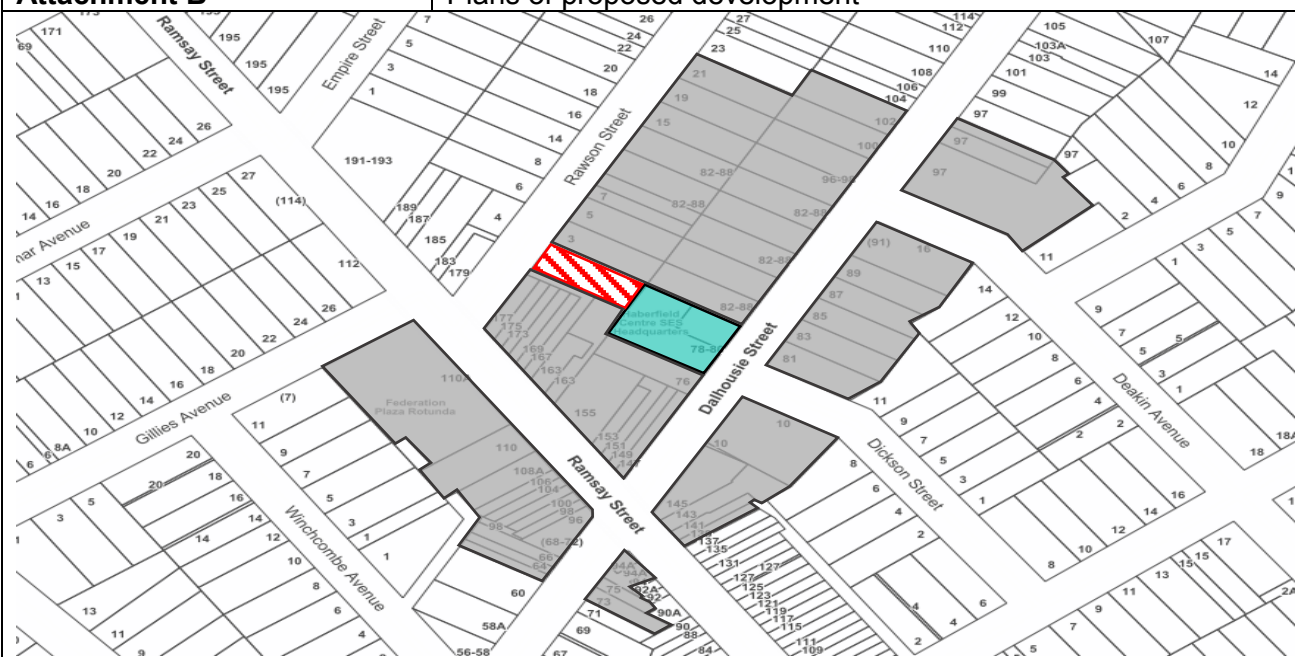




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2019.124.1
Address	78-80 Dalhousie Street, Haberfield
Proposal	Part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library
Date of Lodgement	23 August 2019
Applicant	Inner West Council
Owner	Inner West Council
Number of Submissions	30
Value of works	\$3,964,050.00
Reason for determination at Planning Panel	Application made on behalf of Council Number of submissions
Main Issues	Heritage Impact, Stormwater and Waste Management
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment 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 for part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library at 78-80 Dalhousie Street, Haberfield. The application was notified to surrounding properties and 30 submissions were received, two (2) of which were in support of the application.

The main issues arising during the assessment of the application included:

- Insufficient investigation and provide sufficient information regarding the original building to ensure the proposed works would be of minimal heritage impact;
- Charged lines were proposed to drain stormwater to the street; and
- Insufficient waste storage was provided.

Amended plans have been submitted which adequately address the above concerns, subject to the imposition of appropriate conditions.

In summary, the proposal generally complies with the aims and objectives of the *Ashfield Local Environmental Plan (ALEP) 2013*. The development generally complies with the provisions of the Comprehensive Inner West Development Control Plan (CIWDGP) 2016. It is considered that the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

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

2. Proposal

Approval is sought to undertake the following works to the existing Haberfield Centre and Library:

- Demolition of the northern wing of the library and partial demolition within the original main building;
- Consolidation of Lots A & B in Deposited Plan 323166;
- Construction of a new northern wing including a conference hall, covered verandah, courtyard area and associated landscaping and stormwater works;
- Ground and first floor alterations to the original main including a new entry, bathrooms, kitchen, conference hall and meeting rooms; and
- Installation of solar panels.

In order to facilitate this development the Applicant proposes the following:

- Creation of a Right of Carriageway easement along the northern side boundary affecting Lot 2 in Deposited Plan 584615 (immediately to the south of the site) to provide fire separation between buildings;
- Creation of a Stormwater easement across the rear of Lot 2 in Deposited Plan 584615 over the location of an existing stormwater pipe to provide gravity discharge of stormwater to the street;

These easements are considered necessary for the proposed development to be carried out. A deferred commencement condition is recommended requiring the submission of documentation providing details of the easements, for approval by Council before the development consent becomes operational.

3. Site Description

The subject site is located on the western side of Dalhousie Street, between Ramsay Street and Martin Street. The site consists of two (2) allotments with a total area of 1,393.55sqm. The site is legally described as Lots A & B in Deposited Plan 323166.

The site has a frontage to Dalhousie Street of 30.48 metres and supports the existing two (2) storey Haberfield Centre and Library. A single storey building is located at the rear of the site which is currently occupied by the Ashfield-Leichardt State Emergency Service (SES) Unit.

The site is adjoined by a carpark to the south, St. Joan of Arc Catholic Primary School to the north and single storey residential properties to the west. Mervyn Fletcher Hall (community centre) and St. Oswalds Anglican Church are located opposite the site.

The property is located within the Haberfield Heritage Conservation Area. St. Oswalds Anglican Church, opposite the site, is listed as a Heritage Item.

The following trees are located on the site and within the vicinity.

- One (1) x *Platanus acerifolia* (London Plane) – street tree
- One (1) x *Schinus molle* (Peppercorn) – north eastern corner of the site
- One (1) x *Murraya paniculatum* (Orange Jessamine) – north eastern corner of the site
- Two (2) x *Schinus molle* (Peppercorn) – southern boundary of St Joan of Arc Catholic Primary School.



Image 1: Site Photo

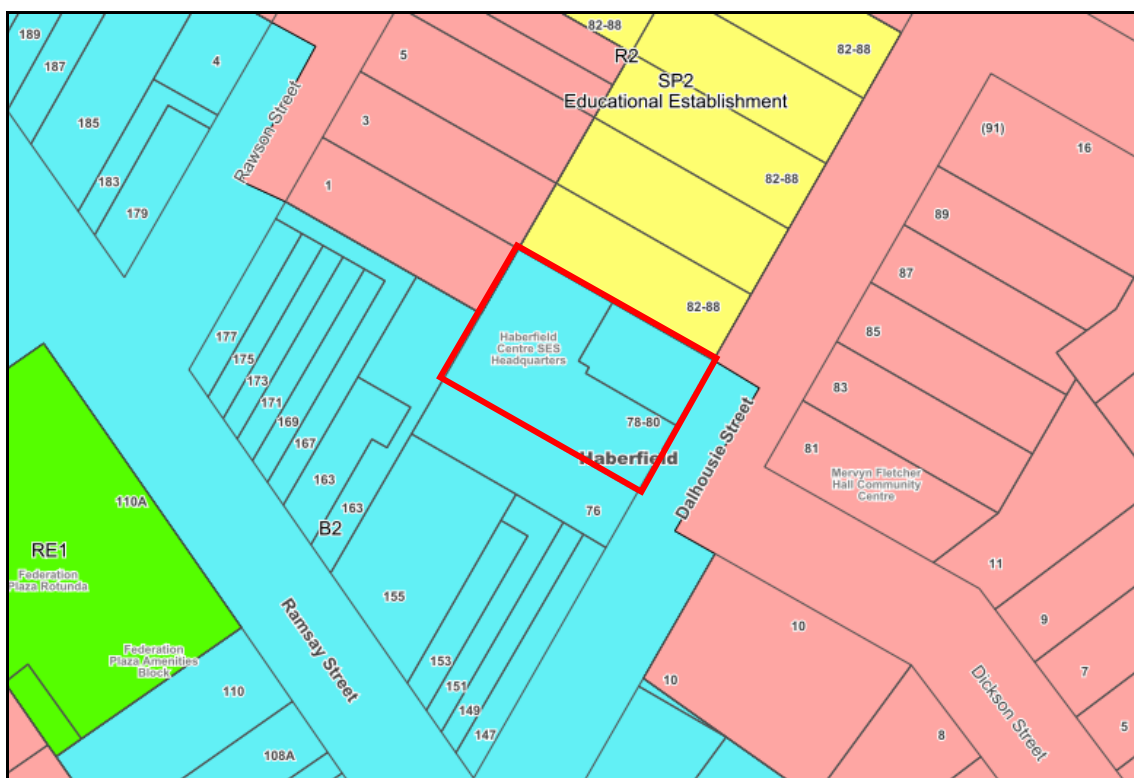


Image 2: Zoning Map

4. Background

4(a) Site history

The following outlines the relevant development history of the subject site:

Application	Proposal	Decision & Date
10.2001.457.1	New (Building Work) Air Conditioning - Mechanical ventilation - New air-conditioning unit to Haberfield Library.	Approved 14 March 2002
6.1988.152.1	Alterations to SES building	Approved 12 May 1988
6.1987.103.1	Hoarding	Approved 20 March 1987
6.1986.103.1	Alterations and additions to Library	Approved 27 June 1986
6.1982.32.1	Partitions for Local SES	Approved 11 February 1982
6.1981.457.1	Alterations to storeroom	Approved 9 November 1981

4(b) Application history

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

Date	Discussion / Letter / Additional Information
23 August 2019	Application submitted to Council
12 September 2019	Site inspection undertaken
22 November 2019	Additional information request sent to applicant (detailed below)
11 December 2019 13 December 2019	Additional information submitted to Council

A request was sent to the applicant on 22 November 2019 for the following information:

- Investigation and recording of the original façade treatments, colours and sequence of colour schemes of the hall be undertaken;
- Reinstatement of the main façade detailing including:
 - Investigation of the feasibility of removing the cement render or re-skinning the brickwork;
 - Reinstatement of splayed buttresses to mark the central opening;
 - Reinstatement of the former central entrance based on research with the possibility of secondary glass doors behind the reconstructed doors/windows; and
 - Reinstatement of appropriate colours and finishes based on analysis of the physical evidence.
- Provision of interpretation of the former use including signwriting on glazing, an information panel (possibly digital) and incorporation of the existing series of historic photographs of Haberfield;
- Consideration of the relocation of the wartime Honour Board into a similar location as it was originally located (Corridor Wall of G02, Admin area);
- Preparation of an Addendum containing specific information regarding the original design and layout of the School of Arts and its pattern of use over time;
- Establishment of a mechanism to record evidence of earlier configurations during the building works; and
- A discussion be held with Howard Tanner regarding the proposal to demolish the 1980's portion of the building to ensure that Architects Moral Rights have been adequately considered and amendment of the SOHI to place the building in the context of Tanner's body of architectural work;
- The waste storage area be amended to accommodate at least 6 x 240L bins and be increased in size to allow for manoeuvring of the bins; and
- The proposed charged stormwater lines be deleted and all stormwater be drained by gravity.

Additional information and amended plans were submitted to Council on 11 and 13 December 2019 which including the following:

- Demonstration that Architect Moral Rights have been considered;
- Amendment to the waste storage area to accommodate 6 x 240L bins and appropriate manoeuvrability;
- Amended to the stormwater system to be appropriately charged by gravity.

In addition, the applicant confirmed that the following would be undertaken prior to and during construction works and these have been confirmed as appropriate conditions of consent:

- Investigation and recording of the original façade treatments, colours and sequence of colour schemes of the hall be undertaken;
- Reinstatement of splayed buttresses to mark the central opening;
- Reinstatement of appropriate colours and finishes based on analysis of the physical evidence;

- Provision of interpretation of the former use including signwriting on glazing and an information panel; and
- Establishment of a mechanism to record evidence of earlier configurations during the building works.

Having regard to the removal of the cement render, reinstatement of the former central entrance, relocation of the Honour Board and preparation of an Addendum, it is considered that the applicant submitted sufficient information to justify the retention of such elements are original proposed.

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Ashfield Local Environmental Plan 2013*

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. CIWDCP 2016 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. It is considered that the site will not require remediation in accordance with *SEPP 55*.

5(a)(ii) *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

An assessment has been made of the matters set out in Division 2 Matters for Consideration of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. It is considered that the carrying out of the proposed development is generally consistent with the relevant matters for consideration of the Plan and would not have an adverse effect on environmental heritage, the visual environment, the natural environment and open space and recreation facilities for the following reasons:

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

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s DCP.

The application seeks removal of one (1) x *Schinus molle* (Peppercorn) and one (1) x *Murraya paniculatum* (Orange Jessamine) from within the site. The application was referred to Council’s Tree Management Officer who has no objection to the removal of the trees, subject to appropriate replacement planting which has been included as a condition of consent.

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

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

- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.6 - Subdivision
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 5.10 - Heritage Conservation
- Clause 6.5 - Development on land in Haberfield Heritage Conservation Area

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

The site is zoned B2 – Local Centre under the *ALEP 2013*. The use of the land as a library is defined under the *ALEP 2013* as an “*information and education facility*”.

The development is permissible with consent within the land use table. The development is considered to be consistent with the objectives of the B2 zone.

The following table provides an assessment of the application against *ALEP 2013*.

Ashfield Local Environmental Plan 2013 - Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	Zone B2 Local Centre	Information and education facility	Yes
4.3	Height of buildings	10.0 metres	9.050 metres	Yes
4.4	Floor space ratio	1.0:1	0.68:1 (941.7sqm)	Yes

5.10	Heritage Conservation	The site is located within the Haberfield Conservation Area.		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The proposed alterations and additions are acceptable in term of heritage impacts. Refer to discussion below.	Yes
5.10(5)	Heritage Assessment	The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The applicant's Heritage Impact Statement concludes there would be no adverse impact on the heritage conservation area as a result of the proposed alterations and additions. Refer to discussion below.	Yes

Clause 5.10 – Heritage Conservation

The application was referred to Council’s Heritage Advisor who raised concern regarding the extent of research undertaken regarding the existing building and the extent of restoration and reinstatement proposed. A request for additional information was sent to the applicant that required further investigation be undertaken and greater consideration of reinstatement works be contemplated (outlined in Part 4(b) of this report).

It is considered by Council’s Heritage Advisor that the additional information submitted to Council has adequately addressed all concerns raised and proposed appropriate measures to ensure that the works are sympathetic to and consistent with the heritage significance of the area, subject to the imposition of appropriate conditions.

A number of submissions raised concern that the heritage impact of the proposed front façade of the northern building was unacceptable. It is considered by Council’s Heritage Advisor that the façade has been appropriately designed as a contemporary addition within a heritage conservation area. The addition does not seek to replicate or mimic the existing building and is of a scale, form and materials that complements the existing building and surrounding conservation area.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

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

IWDCDP2016	Compliance
Section 2 – General Guidelines	
A – Miscellaneous	
2 - Good Design	Yes – see discussion
4 - Solar Access and Overshadowing	Yes – see discussion
5 - Landscaping	Yes – see discussion
7 - Access and Mobility	Yes – see discussion
8 - Parking	Yes – see discussion
9 - Subdivision	Yes – see discussion
E2 – Haberfield Heritage Conservation Area	
1 – Preliminary	Yes – see discussion

The following provides discussion of the relevant issues:

Chapter A “Miscellaneous” – Part 2 – Good Design

The development has been well designed and appropriately considers the context of the site, scale, built form, density and resource, energy and water efficiency, landscaping, amenity, safety and security, social dimensions and aesthetics. As such, the proposal is considered acceptable having regard to Chapter A, Part 2 of CIWDCP 2016.

Chapter A “Miscellaneous” – Part 4 – Solar Access and Overshadowing

Some additional overshadowing will be experienced in the front garden of 81 Dalhousie Street at 3.00pm on 21 June as a result of the development. All other overshadowing caused by the development will fall either on the existing building or the road. The proposal will not impact any principal living rooms or areas of private open and as such, is considered acceptable having regard to Chapter A, Part 4 of CIWDCP 2016.

Chapter A “Miscellaneous” – Part 5 – Landscaping

The development creates an attractive, functional and safe area of private open space with robust, low maintenance landscaping and is considered acceptable having regard to Chapter A, Part 5 of CIWDCP 2016.

Chapter A “Miscellaneous” – Part 7 – Access and Mobility

A Building Code of Australia Compliance Report was submitted with the application which addresses access requirements as required by this section. The report is considered acceptable and has been confirmed as a condition of consent. As such, the application is considered acceptable having regard to Chapter A, Part 7 of CIWDCP 2016.

Chapter A “Miscellaneous” – Part 8 – Parking

The carpark located to the immediate south of the site contains 15 off-street parking spaces. Approximately 7sqm of additional gross floor area is proposed as a result of the development, which in accordance with the Car Parking Rates listed in Table 3 of Chapter A, Part 8 of CIWDCP 2016 will generate an additional parking demand of 0.1 spaces.

No additional parking spaces are proposed which is considered acceptable given the nominal additional spaces required and the potential loss of existing significant fabric required to facilitate on-site parking.

Chapter A “Miscellaneous” – Part 8 – Subdivision

The proposed consolidation of the lots on the site respects the characteristics of the existing development and enables the subsequent development of the site that is consistent with the existing and desired future character of the streetscape. In addition, the consolidation of the lots will not contribute to any adverse impacts on adjoining lots and is considered acceptable having regard to Chapter A, Part 9 of CIWDCP 2016.

Chapter E2 “Haberfield Heritage Conservation Area” – Part 1 – Preliminary

It is considered that the application satisfies the objectives of Chapter E2, Part 1 of CIWDCP 2016 for the following reasons:

- The proposed works maintain the qualities of the exiting building which contribute to the heritage significance of Haberfield;
- The proposed works respect the contribution of the original building to the heritage significance of Haberfield and have no ill effect on the heritage significance of Haberfield as a whole;
- The proposed additions are carefully designed to fit in with the heritage significance and character of Haberfield as a whole; and
- The proposed works seek to remove and reverse components of the original building which detract from the heritage significance of Haberfield.

5(d) The Likely Impacts

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

Number of Staff

A maximum number of two (2) staff are proposed to be working on the site at any time.

Number of Patrons

A maximum number of 180 patrons are proposed to be on the site at any time.

Hours of Operation

The proposed hours of operation are 8.00am to 11.00pm, seven (7) days a week. An Acoustic Report was submitted with the application which recommended that the hours of operation be limited to 8.00am to 10.00pm, seven (7) days a week with no more than 50 people to be in the external courtyard at any one time. As such, appropriate conditions of

consent have been imposed which limit the hours of operation until 10.00pm and limit the number of patrons in the external courtyard to 50.

Waste Collection

It is proposed that all waste collection will occur in front of the site on a weekly basis as existing.

Loading/Unloading

It is proposed that all loading/unloading will occur in front of the building as existing.

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 the Comprehensive Inner West Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 21 days to surrounding properties, concluding 1 October 2019. A total of 30 submissions were received. Two (2) were in support of the application.

The heritage impact of the northern addition, which was raised in submissions, has been discussed throughout this report.

In addition, the submissions raised the following concerns:

Issue: Inconsistency with requirements for dwelling houses in the area

Comment: As the proposal does not relate to a dwelling house, controls (set out in Clause 6.5 of ALEP 2013) are not relevant to the assessment of the application.

Issue: Overlooking impacts to the school to the north and residential properties to the west

Comment: No additional first floor windows are proposed which result in any overlooking impacts to the north or west. There are no north facing ground floor windows proposed in the new northern wing addition and it is considered that the proposed courtyard area will not result in any additional privacy impact. No objection was raised specifically by the school to the proposed development.

Issue: Loss of original heritage fabric

Comment: Concern was raised in a number of submissions regarding the loss of original fabric including windows, historical photographs and the foyer area. Such submissions also requested a Construction Management Plan be implemented which minimises such impacts. It is considered that appropriate research has been undertaken and measures proposed to minimise the loss of original building fabric where achievable. A condition of consent, recommended by Council's Heritage Advisor has been imposed requiring a Conservation Architect be involved throughout the works to minimise any heritage impacts.

Issue: Removal of the existing garden area

Comment: Concern was raised in a number of submissions regarding the loss of the existing garden area to the north of the site. A total of 310sqm of private open space, 130.8sqm of

which is landscaping is proposed on the site. It is considered that the proposed courtyard area provides sufficient landscaping and private open space for the site.

Issue: Relocation of the Honour Roll

Comment: Concern was raised in a submission regarding the proposed relocation of the Honour Roll. It is considered that the Honour Roll has been located to an appropriate location so as not to diminish its significance. The President of the Western Metropolitan District Council of the Returned and Services League of Australia, NSW Branch was consulted as to the location of the Honour Roll and provided a letter of support for the proposed location.

Issue: Insufficient information

Comment: Concern was raised in a number of submissions regarding the amount of information submitted relating to the heritage impact of the proposed works. Additional information was submitted with the application which provided an adequate assessment of the likely impacts.

Issue: Reversion of the name to Haberfield School of Arts

Comment: A submission received requested the name of the Library be reverted to Haberfield School of Arts. The naming of the Library is not relevant to the assessment of the application.

Issue: Provision of a room for the Haberfield Association

Comment: A submission received requested a meeting room be provided for the use of the Haberfield Association. The provision of rooms is not relevant to the assessment of the application.

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

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

Heritage – The application was referred to Council's Heritage Advisor who raised concern regarding the extent of research undertaken regarding the existing building and the extent of restoration and reinstatement proposed. A request for additional information was sent to the applicant that required further investigation be undertaken and greater consideration of reinstatement works be contemplated (outlined in Part 4(b) of this report).

It is considered by Council's Heritage Advisor that the additional information submitted to Council has adequately addressed all concerns raised and proposed appropriate measures to ensure that the works are sympathetic to and consistent with the heritage significance of the area, subject to the imposition of appropriate conditions.

Engineer – The application was referred to Council's Engineer who raised concern regarding the charged stormwater lines. Amended plans were received which appropriately addressed these concerns, subject to the imposition of appropriate conditions.

Tree Management – Refer to Part 5A(iii) of this report.

Waste Management – The application was referred to Council's Resource Recovery Officer who raised concern regarding the amount of bins provided and size of the waste storage area. Amended plans were received which appropriately addressed these concerns, subject to the imposition of appropriate conditions.

Health – The application was referred to Council's Environmental Health Officer who raised no objection to the works, subject to the imposition of appropriate conditions.

7. Section 7.11 Contributions/7.12 Levy

A Section 7.12 Levy of \$39,640.50 would be required for the development under Ashfield Section 94A Contributions Plan 2014. A condition requiring that levy to be paid is included in the recommendation.

8. Conclusion

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

The development will not result in any significant impacts on the amenity of the adjoining 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.10.2019.124.1 for part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library at 78-80 Dalhousie Street, Haberfield subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Conditions of Consent

Deferred Commencement

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

1. Satisfactory written documentation of the creation of the proposed stormwater drainage easement affecting Lot 2 in Deposited Plan 584615 or of a legal agreement to create an easement shall be submitted to Council.
2. Satisfactory written documentation of the creation of the proposed right of carriageway easement affecting Lot 2 in Deposited Plan 584615 or of a legal agreement to create an easement shall be submitted to Council.

Evidence of the above matter(s) must be submitted to Council within 2 years otherwise the Consent will not operate.

Fees

1. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the Environmental Planning and Assessment Act and in accordance with the relevant current contributions plan:

“Ashfield Section 94A Development Contributions Plan 2009 – Amendment No.3”; or

Note:

Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:

\$39,640.50

*Indexing of the Section 7.12 contribution payment:

Former Ashfield LGA & Former Marrickville LGA:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either in cash; by unendorsed bank cheque (from an Australian Bank only); via EFTPOS (Debit only); or credit card (to a maximum of \$10,000 - Note: A 1% credit card transaction fee applies to all credit card transactions). It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions.

2. 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.

3. Security Deposit - Standard

Prior to the commencement of demolition works or 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.

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
A-DA-01-1003 Rev 04	Material Schedule	09/08/2019	Lahznimmo Architects
A-DA-01-1100 Rev 01	Site Plan	09/08/2019	Lahznimmo Architects
A-DA-01-1202	Ground Floor_Demo Plan	09/08/2019	Lahznimmo Architects

Rev 04			
A-DA-01-1203 Rev 04	Level 01 & Roof_Demo Plans	09/08/2019	Lahznimmo Architects
A-DA-01-1400 Rev 07	Ground Floor Plan	06/12/2019	Lahznimmo Architects
A-DA-01-1401 Rev 05	Level 01 & Roof Plan	09/08/2019	Lahznimmo Architects
A-DA-01-2000 Rev 05	Elevations	09/08/2019	Lahznimmo Architects
A-DA-01-2001 Rev 05	Elevations	09/08/2019	Lahznimmo Architects
A-DA-01-3000 Rev 05	Sections	09/08/2019	Lahznimmo Architects
A-DA-01-3001 Rev 05	Sections	09/08/2019	Lahznimmo Architects
1449AE	Draft Consolidation & Easement Plan	13/08/2019	Mitchell Land Surveyors Pty Ltd

As amended by the conditions of consent.

5. 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.

6. 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.

7. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

8. Works Outside the Property Boundary

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

9. Bin Storage Area

The bin storage area is to be provided within the site that will fully accommodate the number of bins required for all waste generated by this development. The area must also include 50% allowance for manoeuvring of bins.

The bin storage area is to meet the design requirements detailed in the Inner West Comprehensive Development Control Plan (DCP) 2016 and must include doorways/entrance points of 1200mm.

10. Commercial – Additional Storage Space

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating additional space allocated on site for the storage of reusable items such as trays and pallets.

11. Waste Transfer Route

The path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point must have a minimum 1200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:12.

12. Tree Works

Approval is given for the following works to be undertaken to trees on the site:

Tree/location	Approved works
<i>Platanus acerifolia</i> (London Plane) Street tree	Prune
<i>Schinus molle</i> (Peppercorn) Front	Remove
<i>Murraya paniculatum</i> (Orange Jessamine) Front	Remove

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

13. Heritage Conservation

The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing contributory building, the former Haberfield School of Arts.

Face brickwork, render and roughcast is not to be painted with modern paint films or otherwise sealed or treated without the approval of Council's Heritage Specialists.

14. Conservation Architect

Advice regarding the conservation works to the historic portion of the former School of Arts is to be sought from a Registered Conservation Architect with experience in the documentation of conservation work and repairs to this era of building. Generalist Heritage Consultants with no experience in architectural documentation are not to be utilised for this phase of the works.

15. Paint Scrapes and Colour Selection

Paint Scrapes are to be undertaken to determine the original colours of the banded brickwork to the facade to Dalhousie Street, the roughcast and the joinery. This record is to be utilised to inform the final colour scheme and is to be submitted with the As Built Drawings prior to the issue of the Occupation Certificate.

The final colour selection is to be based on the findings of these paint scrapes but may be supplemented with colours from range of earth pigments or colours utilised externally during the Federation Era. Modern colours are not to be utilised for the historic portion of the building. The final colour selection is to be approved by Council's Heritage Specialists.

16. Schedule of Conservation Works

Prior to the issue of a Construction Certificate, a schedule of conservation works to the historic portion of the building to be undertaken concurrent with the building works is to be submitted to Council's Heritage Specialists for approval. This schedule is to be prepared by a Registered Conservation Architect and is to include:

- a) The preparation of a dedicated section in the specification that relates to the treatment of existing fabric within the historic portion of the building such as timber flooring, plastered walls and ceilings, plaster decoration and other original /early fabric. These elements are to be identified on the architectural drawings as being retained, protected during building works and conserved.
- b) Re-instatement of the splayed buttresses to the piers flanking the main entrance to Dalhousie Street.
- c) The use of a breathable lime wash or mineral silicate finish to the external render and roughcast including the use of a traditional colour scheme based on the surviving physical evidence obtained via paint scrapes.
- d) Re-instatement of gilded sign writing to the ground floor windows that identifies the historic portion of the building as the (former) Haberfield School of Arts.
- e) Repairs to surviving historic joinery and other timberwork.
- f) Repairs to historic plasterwork.

Prior to the issue of the Occupation Certificate the Registered Conservation Architect is to certify that the required conservation works have been undertaken as documented.

17. Recording

A photographic record of the works to the historic portion of the former School of Arts building is to be undertaken during the Construction works. This record is to focus on evidence of earlier layouts, colour schemes and decoration of the building uncovered during

the construction phase. This record is to be submitted prior to the issue of an Occupation Certificate with the As Built Drawings. A summary report is to be prepared that describes and locates the main findings. The series of photographs can be submitted digitally but must be labelled and indexed in the summary report.

18. As Built Drawings

A set of As Built Drawings is to be prepared that records the extent of works undertaken within the former School of Arts including the relocation of the Honour Board, the extent of conservation works to the front façade and the location of the paint scrapes taken. The As Built Drawings and the accompanying reports detailing the paint scrapes, the relocation of the honour board and the record of works undertaken are to be submitted prior to the issue of an Occupation Certificate.

19. Relocation of the Honour Board

A detailed method is to be prepared for the relocation of the Honour Board to ensure that no damage occurs. The relocation is to be photographically recorded and a short report prepared regarding the process and the nature of any repairs undertaken. A specialist conservator is to be engaged to oversee this work.

The Honour Board is to be protected from damage throughout the works. Standard materials utilised for protection include bubble wrap or carpet / carpet underlay.

20. Interpretation

The original pattern of use and configuration of the School of Arts building is to be interpreted within the historic portion of the building. This could include, but is not limited to, an interpretive panel. This panel could be in the form of a digital presentation. Evidence of former decorative colour schemes should also be interpreted if located.

Details of the proposed interpretation, including a sign off from Council's Heritage Specialists, are to be submitted with the Construction Certificate and the installation must be complete prior to the installation of the Occupation Certificate.

21. Unexpected Archaeological Finds

Historic Archaeology – Unexpected Findings

If unexpected archaeological deposits are found during the works covered by this approval, work must cease in the affected area(s) and the Office of Environment & Heritage must be notified. Additional assessment and approval pursuant to the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Aboriginal Heritage – Unexpected Finds

If unexpected archaeological deposits or Aboriginal objects are found during the works covered by this approval, work must cease in the affected area(s) and the Office of Environment & Heritage must be notified. Additional assessment and approval pursuant to the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery. Council's Aboriginal Programs Supervisor is also to be notified.

Skeletal Remains

If any Aboriginal objects or bones suspected of being human are found during construction works, work must cease, no further disturbance of the site must occur, the NSW Police and the Office of Environment & Heritage Environment Line on 131 555 must be notified as soon as practicable and details of the objects or remains and their location are to be provided. The skeletal remains are to be managed in accordance with the Office of Environment & Heritage Skeletal Remains: Guidelines for Management of Human Skeletal Remains. These guidelines can be ordered by completing the Publications Order Form available at: <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/publicationsorderform.pdf>

22. Building Compliance of Australia – Consultant's Recommendations

The recommendations contained in the BCA report prepared by Steve Watson & Partners reference 2019/0541 dated 20 August 2019 must be implemented and complied with at all times.

23. Noise – Consultant’s Recommendations

The recommendations contained in the Acoustic Report prepared by Acoustic Logic reference 20190831.1/1208B/R1/JM dated 12 August 2019 must be implemented and complied with at all times.

Prior to any Demolition**24. Advising Neighbors 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.

25. 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.

26. 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.

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

27. Project Arborist

A Project Arborist shall be engaged before work commences for the duration of the site preparation, demolition, construction and landscaping.

Project Arborist - for the purpose of these conditions a Project Arborist is a suitably qualified professional who shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF) and who does not remove or prune trees in the Inner West local government area.

The contact details of the Project Arborist shall be advised to Council's Urban Forest Team before work commences and maintained up to date for the duration of the works. If a new Project Arborist is appointed details of the new Project Arborist shall be notified to Council's Urban Forest Team within 7 days.

28. Tree Protection

To preserve the following tree/s no work shall commence nor shall a Construction Certificate be issued (whichever occurs first) until the trunk/s/branches are protected (in accordance with AS4970-*Protection of trees on development sites*) by the placement of suitable lengths of 50 x 100mm timbers spaced at 150mm centres and secured by wire/hoop strap over suitable protective padding material (i.e. underlay or carpet). The trunk/branch protection shall be maintained intact until the completion of all work on site.

Tree/Location
<i>Platanus acerifolia</i> (London Plane) street tree

The existing northern boundary fence is to be maintained as a tree protection barrier for *Schinus molle* (Peppercorn) trees 88 Dalhousie Street. Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Upon installation of the required tree protection measures, an inspection of the site by the Project Arborist is required to verify that tree protection measures comply with all relevant conditions.

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

Prior to Construction Certificate

29. Enclosure of Fire Hydrant

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

30. 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.

31. 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.

32. 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.

33. Dilapidation Report – Pre-Development – Minor

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

34. Stormwater Drainage System – Minor Developments (OSD is not required)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements;

- a) The design must generally be in accordance with the Stormwater management Plan (Drawing No SW-100 and SW-101) dated 10 December 2019 and prepared by MGP Building an Infrastructure Services Pty Ltd.
- b) Comply with Council's Stormwater Drainage Code and Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c) Stormwater runoff from all roof and paved areas within the property shall be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the proposed Easement to Drain Water and the kerb and gutter system of a public road.
- d) Charged or pump-out stormwater drainage systems are not permitted.
- e) The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design shall include the collection of such waters and discharge to the Council drainage system.
- f) All plumbing within the site shall be carried out in accordance with Australian Standard AS/NZS 3500.3-2015 Plumbing and Drainage – Stormwater Drainage
- g) The stormwater system shall not be influenced by backwater effects or hydraulically controlled by the receiving system.
- h) All redundant pipelines within footpath area shall be removed and footpath/kerb reinstated.
- i) Any new pipelines within the footpath area that are to discharge to the kerb and gutter shall be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm.

35. Landscape Plan

The Landscape Plan, Lahznimmo architects, 9/08/2019 must be updated provided prior to the issue of a Construction Certificate. The plan must include:

- a) Location of all proposed and existing planting delineating existing trees to be retained, removed or transplanted.

- b) The proposed planting of 1 x Olive tree as a feature tree in the landscaped courtyard is not an acceptable tree species within Inner West local government area.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

36. Underground Services

Before the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments.

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

37. Replacement Planting

The following trees must be planted:

A minimum of 1 x 75 litre size tree, which will attain a minimum mature height of 7 metres, shall be planted in a suitable location within the inner courtyard, at a minimum of 1.5m from any boundary or structure. The tree is to conform to AS2303—*Tree stock for landscape use*.

Details of the species and planting locations of the replacement plants must be included on the landscape plan and site plan prior to the issue of a Construction Certificate. Note: any replacement tree species must not be a palm tree species or tree species listed as an exempt species under Council's Tree Management Controls.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species

38. Tree Pruning

The following trees can be pruned:

Schedule	
Tree/species	Location
<i>Platanus acerifolia</i> (London Plane)	Street tree
<i>Schinus molle</i> (Peppercorn)	88 Dalhousie Street

Pruning approval of the above trees is subject to all pruning works being undertaken by a minimum Level 3 (AQF 3) qualified Arborist and in accordance with Australian Standard 4373—*Pruning of amenity trees*. No climbing spikes/spurs are to be worn.

Details must be provided prior to the issue of the Construction Certificate.

39. Light Spill

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that any lighting of the premises complies with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.

40. 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.

41. Noise from Road, Rail & Aircraft – Compliance

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with an acoustic report prepared by suitably qualified acoustic consultant, confirming that the development complies with the requirements of the:

- a) *State Environmental Planning Policy (Infrastructure) 2007*
- b) NSW Planning, Development near Rail Corridors and Busy Roads – Interim Guideline
- c) Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction
- d) Conditions of development consent; and
- e) Recommendations of acoustic consultant by Acoustic Logic - Reference Project ID: 20190831.1 dated 7/08/2019 (R0) and 12/08/2019 (R1).

42. Contamination – Disposal of Soil

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (July 2009) and the Protection of the Environmental Operations Act 1997.

During Demolition and Construction**43. 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.

44. 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.

45. Documentation of Demolition and Construction Waste

All waste docketts from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

46. Mechanical Excavation

No mechanical excavation being undertaken within the specified radius of the trunk(s) of the following tree(s) until root pruning by hand along the perimeter line of such works is completed:

Schedule	
Tree/location	Radius in metres
<i>Schinus molle</i> (Peppercorn trees) 88 Dalhousie Street	4 metres

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

47. Tree Roots

If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly using a sharp and *fit for purpose tool*. The pruning shall be undertaken by a minimum Level 3 (AQF 3) qualified Arborist.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority

48. Tree Monitoring

The trees to be retained shall be inspected, monitored and treated by Project Arborist during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Project Arborist to the Principal Certifying Authority are required at the following times or phases of work:

Schedule	
Tree/location	Time of Inspection
<i>Platanus acerifolia</i> (London	<ul style="list-style-type: none"> Directly following installation of protective trunk

Plane) street tree <i>Schinus molle</i> (Peppercorn trees) 88 Dalhousie Street	fencing, <ul style="list-style-type: none"> • During excavation within the <i>Tree Protection Zone</i>, • At any time fencing is required to be altered, • At project completion to verify that protection measures have been undertaken.
--	---

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

Project Arborist - for the purpose of this condition a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

49. Tree Pruning

Canopy and/or root pruning of the following tree(s) which is necessary to accommodate the approved building works shall be undertaken by, or directly supervised by, the project Arborist – for the purpose of this condition a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

Schedule	
Tree/location	Approved works
<i>Platanus acerifolia</i> (London Plane) street tree	Pruning
<i>Schinus molle</i> (Peppercorn) trees 88 Dalhousie Street	Pruning

The person acting on this consent has approval under Council's Tree Management Controls to; selectively prune the trees to achieve a clearance of the structure. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 40 mm. All pruning shall be carried out to sections 5, 6 and 7.3.3 of the Australian Standard AS4373—*Pruning of amenity trees*.

Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

50. Tree Protection

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk(s) of the following, tree(s) shall be severed or injured in the process of any works during the construction period.

Schedule	
Tree/location	Radius in metres
<i>Schinus molle</i> (Peppercorn) trees 88 Dalhousie Street.	4 metres

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.

51. Street Trees

No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during

works unless specific approval has been provided under this consent.

Prior to Occupation Certificate

52. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

53. Dilapidation Report – Post-Development

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

54. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with written evidence from Council that the all works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the Roads Act 1993.

55. Landscaping Works

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the planting of canopy trees, have been undertaken in accordance with the approved landscape plan and/or conditions of Development Consent.

On-going

56. Hours of Operation

The hours of operation of the premises must not exceed the following:

Day	Hours
Monday to Sunday (including Public Holidays)	8.00am – 10.00pm

57. 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.

58. Maximum Number of Persons

The maximum number of persons (including staff) permitted on the premises at any one time is 182.

59. Maximum Number of Staff

The maximum number of staff permitted to be working on the premises at any one time is two (2).

60. Bin Storage

All bins are to be stored within the site.

61. Commercial Waste/Recycling Collection

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,

Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

62. Loading/Unloading

All loading and unloading in connection with the use being carried out in such a manner as not to cause inconvenience to the public.

63. Documentation of businesses waste services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

64. Canopy Replenishment

The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

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:

- 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.

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.

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).

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

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.

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 10m² 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.

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.

Dial before you dig

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

Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm

www.basix.nsw.gov.au

Department of Fair Trading 13 32 20

www.fairtrading.nsw.gov.au

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig

1100

www.dialprior toyoudig.com.au

Landcom

9841 8660

To purchase copies of Volume One of "Soils and Construction"

Long Service Payments Corporation

131441

www.lspc.nsw.gov.au

NSW Food Authority

1300 552 406

www.foodnotify.nsw.gov.au

NSW Government

www.nsw.gov.au/fibro

www.diySAFE.nsw.gov.au

Information on asbestos and safe work practices.

NSW Office of Environment and Heritage

131 555

www.environment.nsw.gov.au

Sydney Water

13 20 92

www.sydneywater.com.au

Waste Service - SITA 1300 651 116
Environmental Solutions

www.wasteservice.nsw.gov.au

Water Efficiency Labelling and Standards (WELS) www.waterrating.gov.au

WorkCover Authority of NSW 13 10 50

www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development



1
STREET ELEVATION



2
STREET ELEVATION

<p>HABERFIELD CENTRE AND LIBRARY HABERFIELD, SYDNEY</p> <p>01 - HABERFIELD LIBRARY ARCHITECTURAL DRAWINGS LIST</p> <p>GENERAL A-01-1000 COVER PAGE A-01-1001 STREETSCAPE ANALYSIS A-01-1002 MATERIAL SCHEDULE</p> <p>SITE PLAN A-01-1100</p> <p>DEMOLITION AND EXISTING PLANS A-01-1202 GROUND FLOOR- DEMO PLAN A-01-1203 LEVEL 01 & ROOF- DEMO PLANS</p> <p>GENERAL ARRANGEMENT PLANS A-01-1400 GROUND FLOOR PLAN A-01-1401 LEVEL 01 & ROOF PLAN</p> <p>SHADOW DIAGRAMS A-01-1700</p> <p>ELEVATIONS A-01-2000 ELEVATIONS A-01-2001 ELEVATIONS</p> <p>SECTIONS A-01-3000 SECTIONS A-01-3001 SECTIONS</p>	<p>INNER WEST COUNCIL</p>	<p>DATE: 20/01/2019 DRAWN BY: J. WILSON CHECKED BY: J. WILSON SCALE: AS SHOWN</p>
--	----------------------------------	---

STATISTICS		
GFA CALCULATION		
SITE AREA =	1383.55sqm	
EXISTING	=	556.52sqm
LVA 01	=	189.94sqm
TOTAL	=	746.46sqm (FSR 0.51:1)
PROPOSED	=	687.50sqm
LVA 01	=	152.20sqm
TOTAL	=	739.70sqm (FSR 0.52:1)
LANDSCAPE CALCULATION		
EXISTING	=	188.92sqm (13.8%)
PROPOSED	=	154.64sqm (11.0%)
BUILDING HEIGHT		
EXISTING MAX HEIGHT	=	10.52m
PROPOSED NEW STRUCTURES MAX HEIGHT	=	9.05m

LEGEND	INNER WEST COUNCIL	DATE
<p>WOODEN SHEDS</p> <p>EXISTING</p> <p>NEW</p> <p>DEMOLITION</p> <p>PROPOSED</p> <p>EXISTING</p> <p>NEW</p> <p>DEMOLITION</p> <p>PROPOSED</p>	<p>Haberfield Centre and Library</p>	<p>20/01/2019</p>

REVISIONS	APPROVED	DATE

DESIGNER	CLIENT	SCALE
<p>SHAW-WHITE ARCHITECTURE</p> <p>SHAW-WHITE ARCHITECTURE</p> <p>SHAW-WHITE ARCHITECTURE</p>	<p>Haberfield Centre and Library</p>	<p>AS SHOWN</p>

DATE	DESCRIPTION	BY

PROJECT INFORMATION	PROJECT NAME	PROJECT NUMBER
<p>HABERFIELD CENTRE AND LIBRARY</p>	<p>HABERFIELD CENTRE AND LIBRARY</p>	<p>A-D-A-01-1000-05</p>



CLIENT INFORMATION		PROJECT INFORMATION		CONSULTANT INFORMATION		DRAWING INFORMATION		APPROVAL INFORMATION	
Project Name:	Haberfeld Centre and Library	Client:	Inner West Council	Project No.:	19001	Scale:	1:500	Date:	19/01/2024
Project Address:	35 Dalhouse St, Haberfeld	Project Type:	Commercial/Community	Project Manager:	[Name]	Project Lead:	[Name]	Project Status:	Approved
Project Description:	Streetscape Analysis	Project Location:	Haberfeld, NSW	Project Start:	19/01/2024	Project End:	19/01/2024	Project Contact:	[Name]
Project Reference:	Inner West Council Planning	Project Coordinates:	[Coordinates]	Project Status:	Approved	Project Notes:	[Notes]	Project Version:	1.0
Project Approval:	Inner West Council	Project Approval No.:	[Number]	Project Approval Date:	19/01/2024	Project Approval Validity:	12 Months	Project Approval Status:	Approved
Project Compliance:	Inner West Council Planning	Project Compliance No.:	[Number]	Project Compliance Date:	19/01/2024	Project Compliance Validity:	12 Months	Project Compliance Status:	Approved
Project Review:	Inner West Council Planning	Project Review No.:	[Number]	Project Review Date:	19/01/2024	Project Review Validity:	12 Months	Project Review Status:	Approved
Project Final:	Inner West Council Planning	Project Final No.:	[Number]	Project Final Date:	19/01/2024	Project Final Validity:	12 Months	Project Final Status:	Approved
Project Status:	Approved	Project Status No.:	[Number]	Project Status Date:	19/01/2024	Project Status Validity:	12 Months	Project Status Status:	Approved
Project Version:	1.0	Project Version No.:	[Number]	Project Version Date:	19/01/2024	Project Version Validity:	12 Months	Project Version Status:	Approved
Project Reference:	Inner West Council Planning	Project Reference No.:	[Number]	Project Reference Date:	19/01/2024	Project Reference Validity:	12 Months	Project Reference Status:	Approved
Project Approval:	Inner West Council Planning	Project Approval No.:	[Number]	Project Approval Date:	19/01/2024	Project Approval Validity:	12 Months	Project Approval Status:	Approved
Project Compliance:	Inner West Council Planning	Project Compliance No.:	[Number]	Project Compliance Date:	19/01/2024	Project Compliance Validity:	12 Months	Project Compliance Status:	Approved
Project Review:	Inner West Council Planning	Project Review No.:	[Number]	Project Review Date:	19/01/2024	Project Review Validity:	12 Months	Project Review Status:	Approved
Project Final:	Inner West Council Planning	Project Final No.:	[Number]	Project Final Date:	19/01/2024	Project Final Validity:	12 Months	Project Final Status:	Approved
Project Status:	Approved	Project Status No.:	[Number]	Project Status Date:	19/01/2024	Project Status Validity:	12 Months	Project Status Status:	Approved
Project Version:	1.0	Project Version No.:	[Number]	Project Version Date:	19/01/2024	Project Version Validity:	12 Months	Project Version Status:	Approved
Project Reference:	Inner West Council Planning	Project Reference No.:	[Number]	Project Reference Date:	19/01/2024	Project Reference Validity:	12 Months	Project Reference Status:	Approved

1 STREET ELEVATION

2 STREET ELEVATION

01 PAINT - DULUX "WHITE DUCK HALF"

02 PAINT - DULUX "ANTIQUE"

03 BRICK - DULUX "BRONZE FIS"

04 BRICK - DULUX "GERTRUDIS BROWN"

05 CERAMIC TILE - MAX "OMBRE BORDER"

06 STEEL - POWDER COATED STEEL

ARTICULATED BRICK FACADE PRECEDENT

ARTICULATED BRICK FACADE PRECEDENT

ARTICULATED BRICK FACADE PRECEDENT

ARTICULATED BRICK FACADE PRECEDENT

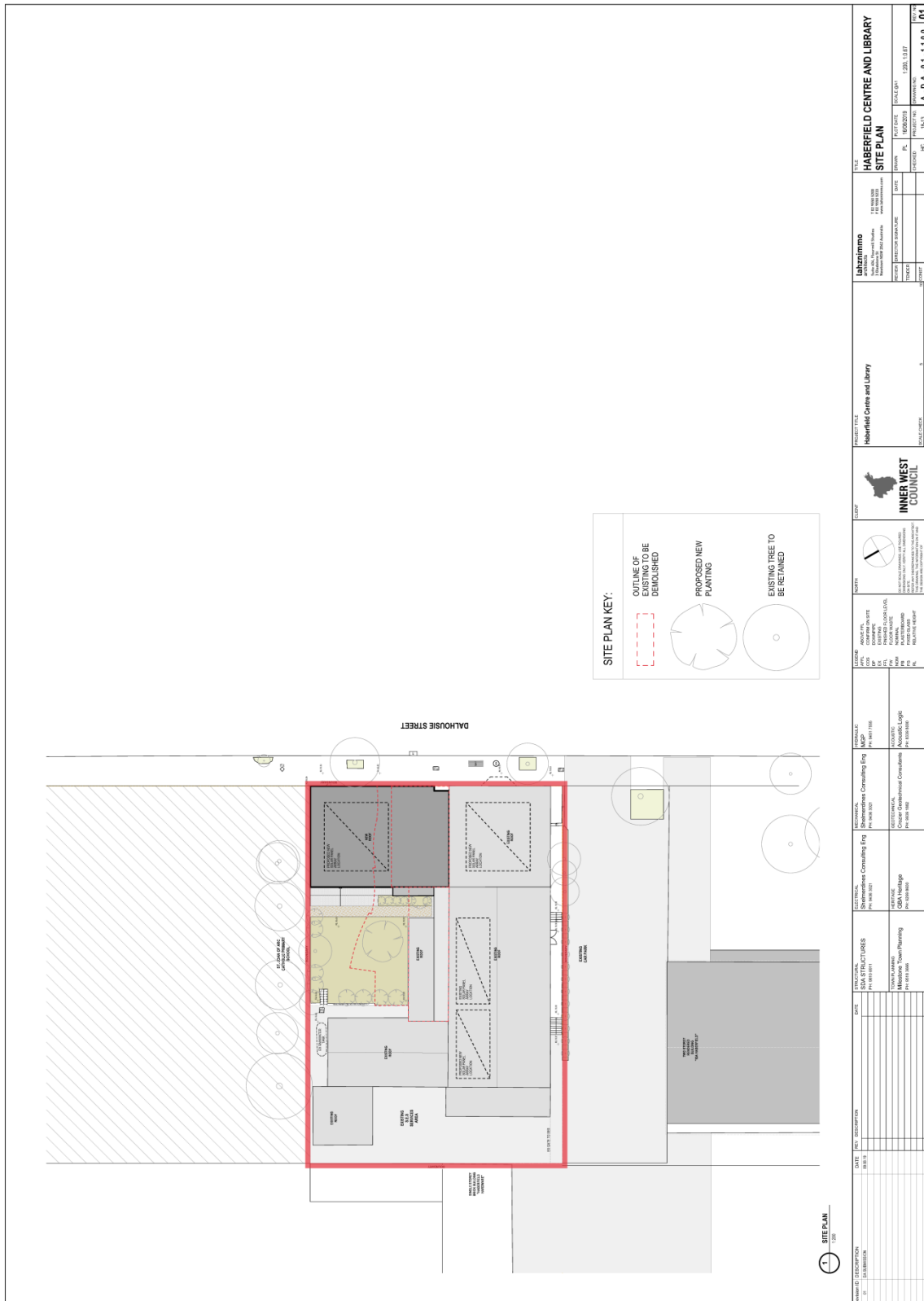
NO.	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY	APPROVED BY	DATE
1	CONCEPT DESIGN	10/2019				
2	SCHEMATIC DESIGN	12/2019				
3	PRELIMINARY DESIGN	02/2020				
4	FINAL DESIGN	09/2020				

NO.	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY	APPROVED BY	DATE
1	CONCEPT DESIGN	10/2019				
2	SCHEMATIC DESIGN	12/2019				
3	PRELIMINARY DESIGN	02/2020				
4	FINAL DESIGN	09/2020				

NO.	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY	APPROVED BY	DATE
1	CONCEPT DESIGN	10/2019				
2	SCHEMATIC DESIGN	12/2019				
3	PRELIMINARY DESIGN	02/2020				
4	FINAL DESIGN	09/2020				

NO.	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY	APPROVED BY	DATE
1	CONCEPT DESIGN	10/2019				
2	SCHEMATIC DESIGN	12/2019				
3	PRELIMINARY DESIGN	02/2020				
4	FINAL DESIGN	09/2020				

PROJECT INFORMATION		CLIENT		LOCATION		STATUS	
PROJECT NO.	19/00000000	PROJECT NAME	HABBERFIELD CENTRE AND LIBRARY	ADDRESS	100-110 HERRING ROAD, HABBERFIELD NSW 1500	PROJECT TYPE	COMMERCIAL
CLIENT	Ultrimmo	ARCHITECT	Ultrimmo	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03
DESIGNER	Ultrimmo	ENGINEER	Ultrimmo	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03
ARCHITECT	Ultrimmo	CONTRACT VALUE	\$1,000,000	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03
ENGINEER	Ultrimmo	CONTRACT VALUE	\$1,000,000	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03
CONTRACT VALUE	\$1,000,000	CONTRACT VALUE	\$1,000,000	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03
CONTRACT VALUE	\$1,000,000	CONTRACT VALUE	\$1,000,000	DATE	10/2019	PROJECT NO.	A-19-A-01-10.03



KEY:

EXISTING STRUCTURE

TO BE DEMOLISHED

100

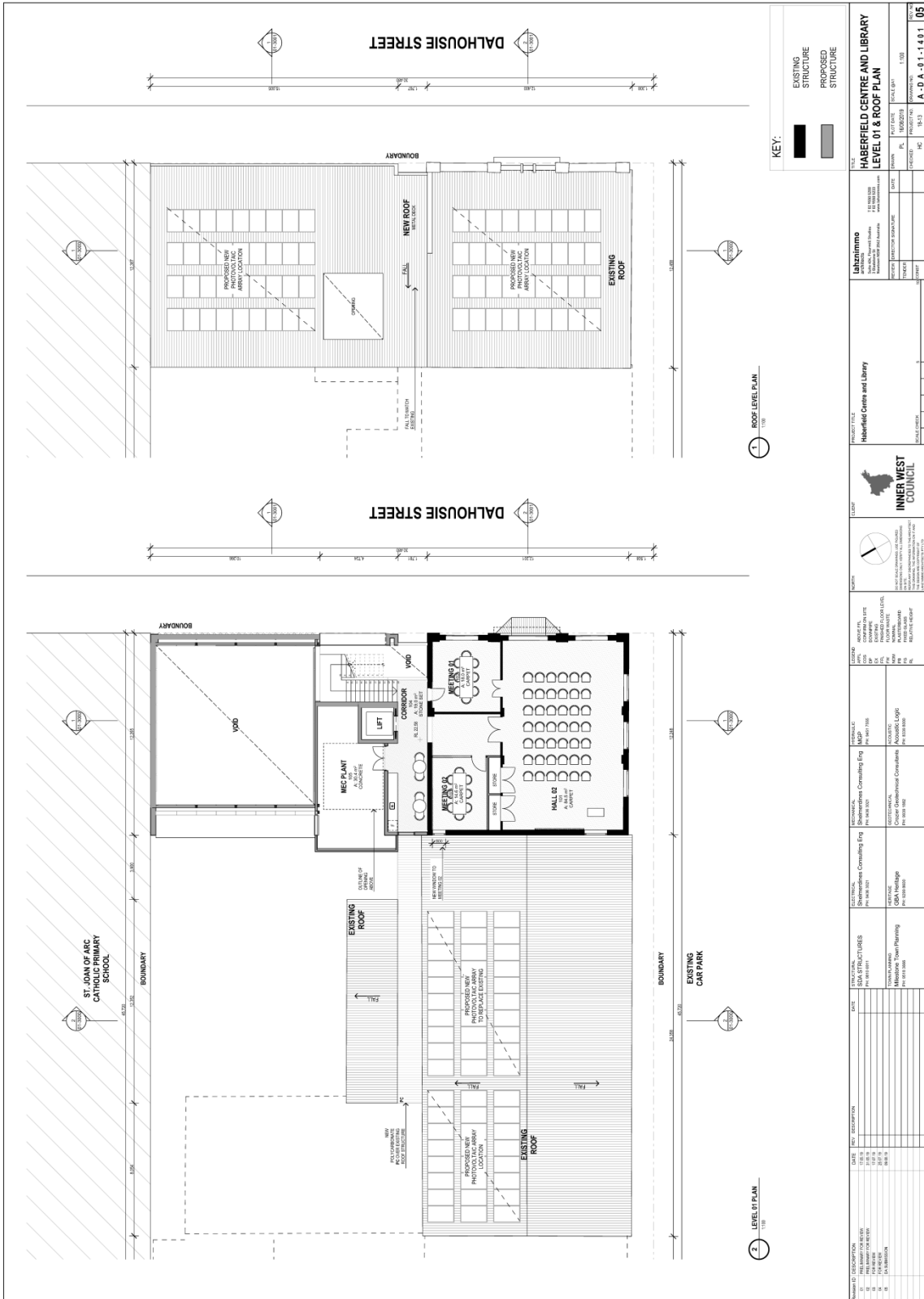
GROUND FLOOR DEMO PLAN

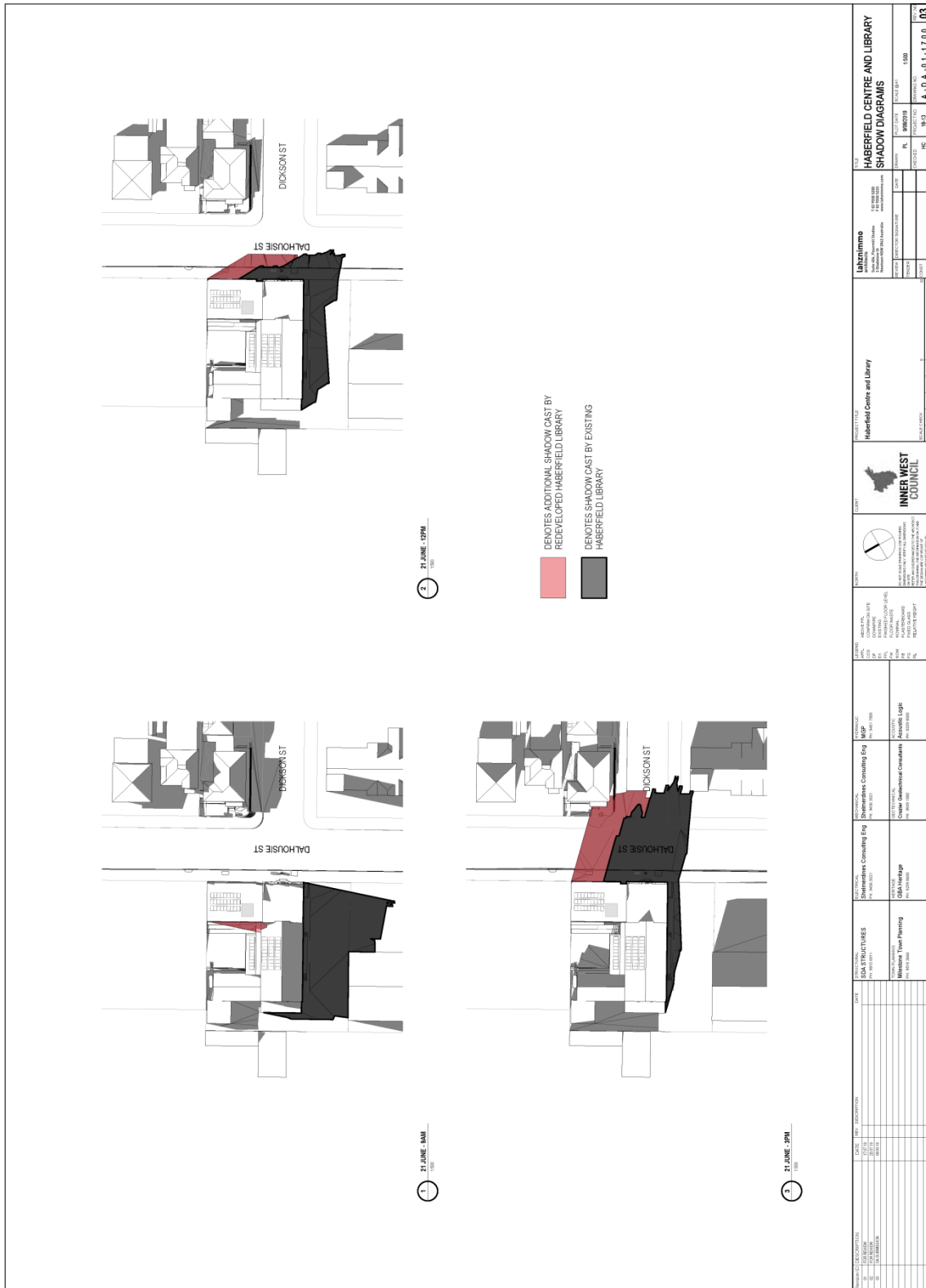
PROJECT INFORMATION		CONTRACT INFORMATION		CONSULTANT INFORMATION		DATE INFORMATION		DRAWING INFORMATION		REVISIONS	
PROJECT NAME	Haberfield Centre and Library	CONTRACT NO.	W000789	CONSULTANT NAME	Labrimmo	DATE	20/10/2024	DRAWING NO.	A.D.A.-81-1202.04	REVISION NO.	04
CLIENT	Inner West Council	CONTRACT VALUE	\$2,000,000	CONSULTANT ADDRESS	1/228 Broadway, Sydney NSW 2010	DATE	20/10/2024	PROJECT NO.	A.D.A.-81-1202	REVISION DESCRIPTION	
DESIGNER	Labrimmo	CONTRACT TYPE	Professional Services	CONSULTANT PHONE	02 9550 6611	DATE	20/10/2024	SCALE	1:100		
DRAWN				CONSULTANT EMAIL	labrimmo@labrimmo.com.au	DATE	20/10/2024	PROJECT TYPE	Ground Floor Demo Plan		
CHECKED				CONSULTANT WEBSITE	www.labrimmo.com.au	DATE	20/10/2024	PROJECT STATUS	In Progress		

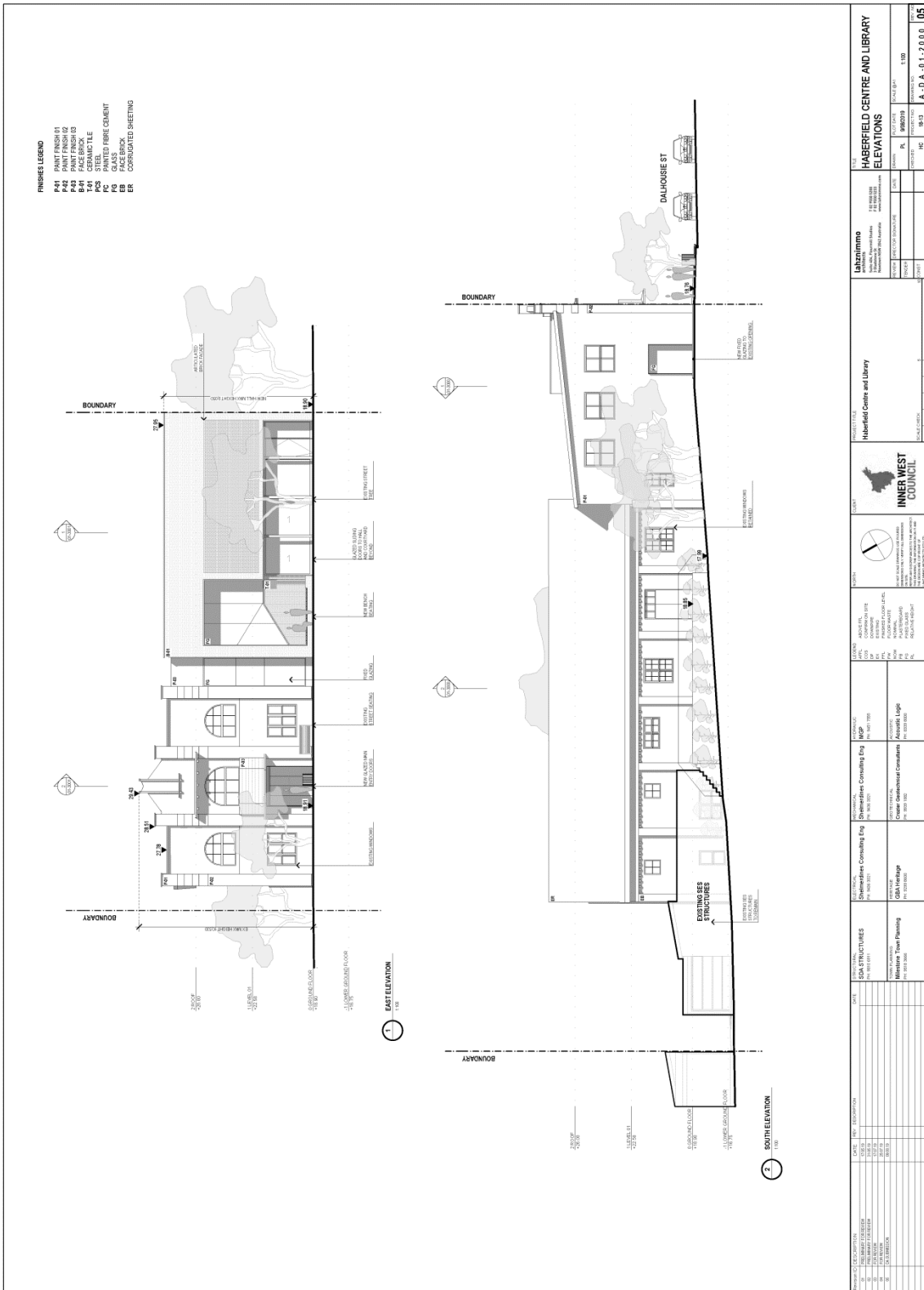


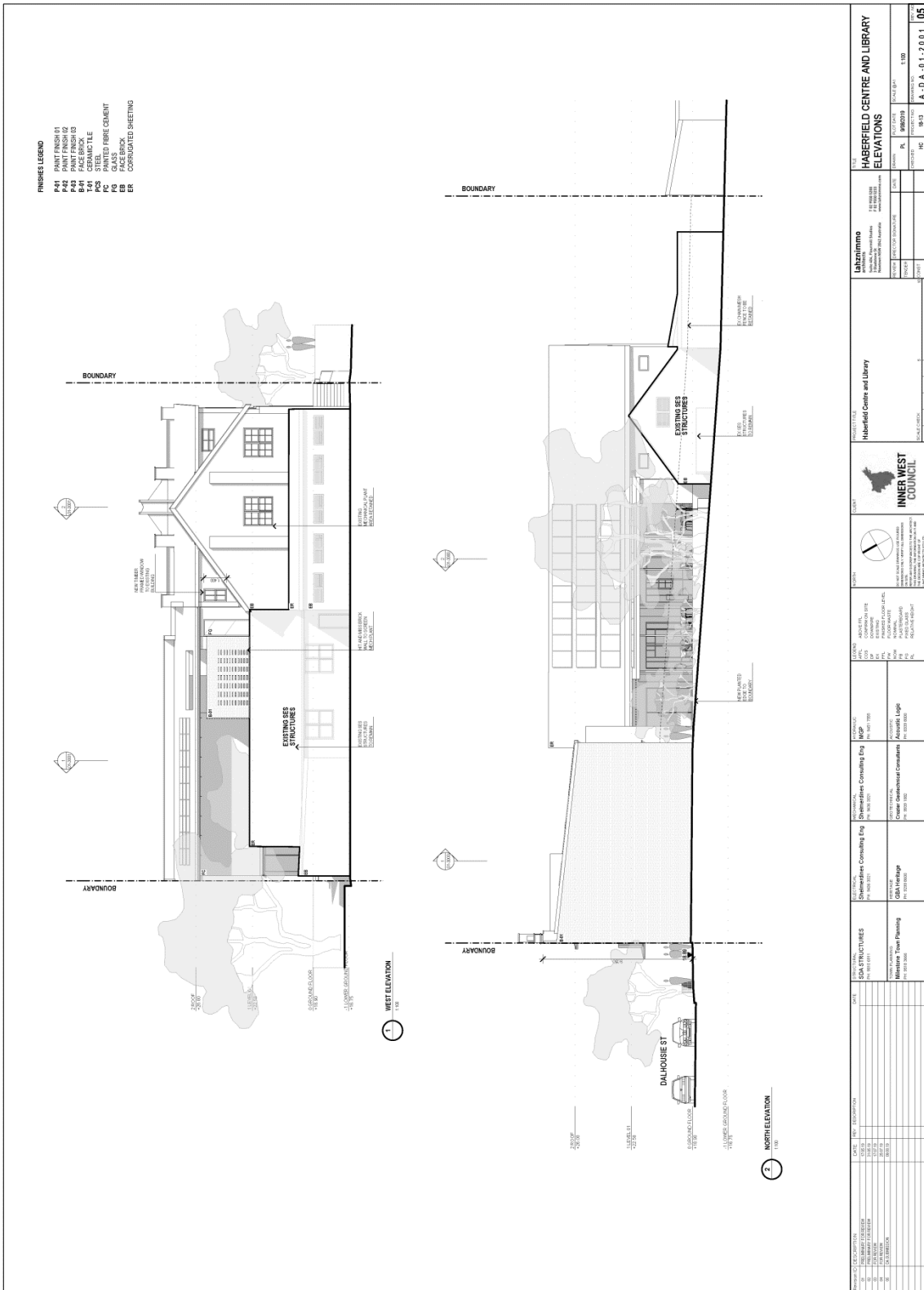


PROJECT INFORMATION PROJECT NAME: Haberfield Centre and Library PROJECT NO: 18/3	
CLIENT Inner West Council	DATE 20/07/2018
DESIGNER Ushrimmo 3/24/04/2018 Ushrimmo Pty Ltd 12/04/2018	SCALE AS SHOWN
APPROVED BY Ushrimmo Pty Ltd 12/04/2018	DATE 12/04/2018
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3
PROJECT NO 18/3	PROJECT NO 18/3

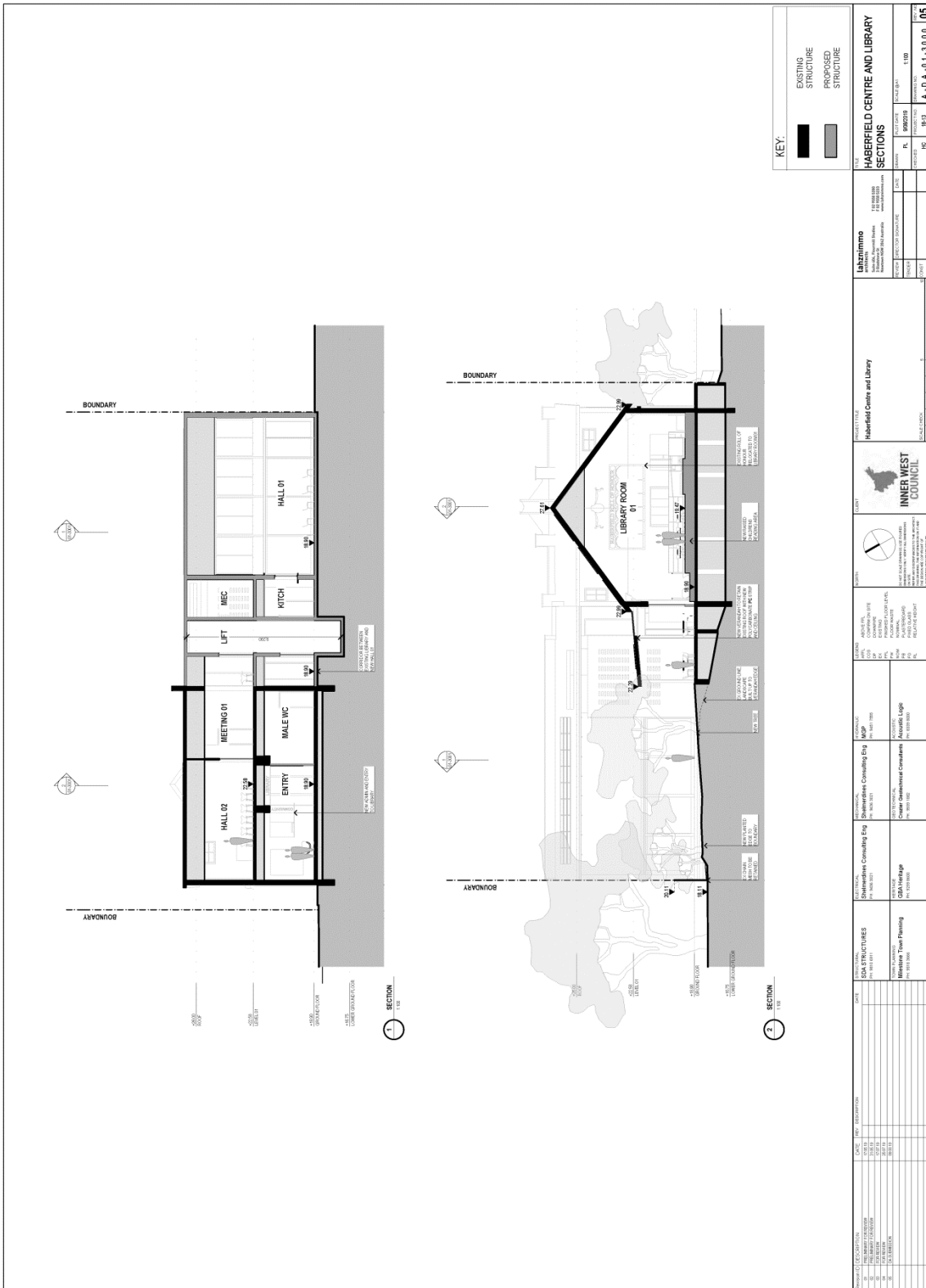


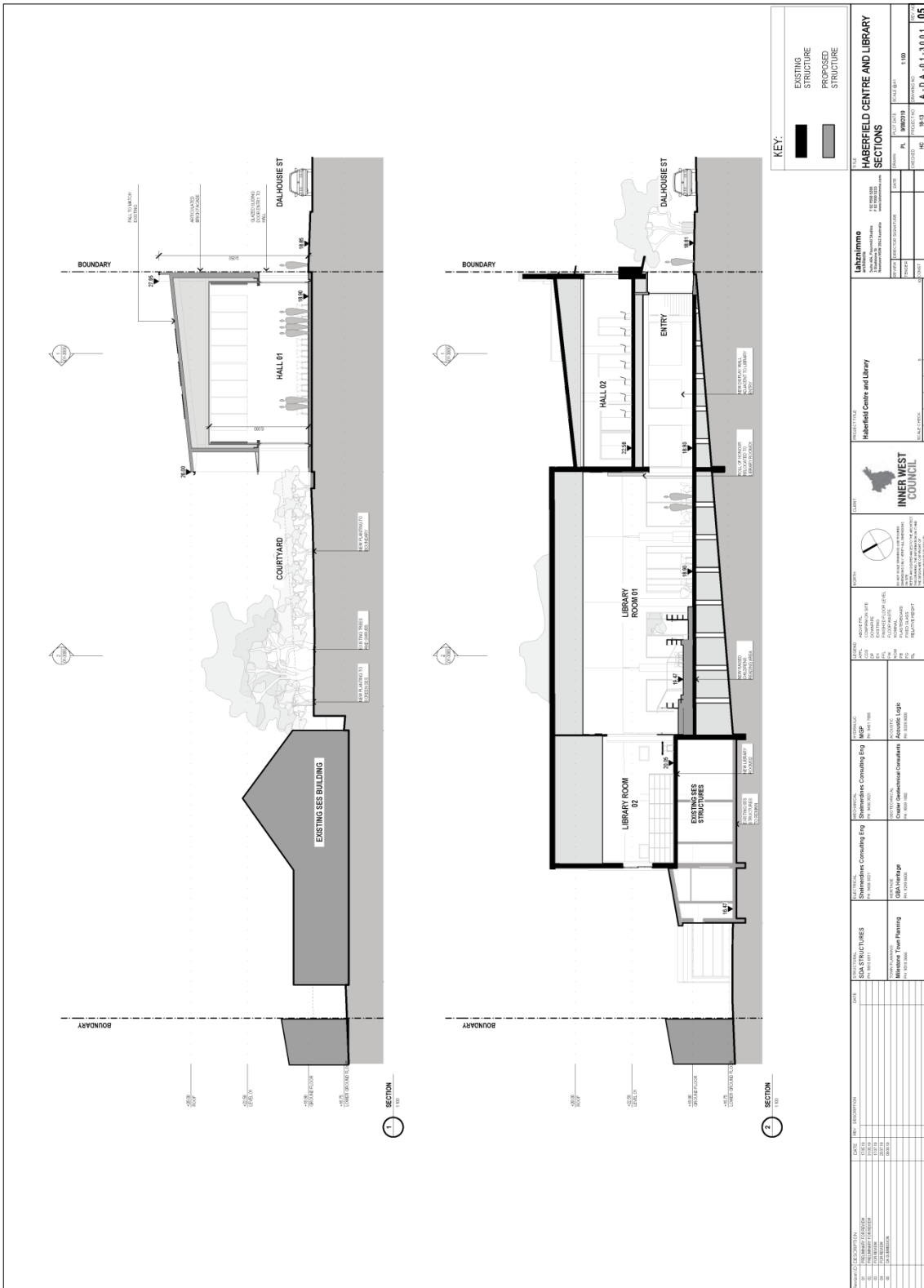


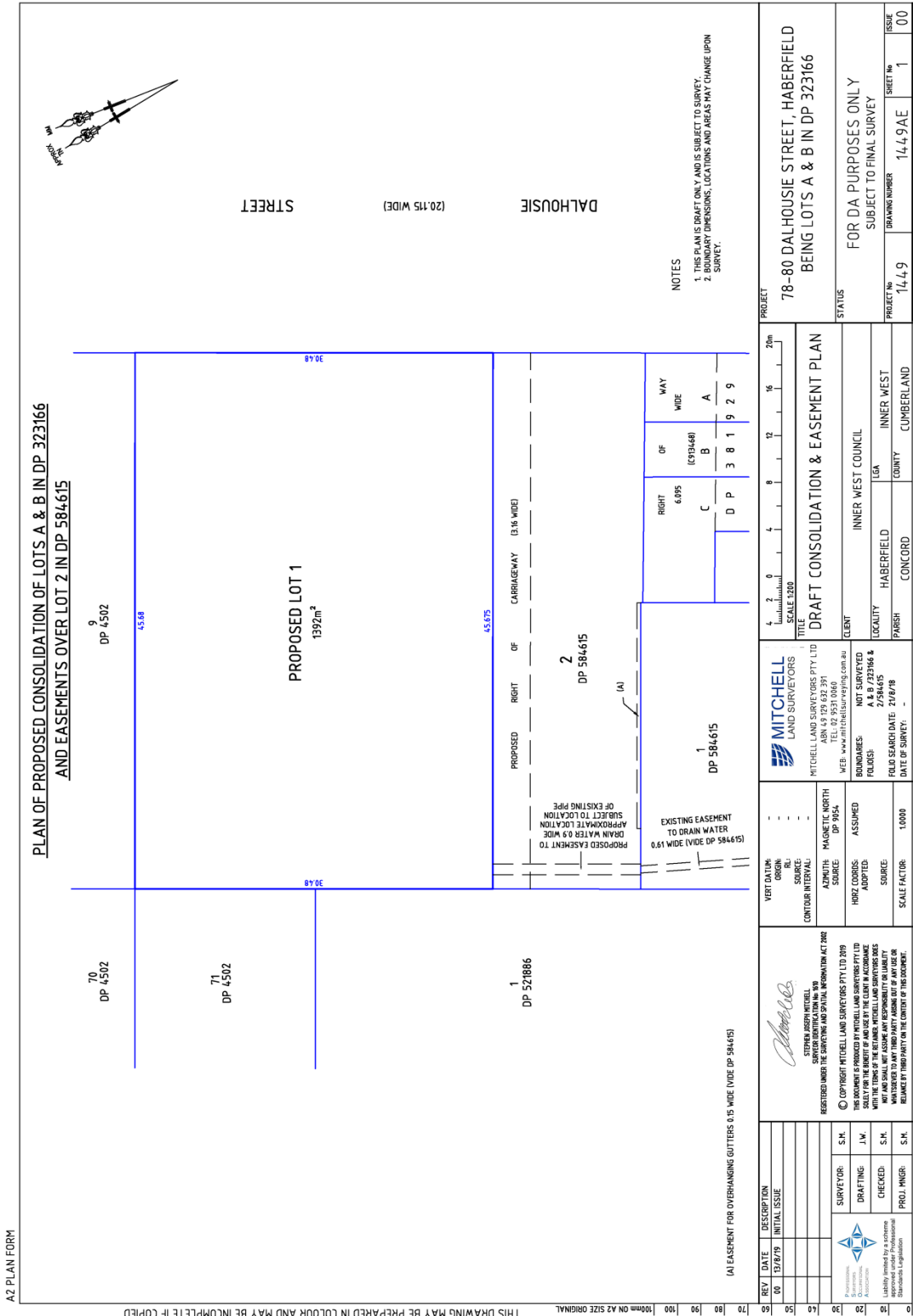




PROJECT INFORMATION		DRAWING INFORMATION		CLIENT INFORMATION		DRAWING TITLE		DRAWING NUMBER	
PROJECT NO.	100/2019/0000	DRAWING NO.	01	CLIENT NAME	Haberfield Centre and Library	DRAWING TITLE	ELEVATIONS	DRAWING NUMBER	1100
DATE	15/09/2019	SCALE	1:100	CLIENT ADDRESS	100-102 Dalhousie St, Haberfield NSW 1500	DRAWING DATE	15/09/2019	DRAWING BY	RL
DRAWING CHECKED BY		DRAWING APPROVED BY		DRAWING CHECKED BY		DRAWING APPROVED BY		DRAWING CHECKED BY	
SIGNED		SIGNED		SIGNED		SIGNED		SIGNED	
DATE		DATE		DATE		DATE		DATE	







THIS DRAWING MAY BE PREPARED IN COLOUR AND MAY BE INCOMPLETE IF COPIED

REV	DATE	DESCRIPTION
00	19/11/19	INITIAL ISSUE

SURVEYORS
 S.M.
 DRAFTING
 J.W.
 CHECKED
 S.M.
 PROJ. MNGR.
 S.M.

VERT DATUM: GDA
 SOURCE: RL
 CONTOUR INTERVAL: -
 AZIMUTH SOURCE: MAGNETIC NORTH
 DP 9954
 HRZ CORRDS: ASSUMED
 ADOPTED SOURCE
 SCALE FACTOR: 1.0000

MITCHELL LAND SURVEYORS
 MITCHELL LAND SURVEYORS PTY LTD
 ABN 49 129 632 391
 TEL: 02 9531 0966
 WEB: www.mitchell-land-surveyors.com.au
 BOUNDARIES: NOT SURVEYED
 FIELDS: 2/584615
 DATE OF SURVEY: 21/09/19

CLIENT: INNER WEST COUNCIL
 LOCALITY: HABERFIELD
 PARISH: CONCORD
 LGA: INNER WEST
 COUNTY: CUMBERLAND

PROJECT
 78-80 DALHOUSIE STREET, HABERFIELD
 BEING LOTS A & B IN DP 323166
 STATUS
 FOR DA PURPOSES ONLY
 SUBJECT TO FINAL SURVEY
 PROJECT No 14,49 DRAWING NUMBER 14,49AE SHEET No 1 ISSUE 00

STORMWATER MANAGEMENT PLAN

HABERFIELD LIBRARY







DRAWING INDEX.

- SW-000 COVER SHEET
- SW-100 PIPE LAYOUT
- SW-101 CATCHMENT PLAN AND DETAILS

NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY LAHZNIMMO ARCHITECTS (JULY 2019).
3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT.
4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, STONEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS
6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.
7. STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.
8. STORMWATER PIPES TO BE GRADED AT A MINIMUM 1% UNLESS NOTED OTHERWISE.
9. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 - 1995.
10. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA 5009.

LEGEND:

-  DOWNPIPE
-  STORMWATER LINE (EXISTING)
-  STORMWATER LINE (PROPOSED)
-  DRAINAGE PIT
-  INSPECTION OPENING TO SURFACE
-  SURFACE FLOW DIRECTION

CONTRACTOR'S RESPONSIBILITY: The Contractor shall ensure that the design is followed as shown on the drawings. The Contractor shall be responsible for the construction of the stormwater management system in accordance with the design and the relevant standards. The Contractor shall ensure that the stormwater management system is installed in accordance with the design and the relevant standards. The Contractor shall ensure that the stormwater management system is installed in accordance with the design and the relevant standards. The Contractor shall ensure that the stormwater management system is installed in accordance with the design and the relevant standards.

DESIGNER'S RESPONSIBILITY: The Designer shall ensure that the design is in accordance with the relevant standards. The Designer shall ensure that the design is in accordance with the relevant standards. The Designer shall ensure that the design is in accordance with the relevant standards. The Designer shall ensure that the design is in accordance with the relevant standards. The Designer shall ensure that the design is in accordance with the relevant standards.

DATE: 18.12.2019

BY: [Signature]

FOR: [Signature]

1. SIGNATURE COMMENTS

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

INNER WEST COUNCIL

lahznimmo
architects

CONTRACT NAME: MSP Building & Infrastructure Services Pty Ltd

PROJECT NUMBER: 2019-0129

PROJECT: HABERFIELD LIBRARY

DRAWING TITLE: COVER SHEET

DATE: 18.12.2019

PROJECT NUMBER: 2019-0129

PROJECT: SW-000

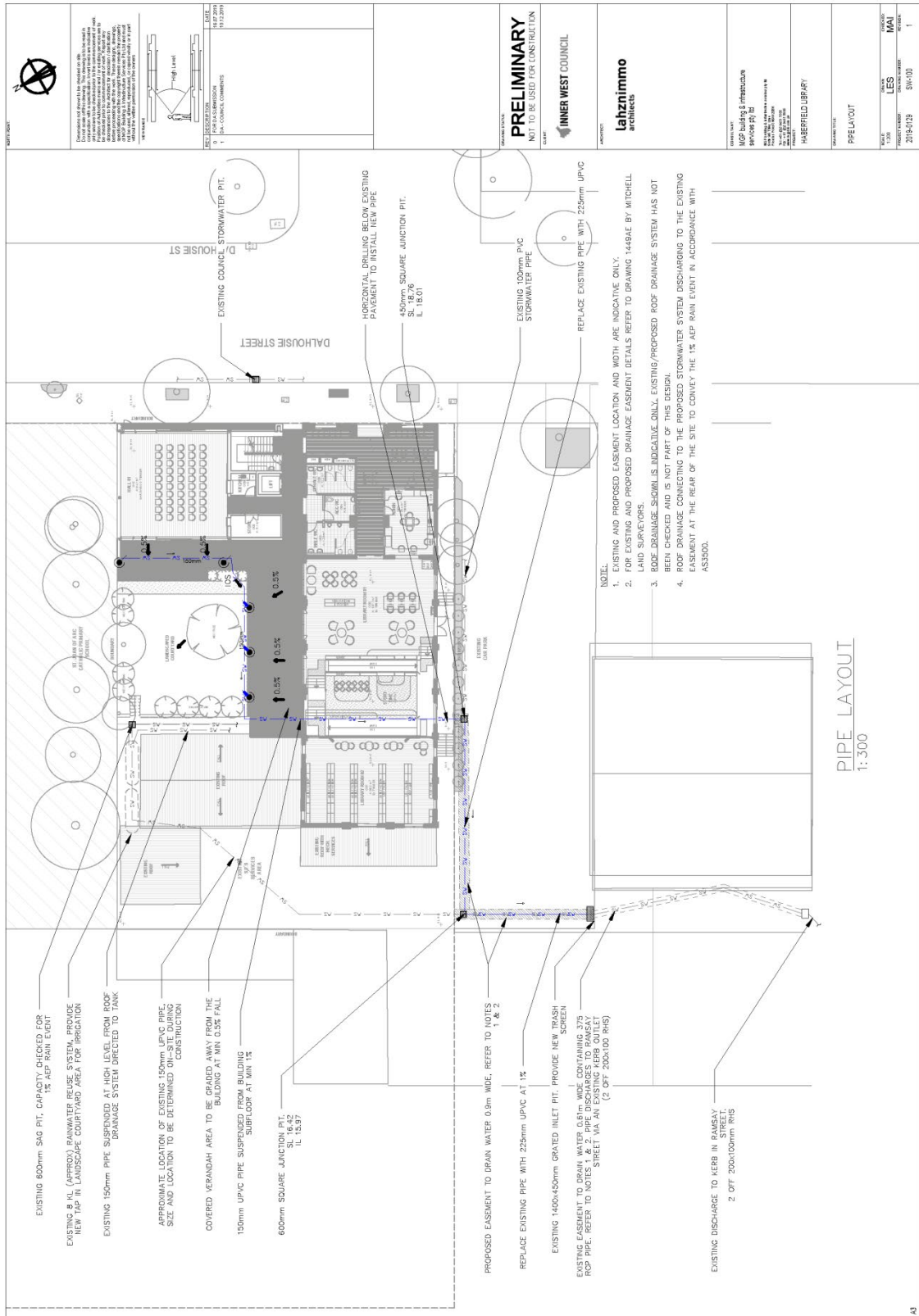
SCALE: 1:1

DATE: 18.12.2019

PROJECT NUMBER: 2019-0129

PROJECT: SW-000

SCALE: 1:1



DATE: 10/12/2019
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 FOR COUNCIL COMMENTS

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

INNER WEST COUNCIL

lahzrimmo
 architects

PROJECT NAME: AGP building & infrastructure services (p) 10
 PROJECT ADDRESS: 100-110 DAWSON STREET, SYDNEY NSW 1585
 PROJECT NUMBER: 100-110 DAWSON STREET
 DRAWING NUMBER: 100-110 DAWSON STREET

NOTE:
 1. EXISTING AND PROPOSED EASEMENT LOCATION AND WIDTH ARE INDICATIVE ONLY.
 2. FOR EXISTING AND PROPOSED DRAINAGE EASEMENT DETAILS REFER TO DRAWING 1449AE BY MITCHELL LAND SURVEYORS.
 3. ROOF DRAINAGE SLOPE IS INDICATIVE ONLY. EXISTING/PROPOSED ROOF DRAINAGE SYSTEM HAS NOT BEEN CHECKED AND IS NOT PART OF THIS DESIGN.
 4. ROOF DRAINAGE CONNECTING TO THE PROPOSED STORMWATER SYSTEM DISCHARGING TO THE EXISTING EASEMENT AT THE REAR OF THE SITE TO CONVEY THE 1% ACP RAIN EVENT IN ACCORDANCE WITH AS3380.0.

PIPE LAYOUT
 1: 300

