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<b>DEVELOPMENT ASSESSMENT REPORT</b>	
<b>Application No.</b>	10.2017.19.2
<b>Address</b>	33 Chandos Street, Ashfield
<b>Proposal</b>	Section 8.2 Review of refused modification of development consent for internal and external changes to approved boarding house
<b>Date of Lodgement</b>	20 September 2019
<b>Applicant</b>	Eugene Sarich
<b>Owner</b>	MicroNest No 1 Pty Ltd ATF MicroNest Ashfield Trust
<b>Number of Submissions</b>	8
<b>Value of works</b>	\$3,111,298
<b>Reason for determination at Planning Panel</b>	Recommended refusal of Section 8.2 Review
<b>Main Issues</b>	<ul style="list-style-type: none"> <li>Internal amenity and facilities</li> <li>Neighbouring amenity impacts</li> <li>Management of use</li> <li>External changes</li> <li>Accessibility</li> <li>Waste management</li> <li>Stormwater management</li> <li>Missing information</li> </ul>
<b>Recommendation</b>	Refusal
<b>Attachment A</b>	Draft conditions
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Court approved plans
	
<b>LOCALITY MAP</b>	
Subject Site	
Objectors	
Notified Area	
Supporters	
 N	
<p>Note: Due to scale of map, not all objectors could be shown.</p>	

## 1. Executive Summary

This report is an assessment of the application submitted to Council for Section 8.2 Review of refused modification of development consent for internal and external changes to approved boarding house at 33 Chandos Street, Ashfield. The application was notified and re-notified to surrounding properties and 8 unique submissions were received.

The main issues that have arisen from the application include:

- Internal amenity and facilities
- Neighbouring amenity impacts
- Management of use
- External changes
- Accessibility
- Waste management
- Stormwater management
- Missing information

The non-compliances are not acceptable and therefore the application is recommended for refusal.

## 2. Proposal

The proposal seeks to modify an approved boarding house. The modifications include:

- Significant external changes including the building footprint, envelope, setbacks, and general design.
- Change to roof form and increase roof size.
- Conversion of habitable attic level into a 'storage/services' area only.
- Significant internal reconfiguration.
- Changes to landscaping.
- Reduction of number of lodgers from 52 to 48 – 10 x single adult lodger rooms, 14 x double adult lodger rooms, and 1 x managers room.

## 3. Site Description

The site is rectangular in shape with an area of approximately 697sqm. It has a primary street frontage to Chandos Street.

Currently the site is occupied by a detached single storey dwelling house. It is adjoined by a 2-storey flat building to the east, and a 2-storey flat building, 2-storey detached terrace dwelling and a part 3, part 4 storey flat building to the west. The immediate area is largely characterised by 2 and 3-storey flat buildings and single storey dwelling houses.

The site is not identified as containing a heritage item and is not located within a heritage conservation area. It is noted that No. 23 Chandos Street to the south-west is identified as a heritage item (I68).



**Figure 1:** Aerial image showing site and surrounding context.

## 4. Background

### 4(a) Site history

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

- 10.2017.19.1 – On 20 March 2018, consent was granted by way of a Section 34 agreement for the following:

*Demolition of existing structures and construction of a three-storey boarding house with attic accommodation comprising:-*

- (a) Twenty eight boarding rooms accommodating a maximum of 50 lodgers;*
- (b) One manager's room accommodating a maximum of 2 lodgers;*
- (c) A communal room;*
- (d) A basement car park accommodating 7 vehicle spaces of which 2 spaces are accessible spaces, 7 motor cycle parking spaces, 8 bicycle spaces and a waste room;*

The following conditions were imposed on the consent:

#### **G(16) SEPP ARH rent compliance**

*A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property providing that while the property is being used as a boarding house:*

- (i) the only persons to whom accommodation within the boarding house will be offered shall be those who have a household income that is equal to or less than 120% of the Median Equivalised Total Household Income (Weekly) for Ashfield for the most recent year*

published, as published by the Australian Bureau of Statistics;

(ii) the rent which the owner or operator of the boarding house will charge shall not exceed 40% of that income on rent;

#### **H(1) Approved use**

*k) The premises must be used as a boarding house as defined in Section 516(1A) of the Local Government Act 1993, being a building wholly or partly let as lodging in which each letting provides the tariff-paying occupant with a principal place of residence. Each tariff charged must not exceed the maximum tariff for boarding houses or lodging houses for the time being determined by the Minister by order published in the Government Gazette.*

- On 4 June 2018, the Land and Environment Court upheld an appeal to delete Condition H(1)(k).
- On 9 July 2019, the Land and Environment Court upheld an appeal to delete Condition G(16).
- On 2 September 2019, Council refused a Section 4.56 modification to modify the external appearance and the internal room dimensions. The proposal maintained the approved 29 boarding rooms including one manager's residence, but increased residence numbers from 52 lodgers to 58 lodgers.

The application was refused as it was not considered 'substantially the same as the development for which the consent was originally granted' contrary to Clause 4.56(1)(a) of the Environmental Planning and Assessment Act 1979 No 203.

It is noted that amended drawings were provided by the applicant during the assessment of this application however these were not formally accepted by Council nor relied upon for the determination. However these amended drawings form the basis of the subject review application, as nominated by the applicant.

#### **4(b) Application history**

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

- On 21 October 2019, the application was notified for 14 days. The application was notified with the original (not amended) Section 4.56 drawings – being the drawings that were refused. The applicant subsequently clarified that they are relying on the amended Section 4.56 drawings. In accordance with Section 8.2 of the EP&A Act, an applicant can amend the proposal for a review.
- As such, on 21 November 2019, the application was re-notified for 14 days with the amended drawings.

### **5. Assessment**

The following is a summary of the review of the application in accordance with Section 8.2 of the *Environmental Planning and Assessment Act 1979*.



### 5(a) Section 8.2 of the Environmental Planning and Assessment Act

Section 8.2 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) allows an applicant to request Council to review the determination of modification application. The review is to be carried out in accordance with the following requirements of the EP&A Act 1979:

#### s8.3(3)

- (3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.

Comment: The applicant has amended the proposed development as part of the review. Council is satisfied that the development is substantially the same as the development for which consent was originally granted. The amended proposal maintains the approved use as a boarding house, maintains the same number of boarding rooms (29), maintains the same provision of vehicle parking, and maintains the 3-storey built form.

- (4) The review of a determination or decision made by a delegate of a council is to be conducted—
  - (a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or
  - (b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.

Comment: The determination is reviewed by Council but determined the local planning panel.

The Environmental Planning and Assessment Regulation 2000 provides further requirements for Section 8.2 reviews:

#### Clause 123I(1)

- (1) An application for a review under section 8.3 of the Act is to be made not later than 28 days after the date on which the application for the modification of the development consent was determined.

Comment: The application was lodged on 20 September 2019, 18 days after the date of refusal (2 September 2019).

#### Clause 123I(2) and (3)

- (2) An application must be notified or advertised for the period required by clause 20A of Schedule 1 to the Act.
- (3) The notice or advertisement must contain the following information—
  - (a) a brief description of the original modification application and the land to which it relates,
  - (b) a statement that submissions concerning the application for review may be made to the council within the notification period.

Comment: The application was notified in accordance with these requirements.

### 5(b) Section 4.56 of the Environmental Planning and Assessment Act

Under Section 4.56 of the Environmental Planning and Assessment Act, 1979, the consent authority, when considering a request to modify a Determination made by the Land and Environment Court, must consider whether:

*The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).*

Comment: Council is satisfied that the development is substantially the same as the development for which consent was originally granted. The amended proposal maintains the approved use as a boarding house, maintains the same number of boarding rooms (29), maintains the same provision of vehicle parking, and maintains the 3-storey built form.

*Council has consulted with the relevant Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority.*

Comment: Council has concurrence from the relevant minister, public authority or approval body.

*The application has been notified in accordance with the regulations, if the regulations so require, or a development control plan, if council's development control plan requires the notification or advertising of applications for modification of a development consent.*

Comment: The application was notified for a period of 14 days, between 21 October 2019 and 4 November 2019, and re-notified for a period of 14 days, between 21 November and 5 December 2019.

*Consideration of any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan.*

Comment: Eight (8) unique submissions were received over the two notification periods. The submissions have been considered and are discussed in detail below.

### 5(c) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The following provides further discussion of the relevant issues:

#### *5(c)(i) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

A BASIX Certificate was submitted with the application, however the certificate is out of date.

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

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

Although the base consent was assessed against the SEPP ARH, the subject application makes a number of significant changes to the approved development which warrant an assessment against the relevant sections of the SEPP ARH.

The main design parameters are addressed below:

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

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

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

*“A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:*

- (a) *the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or*
- (b) *if the development is on land within a zone in which no residential accommodation is permitted - the existing maximum floor space ratio for any form of development permitted on the land, or*
- (c) *if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register - the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:*
  - (i) *0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or*
  - (ii) *20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.”*

Under the interpretation provisions in Clause 4 of the SEPP existing maximum floor space ratio means as follows:

*“existing maximum floor space ratio means the maximum floor space ratio permitted on the land under an environmental planning instrument or development control plan applying to the relevant land, other than this Policy or State Environmental Planning Policy No 1 - Development Standards.”*

The site is zoned R3 – Medium Density Residential under the LEP. A boarding house is permissible within the zone with the consent from Council.

Under the LEP, the maximum floor space ratio (FSR) permitted on the land is 0.7:1. Residential flat buildings are permitted on the land so an additional FSR of 0.5:1 under Clause 29(1)(c)(i) would apply to the development. Consequently the maximum allowable FSR for the site for a boarding house development under the Affordable Rental Housing SEPP would be 1.2:1.

The development an FSR of 1.15:1 which does not exceed the floor space ratio requirements of the SEPP.

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

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

A maximum building height of 12.5 metres applies to the site as indicated on the Height of Buildings Map that accompanies the LEP.

The drawings indicate that the proposal has a maximum height of 12.3 metres above existing ground level.

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

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

The proposal includes approximately 60sqm of landscaping in the front setback. The balance of the length of the front setback is occupied by the proposed driveway and pedestrian entrance. The landscape treatment and proportion of the front setback dedicated to pedestrian/ vehicle access is compatible with typical front setbacks in the streetscape.

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

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

The communal living room on the ground floor has north-east and south-east facing windows which will receive only 2 hours of direct sunlight between 9.00am and 3.00pm in mid-winter. The supplied drawings indicate that the communal living room will only receive 2 hours of sunlight between 9.00am and 11.00am.

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

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

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



- (ii) *if accommodation is provided on site for a boarding house manager - one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.”*

174sqm of communal private open space with minimum a dimension of 3.6m is provided in three separate areas within the rear and side setbacks. The usable areas of these open spaces are significantly less due to significant plantings, planter boxes, and other structures.

Although 13sqm of private open space is provided for the boarding house manager's room, this space has dimensions below 2.5m and is partially located within the front setback area. The manager,s room private open space therefore does not meet the requirements of the SEPP ARH.

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

*“If:*

- (i) *in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and*
- (ii) *in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and*
- (iia) *in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and*
- (iii) *in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,*

The development has 29 boarding rooms (including one managers room) and therefore generates a requirement for 15 car parking spaces. 7 car parking spaces are provided in the basement level.

It is noted that the subject application makes no change to the approved number of boarding rooms, car spaces, or basement level configuration, and reduces the approved number of lodgers from 52 to 48. As such, the approved provision of car parking has not been assessed as part of this review application.

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

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

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

All rooms within the boarding house comply with the minimum accommodation size requirements.

(ii) Standards for Boarding Houses (Clause 30)

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

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

Two communal living rooms have been provided on the ground floor.

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

No room exceeds 25sqm (excluding private kitchens and bathrooms).

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

All rooms are for either one or two lodgers.

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

Adequate bathroom and kitchen facilities are provided within each boarding room.

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

One boarding room has been provided for a boarding house manager on the ground floor.

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

N/A

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

7 motorcycle and 6 bicycle spaces are provided for 29 boarding rooms which complies with these requirements.

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

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

The development as viewed from the streetscape is similar to that approved which was considered to be consistent with the character of the local area in that it is 3-storeys, contains a pitched gabled roof, includes front balconies, and contains a substantial landscaped front setback.

The amended proposal as viewed from the streetscape does not represent a significant departure from that approved, and as such is considered to still be generally consistent with the character of the local area.

*5(c)(iii) Ashfield Local Environment Plan 2013 (ALEP 2013)*

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

The site is zoned R3 – Medium Density Residential under the *ALEP 2013*. The *ALEP 2013* defines the development as:

**boarding house** means a building that—

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

*but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*

**Note.**

*Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.*

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

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

Standard	Proposal	non compliance	Complies
<b>Height of Building</b> Maximum permissible: 12.5 m	12.3m	N/A	Yes
<b>Floor Space Ratio</b> Maximum permissible: 0.7:1 (LEP) + 0.5 SEPP ARH 'bonus' = 1.2:1 or 836.1m <sup>2</sup>	1.15:1 or 806sqm	N/A	Yes

## 5(d) Development Control Plans

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

IWCDCP2016	Compliance
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
<b>A – Miscellaneous</b>	
1 - Site and Context Analysis	Yes
2 - Good Design	No (see discussion below)
4 – Solar Access and Overshadowing	No (see discussion below)
5 - Landscaping	Yes
6 - Safety by Design	Yes
7 - Access and Mobility	No (see discussion below)
15 - Stormwater Management	No (see discussion below)
<b>C – Sustainability</b>	
3 – Waste and Recycling Design & Management Standards	No (see discussion below)
<b>F – Development Category Guidelines</b>	
6 – Boarding Houses and Student Accommodation	No (see discussion below)

The following provides discussion of the relevant issues:

#### Good Design

Insufficient information in relation to materials and finishes have been provided. The supplied details on the drawings are general in nature such as ‘recycled brick’, ‘louver in wood colour’.

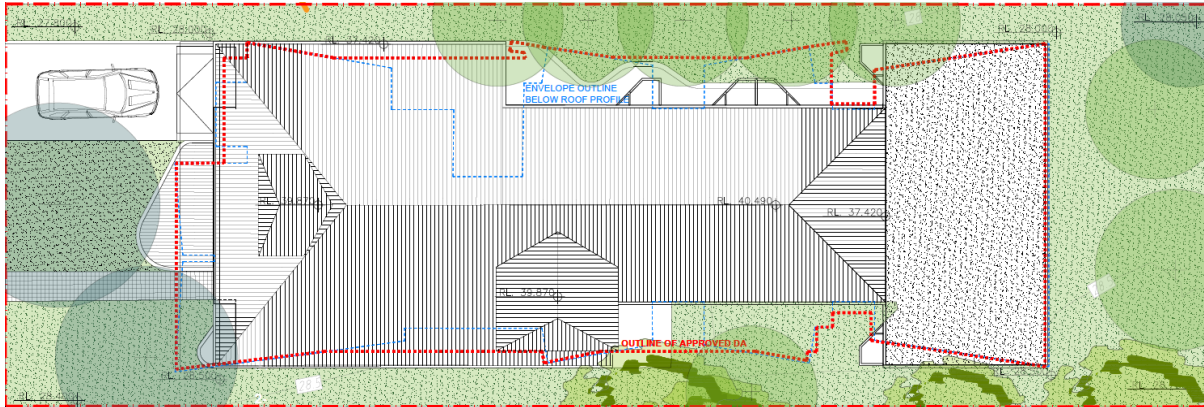
A number of materials have also not been specified on the drawings such as the balcony balustrades on the front façade.

The approved development included a varying upper level front setback of 6.8m to 8.07m which provided a setback transition to the neighbouring building at No. 35 Chandos Street.



The revised proposal has a uniform 6.8m front setback which results in a less satisfactory relationship to No. 35 and the streetscape.

Generally the side setbacks are increased in the 'central' portion of the building but reduced in the front and rear portions of the building (see Figure 2 below). As discussed below, insufficient information has been provided regarding the proposal's impact on neighbouring amenity thus the appropriateness of the setbacks cannot be determined.



**Figure 2:** Site plan showing approved building footprint (blue dotted line) and the proposed building footprint. The red dotted line indicates the footprint of the refused scheme.

Given the lack of information, it has not been demonstrated that the development represents good design.

#### Roof / Attic Level

The proposal includes significant changes to the roof form and a substantial attic level which includes two dormer windows. The proposed attic level is entirely occupied by a space labelled 'plant/storage'. Access to the attic level is via the communal stairwell.

The original approved attic level contained 3 boarding rooms and was contained within a smaller hipped roof form which was different in shape. It is unclear why the roof has been increased in size given the attic level has no longer been designated for habitable purposes.

The proposed dormer windows are not supported as they relate to a designated non-habitable space and thus add unnecessary bulk to the building. Insufficient information has been provided as to why dormer windows are required, who will have access to the attic level storage area, what 'plant' equipment will be placed here, or why mechanical plant and equipment cannot be located elsewhere in the building without adding unnecessary bulk.

It is noted that in the previous refused scheme the attic level was nominated as a 'media/reading room, residents storage' and showed an indicative layout of a communal living area.

Given the above, concerns are raised that the attic could be readily usable for habitable purposes. If this area is counted as a 'habitable space', it would be counted as gross floor area and would result in the development breaching the Floor Space Ratio development standard. It is also likely that the development's impacts in terms of visual and acoustic privacy would substantially increase.

The proposed roof form and scale is considered inappropriate in terms of the bulk, floor space yields, use and potential privacy impacts which it entails and is contrary to Part 2 Chapter A of the DCP.

### Neighbouring Solar Access

The proposal includes changing the footprint and envelope of the building, most notably it increases the setbacks and the length of the roof.

Although there are no specific requirements for neighbouring solar access for boarding house developments, point 2 under 'Purpose' of Part 6 Chapter F which relates to boarding houses states:

- *To ensure an acceptable level of amenity and accommodation in Boarding House premises such that they meet the needs of both residents and have no adverse impacts on adjoining properties*

The development is surrounded largely by residential flat buildings and as such PC 1, Part 4 Chapter A outlines solar access requirements for residential flat building developments are relevant:

*ensures living rooms and principal private open space of adjoining properties receive a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June*

Elevational solar access diagrams have not been provided and as such the proposal's impact on neighbouring living room windows cannot be determined.

Furthermore, the plans have not identified the neighbouring principal private open spaces and as such the proposal's solar impact cannot be accurately determined.

The supplied shadow diagrams have an incorrect north point and no existing shadow diagrams have been provided.

Based on the lack of information, the solar access impacts of the development cannot be accurately determined.

### Acoustic and Visual Privacy

The proposal relies on an acoustic report which related to a substantially different scheme. As such, the acoustic impact of the revised proposal cannot be determined.

Acoustic privacy concerns are raised over the proposed relocation of the communal open spaces from the rear setback to both side setback areas. As mentioned, updated acoustic testing or an acoustic report have not been provided.

Acoustic and visual privacy concerns are also raised in relation to the proximity of the communal open spaces and the ground level boarding rooms. There is unrestricted access to all perimeter communal open space within the side and rear setbacks. Inadequate separation of the rooms and open space have been provided, unreasonably affecting the internal amenity and privacy of the future lodgers of these rooms.

Insufficient information of the surrounding built context (such as openings) has been provided on the drawings. As such the potential privacy impacts of the proposal cannot be fully assessed. It is noted that the neighbouring building at No. 35 has extensive ground and first floor openings facing the subject site.

The proposal introduces two (2) new first and second floor balconies on the eastern (side) elevation. Significant overlooking and acoustic concerns arise, particularly as they are only

set back 2.8m from the common boundary. Insufficient detail has been provided on the floor plans and elevations in relation to any screening or blade walls associated with these balconies.

Privacy concerns are also raised over the first floor communal balcony located on the western (side) elevation which is set back 4.8m from the common boundary.

Insufficient detail has been provided regarding the 'glass block' on the eastern (side) boundary associated with the first and second floor common corridors. The side elevation annotates this as 'aluminium frame sliding doors and sliding windows'.

### Boarding Houses and Student Accommodation

#### *PC6 Plan of Management*

The proposal includes a significant change to the internal configuration and operation of the site.

A revised Plan of Management (POM) has not been provided to reflect the revised scheme. As such, the effective on-going management of the boarding house cannot be determined.

### Waste Storage and Collection

DS7.3 Part 6 Chapter C of the DCP requires a minimum 1x240L general waste and 1x240L recycling bin per four boarding rooms. Based on 30 rooms, 16 bins are required in total

The basement storage area does not have capacity to hold the required 16 bins.

A new concealed temporary waste storage area is provided within the front setback with a capacity of 8 bins. As a revised waste management plan has not been provided with the application, it is not clear if general waste and recycling will be collected on separate days. As such, it is not clear if the area is sufficient for the required number of bins.

Furthermore, there appears to be grass landscaped area between the driveway and temporary waste area, making transfer impractical. The in-fill of this area with hard paving would reduce landscaped area and the design's fit with the character of the typical street setback as required by the SEPP ARH.

Given the lack of a revised waste management plan, it is not clear how the ongoing management of waste will function.

### Access and mobility

Part D3 Clause D3.1 NCC requires 2 accessible sole-occupancy units for buildings with 11 to 40 sole-occupancy units.

The proposal does not nominate any accessible units. The plan for Unit A-105 details what appear to be turning circles for a wheelchair however it has not been clearly identified on the drawings that this is an accessible unit.

### Stormwater Management

A stormwater management plan reflecting the revised design has not been provided contrary to Part 15, Chapter A of the DCP.

### 5(e) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal will have an adverse impact on the locality.

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

It is considered that the proposal will have an adverse impact on the adjoining properties and therefore it is considered that the site is unsuitable to accommodate the proposed development.

### 5(g) Any submissions

The application was notified in accordance with Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 14 days to surrounding properties. The application was subsequently renotified for 14 days as the incorrect drawings were notified originally. A total of 8 unique submissions were received. Submissions received by the same people during the two notification periods have been counted as one (1) submission.

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

- Visual privacy impacts – see Section 5(d);
- Acoustic privacy impacts – particularly in relation to communal living and open space areas - see Section 5(d);
- Not substantially the same development – see Section 5(a) and (b);
- Insufficient provision of car parking – see Section 5(c)(ii);
- Doesn't meet the 'character test' in Clause 30A of the SEPP ARH – see Section 5(c)(ii);
- Excessive roof / attic space – see Section 5(d);
- Setbacks – see Condition 5(d);
- Overshadowing impacts – see Section 5(d);
- Inadequate waste facilities – see Section 5(d);
- Not in the public interest – see Section 5(h).

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

Issue: Concern over the proposed increase number of lodgers.  
Comment: The proposal reduces the approved number of lodgers from 52 to 48.

Issue: Safety and amenity concerns created by future lodgers.  
Comment: Poor behaviour and the backgrounds of future lodgers cannot be assumed.

Issue: The development is no longer providing 'affordable housing'  
Comment: As mentioned, the LEC upheld an appeal to remove the requirement for the development to provide 'affordable housing' in accordance with the definition in the SEPP ARH and was satisfied that it was still 'substantially the same'.

Issue: Concerns over significant building massing changes.  
Comment: The proposal includes some significant changes to building footprint, envelope and massing. Amongst other things, the proposed increased massing of the roof at the rear is not supported given the lack of sufficient information and justification.



Issue: Concerns over significant changes to the internal layout.

Comment: In principle, no objection is raised to the internal reconfiguration of the boarding house however as discussed in this report a number of issues are raised with the proposed external changes.

Issue: Additional on-street parking impacts.

Comment: The proposal reduces the number of lodgers from 52 to 48. As such it would be anticipated that there would be little change from the approved developments impact on on-street parking.

### 5(h) The Public Interest

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

The proposal is contrary to the public interest.

## 6 Referrals

### 6(a) Internal

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

#### Engineers

Not supported - no revised stormwater management plan or survey plan provided with the application.

### 6(b) External

None required

## 7. Section 7.11 Contributions/7.12 Levy

The carrying out of the proposed development would not result in an increased demand for public amenities and public services within the area and as such a contribution would not be applicable if the application were recommended for approval.

Section 7.11 Contributions were applied to the original consent.

## 8. Conclusion

The proposal does not comply with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

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

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

## 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*, refuse Development Application No. 10.2017.19.2 for Section 8.2 Review of refused modification of development consent for internal and external changes to approved boarding house at 33 Chandos Street, Ashfield for the following reasons:
1. A BASIX Certificate was submitted with the application however it is out of date, and as such the requirements of the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 have not been met.
  2. Contrary to Clause 29(2)(c) of the SEPP ARH, it has not been demonstrated that the communal room will receive a minimum of 3 hours direct sunlight between 9.00am and 3.00pm in mid-winter.
  3. Contrary to Clause 29(2)(d)(ii) of the SEPP ARH, the private open space associated with the managers room has a minimum dimension of less than 2.5m and does thus not achieve the minimum required 8sqm.
  4. Contrary to Part 6 Chapter F (Boarding Houses) of the DCP it has not been demonstrated an acceptable level of amenity and accommodation in Boarding House premises such that they meet the needs of both residents and have no adverse impacts on adjoining properties.
  5. Contrary to Part 6 Chapter F (Boarding Houses) of the DCP, a revised Plan of Management has not been provided.
  6. Contrary to Part 6 Chapter C of the DCP, it has not been demonstrated how waste management, transfer and collection will occur, nor has it been demonstrated that there are adequate waste storage facilities.
  7. Contrary to Part 1 Chapter A of the DCP, the proposal does not demonstrate 'good design'.
  8. Contrary to Part 7 Chapter A of the DCP, two (2) accessible rooms have not been provided.
  9. Contrary to Part 15 Chapter A of the DCP, a stormwater management plan and details of stormwater management have not been provided.
  10. The proposed development results in unreasonable environmental and social impacts on the locality, and is not in the public interest, contrary to Clauses 4.15(1)(b) and (e) of the Environmental Planning and Assessment Act 1979.

## Attachment A – Draft conditions

**A General Conditions****(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the plans, documents and specifications set out in the table below and stamped as approved by Council, and any other supporting documentation received with the application, except as amended by the conditions specified hereunder.

Drawing Number	Revision	Dated	Title	Prepared By
<b>Architectural Plans</b>				
DA A 0001	A	16/12/2017	General Notes/Basix Commitments	Ghazi Al Ali Architects
DA A 0020	E	12/02/2018	Unit Schedule	Ghazi Al Ali Architects
DA A 1010	B	12/02/2018	Site Plan	Ghazi Al Ali Architects
DA A 1050	A	16/12/2016	Streetscape Analysis	Ghazi Al Ali Architects
DA A 1110	A	16/12/2016	Demolition Plan	Ghazi Al Ali Architects
DA A 1201	E	12/02/2018	Basement 01 Plan	Ghazi Al Ali Architects
DA A 1202	F	22/02/2018	Ground Floor Plan	Ghazi Al Ali Architects
DA A 1203	F	22/02/2018	Level 01 Plan	Ghazi Al Ali Architects
DA A 1204	F	22/02/2018	Level 02 Plan	Ghazi Al Ali Architects
DA A 1205	F	22/02/2018	Level 03 Plan	Ghazi Al Ali Architects
DA A 1206	F	22/02/2018	Roof Plan	Ghazi Al Ali Architects
DA A 1301	E	12/02/2018	Elevations	Ghazi Al Ali Architects
DA A 1302	F	22/02/2018	Elevations	Ghazi Al Ali Architects
DA A 1401	F	22/02/2018	Section AA & BB	Ghazi Al Ali Architects
DA A 1402	F	22/02/2018	Section CC	Ghazi Al Ali Architects
DA A 2000	E	12/02/2018	GFA Calculations	Ghazi Al Ali Architects
DA A 2010	A	16/12/2016	Solar Access Diagram 2d	Ghazi Al Ali Architects
DA A 2020	B	20/01/2017	Landscape Calculations	Ghazi Al Ali Architects
DA A 2001	B	20/01/2017	Breezway Details	Ghazi Al Ali Architects
DA A 2002	B	20/01/2017	Breezway Details	Ghazi Al Ali Architects
DA A 2201	D	22/02/2018	Material Schedule	Ghazi Al Ali Architects
DA A 2202	D	21/02/2018	Material Schedule	Ghazi Al Ali Architects
<b>Landscape Plans</b>				
LPDA 17 – 162/1	E	13/03/2018	Landscape Plan	Conzept Landscape Architects
LPDA 17 – 162/2	B	14/03/2018	Details	Conzept Landscape Architects
LPDA 17 – 162/3	A	28/11/2016	Specifications	Conzept Landscape Architects

Stormwater plans				
SW01	C	12/03/2018	Specification Sheet	SGC
SW02	C	12/03/2018	Basement and Ground Floor Plan	SGC
SW03	C	12/03/2018	Roof Plan	SGC
SW04	C	12/03/2018	Erosion and Sediment Control	SGC

The development must be carried out in accordance with the recommendations set out in the following supplementary documents, which form part of the approved application.

Documents	Date	Prepared By
Waste management plan	8 December 2016	Ghazi Al Ali Architects
Traffic impact assessment	15 December 2016	PDC Consultants
Noise Assessment	15 December 2016	Acoustic Consulting Engineers Pty Ltd
Access Report	15 December 2016	Design Right Consulting
Building Code of Australia Report	15 December 2016	Design Right Consulting
Geotechnical Investigation Report	15 December 2016	Geo Environmental Engineers
<b>Statement of Environmental Effects</b>	<b>19 December 2016</b>	<b>Nexus Environmental Planning Pty Ltd</b>
<b>Plan of Management</b>	<b>26 February 2018</b>	

- In the event of any inconsistency between the approved plans/supplementary documents and the conditions, the conditions will prevail.
- Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.
- The existing elements (walls, floors etc) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

**Note:** Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

**As amended by the following drawings:**

Drawing Number	Revision	Dated	Title	Prepared By
A 1010	G	14/3/2019	Site Analysis Plan	Modularium
A 1050	G	14/3/2019	Streetscape Analysis	Modularium
A 1201	G	14/3/2019	Level Basement 01	Modularium
A 1202	H	18/7/2019	Ground Floor	Modularium
A 1203	H	18/7/2019	Level 01	Modularium
A 1204	H	18/7/2019	Level 02	Modularium
A 1205	H	18/7/2019	Level 03	Modularium
A 1206	G	14/3/2019	Level Roof Plan	Modularium



A 1301	H	18/7/2019	Side Elevations	Modularium
A 1302	H	22/02/2018	Front + Rear Elevations	Modularium
A 1401	H	22/02/2018	Sections	Modularium
LA-06	D	13/3/2019	Landscape Base – Ground Floor	Sydney Design Collective
LA-07	D	13/3/2019	Landscape Plan - Roof	Sydney Design Collective
LA-08	D	13/3/2019	Landscape – Site Section	Sydney Design Collective
LA-09	D	13/3/2019	Landscape – Site Sections	Sydney Design Collective
LA-10	D	13/3/2019	Planting Deep Soil Zones	Sydney Design Collective
LA-11	D	13/3/2019	Planting Shrubs and understorey	Sydney Design Collective
LA-12	D	13/3/2019	Planting Shrubs and understorey	Sydney Design Collective

(Amended 11 February 2020 – 10.2017.19.2)

**(2) Payment of any Additional Fees**

If the estimated cost of works for the construction certificate application exceeds the estimate supplied with the development application, an additional fee, any contributions and bonds based on the revised estimate must be paid to Council prior to release of the Construction Certificate.

**B Design Changes**

**(1) Clothes drying areas**

Clothes drying facilities shall be provided. Any external clothes drying areas provided shall be located so that they are not directly visible from any public places or the internal courtyard area of the proposed development. Details shall be submitted with the Construction Certificate.

**(2) Fencing**

New fencing is to be constructed as follows:

- (i) Rear Boundary: A new lapped and capped treated pine rear fence is to be constructed to a height of 1.8m along the rear boundary.
- (ii) Side boundaries: A new lapped and capped treated pine rear fence is to be constructed along the side boundaries. The height is to gradually increase from 1.2m at the front boundary to 1.8m behind the building line.

**(3) Environmental Noise**

During the detailed design and construction certificate (CC) phase of the project, when mechanical plant/equipment is selected and details of equipment locations and noise emission levels are available, environmental noise associated with the proposed development shall be reviewed and assessed by a qualified acoustic consultant and control measures should be implemented to ensure compliance with the EPA:TNP guidelines. Measures that shall be considered to reduce noise from mechanical plant and equipment associated with the project include:

- (i) appropriate equipment specification and selection based on acoustic performance;
- (ii) incorporating engineering measures such as acoustic attenuators and acoustic treatment of ductwork;
- (iii) appropriate equipment siting (eg. air-conditioning outdoor condenser units located on balconies facing away from the adjoining residences); and
- (iv) locating noisy plant and equipment within purpose-built plant room(s).

**(4) Acoustic Privacy**

It is recommended that acoustic privacy between sole-occupancies should be reviewed by a qualified acoustic consultant during the design phase of the project and appropriate construction systems should be incorporated into the design and construction to ensure the National Construction Code (NCC)/Building Code of Australia (BCA) acoustic requirements for sole-occupancies are achieved.

~~(5) — Roof Design~~

~~The proposed skylight along the eastern roof elevation shall be replaced with a dormer similar to proposed dormer windows on the roof plane.~~

*(Deleted 11 February 2020 – 10.2017.19.2)*

~~(6) — External finishes~~

~~The proposed external finishes for the recycled brick and steel roof as indicated on plan reference DA A2201 and DA A2202 Issue D shall be as follows:-~~

- ~~a). The proposed corrugated galvanised steel roof with reference key “J” shall be “Jasper”~~
- ~~b). The proposed recycled brick with reference key “A” shall be of a mid-earthly tone similar to that illustrated on material schedule.~~

*(Deleted 11 February 2020 – 10.2017.19.2)*

**(7) Materials Schedule**

**Prior to the Issue of any Construction Certificate, a revised materials and finishes schedule must be provided to and approved by Council. The schedule must include high quality materials and finishes consistent with the character of the area. The schedule must include the specific product names.**

*(Added 11 February 2020 – 10.2017.19.2)*

**C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate**

**(1) Design Quality**

To ensure the architectural and urban design quality of the development is retained:

- a) The design architect is to have direct involvement in the design documentation, contract documentation and construction strategies of the

project.

- b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project.
- c) Evidence of the design architect's commission is to be provided to the Council prior to the release of the construction certificate.
- d) The design architect of the project is not to be changed without prior notice and approval of the Council.

**(2) Construction and Site Management Plan**

Prior to the issue of a Construction Certificate the applicant shall submit to Council or the Principal Certifying Authority a construction and site management plan that clearly sets out the following:

- (a) what actions and works are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like,
- (b) the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site,
- (c) the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period,
- (d) how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways,
- (e) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an Principal Certifying Authority.

Where it is proposed to:

- o pump concrete from within a public road reserve or laneway, or
- o stand a mobile crane within the public road reserve or laneway, or
- o use part of Council's road/footpath area,
- o pump stormwater from the site to Council's stormwater drains, or
- o store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

An Activity Application for a construction zone, a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued.

**Note:** A separate application to Council must be made for the enclosure of a public place (hoarding).

**(3) ~~Section 94 Development Contributions~~**

~~In accordance with Section 80A (1) of the Environmental Planning and Assessment Act 1979 and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council Prior to issue of a Construction Certificate to cater for the increased demand for community infrastructure resulting from the development:~~

<del>Community Infrastructure Type</del>	<del>Contribution</del>
<del>Local Roads</del>	<del>\$3,237.84</del>
<del>Local Public Transport Facilities</del>	<del>\$10,729.02</del>
<del>Local Car Parking Facilities</del>	<del>\$0.00</del>
<del>Local Open Space and Recreation Facilities</del>	<del>-\$16,180.77</del>
<del>Local Community Facilities</del>	<del>\$9,093.33</del>
<del>Plan Preparation and Administration</del>	<del>\$8,572.57</del>
<del>TOTAL</del>	<del>\$15,451.98</del>

~~If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Development Contributions Plan and the amount payable will be calculated based on the contribution rates applicable at the time of payment in the following manner:~~

$$\text{\$C}_c = \frac{\text{\$C}_p \times \text{CPI}_c}{\text{CPI}_p}$$

~~Where:~~

~~\$C<sub>c</sub> is the amount of the contribution for the current financial quarter~~

~~\$C<sub>p</sub> is the amount of the original contribution as set out in this development consent~~

~~CPI<sub>c</sub> is the Consumer Price Index (Sydney—All Groups) for the current financial quarter as published by the ABS.~~

~~CPI<sub>p</sub> is the Consumer Price Index for the financial quarter at the time of the original consent.~~

~~Prior to payment of the above contributions, the applicant is advised to contact Council's Planning Division on 9716 1800. Payment may be made by cash, money order or bank cheque.~~

~~Council's Development Contributions Plan may be viewed at [www.ashfield.nsw.gov.au](http://www.ashfield.nsw.gov.au) or a copy may be inspected at Council's Administration Centre.~~

~~(Deleted 11 February 2020 – 10.2017.19.2)~~

**(3A) Section 7.11 (Former Section 94) Contribution**

Before commencing works written evidence must be provided to the Certifying Authority that a monetary contribution of \$30,701.72 indexed in accordance with Ashfield Development Contributions Plan has been paid to the Council.

The above contribution is the contribution applicable as at 14 January 2020.

*\*NB Contribution rates under Ashfield Development Contributions Plan are indexed quarterly (for the method of indexation refer to Section 2.6 of the Plan).*

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

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

<b>Community Infrastructure Type:</b>	<b>Contribution \$</b>
Local Roads	\$4,993.93
Local Public Transport Facilities	\$16,000.27
Local Public Car Parking	\$0.00
Local Open Space and Recreation	-\$16,637.78
Local Community Facilities	\$13,560.95
Plan Preparation and Administration	\$12,784.35
<b>TOTAL</b>	<b>\$30,701.72</b>

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

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

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

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

*(Added 11 February 2020 – 10.2017.19.2)*

**(4) Erosion & sedimentation control-management plan**

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharging off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environmental Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- (a) "*Sedimentation and Erosion Control*" - Department of Conservation and Land Management.
- (b) "*Soil and Water Management for Urban Development*" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

**(5) Long service levy**

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

**(6) Access and services for people with a disability**

Detailed plans drawn to the scale of 1:50 shall be submitted to the Principal Certifying Authority detailing compliance with the requirements of AS4299 and AS 1428 Part 1 and the provisions of Comprehensive Inner West Development Control Plan 2016 prior to the issue of a Construction Certificate, showing a minimum of 2 adaptable and accessible units within the development and details of complying levels, ramp slopes, door widths, circulation spaces within the development.

**(7) Services adjustment or relocation**

The applicant shall meet the full cost for Telstra, Sydney Electricity, Sydney Water or Natural Gas Company to adjust/relocate their services as required. The applicant shall make the necessary arrangements with the service authority. (For information on the location of these services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development.

**(8) Sydney Water - Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone Sydney Water 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of an occupation or subdivision certificate.

**(9) Damage deposit/footpath, road, kerb and gutter**

A Damage Deposit of **\$20,000** is to be submitted prior to the release of any of the following:

- commencement of works or
- demolition or
- excavation upon the site or
- the issue of a Construction Certificate

whichever occurs first. The Damage Deposit covers repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

This Damage Deposit covers unforeseen damage to the above property by construction vehicles, skip bins, construction methods etc.

**Note:** Should repair works or maintenance be required on Council land, a Road Opening Permit must be obtained before those works take place.

Bank Guarantees are accepted in lieu of any Council security deposit/bond subject to the following:

It must be an original with no end date and issued in favour of Council, details of the proponent's address shall be included.



A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement.

Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.

Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.

At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.

Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.

The return of the Damage Deposit shall not be refunded until all conditions of Consent have been completed and the Occupation Certificate has been released.

**(10) Footpath/laneway- photographs to be submitted**

Prior to the release of a Construction Certificate, the applicant shall lodge with Council photographs of the roadway and footpath at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage, which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in the applicant being held accountable for the cost of all repair works in the area near / at the site.

**(11) Stormwater disposal-calculations**

- a) Calculations and details of the proposed method of stormwater disposal shall be prepared by a suitably qualified professional civil engineer in accordance with **Council's Stormwater Management Code** and submitted to, and approved by, Council or Certifier prior to the release of the Construction Certificate.

The Construction Certificate plan to be submitted to Council must consist of the following items:

Separate catchment areas within the site draining to each collection point or surface pit classified into the following categories:

- (i) Roof areas.
- (ii) Paved areas.
- (iii) Grassed areas.
- (iv) Garden areas.
- (v) The percentages of Pre-development and Post-development impervious areas

- b) At each pit and or bend, a level of pipe is to be shown (the minimum grade for pipes is 1%).
- c) All flowpaths both internal and external, which pass through or around the proposed development site, are to be shown on the Construction Certificate plan.
- d) Calculations and details are to be provided to Council showing that provisions have been made to ensure runoff from all storms up to the 100-year ARI, which cannot be conveyed within the piped drainage system (including pits and including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths to the detention storage facility. Where it is not practicable to provide paths for overland flows the piped drainage system should be sized to accept runoff up to and including the 100-year ARI.
- e) The depth and location of all services within the area affected by the development including the new 375mm stormwater pipeline to be laid in Moonbie Street (i.e. gas, water, sewer, electricity, Telstra, etc) shall be confirmed by the applicant on site.
- f) All garbage and waste areas must drain to the sewer and not the stormwater system.

**(12) Pump out system specifications**

A pump out system may be permitted to discharge small volumes of stormwater from the basement car parking area. Full details of the pump size, capacity, performance curves, friction losses etc from the manufacturer's specifications must be submitted with the stormwater drainage calculations and prior to installation. These must demonstrate that the pump will function in accordance with the manufacturer's specifications for the required volume of stormwater at the subject total head. Minimum pump capacity allowable is for a 5 minute 1 in 20 ARI storm.

The drainage sump storage area for the pump shall be a bunded area able to cater for a 1 hour 1 in 20 ARI storm to minimise flooding in the event of a power blackout during a storm.

A dual pump arrangement will be necessary. (All pumps must be Class 1 Zone 2, if the pumps are located within a building (i.e. in the basement)).

The stormwater volumes discharged from the pump outs are to be included in the permissible limited amount of stormwater discharged from the site as stated in other relevant conditions.

**(13) No external service ducts**

Service ducts shall be provided within the building to keep external walls free of plumbing or any other utility installations. Such service ducts are to be concealed from view from the street. Details demonstrating compliance are to be provided in the Construction Certificate.

**(14) Bicycle storage**

The bicycle storage area must accommodate a minimum of 6 bicycles and be designed in accordance with Australian Standard AS 2890.3:1993 Parking Facilities – Bicycle parking facilities. Details are to be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

**(15) Adaptable dwelling construction**

Dwellings that are nominated as *adaptable and accessible dwellings* on the approved plans must be constructed to comply with *Adaptable House Class A* of AS 4299, AS 1428.1 and the requirements of the Comprehensive Inner West Development Control Plan 2016.

**(16) Entry control - safety**

At the entry to the basement car park, the following shall be provided:

- a security gate or shutter; and
- an intercom system between visitors and residents to enter and exit from the car park.

**~~(17) Colours and Finishes Schemes~~**

~~*The materials and finishes of the building constructed pursuant to this consent must be in accordance with the materials and finishes identified in Materials Schedule DA A2201 and DA A2202 (issue D) dated 22 February 2018, prepared by Ghazi al Ali Architects. No changes may be made to these drawings except by way of an application under section 96 of the Environmental Planning and Assessment Act 1979.*~~

*(Deleted 11 February 2020 – 10.2017.19.2)*

**(18) Waste**

Prior to the release of the Construction Certificate the following waste requirements are to be addressed: -

- a) The bin storage area in the basement need to have enough space to hold recycling bins as well as garbage bins to encourage maximum resource recovery. Boarding house waste generation should be based on 25 litres of garbage and 25 litres of recycling per 100m<sup>2</sup> per day
- b) A dedicated space (room or screened area) minimum four square metres is required for the interim storage and management of Council collected bulky waste and mattresses.
- c) The bin storage areas need to:
  - be well ventilated and not effecting the amenity of neighbours
  - have access to hot and cold water for cleaning the bins and the water is to drain directly to the sewer.
- d) The bins and bin storage area should have clear signage indicating what type of bin it is (i.e. garbage or plastic recycling etc) and what is permitted to be put in the bin.
- e) The Caretaker of the property should wheel bins out in the rear lane for collection, these bins should be returned immediately to the bin room. Council's Collection contractor will collect all bins from this point.

**(19) Lighting to basement/pedestrian routes-safety**

Lighting which meets the relevant Australian Standard of 40 lux., spaced at appropriate intervals to provide the required surveillance shall be provided to the vehicular basement

parking area and along pedestrian access routes for safety and security purposes during the evenings. Details to be shown on the Construction Certificate.

**(20) Car parking provision/layout**

The design of the vehicular access and off-street parking facilities must be amended to address the relevant provisions of Australian Standards, including but not limited to AS/NZS 2890.1-2004 *Parking Facilities - Off-Street Car Parking*, AS 2890.2-2002 *Parking Facilities - Off-Street commercial vehicles facilities*, AS/NZS 2890.6-2009 *Off-street parking for people with disabilities* and AS 2890.3-1993 *Parking Facilities - Bicycle parking facilities*. The following specific issues must be addressed in the design:

- a) All parking associated with the development must be contained on site under relevant development controls. No deficiency in parking will be tolerated.
- b) The entry/exit ramp to the carpark be made maximum 1 in 5 with transitions. The first 6metres of the main ramp in from the property line (at grade 1 in 20) must not be compromised in the alteration of the max ramp grade to 1 in 5.
- c) Sight view clearance for pedestrians is to be established and designed at the driveway exits to Section 3.2.4 Fig 3 of AS 2890.1:2004. It is essential that the clear/unobstructed angled pedestrian sight view splays as shown in figure 3 are provided for both sides of the driveway at the property line. If necessary, the right-hand side of the ramp wall, minimum distance 3.0 metres in from the property line, can be made see through, with or without a dwarf wall height of maximum 500mm.
- d) Appropriate measures shall be provided to warn motorists to give-way to opposing vehicles accessing the driveway and ramp (e.g. signs, mirrors, lights).
- e) All vehicles must enter and exit the site in a forward direction.

The external form & height of the approved structures must not be altered from that depicted on the approved plans to address this condition. If the applicant seeks a design that would require such, the approved plans must be modified in accordance with Section 96 of the Environmental Planning and Assessment Act 1979.

The design must be certified by a suitably qualified Civil Engineer and provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

**(21) ~~Stormwater detention storage facility~~**

- a) ~~On-site Stormwater Detention storage shall be provided in conjunction with the stormwater disposal. This storage shall be designed in accordance with Drawing No SW01 SW03 Revision C prepared by SCG and dated 12 March 2018 Council's Stormwater Management Code.~~
- b) ~~The below ground storage tank, designated OSD 1, must be amended to be located wholly beneath the entry path way, such that a sealed bolt down lid within the driveway is not required. The tank must have minimum internal dimensions of 5600mm x 2100mm (length x width)~~
- e) ~~All on-site stormwater detention pits must be located on Common Property.~~
- d) ~~Details of the storage must be prepared and certified by a suitably qualified Civil Engineer and must be submitted to Council or Certifier prior to the release of the Construction Certificate.~~

~~e) Prior to the release of the Construction Certificate, a maintenance schedule is to be prepared which clearly outlines the routine maintenance necessary to keep the OSD system working, this information is to be included in the Positive Covenant required for this development. Some of the issues that will need to be addressed are:~~

- ~~• where the storage and silt arrester pits are located~~
- ~~• which parts of the system need to be accessed for cleaning and how access is obtained~~
- ~~• description of any equipment needed (such as keys and lifting devices) and where they can be obtained~~
- ~~• the location of screens and how they can be removed for cleaning~~
- ~~• who should do the maintenance (i.e. commercial cleaning company)~~
- ~~• how often it is to be done~~

~~The abovementioned maintenance schedule is to be submitted to and approved by Council prior to the release of the Occupation Certificate.~~

~~(Deleted 11 February 2020 – 10.2017.19.2)~~

**(21A) Stormwater**

*Prior to the issue of any Construction Certificate, stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications and that reflect the most recent approved plans in Condition 1 must be submitted for approval to Council. Where relevant, the design of the site drainage system complies with the following specific requirements:*

- a) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.*
- b) No pumps or charged systems (including roof drainage) must be included in the design.*
- c) To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.*
- d) Stormwater runoff from all roof and paved areas within the property must 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 kerb and gutter of a public road or directly into Council's piped drainage system.*

- e) *The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.*
- f) *A pump-out system for drainage of sub-surface flows is permitted for the basement area only and must be designed in accordance with the following criteria:*
- g) *An overflow, flashing light and audible alarm is to be provided to warn of pump failure.*
- h) *A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months.*
- i) *The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event.*
- j) *Where OSD facilities are required by this consent, the pump system must be discharged to the OSD storage tank.*
- k) *Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.*
- l) *An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.*
- m) *All redundant pipelines within the footpath area must be removed and footpath/kerb reinstated.*
- n) *New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm.*
- o) *Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site, unless otherwise approved.*
- p) *If there is Stone Kerb, new kerb outlets in stone kerb must be carefully cored through the existing kerb stone such that the kerb outlet is perpendicular (a 90° angle) with the gutter. The pipe under the footpath must end 30mm within the kerb stone with mass concrete around the pipe connection to the kerb stone. Purpose made pipe fittings, and bends or welded joints must be used where necessary to align the discharge pipe with the kerb outlet.*

- q) *Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided; this must include any existing overland flow routes from upstream;*
- r) *A water balance model must be submitted to accompany the water re-use proposal;*
- s) *A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets. For sites with a GFA greater than 2000sqm a MUSIC model (including .sqz file) must be included with the report;*
- t) *A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken; and*
- u) *Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement must be fully "tanked" so as not to allow the ingress of seepage or groundwater.*
- v) *The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.*
- w) *Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s).*
- x) *Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:*

<i>Pollutant</i>	<i>Baseline Annual Pollution Load (kg/ha/yr)</i>	<i>Retention Criteria</i>
<i>Gross Pollutants, including trash, litter and vegetation matter greater than 5mm</i>	<i>500</i>	<i>90% reduction of average annual load</i>
<i>Total Suspended solids, including sediment and other fine material less than 5mm</i>	<i>900</i>	<i>85% reduction of average annual load</i>
<i>Total Phosphorous</i>	<i>2</i>	<i>65% reduction of average annual load</i>
<i>Total Nitrogen</i>	<i>15</i>	<i>45% reduction of average annual load</i>



<b>Hydrocarbons (Oil and Grease)</b>		<b>90% reduction of average annual load – no visible discharge</b>
<b>Toxicants</b>		<b>100% containment of toxicants</b>

*(Added 11 February 2020 – 10.2017.19.2)*

**(22) Ausgrid Conditions**

**(a) Method of Electricity Connection**

The method of connection will be in line with Ausgrid’s Electrical Standard (ES) 1 – ‘Premise Connection Requirements.

**(b) Supply of Electricity**

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid’s website, [www.ausgrid.com.au](http://www.ausgrid.com.au) about how to connect to Ausgrid’s network.

**(c) Conduit Installation**

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid’s Design Information, used to prepare the connection project design.

**(d) Proximity to Existing Network Assets**

There are existing overhead electricity network assets in Norton St. Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given the locating and operations of cranes and the location of any scaffolding.

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

Based on the design of the development provided, it is expected that the “as constructed” minimum

Clearances will not be encroached by the building development. However it remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

Should the existing overhead mains require relocating due to the minimum safety clearances being Compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

(23) Deleted

**(24) Preparation of geotechnical report**

To ensure that the structural integrity of the proposal and neighbouring buildings will be maintained, a full geotechnical report must be submitted to the Council or the PCA prior to the issue of a construction certificate and prior to the commencement of excavation and or construction works. The report must include an investigation of site and soil conditions as well as the proposed means of construction and must contain, where required, recommendations to ensure that excavation, backfilling and construction, including temporary works during construction, will not affect the structural integrity of neighbouring buildings or the structural stability of neighbouring public land, property or services. The report is to be prepared and certified by an appropriately qualified practicing geotechnical engineer.

All demolition, excavation, backfilling and construction must be undertaken in accordance with the recommendations of the geotechnical report.

**(25) Vibration damage assessment**

To minimise vibration damage and loss of support to buildings in close proximity, a report shall be prepared by a qualified Geo-technical engineer detailing the maximum size of hammer to be used where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence). The report is to be submitted to Council prior the issue of a Construction Certificate.

**D Conditions that must be complied with before work commences****(1) Notice of Commencement – Notification of Works**

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

**(2) Requirement for a Construction Certificate**

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
  - (i) Council; or
  - (ii) a Principal Certifying Authority; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days' notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil Engineering inspections.

**WARNING:** Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A (2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

**(3) Inspections required by Principal Certifying Authority**

Inspections shall be carried out at different stages of construction by Council or an Principal Certifying Authority. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

**(4) Site Controls**

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

**(5) Building location - check survey certificate**

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the: -

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
- (iii) site coverage of the buildings on the site.

**(6) Crane permit**

Should the applicant need to use a crane during the course of building, it will be necessary to first obtain a "Crane Permit" from Council's One Stop Shop. A fee is payable for the permit. The approval of other authorities (e.g. Police Department, RMS) may be required for the use of a crane.

**(7) Site fencing/security**

The site must be appropriately secured and fenced to the satisfaction of Council during demolition, excavation and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. Permits for hoardings and or scaffolding on Council land must be obtained and clearly displayed on site.

**(8) Support for neighbouring buildings and notice to adjoining owners**

- (1) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
  - (a) must preserve and protect the building from damage, and
  - (b) if necessary, must underpin and support the building in an approved manner, and
  - (c) must 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.

- (2) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

**Notes:**

- (i) Details of underpinning works, prepared and certified by a practicing structural Engineer shall be submitted to and approved by the Principal Certifying Authority prior to the commencement of any works.
- (ii) allotment of land includes a public road and any other public place.

**(9) Structural Engineering Details**

Structural Engineer's details prepared and certified by a practising structural Engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

**(10) Dilapidation Reports**

A Dilapidation Report on the current structural condition of the existing buildings adjoining the site at 31, 29, 27, and 35 Chandos Street and 8 Cecil Street Ashfield must be prepared by a practicing structural Engineer. The Dilapidation Report must be completed and submitted to the owner of the subject property and to Council prior to the commencement of any demolition, excavation or construction works. At the completion of the works, a second Dilapidation Report recording the structural condition must be prepared. That Report must be submitted to the owner of the subject property and to Council.

**(11) Erosion, dust, topsoil and sediment control**

Temporary measures shall be provided during construction (e.g. bunding, shade cloth) to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted to Council and approved prior to the release of the Construction Certificate.

**(12) Public liability insurance – Works on Council/public lands**

The applicant or any contractors carrying out works on public or Council controlled lands shall have public liability insurance cover to the value of \$10 million and shall provide proof of such cover prior to carrying out the works.

**(13) Sanitary facilities - demolition/construction sites**

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

**(14) Traffic Management During Construction**

A Construction Traffic Management Plan (CTMP) shall be submitted to Council for approval prior to the commencement of works (including demolition, excavation and construction) commencing on site. The plan must detail how truck movements and deliveries are to be managed during the development-construction process (i.e. demolition, excavation and construction), and how the interface of the site with the road network will be controlled including, but not limited to, the following:

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, are to be provided to safely manage pedestrians and construction related vehicles in the frontage roadways.
- b) Turning areas must be provided within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
- c) A dedicated unloading and loading point must be provided within the site for all construction vehicles, plant and deliveries.
- d) All vehicles associated with the development-construction activity (which includes demolition, excavation and construction) shall be accommodated on-site. An on-site parking area shall also be provided for employees, tradespersons and construction vehicles.
- e) The plan must outline the proposed haulage routes, estimated number of vehicle movements, and the frequency and maximum type and length of all construction vehicles accessing or servicing the site. In this particular situation trucks should be limited to only single boogie and maximum 8.8 MRV rigid vehicle size.
- f) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council.
- g) Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road).
- h) The plan must consider other development activity in the area.

All traffic control plans must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person (minimum 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

Note that approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.

**(15) Construction zone**

All construction vehicle activity should be accommodated on site. A construction zone would only be considered pending Traffic Committee approval, and that construction vehicles could use the kerb immediately outside the site without interfering with traffic movement through the area. A plan showing details of the length required and reasons to why construction vehicles could not be accommodated on site shall be submitted to Council in a minimum period of (6) weeks before commencement of construction for referral to the Traffic Committee. Relevant fees will apply as set out in Council's Fees and Charges.

**(16) Haulage route information**

Full details of proposed haulage routes, estimated number of vehicle movements and trip locations related to demolition/construction activities are to be submitted to Ashfield Council prior to work commencing.

**(17) Asbestos sheeting removal - EPA/Workcover Authority**

Asbestos removal is to be carried prior to principal works commencing in accordance with Environmental Protection Authority and Workcover Authority requirements. Proper procedures shall be employed in the handling and removal of asbestos and products containing asbestos so as to minimise the risk to personnel and the escape of asbestos particles in the atmosphere. Work is only to be carried out with the prior consent of the Work Cover Authority.

Note: There are substantial penalties for non-compliance with the above requirements.

**(18) Garbage skips on Council land - Council approval**

Bulk refuse bins or garbage skips shall not be placed on grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's Customer Service on telephone 9716 1800.

**(19) Protection of public places - erection or demolition of building**

- (a) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or involves the enclosure of a public place; a hoarding or fence must be erected between the work site and the public place.
- (b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (d) Any such hoarding, fence or awning is to be erected prior to works commencing and only with Council approval in accordance with Workcover requirements. The temporary structures are to be removed when the work has been completed.

**(20) Demolition work plan**

Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

**(21) Lead removal certification**

The existing structures/land on the site potentially contain lead. Following removal of any lead located on site a clearance must be provided to the Principal Certifying Authority certifying that no such lead remains on site from a suitably qualified person.



A copy of the clearance Certificate must be forwarded to Council before any other demolition work is commenced.

**(22) Sydney Water approval**

The demolition plans must be submitted to the appropriate Sydney Water Office, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the plans will be stamped indicating that no further requirements are necessary.

**(23) Traffic Management Plan**

A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hour of operation, access arrangements and traffic control will be submitted to Council, for approval, prior to the commencement of any works on site.

**E Conditions that must be complied with during demolition or construction**

**(1) Plans to be available on site**

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

**(2) Signs to be erected on building and demolition sites**

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) stating that unauthorised entry to the work site is prohibited; and
  - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
  - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.

- (2) Any-sign shall be maintained and not removed until work has been finished.

**(3) Demolition/excavation/construction - hours of work**

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00 am to 6.00 pm, Monday to Friday and from 7:00 am to 1.00 pm on Saturday.

Work is prohibited on Sundays, and on public holidays.

**(4) Demolition requirements/standards**

Demolition is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.

- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).
- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

**(5) Waterproofing materials/installation – BCA/Australian Standards**

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

**(6) Safety Glazing - BCA**

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

**(7) BASIX Requirements**

The new works shall be constructed in accordance with, and comply with, the undertakings given on the BASIX (Building Sustainability Index) Certificate from the Department of Infrastructure, Planning and Natural Resources. For more information visit [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

**(8) Deleted****(9) Footpath, kerb and gutter protection**

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense.

**(10) Road opening permit- Council controlled lands**

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Engineering Services for details.

This road opening permit covers the direct costs involved in the repair/replacement of works where the public or Council controlled lands are specifically damaged/saw cut etc... for the

construction of services, stormwater pipes, kerb works, bitumen works, footpath works etc. It is *separate* from a Damage Deposit as listed elsewhere in these Conditions of Consent.

**(11) Traffic control on public roads**

Where works are undertaken on public roads, adequate traffic control in accordance with AS 1742.3 1996 "Traffic Control Devices for work on Roads", particularly regarding traffic movement controllers, advance warning signs and directions to motorists, shall be provided. Where such measures are not satisfactorily provided to this Australian Standard, Council may provide such and recover the costs from any bonds held.

**(12) Finished ground surface levels at property boundary**

Finished ground surface levels shall match existing levels at the property boundary.

**(13) Spoil and building materials on road and footpath**

All building materials shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

**(14) Surface water – regraded areas**

Any regraded areas shall be free draining, away from the building, and shall not direct surface water into adjoining properties.

**(15) Stormwater runoff**

Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties

**(16) Redundant vehicular crossings – removal and replacements**

All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council at the applicant's expense.

**(17) Trees to be protected - Ashfield Tree Preservation and Landscape Policy**

Trees to be preserved are to be protected in accordance with Part 5 of Ashfield Council's Tree Preservation and Landscape Policy.

**(18) Termite treatment**

Treatment for the protection of the building from subterranean termites shall be carried out in accordance with AS 3660.1:2000 'Protection of Buildings from Subterranean Termites'.

On completion of the installation of the barrier the Principal Certifying Authority shall be furnished with a certificate from the person responsible, stating that the barrier complies with AS 3660.1.

A durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like indicating:

- the method of protection;
- the date of installation;
- where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- the need to maintain and inspect the system on a regular basis.

Due to the present limited effective life of soil chemical treatments, Council does not permit hand spraying as a standalone method of termite protection. It is recommended that any soil chemical treatment should embrace a reticulation system.

**(19) Waterproofing materials/installation – BCA/Australian Standards**

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approve outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

**(20) Road opening permit – Council controlled lands**

A "road use- opening permit" shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Works and Infrastructure Department for details.

**(21) Engineering staff to inspect roadworks/drainage**

An inspection by Council's staff will be required for (kerb/gutter/crossing etc) at the following stages:

- (i) After excavation.
- (ii) After the erection of formwork and placement of reinforcement and prior to pouring of concrete.
- (iii) After placement of road base course.
- (iv) After pipes have been laid and prior to backfilling.
- (v) on completion of the works

A minimum of 24 hours notice is required to be given to Council to obtain an inspection. Work is not to proceed until the works or activity covered by the inspection is approved.

**(22) Encroachment on Council property prohibited**

No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.

**(23) Footpath, kerb and gutter protection**

The applicant is to take all precautions to ensure footpaths and roads (including the right of way) are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense.

**(24) Footpath, kerb and gutter reconstruction**

The public footpath, verge and kerb and gutter outside the site shall be completely reconstructed to the requirements of Council's Works & Infrastructure Department at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

**(25) Excavations and backfilling - safety/standards**

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

**(26) Advertisements on hoardings prohibited**

No advertisements of any kind shall be affixed to the hoarding except a board which may show the builder's or architect's name or any particulars regarding the subject building.

**(27) Billposters - sign on hoarding**

A sign "Billposters Will Be Prosecuted" shall be attached to or printed upon the front of the hoarding.

**(28) Locate structures within boundaries**

The proposed structure(s) to be erected must stand wholly within the boundaries of the allotment.

**(29) Demolition / excavation / construction - noise - Protection of the Environment Operations Act 1997**

Noise arising from demolition/excavation/construction works shall be controlled in accordance with the requirements of *Protection of the Environment Operations Act 1997* and guidelines currently contained in the *NSW EPA Environmental Noise Control Manual*.

**(30) Noise transmission - stair shaft - BCA**

The walls of the stair shaft to have a Sound Transmission Class of not less than 45 and to be constructed in accordance with the relevant provisions of Part F5 of the *Building Code of Australia*.

**(31) Noise transmission - dividing walls - BCA**

The walls dividing bathrooms, laundries and kitchens in one flat from habitable rooms in an adjoining flat having a Sound Transmission Class of not less than 50 and being constructed in accordance with the provisions of Part F5 of the *Building Code of Australia*.

**(32) Noise transmission - soil/waste pipes - BCA**

Soil and waste pipes, including those that pass through a floor shall be separated from the rooms of any flat immediately adjacent thereto by construction having a Sound Transmission Class in accordance with Part F5 of the *Building Code of Australia*.

**(33) Waste management**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent. Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

**(34) Car parking**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards. Certification by a qualified practicing Civil Engineer that the vehicular access and off street parking facilities have been constructed in accordance the development consent and with relevant Australian Standards must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

**(35) Redundant vehicular crossings-removal and replacements**

All redundant vehicular crossings shall be removed and replaced with concrete footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

**(36) Vehicle access driveways**

A vehicular access driveway shall be constructed in accordance with Council's standard drawing and specifications. The driveway shall be located a minimum of 1.0m clear of any existing stormwater pits, lintels or poles and 2m clear of any trees within the road reserve. The driveway shall also be located a minimum of 0.5m clear of any utility service opening such as Telstra, Sydney Electricity, Sydney Water or Natural Gas Company.

This work shall be carried out prior to the release of the Occupation Certificate.

**(37) Deleted**

**F**    **Conditions that must be complied with prior to installation of services**

N/A

**G**    **Conditions that must be complied with prior to the issue of an Occupation Certificate**

**(1)**    **Approval to use/occupy building**

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

**Note:** If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

**(2)**    **Street Number**

A street number appropriately designed to complement the character of the area must be displayed in a position clearly visible from the street, in numbers having a height of not less than 150 mm. The number must be in place before the premises can be occupied.

**(3)**    **Fire safety certificate**

A Fire Safety Certificate must be submitted to the Principal Certifying Authority for all of the items listed in the Fire Safety Schedule prior to an Occupation Certificate being issued.

**(4)**    **Engineering conditions to be satisfied prior to the issue of occupation certificate**

Prior to the release of an Occupation Certificate when the on-site building works are completed there are three (3) conditions that must be satisfied.

They are:

**(a)**    *Work-As-Executed Plans*

A "Work-as-Executed" plan prepared and signed by a registered surveyor is to be submitted to Council's Engineering Department at the completion of the works showing the location of the detention basin with finished surface levels, contours at 0.2 metre intervals and volume of storage available. Also, the outlet pipe from the detention basin to its connection to Council's drainage system, is to be shown together with the following information:

- location
- pipe diameter
- gradient
- pipe material i.e. PVC or EW etc
- orifice size
- trash screen at orifice
- all buildings (including floor levels) and finished ground and pavement surface levels

**(b)**    *Engineer's Certificate*



A qualified practising Civil Engineer shall certify on the completion of drainage works in respect of:

- the soundness of the storage structure;
- the capacity of the detention storage;
- the emergency overflow system being in place;
- the works being constructed in accordance with the Council approved plans; and
- the freeboard from maximum water surface level to the finished floor and garage/parking levels are at or above the minimum required in Council's Stormwater Code.

(c) *Restriction-As-To-User*

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

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

**(5) Positive Covenant-stormwater detention/surface flow paths-occupation certificate**

A Positive Covenant under Section 88E of the *Conveyancing Act* shall be created on the title of the property providing that during the lifetime of the building constructed pursuant to this consent:

- (i) the stormwater detention facility as described in the approved plan and the conditions of consent shall not be altered or removed in whole or in part without the written approval of Inner West Council;
- (ii) the registered proprietor at its expense is to maintain, renew and repair the stormwater detention facility so that it functions in a safe and efficient manner and keep it clean and free of silt, rubbish and debris;
- (iii) Inner West Council employees are to be entitled upon reasonable notice to access the land to inspect the facility;
- (iv) the registered proprietor is to comply with any notices issued by Inner West Council regarding maintenance, renewal and repair of works (and, in default of same, Council and/or its authorised agents may enter and carry out the specified work and recover the costs from the registered proprietor);
- (v) the registered proprietor shall not modify or permit modification of finished ground and/or pavement levels within the flow path in whole or in part without the written approval of Inner West Council; and
- (vi) the registered proprietor shall ensure that at all times the stormwater surface flow path is kept unobstructed by fences or any physical structures or barriers.

The wording in the Instrument shall be submitted to and approved by Inner West Council prior to lodgement at the *Department of Lands (Land and Property Information)* and prior to the release of the Occupation Certificate. The Instrument shall be registered prior to the completion of development.

To ensure that the on-site detention system is properly maintained the owner of the site shall each year provide Council with a Certificate from a practicing civil Engineer stating that the on-site detention system is functioning correctly and has not been compromised in any manner.

**(6) Driveways, parking and service area - PCA**

A qualified practicing Civil or Structural Engineer shall certify to the Principal Certifying Authority that driveways, parking and services areas have been constructed in accordance with approved specifications. Such certification shall be submitted prior to occupation of the building.

**(7) Final Site Inspection**

Prior the issue of the Occupation Certificate, a final site inspection relating to the public area shall be arranged by the applicant, and shall be undertaken by the applicant's supervising Engineer and Council's authorised officer. The purpose of the inspection is to ensure that notwithstanding the submission of any certifications required by an approval that all impacts within the public area from the development have been satisfactorily addressed. A fee is payable for this inspection.

**(8) Building Height-ALEP 2013**

Prior to the issue of the Occupation Certificate a registered surveyor shall provide certification that the proposed building height complies with the approved plans condition 1 of this consent.

**(9) Floor Space Ratio-ALEP 2013**

Prior to the issue of the Occupation Certificate a registered surveyor shall provide certification that the Floor Space Ratio (FSR) complies with the approved plans in condition 1 of this consent.

**(10) Footpath, kerb and gutter reconstruction**

The public footpath and kerb and gutter outside the site shall be completely reconstructed to the requirements of Council's Works & Infrastructure Department at the applicant's expense.

This shall also include the following works being carried out by the applicant:

1. A minimum of three trees consistent with the requirements/specifications of the street tree strategy and the Ashfield Town Centre Study shall be planted in front of the site. Each tree shall have a minimum 45 litre root ball and have a tree guard placed around it and porous paving located at the base. Council shall approve all the above items mentioned above prior to installation.
2. All kerb works shall be to the satisfaction of both Council.
3. A permit to carry out these works on Public land will be required to be obtained. In order for Council to grant approval for these works plans and details shall be submitted to Council for approval.

This work shall be carried out prior to the issue of an Occupation Certificate.

**(11) Vehicle access driveways**

The existing vehicular access driveway shall be reconstructed in accordance with Council's standard drawing and specifications. The driveway shall be located a minimum of 1.0m clear of any existing stormwater pits, lintels or poles and 2m clear of any trees within the road reserve. The driveway shall also be located a minimum of 0.5m clear of any utility service opening such as Telstra, Sydney Electricity, Sydney Water or Natural Gas Company.

This work shall be carried out prior to the release of an Occupation Certificate.

**(12) Letterboxes**

Lockable letterboxes shall be provided behind the front fence with a separate letterbox for each tenant.

**(13) Television Aerial**

A single television aerial shall be provided to the development and a single aerial outlet is to be provided in each boarding room.

**(14) Landscaping**

All landscaping is to be completed in accordance with the approved plan prior to occupation and maintained at all times.

**(15) Fire safety certificate**

A Fire Safety Certificate must be submitted to the Principal Certifying Authority for all of the items listed in the Fire Safety Schedule prior to an Occupation Certificate being issued.

**(16) Deleted**

**(17) Revised Plan of Management**

A revised Plan of Management shall be submitted to Council. The plan shall include sufficient detail to Council's satisfaction to ensure proper management of the premises and is to include (but not limited to) the following details:

- a. Nominate an on-site manager and this manager's after hours contact details
- b. The location of the display of the following 2 notices:
  - i. A sign (300mm x 300mm) indicating the permissible maximum length of time during which a person may board or lodge in the premises must be conspicuously displayed to public view outside the premises
  - ii. A schedule showing the numeral designating each bedroom and dormitory and the number of person permitted to be accommodated in each must be conspicuously displayed within the premises
- c. Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in each bedroom the maximum number of persons allowed to be accommodated in the bedroom
- d. *a schedule of all boarding rooms and their maximum occupation. This must be consistent with the approval which is for 10 x single adult lodger boarding rooms, 18 x double adult lodger boarding rooms, and 1 x managers boarding room.*

e. restrict access to the common open spaces to 7.00am – 8.00pm.

(Amended 11 February 2020 – 10.2017.19.2)

**H Conditions that are ongoing requirements of development consents**

**(1) Approved use**

The use of the premises as a boarding house must comply at all times with the following:

- a) The use must comply always with the approved Plan of Management and as amended by the conditions in this Determination;
- b) A copy of the Plan of Management and House Rules must be annexed to each tenancy/occupation agreement for a room;
- c) A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building always;
- d) The Plan of Management must not to be amended without the written approval of Council; and once approval is given, an updated copy is to be provided to Council within seven (7) days;
- e) All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
- f) The premises must be used exclusively as a boarding house containing a maximum total of **34 48** adult lodger's at any one time including 1 on-site manager **as identified in the following table:-**

Room-No.	Maximum Borders	Room-No.	Maximum Borders	Room-No.	Maximum Borders
G-01	Double room	101 & 201	Double room	301	Double room
G-02	Single room	102 & 202	Single room	302	Double room
G-03	Single room	103 & 203	Double room	303	Double room
G-04	Communal Room	104 & 204	Double room		
G-05	Double room (Managers Room)	105 & 205	Double room		
G-06	Double room	106 & 206	Double room		
G-07	Double room	107 & 207	Single room		
		108 & 208	Double room		
		109 & 209	Double room		
		110 & 210	Double room		

- g) The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
- h) All common rooms/areas and recreation rooms/areas must be maintained always for the use of the lodgers; and
- i) Each self-contained room and shared kitchen must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order always.

- j) Where boarding rooms are provided with separate individual hot water systems, these must be located within the internal area of the boarding room and not on any balcony or terrace.
- k) The premises must be used as a boarding house as defined in Section 516(1A) of the Local Government Act 1993, being a building wholly or partly let as lodging in which each letting provides the tariff-paying occupant with a principal place of residence. Each tariff charged must not exceed the maximum tariff for boarding houses or lodging houses for the time being determined by the Minister by order published in the Government Gazette.

*(Amended 11 February 2020 – 10.2017.19.2)*

**(2) Neighbourhood amenity**

No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particle matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

**(3) Annual fire safety statement**

An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued.

**(4) Air conditioners - noise control - Protection of the Environment Operations Act 1997**

Any air conditioning unit installed in accordance with the Exempt provisions of SEPP Exempt and Complying Development on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment (Operations) Act 1997. Domestic air conditioners must not be audible in nearby dwellings between 10:00pm to 7:00am on Monday to Saturday and 10:00pm to 8:00am on Sundays and Public Holidays. Details of the acoustic measures to be employed to achieve compliance with this condition must be provided prior to the issue of a Construction Certificate.

**(5) Garbage bin storage/placement for collection**

All garbage/recycling bins are to be kept in the approved garbage bin storage area. Bins are only to be placed in the designated pick up area on the day of garbage collection and are to be returned to the storage area immediately after collection by the Manager.

**(6) Accessibility to be maintained**

A continuous path of travel not exceeding 1:14 grade or complying with AS 1428 and/or a lift is to be maintained between the main street entrance to the residential complex, adaptable units, accessible car parking spaces, letter boxes, garbage storage area, recreation areas and clothes drying areas.

**(7) Air conditioners**

To preserve the streetscape, air conditioners or any plant equipment shall not be placed along the street façade or any place/part of the building that is visible from the public domain without the prior approval of the Council.

**(8) Parking spaces and loading areas – maintenance/line-marking/use**

The off-street car parking spaces provided on site shall be maintained and line marked in accordance with AS/NZS 2890.1-2004 *Parking Facilities - Off-Street Car Parking*, AS 2890.2-2002 *Parking Facilities - Off-Street commercial vehicles facilities*, AS/NZS 2890.6-2009 *Off-street parking for people with disabilities*. Under no circumstances are such spaces to be used for the storage of goods or waste products.

**(9) Parking Permits**

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

**(10) Regulatory**

Council shall inspect the boarding house annually and exercise its functions under the relevant acts; a fee will be charged for this service. In addition, the boarding house shall comply with the following:

- a. The Boarding Houses Act 2012;
- b. Public Health Regulations 2012;
- c. The boarding house shall be registered with the NSW Department of Fair Trading;
- d. Where the boarding house has 2 or more residents who are persons with an "additional needs", the boarding house shall be classified as an "assisted boarding house" and be approved by the Director General of the Department of Family and Community Services.

**(11) Plan of Management**

The premises are to be managed and operated strictly in accordance with the Plan of Management approved with the application. Any variation to the plan of management may only be made with the written consent of Council.

All boarding houses must be registered annually with Council. Properties located adjacent to the boarding house premise are to be provided with a 24 hour telephone number for the Live-in on-site manager:-

- The boarding house is to have a live-in, on - site manager Details must be provided to Council and the nominated person must be contactable 24 hours per day, 7 days a week. Any changes are to be notified to Council immediately;
- The on-site live-in manager may be one of the occupants or tenants who reside on the premises;
- A clearly visible sign with the name and telephone number of the on-site, live - in manager must be displayed externally at the front entrance of the boarding house and internally in the common area;
- On-site, live-in managers must be over 18 years of age;

- The on-site, live-in manager must be responsible for the efficient operation, administration, cleanliness and fire safety of the premises, including compliance with all aspects of the Operational Plan of Management annual registration annual Fire safety Certification as well as the Emergency Management and Evacuation Plan.

**(12) Amenities**

Each boarding room shall be equipped with the following as a minimum:

- Bed (including base, a waterproof mattress with a minimum dimension of 800mm \* 1900mm and a mattress protector)
- Wardrobe
- Mirror
- Table & Chair
- A night light or other approved illumination device for each bed
- Waste container
- A dead latch on the door
- Curtains, blinds or similar privacy device
- Phone line
- All room furnishings shall be recorded in the Plan of Management.

The communal kitchen facilities and the rooms with kitchenettes must each include:

- A sink with running hot and cold water;
- Stove top cooker and microwave
- A refrigerator with freezer
- lockable storage cupboard for each tenant for dry goods
- Bench top space
- Exhaust ventilation.

~~**(13) Caretaker/manager accommodation**~~

~~**Room G.05 is to be utilised as the on-site Managers residence. The on-site Manager is to manage the premises in accordance with the approved Plan of Management and conditions imposed in the Development Consent. Any variation to the on-site management is only to be carried out with the prior approval of Council by way of a formal application to amend the Plan of Management.**~~

~~**The name, room number and contact particulars of the on-site manager shall be displayed at all times in a prominent location on the inside face of the front door to the premises.**~~

*(Deleted 11 February 2020 – 10.2017.19.2)*

**(14) Garbage bin storage/placement for collection**

All garbage/recycling bins are to be kept in the garbage bin storage area in the main block. Bins are only to be placed in the designated pick up area on the day of garbage collection and are to be returned to the storage area immediately after collection by the manager. This requirement is to be incorporated into the plan of management.

**(15) Waste Management**

The waste bin collection shall not be undertaken between the hours of 7.00pm – 7.00am each day.

**(16) Discharge of Condensate from air conditioning units**

Any, condensate, moisture, etc shall not be permitted to be discharged onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act 1997. All such wastes must be discharged to sewer of the Sydney Water.

**(17) Outdoor lighting**

All outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with, where relevant, Australian Standard AS 1158.3:2005 Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements and Australian Standard AS 4282:1997 Control of the obtrusive effects of outdoor lighting.

**(18) Security gates – noise attenuation**

The security gate operation shall not emit any offensive noise as defined in the Protection of the Environment Operations Act 1997

**(19) Outdoor communal open space**

The outdoor communal open space shall not be used from 10.00 pm to 6.00 am Monday to Sunday.

**I Advisory Notes**

**(1) Other approvals**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, including:

- an Application for Approval under Section 68 of the *Local Government Act 1993* for any proposed activity under that Act, including any erection of a hoarding. All such applications must comply with the *Building Code of Australia*.
- an Application for Approval under Section 68 of the *Local Government Act 1993* for a Place of Public Entertainment if proposed. Further building work may also be required for this use in order to comply with the *Building Code of Australia*. If there is any doubt as to what constitutes "Public Entertainment" do not hesitate to contact Council's Fire Officer.
- an application for an Occupation Certificate under Section 109(C)(2) of the *Environmental Planning and Assessment Act 1979*.  
**Note:** An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.
- an Application for a Subdivision Certificate under Section 109(C)(1)(d) of the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- an Application for Strata Title Subdivision under the *Strata Schemes (Freehold Development) Act 1973*, if strata title subdivision of the development is proposed.



- a development application for demolition approval under the *Environmental Planning and Assessment Act 1979* if consent for demolition is not granted by this consent.

**(2) Works and requirements of other authorities**

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.
- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Australia Post has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Energy Australia has a requirement for the approval of any encroachments including awnings, signs, etc over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- Telstra has requirements concerning access to services that it provides.

**(3) Application for a Construction Certificate**

The required application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited private certifier for a Construction Certificate.

**WARNING:** Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A (2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result action in the Land and Environment Court and orders for demolition.

**(4) Modifications to your consent - prior approval required**

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

**Warning:** There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

**(5) Disability Discrimination Act 1992**

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.

Attachment B – Plans of proposed development



**33 Chandos Street  
Ashfield  
SITE PLAN**

Scale: 1:1000 @ A3 / 1:500 @ A1  
 Date: [Blank] Drawn: [Blank]  
 Project No: M21702  
 State: NSW Date: 18/05/2019 10:08 PM  
 Project No: [Blank] Drawing No: [Blank]  
 Drawing No: A 1000 G

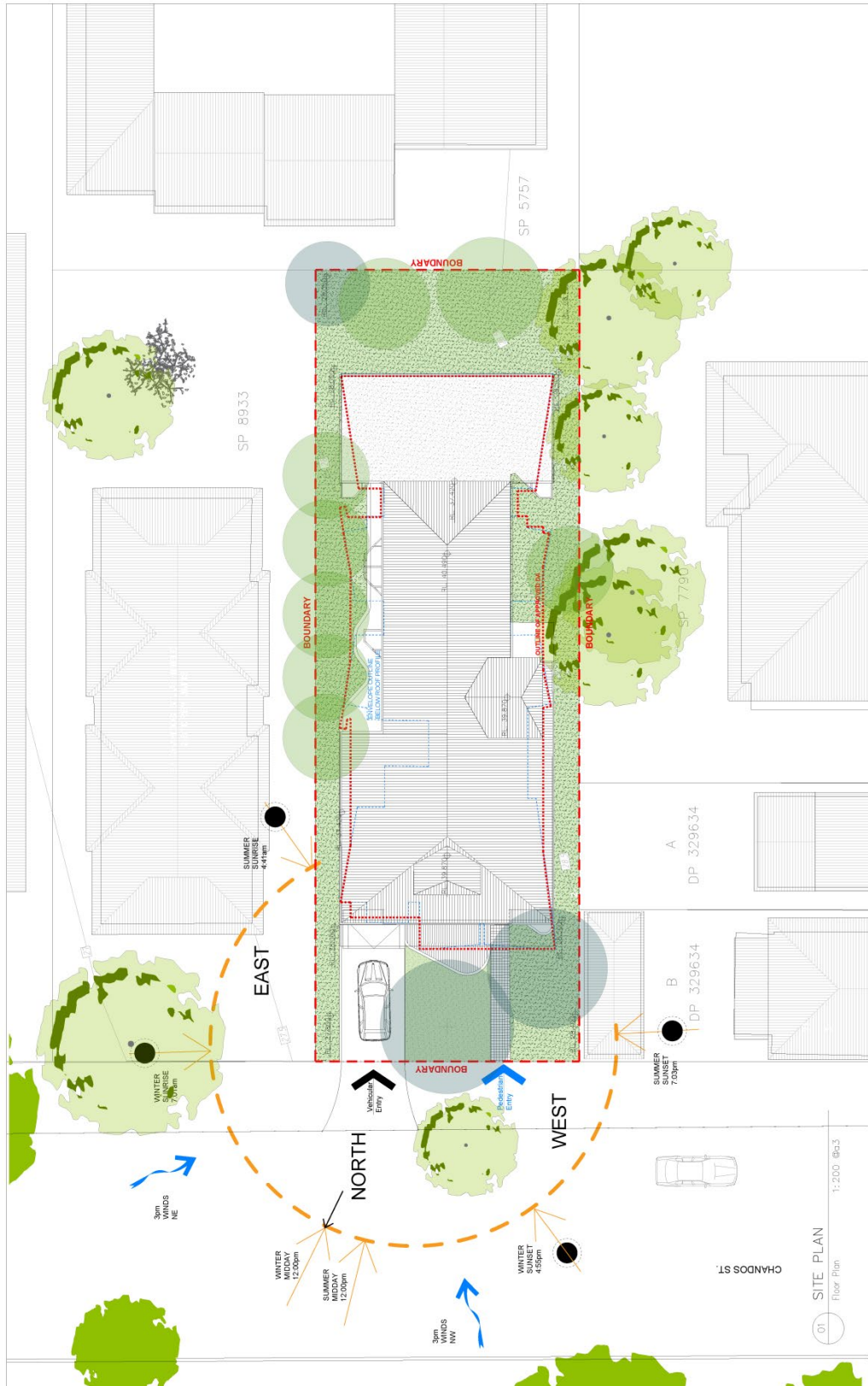
Check all dimensions for consistency with the approved development and the approved site plan. All dimensions are in meters unless otherwise stated. All drawings are for reference only. The drawings are not to be used for any other purpose without the consent of the author.

SCALE 1:1000 @ A3 0 1 2 5 10M

PRELIMINARY

**MODULARITY**  
 MODULARITY PVT LTD  
 10/151/151/151/151  
 Sydney  
 New South Wales  
 Australia 1511  
 Ph: 02 9555 5555  
 Email: modularity@modularity.com.au





**33 Chandos Street  
Ashfield  
SITE ANALYSIS PLAN**

Check all provisions of the codes and the interpretation of the codes. The purpose of this analysis is to provide a clear and concise summary of the site's characteristics. It is not intended to be a substitute for professional advice. All measurements are approximate and subject to change. All dimensions are in meters unless otherwise stated.

© 15/05/2015 3:05:35 PM  
Revision: 001  
Author: [Name]  
Date: [Date]

Scale: 1:200 @a3 / 1:100 @A1  
Client: [Name]  
Project No: M21702  
Date: 15/05/2015 3:05:35 PM  
Project No: 15/05/2015 3:05:35 PM  
Drawing No: A 1010 G

**MODULARITY PVT LTD**  
15/05/2015 3:05:35 PM  
Building  
33 Chandos Street  
Ashfield NSW 2133 Australia  
Ph: 02 944 736 630  
www.modularitypvt.com



**MODULARITY LTD**  
 1/250 @A3 / 1:250 @A1  
 Project No: M21702  
 Project Name: 33 CHANDOS ST ASHFIELD  
 Client: MODULARITY LTD  
 Date: 18/05/2024  
 Drawn: [Name]  
 Checked: [Name]

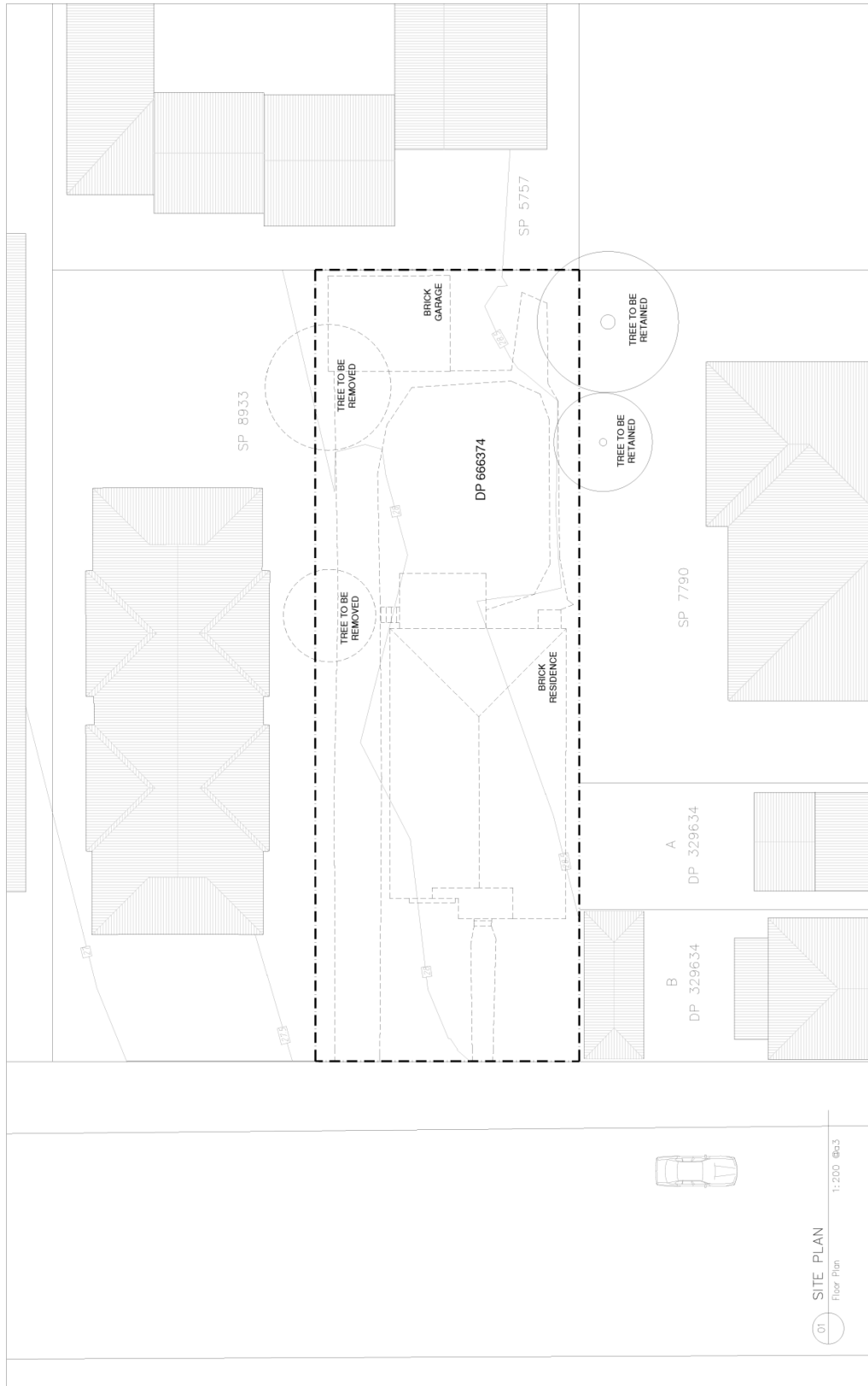
**33 Chandos Street Ashfield**  
**STREETScape ANALYSIS**

Check all dimensions and conditions with the consent of the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

Revision	Date	Description	By	Check

**PRELIMINARY**

01 STREETScape ANALYSIS  
 Floor Plan  
 1:250 @a3



**33 Chandos Street  
Ashfield  
DEMOLITION PLAN**

Scale: 1:200 @A3 / 1:100 @A1  
 Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Project No: M27702  
 Date: \_\_\_\_\_  
 Project Name: 15/00019/10/31/DEM  
 Drawing No: \_\_\_\_\_  
 Drawing Title: **A 1110 G**

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Author: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_

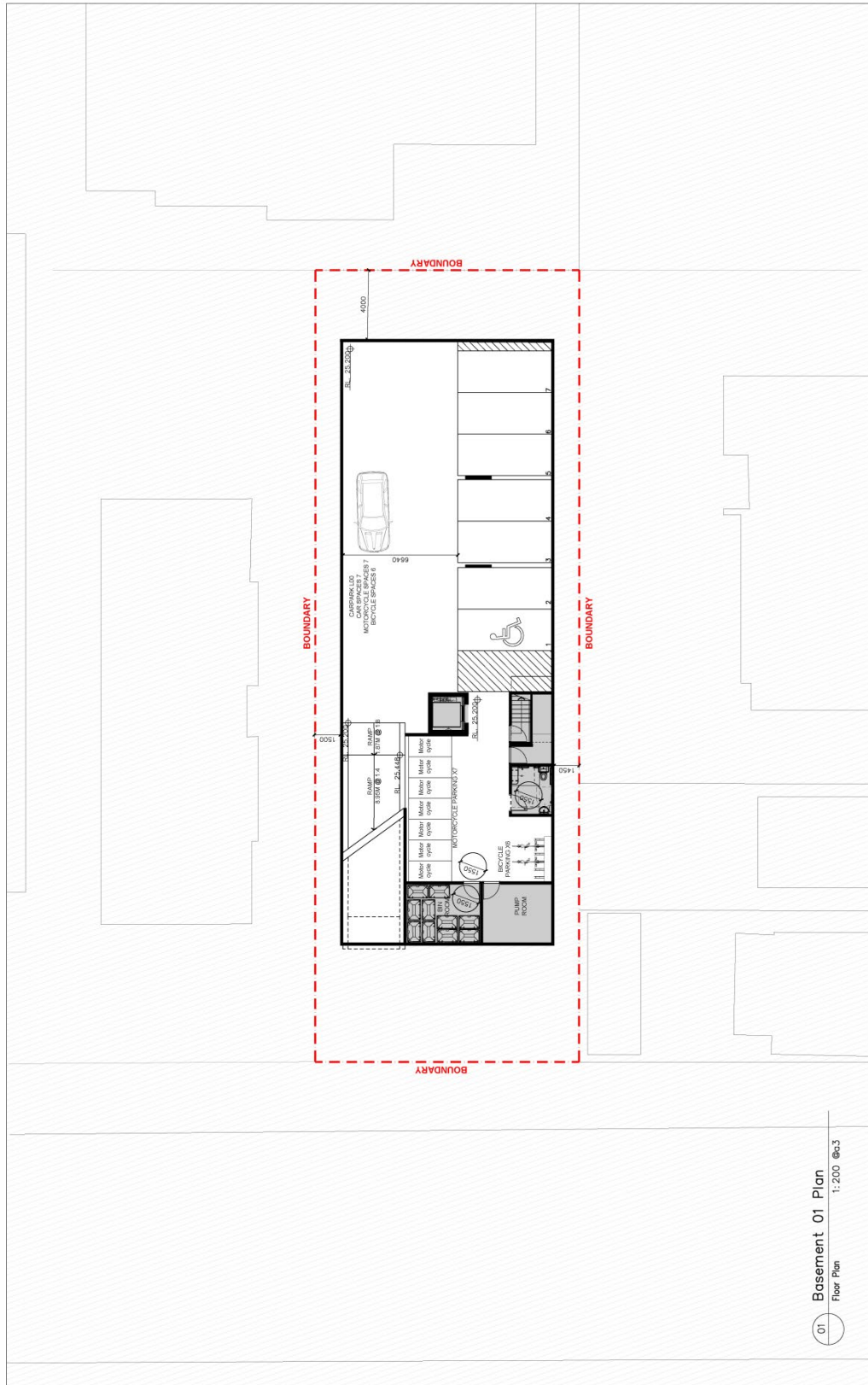
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 Date: \_\_\_\_\_  
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 Date: \_\_\_\_\_

Author: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_

Author: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_

**MODULARUM PTY LTD**  
 15/00019/10/31/DEM  
 Sydney NSW 2116 Australia  
 Ph: +61 2 955 6200  
 www.modularum.com.au

**PRELIMINARY**



01 Basement 01 Plan 1:200 @a3

**33 Chandos Street  
Ashfield  
LEVEL BASEMENT 01**

Check all dimensions and all annotations with a comprehensive list of work. Do not assume any dimensions are correct. All dimensions are in millimetres unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. All dimensions are to the face of the work unless otherwise stated.

**MOULDERM Pty LTD**  
 1/100 @A3 / 1:100 @A1  
 Project No: MZ1702  
 Date: 12/03/2018 11:30 PM  
 Drawing No: A 1201 G

MOULDERM Pty Ltd  
 1/100 @A3 / 1:100 @A1  
 Project No: MZ1702  
 Date: 12/03/2018 11:30 PM  
 Drawing No: A 1201 G

MOULDERM Pty Ltd  
 1/100 @A3 / 1:100 @A1  
 Project No: MZ1702  
 Date: 12/03/2018 11:30 PM  
 Drawing No: A 1201 G





**NOT FOR CONSTRUCTION**



MOBILAMP PTY LTD  
 1/100 @A3 / 1/100 @A1  
 Project No: M21702  
 Date: 22/03/2019 13:22 AM  
 Drawing No: A 1202 H

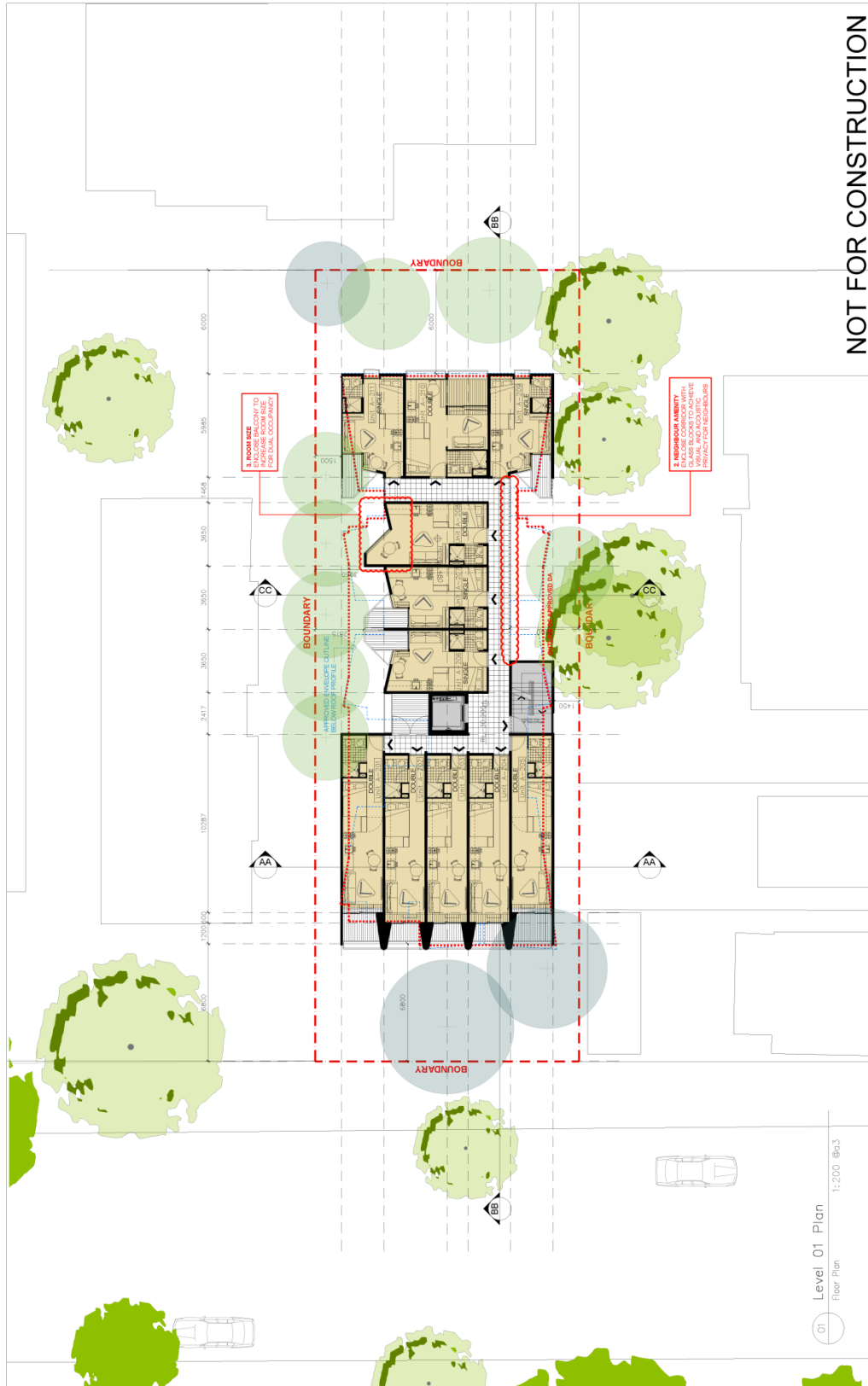
**33 Chandos Street  
 Ashfield  
 GROUND FLOOR**

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Rev	Description	Date	By	Check
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2	ISSUED FOR PERMIT	22/03/2019	MD	MD
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4	ISSUED FOR PERMIT	22/03/2019	MD	MD
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9	ISSUED FOR PERMIT	22/03/2019	MD	MD
10	ISSUED FOR PERMIT	22/03/2019	MD	MD

01 Level 00 Plan  
 Floor Plan  
 1:200 @a3





01 Level 01 Plan  
Floor Plan  
1:200 @a3

**NOT FOR CONSTRUCTION**



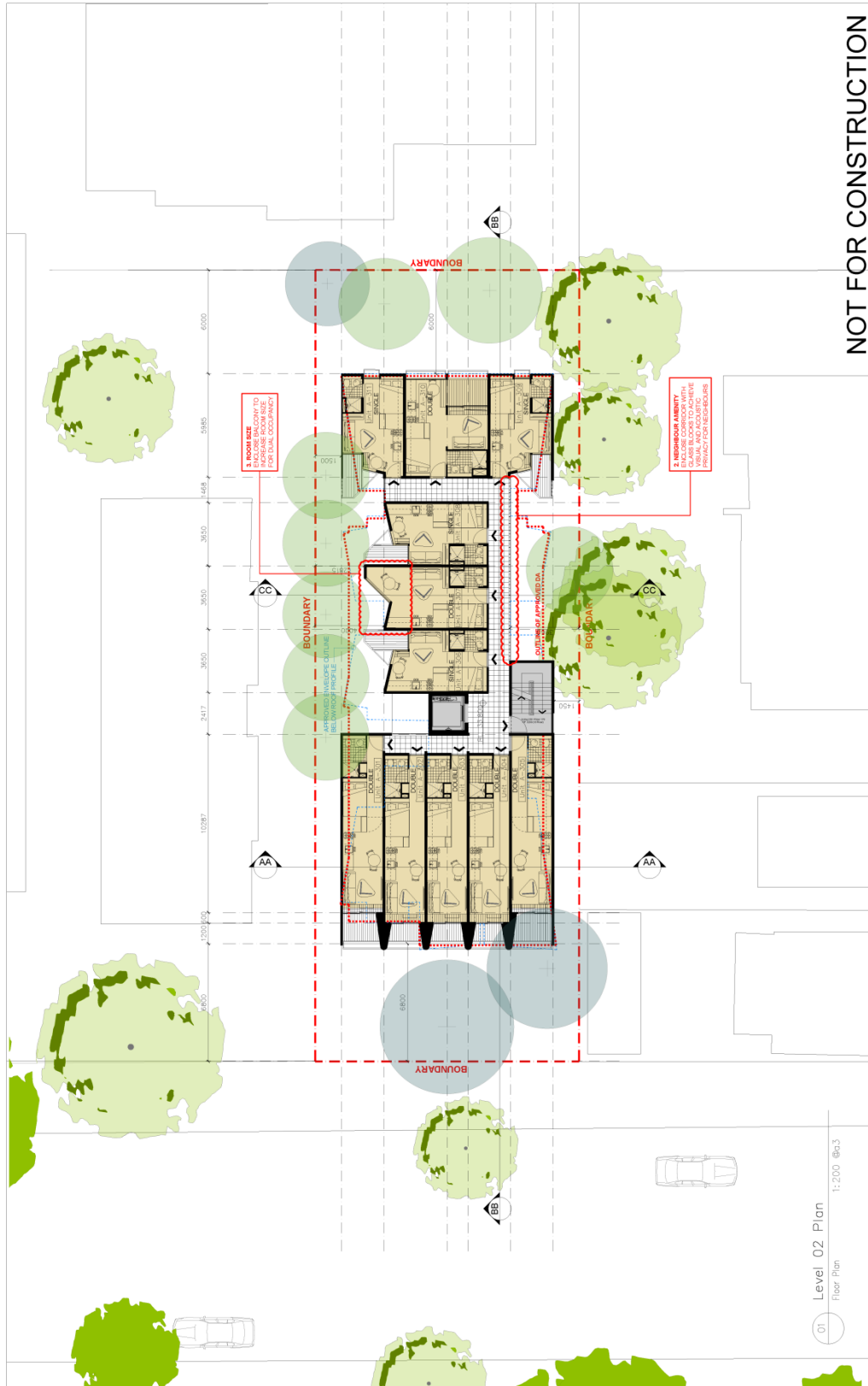
MODULARUM PTY LTD  
ABN 62 627 91 415  
Bulwer  
Bulwer Street  
Sydney NSW 2150 Australia  
Ph: +61 144 736 630  
www.modularum.com.au

Scale: 1:200 @A3 / 1:100 @A1  
Client: MD  
Project No: MZ1702  
Date: 22/03/2018 12:12 AM  
Drawing No: A 1203 H

33 Chandos Street  
Ashfield  
LEVEL 01

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Rev	Description	Date	By	Check
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2	REVISIONS	22/03/2018	MD	MD
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10	REVISIONS	22/03/2018	MD	MD



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 40/111 COOPER ST  
 Sydney NSW 2010 Australia  
 Ph: +61 2 955 6200  
 modularityptyltd@gmail.com

Scale: 1:200 @ A3 / 1:100 @ A1  
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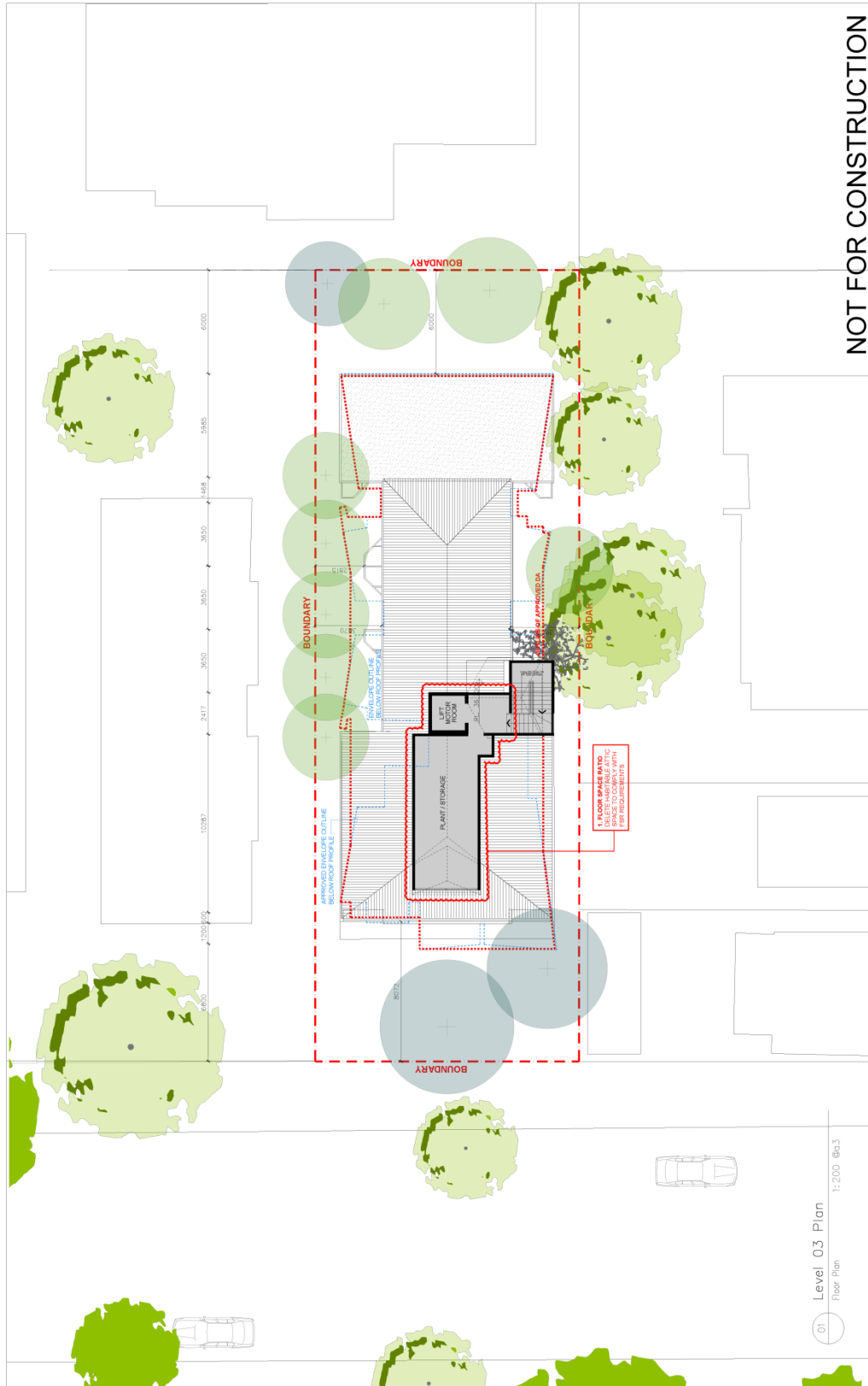


**33 Chandos Street  
 Ashfield  
 LEVEL 02**

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Rev	Description	Date	By	Check
1	ISSUED FOR PERMIT	22/03/2018	MD	MD
2	REVISIONS	23/03/2018	MD	MD
3	REVISIONS	23/03/2018	MD	MD

01 Level 02 Plan  
 Floor Plan  
 1:200 @a3



01 Level 03 Plan  
Floor Plan  
1:200 @a3

**NOT FOR CONSTRUCTION**



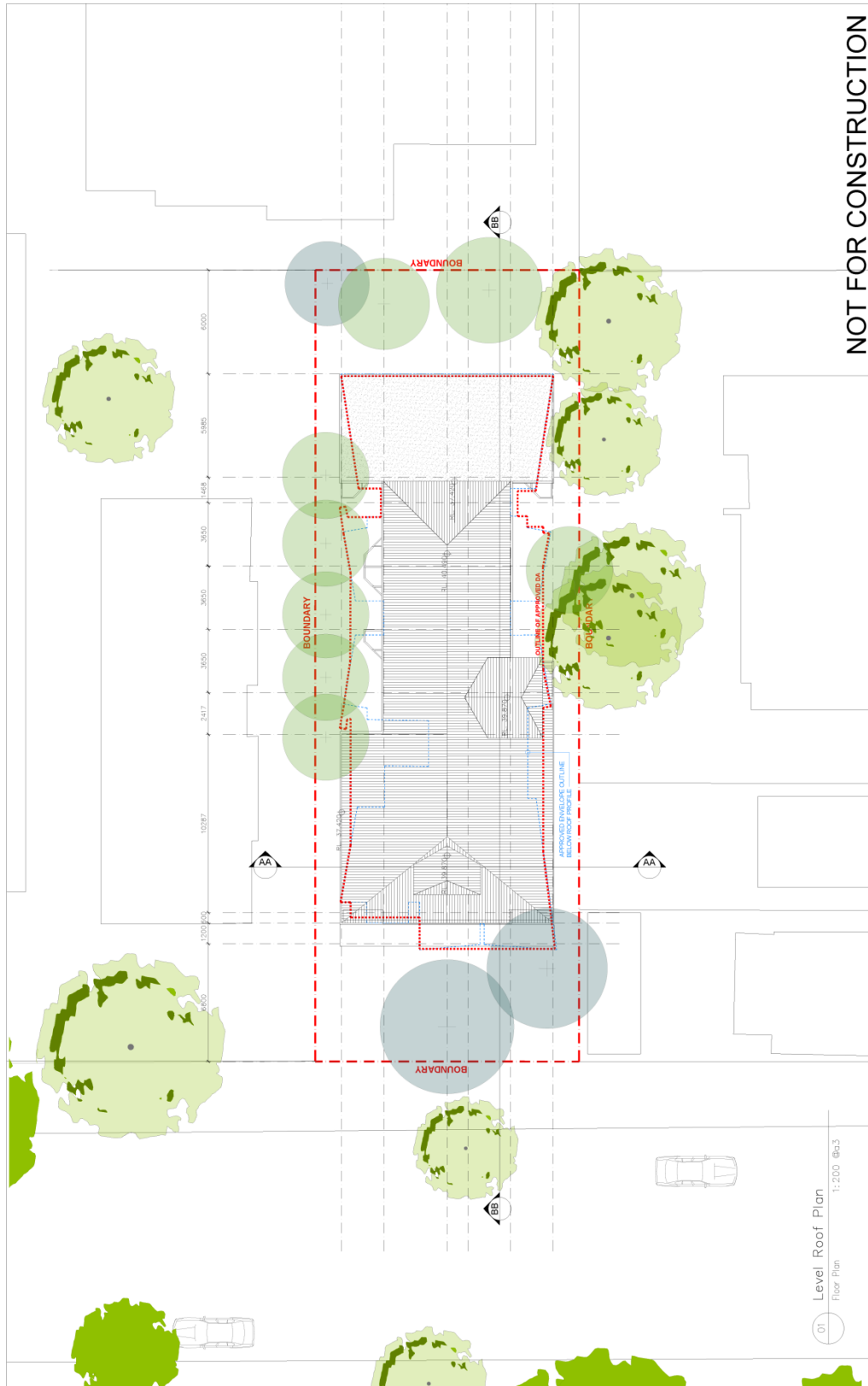
MODULARUM PTY LTD  
ABN 15 122 274 415  
Brisbane  
Sharnley 12/200 291st Avenue  
St. Albans VIC 3023  
Ph: 0414 176 630  
www.modularum.com.au

Scale: 1:200 @A3 / 1:100 @A1  
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Project No: MZ1702  
Date: 22/03/2018 12:22 AM  
Page No: 1  
Drawing No: A 1205 H

**33 Chandos Street  
Ashfield  
LEVEL 03**

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Rev	Description	Date	By	Check
1	ISSUED FOR INFORMATION	14/03/18	MD	MD
2	FOR APPROVAL	20/03/18	MD	MD
3	FOR APPROVAL	20/03/18	MD	MD



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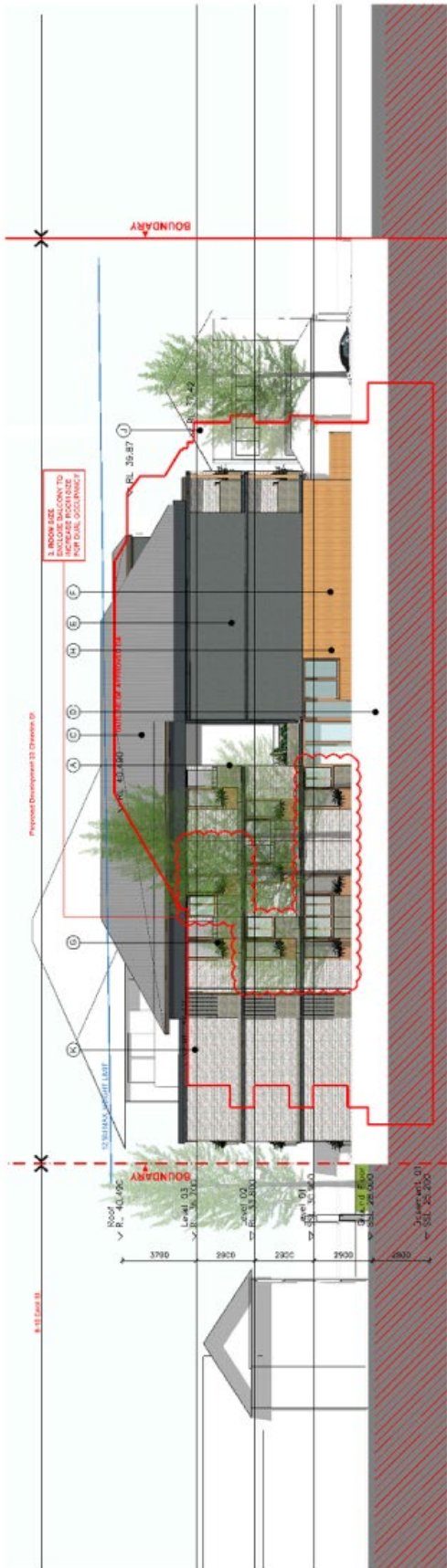


**MODULARUM PTY LTD**  
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 Date: 15/02/19 09:56 PM  
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 (Revised)

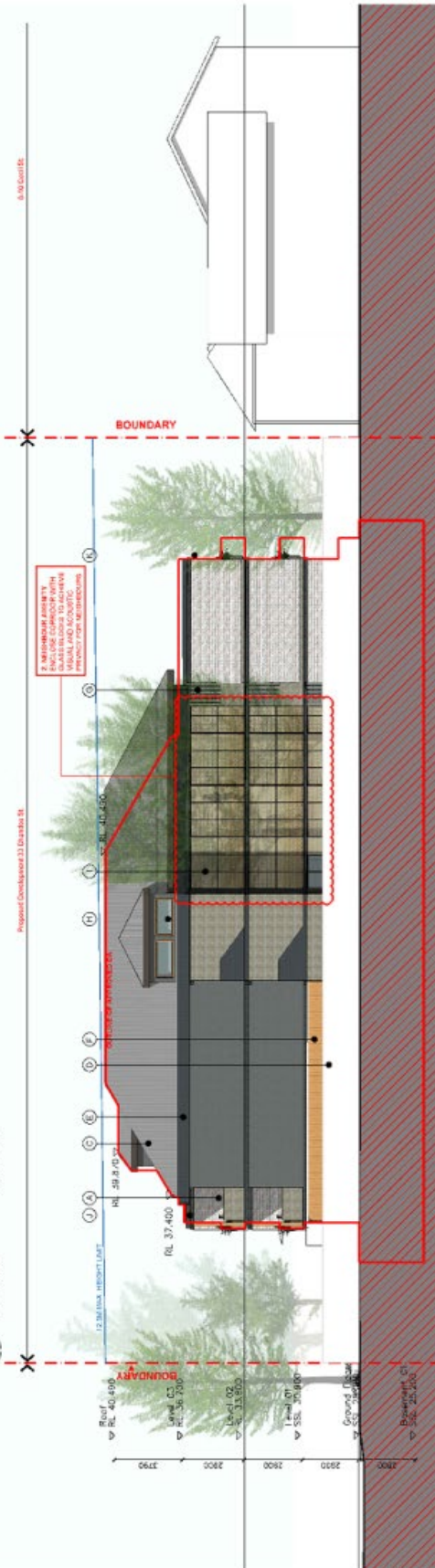
**33 Chandos Street**  
**Ashfield**  
**LEVEL ROOF PLAN**

Revised	Date	Description	By	Check

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01 East Elevation 1:200 @A3



02 West Elevation 1:200 @A3

**PRELIMINARY**

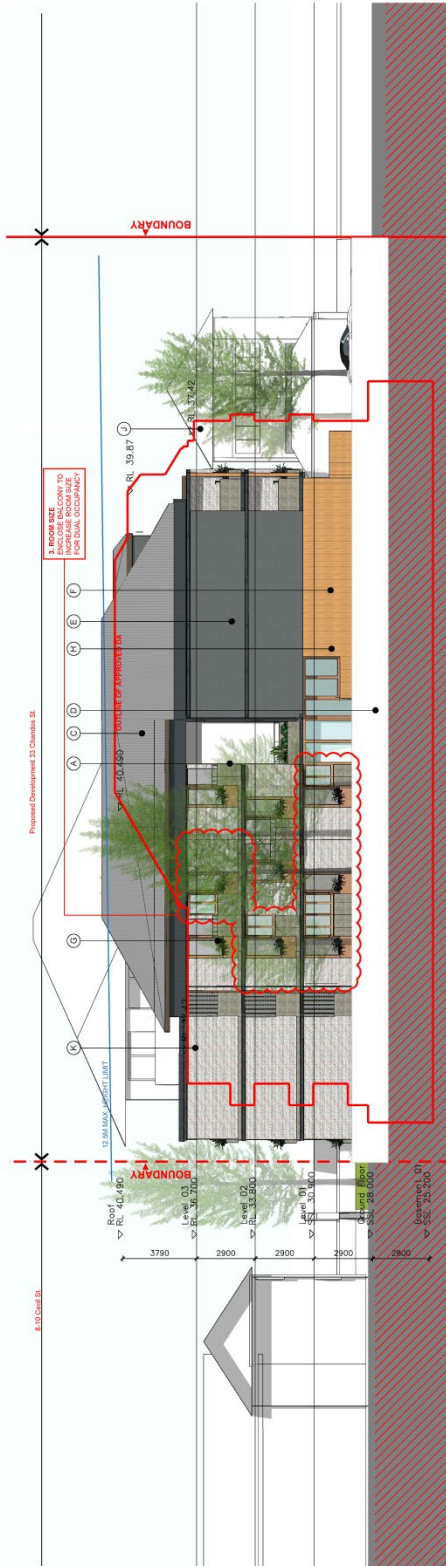
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Drawn:	MD
Project:	ME1702
Date:	23/05/2018 1:04 AM

33 Chandos Street  
Ashfield  
Site Elevations



Check all other drawings for any updates and please contact architect if any changes are required.





02 West Elevation  
Side Elevation  
1:200 @ 0.3

01 East Elevation  
Side Elevation  
1:200 @ 0.3

**PRELIMINARY**

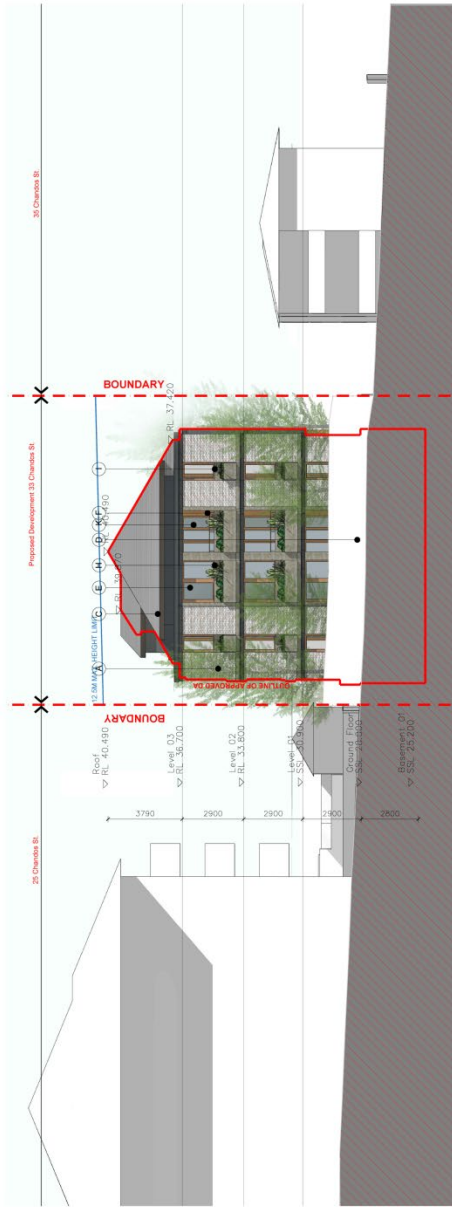
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**33 Chandos Street  
Ashfield  
Side Elevations**

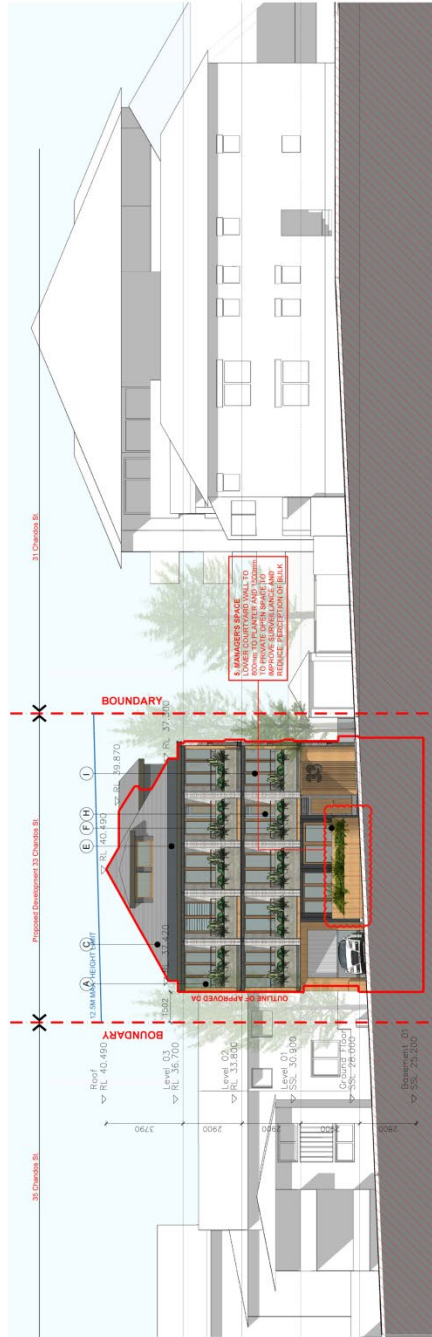
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Date: 22/10/2024  
By: [Name]  
Checked: [Name]



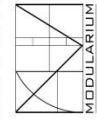


01 South Elevation  
Rear Elevation  
1:200 @0.3



02 North Elevation  
Street Elevation  
1:200 @0.3

PRELIMINARY



MODULARITY LTD  
100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

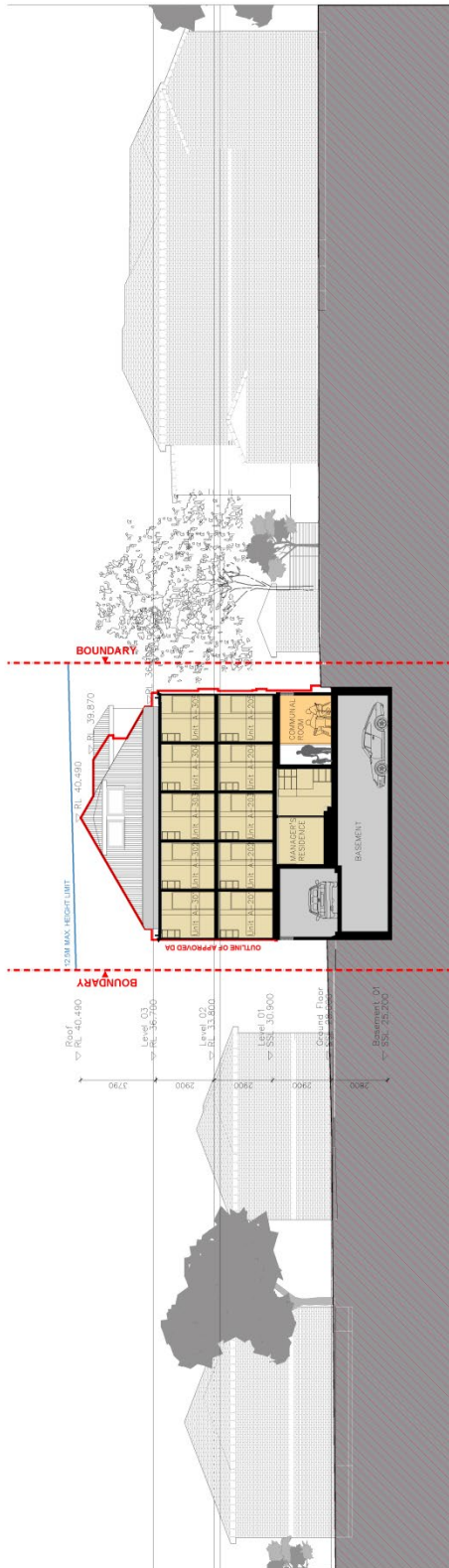
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Client: MD  
Project No: M21702  
Status: 22/7/20  
Plot Date: 22/7/20 @ 8:13 AM  
Drawing No: A 1302 G

33 Chandos Street  
Ashfield  
Front + Rear Elevations

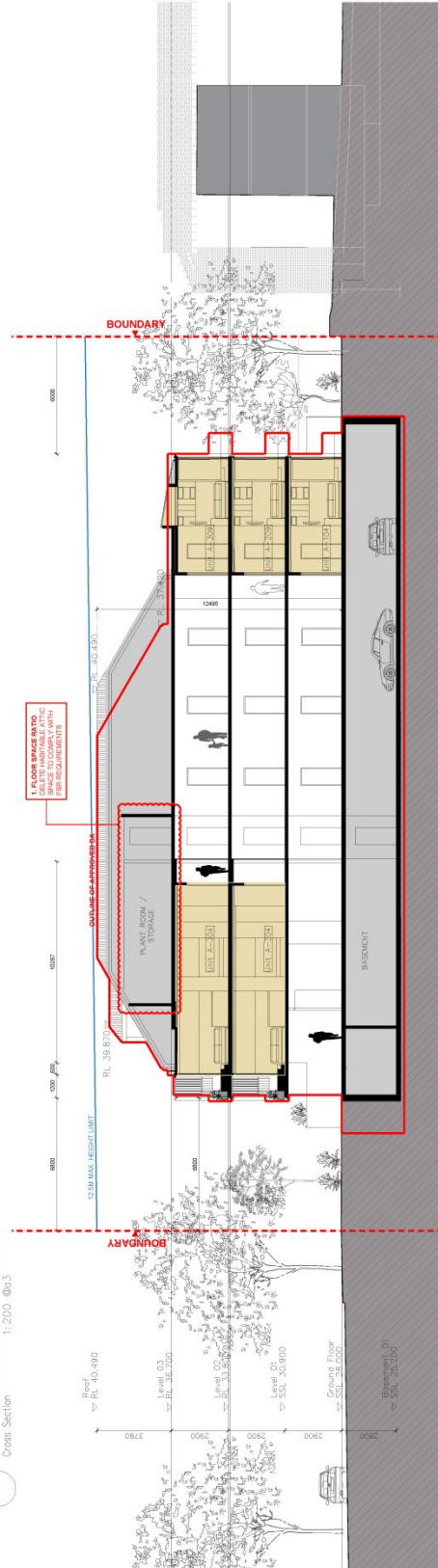
Check all dimensions and the alignment with the requirements of the code. The purpose of this drawing is to provide a visual representation of the proposed development. It is not intended to be used for construction purposes. All dimensions are in millimeters unless otherwise stated. © All Rights Reserved. For more information, please contact the architect.







01 Section A-A  
Cross Section  
1:200 @A3



02 Section B-B  
Long Section  
1:200 @A3

**PRELIMINARY**



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 PO BOX 12274 615  
 Bentley  
 Western Australia  
 6100  
 Ph: 08 9447 7563  
 Email: modularum@modularum.com.au

Date: 1/20/2013 11:00@A1  
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 Project No: MZ1702  
 Date: 22/03/2013 12:30 AM  
 Drawing No: A1401 H

33 Chandos Street  
 Ashfield  
 SECTIONS

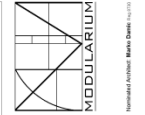


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 Sydney  
 Sydney NSW 2118 Australia  
 Ph: +61 2 955 6200  
 midulamp@midulamp.com.au

**33 Chandos Street  
 Ashfield**  
**GROSS FLOOR AREA PLANS**

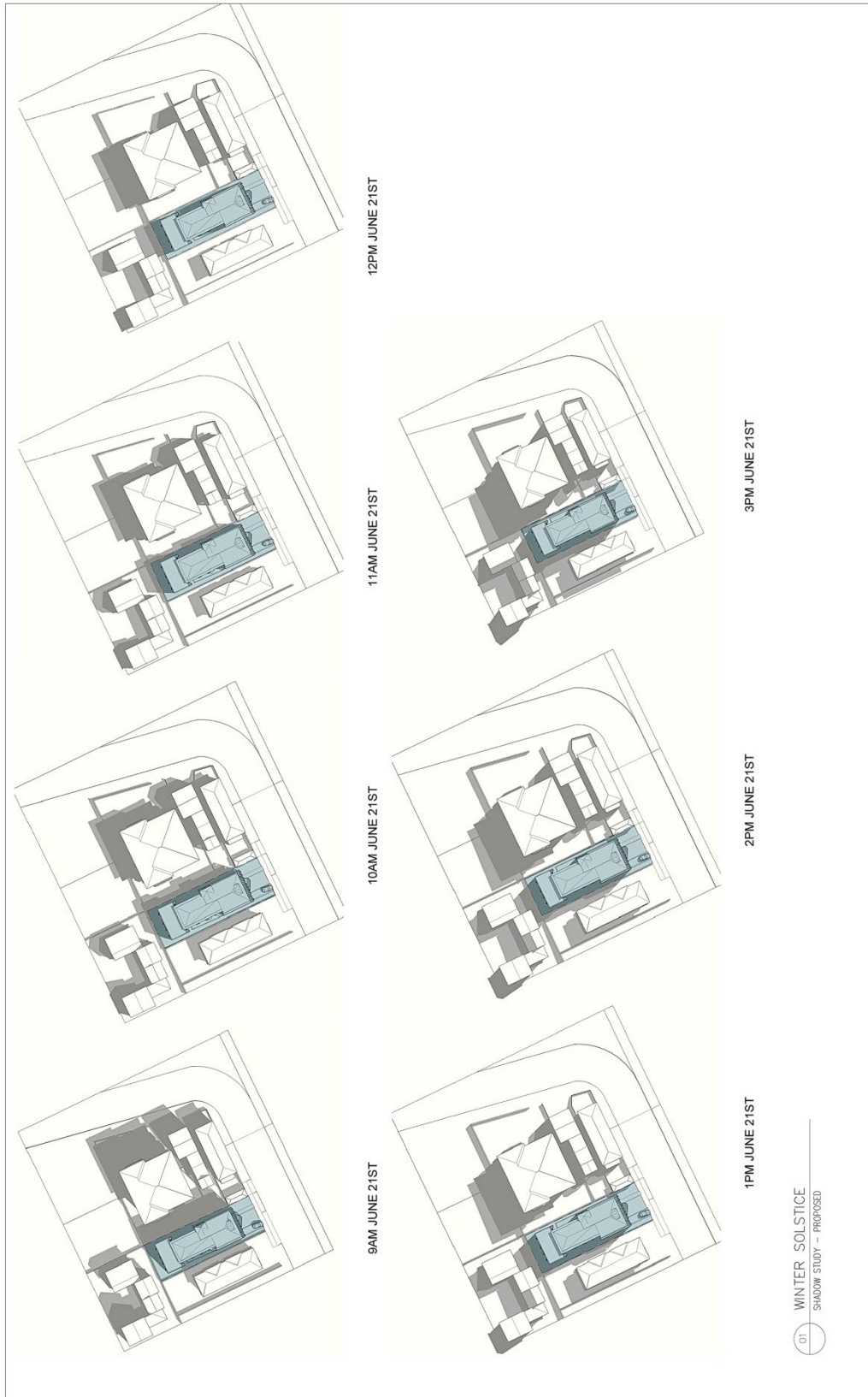
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Revision	Date	Description	Drawn	Checked

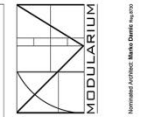
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 Date: 22/07/2018 12:28 AM  
 Drawing No: A 2000 H





01 WINTER SOLSTICE  
SHADOW STUDY - PROPOSED



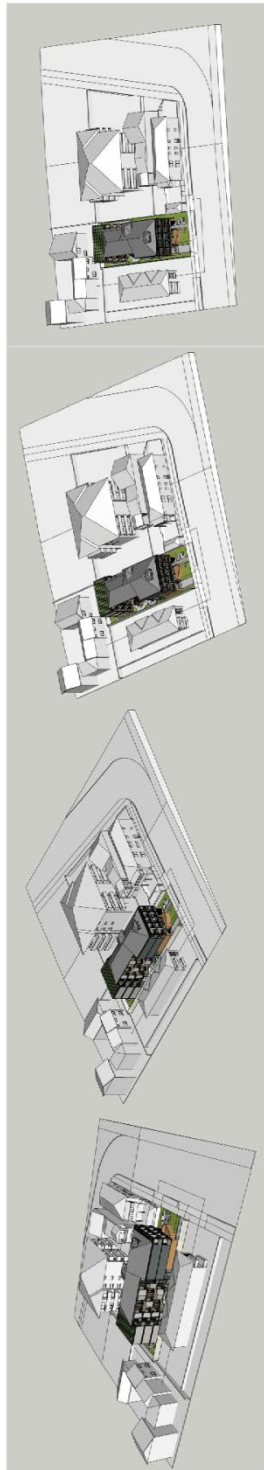
MODULARIUM PTY LTD  
 10/111 (2) 174 418  
 Sydney  
 Building 10/111 (2) 174 418  
 PO Box 10/111 (2) 174 418  
 NSW 1585

Scale: NTS  
 Drawn: MD  
 Project No: M21702  
 Sheet: 1 of 1  
 Plot Date: 19/06/2019 3:28 PM  
 Drawing No: A 2100 G

33 Chandos Street  
 Ashfield  
 WINTER SOLSTICE PLAN DIAGRAMS

Revision	Date	Description	By	Check

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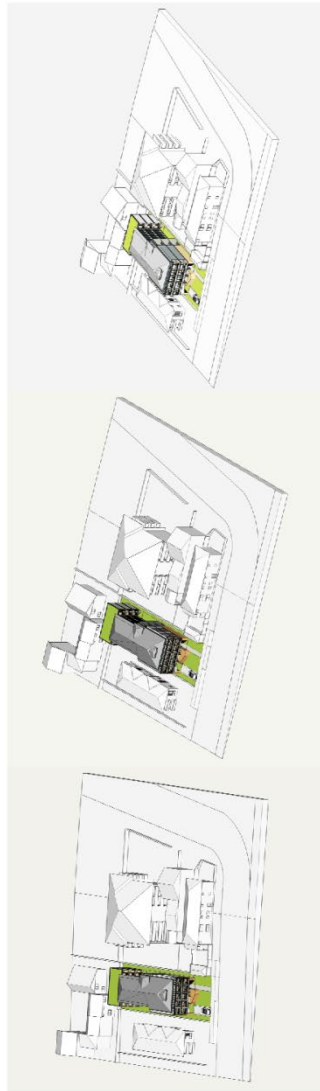


12PM JUNE 21ST

11AM JUNE 21ST

10AM JUNE 21ST

9AM JUNE 21ST



1PM JUNE 21ST

2PM JUNE 21ST

3PM JUNE 21ST



WINTER SOLSTICE  
VIEWS FROM THE SUN: PROPOSED NIS

<p><b>33 Chandos Street</b> <b>Ashfield</b></p> <p>WINTER SOLSTICE - VIEW FROM THE SUN</p> <p><small>This set of drawings is for the proposed winter solstice views from the sun for the proposed development at 33 Chandos Street, Ashfield. It is intended to provide a visual representation of the proposed development and its impact on the surrounding context. It is not intended to be used for any other purpose.</small></p>		<p>Scale: NTS</p> <p>Client: MD</p> <p>Project No: M21702</p> <p>Date: 23/06/2018 11:59 AM</p> <p>Page 7/18</p>	<p><b>MODULARIUM</b></p> <p><small>Architectural &amp; Interior Design</small></p>
<p>Project No: M21702</p> <p>Date: 23/06/2018 11:59 AM</p> <p>Project Name: A 2101 G</p>		<p>Project No: M21702</p> <p>Date: 23/06/2018 11:59 AM</p> <p>Project Name: A 2101 G</p>	

**PRELIMINARY**

# SYDNEY DESIGN COLLECTIVE

Collaborative Landscape Architecture

## 33 Chandos Street, Ashfield | 01 Landscape Design\_Rev D\_14032019



Client: Miconest

Architect: Modularium

SYDNEY DESIGN COLLECTIVE

David Duncan  
# 040127521  
david@sydneydesigncollective.com

Kaia Byrne  
+  
kaia@sydneydesigncollective.com



# Site Response



## Site analysis / briefing key points;

- Closely integrated design of landscape and architecture.
  - Propose robust high quality materials and finishes that are consistent with the architecture.
  - Provide screening to communal gardens as well as private balconies.
  - Create communal facilities that are attractive, comfortable, and that encourage a sense of sharing that still provide opportunities for seclusion.
  - Have a continuous flow of dense landscape throughout the ground floor level, particularly on the street and rear setback.
  - Provide a non accessible green roof where roof is flat.
- Front Garden**
- Entry statement to define the street address.
  - Provide screening along the boundary, to private balconies and front garden seating area.
  - Large native canopy street trees.
- North / South communal spaces**
- Provide screen planting for privacy.
  - Allow for social gathering with informal seating, dining tables and BBQ.
  - Provide an informal garden with various focal points that can be seen from the building.
- Rear Garden**
- Deciduous trees for columnar form and planting in informal groves.
  - Provide a small gathering area for relaxation and shade retreat.
  - Dense planting of native rainforest trees.
- Roof Garden**
- Provide suitable drought and exposure tolerant planting that uses a mixture of hardy, exotic and native species .
  - Provide opportunity for urban greening and to demonstrate a response to Urban Heat Islands, within the Inner West Council local Government area.
- Existing Trees**
- Existing Frangipani and evergreen Ash to be removed due to conflict with basement.
  - Both small existing trees to be replaced with trees of a range of sizes including canopy trees.

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micromest  
Architect: Modulium

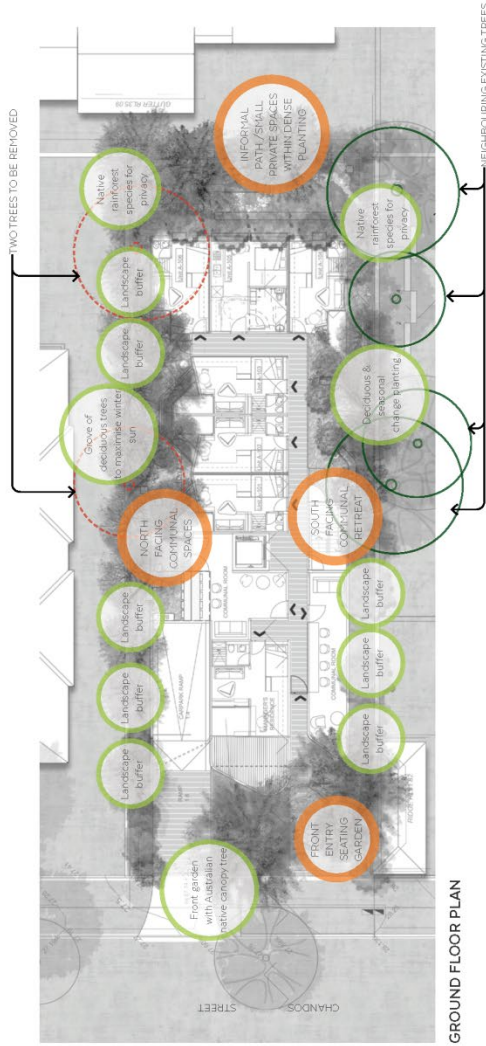
Drawn: KB + DD  
Scale: NTS

Date: 13/03/2019

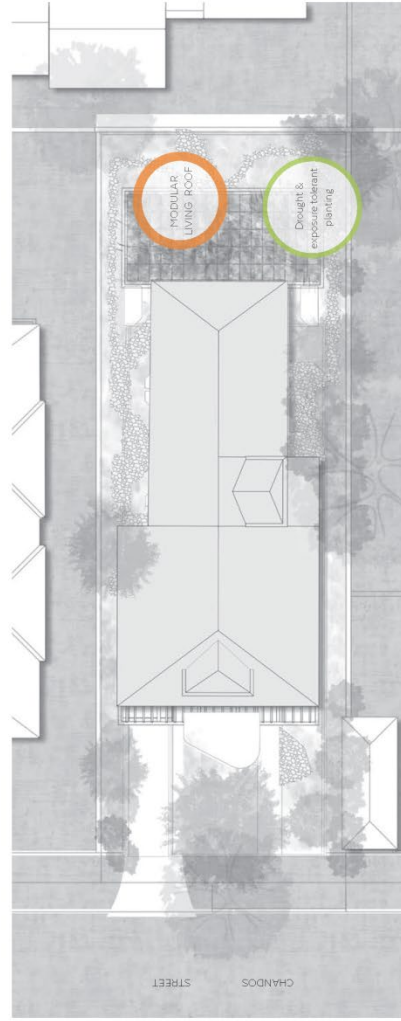
**Landscape Development Application**

Dwg no: LA-01  
Rev: D

Design of Landscape Spaces



GROUND FLOOR PLAN



ROOF LEVEL PLAN

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micronest  
Architect: Modulium

Drawn: KB + DD  
Scale: NTS

Date: 13/03/2019

**Landscape Development Application**

Dwg no: LA-02  
Rev: D

# Landscape Objective | Design Statement

## Landscape and Living Architecture

This unique development proposal uses a grouping of apartment modules to create a site responsive and articulated building form. This is a very different concept to the site specific block forms of most residential apartments. The stacking and shifting of these modules on the site create many different opportunities for landscape.

Most residential unit design has a traditional open communal landscape either on podium or deep soil. There is often a landscape setback for all sides. The resultant spaces are either too large for a number of community uses or too small. There is not the ranges of spaces, in size, microclimate, outlook or programme. The less program a space has (a clear objective and function) the less successful it is likely to be, particularly in communal residential living.

## Landscape Spaces

The angles forms, shifting surfaces and stepping create a variety of communal space types. These range from:

1. **Small Communal Spaces** - these smaller spaces relate specifically to the central cove, providing a flow out space from the northern and southern facade. These small communal spaces are a flow through of internal and external space. The communal rooms can open up to the courtyards and are an extension.
2. **Landscape Buffers and Privacy** - These landscape spaces are within the setbacks on all of the site boundaries. The path meanders creating large pockets and a more informal landscape quality. A straight path with a constant offset will not be a desired outcome for the quality of landscape. These spaces do also include small stopping points within the greenery. Informal fixed seating is provided.



33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Mironest  
Architect: Modulium

Drawn: KB + DD

Date: 13/03/2019

Landscape Development  
Application

Dwg no: LA-03  
Rev: D



# Landscape Objective | Design Statement

## Biodiversity and Habitat

The landscape planting on deep soil allow for small to medium sized indigenous trees and large shrubs. The species of trees and shrubs that are selected attract and benefit wildlife. The informal native planting will attract native marsupials, birds, and importantly, beneficial insects. As we are aware resilient and hardy plant species selection is critical. Particularly with climate change adaptation and a reduced availability (and cost) of potable water. This planting design approach will provide a strong planting character to the site and address with the street.



33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

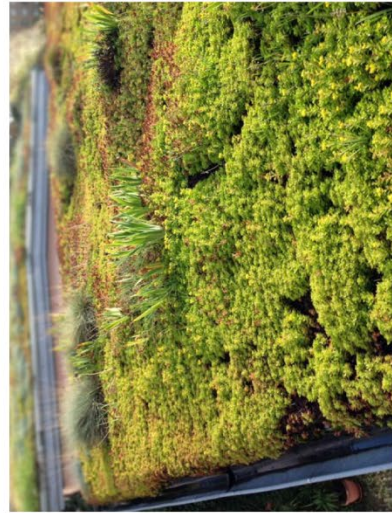
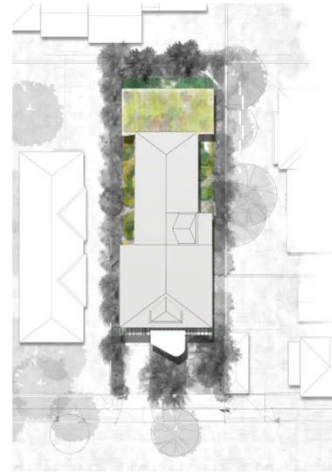
Client: Miconest  
Architect: Modulatum

Drawn: KB + DD

Date: 13/03/2019

Landscape Development  
Application

Dwg no: LA-04  
Rev: D



**1. Integrated and connected with site and context.**

This landscape:

- Responds and grows into the site, its geology, topography (where it is a key feature) and aspect.
- Needs to work within the site constraints and opportunities.
- Maximises the potential of the deep soil area.
- Gives the site its unique identity and character that encourages an appreciation for garden and nature by residents.
- Solves the problems of the site, such as privacy, providing significant greenery, shade shelter and amenity.
- Connects landscape and architecture to the site and allows a biophilic connection between residents and nature.
- There are no significant or canopy trees on this site and are to be removed due to footprint clashes.
- Trees will be replaced with a large increase in the quantity canopy trees, smaller trees, and screening shrubs.
- Deep soil area Ground Floor = 266m<sup>2</sup> (38%)

**2. Applied and connected to the site.**

This landscape:

- Can be designed to work with the site, but it is connected through the building or over the basement.
- Relates more to the building and its function than the site.
- Can be installed quickly or instantly, it developed and constructed off site, such as oversized pots and containers, planters, or creating 'wedges' of landscape and soil volume over basement.
- Can include living architecture such as living roofs.
- Can plug into and solve site problems and contribute to sustainable goals and benefits.
- Connects landscape and architecture to the site.
- Can be adapted to different sites, briefs and objectives.
- Landscape area on slab Ground floor = 430m<sup>2</sup> (62%)
- Landscape area on slab Roof = 64m<sup>2</sup>

**SYDNEY DESIGN COLLECTIVE**

33 Chandos Street | Ashfield

Client: Micromest  
Architect: Modulium

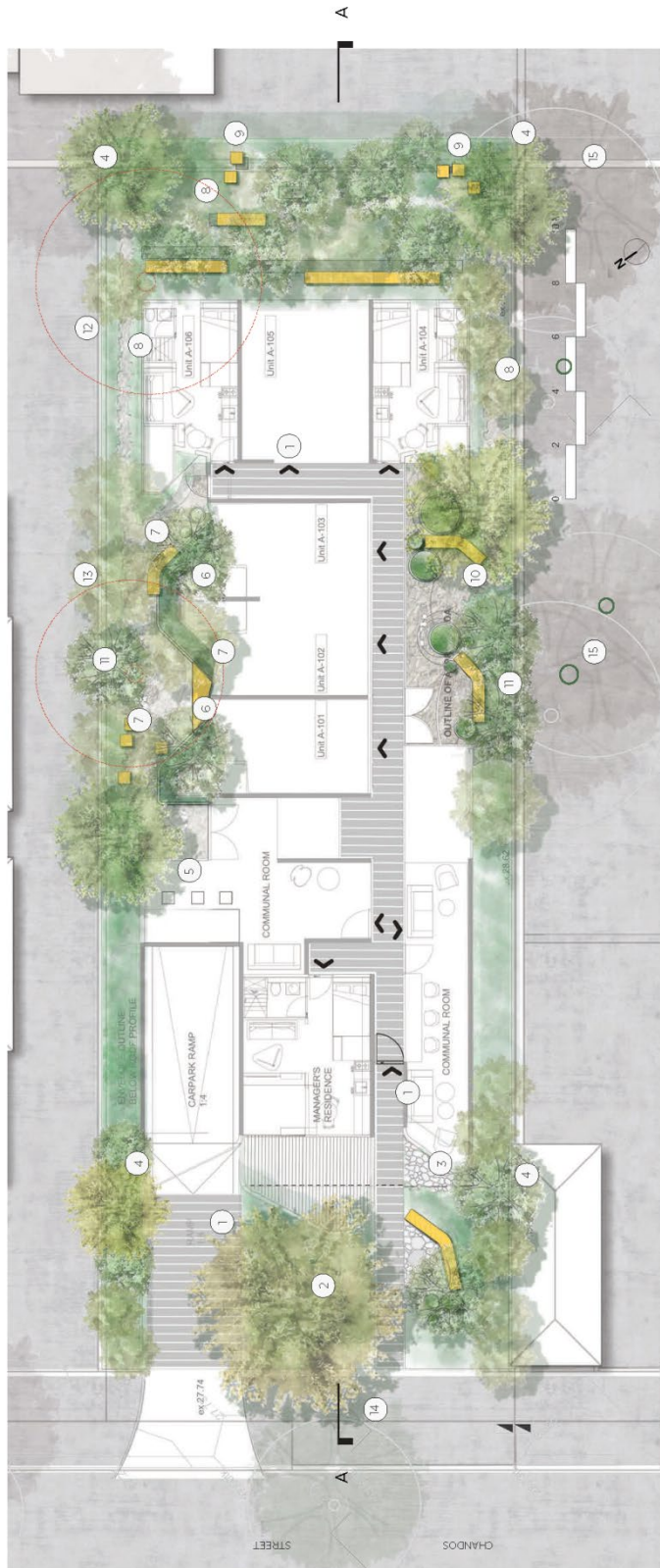
Drawn: KB + DD Date: 13/03/2019

Landscape Development Application

Dwg no: LA-05  
Rev: D



Landscape Base - Ground Floor



Legend

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Consistency of natural stone paving throughout site. Driveway and pedestrian access to have a more formal layout.</li> <li>2. Large native feature tree to define street address, such as endemic Turpentine (<i>Syncarpia glomulifera</i>)</li> <li>3. Front garden seating area with natural stone crazy paving matching entry path material. Seating to be surrounded by native planting and second Turpentine for shade.</li> <li>4. Native rainforest species for privacy</li> <li>5. Northern courtyard adjacent to indoor communal space. Provided with BBQ, seating, inside/outside table bench.</li> <li>6. Balconies to be surrounded by planting in full height planters to provide separation from communal space.</li> <li>7. Additional small seating spaces throughout the communal garden.</li> <li>8. Natural stone informal access path with groundcover planting wraps around the rear of the property.</li> </ol> | <ol style="list-style-type: none"> <li>9. Small private gathering spaces amongst dense planting with simple and robust fixed furniture.</li> <li>10. Quiet communal garden with seating within beautiful planting for contemplation and relaxation.</li> <li>11. Grove of deciduous trees for a special character and to maximise winter sun and light access. Garden to be a focal point from internal corridor.</li> <li>12. <i>Plumeria rubra</i> to be removed.</li> <li>13. Evergreen Ash to be removed.</li> <li>14. Existing Brushbox street tree with full tree protection measures as directed by council during construction.</li> <li>15. Neighbouring trees to south to be protected from damages during construction.</li> </ol> |
|---|---|

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Mironest  
Architect: Modulium

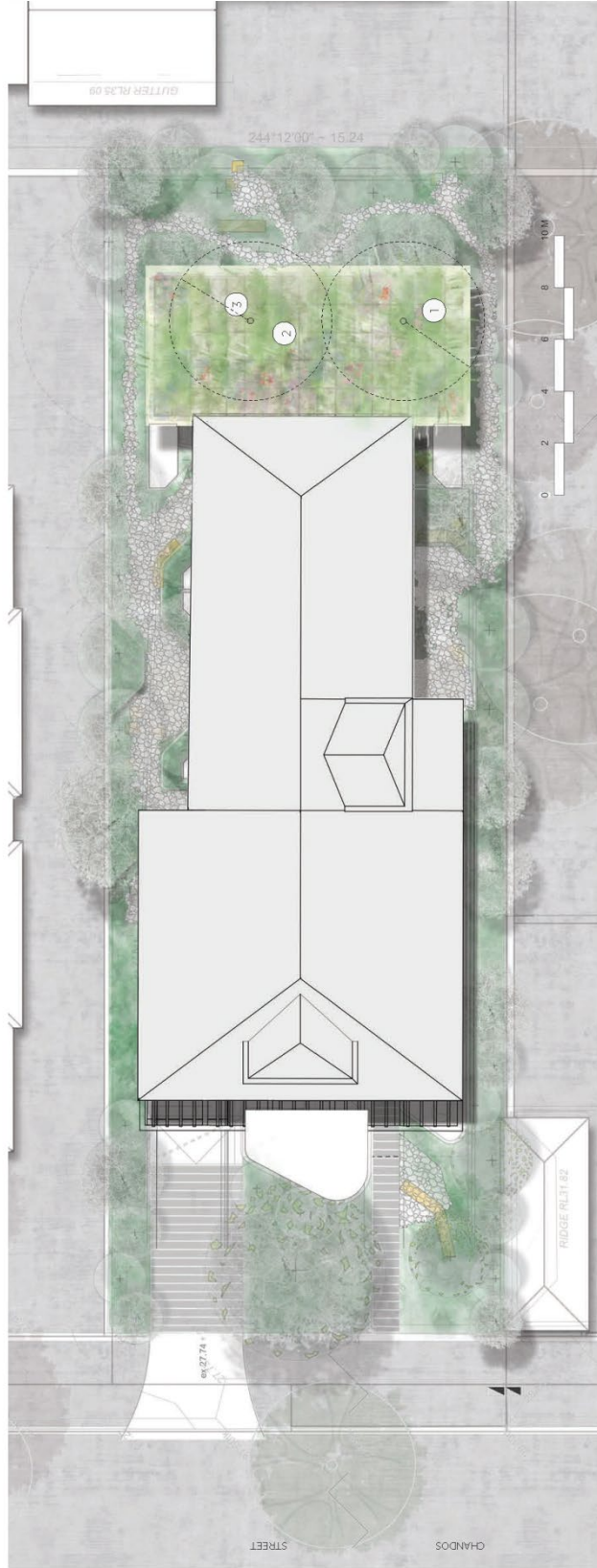
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Scale: 1:150

Date: 13/03/2019

**Landscape Development Application**

Dwg no: LA-06  
Rev: D

Landscape Plan - Roof



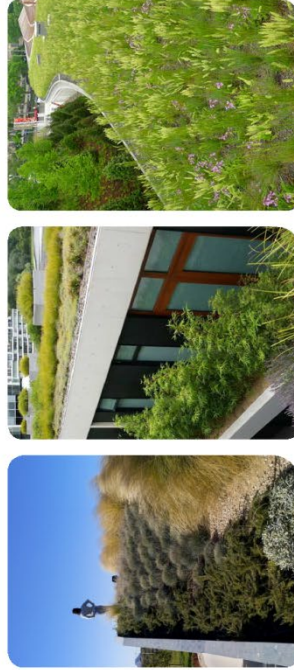
Legend

1. Non trafficable living roof with planter tray system.
2. Local native roof garden species suitable for drought and exposure.
3. Fall restraint spigot attachment

Green Roofs

The benefits for this project are many. These will include:

- Additional area of landscape that can be prefabricated off site.
- Thermal efficiencies and improvement in passive cooling.
- Uses low water use and low maintenance native plant species.
- Reduces any risks with waterproofing as the landscape is contained and separate from the roof structure.
- Low profile and lightweight. 200mm soil depth in 250mm max height 'trays'.
- Plays an important ecological role providing habitat in the suburbs for pollinating birds and beneficial insects.
- Is a positive gesture within the LGA for responding to the urban heat island effect and climate change.



33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

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Architect: Modulium

Drawn: KB + DD  
Scale: 1:150

Date: 13/03/2019

Landscape Development  
Application

Dwg no: LA-07  
Rev: D



# Landscape - Site Section



33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micronest  
Architect: Modulanium

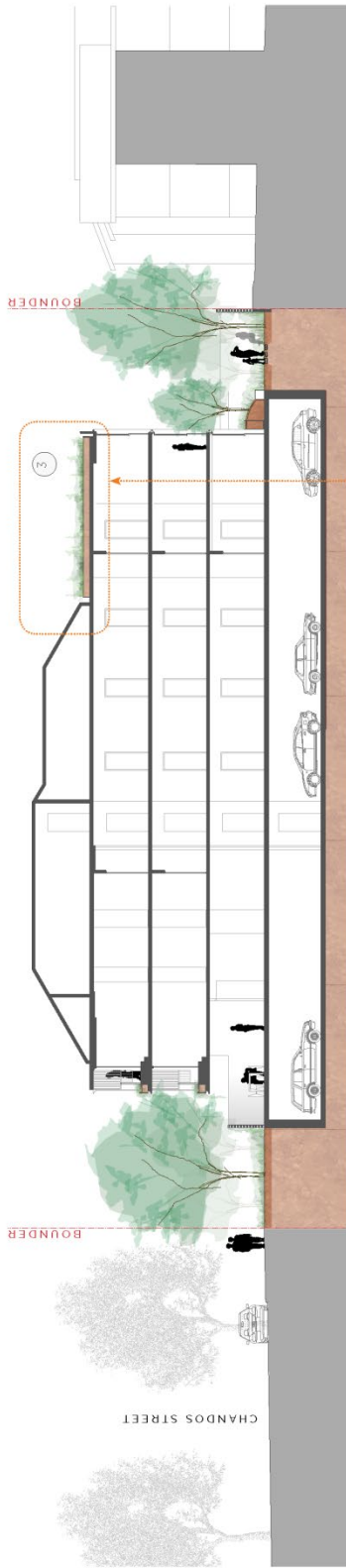
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Date: 13/03/2019

Landscape Development Application

Dwg no: LA-08  
Rev: D

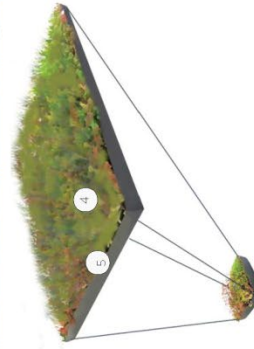
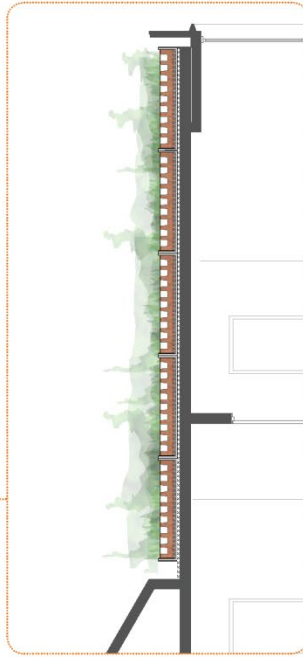
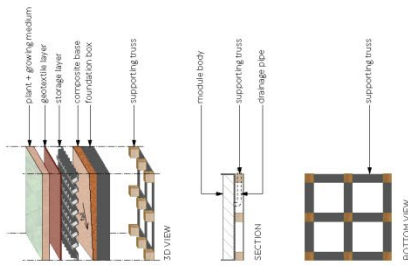
# Landscape - Site Sections



Landscape Section A-A - Scale 1:100

### Legend

- Affordable technology that provides return (or savings) for the development. Can have measurable benefits with cooling. Real efficiencies of targets that can be realistically achieved of 30% cooling and heating cost savings with AC on a metal deck roof in Sydney.
- Easy to fabricate and modular for efficiencies. Improved passive cooling when there are no breezes for cross ventilation.\*
- Will contribute to the unique marketing appeal. There is nothing else like this on the market in Australia (as yet).
- Is lightweight at approximately 200kg / saturated weight.
- Green roofs to reduce stormwater tank size and assist stormwater management.



33 Chandos Street | Ashfield

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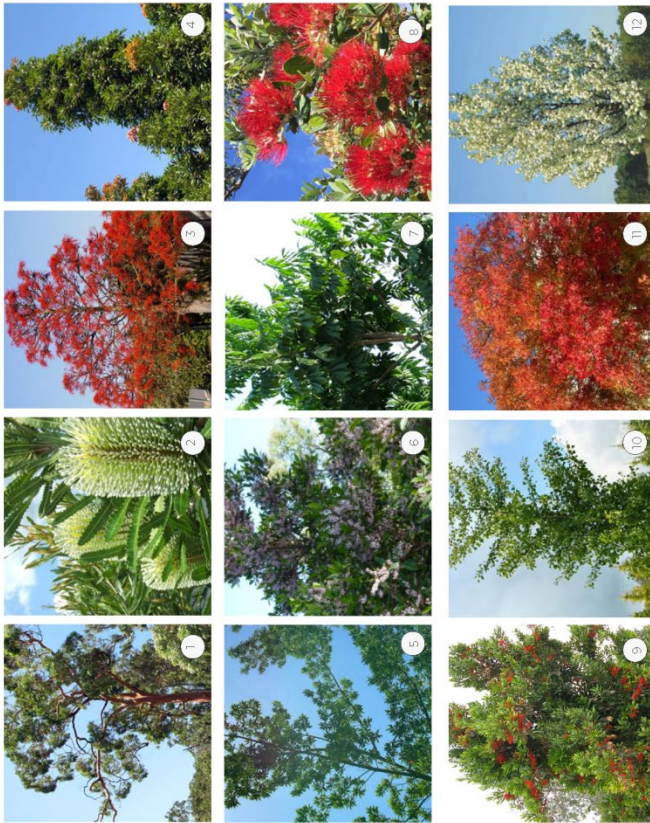
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Scale: As Shown

Date: 13/03/2019

Landscape Development  
Application

Dwg no: LA-09  
Rev: D

Planting | Deep Soil Zones



BOTANICAL NAME	COMMON NAME	MATURE SIZE	POT SIZE
<b>EVERGREEN TREES</b>			
<i>Angophora costata</i>	Smooth-barked Apple	20 x 12	400L
<i>Banksia serrata</i>	Old mans Banksia	10 x 5	200L
<i>Brachychiton acerifolius</i>	Illawarra flame tree	12 x 6	400L
<i>Elaeocarpus eumundii</i>	Smooth-leaved Quandong	10 x 3	200L
<i>Elaeocarpus grandis</i>	Silver Quandong	30 x 5	200L
<i>Elaeocarpus reticulatus</i>	Blueberry ash	6 x 3	200L
<i>Flindersia schottiana</i>	Cudgeri	7 x 5	200L
<i>Metrosideros excelsa</i>	New Zealand Christmas bush	10 x 10	100L
<i>Stenocarpus sinuatus</i>	Firewheel tree	10 x 4	200L
<i>Syncarpia glomulifera</i>	Turpentine tree	25 x 10	400L

BOTANICAL NAME	COMMON NAME	MATURE SIZE	POT SIZE
<b>DECIDUOUS TREES</b>			
<i>Ginkgo fastigiata</i>	Maidenhair tree	8 x 2	400L
<i>Pistacia chinensis</i>	Chinese pistache	8 x 6	400L
<i>Pyrus calleryana 'Capital'</i>	Capital Ornamental Pear	5 x 3	400L

**EVERGREEN TREES**

1. *Angophora costata*
2. *Banksia serrata*
3. *Brachychiton acerifolius*
4. *Elaeocarpus eumundii*
5. *Elaeocarpus grandis*
6. *Elaeocarpus reticulatus*
7. *Flindersia schottiana*
8. *Metrosideros excelsa*
9. *Stenocarpus sinuatus*

**DECIDUOUS TREES**

10. *Ginkgo fastigiata*
11. *Pistacia chinensis*
12. *Pyrus calleryana 'Capital'*

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micronest  
Architect: Popularium

Drawn: KB + DD

Date: 13/03/2019

Landscape Development Application

Dwg no: LA-10  
Rev: D



Planting | Shrubs and understory



- 1. Acacia 'Honeybun'
- 2. Acacia 'Honeybun'
- 3. Alpinia nutans
- 4. Acanthus mollis
- 5. Adenanthos sericeus
- 6. Arthropodium cirratum
- 7. Asplenium australasicum
- 8. Babingtonia virgata 'Howie's Sweet Midget'
- 9. Banksia 'Pygmy possum'
- 10. Blechnum 'Silver Lady'
- 11. Chryscephalum apiculatum
- 12. Clivia miniata

BOTANICAL NAME	COMMON NAME	MATURE SIZE	POT SIZE
<b>SHRUBS AND GROUNDCOVERS</b>			
Acacia 'Honeybun'	Honey Bun Wattle	1.5 x 1.5	300mm
Acacia 'LimeLight'	Dwarf River Wattle	1 x 1.2	200mm
Alpinia nutans	Cardamom	1 x 1.2	200mm
Acanthus mollis	Oyster plant	0.7 x 0.7	200mm
Adenanthos sericeus	Woolly Bush	2 x 1	300mm
Arthropodium cirratum	Renga renga Lily	0.7 x 0.5	200mm
Asplenium australasicum	Birds nest fern	1 x 1	200mm
Babingtonia virgata 'Howie's Sweet Midget'	Heath Myrtle	1 x 1	200mm
Banksia 'Pygmy possum'	Prostrate Banksia	0.5 x 2.5	200mm
Blechnum gibbum 'Silver Lady'	Silver Lady Fern	0.7 x 0.7	200mm
Blechnum nudum	Fishbone water fern	0.7 x 0.7	200mm
Chryscephalum apiculatum	Yellow Buttons	0.6 x 0.9	200mm
Clivia miniata	Clivia	0.7 x 0.7	200mm
Correa baeverfenii	Chef's Cap Correa	1.5 x 1.5	200mm
Crocea exaltata 'Edna Walling Crocea'	Crocea	0.45 x 0.8	200mm
Dianella caerulea	Flax Lily	0.75 x 0.75	200mm
Dianella longifolia	Flax Lily	0.8 x 0.5	200mm
Dichandra 'Silver Falls'	Silver Falls	0.2 x 1.5	200mm
Dichandra repens	Kidney weed	0.3 x 1	200mm
Doodia aspera	Prickly Rasp Fern	0.5 x 0.5	200mm
Doryanthes excelsa	Gynsea lily	1.5 x 1.5	200mm
Eriostemon myoporoides 'Profusion'	Wax flower	0.8 x 0.8	200mm
Hardenbergia violacea	Purple coral pea	0.4 x 3	200mm
Helichrysum petiolare	Licorice plant	0.6 x 1.5	200mm
Limonium perzii	Sea lavender	0.6 x 0.6	200mm
Lomandra longifolia	Mat Rush	1 x 1	200mm
Neomaria gracilllis	Walking iris	0.6 x 0.9	200mm
Ozothamnus diosmifolius 'Radiance'	Rice Flower	1.5 x 1	300mm
Philodendron 'Xanadu'	Xanadu	0.75 x 0.75	200mm
Prostanthera cuneata	Alpine mint bush	0.5 x 0.5	200mm
Rhaphiolepis 'Snow maiden'	Indian Hawthorn	0.75 x 0.5	300mm
Senecio serpens	Blue chalk plant	0.3 x 1	200mm
Trachelospermum jasminoides	Star jasmine	5 x 1	200mm
Viola hederacea	Native violet	0.2 x 2	200mm

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micronest  
Architect: Podiumium

Drawn: KB + DD

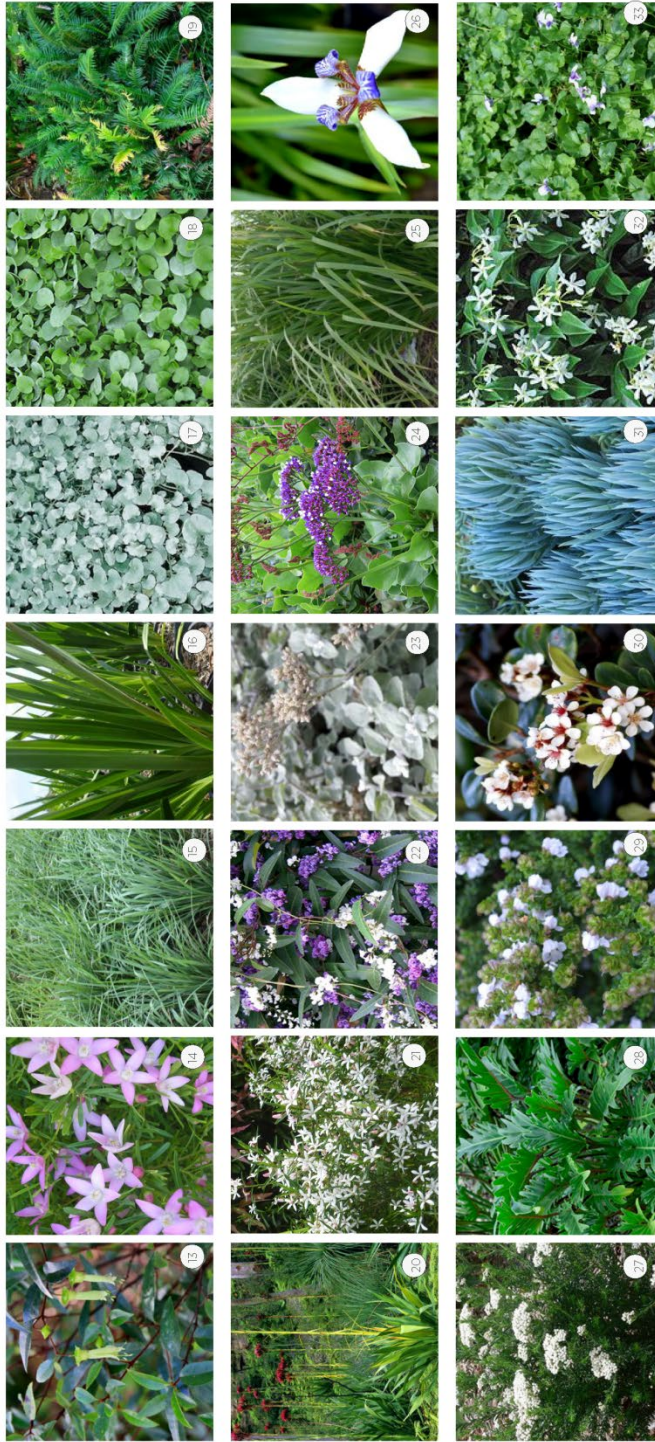
Date: 13/05/2019

Landscape Development Application

Dwg no: LA-11  
Rev: D



Planting | Shrubs and understory



- 13. *Correa baeuerlenii*
- 14. *Crowea exaltata*
- 15. *Dianella caerulea*
- 16. *Dianella longifolia*
- 17. *Dichondra 'Silver Falls'*
- 18. *Dichondra 'repens'*
- 19. *Doodia aspera*
- 20. *Doryanthes excelsa*
- 21. *Eriostemon myoporoides 'Profusion'*
- 22. *Hardybegia* spp.
- 23. *Helichrysum petiolare*
- 24. *Uromyrtum peratii*
- 25. *Lomandra longifolia*
- 26. *Neomarica gracilis*
- 27. *Ozothamnus diosmifolius 'Radiance'*
- 28. *Philodendron 'Xanadu'*
- 29. *Prostanthera cuneata*
- 30. *Rhaphiolepis 'Snow maiden'*
- 31. *Senecio serpens*
- 32. *Trachelospermum jasminoides*
- 33. *Viola hederacea*
- 34. *Viola hederacea*
- 35. *Viola hederacea*
- 36. *Viola hederacea*
- 37. *Viola hederacea*
- 38. *Viola hederacea*
- 39. *Viola hederacea*
- 40. *Viola hederacea*
- 41. *Viola hederacea*
- 42. *Viola hederacea*

33 Chandos Street | Ashfield

**SYDNEY DESIGN COLLECTIVE**

Client: Micronest  
Architect: Podiumium

Drawn: KB + DD

Date: 13/03/2019

Landscape Development Application

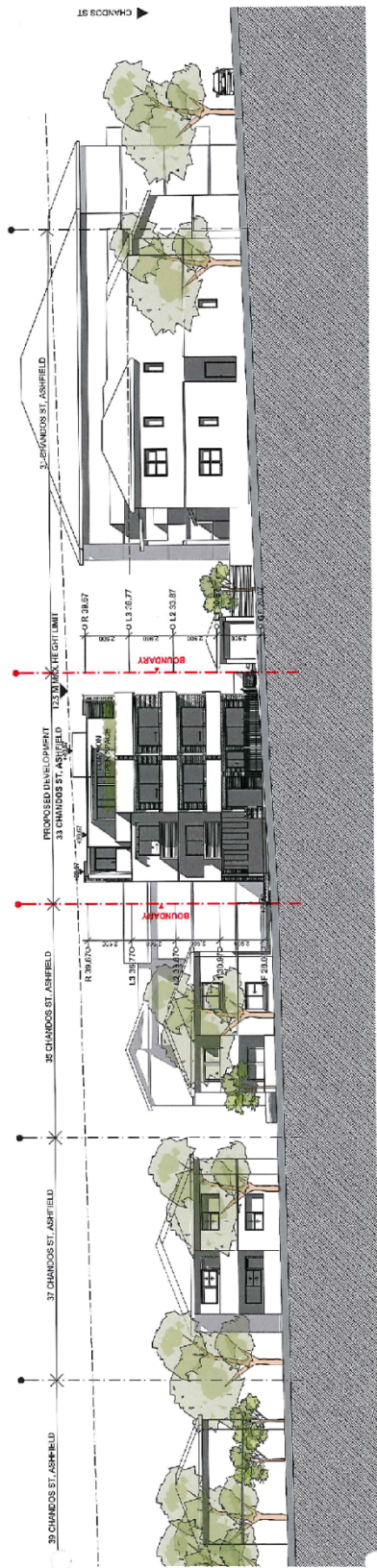
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Rev: D





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16 FEB 2017  
Application Number  
10/13/17/191



STREETSCAPE ANALYSIS SCALE 1:250

SCALE 1:250 @ A3

0 1 2 3 4 5 10M

PROJECT PURPOSE ONLY	DA
NOT FOR CONSTRUCTION	

COMPONENTS DO NOT EXIST, INVOLVE USE OF MATERIALS OR SERVICES TO BE CONSTRUCTED OR TO BE PROVIDED BY THE DEVELOPER. THESE ELEMENTS ARE SUBJECT TO APPROVAL.



PLANNING CONSULTANT  
NAME: [Redacted]  
ADDRESS: [Redacted]  
PHONE: [Redacted]  
EMAIL: [Redacted]

PROPOSED DEVELOPMENT  
NAME: [Redacted]  
ADDRESS: [Redacted]  
SUBJECT TO APPROVAL

PROPOSED DEVELOPMENT  
NAME: [Redacted]  
ADDRESS: [Redacted]  
SUBJECT TO APPROVAL

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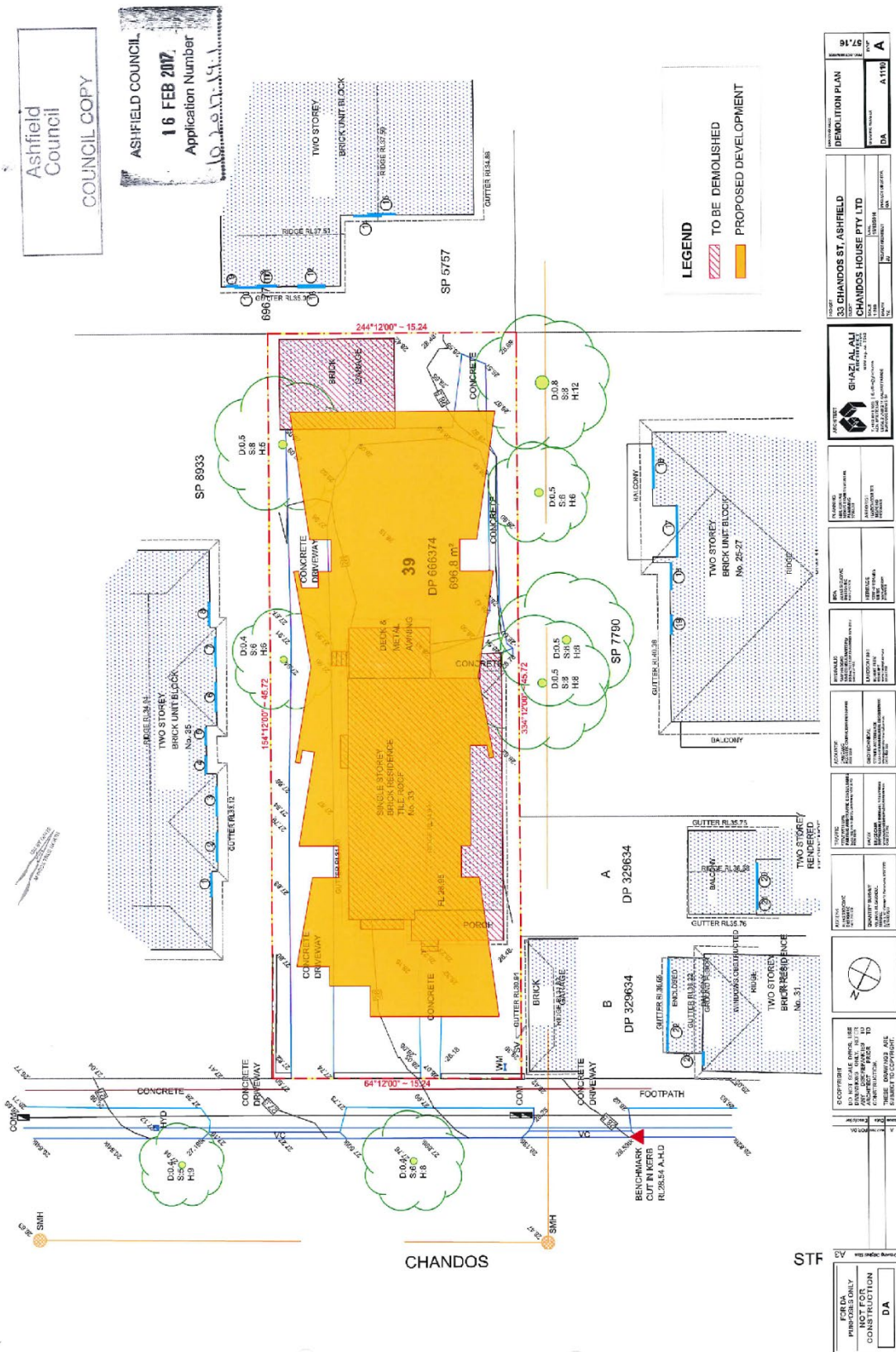
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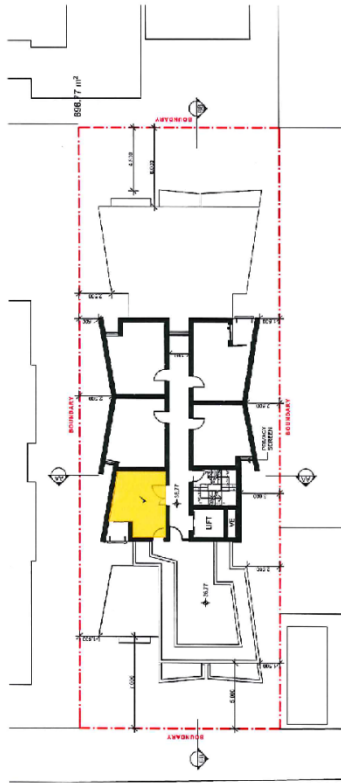
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16 FEB 2017  
Application Number  
DA 1007/16

**SOLAR ACCESS STUDY**

2 HR SOLAR ACCESS  
 NO SOLAR ACCESS  
 NO DIRECT SUNLIGHT

SOLAR ACCESS 2-3 HRS: 1 (100%)  
 LIMITED SOLAR ACCESS: 0 (0%)  
 NO DIRECT SUNLIGHT: 0 (0%)  
 TOTAL NUMBER OF COMMERCIAL ROOMS: 1



GROUND FLOOR PLAN PLAN

SCALE 1:500 @ A3  
0 1 2 3 4 5 6 7 8 9 10 M

FOR DA  
PURPOSES ONLY  
CONSTRUCTION  
DA

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**ACCESS**  
LAWYER OF RECORD  
PROJECT NO.  
DATE OF ISSUE

**CONTRACTOR**  
COMPANY NAME  
ADDRESS  
CONTACT NUMBER

**PROFESSIONAL ENGINEER**  
NAME  
ADDRESS  
CONTACT NUMBER

**ARCHITECT**  
COMPANY NAME  
ADDRESS  
CONTACT NUMBER

**PLANNING CONSULTANT**  
NAME  
ADDRESS  
CONTACT NUMBER

**PREPARED BY**  
NAME  
ADDRESS  
CONTACT NUMBER

**33 CHANDOS ST, ASHFIELD**  
CHANDOS HOUSE PTY LTD

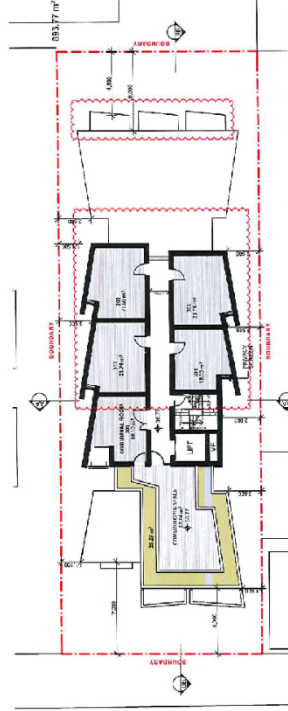
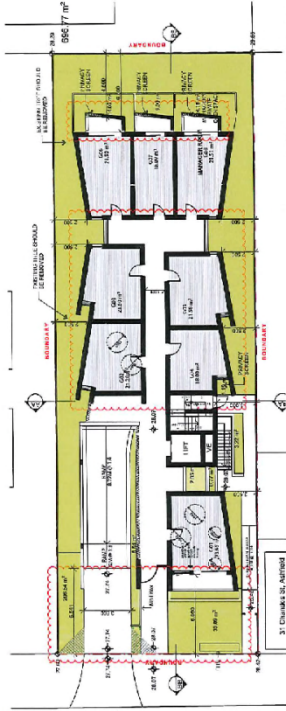
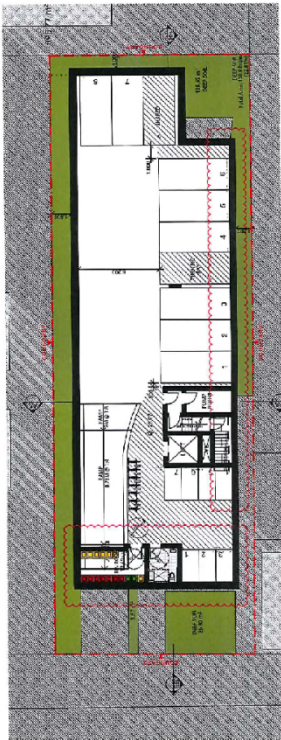
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DA  
A3x210

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16 FEB 2017  
Application Number  
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**LANDSCAPE CALCULATION**  
 DEEP SOIL  
 LANDSCAPING  
 COMMUNAL OPEN SPACE

DEEP SOIL - 199.92 SCM (23.81%)  
 LANDSCAPING - 281.67 SCM (40.40%)  
 COMMUNAL OPEN SPACE - 67.74 SCM (9.7%)



SCALE: 1:500 @ A3  
 0 1 2 3 4 5 6 7 8 9 10M

FOR DA  
 PLANS ONLY  
 NOT FOR  
 CONSTRUCTION  
 DA

COMPASS  
 DO NOT SCALE ANGLES  
 COMPASS OR SCALE IN USE  
 MUST BE IDENTIFIED IN THE  
 TITLE BLOCK. ANGLES/AREAS  
 SHOWN IN RED ARE  
 SUBJECT TO CORRECTION.

ARCHITECT  
 ANJAL KUMAR  
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 10/11 WILSON ST  
 SYDNEY NSW 2000  
 TEL: (02) 9550 1234  
 FAX: (02) 9550 1235  
 WWW: www.anjalkumar.com.au

PROJECT  
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 10/11 WILSON ST  
 SYDNEY NSW 2000  
 TEL: (02) 9550 1234  
 FAX: (02) 9550 1235  
 WWW: www.anjalkumar.com.au

DATE  
 16 FEB 2017  
 DRAWN BY  
 ANJAL KUMAR  
 CHECKED BY  
 ANJAL KUMAR  
 PROJECT NO  
 10/11 WILSON ST

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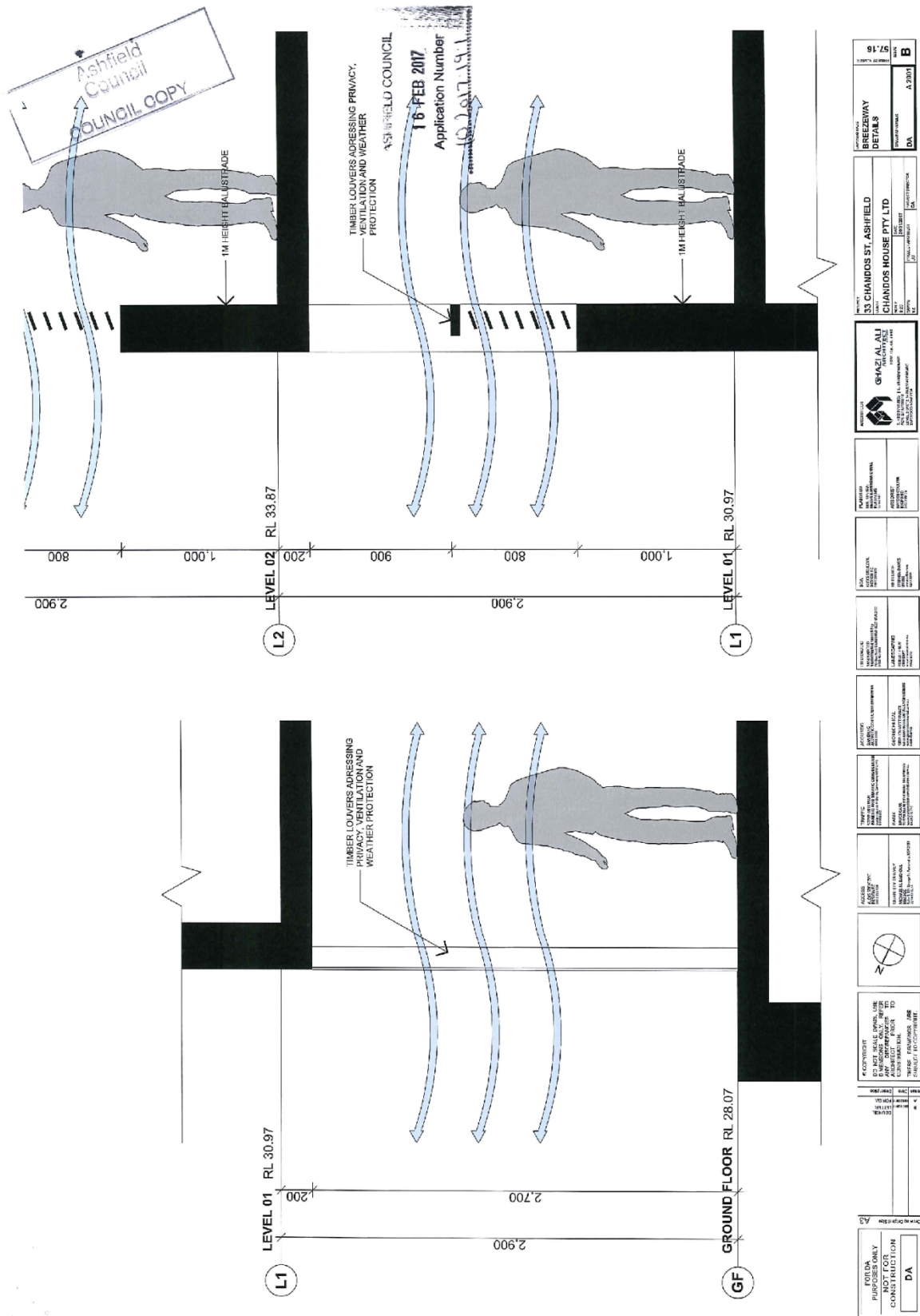
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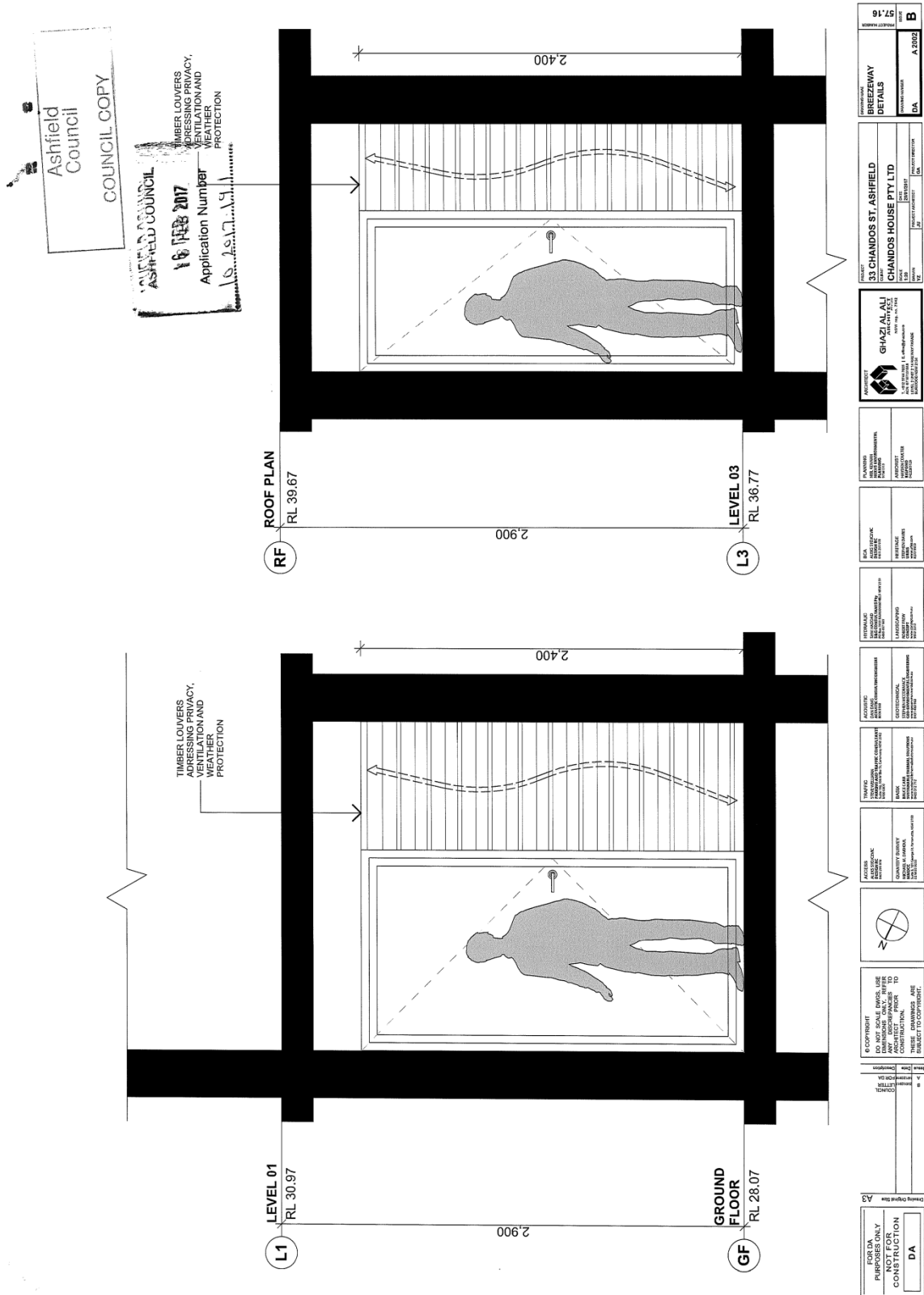
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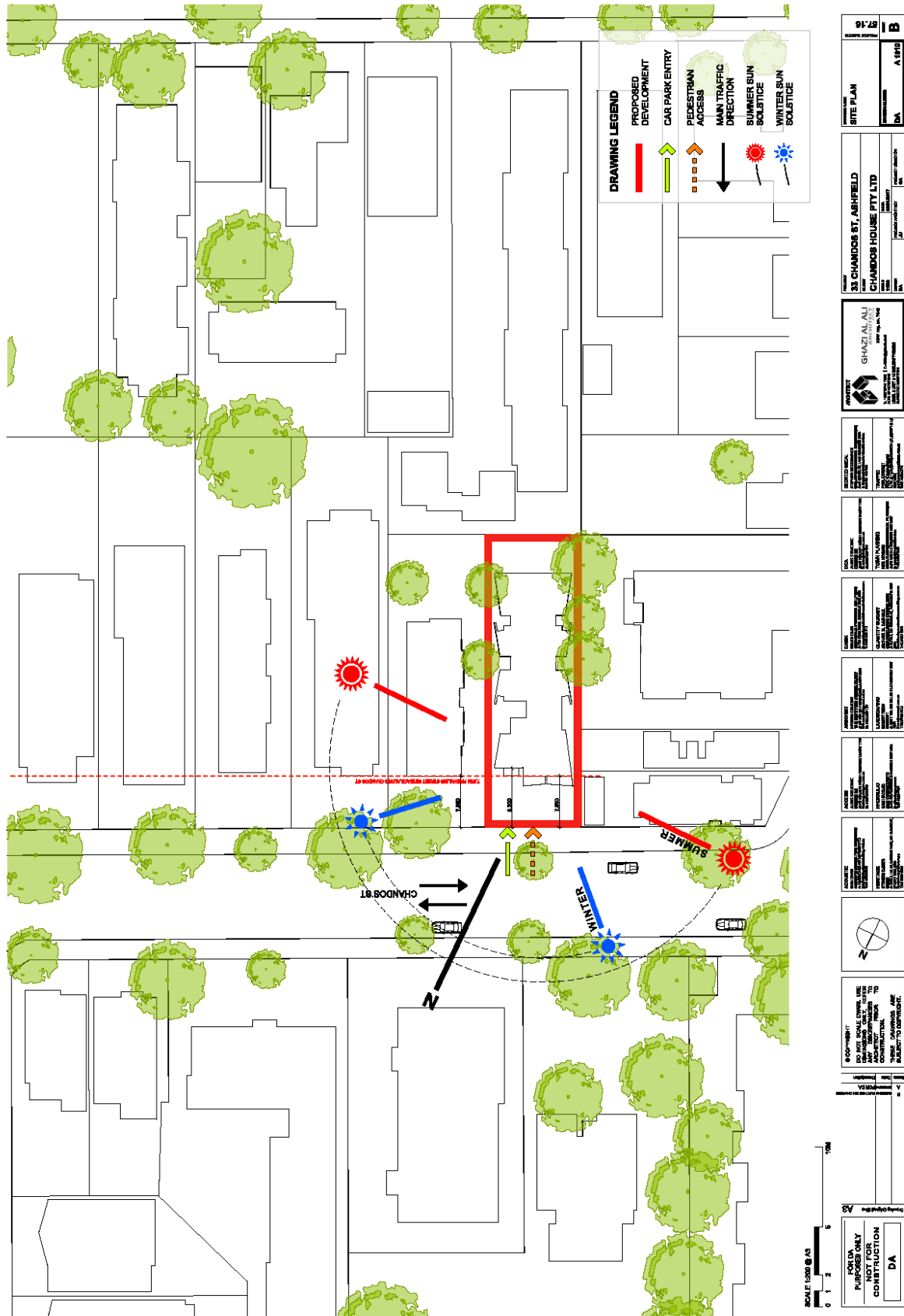
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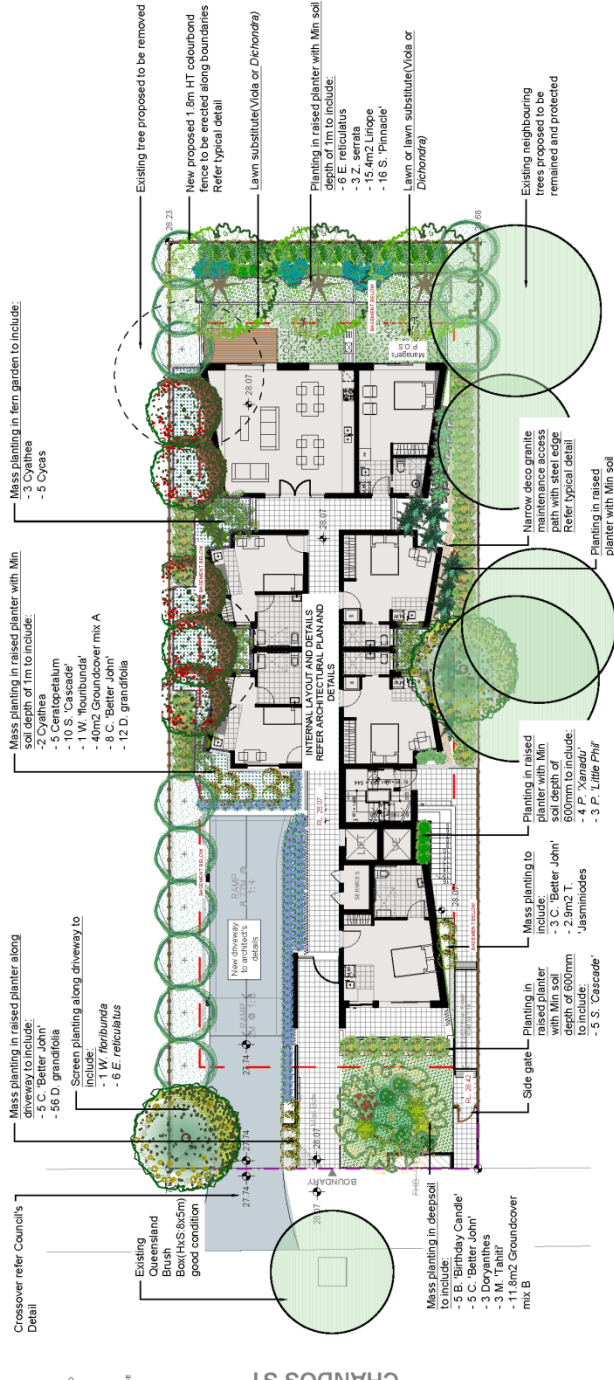
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**LEGEND & SCHEDULE**

NOTE:  
 1. ALL FINAL PLANT QUANTITIES INDICATED ON THIS PLAN SHALL BE CHECKED AND CONFIRMED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTES RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTES TO THE SPECIFIED PLANT QUANTITIES.  
 2. ALL PLANT QUANTITIES INDICATED ON THIS PLAN SHALL BE CHECKED AND CONFIRMED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTES TO THE SPECIFIED PLANT QUANTITIES.  
 3. WORK IS DEEMED TO BE THE PROPERTY OF THE LANDSCAPE CONTRACTOR.  
 4. LANDSCAPE CONTRACTOR SHALL OBTAIN AND PROVIDE EVIDENCE FROM WRITER & LANDSCAPE CONTRACTOR TO SUPPORT ALL PLANT QUANTITIES AND COST DAMAGE AND CLASH WITH IN PLACE ROOTS.

- TREES**
- Botanical Name:** *Zabalaia speciosa* (New)
  - Common Name:** Jabalaia (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Baccharis salicifolia* (New)
  - Common Name:** Salicifolia (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3

- HEDGES AND SHRUBS**
- Botanical Name:** *Callistemon Bicolor* (New)
  - Common Name:** Callistemon (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 21
  - Botanical Name:** *Callistemon Bicolor* (New)
  - Common Name:** Callistemon (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 21
  - Botanical Name:** *Callistemon Bicolor* (New)
  - Common Name:** Callistemon (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 21
  - Botanical Name:** *Callistemon Bicolor* (New)
  - Common Name:** Callistemon (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 21

- PALMS AND FERNS**
- Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3

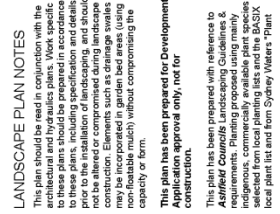
**LANDSCAPE CALCULATIONS**  
 REFER TO ARCHITECTS CALCULATIONS

**LANDSCAPE PLAN NOTES**

This plan should be read in conjunction with the...  
 The Design & location of new letter boxes shall be...  
 'Requirements for Delivery of Mail to Residential Premises' published Feb 97. All obvious weeds...  
 shall be continually removed & replaced on site...  
 Remstate all boundary fencing in poor condition...  
 with Council approved 1.8m fencing to rear of...  
 non-removable (much) without compromising the...  
 capacity of them.

**This plan has been prepared for Development Approval only, not for construction.**

This plan has been prepared with reference to...  
 D.A approved landscaping plans, as required to be...  
 requirements. Planting proposed using mainly...  
 indigenous, commercially available plant species...  
 certificate. **Permissible areas may be indicated**  
**to achieve site coverage restrictions & should**  
**be constructed as shown on this plan.**



**OTHER LANDSCAPE ITEMS**

- 1.8m Gate and fence - colour and style to be...  
 determined by client
- Retaining / raised planter wall - refer detail...  
 on page 10
- Deco granite path - refer typical detail...  
 on page 10
- Steel garden edging - refer typical detail...  
 on page 10
- Grasscover mix A:  
 - 10m<sup>2</sup> 'Cascade'  
 - 10m<sup>2</sup> 'Little Phir'  
 - 10m<sup>2</sup> 'Grey Star'
- Grasscover mix B:  
 - 10m<sup>2</sup> 'Cascade'  
 - 10m<sup>2</sup> 'Little Phir'  
 - 10m<sup>2</sup> 'Grey Star'

- GRASSES / GROUNDCOVERS**
- Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3
  - Botanical Name:** *Chorizanthe setacea* (New)
  - Common Name:** Chorizanthe (New)
  - Plant Size:** 10m x 10m
  - Qty Required:** 3

PROJECT NO	LPDA 17 - 162 / 1
SCALE	1:200 @ A3
DATE	NOVEMBER 2016
DESIGNER	K.Z
CLIENT	R.F

**CONZEPTI**  
 Landscape Architects  
 Suite 101, 101 Miles Rd  
 Chalmers North NSW  
 Ph: (02) 9602 8800  
 www.conzepti.com.au  
 email: info@conzepti.com.au

TITLE	LANDSCAPE PLAN
PROJECT	PROPOSED APARTMENT DEVELOPMENT
ADDRESS	33 CHANDOS ST
CITY	ASHFIELD

CLIENT	CHRIS SARKIS
ARCHITECT	GHAZI AL ALI
PROJECT NO	DA - ISSUE E

REV DATE	NOTATION/REVISION
A	28.11.16 Preliminary plan prepared for review
B	07.12.16 Rev. to contractors plan
C	13.12.16 Rev. to contractors plan
E	13.03.18 Rev. to amended architectural plan

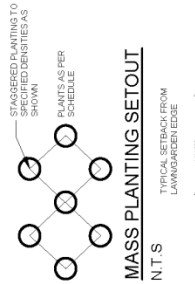
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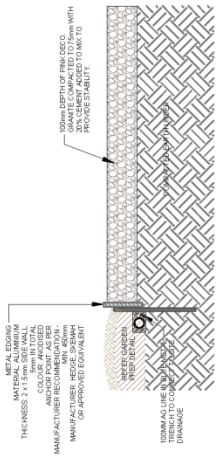


MASS PLANTING SETOUT  
N.T.S.

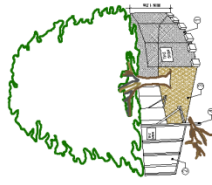


TYPICAL PAVING DETAIL  
SCALE: 1:10

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS, THE FENCING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ AT THE DISCRETION OF THE PROJECT ARCHITECT. NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

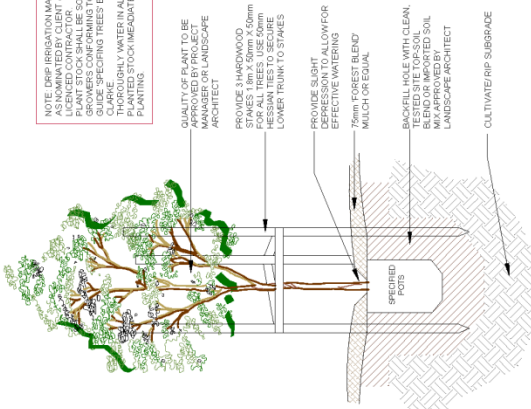


TYPICAL COMPACTED DECO GRANITE AND STEEL EDGING DETAIL  
SCALE: 1:10

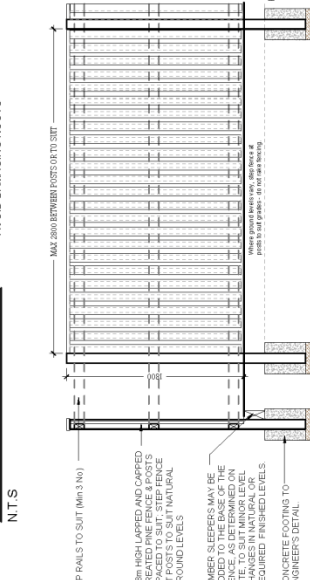


TREE PROTECTION ZONE  
N.T.S.

NOTE: TREE PROTECTION FENCE MUST BE DESIGNED BY A LICENSED CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT. TREE PROTECTION FENCE MUST BE CONFORMING TO NATSPEC GUIDE: SPECIFYING TREES BY ROSS THROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

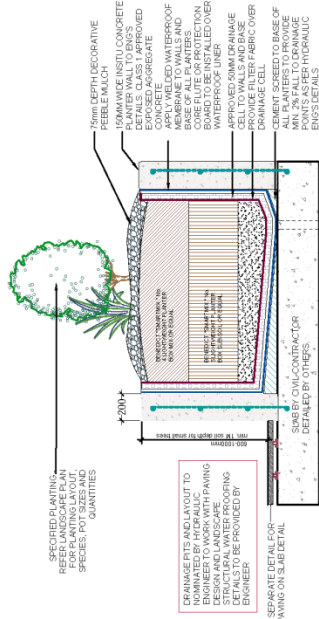


INDIVIDUAL TREE PLANTING DETAIL  
SCALE: 1:20



1.8m BOUNDARY LAPPED AND CAPPED T/P TIMBER FENCING  
SCALE: 1:20

GARDEN AREA PREPARATION DETAIL  
SCALE: 1:15

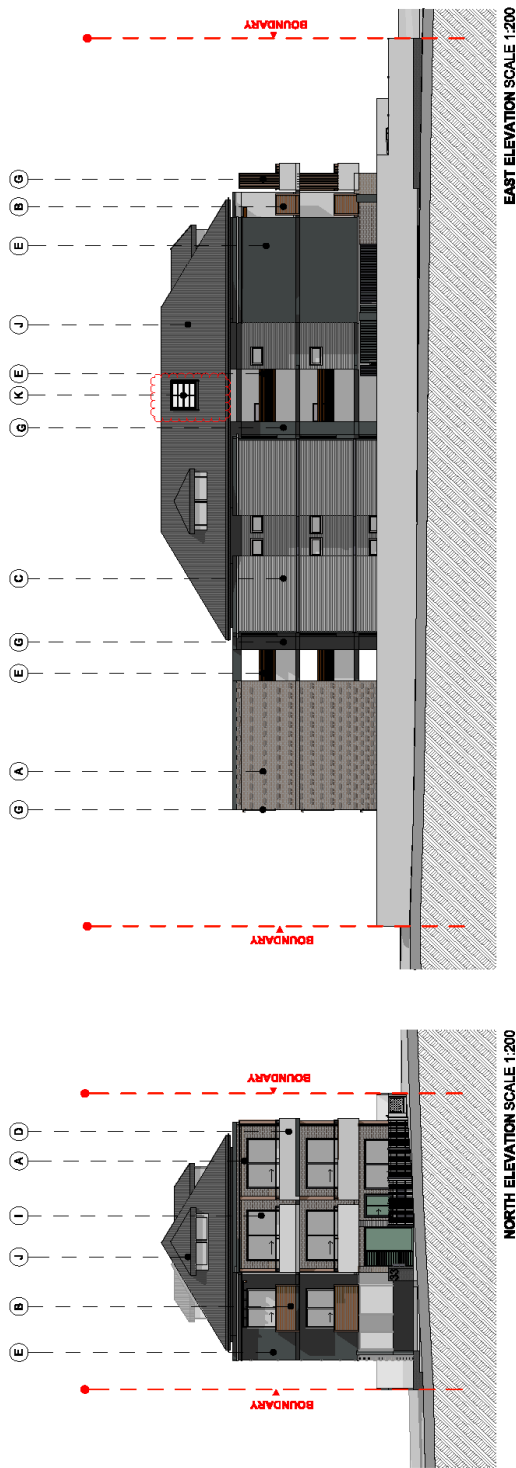


CONCRETE PLANTER ON SLAB DETAIL  
SCALE: 1:15

PROJ NO:	LPDA 17 - 162 / 2	TITLE:	DETAILS		
SCALE:	AS SHOWN @ A3	COUNCIL:	ASHFIELD - INNER WEST		
DATE:	NOVEMBER 2016	DRAWN:	KZ		
CHECKED:	R.F	PROJECT:	CHRIS SARKIS		
<p>Concept Landscape Architects Suite 01 08 Miller St Cammeraj NSW 2052 Ph: 8202 4202 Fax: 8202 4202 www.conceptla.com.au enquiries@conceptla.com.au</p>					
				ARCHITECT:	GHAZI ALI
				FENCE ISSUE:	DA - ISSUE B
				NOTATION/AMENDMENT:	
REV. DATE:	A 28.11.16 (Preliminary plan prepared for review)	NOTATION/AMENDMENT:			
	B 14.03.18 (Revised Landscape details)				
<p>General Notes:</p> <p>All work to be done in accordance with the relevant Australian Standards and the relevant Council's Local Environmental Plan (LEP) and Development Control Plan (DCP).</p> <p>All materials to be used must be of a quality suitable for the intended use and must be approved by the Council.</p> <p>All work to be done in accordance with the relevant Australian Standards and the relevant Council's Local Environmental Plan (LEP) and Development Control Plan (DCP).</p> <p>All materials to be used must be of a quality suitable for the intended use and must be approved by the Council.</p>					







**SCALE 1:200 @ A3**

0 1 2 6 10M

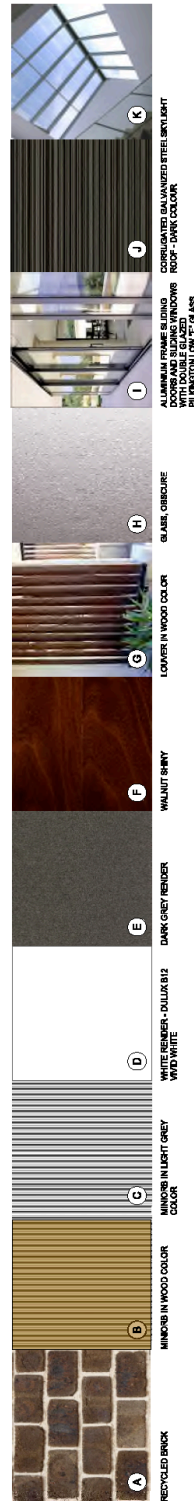
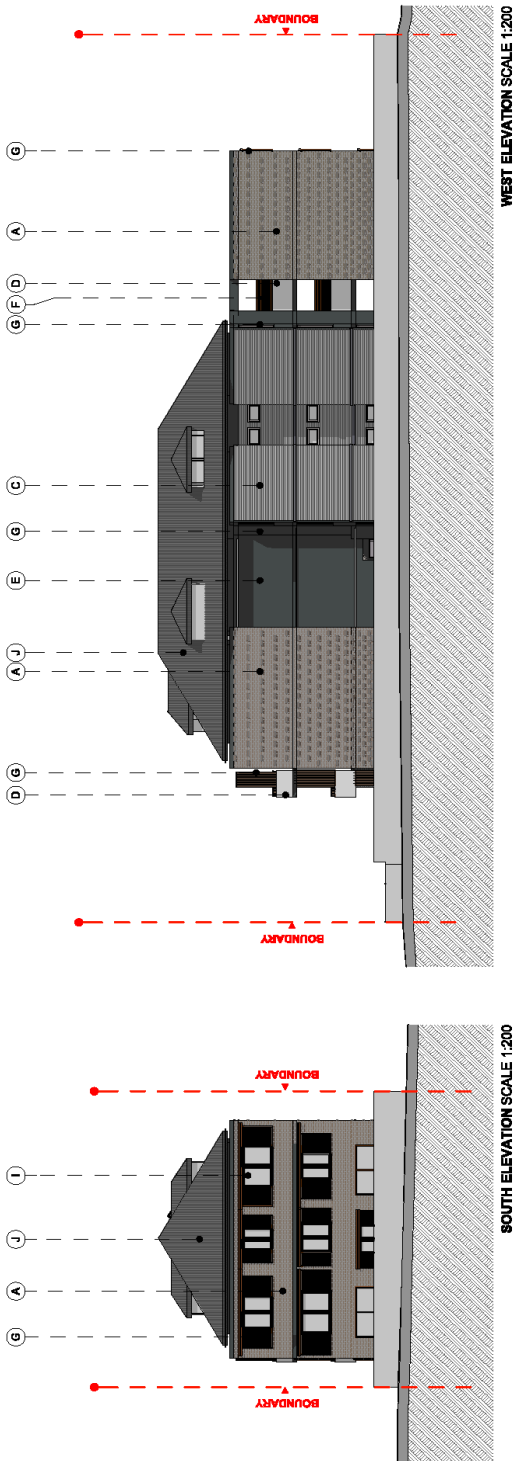
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ISSUE D CHANGES

PROJECT	13 CHANDOS ST, ASHFIELD
CLIENT	CHANDOS HOUSE PTY LTD
DATE	13/08/2018
SCALE	1:200
ISSUE	DA
ISSUE D	A 2017

ARCHITECT: GHAZI AL ALI ARCHITECTS  
 11/11-11/12/11/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000



Scale: 0 1 2 6 10M

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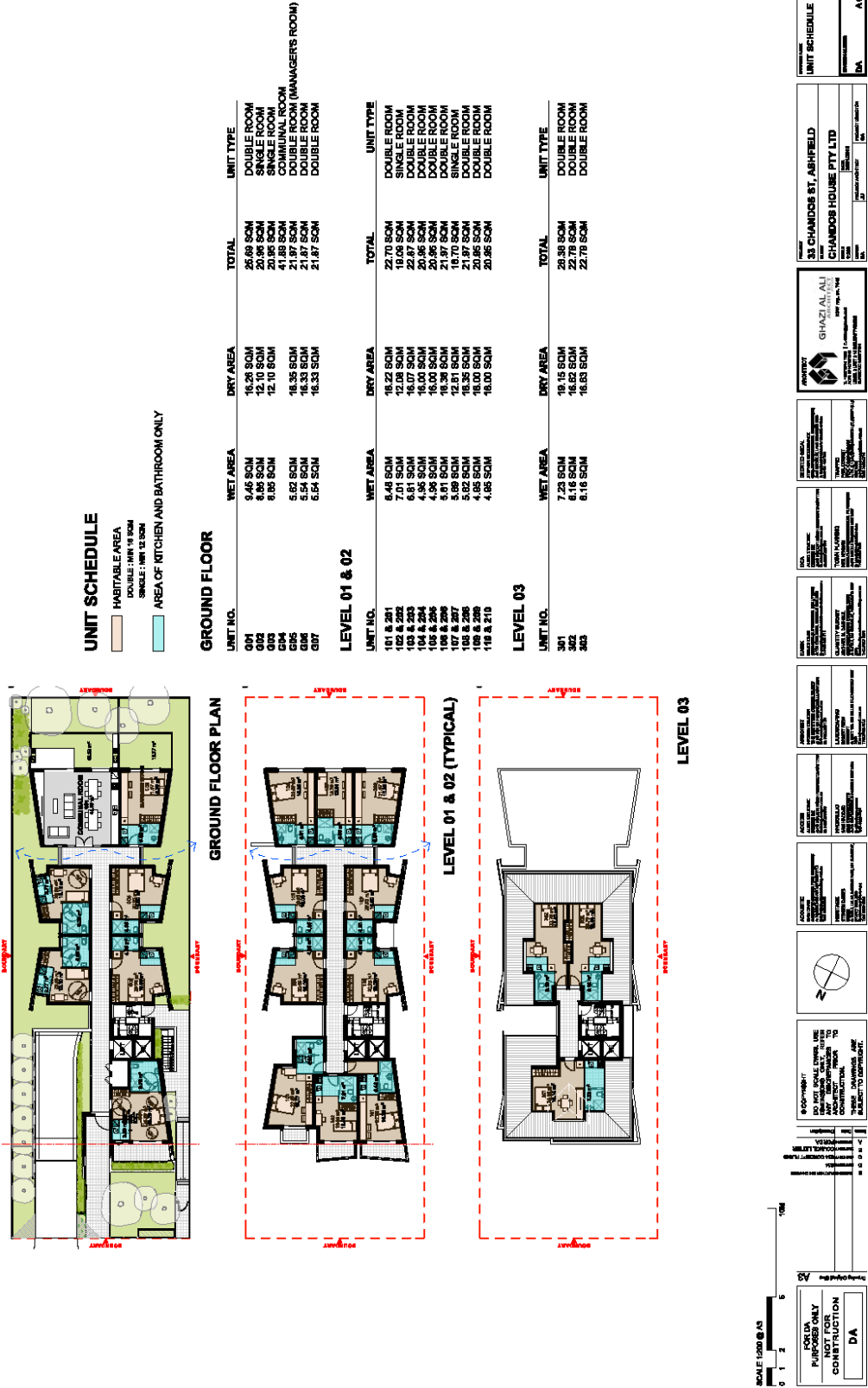


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PROJECT: 13 CHANDOS ST, ASHFIELD  
 CLIENT: CHANDOS HOUSE PTY LTD  
 DRAWING NO: DA  
 DATE: 17/10/2018  
 DRAWN BY: DA  
 CHECKED BY: DA  
 APPROVED BY: DA

PROJECT: 13 CHANDOS ST, ASHFIELD  
 CLIENT: CHANDOS HOUSE PTY LTD  
 DRAWING NO: DA  
 DATE: 17/10/2018  
 DRAWN BY: DA  
 CHECKED BY: DA  
 APPROVED BY: DA





Scale: 1:500 @ A3

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DATE: 10/01/2023

PROJECT: 33 CHANDOS ST, ASHFIELD

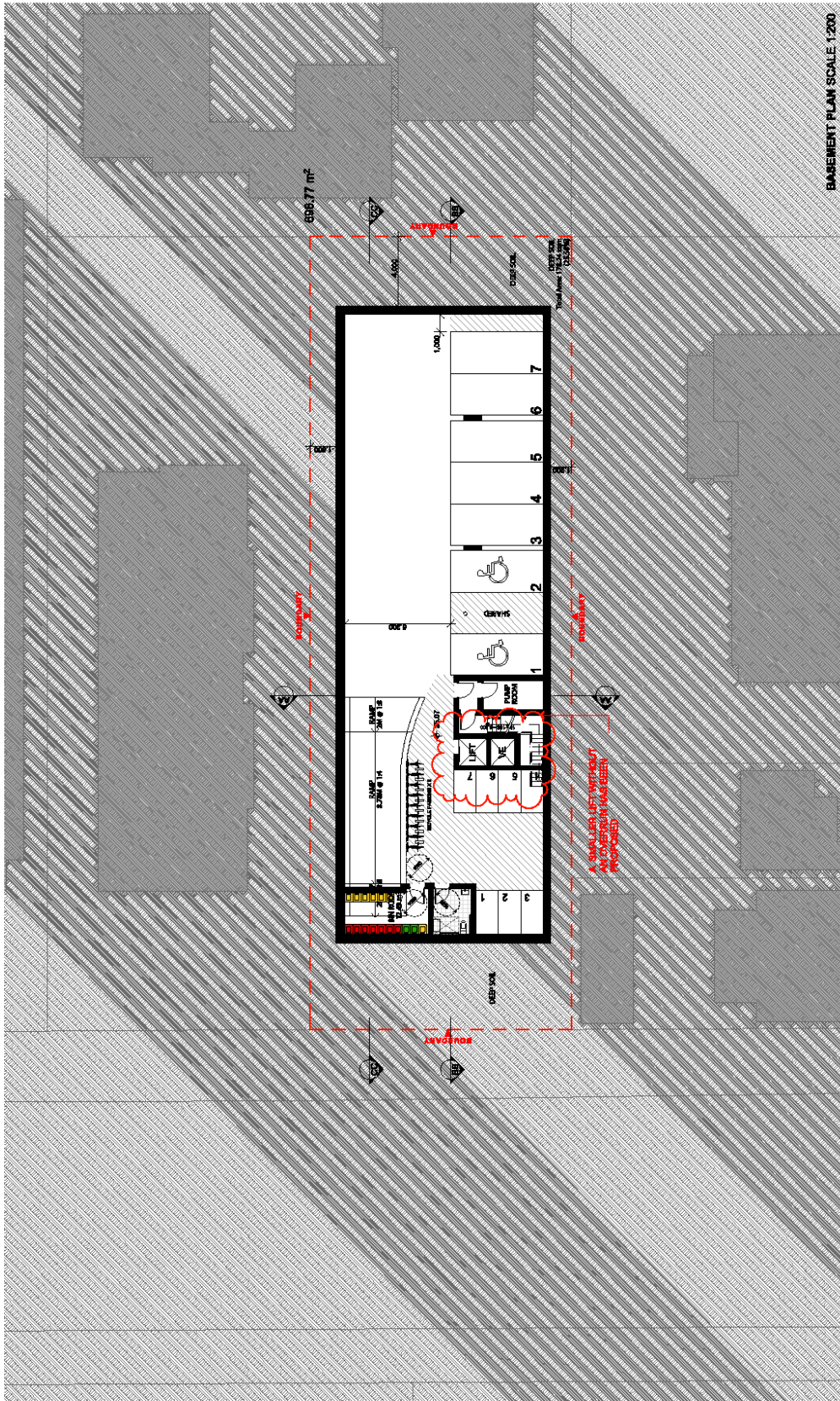
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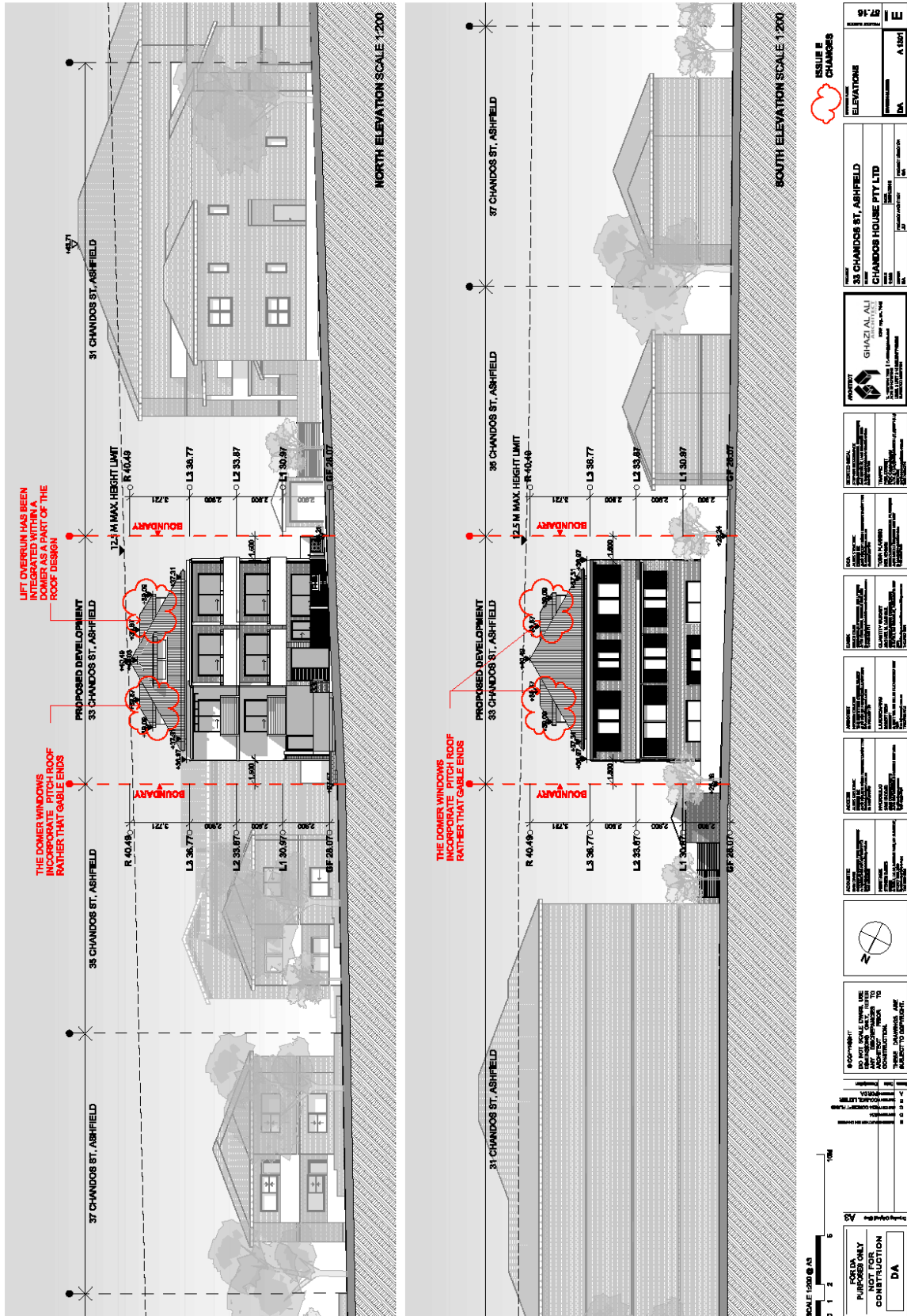


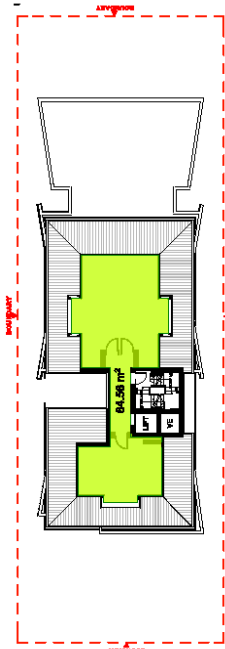
BASEMENT PLAN SCALE 1:200



<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>91-25</p> <p>LI</p>
	<p>ISSUE # CHANGES</p> <p>BREZZENAY</p>
<p>PROPERTY:</p> <p>33 CHANDOS ST, ASHFIELD</p> <p>OWNER: CHANDOS HOUSE PTY LTD</p>	<p>ARCHITECT:</p> <p>GHAZIAL ALI</p> <p>GHAZIAL ARCHITECTURE</p> <p>10/100 RIVERVIEW BLVD, SYDNEY NSW 2015</p> <p>PH: 02 9550 1111</p> <p>WWW.GHAZIALARCHITECTURE.COM.AU</p>
<p>DESIGNER:</p> <p>CHANDOS HOUSE PTY LTD</p> <p>10/100 RIVERVIEW BLVD, SYDNEY NSW 2015</p> <p>PH: 02 9550 1111</p> <p>WWW.CHANDOSHOUSE.COM.AU</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
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<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>	<p>DATE: 2023/05/08</p> <p>PROJECT: 33 CHANDOS ST, ASHFIELD</p> <p>DRAWN BY: CHANDOS HOUSE PTY LTD</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1:200</p>
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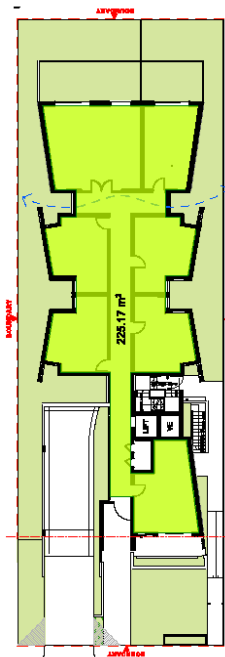
LEVEL 03: 84.53 m²

**GFA CALCULATION**

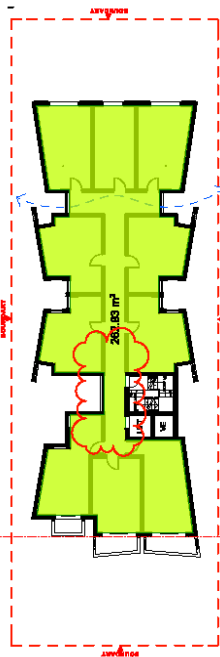
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 PERMISSIBLE GFA: 417.74 SQM

84.53 SQM

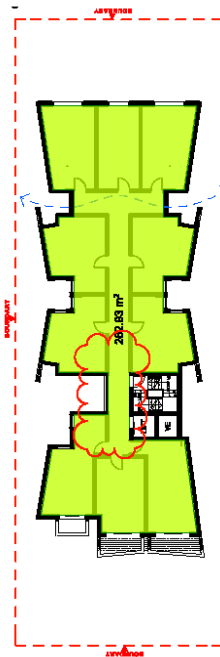
TOTAL GFA: 434.89 SQM  
 TOTAL FRC: 1.198:1



GROUND FLOOR PLAN: 228.43 m²



LEVEL 01: 260.42 m²



LEVEL 02: 260.42 m²



FOR DA PURPOSES ONLY  
 CONSTRUCTION  
 DA



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

DATE: 10/01/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

PROJECT NO: [Number]  
 PROJECT NAME: [Name]  
 CLIENT: [Name]  
 ARCHITECT: [Name]

PROPERTY: [Address]  
 ARCHITECT: [Name]

33 CHANDOS ST, ASHFIELD  
 CHANDOS HOUSE PTY LTD

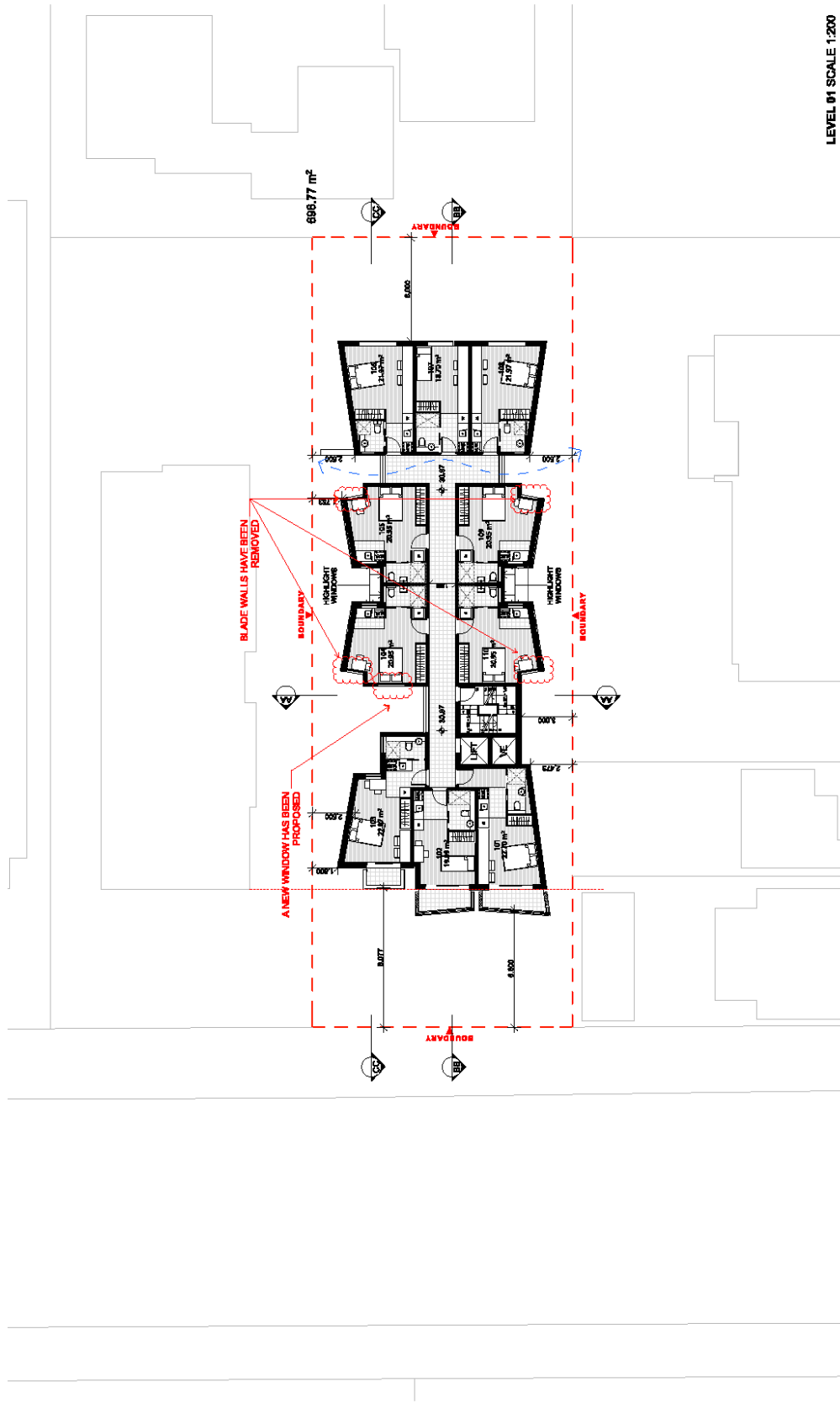
91-28 LL  
 A.2500



GROUND FLOOR PLAN SCALE 1:200

BREEZENWAY  
 ISSUE # CHANGES

SCALE 1:800 @ A3 FOR DA PURPOSES ONLY CONSTRUCTION DA	SCHEDULE 1. COMMUNITY DEVELOPMENT 2. LANDSCAPE ARCHITECTURE 3. ARCHITECTURE 4. CIVIL ENGINEERING 5. ELECTRICAL ENGINEERING 6. ENVIRONMENTAL ENGINEERING 7. HEALTH, SAFETY & ENVIRONMENTAL MANAGEMENT 8. INFRASTRUCTURE 9. MECHANICAL ENGINEERING 10. PLANNING 11. STRUCTURAL ENGINEERING 12. SURVEYING 13. TRAFFIC ENGINEERING 14. WATER ENGINEERING	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:	PROJECT NO: CLIENT: PROJECT NAME: SITE NO: DATE:
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LEVEL 01 SCALE 1:200

BREEZEWAY

ISSUE #

CHANGES

DATE	9/1/25	TYPE	F
ISSUE		DESCRIPTION	
LEVEL 01 PLAN			
PROJECT	33 CHANDOS ST, ASHFIELD		
CLIENT	CHANDOS HOMES PTY LTD		
SCALE	AS SHOWN		
DATE	17/09/2025		
BY	[Signature]		
CHECKED BY	[Signature]		
APPROVED BY	[Signature]		

PROJECT	33 CHANDOS ST, ASHFIELD		
CLIENT	CHANDOS HOMES PTY LTD		
SCALE	AS SHOWN		
DATE	17/09/2025		
BY	[Signature]		
CHECKED BY	[Signature]		
APPROVED BY	[Signature]		

**PROPERTY**

**GHAZIAL ALI**  
 ARCHITECT  
 1/111-113 STURGEON STREET, SYDNEY NSW 2008  
 PH: 02 9550 1111  
 WWW.GHAZIALALI.COM.AU

**REGISTERED ARCHITECT**  
 ARCHITECTURE ACT 2006 (NSW)  
 ARCHITECTURE ACT 1993 (VIC)  
 ARCHITECTURE ACT 1997 (QLD)  
 ARCHITECTURE ACT 2003 (WA)  
 ARCHITECTURE ACT 2000 (SA)  
 ARCHITECTURE ACT 1997 (NT)  
 ARCHITECTURE ACT 1992 (ACT)

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 ARCHITECTURE ACT 1993 (VIC)  
 ARCHITECTURE ACT 1997 (QLD)  
 ARCHITECTURE ACT 2003 (WA)  
 ARCHITECTURE ACT 2000 (SA)  
 ARCHITECTURE ACT 1997 (NT)  
 ARCHITECTURE ACT 1992 (ACT)

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 ARCHITECTURE ACT 1992 (ACT)

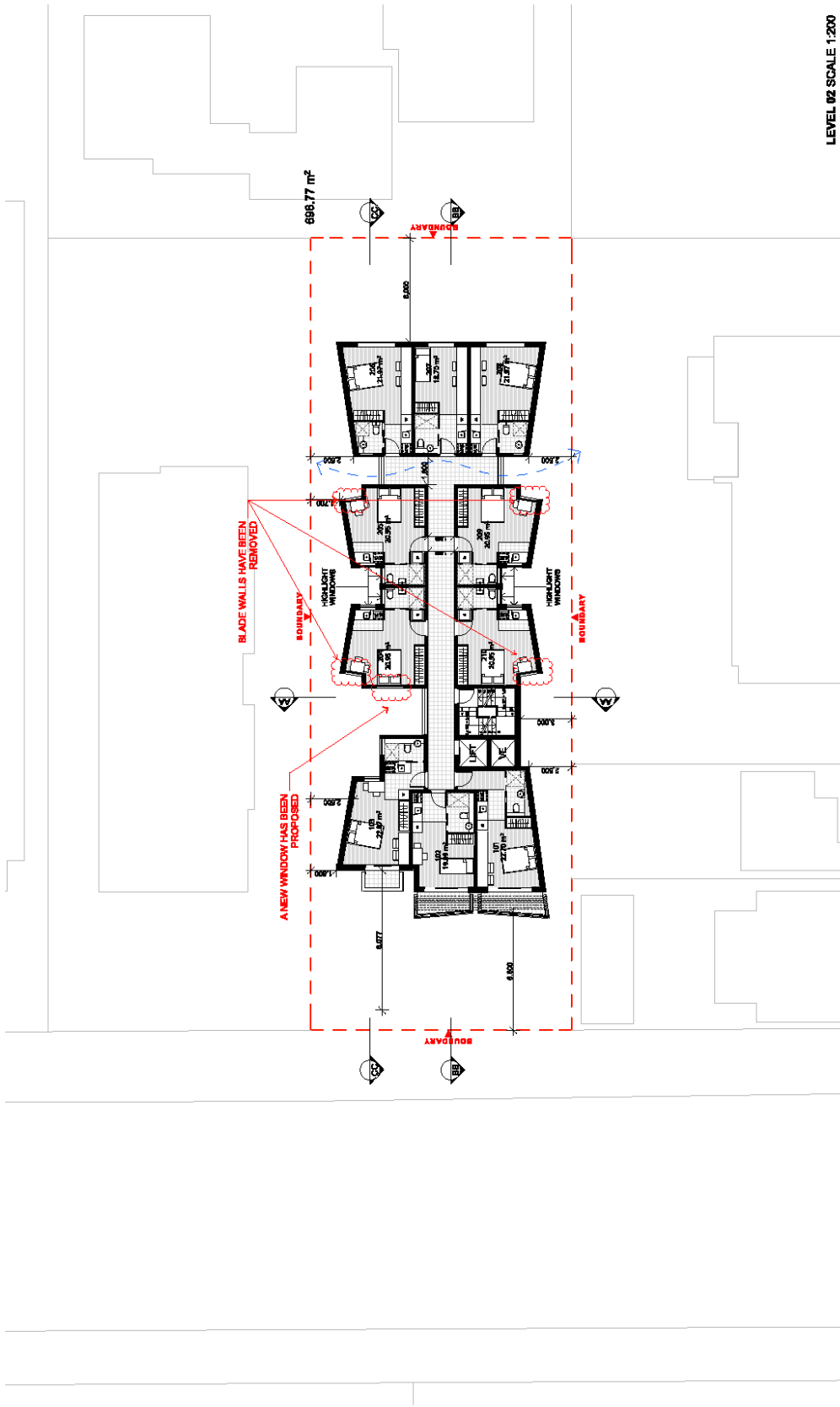
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 ARCHITECTURE ACT 2000 (SA)  
 ARCHITECTURE ACT 1997 (NT)  
 ARCHITECTURE ACT 1992 (ACT)



DATE	9/1/25	TYPE	F
ISSUE		DESCRIPTION	
LEVEL 01 PLAN			
PROJECT	33 CHANDOS ST, ASHFIELD		
CLIENT	CHANDOS HOMES PTY LTD		
SCALE	AS SHOWN		
DATE	17/09/2025		
BY	[Signature]		
CHECKED BY	[Signature]		
APPROVED BY	[Signature]		

**FOR DA PURPOSES ONLY**  
 CONSTRUCTION  
 DIA





LEVEL 02 SCALE 1:200  
 BREEZEWAY  
 ISSUE #  
 CHANGES

SCALE 1:200 @ A3  
 0 1 2 3 4 5 6 7 8 9 10

FOR DA  
 PURPOSES ONLY  
 CONSTRUCTION  
 DIA

NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

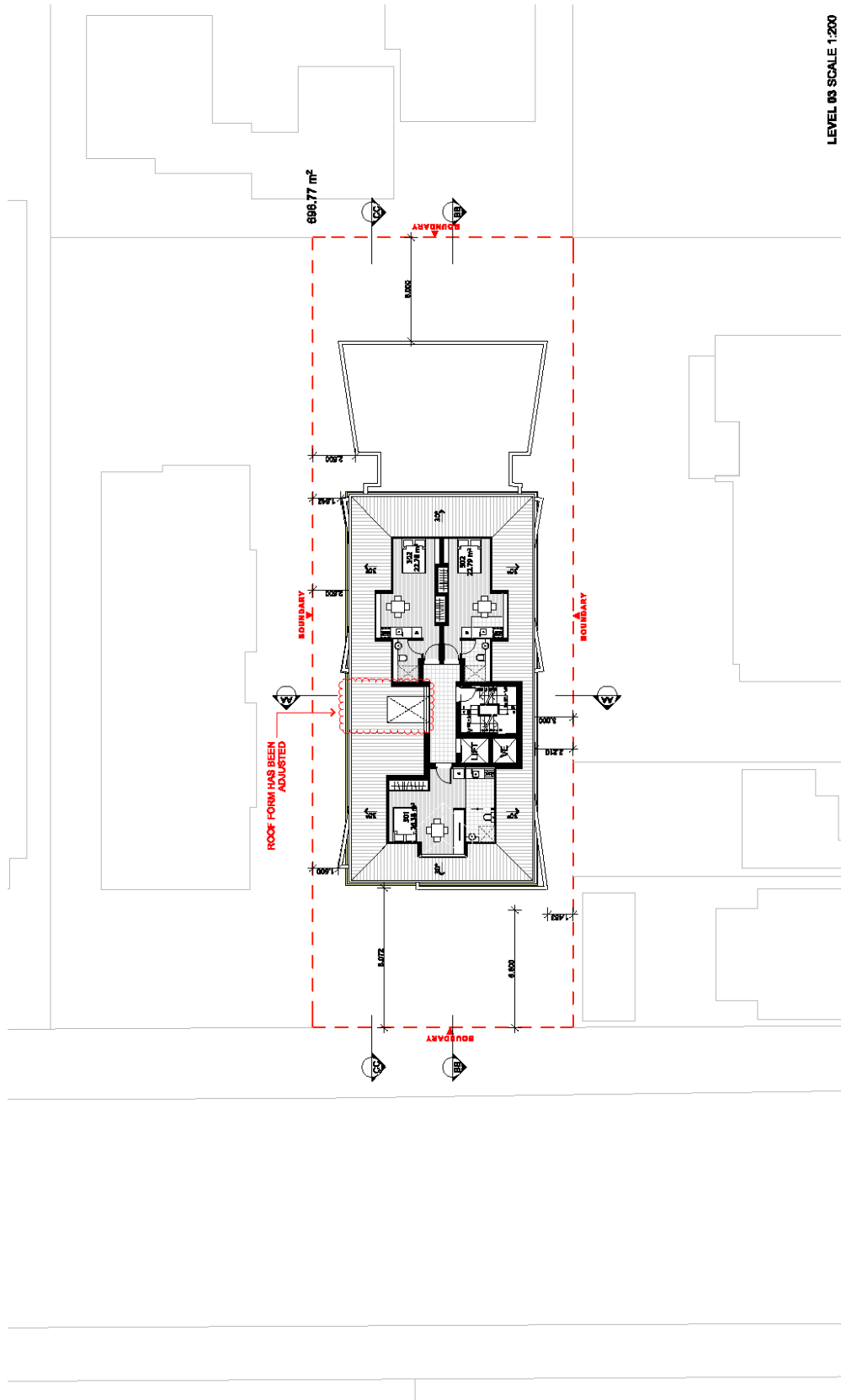
ARCHITECT  
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 11/11/2024

PROJECT  
 33 CHANDOS ST, ASHFIELD  
 CHANDOS HOUSE PTY LTD

DATE  
 11/11/2024

ISSUE #  
 CHANGES

91-25  
 A 1:200



LEVEL 03 SCALE 1:200  
 BREEZEWAY  
 ISSUE #  
 CHANGES

DATE	9/1/23	BY	DL
REVISION			
LEVEL 03 PLAN		DATE	9/1/23
PROJECT		SCALE	A 1:200
DRAWN		CHECKED	
DATE		BY	

ADDRESS	33 CHANDOS ST, ASHFIELD
CLIENT	CHANDOS HOMES PTY LTD
PROJECT NO.	12345678
DATE	9/1/23
BY	DL
CHECKED	
DATE	

**PROPERTY**

**GHAZI ALI**  
 ARCHITECTURE & INTERIORS  
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PROJECT NO.	12345678
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BY	DL
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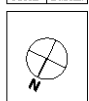
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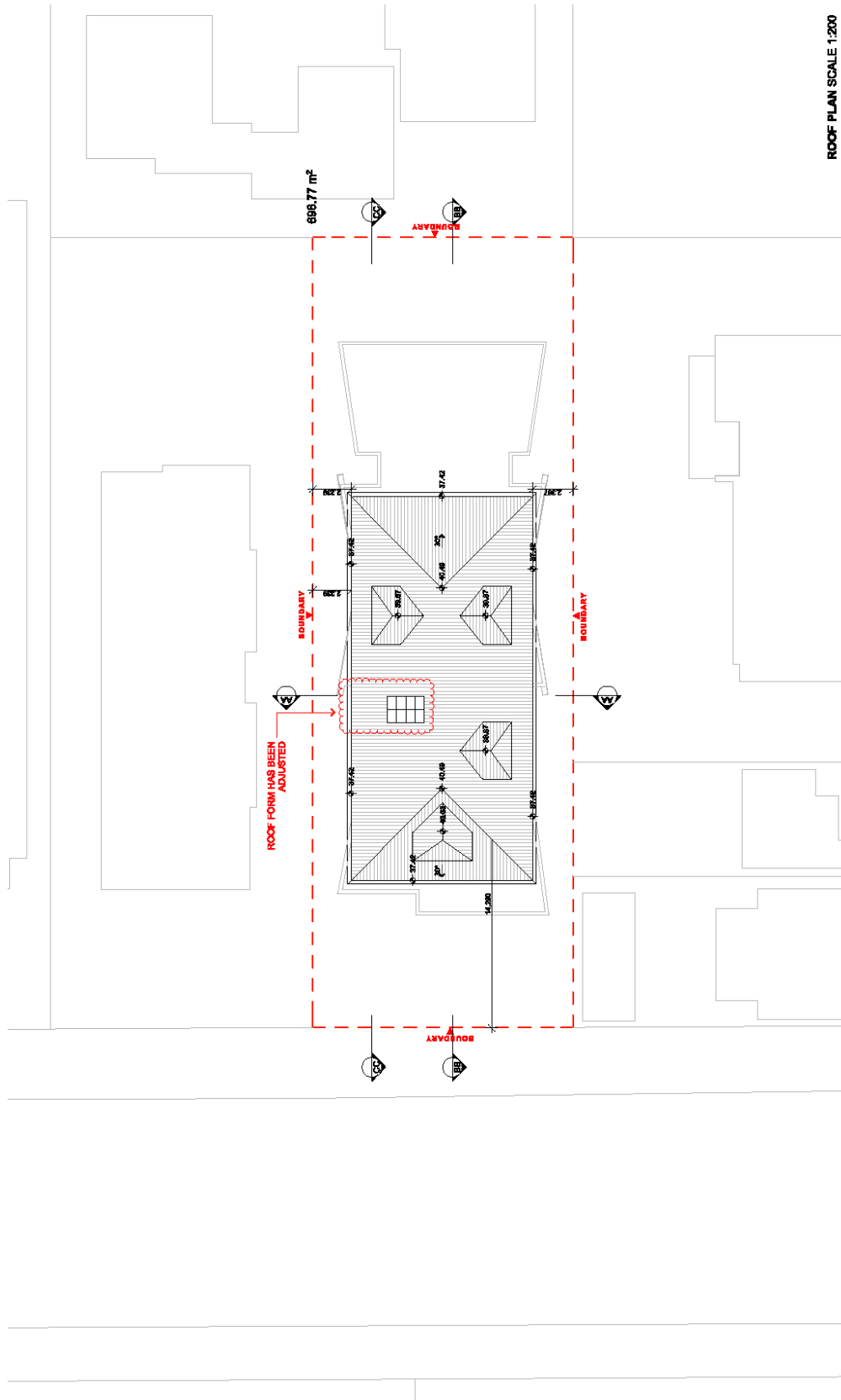


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SCALE 1:200 @ A3

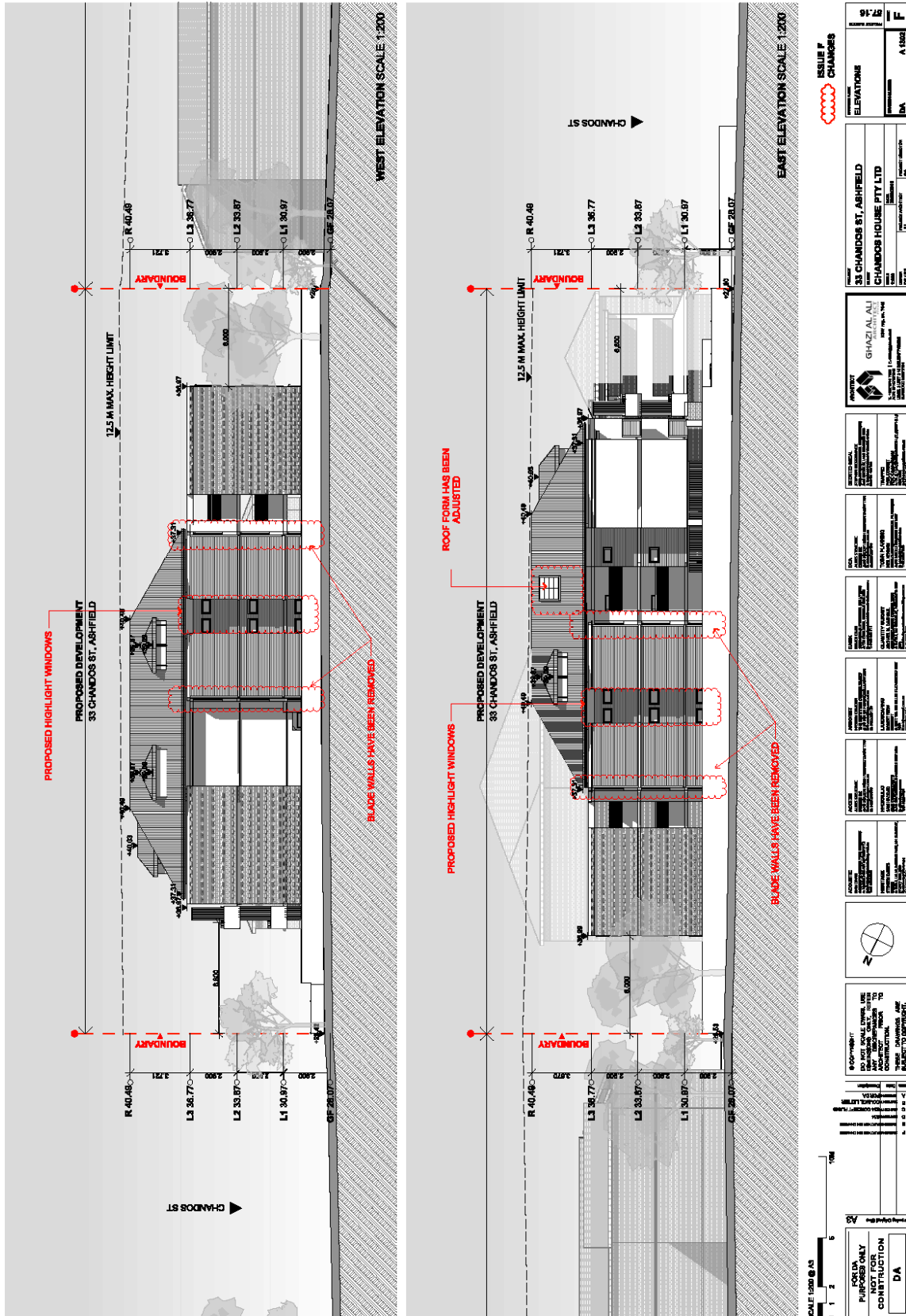
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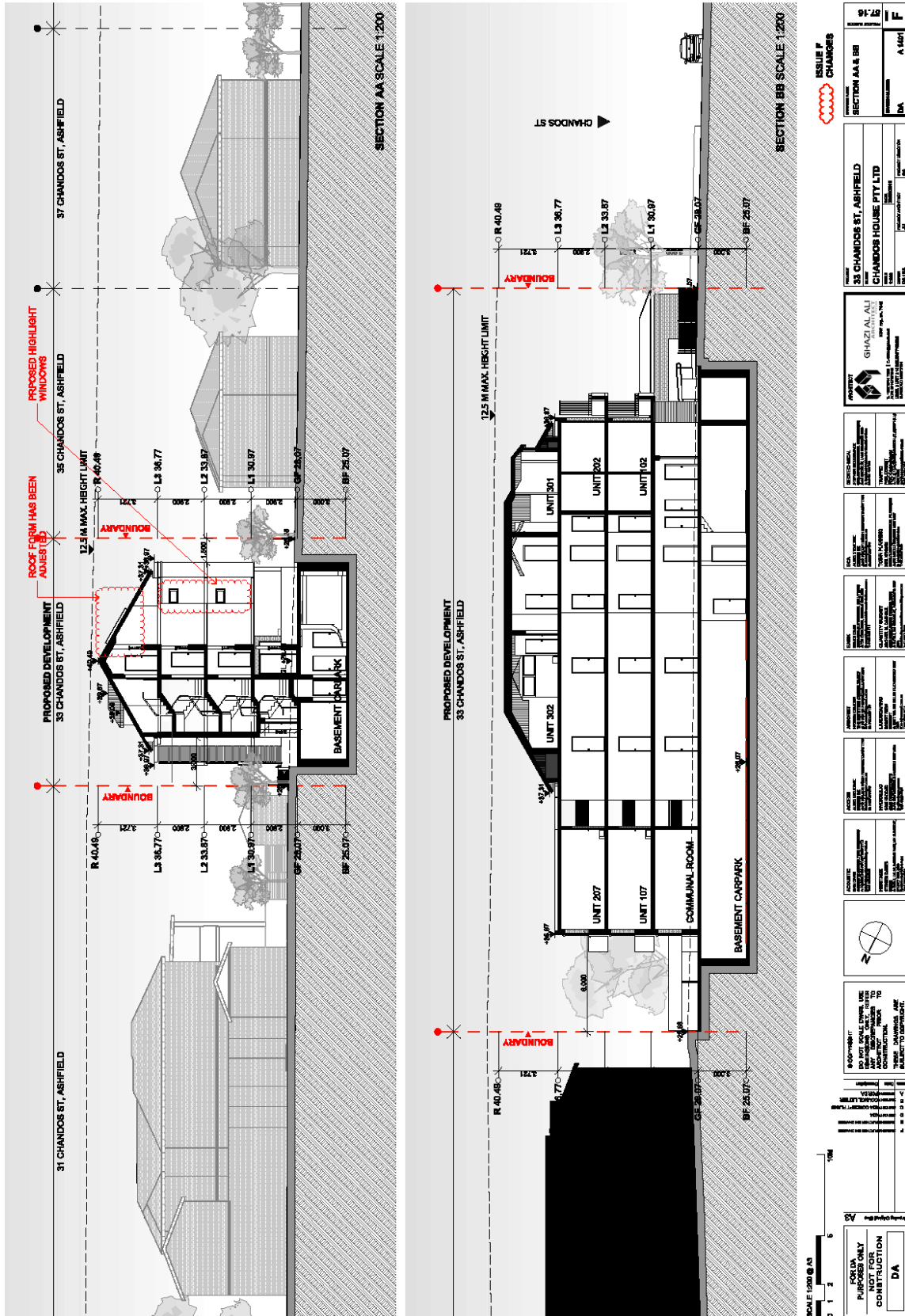
FOR DA	FOR DA
PURPOSES ONLY	PURPOSES ONLY
CONSTRUCTION	CONSTRUCTION
DA	DA



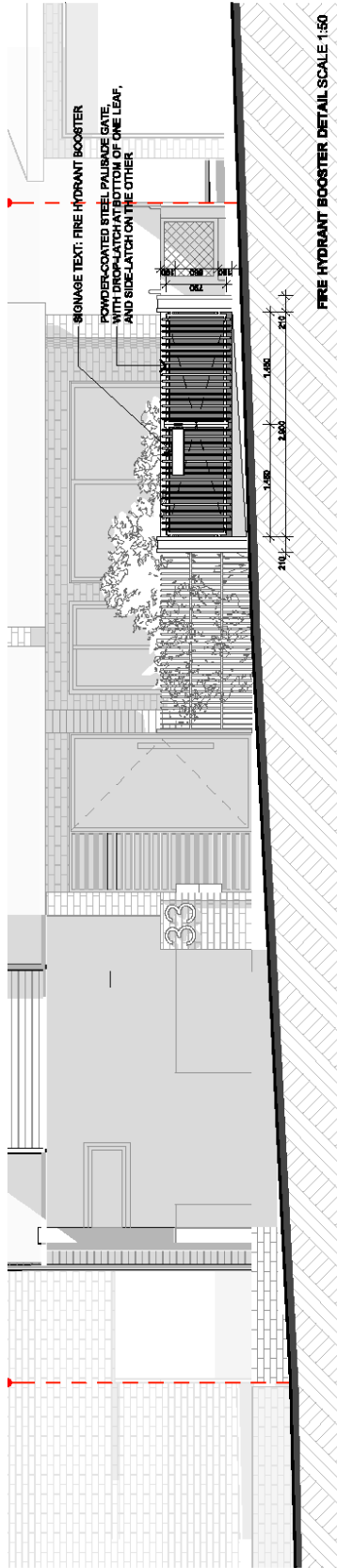
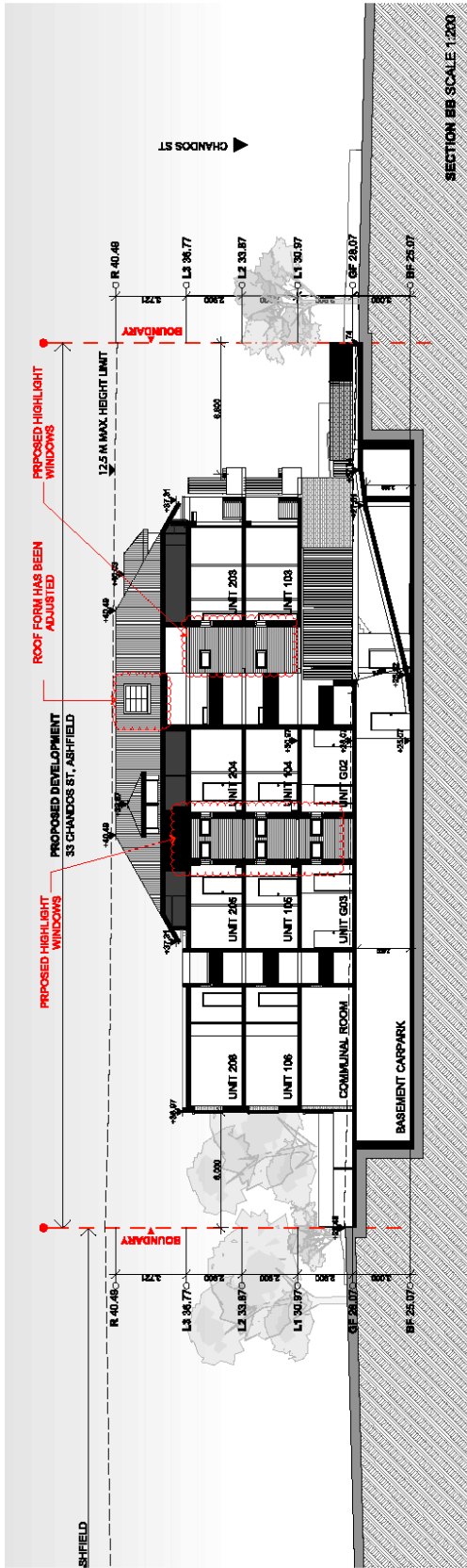
ROOF PLAN SCALE 1:200

SCALE 1:200 @ A3 0 1 2 3 4 5 6 7 8 9 10	FOR DA PURPOSES ONLY CONSTRUCTION DIA	800-110817 CONSULT WITH THE LOCAL COUNCIL FOR ANY RELEVANT CONSTRUCTION AND OTHER WORK SUBJECT TO APPROVAL		33 CHANDOS ST, ASHFIELD CHANDOS HOUSE PTY LTD 33 CHANDOS ST, ASHFIELD NSW 1585 02 9550 1234 www.chandos.com.au	PROPERTY GHAZI ALI 1007 9th Fl, 100 Market Street, Sydney NSW 2000 02 9233 9333 www.ghazi.com.au	ISSUE # CHANGES 91-25 F A.1500









<b>SCALE 1:500 @ A3</b> 0 1 2 3 4 5 6	<b>POLDA</b> FOR DA PURPOSES ONLY CONSTRUCTION DA	<b>ISSUE F CHANGES</b>		91-28		F																																																																																																
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<b>CLIENT'S PHONE</b>	DA	<b>DATE</b>	12/09/2014	<b>CLIENT'S WEBSITE</b>	DA	<b>DATE</b>	12/09/2014																																																																																															
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<b>CLIENT'S EMAIL</b>	DA	<b>DATE</b>	12/09/2014	<b>CLIENT'S COMMENTS</b>	DA	<b>DATE</b>	12/09/2014																																																																																															

SGC Reference Number: 20160378

Revision Number: C



# RESIDENTIAL DEVELOPMENT 33 CHANDOS ST, ASHFIELD STORMWATER CONCEPT DESIGN



LOCALITY PLAN  
SITE 1:1000

PREPARED BY:



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F: +61 2 8879 0972  
Web: www.sgc.com.au  
A/NZ Lic: 10022586

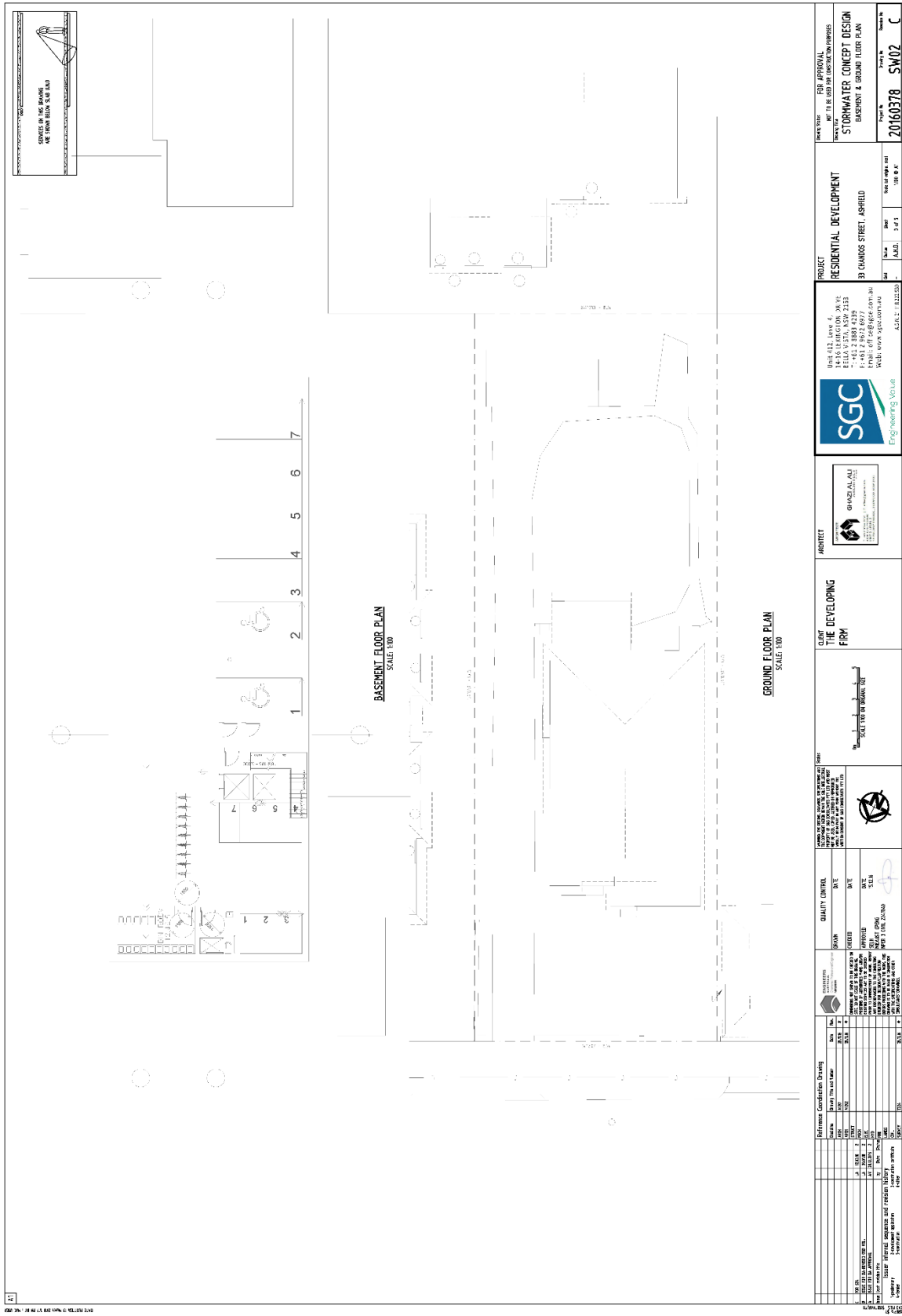
ARCHITECT:



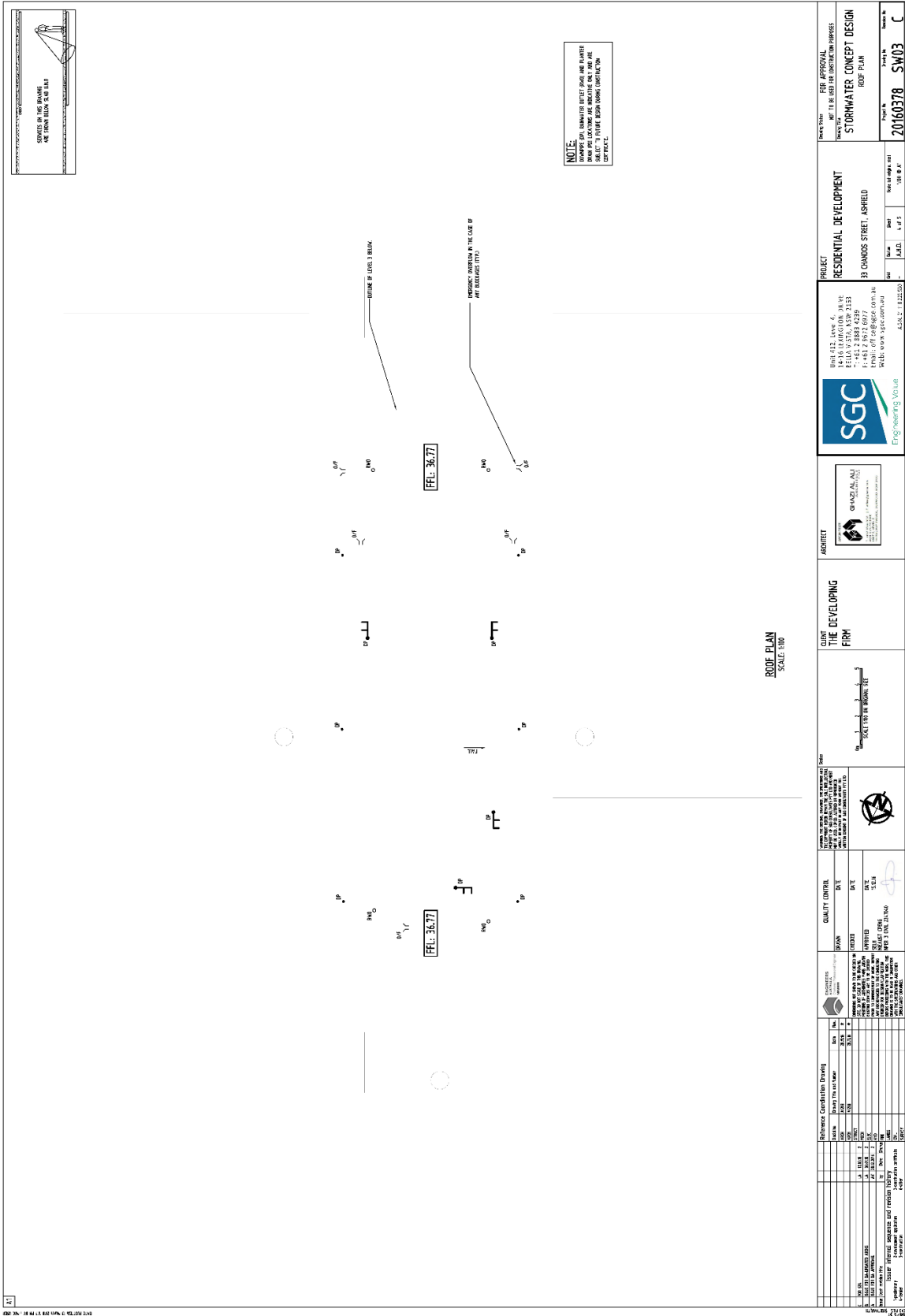
GHAZI AL ALI  
ARCHITECTS  
A/CN 10/204 STONEY  
MOUNTAIN ROAD, BURWOOD, NSW 2135  
A/NZ Lic: 10022586

CLIENT:

INNOVATE PROPERTY  
DEVELOPMENT



<p><b>REFERENCE CONSULTING DRAWING</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>1</td> </tr> <tr> <td>2</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>2</td> </tr> <tr> <td>3</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>3</td> </tr> <tr> <td>4</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>4</td> </tr> <tr> <td>5</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>5</td> </tr> <tr> <td>6</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>6</td> </tr> <tr> <td>7</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>7</td> </tr> </tbody> </table>		NO.	DATE	BY	CHKD.	REV.	1	11/11/18	J. J. J.	J. J. J.	1	2	11/11/18	J. J. J.	J. J. J.	2	3	11/11/18	J. J. J.	J. J. J.	3	4	11/11/18	J. J. J.	J. J. J.	4	5	11/11/18	J. J. J.	J. J. J.	5	6	11/11/18	J. J. J.	J. J. J.	6	7	11/11/18	J. J. J.	J. J. J.	7	<p><b>QUALITY CONTROL</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>1</td> </tr> <tr> <td>2</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>2</td> </tr> <tr> <td>3</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>3</td> </tr> <tr> <td>4</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>4</td> </tr> <tr> <td>5</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>5</td> </tr> <tr> <td>6</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>6</td> </tr> <tr> <td>7</td> <td>11/11/18</td> <td>J. J. J.</td> <td>J. J. J.</td> <td>7</td> </tr> </tbody> </table>		NO.	DATE	BY	CHKD.	REV.	1	11/11/18	J. J. J.	J. J. J.	1	2	11/11/18	J. J. J.	J. J. J.	2	3	11/11/18	J. J. J.	J. J. J.	3	4	11/11/18	J. J. J.	J. J. J.	4	5	11/11/18	J. J. J.	J. J. J.	5	6	11/11/18	J. J. J.	J. J. J.	6	7	11/11/18	J. J. J.	J. J. J.	7	<p><b>CLIENT</b> THE DEVELOPING FIRM</p> <p><b>ARCHITECT</b> GAZALI ALI ARCHITECTS</p> <p><b>PROJECT</b> RESIDENTIAL DEVELOPMENT 31 CHANOS STREET, ASPFIELD</p> <p><b>DATE</b> 11/11/18</p> <p><b>SCALE</b> 1:100</p> <p><b>PROJECT NO.</b> 20160378</p> <p><b>DATE</b> 11/11/18</p> <p><b>SCALE</b> 1:100</p> <p><b>PROJECT NO.</b> 20160378</p> <p><b>DATE</b> 11/11/18</p> <p><b>SCALE</b> 1:100</p>	
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ROOF PLAN  
SCALE 1:100

<p>PROJECT: RESIDENTIAL DEVELOPMENT 33 CHANNOS STREET, ASHFIELD A.U.S. 1:1 P.5 1:100 B.A.1</p>		<p>FOR APPROVAL STORMWATER CONCEPT DESIGN ROOF PLAN</p>																																																																																																																																																										
<p>PROJECT NO: 20160378 SW03</p>		<p>DATE: 18/02/2016</p>																																																																																																																																																										
<p>ARCHITECT: GRANDSCALE ARCHITECTURE 1/100 CHANNOS STREET, ASHFIELD NSW 1513 TEL: 02 9639 4837 WWW.GRANDSCALE.COM.AU</p>		<p>ENGINEERING VALUE</p>																																																																																																																																																										
<p>CLIENT: THE DEVELOPING FRM 33 CHANNOS STREET, ASHFIELD NSW 1513 TEL: 02 9639 4837 WWW.GRANDSCALE.COM.AU</p>		<p>QUALITY CONTROL: DRAWN: [Signature] DATE: [Date] CHECKED: [Signature] DATE: [Date] SCALE: 1:100</p>																																																																																																																																																										
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