THE GREATEST FULL TIME  
 FINISHES TO BE DIMENSIONS TO THE GREATEST FULL TIME  
 FINISHES TO BE DIMENSIONS TO THE GREATEST FULL TIME

C. 07/20/2019 GENERAL AMENDMENTS  
 B. 07/26/2019 GENERAL AMENDMENTS  
 A. 07/17/2019 DA SUBMISSION  
 REV. DATE DESCRIPTION  
 NOT TO SCALE

**CDCA**  
 CD ARCHITECTS  
 LEVEL 2, 60 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9292 2000  
 W. WWW.CDARCHITECTS.COM.AU

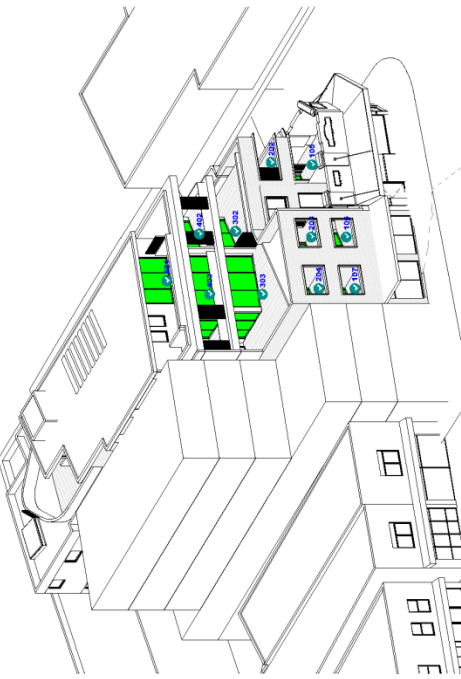
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**PROPOSED MIXED USE DEVELOPMENT**  
 107-111 UNIVERSITY ROAD,  
 MARRICKVILLE NSW 2204  
 Drawing Title  
**SOLAR ACCESS STUDY**

**DA SUBMISSION**  
 Drawing No. Rev.  
**J17429D DA 6022 C**  
 Drawn By: Checked By: Approved By: Date: 18/07/2019



**2 SOLAR STUDY 14PM 21 JUNE**



**1 SOLAR STUDY 13PM 21 JUNE**



**3 SOLAR STUDY 19PM 21 JUNE**

Unit Number	09:00	10:00	11:00	12:00	13:00	14:00	15:00
101	Green	Green	Green	Green	Green	Green	Green
102	Green	Green	Green	Green	Green	Green	Green
103	Green	Green	Green	Green	Green	Green	Green
104	Green	Green	Green	Green	Green	Green	Green
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199	Green	Green	Green	Green	Green	Green	Green
200	Green	Green	Green	Green	Green	Green	Green

**LIVING / PRIVATE OPEN SPACE SOLAR SCHEDULE**

**DIRECT SOLAR ACCESS LEGEND**  
 TARGET COMPLIANCE REQUIRED PROPOSED UNITS RECEIVING  
 19 UNITS 12.6 UNITS (65.8%) 12 UNITS (63.2%)  
 ON LINE 7/8 AT SPECIFIC TIME ONLINE 7/8 AT SPECIFIC TIME  
 ON LINE 7/8 AT SPECIFIC TIME ONLINE 7/8 AT SPECIFIC TIME

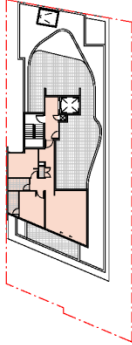
**NO DIRECT SUNLIGHT LEGEND**  
 TARGET COMPLIANCE REQUIRED PROPOSED UNITS RECEIVING  
 19 UNITS 2.7 UNITS (14.2%) 2 UNITS (10.5%)  
 ON LINE 7/8 BETWEEN 9am-3pm ON LINE 7/8 BETWEEN 9am-3pm

**DIRECT SUN VIEW LEGEND**  
 TARGET COMPLIANCE REQUIRED PROPOSED UNITS RECEIVING  
 19 UNITS 12.8 UNITS (67.4%) 12 UNITS (63.2%)  
 ON LINE 7/8 BETWEEN 9am-3pm ON LINE 7/8 BETWEEN 9am-3pm

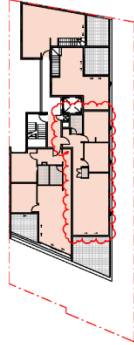
**UNIT NUMBER**  
 PROPOSED UNIT NUMBER RECEIVING DIRECT SOLAR ACCESS  
 AT THE SPECIFIC SUN ANGLE VIEWS

**REFERENCES**  
 DRAWINGS TO BE FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION OR TO BE USED TO OBTAIN TITLE.  
 LANDSCAPE ARCHITECTS, AND OTHER PROFESSIONAL SERVICES & REPORTS  
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS

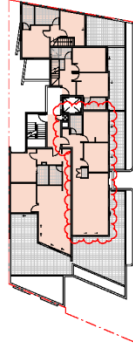
**NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENTLY APPLICABLE  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENTLY APPLICABLE  
 TO THE BUILDING REGULATIONS OF THE STATE OF NEW SOUTH WALES  
 TO THE BUILDING REGULATIONS OF THE STATE OF NEW SOUTH WALES



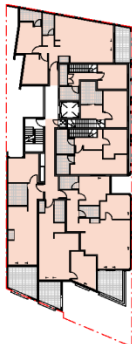
5 LEVEL 5



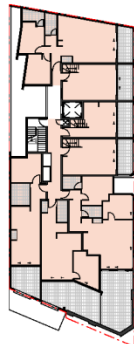
4 LEVEL 4



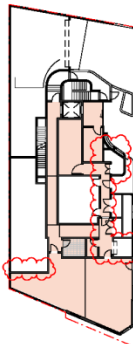
3 LEVEL 3



2 LEVEL 2



1 LEVEL 1



6 GROUND LEVEL

NO.	DATE	DESCRIPTION
C	03/08/2018	GENERAL AMENDMENTS
B	07/08/2018	GENERAL AMENDMENTS
A	19/12/2018	DA SUBMISSION

LEVEL	AREA (SQM)	AREA (SQFT)
LEVEL 1	288.1	3117.0
LEVEL 2	202.1	2178.0
LEVEL 3	211.1	2268.0
LEVEL 4	211.1	2268.0
LEVEL 5	288.1	3117.0
TOTAL	1199.5	12848.0

**AREA CALCULATIONS - FLOOR SPACE RATIO**

ZONE	PERMISSIBLE FLOOR SPACE RATIO	PROPOSED FLOOR SPACE RATIO
B1 LOCAL CENTER	2.5:1	2.49:1
PROPOSED RESIDENTIAL GFA		1097.7 m <sup>2</sup>
PROPOSED COMMERCIAL GFA		104.1 m <sup>2</sup>
PROPOSED TOTAL GFA		1201.8 m <sup>2</sup>

**MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2011**

RELEVANT CONTROLS	IMPACT
PERMISSIBLE FLOOR SPACE RATIO	NOT AFFECTED
HERITAGE	NOT AFFECTED
ACID SULPHATE SOILS	NOT AFFECTED
FLOOD PLANNING AREAS	NOT AFFECTED
NATURAL RESOURCE BIODIVERSITY	NOT AFFECTED
FRESHWATER BUILDING LINE	NOT AFFECTED

**CDCA ARCHITECTS**  
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 M: 099 543 0000  
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**PROPOSED MIXED USE DEVELOPMENT**  
 177-181 WARRICKVILLE ROAD,  
 MARRICKVILLE NSW 2122  
**GFA CALCULATION**  
**DA SUBMISSION**  
 DA No: J17428D DA 7001 D  
 Date: 19/12/2018



**REFERENCES**  
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 ERRORS OR OMISSIONS IN THIS DRAWING.



C. 27/08/2019 GENERAL AMENDMENTS  
 B. 07/08/2019 GENERAL AMENDMENTS  
 A. 19/12/2018 DA SUBMISSION  
 REV. DATE DESCRIPTION  
 NOT TO SCALE

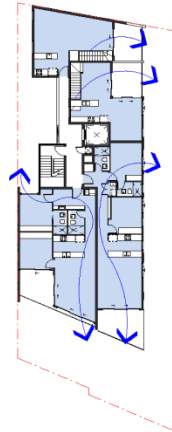
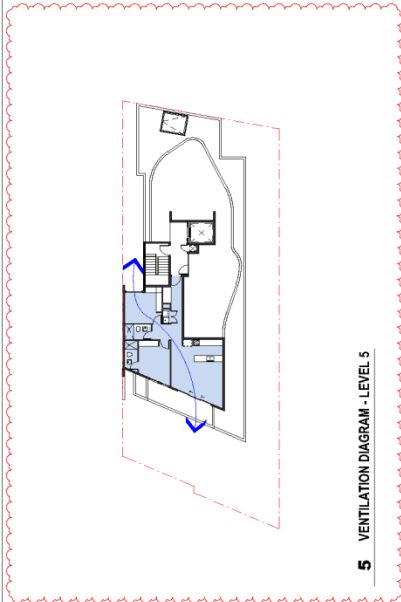
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**CD ARCHITECTS**  
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**PROPOSED MIXED USE DEVELOPMENT**  
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 SPRINGVILLE NSW 2202

**VENTILATION DIAGRAMS**  
 Drawing No. \_\_\_\_\_  
 Project No. \_\_\_\_\_

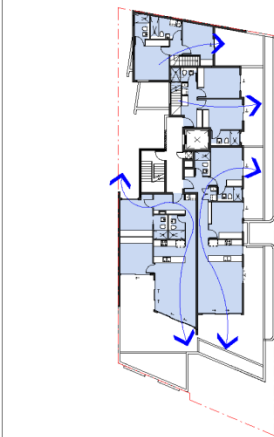
**DA SUBMISSION**  
 Drawing No. \_\_\_\_\_  
 Project No. \_\_\_\_\_  
**J17428D DA 7021 C**  
 Drawing No. \_\_\_\_\_  
 Project No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Check: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_



4 VENTILATION DIAGRAM - LEVEL 4

**VENTILATION LEGEND**

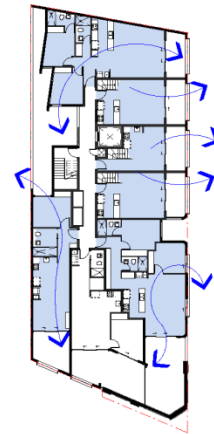
TARGET	PROPOSED UNITS RECEIVING COMPLIANCE REQUIRING LOCAL CROSS VENTILATION
TOTAL NUMBER OF UNITS	18 UNITS
COMPLIANCE REQUIRING LOCAL CROSS VENTILATION	18 UNITS (88.89%)
INDIVIDUAL CROSS VENTILATED APARTMENTS	18 UNITS (88.89%)
INDIVIDUAL CROSS VENTILATED APARTMENTS	18 UNITS (88.89%)
INDIVIDUAL CROSS VENTILATED COMMON	18 UNITS (88.89%)



3 VENTILATION DIAGRAM - LEVEL 3



2 VENTILATION DIAGRAM - LEVEL 2



1 VENTILATION DIAGRAM - LEVEL 1

**REFERENCES**  
 DRAWINGS TO BE REVIEWED IN ACCORDANCE WITH THE "APPROVED" LIST OF ALL  
 LANDSCAPE ARCHITECTS, AND OTHER PROFESSIONALS AVAILABLE TO THE  
 PUBLIC TO THE DEPARTMENT FOR ENVIRONMENTAL REQUIREMENTS.

**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS OF ANY STRUCTURE TO BE CONSTRUCTED SHALL BE  
 PROVIDED AND SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.  
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 PERMITS AND APPROVALS FROM THE DEPARTMENT FOR ENVIRONMENTAL  
 REQUIREMENTS.

**B. 2/20/2018 GENERAL AMENDMENTS**  
**A. 01/20/2018 GENERAL AMENDMENTS**  
 No. \_\_\_\_\_ Description \_\_\_\_\_  
 NOT TO SCALE

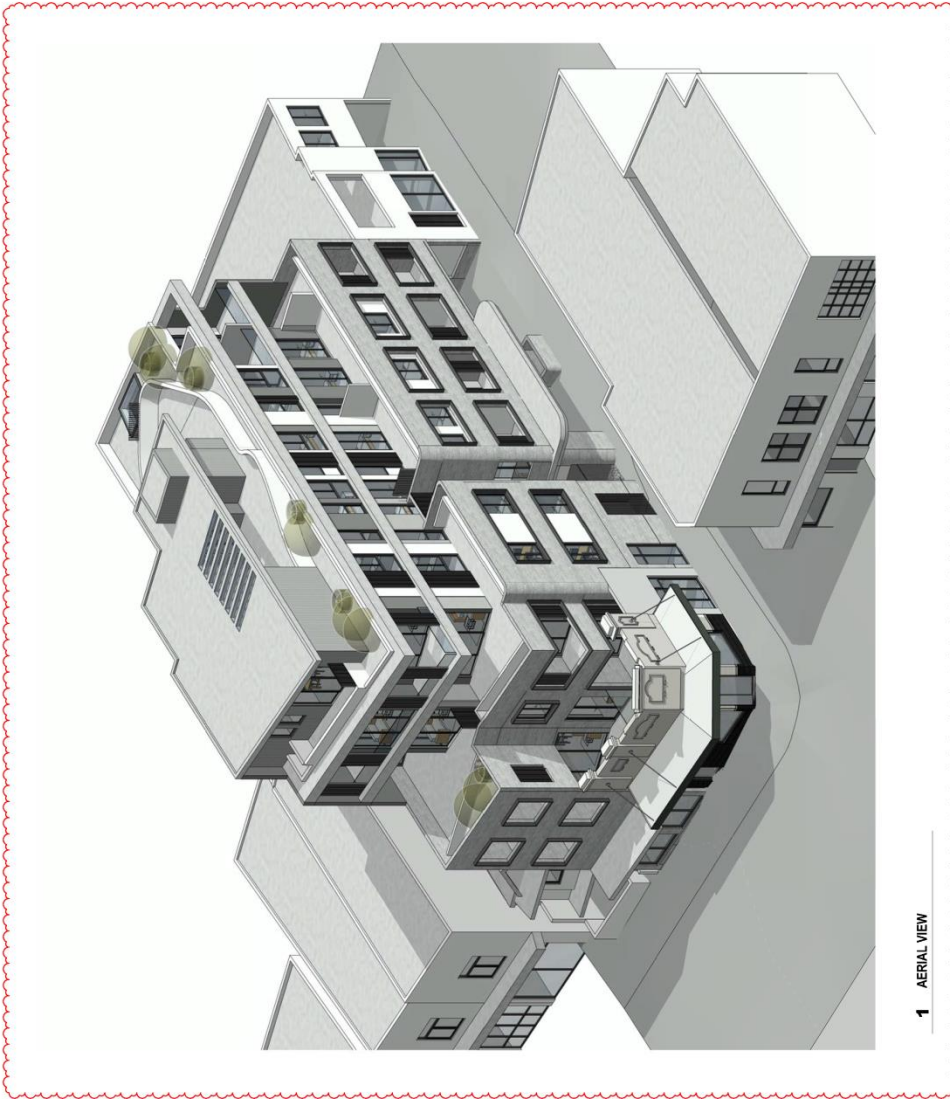
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CDIA ARCHITECTS  
 60 PARK STREET  
 SYDNEY NSW 2000  
 Drawing Title  
 3D VIEW 1

**CDIA SUBMISSION**  
 Drawing No. DA 7031 B  
 Drawing Title  
 3D VIEW 1  
 Date  
 21/01/2018



**1** AERIAL VIEW



**REFERENCES**  
 DOWNING CONSULTANTS GROUP LIMITED LOCAL LANDSCAPE ARCHITECTS AND DESIGN REPORTS  
 REFER TO THE REPORT FOR ADDITIONAL REQUIREMENTS.  
 NOTES  
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO BE LOCATED AT ALL TIME.  
 ALL DIMENSIONS TO BE LOCATED AT ALL TIME.  
 ALL DIMENSIONS TO BE LOCATED AT ALL TIME.

B 27/06/19 GENERAL AMENDMENTS  
 A 07/06/19 GENERAL AMENDMENTS  
 Date Issue Description  
 NOT TO SCALE

**CIDA**  
 CD ARCHITECTS  
 LEVEL 2, 80 PARK STREET  
 SYDNEY NSW 2000  
 P. 02 9852 2000  
 W. www.cdarchitects.com.au

**PROPOSED MIXED USE DEVELOPMENT**  
 80 PARK STREET, LEVEL 2  
 SYDNEY NSW 2000  
 DRAWING TITLE  
 DRAWING No. 3D VIEW 2

**DA SUBMISSION**  
 Title Drawings Rev.  
 J174290 DA 7032 B  
 Drawing Number City Approval Date  
 DA No. 7032 B 12/07/2018



1 WARREN ROAD 3D VIEW

**REFERENCES**  
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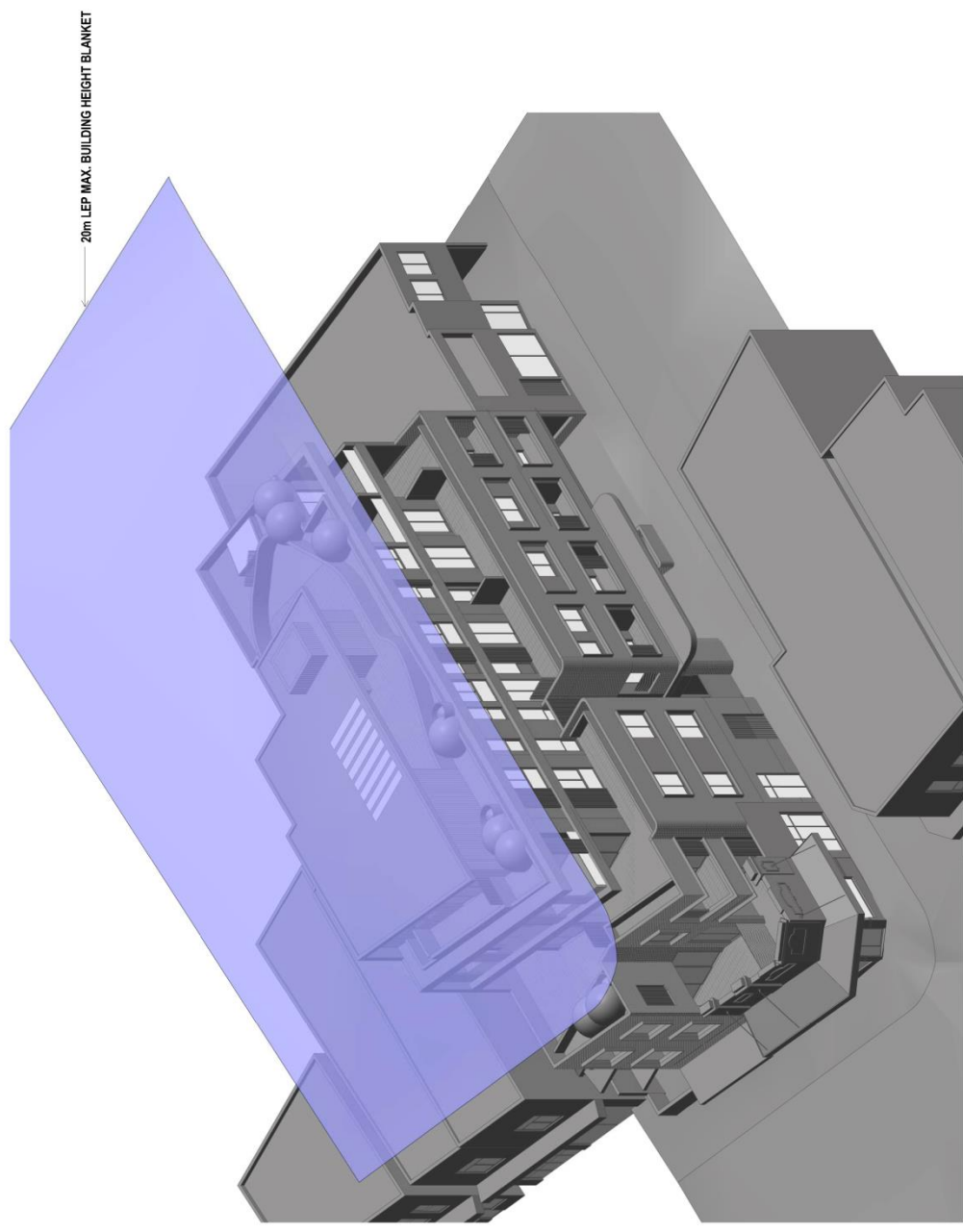
A. 10/12/2018 DA SUBMISSION  
 Date: 10/12/2018 Description: NOT TO SCALE

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**PROPOSED MIXED USE DEVELOPMENT**  
 47-51 PARK STREET, SYDNEY  
 DRAWING TITLE  
 LEP HEIGHT BLANKET

**DA SUBMISSION**  
 Drawing No: DA 7500 A  
 Drawing Title: LEP HEIGHT BLANKET  
 Date: 10/12/2018



1 HEIGHT BLANKET