





# INNER WEST

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA/2020/0285
<b>Address</b>	6 Murrell Street ASHFIELD NSW 2131
<b>Proposal</b>	Construction of a 8 storey residential flat building with basement car parking
<b>Date of Lodgement</b>	22 April 2020
<b>Applicant</b>	Chapman Planning Pty Ltd
<b>Owner</b>	Mrs Kalliope M Panos
<b>Number of Submissions</b>	Nil
<b>Value of works</b>	\$8,050,602.00
<b>Reason for determination at Planning Panel</b>	Clause 4.6 variation exceeds 10% Sensitive Development - Development affected by SEPP 65
<b>Main Issues</b>	Variation to FSR and Rear Setbacks
<b>Recommendation</b>	Approval with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Clause 4.6 Exception to Development Standards
<b>Attachment D</b>	Availability of other 1 & 2 bedroom units for similar rental price within immediate locality



### LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

## 1. Executive Summary

This report is an assessment of the application submitted to Council for Construction of an 8 storey residential flat building with basement car parking at 6 Murrell Street, Ashfield. The application was notified to surrounding properties and no submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Variation to maximum floor space ratio of 535.4sqm or 39%
- Variation to ADG requirements for building separation/visual privacy
- Variation to ADG requirements for maximum apartment depth
- Compliance with Part 3 – Reduction of availability of affordable housing of the ARHSEPP

The non-compliances are acceptable given a well-founded clause 4.6 variation to the development standard has been submitted and the unique siting and orientation of the building; accordingly the application is recommended for approval.

## 2. Proposal

The current application seeks consent for the demolition of existing on-site structures and the construction of a new residential flat building eight (8) storeys in height and accommodating up to 21 residential units. In particular, the following works are proposed:

### Basement

- Construction of three (3) levels of basement carparking, containing a total of 20 car spaces (16 residential and 4 visitor).
- Construction of fire stairs, lift and services

### Ground

- Construction of two units at the rear (1 studio unit and 1 x one-bedroom unit)
- Construction of a new driveway, entry and garbage room

### Levels 2 – 4

- Construction of three units each level (2 x two-bedroom units and 1 x Studio unit)

### Level 5

- Construction of 2 x two-bedroom units and ground floor of a one-bedroom two storey unit (unit 14)

### Level 6

- Construction of 2 x two-bedroom units and upper (bedroom) floor of two storey unit (unit 14)

Level 7

- Construction of 2 x two-bedroom units and ground floor of a one-bedroom two storey unit (unit 19).

Level 8

- Construction of 2 x two-bedroom units and upper (bedroom) floor of two storey unit (unit 19)

Roof Terrace

- Construction of a roof terrace to provide communal open space to residents. Proposed roof terrace is to incorporate two shaded seating areas and planter boxes.

### 3. Site Description

The subject site is located on the western side of Murrell Street, close to the intersection of Murrell Street and Liverpool Road. The site consists of one allotment and is rectangular in shape with a total area of 463.3 sqm.

The site has a frontage to Murrell Street of 13.76 metres and a maximum depth of 34m. The site is not affected by any easements. Currently there are two trees located within the front setback of the site proposed to be removed as part of the current application.

The site supports a two-storey red brick and tile resident flat building constructed in the 1940's. The adjoining properties support newly constructed residential flat buildings each eight (8) storeys in height.

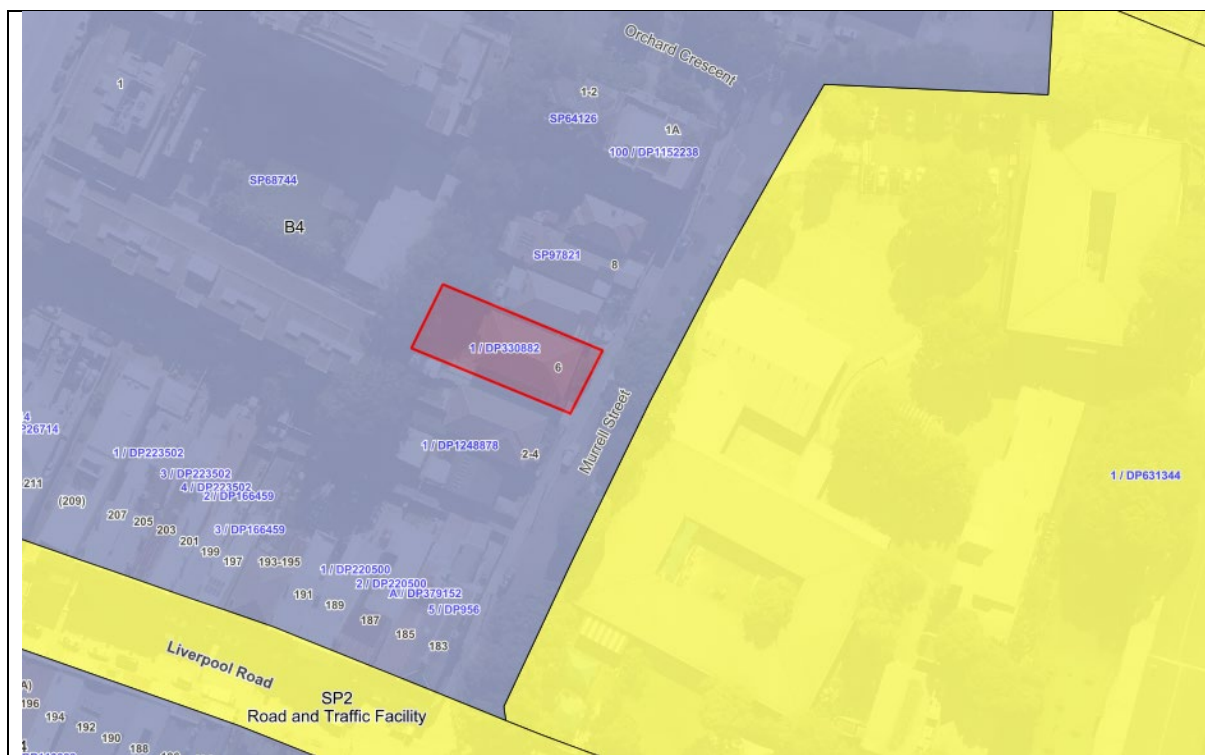


Figure 1 – Zoning Map, subject site identified in red box

## 4. Background

### 4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

#### Subject Site

Application	Proposal	Decision & Date
09.2018.69	PRE DA - Demolition of the existing building and construction of a 7 storey building with 2 levels of basement parking. The building is a boarding house containing 45 rooms (inc. Manager's Room)	Advice issued

#### Surrounding properties

##### 2 – 4 Murrell Street

Application	Proposal	Decision & Date
10.2017.172	Demolition of existing structures, removal of trees, and construction of an 8 storey residential flat building comprising 39 units and 3 levels of basement car parking.	Approved – 10/7/2018

##### 8 – 12 Murrell Street

Application	Proposal	Decision & Date
10.2016.127	Demolition of existing structures and construction of a residential flat building	Approved – 24/2/2017

### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
10/7/2020	<p>Council issued formal correspondence outlining a request for additional information/ amended plans addressing the following:</p> <ul style="list-style-type: none"> <li>- Amended plans detailing rear building alignment of neighbouring developments</li> <li>- Amended plans detailing increased bicycle parking on-site</li> <li>- Amended plans detailing improved services and amenities to the proposed roof top terrace communal area</li> <li>- Amended plans detailing proposed units complying with the minimum unit widths required by the ADG</li> </ul>



	<ul style="list-style-type: none"> <li>- Amended plans detailing a revised ground floor streetscape presentation</li> <li>- Additional information with regards to the proposed material finishes of the building</li> </ul>
6/8/2020	The applicant provided amended plans and additional information to address Council's letter.
7/8/2020	Council asked the applicant to submit documentation addressing the requirements of Part 3 within the Affordable Rental Housing SEPP 2009.
16/8/2020	Applicant provided additional information addressing the requirements of Part 3 of the ARH SEPP.

The current assessment is based off the amended plans/additional information provided by the applicant on the 6/8/2020.

## 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:

- *Ashfield Local Environmental Plan 2013*
- *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 (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

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. Inner West Comprehensive Development Control Plan provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

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

5(a)(ii) *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 acceptable having regard to the nine 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 the Inner West Comprehensive Development Control Plan do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

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

Comment:

*Ground to 4 Storeys*

The current application seeks consent for a variation to the 6m rear building separation requirement for the ground floor terraces and minor elements of balconies located on levels 2 – 4. The proposed ground floor terraces have generally been designed to align with the existing rear setback of neighbouring ground floor terraces at 2 – 6 and 8 – 12 Murrell Street

and are not out of character with the existing rear boundary alignment for development along Murrell Street. The proposed variations will not impact the amenity of neighbouring residents at 2- 4 or 6 – 12 Murrell Street.

Analysis of the adjacent development at 1 Brown Street has highlighted minimal window opening along the boundary shared with 6 Murrell Street (as seen in figure 2 below) and as such there is minimal potential for privacy loss or amenity impact from the proposed variation.

The non-compliance would not be perceptible when viewed from the street and would not detrimentally impact upon the visual amenity of the streetscape or the visual and acoustic privacy of the adjoining developments. In this regard, the variations to rear building separation are considered to be acceptable.



Figure 2 – Window openings of 1 Brown Street facing 6 Murrell Street in red circle.

### *5 – 8 Storeys*

The proposed levels 5 and 7 of the development have a 6 metre building separation to the rear boundary and do not comply with the minimum separation of 9 metre under ADG. Notwithstanding, the proposed development has been designed to align with the rear setbacks of recently constructed 2- 4 Murrell Street and 8 – 12 Murrell Street and with the consideration of the existing development on the adjoining site at No. 1 Brown Street.

Analysis of the recently constructed units at 2 – 4 Murrell Street and 8 – 12 Murrell Street has highlighted that levels 5 to 7 of these developments also incorporate elements with a 6m rear boundary setback. As seen within the floor plans provided by the applicant acceptance of the proposed rear boundary setback is in-keeping with the emerging rear boundary alignment and would not result in a built form out of character with the locality.

The existing development at No. 1 Brown Street is a four storey mixed use development, and the proposed 5 to 7 stories would only overlook into the roof of the adjoining development. Although the proposed 5 to 7 stories of the building do not comply with the numerical requirement for separation; the proposal provides adequate separation for residential amenity.

The non-compliance would not be perceptible when viewed from the street and would not detrimentally impact upon the visual amenity of the streetscape or the visual and acoustic privacy of the adjoining developments. In this regard, the variations to rear boundary building separation are considered to be acceptable.

### *Side Setbacks*

The proposal incorporates nil side boundary setbacks along the northern and southern setbacks. Analysis of neighbouring developments has highlighted that these sites have already constructed to a nil boundary setback and incorporate a blank wall to the side elevation, therefore no separation is required. The proposed nil boundary setbacks result in a built form which will in-fill a current gap in the “street wall” style streetscape and complete the emerging streetscape character.

### Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

- Overall depth of a cross-over or cross-through apartment does not exceed 18 metres, measured glass line to glass line.

Comment:

Analysis of units 3, 4, 6, 7, 9 and 10 has highlighted a variation to the maximum 18m depth outlined above. A review of these apartments has emphasized a maximum cross-through depth of 20m. This variation is driven by the constraints of the site, being between two existing residential flat buildings both with nil boundary setbacks and the design of the proposal which has purposefully designed living room glazing not to be recessed behind neighbouring developments in order to ensure the greatest degree of solar access to primary living areas.

The proposed variation is considered to be relatively minor and unlikely to significantly diminish the amenity or ability of these units to achieve natural cross ventilation. In this instance it is considered that strict compliance is likely to result in the units not achieving the current extent of direct solar access to primary living areas and which would have a greater impact on amenity than the current variation. The proposed variation is considered acceptable and the application is recommended for support.

### Bicycle and Car Parking

The RMS Guide to Traffic Generating Development requires a total of 21 car parking spaces for the development. The proposed development provides a total of 20 car spaces, 16 car spaces for residential units and 4 visitor parking spaces. The development therefore results in a deficiency of 1 car space.

The intention of this control is to ensure that provision of off-street parking satisfies the needs of occupants, minimise loss of on street parking, manage traffic efficiently, consider the capacity of local roads and to encourage sustainable transport such as bicycles and walking.

The subject site has been assessed and is located within an area of high accessibility being only 350m from Ashfield train station, 200m walk from bus interchange/ stops servicing the Ashfield Train Station and 200m from the Ashfield Mall, a major shopping centre. The proximity of the premises to the various public transport options and services is expected to make it an appealing choice for residents who do not have a motor vehicle and encourage the use of public transport.

The provided 20 on-site parking spaces are sufficient to service residents. Such an arrangement ensures sufficient parking for the operation of the premises without a reliance upon street parking. The proposed deficiency of 1 parking space is considered to be minor and will not significantly impact on-street parking or traffic management within Murrell Street. The proposed variation is acceptable and the application is recommended for approval.

#### *5(a)(iii) State Environmental Planning Policy Affordable Rental Housing 2009*

Part 3 of State Environmental Planning Policy – Affordable Rental Housing 2009 (SEPP – ARH) refers to the retention of existing affordable rental housing. As there is no evidence to suggest the building was not a low rental residential building at 28 January 2000 the SEPP – ARH applies to the proposed development application.

The subject site contains a residential flat building development containing 4 x residential units under a single title. The residential flat building contains 2 x 1-bedroom units (Unit 2 and Unit 4) and 2 x 2-bedroom units (Unit 1 and Unit 3). The median weekly rent for a 1 bedroom is \$395 and the median weekly rent for a 2-bedroom unit is \$500 within the Inner West Local Government Area. The applicant has outlined that within the last 24 months the 1-bedroom units were rented for \$360 - \$385 pw and the 2-bedroom units \$400 - \$435 pw, this is below the median weekly rental and the subject site units are classified as low rental dwellings.

Part 3 clause 50 of the State Environmental Planning Policy Affordable Rental Housing 2009 requires a number of factors to be considered in determining an application. These matters are listed below and are accompanied by the applicants response to each matter.

*a. Whether there is likely to be a reduction in affordable housing on the land to which the application relates,*

The subject site currently contains 4 x residential units which are rented below the medium weekly rent within the Inner West Local Government Area.

The development application includes the demolition of the existing building on the allotment and the construction of a residential flat building development.

The proposed development includes 1 x affordable 2-bedroom unit. Accordingly, the development proposal will result in the loss of 3 x affordable units on the land in which the application relates.

*b. Whether there is available sufficient comparable accommodation to satisfy the demand for such accommodation,*

*Applicant Response:*

Search results from Domain.com.au dated 14 August 2020 that confirm the following:

- There are currently approximately 285 x 1 or more bedroom dwellings available within Ashfield which are advertised at \$400 or less per week (similar priced to units upon subject site) being sufficient comparable accommodation to satisfy demand for affordable one bedroom units of similar price to the existing units on the subject site.
- There are currently approximately 280 x 2 or more bedroom dwellings available within Ashfield which are advertised at \$450 or less per week (similar priced to units upon subject site) being sufficient comparable accommodation to satisfy demand for affordable two bedroom units of similar price to the existing units on the subject site.

Further, the Vacancy rate survey results published by REI NSW indicate that since September 2019 the vacancy rates within Sydney's Middle ring have been above 3%.

- c. *Whether the development is likely to cause adverse social and economic effects on the general community,*

*Applicant Response:*

The median rent price for 1- and 2-bedroom apartments within the Inner West local government area has largely been increased as a result of the release of significant new housing stock into the market which is rented out at a higher price.

The loss of 3 x affordable units on the subject site (noting the development application includes 1 x affordable 2 bedroom unit) can readily be accommodated in the available rental properties across Ashfield.

Of the 4 x residential units on the subject site 1 x residential unit is currently vacant (unit 1) noting the tenant vacated the property on 31st July 2020, and the current tenants have been renting the properties for less than three years.

Upon approval of the development application the tenants will be provided sufficient notice of a relocation date (beyond the 60 days generally required under the Residential Tenancies Act 1987) and this can be addressed as a condition of consent.

The current managing agent will assist in finding new rental accommodation for the tenants noting the attached search results from Domain.com.au confirm there are currently approximately 285 one bedroom units and 280 two bedroom units available for rent, of similar price to the accommodation on the subject site.

The proposed development application will contribute to further uplift within the housing stock of Murrell Street and is consistent with the objectives of the B4 – Mixed Use zone, the desired future character of the zone and height and the density envisaged under the planning controls.

- d. *Whether adequate arrangements have been made to assist the residents (if any) of the building likely to be displaced to find alternative comparable accommodation,*

*Applicant Response:*

Upon approval of the development application the tenants will be provided sufficient notice of a relocation date (beyond the 60 days generally required under the Residential Tenancies Act 1987) and this can be addressed as a condition of consent.

The current managing agent will assist in finding new rental accommodation for the tenants noting there are currently approximately 285 one bedroom units and 280 two bedroom units available for rent, of similar price to the accommodation on the subject site.



- e. *The extent to which the development contributes to any cumulative loss of affordable housing in the local government area*

*Applicant Response:*

There are currently approximately 285 one bedroom units and 280 two bedroom units available for rent, of similar price to the accommodation on the subject site indicating that the number of low rent residential dwellings is not in decline.

The proposed loss of 3 affordable units on the subject site will present a negligible impact to the affordability of housing within the local government area noting the available accommodation within Ashfield. The available accommodation would significant increase if the Local government area was examined as a whole.

- f. *The structural soundness of the building, the extent to which the building complies with any relevant fire safety requirements and the estimated cost of carrying out work necessary to ensure the structural soundness of the building and the compliance of the building with the fire safety requirements,*

The development application includes demolition of the existing dwelling.

- g. *Whether the imposition of a condition requiring the payment of a monetary contribution for the purposes of affordable housing would adequately mitigate the reduction of affordable housing resulting from the development*

*Applicant Response:*

There are currently approximately 285 one bedroom units and 280 two bedroom units available for rent, of similar price to the accommodation on the subject site indicating that the number of low rent residential dwellings is not in decline.

The net 3 x low rental dwellings resulting from the development (the proposed residential flat building includes an affordable 2 bedroom unit) can be readily accommodated within the existing rental properties within Ashfield.

Given the number of available rental properties, the payment of a contribution, which would assist in the release of more affordable housing is not required.

- h. *In the case of a boarding house, the financial viability of the continued use of the boarding house.*

The subject building is not a boarding house.

Given the above the proposal is considered to adequately meet the requirements of Part 3 of the AHRSEPP. In this instance Council recommends that no additional contribution for the offset of affordable rental housing be imposed. This recommendation is based off the fact that Council has endorsed the development be conditioned with the following requirements:

- Dedication of unit 20 for the purposes of affordable rental housing in perpetuity, as per Council resolution from the 30 October 2018 (C1018(2) Item 11)

and the applicant's response to the ARHSEPP which has outlined that the 285 one-bedroom units and 280 two bedroom units available for rent, of similar price to the accommodation on the subject site, indicating that the number of low rent residential dwellings in the surrounding area is not in decline.

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

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

The application seeks the removal of vegetation from within the site and on Council land. The application was referred to Council's Tree Management Officer who outlined no objection to the proposal, subject to suitable conditions of consent.

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

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

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.3A - Exception to maximum height of buildings in Ashfield town centre
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 6.1 - Earthworks

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

The property is zoned B4 Mixed Use under the provisions of ALEP 2013. The proposed use is described as a Residential Flat Building which is permissible with consent within the zone. The *ALEP 2013* defines a Residential Flat Building as:

***residential flat building*** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

The development is consistent with the objectives of the B4 zone.

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

Standard	Proposal	non compliance	Complies
<b>Height of Building</b>			
Maximum 23m	29.2m	N/A	
30m - by operation of clause 4.3A: a) the development will contain at least 1 dwelling used for the purpose of affordable rental housing; and b) at least 25% of the additional floor space area resulting from the part of the building that exceeds the maximum height will be used for the purpose of affordable rental housing	a single unit (unit 20 on the level 8) is nominated for affordable rental housing. It totals 87.7m <sup>2</sup> which is 37% of the additional floor space above the height limit and consequently satisfies Clause 4.3A(3)	N/A  N/A	Yes  Yes
Clause 4.3 (2A) – any part of the building that is within 3 metres of the height limit (30m) must not include any area that forms part of the gross floor area of the building	25m to top of habitable floor	N/A	Yes
<b>Floor Space Ratio</b>			
Maximum permissible: 3:1 (1,371.6sqm)	4.17:1 or 1, 907.4 sqm	535.4sqm or 39%	No

The following provides further discussion of the relevant issues:

Clause 4.3 of the ALEP 2013 provides that maximum building height on any land should not exceed the maximum height shown for the land on the height of building map. The maximum permissible building height for the subject site is 23m. However, Clause 4.3A allows an additional 7m height in Ashfield Town Centre provided the development will contain at least 1 dwelling used for the purpose of affordable rental housing, and at least 25% of the additional floor space area resulting from the part of the building that exceeds the maximum height will be used for the purpose of affordable rental housing.

The proposed development nominates a single unit (unit 20) for affordable rental housing. This unit totals 87.7m<sup>2</sup> which is 37% of the additional floor space above the height limit and consequently satisfy Clause 4.3A(3).

Furthermore, Clause 4.3 (2A) states “If a building is located on land in Zone B4 Mixed Use, any part of the building that is within 3 metres of the height limit set by subclause (2) must not include any area that forms part of the gross floor area of the building and must not be reasonably capable of modification to include such an area”. The proposed development has

a maximum of 25m height to top of the habitable floor. Consequently, the development satisfies Clause 4.3 (2A).

Clause 4.4 of the ALEP 2013 provides that maximum floor space ratio on any land should not exceed the maximum floor space ratio shown for the land on the floor space ratio map. The maximum permissible floor space ratio for the subject site is 3:1. The proposed development would have a floor space ratio of 4.17:1 (1,907.4m<sup>2</sup>) which does not comply with this provision. Accordingly, the applicant has submitted a Clause 4.6 variation to the development standard.

#### Clause 4.6 Exceptions to Development Standards

As outlined in table above, the proposal results in a breach of the following development standard/s:

- Clause 4.4 - Floor space ratio

The applicant seeks a variation to the Floor Space Ratio development standard under Clause 4.4 of the applicable Ashfield local environmental plan by 39% (535.4sqm).

Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the applicable local environmental plan below.

A written request has been submitted to Council in accordance with Clause 4.6(3) of the applicable local environmental plan justifying the proposed contravention of the development standard which is summarised as follows:

- *There is an inconsistency between the density envisaged through clause 4.3A of the LEP and clause 4.4. The proposed development provides a density consistent with that envisaged through the additional building height permitted under clause 4.3A of the LEP, and the provision of affordable housing.*
- *The proposed development has been designed to align with the established building height and density of the adjoining residential flat building development at 2 – 4 Murrell Street and 8 – 12 Murrell Street, Ashfield which provide building heights and floor space ratio of 28.8m & 3.7:1 and 30.21m & 3.47:1 respectively.*
- *The additional density will not result in unreasonable amenity impacts and is consistent with the density envisaged through clause 4.3A of the Ashfield LEP. The development application is supported by shadow diagrams confirming the additional height and density will not result in unreasonable overshadowing and the proposed development meets the solar access provisions of the Inner West Comprehensive DCP 2016.*

- *The proposal will result in an improved built form outcome on the site that provides a continuous street wall along Murrell Street having an efficient and orderly development of this in-fill site*
- *The proposed development provides for housing choice and affordability within the Ashfield town centre, contributing to the future growth of the area in accordance with dwelling targets specified under the Sydney Metropolitan Strategy.*

The applicant's written rationale adequately demonstrates compliance with the development standard is unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the B4, in accordance with Clause 4.6(4)(a)(ii) of the applicable local environmental plan for the following reasons:

- The proposal provides residential accommodation including affordable housing.
- The proposal would enhance the viability and vitality of Ashfield the town centre.
- The proposed development would encourage the orderly and efficient development of land.

It is considered the development is in the public interest because it is consistent with the objectives of the floor space ratio development standard, in accordance with Clause 4.6(4)(a)(ii) of the applicable local environmental plan for the following reasons:

- The additional 7m building height provision for affordable housing in Ashfield town centre cannot be realised without the additional floor space ratio.
- The proposed floor space ratio would be within the maximum building height envisaged within the ALEP for the provision of at least 25% affordable housing.
- The proposed development provides comparable bulk and scale to the existing development on Murrell Street, in particular nos. 8-12 Murrell Street and 2 – 4 Murrell Street.
- The proposed development would not have impact on the environmental amenity and enjoyment of the adjoining properties with respect to privacy and solar access.
- The proposed development would not have adverse impacts on heritage properties

The concurrence of the Planning Secretary may be assumed for matter dealt with by the Local Planning Panel.

The proposal thereby accords with the objective in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of the applicable local environmental plan. For the reasons outlined above,

there are sufficient planning grounds to justify the departure from the floor space ratio development standard and it is recommended the Clause 4.6 exception be granted.

### 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 amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

### 5(d) Development Control Plans

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

IWCDCP2016	Compliance
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
<b>A – Miscellaneous</b>	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
4 - Solar Access and Overshadowing	Yes
5 - Landscaping	Yes
6 - Safety by Design	Yes
7 - Access and Mobility	Yes
15 - Stormwater Management	Yes
<b>B – Public Domain</b>	
<b>C – Sustainability</b>	
1 – Building Sustainability	Yes
2 – Water Sensitive Urban Design	Yes
3 – Waste and Recycling Design & Management Standards	Yes
<b>D – Precinct Guidelines</b>	
Ashfield Town Centre	Yes
<b>F – Development Category Guidelines</b>	
5 – Residential Flat Buildings	Yes

### 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 Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 28 days to surrounding properties. No submissions were received in response to the notification.

### 5(h) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

The application was referred to the following internal sections/officers:

- Architectural Excellence Panel (AEP) – The proposal has been reviewed by Council's AEP who initially outlined concerns with the width of units proposed, lack of services for residents on the roof terrace and poor pedestrian entrance. These concerns have since been addressed/resolved through the submission of amended plans. The application is now considered acceptable.
- Building Certification – The proposal has been reviewed by Council's Building Certification Unit who outlined no objection subject to suitable conditions of consent.
- Development Engineer – The proposal has been reviewed by Council's Development Engineer who outlined no objection subject to suitable conditions of consent.
- Environmental Health – The proposal has been reviewed by Council's Environmental Health Team who outlined no objection subject to suitable conditions of consent.
- Resource Recovery – The proposal has been reviewed by Council's Resource Unit who outlined no objection subject to suitable conditions of consent.
- Urban Forests - The proposal has been reviewed by Council's Urban Forests Unit who outlined no objection subject to suitable conditions of consent.

## 7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$294,700.66 would be required for the development under Ashfield Section 94 Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

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

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

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

## 9. Recommendation

- A. The applicant has made a written request pursuant to Clause 46 of the *Ashfield Local Environmental Plan 2013* to vary Clause 4.4 of the *Ashfield Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental planning grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. 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. DA/2020/0285 for Construction of a 8 storey residential flat building with basement car parking at 6 Murrell Street ASHFIELD NSW 2131 subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

##### 1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA100 Rev C	Site Plan	4/8/2020	Campbell Luscombe
DA200 Rev D	Basement Floor Plans	4/8/2020	Campbell Luscombe
DA201 Rev D	Floor Plans - Level 1, 2 and 3	4/8/2020	Campbell Luscombe
DA202 Rev D	Floor Plans - Level 4, 5 and 6	4/8/2020	Campbell Luscombe
DA202 Rev C	Floor Plans - Level 7, 8 and Roof Terrace	4/8/2020	Campbell Luscombe
DA300 Rev C	General Elevations	4/8/2020	Campbell Luscombe
DA310 Rev D	Section A-A & B-B	4/8/2020	Campbell Luscombe
DA311 Rev C	Section C - C	4/8/2020	Campbell Luscombe
DA550 Rev C	Finishes Schedule	4/8/2020	Campbell Luscombe
L-100 Issue F	Landscape Composite Plan	3/8/2020	Site Image
L-101 Issue F	Landscape Plan - Ground Floor and Level 5	3/8/2020	Site Image
L-102 Issue F	Landscape Plan - Rooftop	3/8/2020	Site Image

As amended by the conditions of consent.

**FEES**

**2. Security Deposit - Custom**

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

<b>Security Deposit:</b>	\$40,000.00
<b>Inspection Fee:</b>	\$230.65

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

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

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

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

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

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

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$294,700.66 indexed in accordance with Ashfield Development Contributions Plan/ Developer Contributions Plan No.1 – Open Space

and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005) and Transport has been paid to the Council;

The above contribution is the contribution applicable as at 7 August 2020

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

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

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

<b>Community Infrastructure Type:</b>	<b>Contribution \$</b>
Local Roads	\$7,336.13
Local Public Transport Facilities	\$15,331.99
Local Public Car Parking	\$0.00
Local Open Space and Recreation	\$246,787.61
Local Community Facilities	\$12,994.55
Plan Preparation and Administration	\$12,250.38
<b>TOTAL</b>	<b>\$294,700.66</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.

#### **4. 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**

### **5. Boundary Alignment Levels**

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

### **6. Dry-weather Flows**

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement or any below ground structure must be designed to be “tanked” preventing the ingress of seepage or groundwater.

### **7. Rock Anchors**

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

### **8. Noise – Consultant’s Recommendations**

The recommendations contained in the acoustic report prepared by Acoustic Logic reference 20180881.1/0907A/R0/RL dated 9/07/2018 must be implemented, including the following:

- a. The recommendations presented in Section 4.3 of the report are to be adopted and complied with.

### **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 **XX** units are Adaptable units.



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 Development Control Plan.

**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. Standard Street Tree Protection**

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

**15. 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.

**16. Works Outside the Property Boundary**

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

**17. No Private Power Poles**

No power pole is to be constructed on the property without the prior written approval of Council.

## **PRIOR TO ANY DEMOLITION**

### **18. Resource Recovery and Waste Management Plan - Demolition and Construction**

Prior to any demolition works, the Certifying Authority must be provided with a Resource Recovery and Waste Management Plan - Demolition and Construction that includes details of materials that will be excavated and their proposed destination or reuse.

### **19. 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.

### **20. 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.

### **21. 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 Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

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

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;

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

## **22. 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 **property/ies** 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.

### **23. Construction Fencing**

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

## **PRIOR TO CONSTRUCTION CERTIFICATE**

### **24. 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 Inner West Comprehensive Development Control Plan (DCP) 2016 and must include doorways/entrance points of 1200mm.

### **25. Bulky Waste Storage Area – Residential**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the bulky waste storage area must meet the floor area requirements as per the Inner West Comprehensive Development Control Plan (DCP) 2016 and have minimum doorways of 1200mm wide to accommodate large items. The bulky waste storage area is to be safely accessible and not allow residents direct access to the chute room.

## **26. 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.

## **27. Each Residential Level is to have Access to a Disposal Point for All Waste Streams**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the disposal point is to be within 30m of the dwelling access (distance covered by lifts excluded). Any bins stored on residential floors are to have the capacity to store, at minimum, all waste generated by that floor over a 24 hour period.

## **28. 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 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. The basement must be fully tanked to prevent the ingress of subsurface flows;
- b. 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;
- c. 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;
- d. All components of the basement, including footings, must be located entirely within the property boundary;
- e. No adverse impact on surrounding properties including Council's footpath and road;
- f. The existing subsurface flow regime in the vicinity of the development must not be significantly altered as a result of the development;
- g. Recommendations regarding the method of excavation and construction, vibration emissions and identifying risks to existing structures or those on adjoining or nearby property; and
- h. Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.

### **29. Structural Details and Design**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with structural details and a Structural Certificate for Design by a qualified practising structural engineer and in accordance with Clause A2.2(a)(iii) of the Building Code of Australia (applicable to Class 2-9 buildings) and Clause 1.2.2(iii) of Volume 2 of the BCA (applicable to Class 1 and 10 buildings).

### **30. 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*

### **31. Stormwater Drainage System – Major Developments**

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 re-use facilities (OSR/OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) 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 Nos C1 to C6 prepared by EM Consulting and dated Jan 2020, as amended to comply with the following;
- b. The basement pumping pit volume shall be at least 3 cubic metres;
- c. The proposed pit on Murrell Street in front of the property shall be at least 2.4 m lintel kerb inlet pit.
- d. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from the rainwater tank by gravity to the Council's piped drainage system via the OSD tank;
- e. 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.
- f. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for the pump-out of subsurface flows and surface flows from the driveway from the basement;



- g. The Drainage Plan must detail the proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- h. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions;
- i. 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 tank;
- j. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;
- k. A pump-out system for drainage of surface flows from the basement ramp is permitted for the basement area only and must be designed in accordance with the following criteria:
  - 1. Comply with all relevant Australian Standards;
  - 2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;
  - 3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
  - 4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
  - 5. Where OSD facilities are required by this consent, the pump system must be discharged to the OSD storage tank;
  - 6. Subsurface flows must be collected at the point of ingress to the basement i.e. at the basement walls;
  - 7. The subsurface drainage system must have sufficient capacity to collect and convey all surface flows to the pump out system; and
  - 8. Inlet pits and drains for subsurface drainage must be designed to minimise potential for pollutants from cars or other sources to enter the subsurface drainage system. e.g.. isolate any subsurface drains at boundary walls, inspection pits with solid covers, etc.
- l. The design must make provision for the natural flow of stormwater runoff from upstream properties;
- m. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system;
- n. No nuisance or concentration of flows to other properties;
- o. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;

- p. A silt arrestor pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- q. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- r. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated; and
- s. Modelling for the determination of the pollution load reductions must be undertaken in MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) and in accordance with Marrickville Council's WSUD Reference Guideline. Stormwater quality load reduction controls are:
  - 90% reduction in the post development mean annual load of Gross Pollutants (greater than 5mm).
  - 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
  - 60% reduction in the post development mean annual load of Total Phosphorus (TP).
  - 45% reduction in the post development mean annual load of Total Nitrogen (TN).

A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets. MUSIC model file (\*.sqz file) must be included with the report;

A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken.

### **32. Public Domain Works – Prior to Construction Certificate**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The construction of heavy duty vehicular crossing to the vehicular access location and removal of any redundant vehicular crossing to the site;
- b. New concrete footpath and kerb and gutter along the frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determine by the Council Engineer;
- c. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary;
- d. The existing Council drainage system must be extended by an appropriately sized pipeline (minimum 375mm diameter) to the frontage of the site, where a kerb inlet pit (minimum 2.4 m lintel) must be installed. The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event. Pipes must be Class 4 Steel Reinforced Concrete Pipe or approved equivalent and Pits must be cast in-situ. Plans, longsections and details must be provided including location of utility services; and
- e. Connection of the private drainage system to Council's piped drainage system must be at a stormwater drainage pit at a level 300mm above the invert of the outgoing pipe.

All works must be completed prior to the issue of an Occupation Certificate.

### 33. Parking Facilities – Major (including basement)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) demonstrating that the design of the vehicular access, off-street parking facilities and associated vehicle standing areas comply with Australian Standard AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking, Australian Standard AS 2890.2-2018 Parking Facilities: Commercial vehicle facilities, 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 driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004;
- b. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004;
- c. Minimum headroom of 2500mm must be provided above any disabled parking spaces;
- d. The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of all ramps;
- e. The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
  - i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm; End spaces are provided with an additional 1m aisle extension;
  - ii. End spaces are provided with an additional 1m aisle extension; and
  - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004.
- f. At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road;
- g. The relative surface levels of the internal access from the road being controlled so that:
  - i. The surface levels at the property boundary match "alignment levels"
  - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
  - iii. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
  - iv. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary.

- h. The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles;
- i. The curved section of the ramp is designed in accordance with AS/NZS 2890.1-2004 with grades measured along the inside radius;
- j. All loading docks and parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction;
- k. The entry security door must be set back a minimum of 5500mm from the property boundary;
- l. Loading / unloading facilities must be provided on-site in accordance with the requirements of AS2890.2 – 2002; and
- m. A bicycle storage area must be provided and be designed in accordance with relevant provisions of AS 2890.3-2015.

#### **34. Light Spill**

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

#### **35. 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.

#### **36. 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.

#### **37. Fibre-ready Facilities**

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

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

- b. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

#### **DURING DEMOLITION AND CONSTRUCTION**

##### **38. Documentation of Demolition and Construction Waste**

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

##### **39. 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.

##### **40. Imported Fill Materials**

All imported fill on the site shall be validated as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM), in accordance with NSW Environment Protection Authority guidelines, 'Consultants Reporting on Contaminated Sites' (August 2011) to ensure the imported fill is suitable for the proposed land use.

All fill imported onto the site shall be validated by either one or both of the following methods:

- a. Imported fill be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b. Sampling and analysis of the fill material be conducted in accordance with NSW Environment Protection Authority's Sampling Design Guidelines (September 1995).

##### **41. 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.

#### **42. 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.

### **PRIOR TO OCCUPATION CERTIFICATE**

#### **43. Public Domain Works**

Prior to the issue of an Occupation Certificate, the Principal Certifier 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. Heavy duty concrete vehicle crossing at the vehicular access location;

- b. Any redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath across the frontage of the site must be reconstructed; and
- d. 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".

#### **44. No Encroachments**

Prior to the issue of an Occupation Certificate, the Principal Certifier 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.

#### **45. Parking Signoff – Major Development**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the vehicle access and off street parking facilities have been constructed in accordance with the development consent and relevant Australian Standards and the following has been implemented within the property.

- a. The car park has been completed, line marked and all signage relating to car parking erected; and
- b. A notice has been clearly displayed at the street frontage to indicate that visitor parking is available within the property.

#### **46. Public Domain - Major Developments**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with the works-as-executed plan(s), certified by a Registered Surveyor, that show the as built details in comparison to those shown on the plans approved with the public domain and Roadworks Permit with all relevant levels and details indicated must be marked in red on a copy of the Council stamped plans.

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

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

#### **48. Stormwater Drainage and Road Works – Certification**

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

- a. All works required to be undertaken on public roads must be designed and constructed in accordance with Council's approved plans;
- b. Video inspection (CCTV) in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia has been carried out of completed stormwater drainage works that are to revert to Council by an accredited operator; and
- c. Full works-as-executed plans in PDF and CAD format (dwg or dxf files), prepared and signed by a Registered Surveyor have been submitted to Council.

#### **49. Works as Executed – Site Stormwater Drainage System**

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

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. 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 and rainwater tank pump 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 Certifier stamped Construction Certificate plans.



#### **50. Operation and Management Plan**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention, re-use facilities, stormwater quality improvement device and pumps. The Plan must set out the following at a minimum:

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

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

Prior to the issue of an Occupation Certificate, the Principal Certifier 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 and stormwater quality improvement devices;
- b. Positive Covenant related to on-site stormwater detention; and
- c. Positive Covenant related to stormwater quality improvement devices.

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

#### **52. No Weep Holes**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that any weep holes to Council road or footpath resulting from the building works have been removed.

#### **53. Basement/Retaining Wall Signoff – Major Development**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards and that the basement is fully tanked construction if required such that pump-out of subsurface flows is not required.

#### **54. Heavy Duty Vehicle Crossing**

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

#### **55. Contamination – Disposal of Soil**

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), Protection of the Environment Operations (Waste) Regulation 2014 and the *Protection of the Environmental Operations Act 1997*.

#### **56. Smoke Alarms - Certification of upgrade to NCC requirements**

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

#### **57. 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*.

#### **58. Affordable Housing**

Prior to the issue of any occupation certificate, a restriction is to be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that:

1. Unit 20, must be used for the purposes of affordable housing, and
2. As per Council resolution from the 30 October 2018 (C1018(2) Item 11), the affordable housing unit is to be managed by a registered community housing provider in perpetuity.

#### **ON-GOING**

#### **59. Bin Storage**

All bins are to be stored within the site. Bins are to be returned to the property within 12 hours of having been emptied.

#### **60. Vehicles Leaving the Site**

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

#### **61. 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.

#### **62. 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.

### **ADVISORY NOTES**

#### **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.

#### **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.

#### **Accessibility**

The Access to Premises Code is applicable to this development as new work is proposed. The applicant(s) should investigate whether there are any exemptions for the requirement to upgrade the 'affected' part and principal pedestrian entrance.

The applicant should be made aware of their legislative requirements and shall provide an Accessibility Report from an accredited Access Consultant prior to issue of the DA determination / with the CC documentation to investigate the implications relating to their proposed development.

Architectural plans reflecting the recommendations proposed in the *Access Report by Accessible Building Solutions* dated 17/01/2020 shall be provided to satisfaction of the Principal Certifier prior to issue an Construction Certificate.

#### **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.

#### **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.

#### **Subsurface drainage pump-out systems**

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater may be considered. An application for modification of development consent with supporting documentation must be submitted. Where this option is to be pursued dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

#### **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.

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

The vehicular crossing and/or footpath 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 *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.

#### **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.

### **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.

### **Fire Safety Certificate**

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

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

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

### **Construction of Vehicular Crossing**

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for *Construction of a Vehicular Crossing & Civil Works* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

### **Lead-based Paint**

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

### **Dial before you dig**

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

### **Useful Contacts**

BASIX Information

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

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

Department of Fair Trading	13 32 20	<a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100	<a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660	To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441	<a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406	<a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government		<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.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 - Environmental Solutions	SITA 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

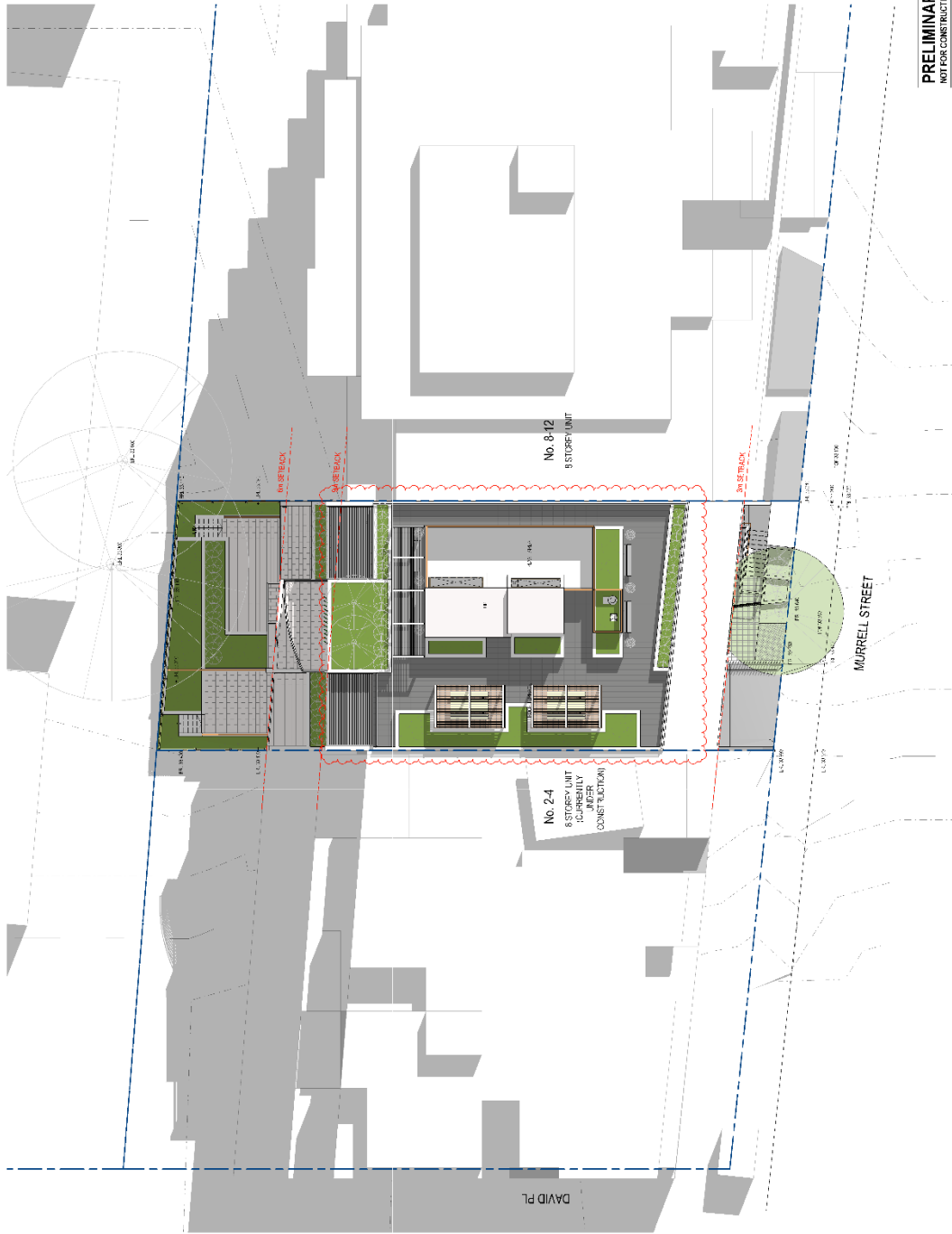
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Enquiries relating to work safety and asbestos removal and disposal.

**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.





**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

CLIENT: KALLOPE PANOS  
 PROJECT NAME: PROPOSED RESIDENTIAL  
 8 MURRELL STREET,  
 ASHFIELD, NSW

DATE: 18/01/2024 SCALE: 1:100 A4  
 DRAWN BY: DANIEL  
 CHECKED BY: DANIEL  
 DATE: 18/01/2024

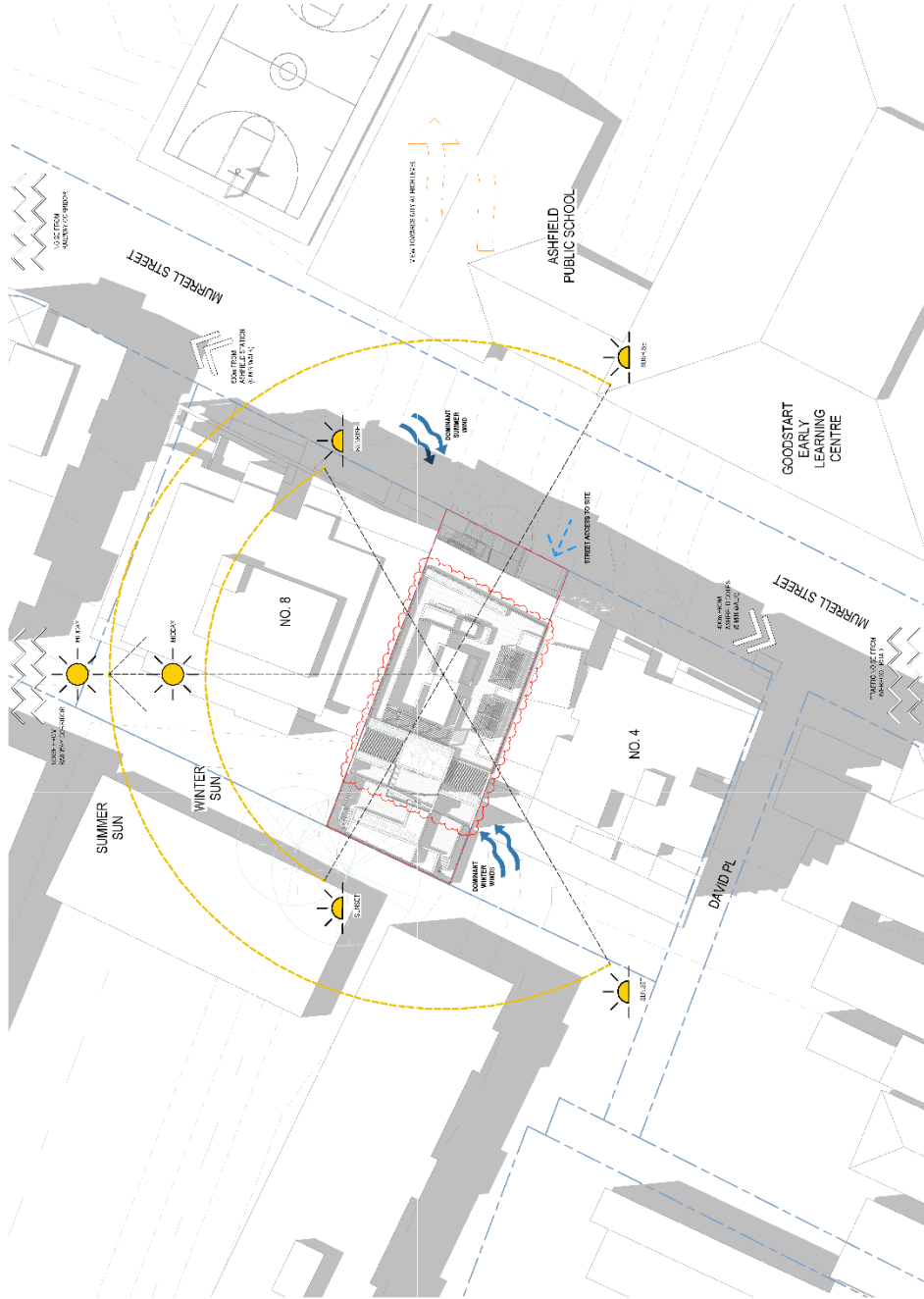
**BIM**  
 CAMPBELL  
 LUSCOMBE

SYDNEY  
 405 GERRARD ST  
 SYDNEY NSW 2048  
 WWW.CAMPBELL-LUSCOMBE.COM.AU

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/01/2024
2	ISSUED FOR CONSTRUCTION	18/01/2024
3	ISSUED FOR CONSTRUCTION	18/01/2024
4	ISSUED FOR CONSTRUCTION	18/01/2024
5	ISSUED FOR CONSTRUCTION	18/01/2024
6	ISSUED FOR CONSTRUCTION	18/01/2024
7	ISSUED FOR CONSTRUCTION	18/01/2024
8	ISSUED FOR CONSTRUCTION	18/01/2024
9	ISSUED FOR CONSTRUCTION	18/01/2024
10	ISSUED FOR CONSTRUCTION	18/01/2024

11/18/2024 11:58:58 AM  
 11/18/2024 11:58:58 AM



DA SITE ANALYSIS PLAN

PRELIMINARY ISSUE

NOT FOR CONSTRUCTION

CURTIN  
 KALLORE PARKS  
 PROPOSED RESIDENTIAL  
 8 MURRELL STREET,  
 ASHFIELD NSW



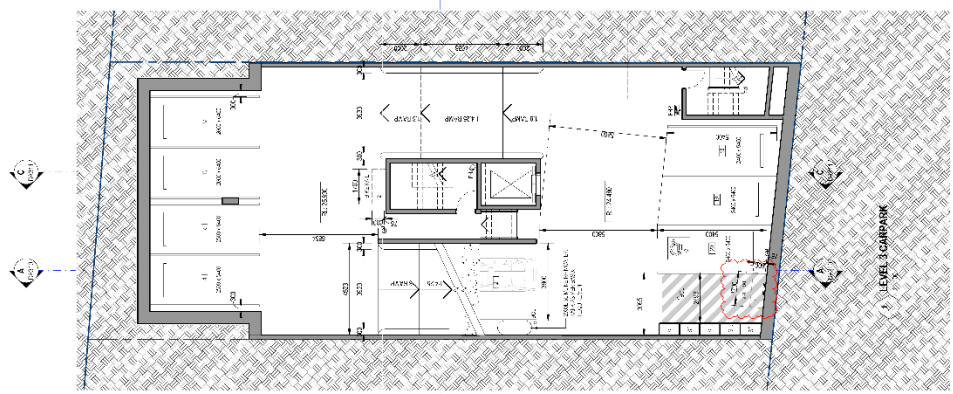
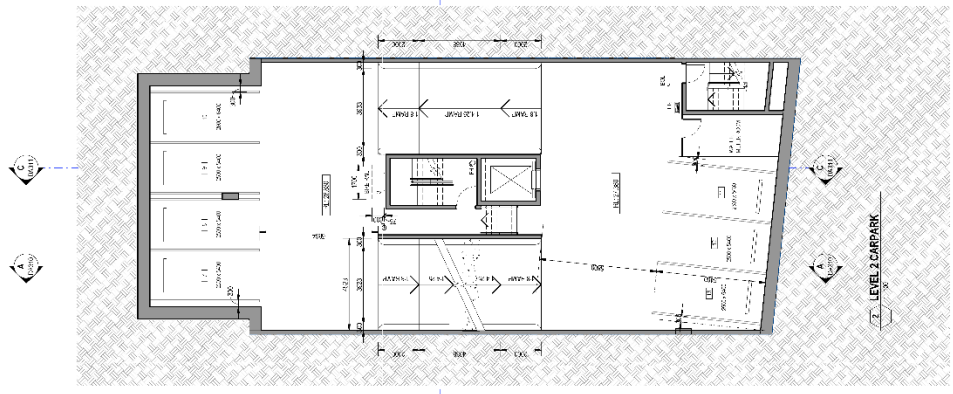
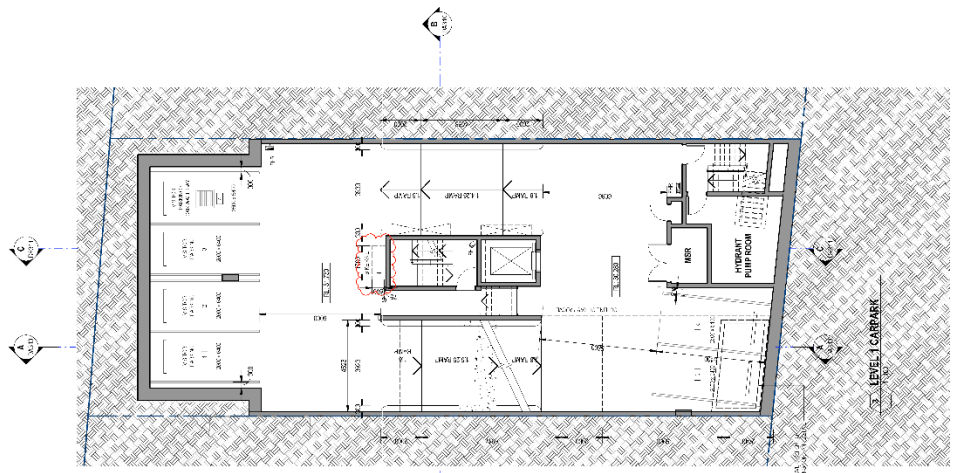
SYDNEY  
 405 GERRARD ST  
 SYDNEY NSW 1585  
 WWW.BIMCAMPBELL.COM.AU



DATE	DESCRIPTION	BY
20141015	ISSUED FOR PERMIT	...
20141015	ISSUED FOR PERMIT	...
20141015	ISSUED FOR PERMIT	...

DATE: 10/10/14 SCALE: 1:200 CHECKED: [signature] DRAWN: [signature] DESIGNED: [signature] DATE: 10/10/14





**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

CLIENT: KALLORE PANDS  
 PROJECT NAME: PROPOSED RESIDENTIAL  
 8 MURRELL STREET,  
 ASHFIELD, NSW

DRAWING TITLE: BASEMENT FLOOR PLANS  
 DATE: 18/07/2019 SCALE: 1:100 (B4)  
 CHECKED BY: [Signature] DRAWN BY: [Signature]  
 DESIGNED BY: [Signature] DATE: 01/07/2019



SYDNEY  
 407 GERRARD ST E  
 SYDNEY NSW 1513  
 TEL: 02 9550 2222  
 WWW.BIMLUSCOMBE.COM

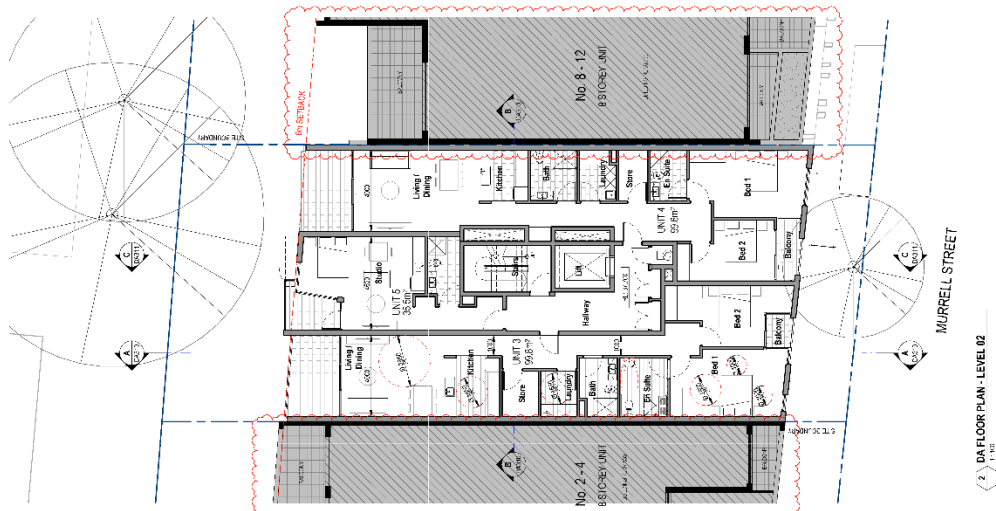
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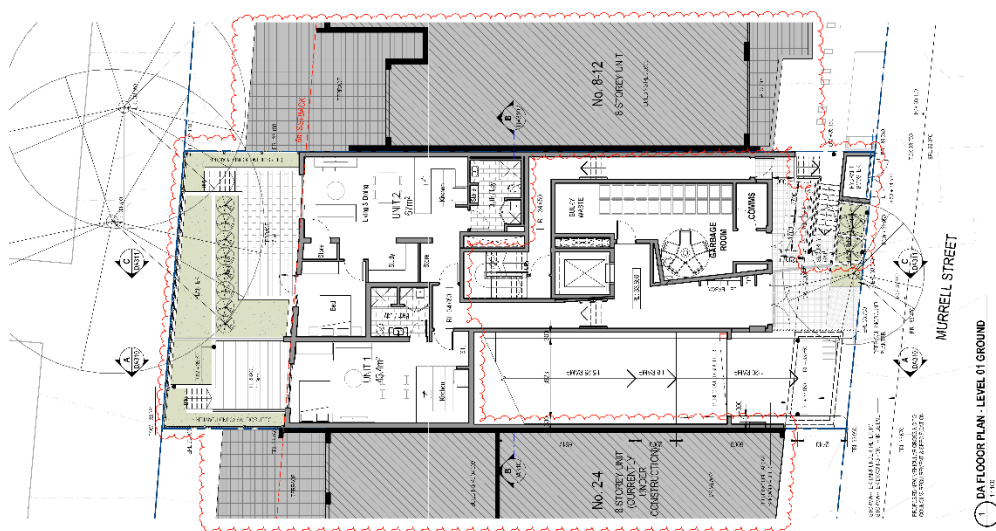




3 DA FLOOR PLAN - LEVEL 03  
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3 DA FLOOR PLAN - LEVEL 02  
1:100

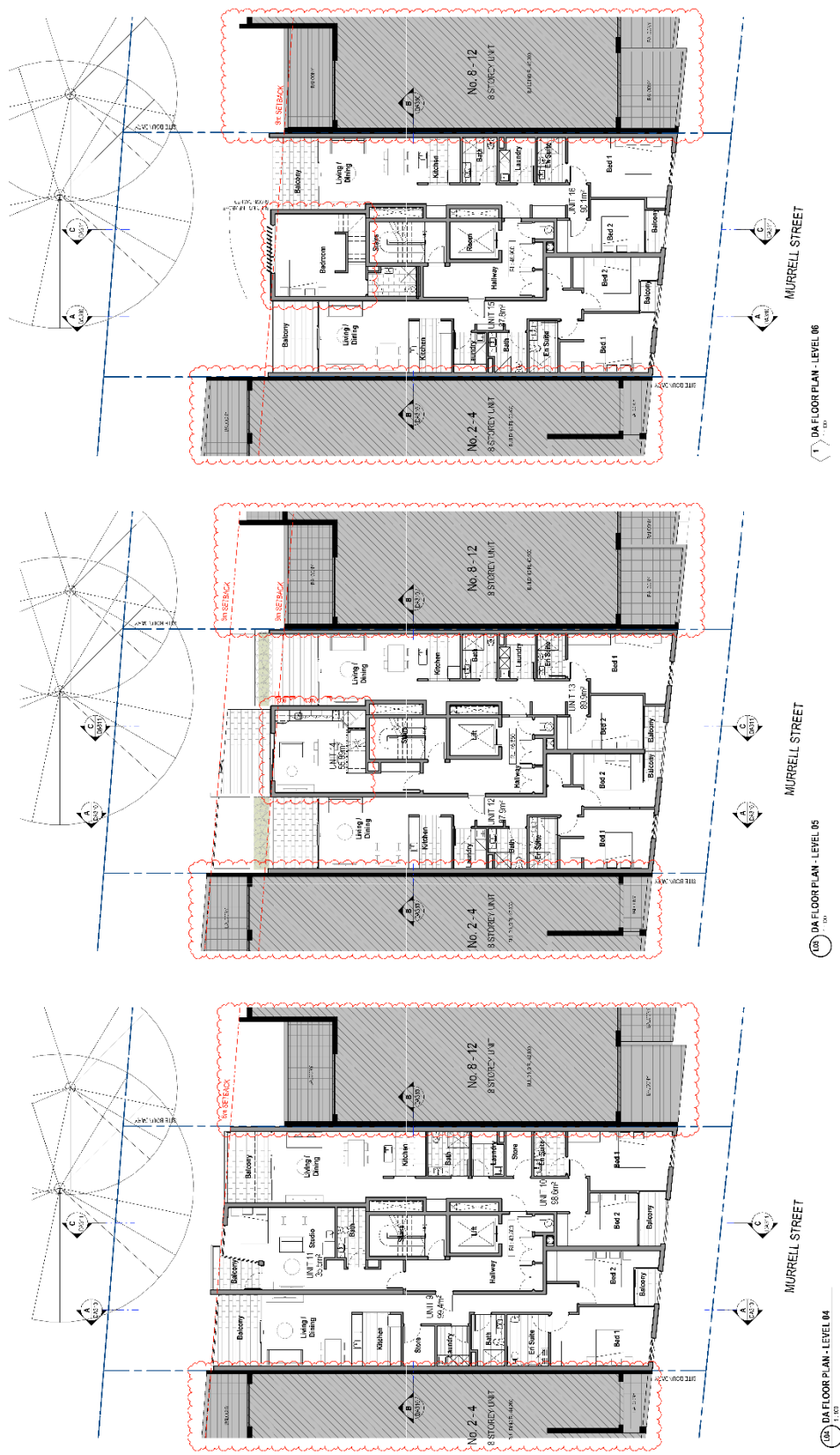


3 DA FLOOR PLAN - LEVEL 01 GROUND  
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**PRELIMINARY ISSUE**  
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CLIENT:	KALLORE PANOS	DRAWING TITLE:	FLOOR PLANS - LEVEL 1, LEVEL 2 & LEVEL 3
PROJECT NAME:	PROPOSED RESIDENTIAL 8 MURRELL STREET, ASHFIELD, NSW	DATE: 10/03/2018	SCALE: 1:100
DESIGNED BY:	BIM CAMPBELL LUSCOMBE	DRAWN BY:	DMZ01
CHECKED BY:		DATE:	
DATE:		SCALE:	

NO.	REVISION	DATE
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**CLIENT:** KALLORE PANDS  
**PROPOSED RESIDENTIAL:** 8 MURRELL STREET, ASHFIELD, NSW

**DRAWING TITLE:** FLOOR PLANS - LEVEL 4, LEVEL 5 & LEVEL 8  
**DATE:** NOV 9 2024  
**SCALE:** 1:100  
**DRAWN:** [Name]  
**CHECKED:** [Name]  
**DATE:** [Date]



**SYMBOL:** [Symbol]  
**UNIT:** [Unit]  
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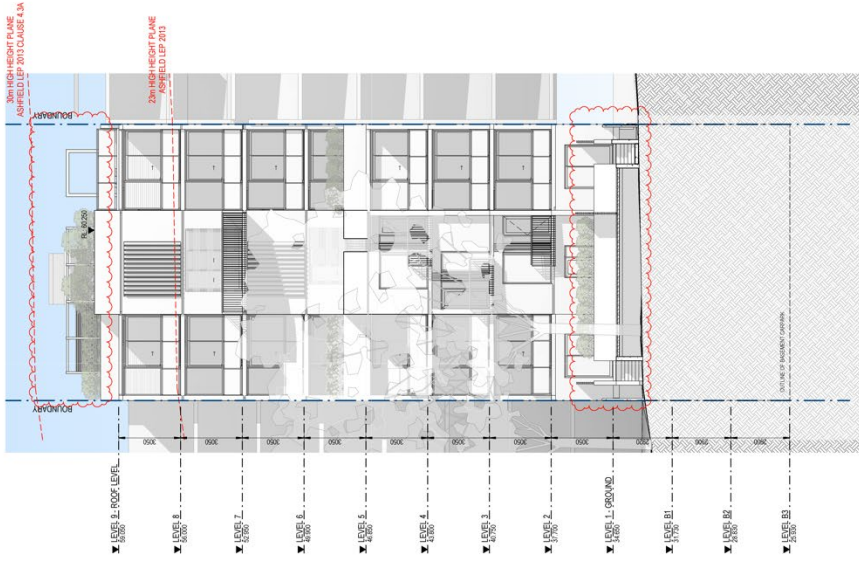
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05 DA FLOOR PLAN - LEVEL 05  
1:100

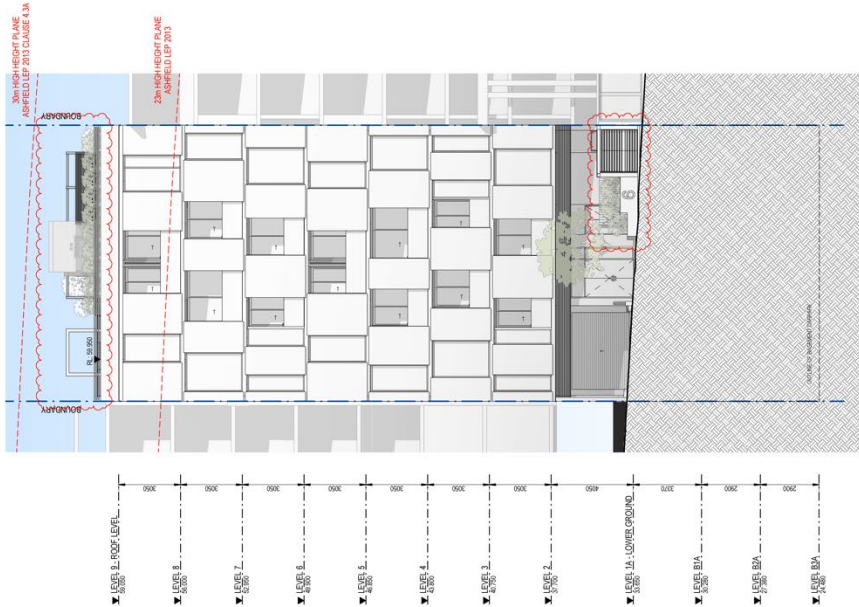
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61. REAR ELEVATION (WEST)  
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62. MURRELL STREET ELEVATION (EAST)  
1:100

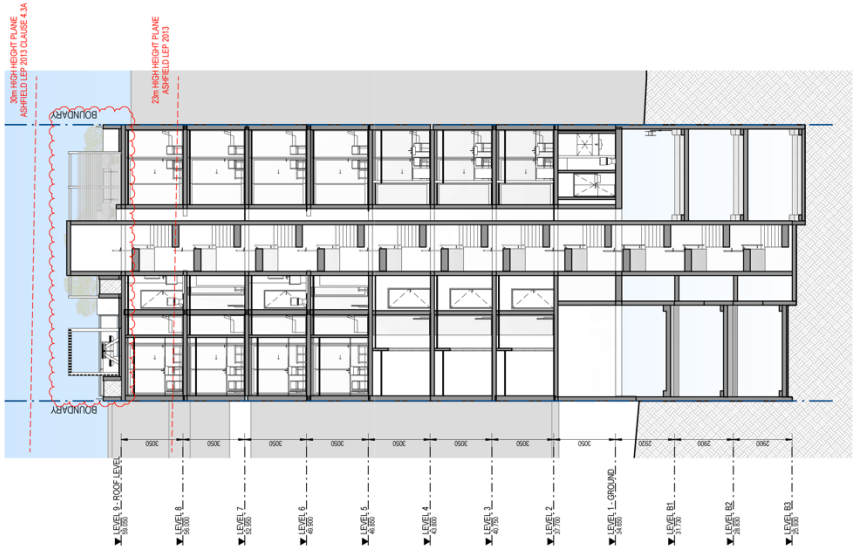
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NOT FOR CONSTRUCTION

CLIENT: KALLOPE PANDS  
DRAWING TITLE: GENERAL ELEVATIONS  
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DATE: 08/09/2023

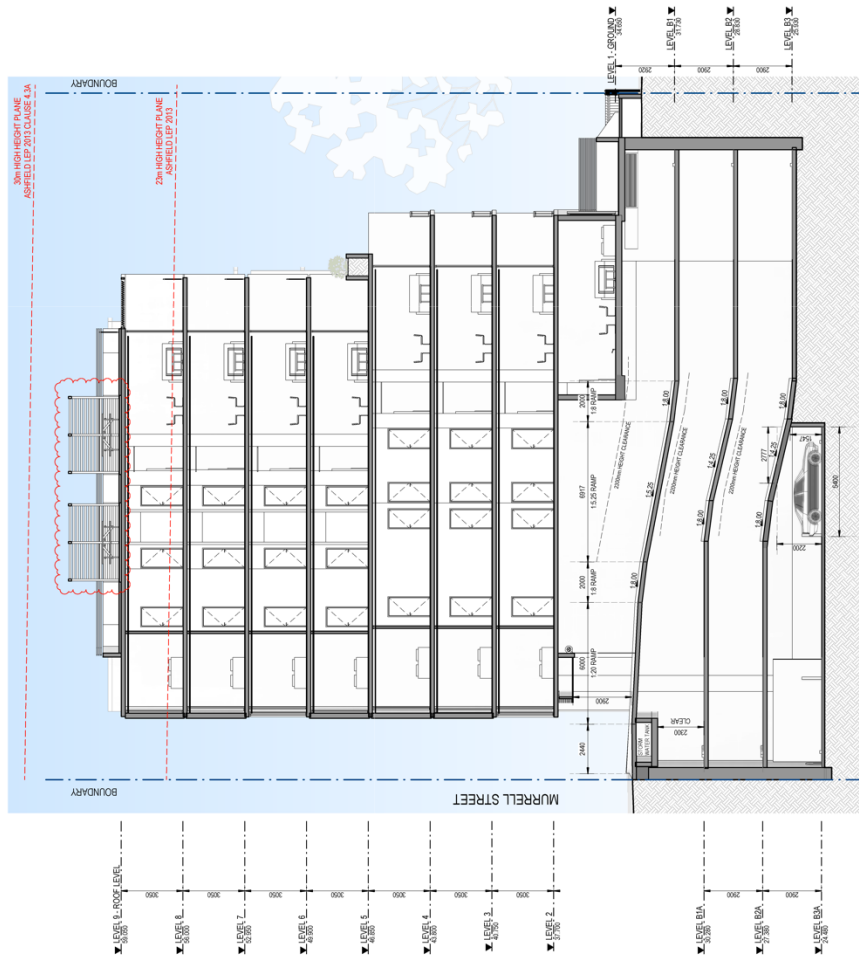
**BIM**  
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ARCHITECTS  
10/100 WILSON ROAD  
MURRUMBEIDGE NSW 2870  
www.campbellluscombe.com.au

REV	DATE	DESCRIPTION	BY	CHK
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**A** SECTION A-A  
1:100



**B** SECTION B-B  
1:100

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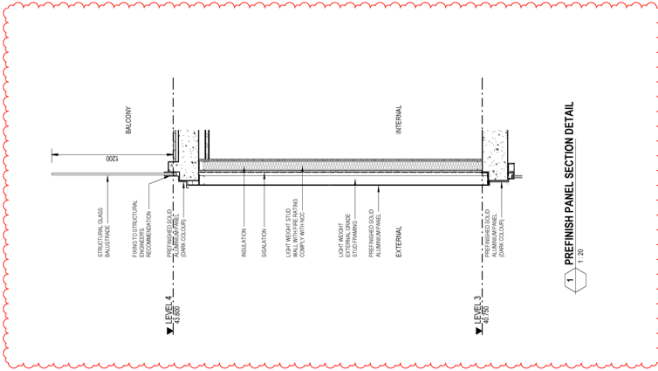
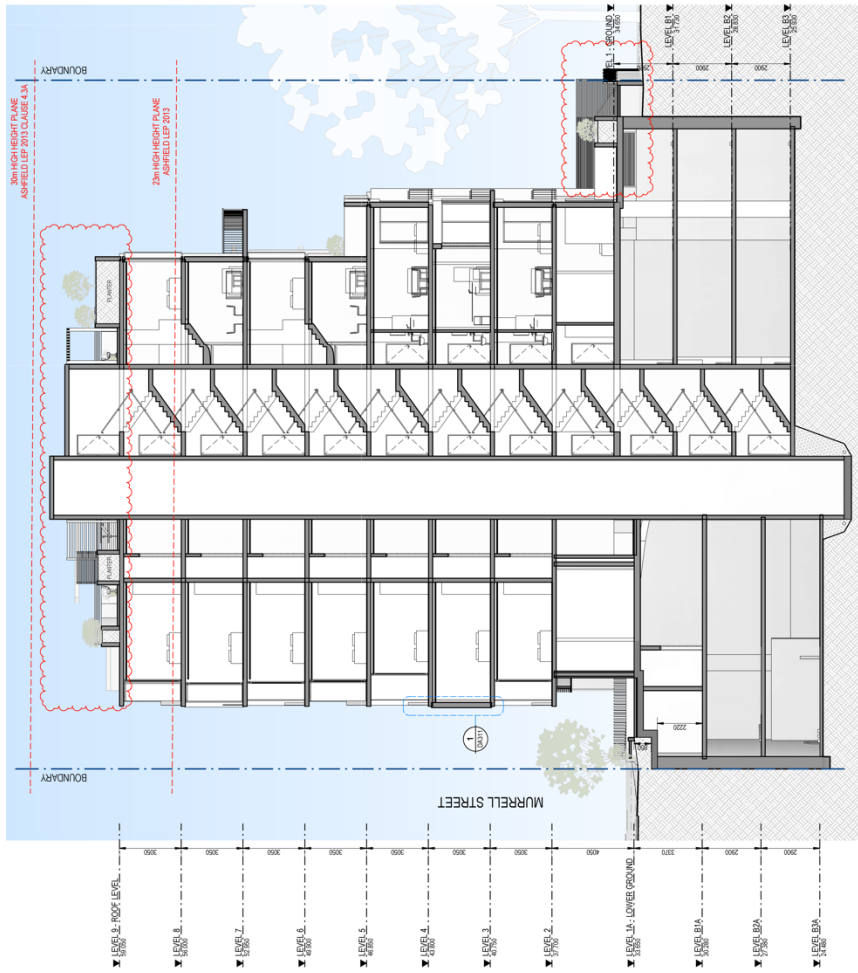
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8 MURRELL STREET,  
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DATE: 10/07/19 SCALE: 1:100  
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DRAWING NUMBER: D4310 D  
4/05/2020 13:22 PM

**BIM**  
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E	15.02.19	REVISION FOR DA	EC

CLIENT: PROPOSED RESIDENTIAL, 8 MURRELL STREET, ASHFIELD, NSW  
DRAWING NUMBER: D4310 D  
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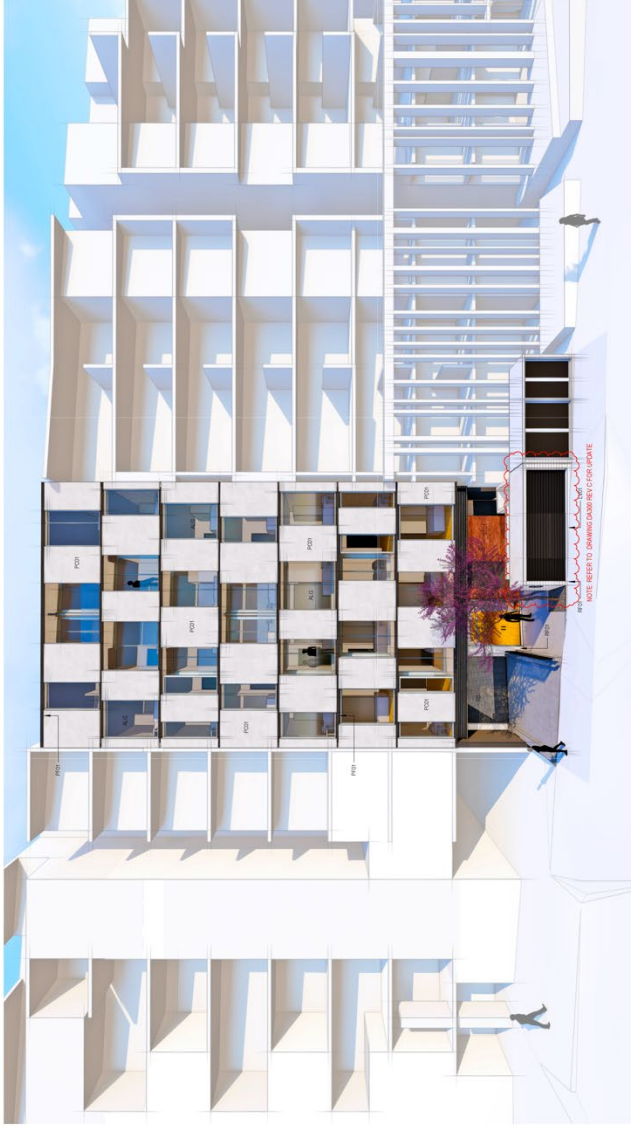
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DATE: 10/01/19 SCALE: AS SHOWN  
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EC  
5/06/2020 10:28:29 AM

**BIM**  
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PC1 - PREFINISH ALUMINIUM CLADDING 01 - "WHITE"



PC2 - PREFINISH ALUMINIUM CLADDING 02



ALG - ALUMINIUM FRAMED GLAZING



ST0 - STONE CLADDING 01



GB - GLASS BALUSTRADE



PF0 - DARK COLOUR FINISH



RF01 - CEMENT RENDER FINISH



LV01 - ALUMINIUM FRAMED LOUVRES (DARK COLOUR)



RS - CAR PARK ENTRY DOOR

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 CLIENT: [NAME], [ADDRESS], [CITY], [STATE], [POSTAL CODE], [AUSTRALIA]

REV	DATE	DESCRIPTION	INITIALS

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 PROJECT NAME: PROPOSED RESIDENTIAL 6 MURRELL STREET, ASHFIELD, NSW  
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 DATE: 10/01/19 SCALE: 1:100  
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CLIENT: KALLOPE PANOS  
 DRAWING TITLE: RENDERED PERSPECTIVE  
 PROJECT NAME: PROPOSED RESIDENTIAL  
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 ASHFIELD, NSW  
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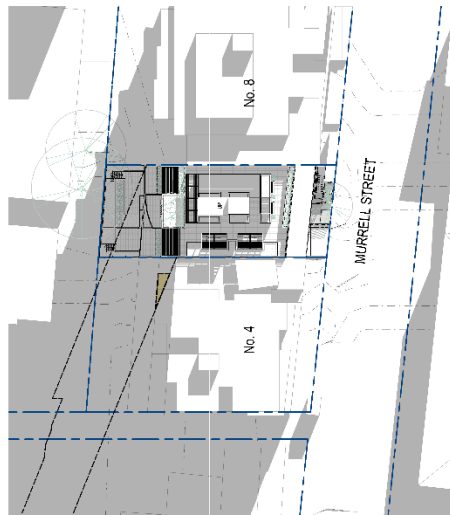
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 ASHFIELD, NSW 2120  
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B	10/01/19	ISSUED FOR PERMIT APPLICATION	EC

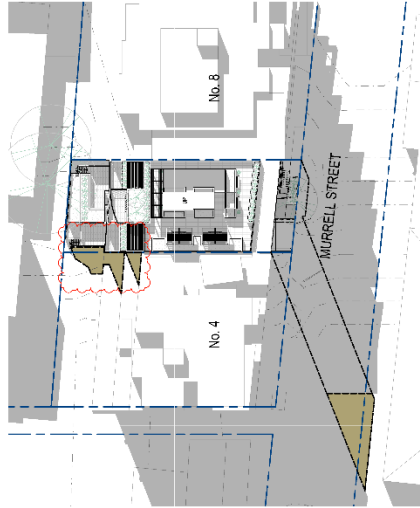
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1 SB-22nd JUNE - 9AM  
1:50



2 SB-22nd JUNE - 12PM  
1:50



3 SB-22nd JUNE - 3PM  
1:50

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NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	20190603
2	FOR PRELIMINARY ISSUE	20190603
3	FOR PRELIMINARY ISSUE	20190603



- LEGEND
- PROPOSED ADDITIONAL SHADOW
  - OUTLINE OF BUILDING SHADOW

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 405 GIBSON ROAD  
 SUITE 101  
 SYDNEY NSW 2000  
 www.wsp.com.au



CLIENT: KALLOPE PANDS  
 PROJECT NAME: PROPOSED RESIDENTIAL  
 ADDRESS: 8 MURRELL STREET,  
 ASHFIELD NSW  
 DRAWING NO: DR000  
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**CLIENT:** KALLOPE PANDS  
**PROPOSED TITLE:** PROPOSED RESIDENTIAL  
 8 MURRELL STREET,  
 ASHFIELD, NSW

**ARCHITECT:** CAMPBELL LUSCOMBE  
 10/110 MURRELL STREET,  
 ASHFIELD NSW 1585  
 WWW.CAMPBELLLUSCOMBE.COM

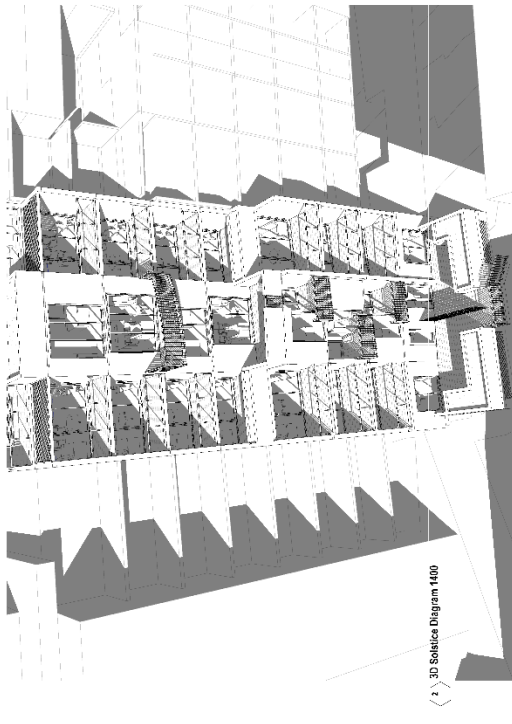
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 [Dashed Line] OUTLINE OF EXISTING SHADOW

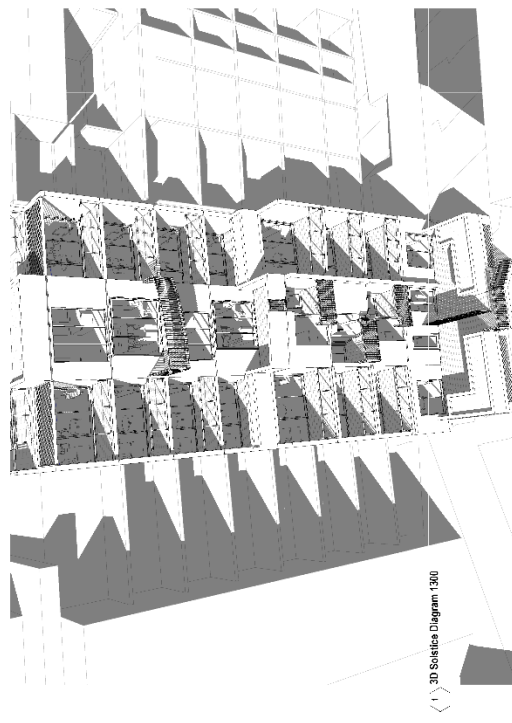
**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/11/19	ISSUE FOR PRELIMINARY REVIEW
2	10/11/19	ISSUE FOR PRELIMINARY REVIEW
3	10/11/19	ISSUE FOR PRELIMINARY REVIEW
4	10/11/19	ISSUE FOR PRELIMINARY REVIEW
5	10/11/19	ISSUE FOR PRELIMINARY REVIEW

**NOTES:**  
 1. THESE SHADOW DIAGRAMS ARE FOR INFORMATIONAL PURPOSES ONLY.  
 2. THE SHADOWS ARE BASED ON THE PROPOSED DESIGN AND SHOULD BE USED AS A GUIDE ONLY.  
 3. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 4. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 5. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 6. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 7. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 8. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 9. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.  
 10. THE SHADOWS ARE BASED ON A SOLAR POSITION OF 35.28° SOUTH AND 151.11° EAST.



1 3D Solstice Diagram 1400



1 3D Solstice Diagram 1300



1 3D Solstice Diagram 1500

**PRELIMINARY ISSUE**  
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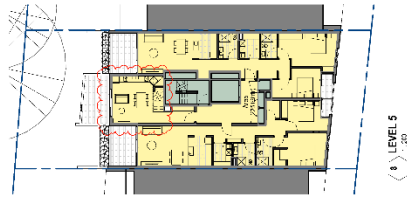
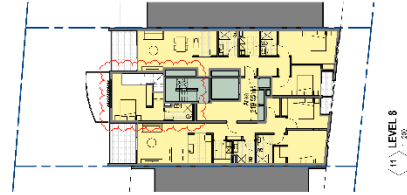
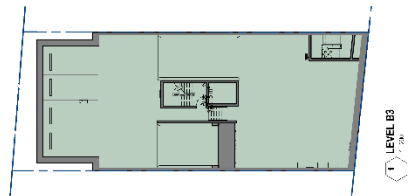
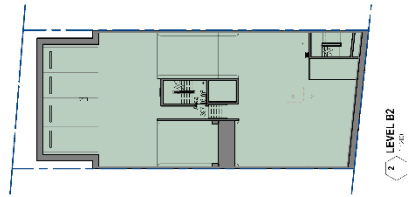
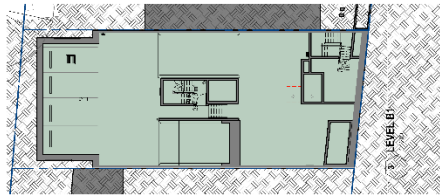
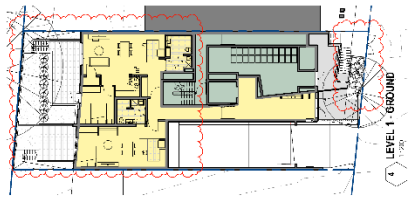
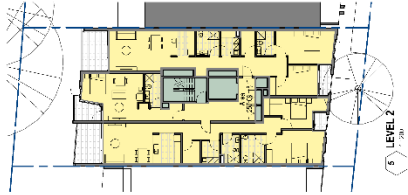
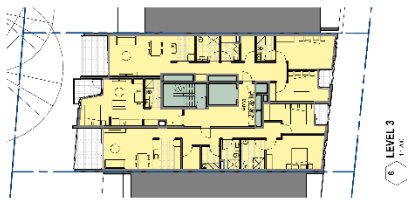
CLIENT: KALLORE PANOS  
 PROJECT NAME: PROPOSED RESIDENTIAL  
 8 MAURELL STREET,  
 ASHFIELD NSW

DRAWING TITLE: SEPP 85 - SOLAR ACCESS  
 3D DIAGRAMS  
 DATE: 18/07/19  
 SCALE:  
 DRAWING NO.: D021  
 REVISION: B

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4	ISSUED FOR PERMIT	18/07/19
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6	ISSUED FOR PERMIT	18/07/19
7	ISSUED FOR PERMIT	18/07/19
8	ISSUED FOR PERMIT	18/07/19
9	ISSUED FOR PERMIT	18/07/19
10	ISSUED FOR PERMIT	18/07/19



GFA SCHEDULE	
LEVEL	AREA
LEVEL 1 GROUND	141.07 m <sup>2</sup>
LEVEL 2	132.07 m <sup>2</sup>
LEVEL 3	159.00 m <sup>2</sup>
LEVEL 4	222.07 m <sup>2</sup>
LEVEL 5	222.07 m <sup>2</sup>
LEVEL 6	222.07 m <sup>2</sup>
LEVEL 7	222.07 m <sup>2</sup>
LEVEL 8	141.07 m <sup>2</sup>
TOTAL	1482.52 m <sup>2</sup>

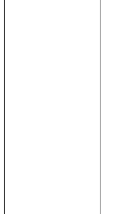
**PRELIMINARY ISSUE**  
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CLIENT: KALLOPE PANOS  
DRAWING TITLE: GFA DIAGRAMS  
PROJECT NAME: PROPOSED RESIDENTIAL  
8 MAURELL STREET,  
ASHFIELD, NSW  
DATE: 10/27/19 SCALE: 1:20  
DRAWING NO: D1800  
REVISION: C  
456232327.rvt

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02	FOR PRELIMINARY ISSUE	10/27/19
03	FOR PRELIMINARY ISSUE	10/27/19
04	FOR PRELIMINARY ISSUE	10/27/19
05	FOR PRELIMINARY ISSUE	10/27/19
06	FOR PRELIMINARY ISSUE	10/27/19
07	FOR PRELIMINARY ISSUE	10/27/19
08	FOR PRELIMINARY ISSUE	10/27/19
09	FOR PRELIMINARY ISSUE	10/27/19
10	FOR PRELIMINARY ISSUE	10/27/19

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**CROSS VENTILATION SUMMARY**

LEVEL	RES. SMO. TOTAL	CROSS-VENT.
G1	1	1
G2	1	1
G3	1	1
G4	1	1
G5	1	1
G6	1	1
G7	1	1
G8	1	1
G9	1	1
G10	1	1
G11	1	1
G12	1	1
G13	1	1
G14	1	1
G15	1	1
G16	1	1
G17	1	1
G18	1	1
G19	1	1
G20	1	1
G21	1	1
G22	1	1
G23	1	1
G24	1	1
G25	1	1
G26	1	1
G27	1	1
G28	1	1
G29	1	1
G30	1	1
G31	1	1
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G39	1	1
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G46	1	1
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G50	1	1
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G94	1	1
G95	1	1
G96	1	1
G97	1	1
G98	1	1
G99	1	1
G100	1	1
TOTAL	28	28

NOTE: UNITS MARKED IN BLUE ARE THE CROSS VENTILATION THROUGH WINDOWS

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CLIENT: KALLOPE PANOS  
 PROJECT NAME: PROPOSED RESIDENTIAL  
 8 MAURELL STREET,  
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DRAWING TITLE: SEPP 65 CROSS VENTILATION DIAGRAMS  
 DATE: 10/27/19 SCALE: AS SHOWN  
 DRAWING NUMBER: D6510 C

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**SOLAR ACCESS SUMMARY**

LEVEL	RES. UNIT TOTAL	SOLAR ACCESS
L1	2	2
L2	2	2
L3	2	2
L4	2	2
L5	2	2
L6	2	2
L7	2	2
L8	2	2
TOTAL	16	16

NOTE: UNITS MARKED IN ORANGE ABOVE HAVE A MINIMUM OF 2 HOURS SOLAR ACCESS TO A LIVING SPACE BETWEEN 9AM & 3PM

**PRELIMINARY ISSUE**  
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CLIENT: KALLOPE PANOS  
PROJECT NAME: PROPOSED RESIDENTIAL  
ADDRESS: 8 MAURELL STREET, ASHFIELD, NSW

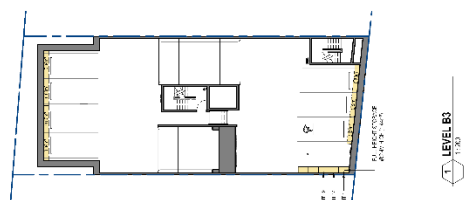
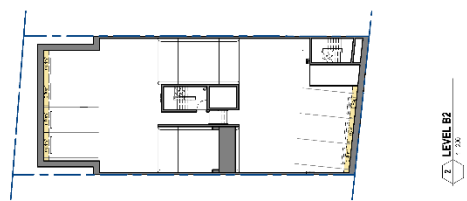
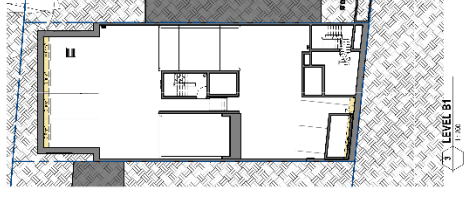
DRAWING TITLE: SEPP 85 - SOLAR ACCESS DIAGRAMS  
DATE: 10/2/19  
SCALE: AS SHOWN  
CHECKED BY: [Signature]  
DESIGNED BY: [Signature]

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**STORAGE SUMMARY**

LEVEL	UNIT TYPE	REQUIRED STORAGE (m <sup>3</sup> )	PROPOSED STORAGE (m <sup>3</sup> )	PROVIDED STORAGE (m <sup>3</sup> )
U1-1	1150	200	200	200
U1-2	2100	400	400	400
U1-3	2100	400	400	400
U1-4	2100	400	400	400
U1-5	2100	400	400	400
U1-6	2100	400	400	400
U1-7	2100	400	400	400
U1-8	2100	400	400	400
U1-9	2100	400	400	400
U1-10	2100	400	400	400
U1-11	2100	400	400	400
U1-12	2100	400	400	400
U1-13	2100	400	400	400
U1-14	2100	400	400	400
U1-15	2100	400	400	400
U1-16	2100	400	400	400
U1-17	2100	400	400	400
U1-18	2100	400	400	400
U1-19	2100	400	400	400
U1-20	2100	400	400	400
U1-21	2100	400	400	400
U1-22	2100	400	400	400
U1-23	2100	400	400	400
U1-24	2100	400	400	400
U1-25	2100	400	400	400
U1-26	2100	400	400	400
U1-27	2100	400	400	400
U1-28	2100	400	400	400
U1-29	2100	400	400	400
U1-30	2100	400	400	400

NOTE: STORAGE OF OTHER SERVICES AND UTILITIES IS NOT SHOWN.  
2. STORAGE IS PROVIDED FOR ALL UNITS.  
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50. STORAGE IS PROVIDED FOR ALL UNITS.

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR APPROVAL	14/03/2023	[Signature]	[Signature]
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3	ISSUED FOR APPROVAL	14/03/2023	[Signature]	[Signature]
4	ISSUED FOR APPROVAL	14/03/2023	[Signature]	[Signature]
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CLIENT: KALLORE PARKS  
DRAWING TITLE: SEPP 85 STORAGE CALCULATIONS  
PROJECT NAME: PROPOSED RESIDENTIAL  
DATE: 10/03/2023  
8 MAURELL STREET, ASHFIELD, NSW  
DRAWN: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]  
SCALE: A1 (300x450) (1:50)  
DATE: 10/03/2023



# Attachment C- Clause 4.6 Exception to Development Standards

## **Chapman Planning Pty Ltd**

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Phone: 9560 1718  
[www.chapmanplanning.com.au](http://www.chapmanplanning.com.au)

3 March 2020

### **Clause 4.6 Variation to Development Standard**

**Property Description:** 6 Murrell Street, Ashfield

**Development:** Residential Flat Building

**Development Standard:** Floor Space Ratio

#### **Introduction**

This is a clause 4.6 variation to support the development proposal for a residential flat building at 6 Murrell Street Ashfield. The development proposal includes 21 residential units with an 8 storey form.

This clause 4.6 variation seeks a variation to the floor space ratio development standard contained within clause 4.4 – Floor Space Ratio of the *Ashfield Local Environmental Plan 2013*.

Pursuant to Clause 4.4 of the *Ashfield Local Environmental Plan 2013* and the Floor Space Ratio (FSR) map the subject site is permitted a maximum floor space ratio of 3:1 and GFA of 1389.9m<sup>2</sup>. The development proposal has Floor Space Ratio of 3.9:1 and a GFA of 1809.63m<sup>2</sup>. The variation is 419.73m<sup>2</sup> and is confined to the addition floor to the addition floor area at the upper levels.

The additional gross floor area is a consequence of the additional height permitted in accordance with clause 4.3A Exception to maximum height of buildings in Ashfield town centre of the *Ashfield Local Environmental Plan 2013*. Clause 4.3A provides the following:

- (3) *Despite clause 4.3 (2), development consent may be granted to development to which this clause applies that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) (the maximum height) by no more than 7 metres if—*
- (a) *the development will contain at least 1 dwelling used for the purpose of affordable rental housing, and*



*(b) at least 25% of the additional floor space area resulting from the part of the building that exceeds the maximum height will be used for the purpose of affordable rental housing.*

The development proposal has been designed with an 8 storey form (29.3m to lift overrun) in accordance with clause 4.3A and accordingly the additional gross floor area associated with the additional two storeys (444.53m<sup>2</sup>) results in a variation to the floor space ratio development standard. 1 x residential unit (Unit 20) at level 8 has been allocated as an affordable unit.

The variation of 419.73m<sup>2</sup> to the development standard is envisaged by clause 4.3A(3)(b) which provides the following:

*(b) at least 25% of the additional floor space area resulting from the part of the building that exceeds the maximum height will be used for the purpose of affordable rental housing.*

The application to vary the development standard – floor space ratio incorporates the relevant principles in the following judgements:

1. *Winten Property Group Limited v North Sydney Council* (2001) 130 LGERA 79;
2. *Wehbe v Pittwater Council* (2007) 156 LGERA 446 (“Wehbe”);
3. *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009; and
4. *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118.

The recent judgement by Chief Justice Preston in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 clarified the correct approach to Clause 4.6 variation requests, including that:

*“The requirement in cl 4.6(3)(b) is that there are sufficient environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.” [88]*

Accordingly, this Clause 4.6 variation request is set out using the relevant principles established by the Court.

**Matters required to be demonstrated under clause 4.6(3) of the LEP**

**Compliance with the development standard is unreasonable or unnecessary in this particular case**

Pursuant to clause 4.6(3)(a) of the LEP, the variation to the floor space ratio development standard is acceptable in the circumstances of this case and compliance with the development standard is considered unreasonable and unnecessary because the proposed development is consistent with the objectives of the floor space ratio standard, notwithstanding non-compliance with the standard.

• **Objectives of the Floor Space Ratio Development Standard**

The objectives of the floor space ratio standard are as follows:

- (a) to establish standards for development density and intensity of land use,*
- (b) to provide consistency in the bulk and scale of new development with existing development,*
- (c) to minimise adverse environmental impacts on heritage conservation areas and heritage items,*
- (d) to protect the use or enjoyment of adjoining properties and the public domain,*
- (e) to maintain an appropriate visual relationship between new development and the existing character of areas that are not undergoing, and are not likely to undergo, a substantial transformation.*

The proposed building meets the objectives of the FSR development standard based on the following assessment:

**Objective (a):** There is an inconsistency between the density envisaged through clause 4.3A of the LEP and clause 4.4. The proposed development provides a density consistent with that envisaged through the additional building height permitted under clause 4.3A of the LEP, and the provision of affordable housing.

**Objective (b):** The proposed development has been designed to align with the established building height and density of the adjoining residential flat building development at 2 – 4 Murrell Street and 8 – 12 Murrell Street, Ashfield which provide building heights and floor space ratio of 28.8m & 3.7:1 and 30.21m & 3.47:1 respectively.

**Objective (c):** The additional density will not result in unreasonable amenity impacts and is consistent with the density envisaged through clause 4.3A of the Ashfield LEP. The development application is supported by shadow diagrams confirming the additional height and density will not result in unreasonable

overshadowing and the proposed development meets the solar access provisions of the Inner West Comprehensive DCP 2016.

**Objective (d):** The proposed development will not impact the adjoining properties or the public domain. The development proposal presents a form and scale that is an orderly development of the in-fill site consistent with adjoining building.

**Objective (e):** The development proposal has been designed to align with the established built form along Murrell Street. The proposed density is comparable with the density of adjoining development.

There are sufficient environmental planning grounds to justify contravening the development standard

Pain J held in *Four2Five vs Ashfield Council* [2015] NSWLEC 90 that to satisfy clause 4.6(3)(b), a clause 4.6 variation must do more than demonstrate that the development meets the objectives of the development standard and the zone – it must also demonstrate that there are other environmental planning grounds that justify contravening the development standard, preferably being grounds that are specific to the site.

Pursuant to clause 4.6(3)(b) of the LEP, there are sufficient environmental planning grounds to justify the variation to the floor space ratio development standard because:

- The proposed additional density is appropriate for the context of the subject site, with additional height permitted under clause 4.3A of the Ashfield LEP. The proposed development has been designed to align with the existing residential flat buildings adjoining the subject site.
- The proposal will result in an improved built form outcome on the site that provides a continuous street wall along Murrell Street having an efficient and orderly development of this in-fill site.
- The variation to the FSR standard does not contribute to additional bulk and scale at the street level noting the additional density is consistent with the permitted additional height through and density envisaged through clause 4.3A of the Ashfield LEP.
- The variation to the FSR standard does not result in unreasonable privacy impacts, overshadowing, or the loss of views/outlook from the adjoining properties.
- The variation to floor space ratio is consistent with the following relevant aims of the Ashfield LEP 2013 found at clause 1.2(2).

- (2)(a) The additional density is contained within the additional two storeys permitted under clause 4.3A of the Ashfield LEP. The additional density will facilitate the orderly and economic development of the land consistent with the adjoining development and envisaged density under clause 4.3A of the Ashfield LEP.
- (2)(d) The development and proposed additional floor area provides additional residential accommodation within the Ashfield town centre in proximity to public transport, commercial premises and community services.
- (2)(e) The proposed development provides housing choice within the Ashfield town centre, contributing to the future growth of the area in accordance dwelling targets specified under the Sydney Metropolitan Strategy.
- The variation to the floor space ratio development standard is consistent with the following objects of the Environmental Planning and Assessment Act 1979 as follows:
  - 1.3(c) - The additional density is contained within the additional two storeys permitted under clause 4.3A of the Ashfield LEP. The additional density will facilitate the orderly and economic development of the land consistent with the adjoining development and envisaged density under clause 4.3A of the Ashfield LEP.
  - 1.3(d) - The proposed variation allows for additional dwellings to be provided on the site, within the Mixed Use zone and Ashfield town centre. 1 x residential unit will be designated as affordable rental housing consistent with the provisions of clause 4.3A of the Ashfield LEP 2013.
  - 1.3(g) - The variation to the FSR development standard presents a good design outcome for the development facilitating an additional two storeys consistent with the intent of clause 4.3A of the Ashfield LEP.
  - 1.3(g) The additional density will present a form and scale compatible with the established streetscape of Murrell Street.

**Clause 4.6 (4)(a)(i) – The consent authority is satisfied that the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3)**

As demonstrated above, the proposed development has satisfied the matters required to be demonstrated in Clause 4.6(3) by providing a written request that demonstrates:

1. Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, by establishing that the objectives of the development standard are achieved notwithstanding the non-compliance.
2. The environmental planning grounds relied on are sufficient to justify the development standard.

In accordance with the findings of Chief Justice Preston in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, the Consent Authority under Clause 4.6(4)(a)(i) must only be satisfied that the request addresses Clause 4.6(3). Under Clause 4.6(4)(a)(i) the Consent Authority is not to determine in their opinion whether the request satisfies the requirements of Clause 4.6(3)(a) and (b), just that the request has been made and that these items have demonstrated.

The relevant items in Clause 4.6(3) have been demonstrated above.

**The proposed development is in the public interest**

In relation to clause 4.6(4)(a)(ii) of the LEP, the proposed residential flat building is in the public interest because it is consistent with the objectives of the applicable floor space ratio standard and the objectives for development in the B4 – Mixed Use zone in accordance with the planning assessment provided as follows:

<b>Objective</b>	<b>Consistency</b>
<i>To provide a mixture of compatible land uses.</i>	The proposed development will provide for additional housing within a Mixed Use zone. The use is compatible with the adjoining residential land uses being located on the fringe of the town centre.
<i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport</i>	The proposed development has been designed to integrate with the adjoining development and is located in an accessible location so as to maximise

<i>patronage and encourage walking and cycling.</i>	public transport patronage and encourage walking and cycling.
<i>To enhance the viability, vitality and amenity of Ashfield town centre as the primary business activity, employment and civic centre of Ashfield.</i>	The proposed development provides for housing choice and affordability within the Ashfield town centre, contributing to the future growth of the area in accordance dwelling targets specified under the Sydney Metropolitan Strategy.
<i>To encourage the orderly and efficient development of land through the consolidation of lots.</i>	The development proposal includes the development of the land to a form and scale consistent with that envisaged under the planning controls and the adjoining development.

In addition to the above reasons, the proposal is also in the public interest because:

- The additional density is a consequence of the additional height permitted under clause 4.3A of the Ashfield LEP 2013. The additional floor area is contained wholly within the additional two storeys permitted through clause 4.3A of the Ashfield LEP 2013.
- The additional floor space will facilitate a continuous street wall along Murrell Street, and a density and height compatible with adjoining residential flat building development at 2 – 4 Murrell Street and 8 – 12 Murrell Street, Ashfield which provide building heights and floor space ratio of 28.8m & 3.7:1 and 30.21m & 3.47:1 respectively.
- The variation to floor space ratio does not seek to provide additional density beyond that which is envisaged by the planning controls, rather, provides a density consistent with the additional height permitted through 4.3A of the Ashfield LEP 2013.
- The proposed additional building bulk will not result in unreasonable overshadowing or privacy impacts beyond those envisioned within the B4 Mixed Use zone.

Taking into consideration the above, the proposed development is in the public interest as it is consistent with the objectives of the development standard and the B4 – Mixed Use Zone under the *Ashfield Local Environmental Plan 2013*.

The development does not attempt to affect the intended planning outcome for the locality; rather the works are consistent with the additional height permitted through clause 4.3A of the Ashfield LEP 2013, noting the additional FSR is contained wholly within the additional two permitted storeys.

The proposal does not undermine the intent and effectiveness of the FSR development standard in Clause 4.4 or the objectives of the FSR development standard and the zone for achieving positive outcomes on environmental planning grounds.

For these reasons, the proposal and the variation does not undermine the integrity of the FSR development standard and its objectives, as well as the zoning objectives which have been adopted by Council as being in the public interest.

#### **The concurrence of the Secretary**

Clause 4.6(4)(b) of the LEP requires the concurrence of the Secretary (of the Department of Planning, Industry and Environment) before the consent authority can exercise the power to grant development consent for development that contravenes a development standard.

Under clause 64 of the Environmental Planning and Assessment Regulation 2000, the Secretary has given written notice dated 21 February 2018, attached to the Planning Circular PS 18-003 issued on 21 February 2018, to each consent authority, that it may assume the Secretary's concurrence for exceptions to development standards in respect of applications made under clause 4.6 of the LEP, subject to the conditions in the table in the notice. On appeal, the Court has the power under clause 4.6(2) to grant development consent for development that contravenes a development standard, if it is satisfied of the matters in clause 4.6(4)(a), without obtaining or assuming the concurrence of the Secretary under clause 4.6(4)(b), by reason of section 39(6) of the Land and Environment Court Act 1979.

Nevertheless, the matters in clause 4.6(5) of the LEP should still be considered when exercising the power to grant development consent for development that contravenes a development standard (**Fast Buck\$ v Byron Shire Council** (1999) 103 LGERA 94 at 100 and *Wehbe* at [41]).

In deciding whether to grant concurrence, the Secretary is required to consider the following:

- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) *the public benefit of maintaining the development standard, and*
- (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

The proposal is not likely to raise any matter of significance for State or regional environmental planning. As addressed above the non-compliance with the FSR standard is a consequence of the additional two storeys permitted under clause 4.3A of the *Ashfield LEP 2013*. The proposal is considered to be in the public interest because the proposed development is consistent with the objectives of the FSR standard and the objectives of the B4 – Mixed Use zone.

The public benefit of maintaining the development standard is not considered significant because the proposed additional building density is consistent with that envisioned by the additional height permitted on the site. The proposed variation will facilitate a development yield that is consistent with the envisaged and established character of Murrell Street.

Accordingly, the proposal is consistent with the matters required to be taken into consideration before concurrence can be granted under clause 4.6(5) of the LEP. The exceedance of the standard will not result in adverse amenity impacts and is in the public interest.

### **Conclusion**

The development proposal has a variation to the 3:1 floor space ratio development standard contained in Clause 4.4 of the *Ashfield Local Environmental Plan 2013*; notwithstanding, the proposed development overall has been designed with a built form that is consistent with the intent of the standard, the additional height permitted by clause 4.3A and is suitable for the subject site.

The variation to the FSR standard does not attempt to affect the planning outcomes for the broader locality; rather the proposal is a response to the additional height permitted under clause 4.3A of the *Ashfield LEP 2013*. The proposal is consistent with the FSR standard noting the variation will result in a density on the subject site that is consistent with the density envisaged through the permitted additional height.

The additional gross floor area will not be visually dominant at the street level, and will result in an improved built form outcome on the site, consistent with the adjoining residential flat building development. The proposal will not adversely impact upon the public domain or adjoining properties and will not generate unreasonable overshadowing or amenity impacts.



The application to vary the FSR development standard is well founded and as addressed the proposal meets the objectives of the development standard. The proposal achieves an acceptable design that does not result in unreasonable visual and amenity impacts upon surrounding properties and is an approved built form outcome for the site and locality. In accordance with the environmental planning grounds addressed in this clause 4.6 variation the floor space ratio can be supported.

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# Attachment D - Clause 4.6 Exception to Development Standards

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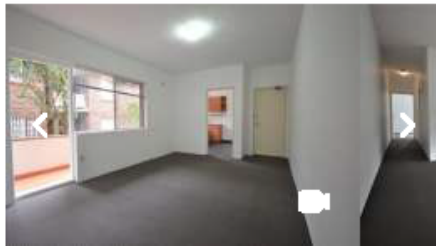


Photo home

\$320.00

3/27 Palace Street,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 12:55PM



Photo home

\$320 PER WEEK

2/23 Hanks Street,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat



New



Map view



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1/10



Relax@Home

\$335

6/27 Palace Street,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 - Apartment / Unit / Flat



HARRIS TRIPP

\$340 Per Week

13/33 Alt Street,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 11:40AM



Elders

\$340

298a Parramatta Road,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 1:30PM



CENTURY 21

\$340

15/33 Alt St,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

New

📄 Map view    📅 Inspections





Lucas Garcia

Raine&Home

\$345



30/115 Alt Street,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat

INSPECTION: FRI 14 AUG, 1:30PM



\$350



2/28 King Street,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 11:15AM

New

Map view

Inspections



HARRIS TRIPP

**\$350 - \$370 Per Week**



12/417 Liverpool Road,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat

**INSPECTION: SAT 15 AUG, 11:00AM**



HARRIS TRIPP

**\$350 Per Week**



8/116A Victoria Street,  
ASHFIELD NSW 2131

2 1 - Apartment / Unit / Flat

**INSPECTION: SAT 15 AUG, 12:00PM**



WRENCHETTER

**\$355 per week**



7 & 9/21 Cecil,  
ASHFIELD NSW 2131

2 1 1 Apartment / Unit / Flat

**INSPECTION: SAT 15 AUG, 12:00PM**

New

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Swift Real Estate

\$355

7 & 9/21 Cecil Street,  
ASHFIELD NSW 2131

2 1 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 12:00PM



\$360

3/41 Chandos Street,  
ASHFIELD NSW 2131

Map view

Inspections

Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 12:20PM



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5/10





HARRIS TRIPP

\$360 - \$380 Per Week



3/24 Alt Street,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 12:00 PM



COBBEN HAYSON

\$360 per week



8/21 Cecil Street,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 11:20 AM



REHVELER

\$360 pw



8/417 Liverpool Road,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 - Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 11:55 AM



WINGFIELD

\$380



2/130 Frederick Street,  
ASHFIELD NSW 2131

🛏️ 2 🚿 1 🚗 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 11:00 AM



New

📄 Map view    📅 Inspections

\$370-\$410 Per Week



2/118 Bland Street,  
ASHFIELD NSW 2131

🛏️ 1 / Unit / Flat

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NEW

\$370 - \$400 Per Week



8/74 Alt Street,  
ASHFIELD NSW 2131

2 1 1 Apartment / Unit / Flat

INSPECTION: SAT 15 AUG, 10:45AM



NEW

\$380 pw



3/31 Alt Street,  
ASHFIELD NSW 2131

2 1 1 Apartment / Unit / Flat

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**\$240**

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ASHFIELD NSW 2131

1 1 - 1 Apartment / Unit / Flat



**\$200**

105 Elizabeth Street,  
ASHFIELD NSW 2131

1 1 - 1 Apartment / Unit / Flat

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**\$180 PER WEEK**

1/205 Liverpool Road,  
ASHFIELD NSW 2131

1 1 - 1 Apartment / Unit / Flat

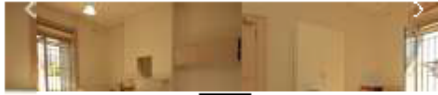


22 Norton Street,



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ASHFIELD NSW 2131

1 1 1 - Studio



View

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21/23 Abercrombie Street,  
ASHFIELD NSW 2131

1 1 1 - Apartment / Unit / Flat

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View

\$380 TO \$480

1/4 ELIZABETH STREET,  
ASHFIELD NSW 2131

1 1 1 - Studio

INSPECTION: SAT 10 AM, 12 PM



View

\$380

1/91 Queen Street,  
ASHFIELD NSW 2131

1 1 1 - Apartment / Unit / Flat

INSPECTION: SAT 10 AM, 12 PM



View

\$380

2/1 Church street,  
ASHFIELD NSW 2131

1 1 1 - Studio

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\$300.00 per

Level 1/26 Holden Street,  
ASHFIELD NSW 2131

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1 / Flat



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Info



**\$310**

7/104 Bland Street,  
ASHFIELD NSW 2131

1 1 - Apartment / Unit / Flat

INSPECTION: SAT 5 AM, 10AM



**\$300 per**

608/47 Cecil Street,  
ASHFIELD NSW 2131

1 1 - Studio



**\$300.00**

3/27 Palace Street,  
ASHFIELD NSW 2131

1 1 - Apartment / Unit / Flat

INSPECTION: SAT 5 AM, 10PM



**\$300 - \$350 Per Week**

250/18 Lucy Street,  
ASHFIELD NSW 2131

1 1 1 - Apartment / Unit / Flat

INSPECTION: SAT 5 AM, 10AM



**\$300 PER WEEK**

2/231 Harris Street,  
ASHFIELD NSW 2131

1 1 1 - Apartment / Unit / Flat



New

Map view    Inspection

3300 - 3300 Per Week



14/08/2020

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JJ Hooker

2/60 Chardon Street,  
ASHFIELD NSW 2131

🏠 1 🛏 1 🚿 1 Apartment / Unit / Flat

INSPECTIONS: SAT 10 AM, 10:30 AM



JJ Hooker

\$330

8/27 Pe lace Street,  
ASHFIELD NSW 2131

🏠 2 🛏 1 🚿 - Apartment / Unit / Flat



\$40

2/5 Blackwood Avenue,  
ASHFIELD NSW 2131

🏠 1 🛏 1 🚿 1 Apartment / Unit / Flat

INSPECTIONS: SAT 10 AM, 10:30 AM



\$340 per week

1/14 Blund,  
ASHFIELD NSW 2131

🏠 1 🛏 1 🚿 1 Apartment / Unit / Flat

INSPECTIONS: SAT 10 AM, 10:30 AM



\$340 Per Week

12/55 Alt Street,  
ASHFIELD NSW 2131

🏠 2 🛏 1 🚿 1 Apartment / Unit / Flat

INSPECTIONS: SAT 10 AM, 10:30 AM



\$340

266a Parramatta Road,  
ASHFIELD NSW 2131

🏠 2 🛏 1 🚿 1 Apartment / Unit / Flat

INSPECTIONS: SAT 10 AM, 10:30 AM



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