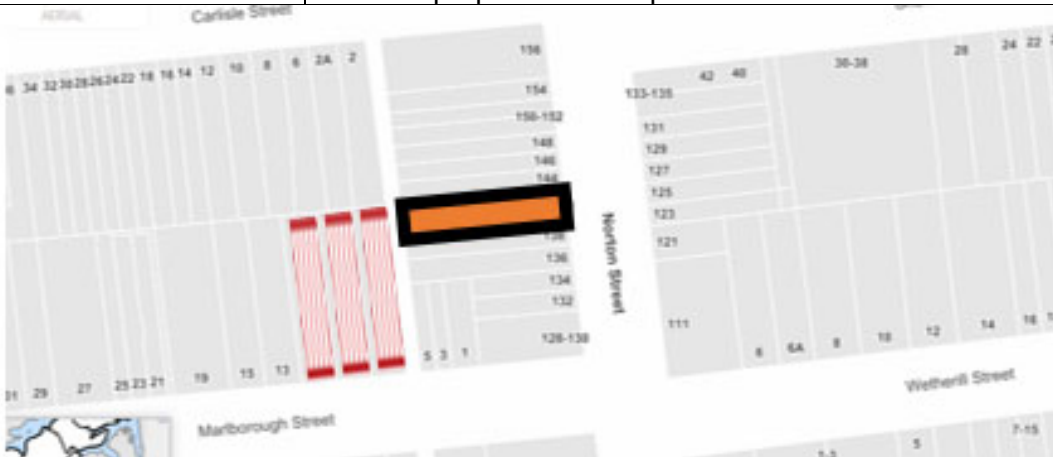




	
DEVELOPMENT ASSESSMENT REPORT	
<b>Application No.</b>	D/2019/321
<b>Address</b>	140-142 Norton Street LEICHHARDT NSW 2040
<b>Proposal</b>	Part demolition and alterations and additions to existing building to provide for a part three and part four storey mixed use building comprising commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane
<b>Date of Lodgement</b>	22 August 2019
<b>Applicant</b>	Lamton P/L C/O Design Delta Architects
<b>Owner</b>	Lamton Pty Ltd
<b>Number of Submissions</b>	6 submissions from 3 properties
<b>Value of works</b>	\$2,476,811.00
<b>Reason for determination at Planning Panel</b>	Development to which <i>State Environmental Planning Policy No 65</i> applies and is 4 storeys in height
<b>Main Issues</b>	Internal Amenity; Parking and Access; and Visual Privacy
<b>Recommendation</b>	Deferred Commencement Approval
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
	
LOCALITY MAP	
Subject Site 	Objectors 
Notified Area 	Supporters 
Note: Due to scale of map, not all objectors could be shown.	

## 1. Executive Summary

This report is an assessment of the application submitted to Council for part demolition and alterations and additions to an existing building to provide for a part-three and part-four storey mixed use building comprising a commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane at 140-142 Norton Street Leichhardt.

The application was notified to surrounding properties and 3 submissions were received in response to the initial notification. A further 3 submissions were received in response to re-notification of amended plans.

The main issues that have arisen from the application include:

- Internal Amenity
- Parking and Access
- Visual Privacy Impacts

The proposal is acceptable, subject to suitable conditions, given it is consistent with the objectives of the zone, provides an acceptable level of internal amenity and does not result in any adverse streetscape, heritage, traffic or amenity impacts. Therefore, the application is recommended for approval.

## 2. Proposal

The proposal involves part demolition and alterations and additions to existing building to provide for a part-three and part-four storey mixed use building comprising commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane.

On 16 December 2019, in response to concerns raised by Council, the proposal was amended to increase the parapet height facing Norton Street, reduce overall building bulk with increased rear setbacks, provide a communal open space area, improve solar access to living areas and balconies, and reduce the total number of units from 10 to 8 with a mix of 2-bedroom, 1-bedroom and studio units.

Details of the proposal as amended are as follows:

- **Lower Ground/Basement:** 6 car parking spaces (including 1 accessible space), 1 motorbike space, 2 bicycle spaces, separate residential, commercial and bulky waste rooms, passenger lift providing access to all levels above, common stairs and apartment storage;
- **Ground floor:** 1 commercial tenancy facing Norton Street, 1 accessible toilet, residential lobby, 2 x 1-bedroom apartments, 9 bicycle spaces, apartment storage, building services, lift and stairwell providing access throughout the building;
- **Level 1:** 2 x studio apartments, landscaped podium communal open space, void to common area below, lift access, stairs, lobby and building services; and
- **Level 2:** 2 x studio apartments, 2 x 2-bedroom apartments, voids to communal open space below, lift access, stairs, lobby and building services.

Note: The use and fitout of the commercial floor space, including any associated signage, will be subject to future applications. A condition to this effect is included in the recommendation.



### 3. Site Description

The subject site is located on the western side of Norton Street, between Marlborough Street and Carlisle Street. The site consists of two allotments and is generally rectangular in shape with a total area of 414 sqm and is legally described as Lot 1, DP 223016 and Lot C, DP300939.

The site has a frontage to Norton Street of 9.92 metres and a rear frontage of approximately 9.62 metres to the unnamed lane.

The site supports an existing one and two storey commercial building. The adjoining properties support one and two storey mixed use buildings.

The subject site is not listed as a heritage item, but is located within a conservation area. The property is not identified as a flood prone lot. The land is zoned B2 Local Centre as indicated in the figure below.

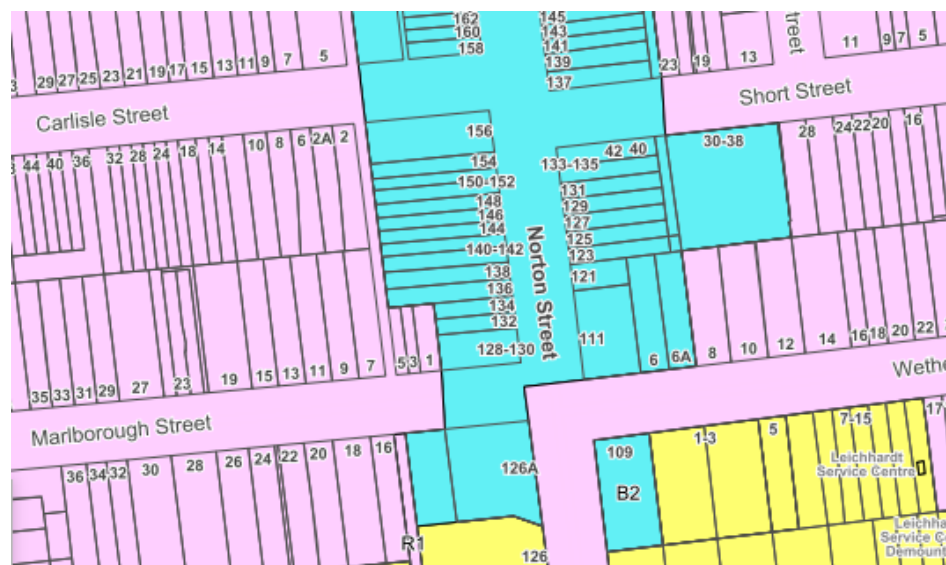


Figure 1: Zoning Map



Figure 2: Aerial Photo



Figure 3: View of 140-142 Norton Street looking west

## 4. Background

### 4(a) Site history

Not applicable.

## 4(b) Application history

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

Date	Discussion / Letter / Additional Information
2/1/2020 & 16/12/2019	<p>Additional information and amended plans provided by the applicant to address the issues raised.</p> <p>The amended plans incorporate the following changes:</p> <ul style="list-style-type: none"> <li>• Reduced FSR to 1.49:1.</li> <li>• Reduction from 10 units to 8 units with a revised mix of 2 bedroom, 1 bedroom and studios.</li> <li>• Units reconfigured to comply with ADG solar access and storage requirements.</li> <li>• Communal open space area provided in a central courtyard on Level 1.</li> <li>• Street parapet wall height to match 138 Norton Street.</li> <li>• Increased front and rear setbacks on Level 2.</li> <li>• Increased rear setbacks on Ground and Level 1 to comply with 6m visual privacy separation requirement.</li> <li>• Reduction in building bulk as viewed from rear lane.</li> <li>• Revised external materials and finishes and window treatments adjusted to address heritage requirements.</li> </ul>
4/12/2019	Council staff met with the applicant to discuss the issues raised.
25/11/2019	<p>Council wrote to the applicant requesting further information to address the following issues:</p> <ul style="list-style-type: none"> <li>• Heritage impacts</li> <li>• Stormwater management</li> <li>• Parking and access</li> <li>• FSR non-compliance</li> <li>• Building bulk, height and siting</li> <li>• Visual privacy separation to adjoining properties to the rear</li> <li>• Communal open space provision</li> <li>• Insufficient solar access to proposed units</li> <li>• Insufficient storage areas</li> <li>• Apartment mix</li> <li>• Waste Management</li> </ul>

## 5. Assessment

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

## 5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

The following provides further discussion of the relevant issues:

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

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

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

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

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

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

The development is considered acceptable having regard to the design quality principles.

#### Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within LDCP2013 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3-4 of the ADG prevail.

The following provides further discussion of the relevant issues:

#### Communal and Open Space

The ADG prescribes the following requirements for communal open space:

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



**Comment:** The proposed communal open space on Level 1 is approximately 72m<sup>2</sup> in size, which is approximately 17.3% of the site area. The shadow diagrams and sun study provided indicate that the communal open space will not receive a minimum of 2 hours solar access to 50% of the communal open space area between 9am and 3pm during winter solstice. Having considered the constraints of the proposed site and the nature of the proposal as a mixed use development where it is not possible to utilise the ground floor level for communal open space, and given the private open space areas for each unit exceed minimum requirements and excellent proximity to local recreational areas, services and facilities within walking distance, it is considered that a variation to the communal open space requirement is acceptable in this instance.

However, in order to improve the internal amenity outcome for the proposal, it is considered appropriate to impose conditions requiring the BBQ area to be deleted and additional private courtyards to be allocated to proposed Units 3 and 4 from the adjacent communal open space. Whilst this will reduce the available communal space to approximately 40sqm (9.6%), this provides a useable passive seating area, and improves the amenity of Units 3 and 4.

#### Deep Soil Zones

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

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

**Comment:** The proposal does not provide deep soil planting. However, noting the constraints of the proposed site and the nature of the proposal as a mixed use development within an urban centre, where it is not feasible to utilise the ground floor level for deep soil zones, the proposal is considered acceptable subject to a condition requiring suitable landscaping to be provided for the proposed planter boxes.

#### Visual Privacy/Building Separation

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

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

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

**Up to four storeys/12 metres**

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

**Comment:** As the proposal is up to 4 storeys in height, the controls up to 4 storeys are applicable. The adjoining buildings consist of mixed-use developments to the north and south of the property, and as the proposed development is proposed to be built to the boundaries, the proposal does not provide the separation as specified above. Having considered the nature of the developments on the adjoining properties where dwellings are located at first floor level, it is considered that the separation distances can be supported subject to visual privacy impacts being adequately addressed.

The proposed development maintains compliant separation distances between units within the site. A setback of 6 metres is maintained from balconies to the rear lane, which results in over 9m separation from the private open space of residential properties on the western side of the lane. A blank wall is proposed on the northern boundary to maintain visual privacy to the north. The open corridor on Level 2 maintains a 2.6m to 4.6m setback to the southern boundary, which is considered acceptable given 1.5m high privacy screens are provided. However, a condition will be imposed requiring 1.5m high privacy screens to the northern and southern sides of all rear balconies.

In addition, a condition will be imposed requiring the bedroom windows of Units 1 and 2 to be deleted given inadequate privacy is achieved adjacent to common areas and these units to be reduced in size to studios generally consistent with the layouts of Units 5 and 6.

Therefore, the proposal (as conditioned) is considered acceptable with respect to visual privacy.

**Solar and Daylight Access**

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

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

**Comment:** A total of 7 units (87.5%) achieve at least 2 hours solar access to living rooms and private open space between 9am and 3pm at mid-winter, while Unit 1 achieves 1.5 hours solar access.

**Natural Ventilation**

The ADG prescribes the following requirements for natural ventilation:

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

**Comment:** A total of 6 units (75%) achieve natural cross ventilation, noting that the proposed bedroom windows for Units 3, 4, 7 and 8 are considered acceptable in terms of natural ventilation given the large voids above and limited unit depths on Level 1. However, the proposed bedroom windows for Units 1 and 2 rely on a light well for the primary source of air, which is not considered to provide acceptable internal amenity. In this regard, a condition will be imposed requiring the bedroom windows of Units 1 and 2 to be deleted and these units to be reduced in size to studios generally consistent with the layouts of Units 5 and 6.

Therefore, the proposal (as conditioned) is considered acceptable with respect to natural ventilation.

### Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor 2.4 metres for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

**Comment:** A minimum 2.7m ceiling height is maintained for each unit and 2.8m ceiling height is provided for the ground floor commercial unit. While the ground and first floor do not provide a 3.3m ceiling height to promote future flexibility in a mixed use area, this is considered acceptable given it reflects the ceiling height of the existing ground floor commercial use to be retained.

### Apartment Size

The ADG prescribes the following minimum apartment sizes:

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

**Note:** The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.

**Comment:** Each unit complies with the minimum internal area requirements for studios, 1-bedroom and 2-bedroom apartments.



Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

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

**Comment:** Each unit complies with the minimum apartment layout and dimension requirements.

Private Open Space and Balconies

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

Dwelling Type	Minimum Area	Minimum Depth
Studio apartments	4m <sup>2</sup>	-
1 Bedroom apartments	8m <sup>2</sup>	2 metres
2 Bedroom apartments	10m <sup>2</sup>	2 metres
3+ Bedroom apartments	12m <sup>2</sup>	2.4 metres

**Note:** The minimum balcony depth to be counted as contributing to the balcony area is 1 metres.

The ADG also prescribes for apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3 metres.

**Comment:** Each unit complies with the minimum balcony area and depth requirements.

Common Circulation and Spaces

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

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

**Comment:** No more than 4 apartments are proposed off a circulation core on a single level.

Storage

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

Apartment Type	Minimum Internal Area
Studio apartments	4m <sup>3</sup>
1 Bedroom apartments	6m <sup>3</sup>
2 Bedroom apartments	8m <sup>3</sup>
3+ Bedroom apartments	10m <sup>3</sup>

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

**Comment:** Each unit complies with the minimum storage requirements.

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

A BASIX Certificate was submitted with the application and will be referenced in any consent granted.

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

The subject site is not within the Foreshores and Waterways Area.

**5(a)(v) Leichhardt Local Environment Plan 2013 (LLEP 2013)**

The application was assessed against the following relevant clauses of the *Leichhardt Local Environment Plan 2013*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 4.4 – Floor Space Ratio
- Clause 4.4A - Exception to maximum floor space ratio for active street frontages
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.4 - Stormwater management
- Clause 6.8 - Development in areas subject to aircraft noise
- Clause 6.11A – Residential Accommodation in Zone B1 and Zone B2
- Clause 6.13 - Diverse housing

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

Standard	Proposal	non compliance	Complies
<b>Floor Space Ratio</b> Maximum permissible: 1.5:1 or 621 sqm	1.49:1 or 617sqm	N/A	Yes

**Note:** Whilst the applicant calculates a gross floor area of 595sqm (FSR of 1.44:1), Council calculates a gross floor area of 617sqm inclusive of the bike storage and internal planter on the ground floor given these areas are considered to be enclosed.

Clause 4.4A Exception of Maximum Floor Space Ratio for Active Street Frontages

The proposal is considered to satisfy the requirements for a maximum FSR of 1.5:1 given the building:

- will have an active street frontage where the ground floor of the building facing the street is used for a purpose other than residential accommodation;
- comprises mixed use development (including residential accommodation); and
- achieves compatibility with the desired future character of the area in relation to its bulk, form, uses and scale.

Clause 5.10 Heritage Conservation

The subject property at 140-142 Norton Street, Leichhardt, is located within the Whaleyborough Heritage Conservation Area (C13 in Schedule 5 of the Leichhardt LEP 2013). The site is in the vicinity of the heritage listed Royal Hotel, including interiors, at 156 Norton Street, Leichhardt (I682).

The Statement of Significance for the Whaleyborough Heritage Conservation Area is provided below:

- *One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is significant for its surviving development from the 1880s and 1890s, which gives it its particular identity. All allotments appear to have been taken up and built upon probably by the late 1930s.*
- *Through its wide roads, its important mixture of cottages, terraces and shops, mostly dating from the 1880s–1890s, and the form and materials of its construction this area provides an interesting built example of late nineteenth century economics where pressures for denser and cheaper accommodation have overlaid the original spacious suburban intentions.*
- *With the adjoining Excelsior Estate subdivision to the south, its roads, lanes and subdivision pattern defined the layout of central Leichhardt.*
- *It demonstrates through its range of external finishes (first plaster, then brown face brick and blue-face brick) the increasing sophistication in brick making from the 1880s.*

The existing building is a late 20<sup>th</sup> century building, which is not considered to be a contributory building to the conservation area.

Council's heritage advisor initially raised the following concerns with the proposal:

- *The Norton Street streetscape contains a consistent row of 2 storey terraces with commercial premises on the ground floor interspersed with the occasional single storey building. The floor to ceiling heights and the street awnings step down to the north, following the topography of the street. The 2 storey buildings on the western side of Norton Street present to the street with a zero setback with solid painted and rendered masonry parapet walls and skillion roofs behind. Lou Street is a service lane at the back of the commercial premises. Its character is mixed, with 2 to 3 storey additions, garages and parking areas. The western side of the lane is characterised by the backyards of residential development that address the cross streets.*

- *The subject site contains a late twentieth century 2 storey commercial building with a commercial premises on the ground floor, kitchen, office and W.C.s on the first floor and parking and storage at basement level. The building presents to Norton Street with a gable roof over a recessed first floor and ground floor with zero setback from the street.*
- *The proposal includes the partial demolition of the existing building and alterations and additions for a 3 storey mixed use building with a commercial tenancy to Norton Street, 10 units and lower ground / basement level parking via Lou Street. Balconies are proposed on the Levels 1 and 2 facing Norton Street, behind a timber look aluminium screen.*
- *The development provides an opportunity to construct a sympathetic building that better relates to its neighbours and the wider streetscape. The character of the area must be maintained by ensuring development is complementary in architectural style, form and materials (C1 of Section C2.2.3.5 of the DCP). Development must be compatible with the scale, form and elevation proportions of the streetscape (C2 a. of C4.6 of the DCP). The applicant must provide a streetscape elevation for both Norton and Lou Streets illustrating how the proposal will relate in its wider context, e.g. include the buildings within the block, not just those adjoining.*
- *The proposal needs to consider the urban structure within the streetscape, including the relationship of the new building with existing buildings and the rhythm, pattern and harmony of its openings relative to the building shell. The architectural expression of the building entry, roofscape and projections must be appropriate within the street.*
- *The arrangement, volume and shape of the building must relate to that of other buildings within the vicinity. C2 of Section C1.3 of the DCP requires that development preserve the consistency in architectural detail and form of continuous groups of buildings. The proposal must be redesigned so it presents as a solid 2 storey masonry building with zero setback to Norton Street with a parapet wall concealing the skillion roof behind (more like Option C on Sheet A04, but with windows in the openings and Level 3 set back out of sight). A string course may be added to the parapet continue the detail within the streetscape. The Level 1 floor to ceiling height must relate to those of the adjoining buildings. Level 2 must be set back from the front of the 2 storey component of the building so that it is not visible from the street. This will require the deletion of 1 unit from the eastern portion of the site.*
- *Large expanses of glass are not to be used in areas visible from the public domain. Openings must be vertically proportioned, employing traditional design (timber sash or French doors) and materials (timber frame). Dominancy must be given to masonry/solid elements rather than glazed areas.*
- *C13 of Section C1.18 of the DCP requires that roof forms are to be either hipped, gable or skillion roof located behind a parapet. The proposed roof form includes a mansard roof form adjacent to Lou Street, with balconies within the roof form. The Mansard roof to Lou Lane must be deleted. The Level 2 balconies could be left uncovered, or alternatively covered by a skillion roof to ensure compliance with C15 of Section C1.3 of the DCP.*
- *The balconies and aluminium screen proposed to the eastern façade must be deleted as these are uncharacteristic within the streetscape. Balconies and terraces must be located to the centre and rear of the site. Glazed balustrades are not supported and must be constructed in more sympathetic materials, such as timber or metal balustrading.*

- *Materials, finishes, textures and colours must be appropriate to the characteristic materials, finishes, textures and colours of the original contributory buildings within the streetscape. Roof and wall cladding is proposed to be steel sheet standing seam, which must be deleted as it is not appropriate and replaced with a more sympathetic material, e.g. a solid, rendered and painted finish. Alternatively, FC sheeting may be considered where it will not be highly visible from the street or laneway.*
- *C14 of Section C1.18 of the DCP requires that roof materials must be corrugated iron, slate or terracotta tile. A pre-coloured traditional corrugated steel shall be used for the roofing, finished in a colour equivalent to Colorbond colours "Windspray" or "Wallaby".*
- *Colours proposed are black and grey, which are inappropriate within the streetscape and the Whaleyborough HCA. Warm, muted tones, such as creams and whites must be used. A revised External Finishes Schedule must be submitted for consideration with the above.*

Following the submission of amended plans, Council's heritage advisor subsequently provided the following comments:

*The previous heritage assessment supported the proposal, subject to amendments. These are reiterated below with additional commentary in respect to the revised drawings.*

- *The proposal must be redesigned in accordance with the following:*
  - a. it must present as a solid 2 storey masonry building with zero setback to Norton Street with a parapet wall concealing the skillion roof behind;*
  - b. A string course may be added to the parapet.*

**Comment:** *The Norton Street façade presents as a solid 2 storey masonry building to the street. The height of the parapet has been amended to complement the adjoining building at 138 Norton Street and includes a string course.*

*The design does not provide a location for building services, e.g. a fire hydrant to the street. This should ideally be included in the floor plan in practical location, e.g. adjacent to the eastern residential entry at ground floor level.*

- *The Level 1 floor to ceiling height must relate to those of the adjoining buildings;*

**Comment:** *It is difficult to determine from the sections if the Level 1 floor to ceiling height relates to those of the adjoining buildings. The Level 1 window sill and header heights match those of the adjoining building at 138 Norton Street, which suggests floor to ceiling heights better relate to those at 138.*

- *Level 2 must be set back from the front of the 2 storey component of the building so that it is not visible from the street.*

**Comment:** *The front façade of Level 2 has been further set back behind the parapet to approximately 3m (from 2m). The ridge height of the skillion roof above Level 2 has been slightly reduced by 40mm. Coupled with the solid parapet to Norton Street, this will reduce the likelihood of Level 2 being visible from the street.*

- *The Mansard roof to Lou Lane must be deleted;*
- *The Level 2 balconies may be left uncovered, or alternatively covered by a skillion roof;*

**Comment:** *The Mansard roof has been deleted. The Level 2 balconies have been retained and are uncovered. Planters have been added in front of the balconies to Level 2. Though*

*not characteristic within the streetscape, the planter boxes are generally acceptable as they are set back from the Level 1 façade below.*

- *Large expanses of glass are not to be used in areas visible from the public domain. Openings must be vertically proportioned, employing traditional design (timber sash or French doors) and materials (timber frame). Dominancy must be given to masonry/solid elements rather than glazed areas;*

**Comment:** *Vertically proportioned timber framed double hung windows are proposed in the first floor façade to Norton Street, to complement the windows adjoining at 138. Powder coated aluminium doors in black are proposed to the western elevation to the laneway. These are broken into 4 vertical panes, which is acceptable.*

*The entry to the basement is proposed to be open to the lane and will present as an undercroft area. This is not characteristic of development in the lane. The western elevation of the basement level must be redesigned to include a solid wall with a roller door entry to the basement.*

- *The balconies and aluminium screen proposed to the eastern façade must be deleted;*

**Comment:** *The aluminium screen has been deleted. The balconies to Units 7 and 8 have been retained. This is generally acceptable as the balconies will be concealed behind a 2.7m parapet wall and will not be visible from the street.*

- *Glazed balustrades must be replaced with timber or metal balustrading.*

**Comment:** *Glazed balustrades to the western elevation have been replaced with metal balustrades powder coated in black, which is acceptable.*

- *The External Finishes Schedule must be amended in accordance with the following:*
  - a. Roof and wall cladding must be replaced with a more sympathetic material, e.g. a solid, rendered and painted finish;*
  - b. FC sheeting may be considered where it will not be highly visible from the street or laneway.*
  - c. A pre-coloured traditional corrugated steel shall be used for the roofing, finished in a colour equivalent to Colorbond colours "Windspray" or "Wallaby"; and*
  - d. The proposed colours must be warm, muted tones, such as creams and whites.*

**Comment:** *Walls are proposed to be rendered and painted in Dulux "White Verdict" and roofing is proposed to be in Colorbond Wallaby, which are acceptable. The FC cladding proposed on the western elevation has been replaced with hebel wall painted finish, which is acceptable.*

- *A streetscape elevation for both Norton and Lou Streets must be provided illustrating how the proposal will relate in its wider context, e.g. include the buildings within the block.*

**Comment:** *Provided. The rear setback of the proposal will sit forward of adjoining development, so will be clearly visible from the laneway. The setbacks of Levels 1 and 2 have been increased, which will help minimise the impact on the laneway.*

*The proposal is acceptable from a heritage perspective as it will not detract from the heritage significance of the Whaleyborough Heritage Conservation Area subject to the following conditions of consent:*

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

- a. *The ground floor plan must include a location to accommodate building services adjacent to the eastern residential entry.*
- b. *The western elevation of the basement level must be infilled with a solid wall with a roller door entry to the basement parking.*

**Assessment Officer Comment:** The recommended conditions will be imposed as a part of any consent.

#### Clause 6.13 Diverse Housing

The proposal provides 6 studio or one-bedroom dwellings and 2 x two-bedroom dwellings, which complies with the diverse housing requirements where at least 25% of the total number of dwellings are self-contained studio or one-bedroom dwellings and no more than 30% of dwellings contain 3 or more bedrooms.

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

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

- Draft SEPP Environment

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of the natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018. This consolidated SEPP proposes to provide a single set of planning provisions for catchments, waterways, bushland and protected areas. Changes proposed include consolidating seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposal is consistent with the provisions of the draft Environment SEPP.

#### 5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The general intent of the Draft IWLEP 2020 is to harmonise the existing planning controls from Leichhardt, Marrickville and Ashfield into a consolidated LEP and as such, the proposal is generally consistent with the amended provisions contained in the Draft IWLEP 2020.

In addition, it is considered that the Draft IWLEP 2020 is not imminent or certain given the early stage of the planning proposal and as such, little if any weight can be applied to these draft provisions. Further, it is assumed that a savings provision will apply under the Draft IWLEP 2020 to ensure that applications lodged prior to any commencement of the IWLEP 2020 will continue to be assessed under the former provisions.

#### 5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

LDCP2013	Compliance
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<b>Part A: Introductions</b>	
Section 3 – Notification of Applications	Yes
<b>Part B: Connections</b>	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	Yes
B3.2 Events and Activities in the Public Domain (Special Events)	N/A
<b>Part C</b>	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	N/A
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.5 Corner Sites	N/A
C1.6 Subdivision	N/A
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.11 Parking	Yes
C1.12 Landscaping	N/A
C1.13 Open Space Design Within the Public Domain	N/A
C1.14 Tree Management	Yes
C1.15 Signs and Outdoor Advertising	N/A
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Yes
C1.17 Minor Architectural Details	N/A
C1.18 Laneways	Yes
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	N/A
C1.20 Foreshore Land	N/A
C1.21 Green Roofs and Green Living Walls	N/A
<b>Part C: Place – Section 2 Urban Character</b>	
C2.2.3.5 Leichhardt Commercial Distinctive Neighbourhood, Norton Street – Centro Sub-Area	Yes – see discussion
<b>Part C: Place – Section 3 – Residential Provisions</b>	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	N/A
C3.5 Front Gardens and Dwelling Entries	N/A
C3.6 Fences	N/A
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Refer to SEPP 65
C3.9 Solar Access	Refer to SEPP 65
C3.10 Views	Yes
C3.11 Visual Privacy	Refer to SEPP 65
C3.12 Acoustic Privacy	Yes

C3.13 Conversion of Existing Non-Residential Buildings	N/A
C3.14 Adaptable Housing	Yes
<b>Part C: Place – Section 4 – Non-Residential Provisions</b>	
C4.1 Objectives for Non-Residential Zones	Yes
C4.2 Site Layout and Building Design	Yes
C4.3 Ecologically Sustainable Development	Yes
C4.4 Elevation and Materials	Yes
C4.5 Interface Amenity	Yes
C4.6 Shopfronts	Yes
C4.7 Bulky Goods Premises	N/A
C4.8 Child Care Centres	N/A
C4.9 Home Based Business	N/A
C4.10 Industrial Development	N/A
C4.11 Licensed Premises and Small Bars	N/A
C4.12 B7 Business Park Zone	N/A
C4.13 Markets	N/A
C4.14 Medical Centres	N/A
C4.15 Mixed Use	Yes
<b>Part D: Energy</b>	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
D2.4 Non-Residential Development	Yes
D2.5 Mixed Use Development	Yes
<b>Part E: Water</b>	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	N/A
E1.1.5 Foreshore Risk Management Report	N/A
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	N/A
E1.2.7 Wastewater Management	Yes
E1.3 Hazard Management	N/A
E1.3.1 Flood Risk Management	N/A
E1.3.2 Foreshore Risk Management	N/A
<b>Part F: Food</b>	N/A
<b>Part G: Site Specific Controls</b>	N/A

The following provides discussion of the relevant issues:

#### B3.1: Social Impact

The Social Impact Comment (SIC) is embedded as part of the Statement of Environmental Effects. The development is not subject to the Inner West Affordable Housing Policy because it is a small development with only 8 residential apartments.

The proposal meets the Social Impact Comment (SIC) criteria of the Leichhardt Development Control Plan. The Social Impact Comment addresses each of the questions and the positive social impacts outweigh negative impacts in the construction phase.

In this regard, Council's Community Development Officer has reviewed the proposal and raised no objections.

#### C1.11 Parking

Section C1.11 of LDCP 2013 requires a minimum parking provision of 1 space per 3 dwellings for one-bedroom units, 1 space per 2 dwellings for two-bedroom units, 1 space per 11 dwellings for visitors, 1 space per 100sqm of GFA for commercial and no spaces for studios.

Based on a total of 2 x 2-bedroom units, 2 x 1-bedroom units, 4 x studios, and 98sqm of commercial, 3 residential car spaces and 1 commercial car space are required.

However, it is noted that given a condition is to be imposed requiring Units 1 and 2 to be reduced from 1-bedroom units to studios, only 2 residential car spaces will be required based on the proposal (as conditioned), being 6 x studios and 2 x 2-bedroom units. Further, Council's Engineer has reviewed the proposal and provided the following comments:

*The plans incorrectly identify the gradient of the access driveway and adjacent proposed parking spaces. These parking spaces do not comply with the requirements of AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking.*

*The above issues are addressed by the following condition:*

*Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:*

- a. Parking Spaces Car 05 and Car 06 must be deleted as they do not meet the requirements of AS2890.1:2004.*
- b. Parking Space Car 04 must be allocated as a Visitor Parking Space for persons with a disability.*
- c. Parking Space Car 03 must be allocated as an employee parking space only for the retail component of the development.*
- d. Parking Spaces Car 01 and Car 02 must be allocated as a resident parking spaces for exclusive use by a single residential unit.*

In addition, the proposal was accompanied by a Traffic Report prepared by Transport and Traffic Planning Associates, which confirms that the traffic generation of the proposal will be satisfactorily accommodated within the existing road network and that the existing access and servicing arrangements will be maintained for the proposal.

Therefore, it is considered that the proposal is acceptable with respect to parking and access.

#### C1.12 Landscaping and 1.14 Tree Management

Council's Tree Management Officer has reviewed the proposal given the existing street tree in the vicinity and raised no objections subject to suitable tree protection conditions.

In addition, a suitable condition will be imposed requiring landscaping details to be provided in relation to the proposed planter structures within the development.

#### C1.17 Site Facilities

Separate residential, commercial and bulky waste storage areas are provided within the basement with suitable transfer path to collection point at the rear of the site off Lou Street. In this regard, Council's Waste Management Officer has reviewed the proposal and raised no objections subject to standard conditions.

#### C.2.2.3.5 Leichhardt Commercial Distinctive Neighbourhood

The subject site is located in the Norton Street - Centro Sub Area within the Leichhardt Commercial Distinctive Neighbourhood which discourages large scale developments. While the proposal will not comply with the 3.6 metre building envelope control, it is considered that the second floor level has been adequately setback from the front boundary, and as such, the resultant built form will be compatible with the existing built forms of the surrounding properties along this section of Norton Street. When viewed from street level, the proposal will read as a two storey building form, consistent with recent development in the locality.

Therefore, it is considered that the proposed works will be consistent with the existing character of the street.

#### E1.2.2 Managing Stormwater within the Site

The proposal has been accompanied by a Stormwater Management Plan, which provides suitable on-site stormwater detention and discharge of stormwater to the street drainage system. In this regard, Council's Engineer has reviewed the proposal and raised no objections subject to standard conditions.

### 5(e) The Likely Impacts

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

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

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

### 5(g) Any submissions

The application was notified in accordance with Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties.

A total of 3 submissions were received in response to the initial notification and a further 3 submissions were received following re-notification of the amended proposal.

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

- Desired Future Character – see Sections 5(a)(vi) and 5(d)
- Height, Density, Bulk and Scale – see Sections 5(a)(vi) and 5(d)
- Parking and Traffic – see Section 5(d)
- Amenity Impacts (Visual Privacy, Overshadowing, and Noise) – see Section 5(d)

Therefore, it is considered that the issues raised have been satisfactorily addressed as a part of the proposal and as such, do not warrant refusal of the proposal.

### 5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The proposal is not considered 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.

- Heritage: No objections subject to conditions
- Development Engineer: No objections subject to conditions
- Waste Management: No objections subject to conditions
- Building: No objections subject to conditions
- Tree Management: No objections subject to conditions
- Environmental Health: No objections subject to conditions
- Community Development: No objections

### 6(b) External

No external referrals were necessitated as part of the application.

## 7. Section 7.11 Contributions

The carrying out of the proposed development would result in an increased demand for public amenities and services within the area. The following development contribution is required under the Leichhardt Contributions Plans:

Contribution Plan	Contribution
Community Facilities	\$18,146.00
Open Space	\$118,708.00
Local Area Traffic Management	\$1,224.02
Access to Balmain Peninsula	\$0.00
Light Rail	\$0.00
Leichhardt Town Centre	\$0.00
Bicycle	\$132.62
Commercial Carparking	\$0.00
<b>Total</b>	<b>\$138,210.64</b>

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Leichhardt Local Environmental Plan 2013* and *Leichhardt Development Control Plan 2013*.

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

The application is considered suitable for the issue of a deferred commencement consent subject to the imposition of appropriate terms and conditions.

## 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. D/2019/321 for part demolition and alterations and additions to an existing building to provide for a three storey mixed use building comprising commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane at 140-142 Norton Street Leichhardt, subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### Attachment A – Recommended conditions of consent

#### **Deferred Commencement**

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

Amended plans and details are to be submitted to Council incorporating the following:

- A. The bedroom windows of Units 1 and 2 are to be deleted given inadequate amenity and privacy is achieved adjacent to the ground floor common areas.
- B. Units 1 and 2 are to be reduced in size, by providing additional corridor to the west of the stairs and planter, to studios that are generally consistent with the area and layout of Units 5 and 6. No changes to the western façade or balcony are permitted.
- C. The BBQ area is to be deleted on Level 1 and additional private courtyards with 1.5m privacy screens and lockable gates to be allocated to proposed Units 3 and 4 from the adjacent communal open space to the west of the central void and stairs. The extent of planter boxes adjacent to Units 3 and 4 and the central void may be adjusted or deleted as necessary.
- D. Minimum 1.5m high privacy screens are to be provided to the northern and southern sides of all rear balconies.
- E. Landscaping planting and details prepared by a suitably qualified Landscape Architect are to be provided for the proposed planter boxes in accordance with Section C1.12 of Leichhardt Development Control Plan 2013.
- F. The ground floor plan must include a location to accommodate building services, e.g. fire hydrant, adjacent to the eastern residential entry.
- G. The western elevation of the basement level must be infilled with a solid wall with a roller door entry to the basement parking.

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

#### **FEES**

##### **1. Security Deposit**

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

<b>Security Deposit:</b>	<b>\$8,056.00</b>
<b>Inspection Fee:</b>	<b>\$230.65</b>

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



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

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

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

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

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

Prior to the issue of a Construction Certificate written evidence must be provided to the Certifying Authority that a monetary contribution as detailed below in accordance with Leichhardt Developer Contributions Plan No.1 – Open Space and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005); and Leichhardt Developer Contributions Plan – Transport and Access has been paid to the Council.

Contribution Plan	Contribution
Community Facilities	\$18,146.00
Open Space	\$118,708.00
Local Area Traffic Management	\$1,224.02
Bicycle	\$132.62
<b>Total</b>	<b>\$138,210.64</b>

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

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

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card\*. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

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

## 3. Long Service Levy

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

**GENERAL CONDITIONS****4. Documents related to the consent**

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

Plan, Drawing No. (Dwg. No.) and Issue	Plan Name	Date Issued	Prepared by
Site / Roof Plan, Dwg. A02, Rev. B	Site / Roof Plan	16/12/2019	Design Delta Architects
Basement Floor Plan, Dwg. A10, Rev. B	Basement Floor Plan	16/12/2019	Design Delta Architects
Ground Floor Plan, Dwg. A11, Rev. B	Ground Floor Plan	16/12/2019	Design Delta Architects
Level 1 Plan, Dwg. A12, Rev. B	Level 1 Plan	16/12/2019	Design Delta Architects
Level 2 Plan, Dwg. A13, Rev. B	Level 2 Plan	16/12/2019	Design Delta Architects
East Elevation, Dwg. A20, Rev. B	East Elevation	16/12/2019	Design Delta Architects
West Elevation, Dwg. A21, Rev. B	West Elevation	16/12/2019	Design Delta Architects
North & South Elevations, Dwg. A22, Rev. B	North & South Elevations	16/12/2019	Design Delta Architects
Courtyard Elevations, Dwg. A24, Rev. B	Courtyard Elevations	16/12/2019	Design Delta Architects
Longitudinal Section, Dwg. A25, Rev. B	Longitudinal Section	16/12/2019	Design Delta Architects
Cross Sections, Dwg. A26, Rev. B	Cross Sections	16/12/2019	Design Delta Architects
External Finishes, Dwg. A00B, Rev. B	External Finishes	16/12/2019	Design Delta Architects
Certificate No. 1017070M_03	BASIX	2/1/2020	Max Brightwell
Structural Certificate	Structural Certificate	12/7/2019	Luke Tsougranis and Associates

As amended by the conditions of consent, including the deferred commencement conditions. The Architectural Plans shall prevail in terms of any consistency between plans, including between the Stormwater Concept Plans and Landscape Plans referenced above.

**5. Noise – Consultant’s Recommendations**

The recommendations contained in the acoustic report prepared by Koikas Acoustics Pty Ltd, Reference 3737R20190611as140-142NortonStLeichhardt\_DAv2.docx, dated 12 August 2019, must be implemented.

**6. Asbestos Survey**

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

**7. Hazardous Materials Survey**

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

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

**8. Car Parking**

The development must provide and maintain within the site:

- a. 2 resident car parking spaces (No.'s 01 and 02) must be paved and line marked and marked as resident parking for one dwelling;
- b. 1 car parking space (No. 04), for persons with a disability must be provided and marked as disabled car parking spaces;
- c. 1 car parking space (No. 03) must be provided and marked as employee parking only associated with the commercial unit;
- d. 1 off-street motorcycle parking space must be provided, paved, line marked and maintained at all times; and
- e. 11 Bicycle storage capacity within the site.

**9. Residential Flat Buildings – Hot Water Systems**

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

**10. Residential Flat Buildings – Air Conditioning Systems**

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

**11. Residential Flat Buildings – Adaptable Dwellings**

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate at least 1 unit is an Adaptable unit.

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

**12. Waste Management Plan**

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Leichhardt Development Control Plan 2013.

**13. Erosion and Sediment Control**

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

**14. Verification of Levels and Location**

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

**15. Boundary Alignment Levels**

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

**16. Works Outside the Property Boundary**

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

**17. Rock Anchors**

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

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

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

**19. Tree Protection**

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

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

**20. Project Arborist**

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

**21. Separate consent/s for commercial floor space**

Approval under this consent is not granted for the use and/or fit-out including any associated signage, of the commercial floor space. In this regard, separate consents are to be obtained for the use and/or fit-out of the commercial floor space, including any associated signage.

**PRIOR TO ANY DEMOLITION****22. Hoardings**

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

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

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

**23. Construction Traffic Management Plan – Detailed**

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

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

- a) Description of the demolition, excavation and construction works;
- b) Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c) Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d) Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e) Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f) Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g) Proposed hours of construction related activities and vehicular movements to and from the site;
- h) Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);

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

#### **24. Dilapidation Report**

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

#### **25. Advising Neighbors Prior to Excavation**

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

### **PRIOR TO CONSTRUCTION CERTIFICATE**

#### **26. Party Walls**

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

**27. Structural Certificate for retained elements of the building**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

**28. Changes to Design**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:

- a) Parking Spaces Car 05 and Car 06 must be deleted as they do not meet the requirements of AS2890.1:2004.
- b) Parking Space Car 04 must be allocated as a Visitor Parking Space for persons with a disability.
- c) Parking Space Car 03 must be allocated as an employee parking space only for the retail component of the development.
- d) Parking Spaces Car 01 and Car 02 must be allocated as a resident parking spaces for exclusive use by a single residential unit.

**29. Dilapidation Report – Pre-Development – Minor**

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

**30. Stormwater Drainage System – Minor Developments (OSD is required)**

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

- a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. 2014-S1/3, S2/3 and S3/3 Revisions D prepared by JOHN ROMANOUS & ASSOCIATES Consulting Civil and Structural Engineers and dated 14.08.2019.
- b) 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 overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road.
- c) Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- d) Charged or pump-out stormwater drainage systems are not permitted including for roof drainage.
- e) The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.
- f) The plans, including supporting calculations, must demonstrate that the post development flows for the 100 year ARI storm are restricted to the pre



development flows for the 5 year ARI storm event in accordance with Section E1.2.3 (C2 and C3) of Council's DCP2013 and the maximum allowable discharge to Council's street gutter limited to 15litres/second (100year ARI);

- g) OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land.  
Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use. .
- h) Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks.
- i) Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided.
- j) Where there is no overland flow/flood path available from the rear and central courtyards to the rear lane frontage, the design of the sag pit and piped drainage system is to meet the following criteria:
  - a. Capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe.
  - b. The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building
  - c. The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.
- 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) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
- 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) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
- p) 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).

### **31. Parking Facilities**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans and certification by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking, AS/NZS 2890.3-2015 Parking facilities: Bicycle Parking, AS/NZS 2890.6-2009 Parking facilities: Off-street parking for people with disabilities and the following specific requirements:

- a) The internal vehicle hardstand area must be redesigned such that the level at the boundary must match the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above-issued alignment levels.
- b) The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- c) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
- d) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.
- e) The parking spaces must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.
- f) The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.
- g) Parking Spaces Car 05 and Car 06 must be deleted as they do not meet the requirements of AS/NZS2890.1-2004.
- h) Parking Space Car 04 must be allocated as a Visitor Parking Space for persons with a disability as per AS/NZS 2890.6-2009. Where the shared area is within a trafficable area, it must not be marked as per AS/NZS 2890.6-2009.
- i) Clear sightlines at the vehicular access to pedestrians and vehicles within the rear lane.
- j) The external form and height of the approved structures must not be altered from the approved plans.

### **32. Enclosure of Fire Hydrant**

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

### **33. Sydney Water – Tap In**

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

*Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92*

### **34. Fibre-ready Facilities**

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

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

**35. Consolidation of Lots**

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

**36. Bin Storage Area - Residential**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a report detailing the ongoing waste generation requirements of the development and demonstrate that the bin storage area is to be provided within the site that will fully accommodate the number of bins required for all waste generated by a development of this type and scale. The number of bins required must be calculated based on a weekly collection of garbage, and a fortnightly collection of recycling.

The area must also include 50% allowance for manoeuvring of bins. The bin storage area is to be located away from habitable rooms, windows, doors and private useable open space, and to minimise potential impacts on neighbours in terms of aesthetics, noise and odour.

The bin storage area is to meet the design requirements detailed in the Leichhardt DCP 2013 and must include doorways/entrance points of 1200mm.

**37. Structural and Geotechnical Report**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The report and plans must be prepared/ amended to make provision for the following:

- a. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure;
- b. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years;
- c. All components of the basement, including footings, must be located entirely within the property boundary;
- d. No adverse impact on surrounding properties including Council's footpath and road;
- e. The existing subsurface flow regime in the vicinity of the development must not be significantly altered as a result of the development;
- f. Recommendations regarding the method of excavation and construction, vibration emissions and identifying risks to existing structures or those on adjoining or nearby property; and
- g. Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.

**38. Bulky Waste Storage Area – Residential**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans demonstrating that the bulky waste storage area meets the floor area requirements as per the Leichhardt DCP 2013 and have minimum doorways of 1200mm wide to accommodate large items.

**39. Commercial - Additional Storage Space**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that an additional space allocated on site to service the commercial component for the storage of reusable items such as crates and pallets and/or compaction equipment.

**40. Waste Transfer Route**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point is has a minimum 1200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:12.

**41. Noise General – Acoustic Report**

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

**42. Aircraft Noise – Acoustic Report (ANEF20-25 or Greater)**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report that meets the relevant provisions of Australian Standard AS 2021:2000 Acoustics – Aircraft noise intrusion – Building siting and construction.

**DURING DEMOLITION AND CONSTRUCTION****43. Contamination – New Evidence**

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

**44. Construction Hours – Class 2-9**

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

- a. 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

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

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

#### 45. Survey Prior to Footings

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

#### 46. Documentation of Demolition and Construction Waste

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

#### 47. Tree Protection

To protect the following tree/s, ground, trunk and branch protection must be installed in accordance with Council's *Development Fact Sheet—Trees on Development Sites*:

Tree No/Location
<i>Flindersia australis</i> (Crows Ash) located in road reserve.

#### 48. Inspections by Project Arborist

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

Tree No/ Botanical/Common Name/location	Time of Inspection	Key stage/ Hold point
<i>Flindersia australis</i> (Crows Ash) located in road reserve.	Prior to commencement of works	<ul style="list-style-type: none"> <li>• Inspection and sign off installation of tree protection measures.</li> </ul>
	During Works	<ul style="list-style-type: none"> <li>• Supervise all site preparation and demolition works within the TPZ;</li> <li>• Supervise all works inside or above the TPZ;</li> </ul>

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

**PRIOR TO OCCUPATION CERTIFICATE****49. Noise From Road, Rail & Aircraft – Compliance**

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

- a. *State Environmental Planning Policy (Infrastructure) 2007*;
- b. NSW Planning, Development near Rail Corridors and Busy Roads – Interim Guideline;
- c. Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction;
- d. conditions of development consent; and
- e. Recommendations of SYD2019-1089-R001C dated 13 February 2020.

**50. Noise – Acoustic Report**

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

**51. Parking Allocation**

The approved parking spaces must be allocated as detailed below. All spaces must be appropriately line marked and labelled according to this requirement prior to the issue of an Occupation Certificate. If the development is strata subdivided, the car park layout on the strata plan must be in accordance with the required allocation:

Number of spaces	Car parking allocation
2 (Car 01 and Car 02)	Residential parking spaces
1 (Car 03)	Commercial spaces (Employee Only)
1 (Car 04)	Parking Space for Persons with a Disability

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate.

**52. Public Domain Works**

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

- a) The public domain along all frontages of the site inclusive of footpath paving must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;

- c) New concrete infill footpath and kerb and gutter along the rear frontage of the site and new paving along the Norton Street frontage of the site.
- d) Installation of a stormwater outlet to the kerb and gutter.
- e) Any damage to the adjacent road pavement or kerb and gutter must be repaired,
- f) Other works subject to the Roads Act 1993 approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

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

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with Certification by a suitably qualified Civil Engineer that:

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

**54. Operation and Management Plan**

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

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

**55. Easements, Restrictions on the Use of Land and Positive Covenants**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following:

- a) Restrictions on the Use of Land related to on Site Stormwater Detention System or stormwater quality improvement devices;
- b) Positive Covenant related to on-site stormwater detention and/or retention system; and
- c) Positive Covenant related to stormwater quality improvement devices.

The wording in the Instrument must be in accordance with Councils Standard wording.

**56. Parking Signoff – Minor Developments**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

**57. Heavy Duty Vehicle Crossing**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that a heavy duty concrete vehicle crossing/s and concrete infill footpath and kerb and gutter, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" have been constructed at the vehicular access locations.

**58. No Encroachments**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

**59. Section 73 Certificate**

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

**60. Project Arborist Certification**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

**ON-GOING****61. Noise General**

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

**62. Commercial Waste/Recycling Collection**

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

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

**63. Noise- Common Areas**

The roof top common area shall not be used between the hours of 10.00pm and 7.00am seven days a week.

**64. Operation and Management Plan**

The Operation and Management Plan for the on-site retention/re-use and/or stormwater quality improvement devices and/or Pump facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

**65. Vehicles Leaving the Site**

All vehicles must enter and exit the site in a forward direction.



**66. Loading/unloading on site**

All loading and unloading are to be conducted within the site at all times. Any designated loading bay/dock area is to remain available for loading/unloading purposes at all times. No storage of goods or parking of cars is to be carried out in these areas.

**67. Bin Storage**

All bins are to be stored within the site.

**68. Documentation of Businesses Waste Services**

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

**ADVISORY NOTES****Mechanical Ventilation System Certification**

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

- a. Australian Standard AS 1668 Part 1 – 1998;
- b. Australian Standard AS 1668 Part 2 – 2012;
- c. Australian Standard 3666.1 – 2011;
- d. Australian Standard 3666.2 – 2011; and
- e. Australian Standard 3666.3 - 2011.

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

**Contamination – New Evidence**

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

**Asbestos Removal**

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

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

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

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

**Electrical Substations**

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

**Permits**

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

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

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

**Rock Anchors**

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

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

**Insurances**

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

**Prescribed Conditions**

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

**Notification of commencement of works**

At least 7 days before any demolition work commences:

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

**Storage of Materials on public property**

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

**Toilet Facilities**

The following facilities must be provided on the site:

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

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

**Infrastructure**

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

**Other Approvals may be needed**

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

**Failure to comply with conditions**

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

**Other works**

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

**Obtaining Relevant Certification**

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

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;

- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

**Disability Discrimination Access to Premises Code**

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

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

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

**Notification of commencement of works**

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

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

**Dividing Fences Act**

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

**Permits from Council under Other Acts**

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

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;

- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

#### **Noise**

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

#### **Amenity Impacts General**

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

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

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

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

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

#### **Street Numbering**

If any new street numbers or change to street numbers (this includes unit and shop numbers) are required, a separate application must be lodged with and approved by Council's GIS Team before being displayed.

#### **Consent of Adjoining property owners**

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

#### **Arborists standards**

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

**Tree Protection Works**

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

**Tree Pruning or Removal**

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

**Public Domain and Vehicular Crossings**

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

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council.

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

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

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

**Easement and Covenant Process**

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

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

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

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

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

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

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

- d) **A Maintenance Schedule.**

**Notice to Council to deliver Residential Bins**

Council should be notified of bin requirements three months prior to the occupation of the building to ensure timely delivery.

Council will place an order for the required bins. Delivery will occur once the applicant has completed a Request for New Service.

**Recycling / Garbage / Organics Service Information and Education**

The building manager / strata title manager or body corporate is responsible for ensuring all tenants are kept informed regarding Council's services, and best practice waste and recycling source separation

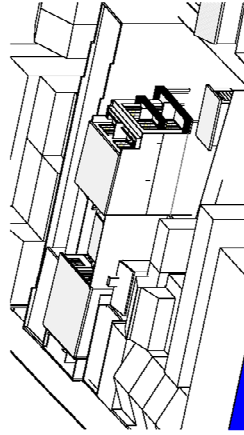
**Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"

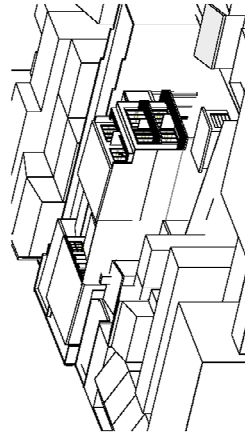
Long Service Payments Corporation	131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.diysafe.nsw.gov.au">www.diysafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - SITA Environmental Solutions	1300 651 116 <a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)	<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>
WorkCover Authority of NSW	13 10 50 <a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a> Enquiries relating to work safety and asbestos removal and disposal.



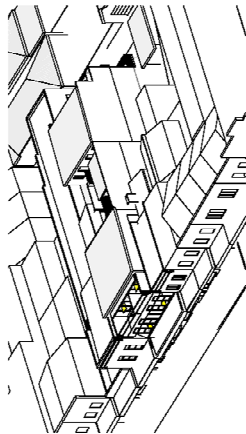
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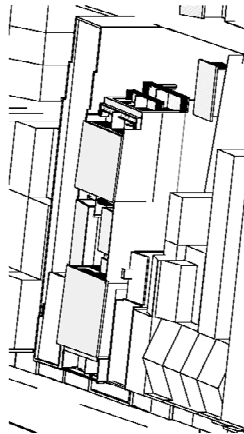
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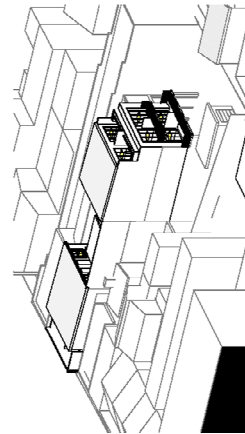
**SUN STUDY - WINTER 3.00 PM**



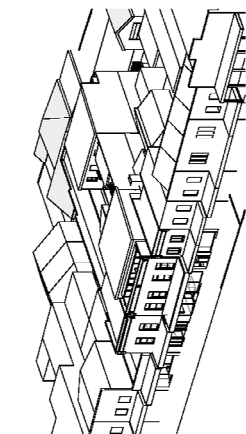
SUN STUDY - WINTER 10.00 AM



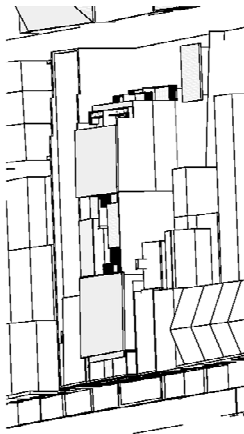
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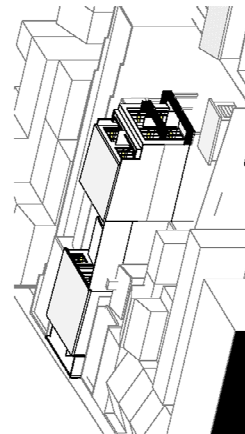
**SUN STUDY - WINTER 2.45 PM**



SUN STUDY -WINTER 9.00 AM



**SUN STUDY - WINTER 12.00 PM**



**SUN STUDY - WINTER 2.30 PM**

**NOTE:** 1 SQM AREA AT 1 MHEIGHT ABOVE FLOOR LEVEL

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Sheet #: A54

**SUN STUDY - WINTER  
SOLSTICE**  
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This office is a collaborative partnership of design, architecture, engineering, interior design, landscape architecture, urban planning and construction management.

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DEVELOPMENT APPLICATION

140-142 NORTON STREET LEICHHARDT



Sheet Number	Sheet Name	Date
A0A	STREET VIEWS	19/12/19
A0B	EXTERNAL FINISHES SCHEDULE	19/12/19
A0C	PERSPECTIVES - STREET SCAPE	19/12/19
A01	SITE ANALYSIS PLAN	19/12/19
A02	SITE / ROOF PLAN	19/12/19
A0A	SITE MANAGEMENT / SEDIMENT CONTROL PLAN	19/12/19
A03	STREET & LAKEWAY VIEWS	19/12/19
A04	STREET FACADE DESIGN EVOLUTION	19/12/19
A05	GENERAL TREATMENT AND ACOUSTIC NOTES	19/12/19
A06	SECTION THROUGH PLAN	19/12/19
A07	GROUND FLOOR PLAN	19/12/19
A08	LEVEL 1 FLOOR PLAN	19/12/19
A09	LEVEL 2 FLOOR PLAN	19/12/19
A10	CAR PARKING & MANOEUVRING LAYOUT	19/12/19
A11	EAST ELEVATION - NORTON STREET	19/12/19
A12	WEST ELEVATION - LAKE	19/12/19
A13	COURT YARD ELEVATIONS	19/12/19
A14	LONGITUDINAL SECTION	19/12/19
A15	CROSS SECTIONS	19/12/19
A16	ELEVATIONS - STREET SCAPE	19/12/19
A17	SHADOW DIAGRAM - WINTER SOLSTICE 9AM	19/12/19
A18	SHADOW DIAGRAM - WINTER SOLSTICE 12PM	19/12/19
A19	SHADOW DIAGRAM - WINTER SOLSTICE 3PM	19/12/19
A20	SUN STUDY - WINTER SOLSTICE	19/12/19

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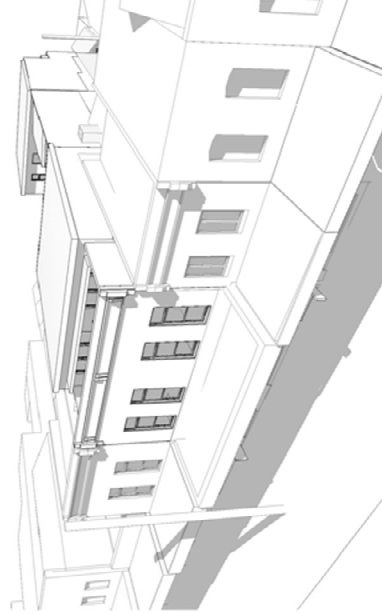
EXISTING STREET VIEW 1



PROPOSED STREET VIEW



EXISTING STREET VIEW 2



BIRD EYE VIEW

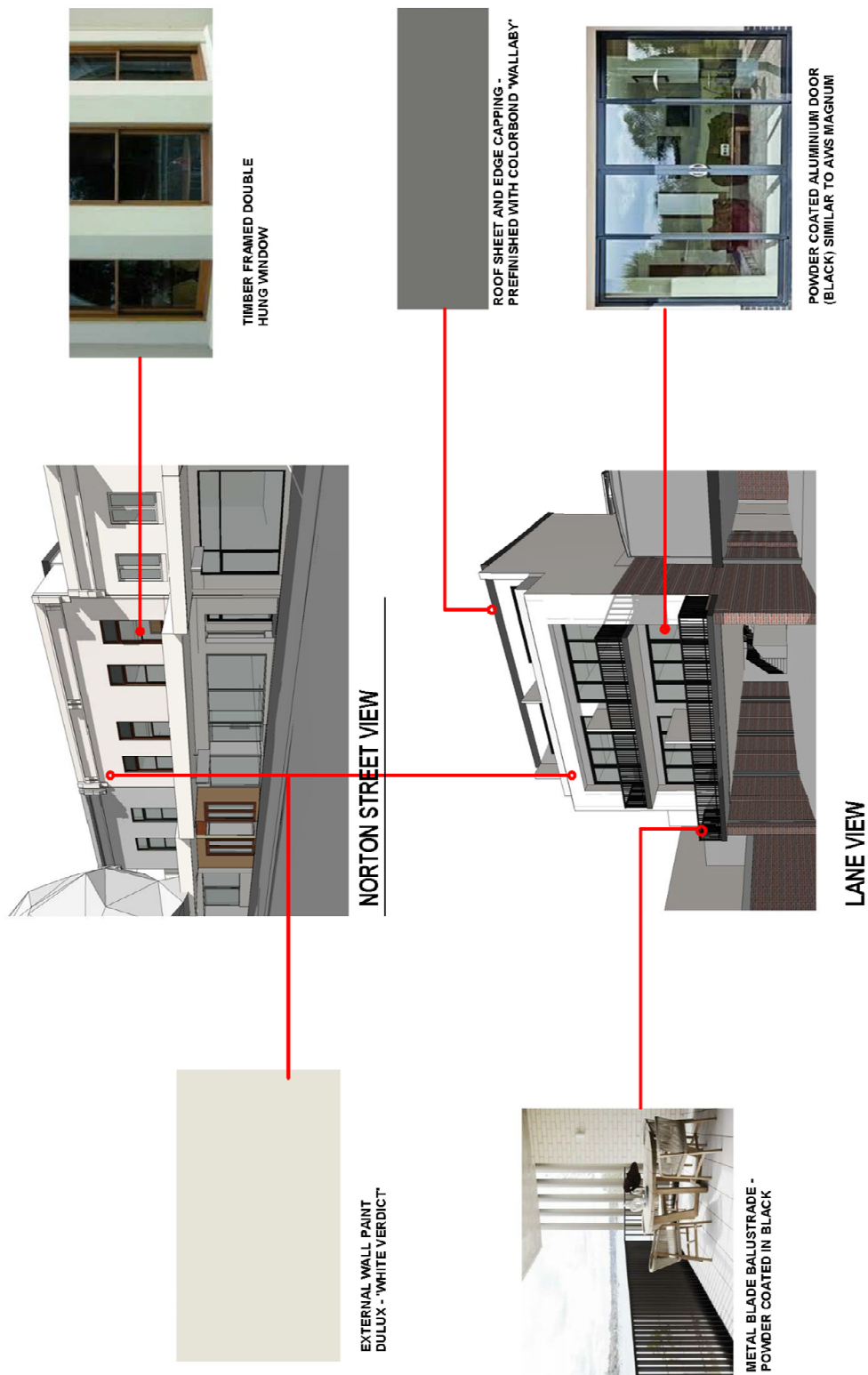
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STREET VIEWS  
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NORTON STREET VIEW



REAR LANE VIEW

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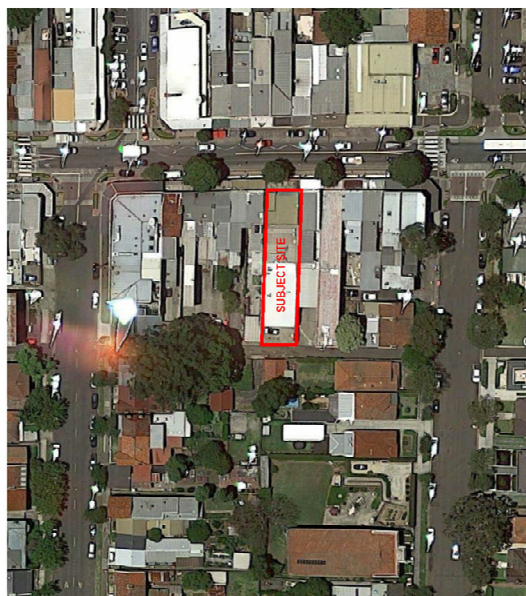
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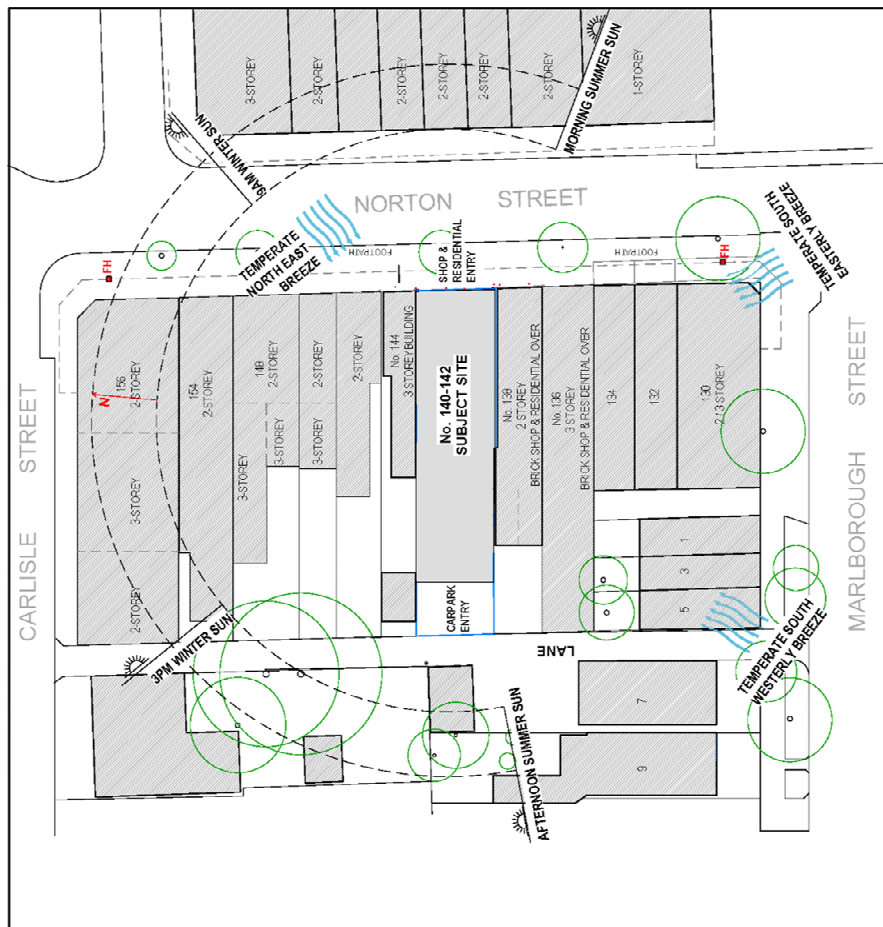
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## PERSPECTIVES - STREET SCAPE

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## LOCATION MAP



## SITE ANALYSIS PLAN

**FH - FIRE HYDRANT**

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AS/NZS 3936:2010

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## SITE ANALYSIS PLAN

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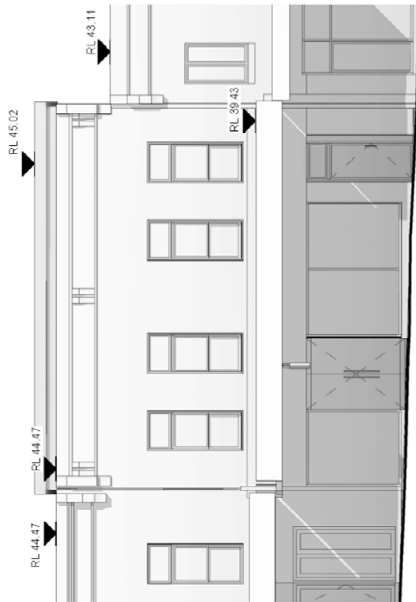
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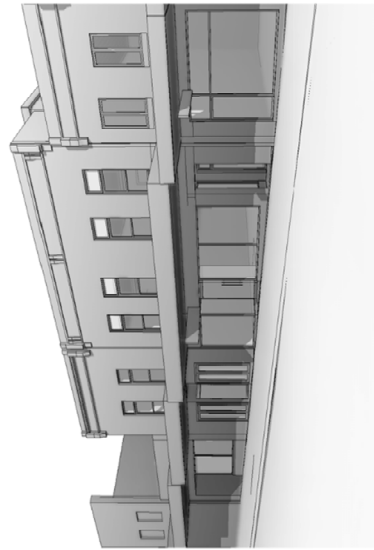








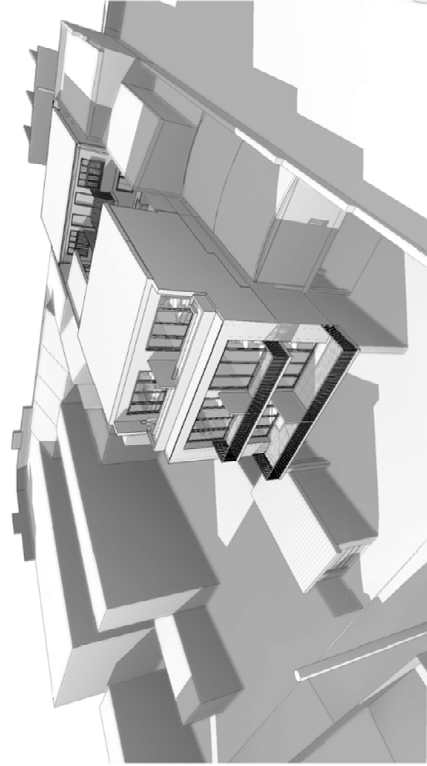
VIEW A - NORTON STREET ELEVATION



VIEW B - NORTON STREET



VIEW C - LANEWAY



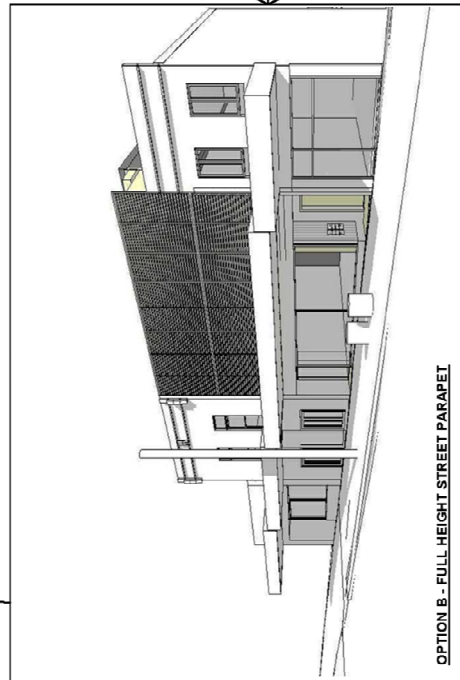
VIEW D - LANEWAY

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**STREET & LANEWAY VIEWS**  
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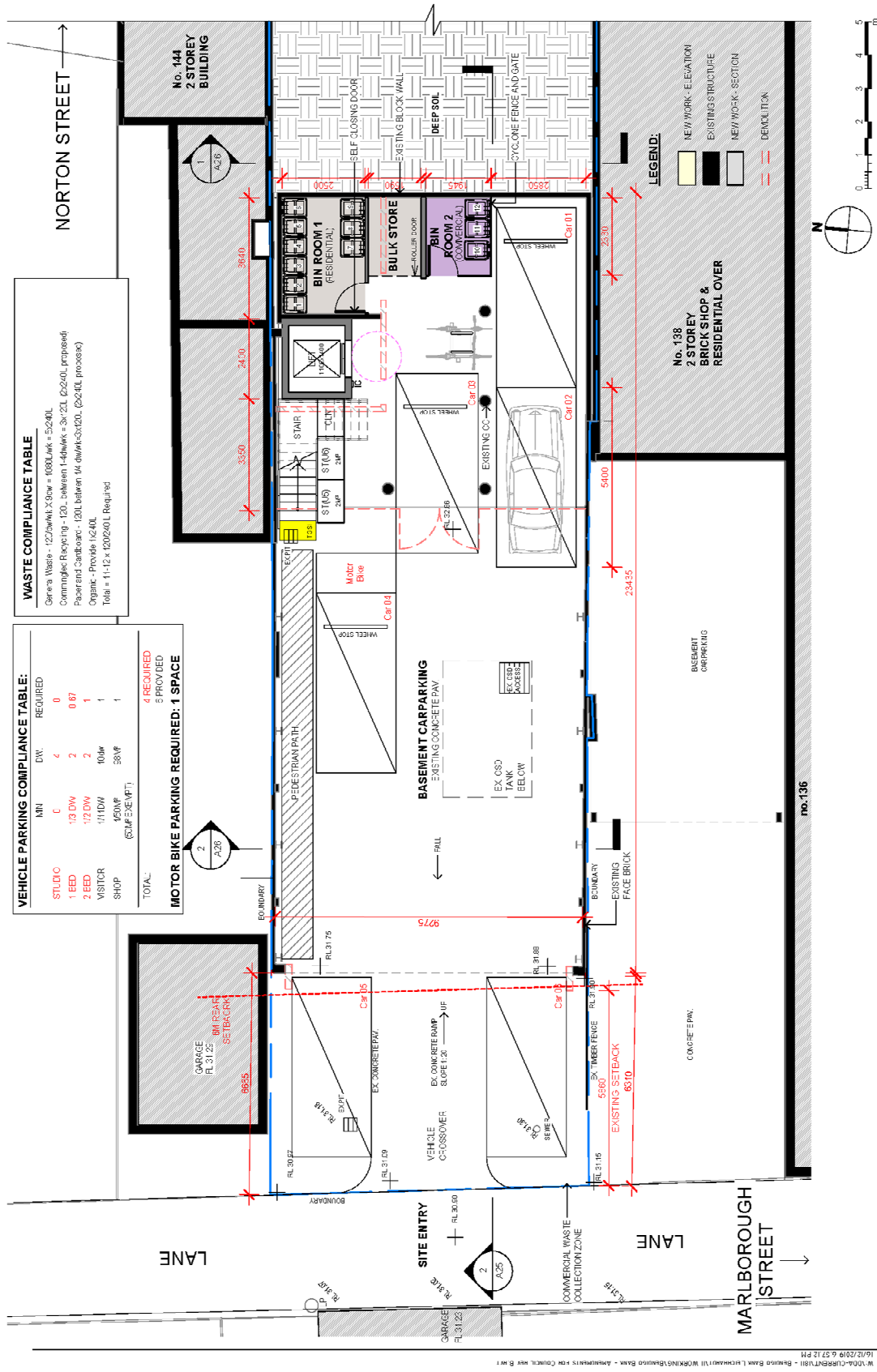
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STREET FACADE DESIGN  
EVOLUTION  
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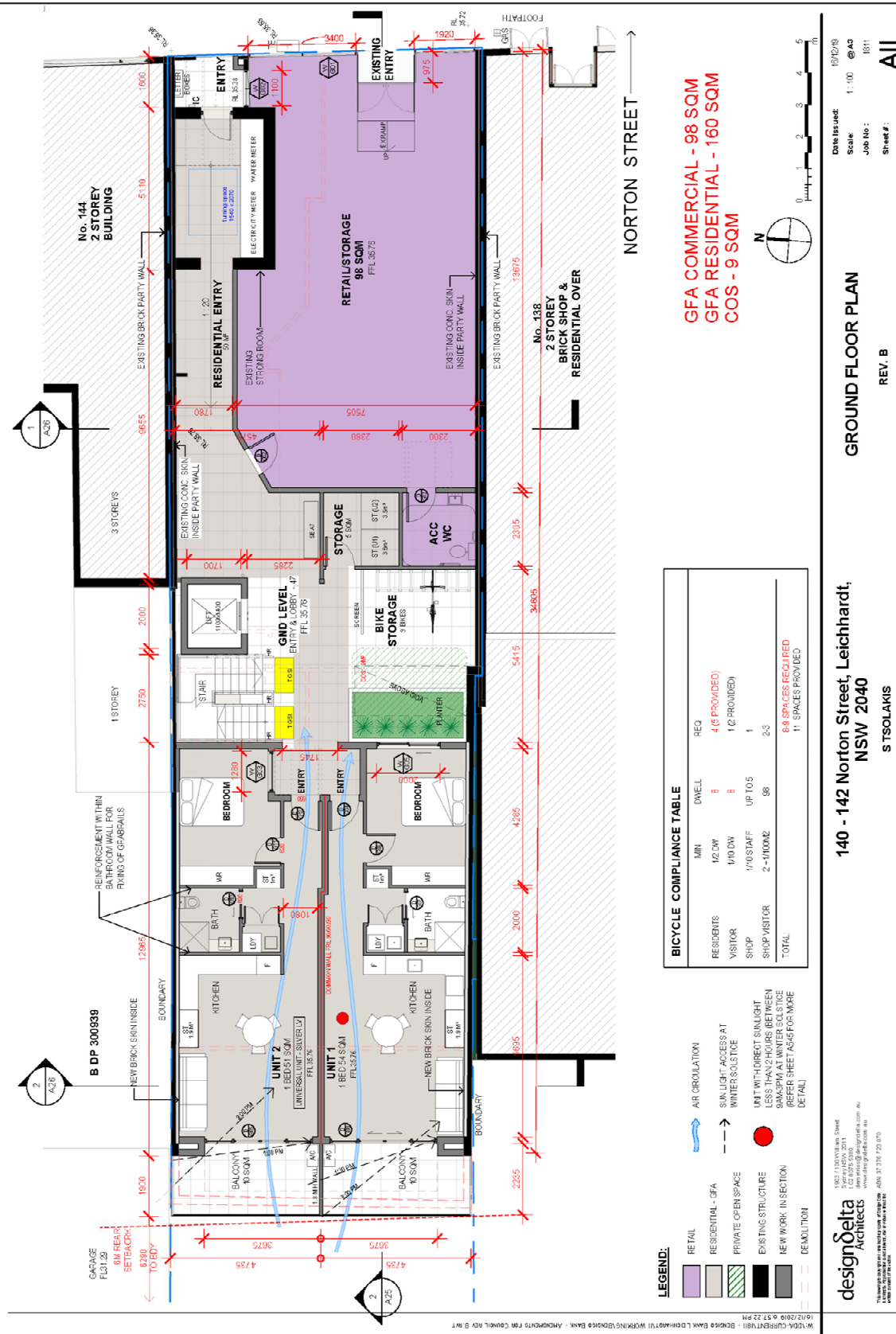
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BASEMENT FLOOR PLAN

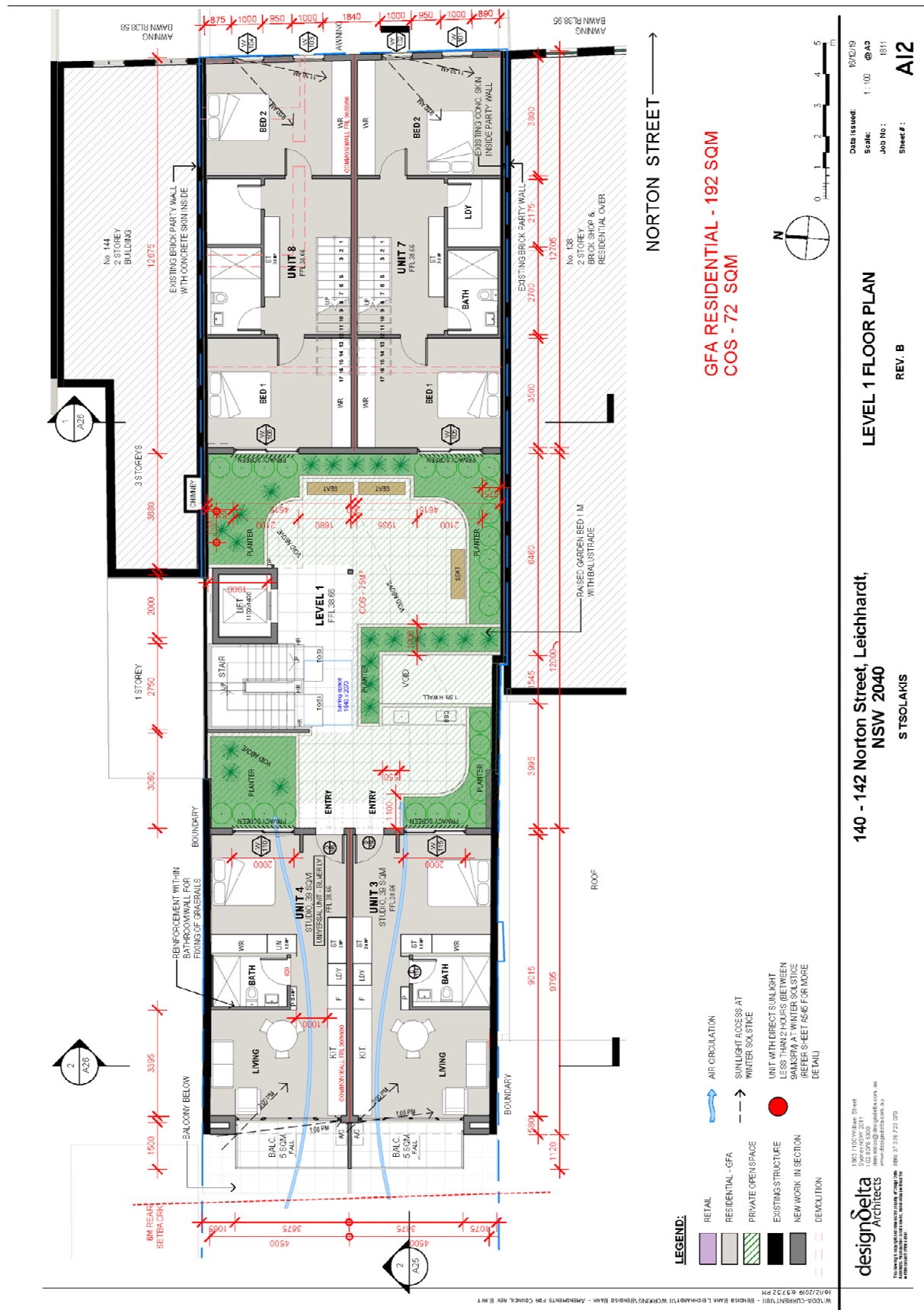
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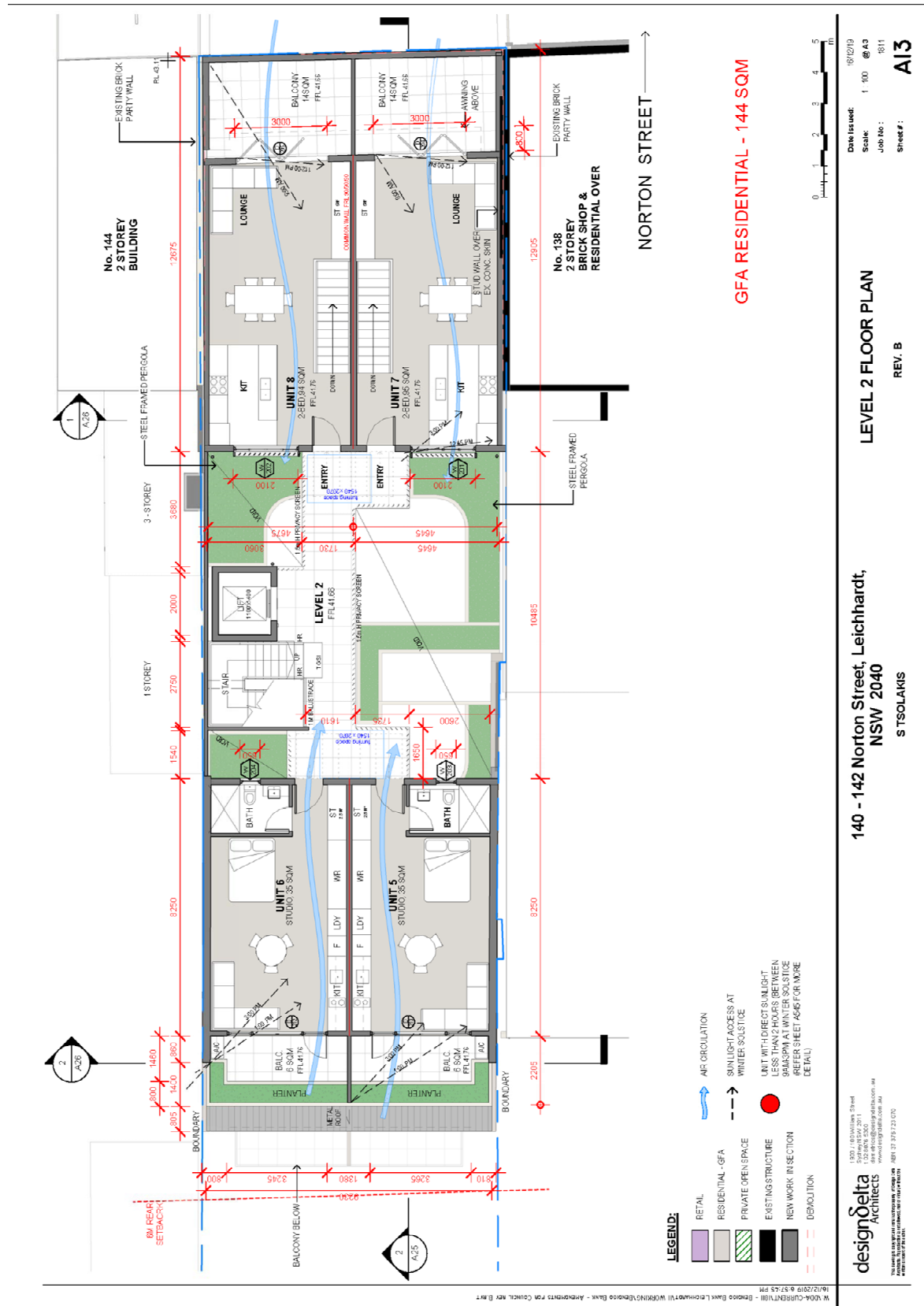
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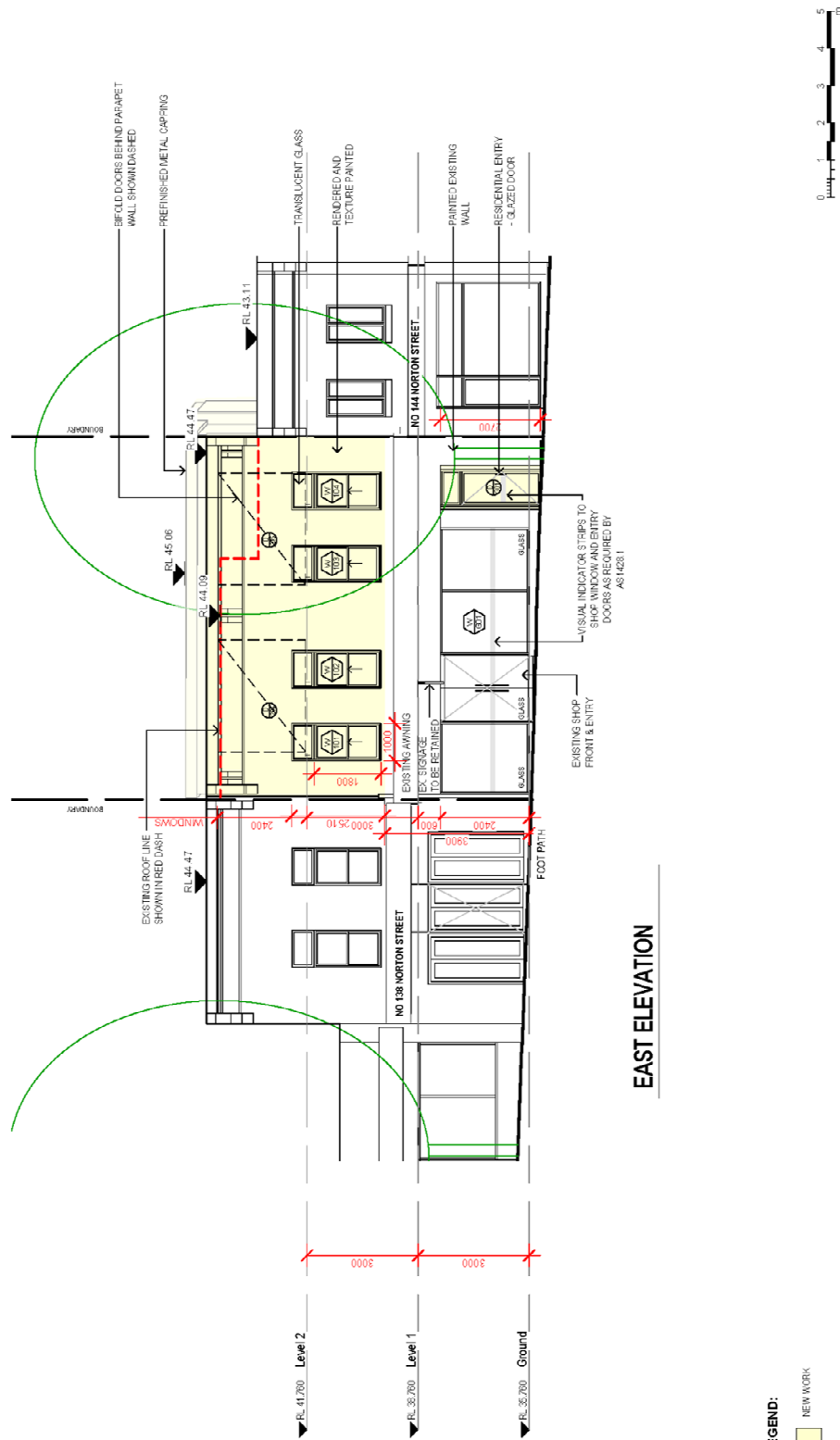
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**LEGEND:**

NEW WORK

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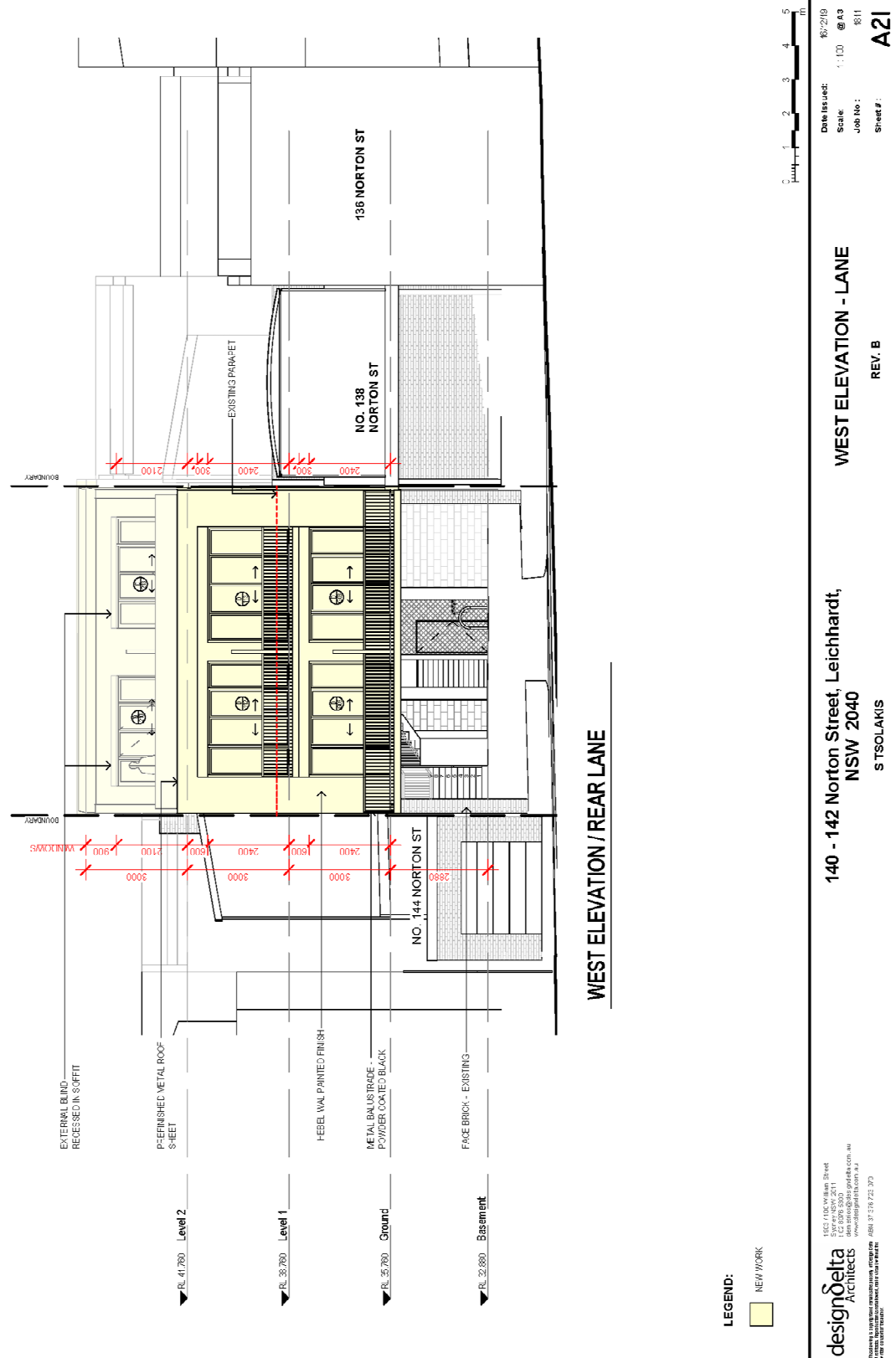
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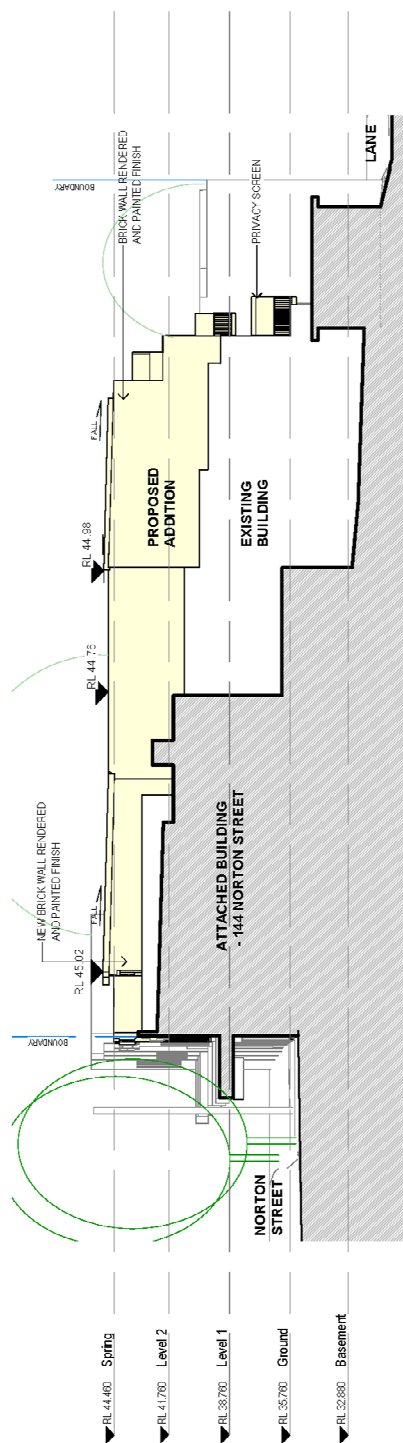
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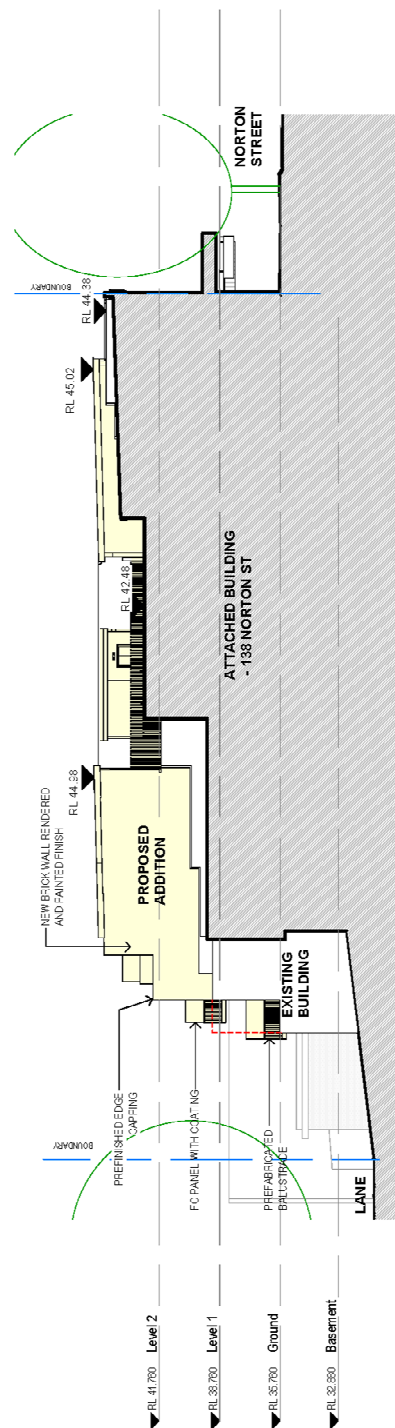
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**NORTH ELEVATION**



**SOUTH ELEVATION**



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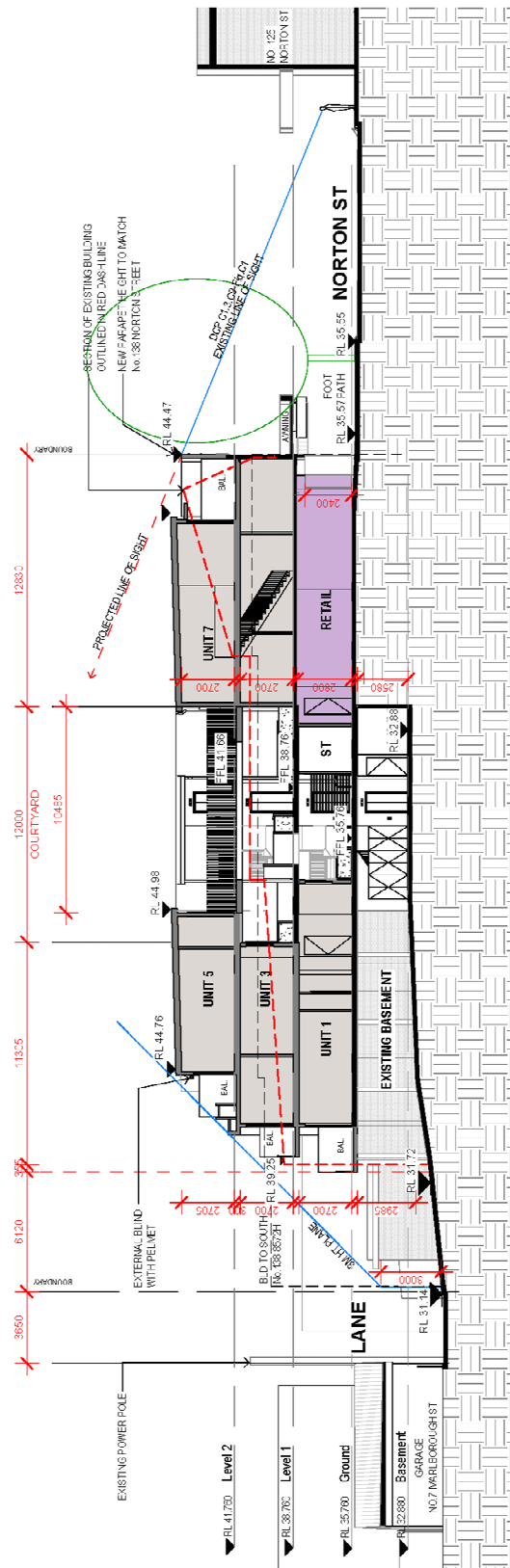
**NORTH & SOUTH ELEVATION**

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Sheet #: A22





**LEGEND:**

- RETAIL
- RESIDENTIAL
- EXISTING STRUCTURE
- NEW WORK
- DEMOLITION

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**LONGITUDINAL SECTION**

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