DEVELOPMENT ASSESSMENT REPORT	
Application No.	MOD/2020/0378
Address	89 Balmain Road LEICHHARDT NSW 2040
Proposal	Application under Section 4.55(2) of the Environmental Planning and Assessment Act 1979 to modify Determination No D/2019/25 dated 8 October 2018 to carry out various internal and external changes, including internal design and layout changes, deletion of car stackers, and reduction in building height of the approved boarding house
Date of Lodgement	2 November 2020
Applicant	Habitation Design
Owner	Billionga Holdings Pty Ltd
Number of Submissions	Initial: 2 After Renotification: Nil
Value of works	$1,078,930.00
Reason for determination at Planning Panel	Changes (reflecting deletion of car stackers) to Conditions 5 and 61(q) imposed by the Panel
Main Issues	Building siting and design; Parking
Recommendation	Approved with Conditions
Attachment A	Recommended and amended conditions of consent
Attachment B	Plans of Proposed Development
Attachment C	Approved Conditions – Original Development Application
Attachment D	Approved Plans – Original Consent

LOCALITY MAP

Subject Site		Objectors	N
Notified Area		Supporters	

1. Executive Summary

This report is an assessment of the application to modify a consent submitted to Council under Section 4.55(2) of the Environmental Planning and Assesment Act 1979 seeking to modify Development Consent D/2019/25 dated 8 October 2018 to carry out various internal and external changes, including internal design and layout changes, deletion of car stackers, and reduction in building height of the approved boarding house at 89 Balmain Road, Leichhardt.

The application was notified to surrounding properties and 2 submissions were received in response to the initial notification. No submissions were received in response to re-notification.

The main issues that have arisen from the application include:

- Building siting and design; and
- Parking.

The application is referred to the panel for Determination as the proposal seeks to amend/delete conditions imposed by the Panel as a result of the deletion of the car stacker.

The proposal (as amended) is acceptable given no adverse streetscape, traffic or amenity impacts arise. Therefore, the application is recommended for approval.

2. Proposal

The proposal involves modifications to D/2019/25, approved on 8 October 2019 by the Inner West Local Planning Panel, for demolition of an existing attached dual occupancy and construction of a new generation boarding house development accommodating 23 rooms with basement car parking, and associated works, including retaining wall, fencing and landscaping works at 89 Balmain Road, Leichhardt.

This application seeks approval for the following modifications as outlined by the Applicant:

1. ***Redesign of Basement parking including removal of stack parking spaces and slight relocation / offset of the lift location from the Northern boundary***
2. ***Redesign of Rooms 4,5,6,7 and Common Area***
3. ***Reduction in GFA for Room 19.***
4. ***Reduction of Building height by 300mm.***

In response to Council's concerns raised in relation to the proposed reduction in car parking from 12 to 10 spaces, amended plans were provided with a reconfigured basement parking layout to maintain the required 12 car spaces.

The proposal (as amended) also satisfactorily addresses the design changes required under Condition 5(1), (2), (3) and (4).

Accordingly, it is proposed to update Condition 4 to reflect the updated plans, delete Condition 5(1), (2), (3) and (4) and update various conditions to remove reference to car stackers.

3. Site Description

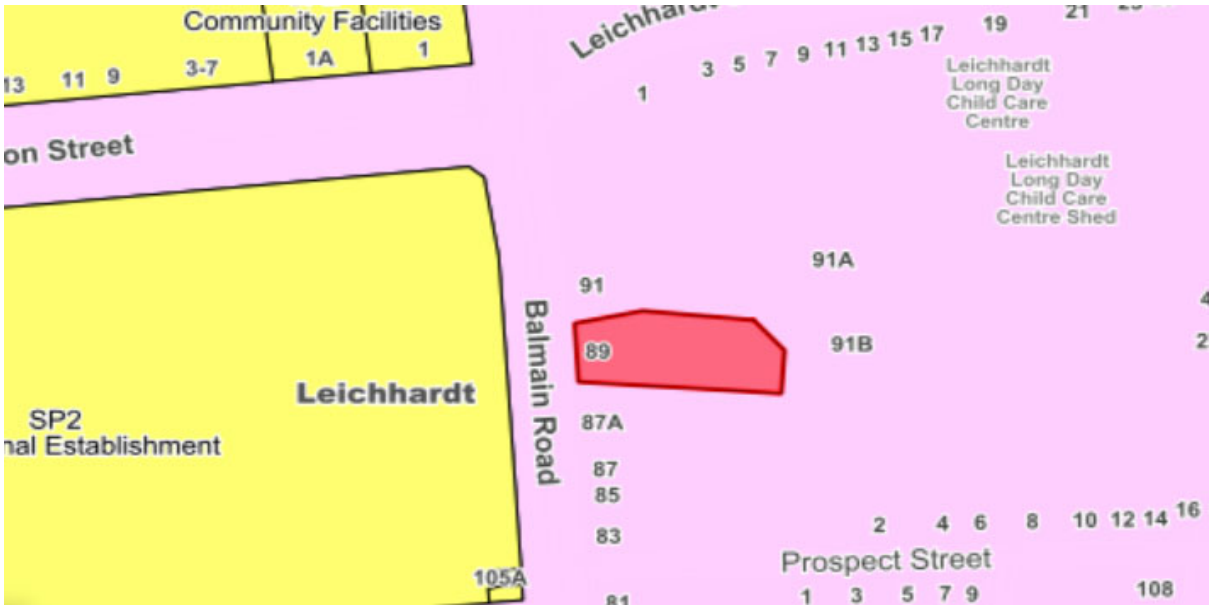
The subject site is located on the eastern side of Balmain Road, between Leichhardt Street and Prospect Street. The site is irregular in shape with a total area of 547sqm and is legally described as Lot B, DP 420345.

The site has a frontage to Balmain Road of 11.95m.

The site supports a single storey brick and tiled roof dwelling. The adjoining properties support one and two storey dwellings and 3-storey residential flat buildings.

The subject site is not listed as a heritage item and is not located within a Heritage Conservation Area, but is located opposite a heritage item (I676 – Leichhardt Public School).

The land is not affected by flooding or significant vegetation.



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
PREDA/2018/112	Demolition of existing building and construction of a 3-storey, 30 room boarding house with basement car parking accommodating 8 car spaces. The current proposal, being a part 2- storey, part 3-storey, 23 room boarding house, with basement car parking accommodating 12 car spaces, generally satisfactorily responds to the issues raised.	Advice letter issued 26/06/2018
D/2019/25	Demolition of an existing attached dual occupancy and construction of a new generation boarding house development accommodating 23 rooms with basement car parking, and associated works, including retaining wall, fencing and landscaping works	Approved by Inner West Local Planning Panel 08/10/2019

Surrounding properties

No relevant application history.

4(b) Application history

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

Date	Discussion / Letter / Additional Information
14/07/2021	Applicant submits amended BASIX Certificate in response to Council request.
13//07/2021	Council contacts applicant requesting amended BASIX Certificate consistent with the revised plans.
19/05/2021	Applicant submitted swept paths and amended plans reflecting the widened basement accommodating 12 car space, relocation of the lift to the northern boundary as per the original approval, and reduction to bin storage area to allow increased landscaped area within the front setback. The amended plans were re-notified in accordance with Council's Community Engagement Framework.
11/05/2021	Following review by Council's Engineers, swept paths and a full set of amended plans were requested to reflect the widened basement.
19/02/2021	Applicant submitted an amended basement plan incorporating a widened and reconfigured basement parking layout with 12 car spaces
01/02/2021	Council raised concerns in relation to the proposed reduction in car parking from 12 to 10 spaces.

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Leichhardt Local Environmental Plan 2013 (Leichhardt LEP 2013)*

The following provides further discussion of the relevant issues:

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

An amended BASIX Certificate in relation to the amended plans and will be referenced in any consent granted.

5(a)(i) State Environmental Planning Policy (Affordable Rental Housing) 2009

The provisions of *State Environmental Planning Policy (Affordable Rental Housing) 2009* are applicable to the proposed development. The relevant provisions of the State Policy are provided in the table below.

Requirement	Provided
29 Standards that cannot be used to refuse consent (1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than, inter alia... (c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus: (i) 0.5:1, if the existing maximum floor	The land is zoned R1 – General Residential. The maximum allowable FSR for any form of residential accommodation on the land under Clause 4.4 (2B)(c) of Leichhardt Local Environmental Plan (LLEP) 2013 is 0.5:1. The land is within a zone in which residential flat buildings are permitted and does not contain a heritage item and as such, a maximum FSR of 1:1 applies. It is noted that the FSR of the approved development was 0.99:1 and that the GFA from the enclosed common area required under Condition 5 was offset by the deletion of Unit 6 that was to be replaced with an uncovered deck. The reason for deletion of

space ratio is 2.5:1 or less, or (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.	Unit 6 was to accommodate the vertical clearance required for the car stackers. The proposal as modified provides an enclosed common area and maintains the same number of rooms and same number of car spaces without stackers, but involves an additional 44.4sqm of gross floor area (or FSR of 1.08:1) due to increases to the units sizes on the ground floor and enclosure of the rear deck to provide a communal living area. As discussed further within this report, the proposed 8.1% variation relates to the ground level only, does not result in any adverse bulk and scale, traffic or amenity impacts, and can be supported in accordance with Clause 29(4) without a Clause 4.6 request (noting that Clause 4.6 is not strictly applicable to a modification application in any case).
(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds: (a) building height if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,	The *Leichhardt LEP 2013* does not impose any height limit. The proposal maintains a part 2-storey form adjacent to the one and two storey dwellings to the south and a part 3-storey form adjacent to the 3-storey flat buildings to the north, with an overall minor reduction in building height of 300mm.
(b) landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located	The adjoining property to the north contains no landscaping, while the property to the south contains a small landscaped area with turf and hedge planting within the front setback. The proposal provides a landscaped front setback with a mixture of shrubs and a canopy tree, which is considered to be an improvement to the existing streetscape. Therefore, the proposal is compatible with the streetscape in which the building is located.
(c) solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter	The proposed communal area is to the rear (eastern) side of the building, which will achieve 3 hours direct sunlight between 9am and 3pm in mid-winter. Therefore, the proposal is considered acceptable with respect to solar access.
(d) private open space if at least the following private open space areas are provided (other than the front setback area): (i) one area of at least 20 square metres with a minimum dimension of 3 metres is	A common private open space area of 77sqm with a minimum dimension of 3m is provided at the rear, which complies. In addition, each ground floor room enjoys individual courtyards varying from 7sqm to 10sqm with a useable depth of 2m. The

provided for the use of the lodgers, (ii) if accommodation is provided on-site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,	onsite caretaker's room has a separate private open space area of 20sqm with a minimum dimension of 2.5m. Therefore, the proposal is considered acceptable with respect to private open space.
(e) parking if: (iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on-site	Based on a total of 23 rooms, a total of 12 car spaces are required (including 1 car space for an on-site caretaker). The proposal provides a total of 12 car spaces, including 1 accessible space. Therefore, the proposal is considered to be acceptable with respect to car parking.
(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least: (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or (ii) 16 square metres in any other case.	The proposal (as conditioned) involves the provision of 15 single lodger rooms ranging from 12sqm to 14.6sqm and 7 double lodger rooms ranging from 16sqm to 20.8sqm excluding kitchen and bathroom facilities. All rooms are capable of accommodating single beds with sufficient circulation space and opportunities for bedside tables/storage. Therefore, the proposal is considered acceptable with respect to accommodation size and Condition 5 (4) may be deleted.
(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.	Each room contains private kitchenettes and bathroom facilities.
(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).	As noted above, whilst the proposed FSR of 1.08:1 exceeds the do not refuse standard of 1:1, this does not result in any adverse bulk and scale, traffic or amenity impacts and can be supported in accordance with Clause 29(4) without a Clause 4.6 request.
30 Standards for boarding houses (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following: (a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,	A communal living area has been provided at the rear, and as such, Condition 5(3) may be deleted.
(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres	No boarding room has an area exceeding 25sqm (excluding any area used for the purposes of private kitchen or bathroom facilities).
(c) no boarding room will be occupied by more than 2 adult lodgers,	No boarding room will be occupied by more than 2 lodgers. A total of 7 rooms have capacity for 2 lodgers as assessed above. The total amount of lodgers will therefore

	be 28 (excluding the onsite manager's room which has capacity for 1 person). It is recommended that the maximum number of adult lodgers be reaffirmed by way of condition.
(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger	Adequate private bathroom and kitchen facilities are available within the boarding house for the use of each lodger.
(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on-site dwelling will be provided for a boarding house manager,	The proposal as conditioned has the capacity to accommodate 28 lodgers, and as a result, a boarding house manager is required. A condition will be imposed requiring the provision of an on-site caretaker within Unit 9 as nominated on the plans.
(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,	The site is not zoned for commercial purposes.
(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	The proposal provides 23 rooms, requiring 5 bicycle and 5 motorcycle parking spaces. A total of 6 bicycle and 5 motorcycle parking spaces have been provided.
30A Character of local area A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposal adopts a part 2-storey form adjacent to the one and two storey dwellings to the south and a part 3-storey form adjacent to the 3-storey flat buildings to the north. The proposal provides compliant car parking, site coverage and landscaped area, acceptable FSR, and is generally sited within the permitted Building Location Zone where it can be reasonably expected a building can be accommodated on the site. The proposal will not result in any adverse streetscape, amenity or heritage impacts. Therefore, the proposal is considered to be compatible with the character of the local area.
52 – No subdivision of boarding houses A consent authority must not grant consent to the strata subdivision or community title subdivision of a boarding house.	Noted.

5(a)(ii) *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 approved development involves the removal of two minor trees, which is considered acceptable and will be replaced by suitable landscaping.

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

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

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 4.3A - Landscaped areas for residential accommodation in Zone R1
- 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 5.10 - Heritage Conservation
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.4 - Stormwater management
- Clause 6.8 - Development in areas subject to aircraft noise

(i) <u>Clause 2.3 - Land Use Table and Zone Objectives</u>

The development is permitted with consent within the land use table. The development is consistent with the objectives of the LR1 zone which are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

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

Standard	Proposal	Non-compliance	Complies
Landscape Area Minimum permissible: 15% or 82.05sqm	14.3% (78.6sq	3.99sqm or 4.8%	No
Site Coverage Maximum permissible: 60% or 328.2sqm	55% (299.1sqm)	N/A	Yes
Floor Space Ratio Maximum permissible: 0.5:1 under LEP plus 0.5:1 SEPP bonus = 1:1 or 541sqm	1.08:1 (591.4sqm)	44.4sqm or 8.1%	No

Landscaped Area

Whilst the landscaped area has reduced by 35.85sqm from the original approval due to the increase in basement footprint to accommodate the required parking without stacker, the landscape treatment of the front setback remains unchanged and, as such, this variation cannot be used as a reason for refusal under Clause 29(2)(b) of SEPP (Affordable Rental Housing) 2009.

Floor Space Ratio

It is noted that the FSR of the approved development was 0.99:1 and that the GFA from the provision of an enclosed common area as required under Condition 5(3) was offset by the deletion of Unit 6 that was to be replaced with an uncovered deck under Condition 5(1). However, the reason for deletion of Unit 6 was to accommodate the vertical clearance required for the car stackers.

The proposal as modified now provides an enclosed common area and maintains the same number of rooms and same number of car spaces without stackers, but involves an additional 44.4sqm of gross floor area (or FSR of 1.08:1) due to increases to the unit sizes on the ground floor and enclosure of the rear deck to provide a communal living area.

The proposed 8.1% variation relates to the ground level only, remains consistent with the existing pattern of development, does not result in any adverse bulk and scale, traffic or amenity impacts, and can be supported in accordance with Clause 29(4) of SEPP (Affordable Rental Housing) 2009 without a Clause 4.6 request (noting that Clause 4.6 is not strictly applicable to a modification application in any case).

Nevertheless, it is considered that the proposed 8.1% variation to the FSR development standard is acceptable in this instance because the proposal achieves the objectives of the standard given no any adverse amenity or streetscape impacts arise and it is compatible with the existing character of the area in terms of building bulk, form and scale.

No other changes to the approved siting and location of the building is proposed, and as such, it is considered that the proposal maintains a suitable balance between landscaped areas and built forms and is located with the building location zone where it can be reasonably assumed development can occur. Further, the FSR is considered to be compatible with the FSR characteristic of adjoining residential development adjoining and along Balmain Road.

Therefore, strict compliance is considered to be unreasonable or unnecessary in the circumstances of the case and there are sufficient environmental grounds having regard to the existing context to justify the variation.

5(b) 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*.

It is noted that the general intent of the Draft IWLEP 2020 is to harmonise the existing planning controls from Leichhardt LEP 2013, Marrickville LEP 2011, and Ashfield LEP 2013 into a consolidated LEP and as such, the proposal is generally consistent with the amended provisions contained in the Draft IWLEP 2020.

5(c) Development Control Plans

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	Yes
B3.2 Events and Activities in the Public Domain (Special Events)	N/A
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	N/A
C1.4 Heritage Conservation Areas and Heritage Items	N/A
C1.5 Corner Sites	N/A
C1.6 Subdivision	N/A
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.11 Parking	Refer to SEPP ARH
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	N/A
C1.14 Tree Management	Yes
C1.15 Signs and Outdoor Advertising	N/A
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	N/A
C1.17 Minor Architectural Details	N/A
C1.18 Laneways	N/A
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	N/A
C1.20 Foreshore Land	N/A
C1.21 Green Roofs and Green Living Walls	N/A
Part C: Place – Section 2 Urban Character	
C2.2.3.3 Piperston Distinctive Neighbourhood, Leichhardt	Yes – see discussion
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No – see discussion
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	N/A
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes

C3.8 Private Open Space	Refer to SEPP ARH
C3.9 Solar Access	Yes
C3.10 Views	Yes
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	N/A
C3.14 Adaptable Housing	N/A
Part C: Place – Section 4 – Non-Residential Provisions	N/A
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
D2.4 Non-Residential Development	Yes
D2.5 Mixed Use Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	N/A
E1.1.5 Foreshore Risk Management Report	N/A
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	N/A
E1.2.7 Wastewater Management	Yes
E1.3 Hazard Management	N/A
E1.3.1 Flood Risk Management	N/A
E1.3.2 Foreshore Risk Management	N/A
Part F: Food	N/A
Part G: Site Specific Controls	N/A

The following provides discussion of the relevant issues:

<u>C1.11 Parking</u>

Council's Engineering Section reviewed the proposal and provided the following comments:

> *No objections to the proposed revised basement floor layout, which shows 12 parking spaces (without car stackers), 5 motorcycle spaces and 6 bicycle spaces. The following conditions are to be deleted given car stackers are no longer proposed:*
> *- Condition 36(e)*

- Condition 57(d)

Therefore, it is considered that the proposal is acceptable subject to the amended conditions.

C2.2.3.3 Piperston Distinctive Neighbourhood, C3.2 Site Layout and Building Design

The proposal maintains a part 2-storey form adjacent to the one and two storey dwellings to the south and a part 3-storey form adjacent to the 3-storey flat buildings to the north and east.

No changes are proposed to the overall building envelope or first and second floor Building Location Zones. The proposed changes to the ground floor side setbacks and rear Building Location Zone arising due to the proposed communal living area to the rear with a wall height of 3.66m and side setbacks of 2.79m to the north and 5m to the south maintain compliance with the average ground floor BLZ and side setback requirements.

C3.9 Solar Access

The submitted shadow diagrams illustrate that the proposal will not result in any additional overshadowing of adjoining living area windows or private open space between 9am to 3pm at midwinter, noting the location of paved parking and driveway areas along the northern side of 87 Balmain Road.

C3.11 Visual Privacy

It is noted that the proposal reduces the rear setback of the ground floor communal living area from 9m to 6m, but potential overlooking to the rear remains screened by the approved 1.8m fencing above the finished external ground level.

5(d) Section 4.55 of the Environmental Planning and Assessment Act

Under Section 4.55 (2) of the Environmental Planning and Assessment Act, 1979, the consent authority, when considering a request to modify a Determination must:

a) Be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted
b) Consult with any relevant authority or approval body
c) Notify the application in accordance with the regulations
d) Consider any submissions made
e) Take into consideration the matters referred to in Section 4.15 that are relevant to the development the subject of the modification application.

The development being modified is substantially the same development as the development for which consent was originally granted. No authorities or bodies were required to be consulted. The application was notified in accordance with the regulations and Council's notification policy and submissions received have been considered in the assessment.

The relevant considerations under section 4.15 of the Environmental Planning and Assessment Act, 1979 have been taken into consideration in the assessment of this application.

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 Council's notification policy for a period of 14 days to surrounding properties and 2 submissions were received in response to the initial notification. No further submissions were received in response to re-notification.

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

- Reduction in car parking – see Section 5(a)(ii)

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 and issues raised in those referrals have been discussed in Section 5 above.

- Engineering: no objections subject to suitable conditions

6(b) External

Not applicable.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions have been conditioned and remain unchanged as a part of the proposal.

8. Conclusion

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

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

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

9. Recommendation

A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55 of the *Environmental Planning and Assessment Act 1979, grant consent to* MOD/2020/0378 to carry out various internal and external changes, including internal design and layout changes, deletion of car stackers, and reduction in building height at 89 Balmain Road Leichhardt subject to the conditions listed in Attachment A below.

Attachment A – Recommended and Amended Conditions of Consent

A. <u>Delete the following conditions:</u>

~~**6. Maintenance Manual**~~
~~**Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a detailed maintenance manual for the car stackers to ensure the satisfactory performance of the car stackers for the life of the development at all times.**~~
(Condition deleted under MOD/2020/0378 on INSERT DATE)

B. <u>Amend the following conditions to read as follows:</u>

4. Documents related to the consent
The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	**Plan Name**	**Date Issued**	**Prepared by**
~~**D**~~ ***G***104, Rev. ~~**D**~~ ***G***	Site Plan	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***105, Rev. ~~**D**~~ ***G***	Basement	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***106, Rev. ~~**D**~~ ***G***	Ground Floor Plan	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***107, Rev. ~~**D**~~ ***G***	First Floor Plan	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***108, Rev. ~~**D**~~ ***G***	Second Floor	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***109, Rev. ~~**D**~~ ***G***	Roof Plan	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***110, Rev. ~~**D**~~ ***G***	Elevations	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***111, Rev. ~~**D**~~ ***G***	Sections	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***112, Rev. ~~**D**~~ ***G***	Materials + Finishes	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
~~**D**~~ ***G***121, Rev. ~~**D**~~ ***G***	Landscape Plan	~~**28/5/2019**~~ ***19/5/2021***	Habitation Design + Interiors
D01, D02, C01 & C02, Rev. D	Stormwater Plans	12/7/2019	United Consulting Engineers
~~**957318M_02**~~ ***957318M_03***	BASIX Certificate	~~**16/1/2019**~~	~~**Outsource Ideas Pty Ltd**~~ ***EPS***
-	Plan of Management	28/8/2018	Unknown
20181017.1	Acoustic Report	21/8/2018	Acoustic Logic

As amended by the conditions of consent.
(Condition modified under MOD/2020/0378 on INSERT DATE)

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

1. ~~**Room 6 (and the roof above) is to be deleted to accommodate the required headroom clearance for the car stackers and replaced with a raised external uncovered timber deck with a finished floor level of RL40.58 up to the eastern wall of Room 7.**~~
2. ~~**A 1.7m high privacy screen is to be provided along the southern side of the raised external deck.**~~
3. ~~**Sliding or stacker glazed doors are to be provided along the eastern side of the ground floor common area (adjacent to the western side of the external BBQ) to allow the common dining and kitchen area to be fully enclosed.**~~
4. ~~**Rooms 17 and 18 are to be increased in size by 0.2sqm to comply with the minimum 12sqm room size requirement exclusive of private kitchens and bathrooms.**~~
5. ~~**The Plan of Management shall have annexed to it details of the operation of the carstacker and contact details in the event that the stacker fails to function.**~~
6. The Plan of Management shall indicate that each car space is allocated to a particular unit.
7. The Plan of Management shall be amended to indicate that there is no access to Council's Resident Parking Scheme.

(Condition modified under MOD/2020/0378 on INSERT DATE)

24. Boarding House Plan of Management

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Plan of Management demonstrating compliance with operation and maintenance standards set out in Local Government (General) Regulation 2005 and the following requirements:

a) The building is to contain a maximum of ~~**27**~~ ***29*** persons (not including children under the ages of 5 years), being no more than 2 persons per designated twin bedroom and 1 person per designated single bedroom.
b) The occupier of premises must not allow any room or cubicle in the premises to be used for the purpose of sleeping accommodation unless the room or cubicle has a floor area of 5.5 square metres or more for each person sleeping in it (in the case of long-term sleeping accommodation) or 2 square metres or more for each person sleeping in it (in any other case).
   Note The Public Health Regulation 2012 provides that long-term sleeping accommodation means accommodation that is provided to the same person for a period of more than 28 consecutive days
c) A sign (300mm x 300mm) indicating the permissible maximum length of time during which a person may board or lodge in the premises much be conspicuously displayed to public view outside the premises.
d) A schedule showing the numeral designating each bedroom and dormitory and the number of person permitted to be accommodated in each must be conspicuously displayed within the premises.
e) Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in in each bedroom the maximum number of persons allowed to be accommodated in the bedroom.
f) Adequate light and ventilation must be maintained at all times in the premises.
g) All partitions forming cubicles in a dormitory must be adequately constructed and provide adequate ventilation.

h) Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.
i) The floor of any kitchen must have an approved impervious surface and be kept in a clean and health condition, in good repair.
j) All parts of the premises and all appurtenances (including furniture, fittings, bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.
k) Pans, receptacles or other waste storage devices must be kept covered and all waste must be deposited in appropriate pans, receptacles or other waste storage devices.
l) If the place is one in which persons may board or lodge for 7 days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds, curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants.

(Condition modified under MOD/2020/0378 on INSERT DATE)

36. Parking Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications 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, 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 floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
b) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing.
c) The longitudinal profile across the width of the vehicle crossing, vehicular 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.
d) Minimum headroom of 2200mm must be provided throughout the access and parking facilities. Minimum headroom of 2500mm must be provided above any disabled parking space(s).
~~**e) Minimum headroom of 2200mm must be provided for car in each car space within the Car Stacker(s).**~~
f) The headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004.
g) Longitudinal sections along each outer edge of the vehicular access and parking facilities extending to the centreline of the road carriageway must be provided demonstrating compliance with the above requirements.
h) 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 and aisles adjacent to walls or fences are increased in width by an additional 300mm;
   ii. End spaces are provided with an additional 1m aisle extension; and
   iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004;

i) 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;

j) The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.

k) 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.

l) The curved section of the ramp is designed in accordance with AS/NZS 2890.1-2004 with grades measured along the inside radius.

m) The vehicular access must be amended to provide clear sight lines (triangles) to pedestrians in Balmain Road in accordance with the requirements of Clause 3.2.4(b) of AS/NZS 2890.1-2004.

n) All parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction.

o) The entry security door must be set back a minimum of 5500mm from the property boundary.

p) A bicycle storage area must be provided to accommodate the numerical requirements of DCP and be designed in accordance with relevant provisions of AS 2890.3-2015.

q) 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.

(Condition modified under MOD/2020/0378 on INSERT DATE)

57. 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/or retention system;

c) Positive Covenant related to stormwater quality improvement devices;

~~**d) Positive Covenant and Restrictions on the Use of Land related to car stackers.**~~

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

(Condition modified under MOD/2020/0378 on INSERT DATE)

61. Boarding House

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

a) The use must comply at all times with the Plan of Management referred to in condition 4 above and as amended by the conditions in this Determination;

b) A copy of the Plan of Management and House Rules must be annexed to each and every tenancy/occupation agreement for a room;

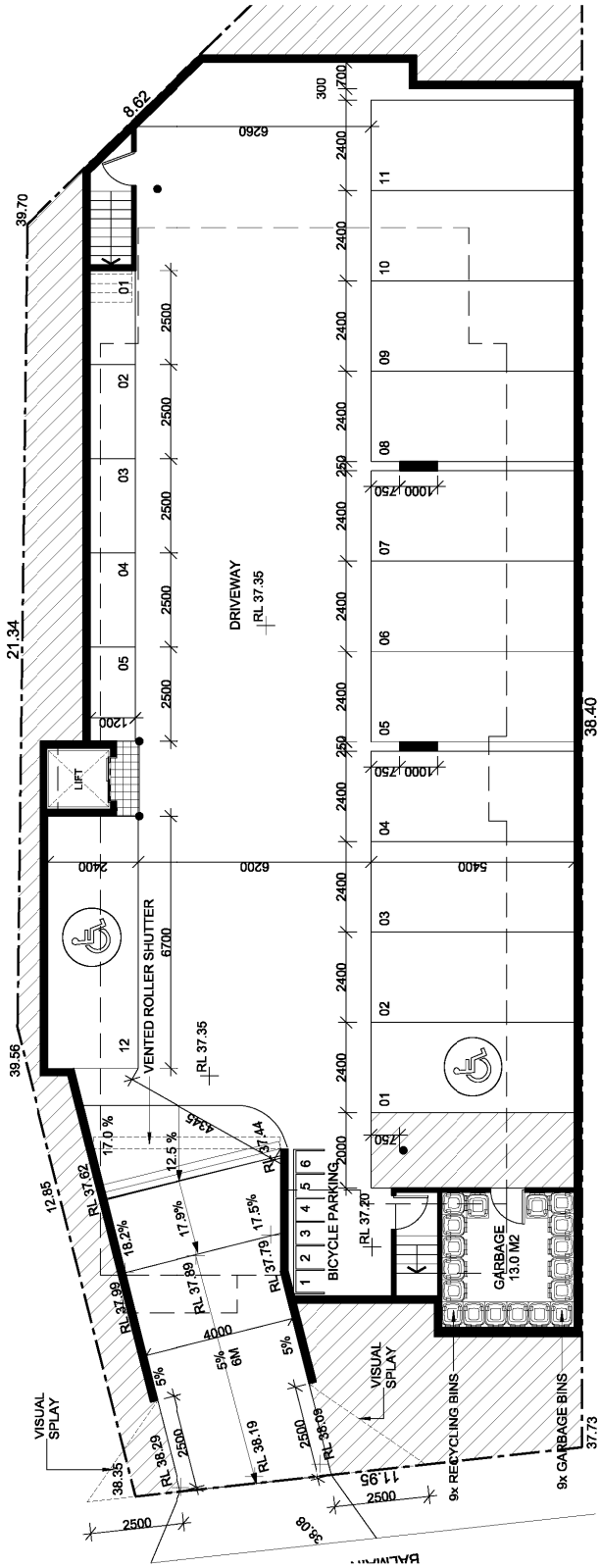
c) A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building at all times;

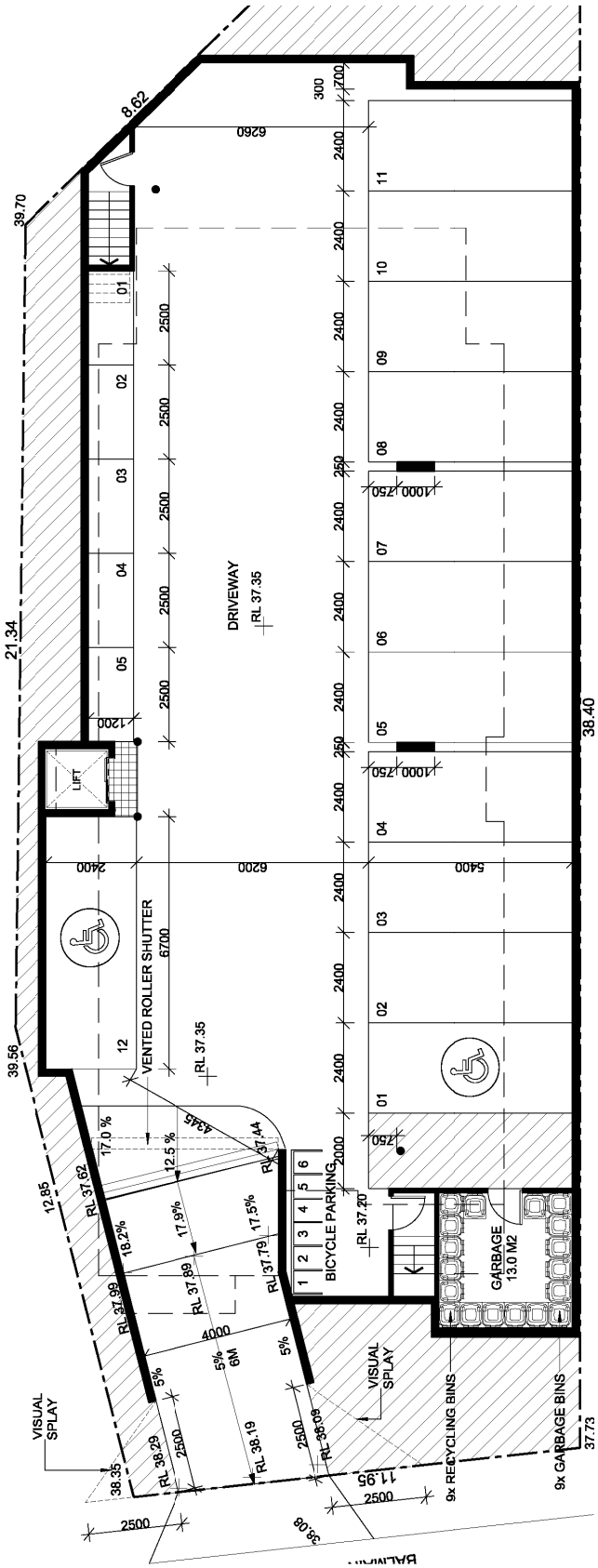
d) The Plan of Management must not to be amended without the prior consent of Council and must be made available to Council officers and the Police upon request;

e) All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
f) The premises must be used exclusively as a boarding house containing a maximum total of 22 lodger's rooms and 1 on-site manager's room with not more than 28 adult lodgers and 1 adult on-site managers residing in the premises at any one time;
g) Not more than 1 lodger must occupy each nominated single boarding room and 2 lodgers must occupy each nominated double boarding room;
h) The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
i) All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers; and
j) Each self-contained room and shared kitchen must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order at all times.
~~**k) The car stackers are to be operated and maintained in accordance with the maintenance schedule at all times.**~~
l) If background music is being played in the indoor common area (up to 65dB(A)Leq internally) after 6pm, all doors and windows of the common area are to remain closed except for ingress/egress.
m) All doors and windows of the common area are to remain closed at all times (except for ingress/egress) when amplified music (more than 65dB(A)Leq internally is played in the indoor common area.
n) No amplified music is to be played within the indoor common area after 10pm.
o) The outdoor common area is not to be used for parties and there is to be no amplified music in this area.
p) The outdoor common area is not to be used after 9pm or before 8am.
~~**q) The on-site manager of the boarding house is responsible for arranging the maintenance and servicing of the carstackers.**~~
r) A caretaker is to be on-site within Unit 9.

(Condition modified under MOD/2020/0378 on INSERT DATE)

Attachment B – Plans of Proposed Development




DRIVEWAY
RL 37.35
VENTED ROLLER SHUTTER
6700
LIFT
BICYCLE PARKING
GARBAGE
13.0 M2
9x RECYCLING BINS
9x GARBAGE BINS
VISUAL SPLAY
VISUAL SPLAY
RL 37.62
RL 37.99
RL 37.89
RL 37.79
RL 37.44
RL 37.20
RL 38.29
RL 38.19
RL 38.09
17.0 %
12.5 %
18.2%
17.9%
17.5%
5%
5%
5%
6M
4000
2500
2500
2500
11.95
39.08
38.35
39.70
21.34
39.56
12.85
8.62
38.40
37.73
6260
6200
5400
2400
1200
1000
250
300
700
2000
2400
2500

Sheet List

Sheet Name	Sheet Number
COVER PAGE	G101
BASIX CERTIFICATE	G102
SURVEY PLAN	G103
SITE PLAN	G104
BASEMENT	G105
GROUND FLOOR PLAN	G106
FIRST FLOOR PLAN	G107
SECOND FLOOR	G108
ROOF PLAN	G109
ELEVATIONS	G110
SECTION	G111
MATERIALS + FINISHES SCHEDULE	G112
CALCULATION SHEET	G113
WINTER SHADOW DIAGRAM	G114
SUMMER SHADOW DIAGRAM	G116
CPTED ASSESSMENT	G118
PLAN - DRIVEWAY CROSS SECTION	G119
NOTIFICATION PLAN	G120
LANDSCAPE PLAN	G121

habitation
Design + Interiors
0414 942 013
PO Box 197
Burwood NSW 1805
joseph@habitationdesign.com.au
www.habitationdesign.com.au

Member
Australian Institute of Architects
Nominated Architect
Joseph Tabet
NSW Architects Registration Board No 6705

REVISION

ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	29/04/18	PRE DA ISSUE	NVM	JP
B	19/07/18	DEVELOPMENT APPLICATION ISSUE	NVM	JP
C	22/01/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
D	28/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
E	04/09/20	CLAUSE 4.55 VARIATION	NVM	JP
F	22/07/20	AMENDED CLAUSE 4.55 VARIATION	NVM	JP
G	19/05/21	AMENDED CLAUSE 4.55 VARIATION	H.K	JP

DISCLAIMER:
THIS DRAWING IS THE PROPERTY OF HABITATION DESIGN + INTERIORS PTY LTD. THE INFORMATION CONTAINED HEREIN IS TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS PROVIDED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF HABITATION DESIGN + INTERIORS PTY LTD.

WARNING:
THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR PRODUCTION OF SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER. DO NOT SCALE DRAWINGS.

PRELIMINARY ISSUE:
THIS DRAWING IS ISSUED FOR INFORMATION ONLY. ALL DIMENSIONS, LEVELS AND DETAILS MUST BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR PRODUCTION OF SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER. DO NOT SCALE DRAWINGS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

COVER PAGE

PRELIMINARY
NOT FOR CONSTRUCTION

CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT

CLIENT: MR. G. JIA

ADDRESS: 89 BALMAIN ROAD, LEICHHARDT

SCALE @ A1:
SCALE @ A3:
DRAWN BY: H.I.K
CHECKED BY: J.P
PROJECT NUMBER: 18093
DATE: 19/05/2021
SHEET NUMBER: G101

Sheet List

Sheet Name	Sheet Number
COVER PAGE	G101
BASIX CERTIFICATE	G102
SURVEY PLAN	G103
SITE PLAN	G104
BASEMENT	G105
GROUND FLOOR PLAN	G106
FIRST FLOOR PLAN	G107
SECOND FLOOR	G108
ROOF PLAN	G109
ELEVATIONS	G110
SECTION	G111
MATERIALS + FINISHES SCHEDULE	G112
CALCULATION SHEET	G113
WINTER SHADOW DIAGRAM	G114
SUMMER SHADOW DIAGRAM	G116
CPTED ASSESSMENT	G118
PLAN - DRIVEWAY CROSS SECTION	G119
NOTIFICATION PLAN	G120
LANDSCAPE PLAN	G121

habitation
Design + Interiors
0414 192 913
PO Box 197
Burwood NSW 1805
design@habitationdesign.com.au
www.habitationdesign.com.au

Member
Australian Institute of Architects
Nominative Architects
Owen Torsitto
NSW Architects Registration Board No. 7601

REVISION

ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	26/04/18	PRE DA ISSUE	NVM	JP
B	12/07/18	DEVELOPMENT APPLICATION ISSUE	NVM	JP
C	22/01/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
D	28/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
E	04/08/20	CLAUSE 4.55 VARIATION	NVM	JP
F	22/07/20	AMENDED CLAUSE 4.55 VARIATION	NVM	JP
G	19/05/21	AMENDED CLAUSE 4.55 VARIATION	H.K	JP

DISCLAIMER:
THIS DOCUMENT IS CONFIDENTIAL AND CONTAINS INFORMATION THAT IS THE PROPERTY OF HABITATION DESIGN + INTERIORS. IT MUST NOT BE DISCLOSED TO ANY PERSON OR ORGANISATION WITHOUT THE WRITTEN PERMISSION OF HABITATION DESIGN + INTERIORS.

COPYRIGHT:
COPYRIGHT IN THIS DOCUMENT VESTS IN HABITATION DESIGN + INTERIORS. THE DOCUMENT MAY BE REPRODUCED FOR USE IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN. THE DOCUMENT MAY NOT BE REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF HABITATION DESIGN + INTERIORS.

PRELIMINARY:
THIS DOCUMENT IS CONSIDERED TO BE PRELIMINARY UNTIL IT IS ISSUED FOR CONSTRUCTION.

COVER PAGE

PRELIMINARY
NOT FOR CONSTRUCTION

CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT

CLIENT: MR. G. JIA

ADDRESS: 89 BALMAIN ROAD, LEICHHARDT

SCALE @ A1:
SCALE @ A3:
DRAWN BY: H.I.K
DATE: 19/05/2021
CHECKED BY: J.P
SHEET NUMBER: G101
PROJECT NUMBER: 18093

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 957318M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 16 January 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Project summary		
Project name	Boarding house @ 89 Balmain Rd, Leic_02	
Street address	89 Balmain Road Leichhardt 2040	
Local Government Area	Inner West Council	
Plan type and plan number	deposited 420345	
Lot no.	B	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	24	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Certificate Prepared by
Name / Company Name: Outsource Ideas P/l
ABN (if applicable): 12 130 092 661

Description of project

Project address	
Project name	Boarding house @ 89 Balmain Rd, Leic_02
Street address	89 Balmain Road Leichhardt 2040
Local Government Area	Inner West Council
Plan type and plan number	deposited 420345
Lot no.	B
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	24
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	543.8
Roof area (m²)	224
Non residential floor area (m²)	0.0
Residential car spaces	12
Non residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	0.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	HDAV/12/1521	
Certificate number	15211940	
Climate zone	56	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 24 dwellings, 2 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	1	15.9	0.0	0.0	0.0
5	1	15.9	0.0	0.0	0.0
9	1	15.9	0.0	0.0	0.0
13	1	15.9	0.0	0.0	0.0
17	1	15.9	0.0	0.0	0.0
21	1	15.9	0.0	0.0	0.0
2	1	15.9	0.0	0.0	0.0
6	1	16.1	0.0	0.0	0.0
10	1	23.6	0.0	0.0	0.0
14	1	15.9	0.0	0.0	0.0
18	1	15.9	0.0	0.0	0.0
22	1	15.9	0.0	0.0	0.0
3	1	15.9	0.0	0.0	0.0
7	1	15.9	0.0	0.0	0.0
11	1	22.8	0.0	0.0	0.0
15	1	15.9	0.0	0.0	0.0
19	1	23.6	0.0	0.0	0.0
23	1	15.9	0.0	0.0	0.0
4	1	15.9	0.0	0.0	0.0
8	1	15.9	0.0	0.0	0.0
12	1	15.9	0.0	0.0	0.0
16	1	15.9	0.0	0.0	0.0
20	1	22.8	0.0	0.0	0.0
24	1	15.8	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Basment Car park area	560.0
Common Areas	18.0
Hallway/lobby Level-2	32.0
Lift car (No.1)	-
Ground floor lobby	48.0
Garbage room	11.0
Hallway/lobby Level-1	37.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
   - (a) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) Thermal Comfort
   - (b) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
   - (i) Water
   - (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	3 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	-	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	1	1	yes	yes	yes	yes	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	2.5 star (new rating)	no	4 star	4 star	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	15.0	10.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basment Car park area	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	fluorescent	connected to lift call button	No
Garbage room	no mechanical ventilation	-	fluorescent	motion sensors	No
Common Areas	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Ground floor lobby	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-1	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-2	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

habitation Design + Interiors
0414 962 013
PO Box 197 Burwood NSW 1805
joseph@habitationdesign.com.au
www.habitationdesign.com.au

Member Australian Institute of Architects

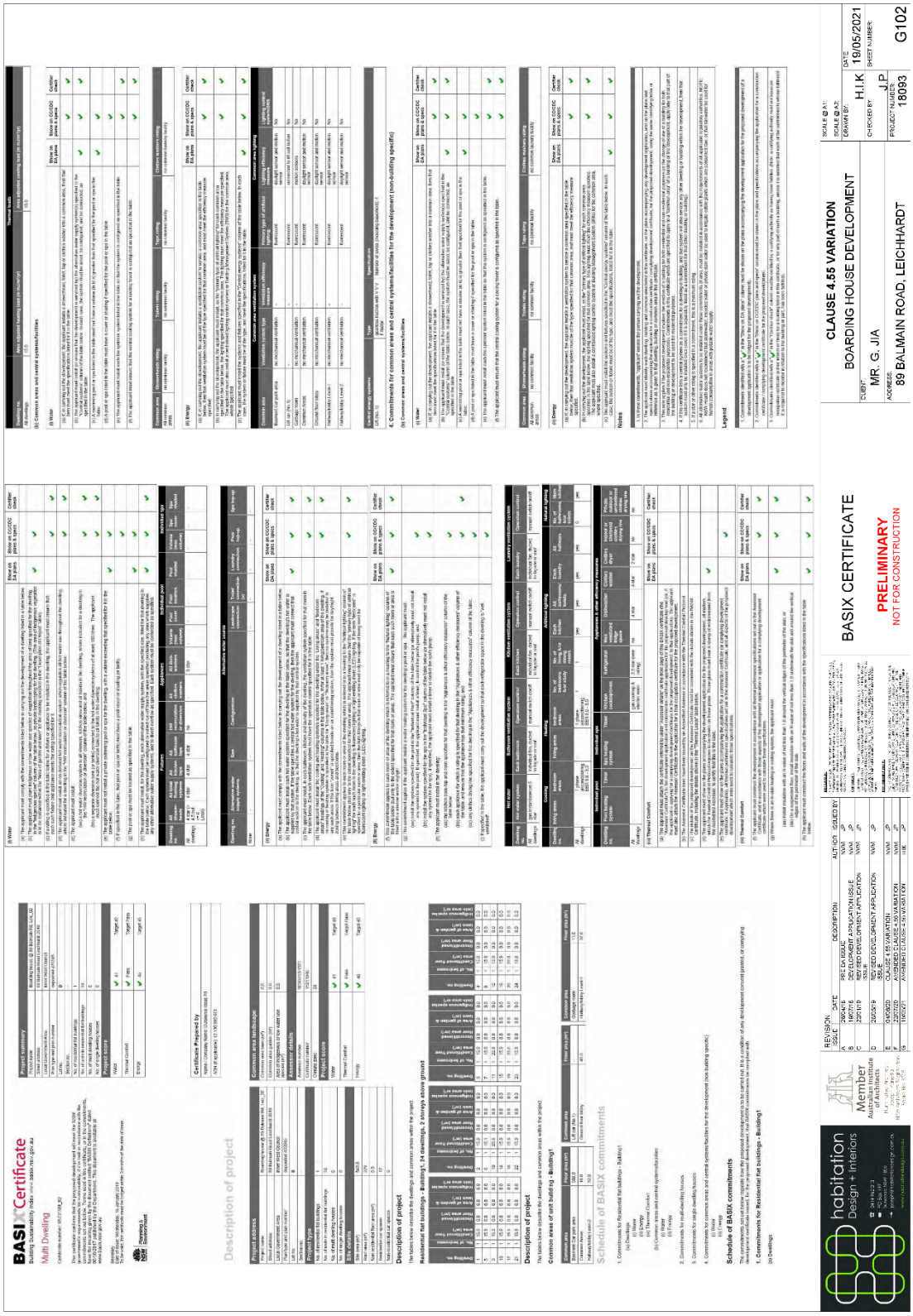
REVISION ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	28/04/18	PRE DA ISSUE	NVM	JP
B	19/07/18	DEVELOPMENT APPLICATION ISSUE	NVM	JP
C	22/01/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
D	28/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
E	04/06/20	CLAUSE 4.55 VARIATION	NVM	JP
F	22/07/20	AMENDED CLAUSE 4.55 VARIATION	NVM	JP
G	19/05/21	AMENDED CLAUSE 4.55 VARIATION	HIK	JP

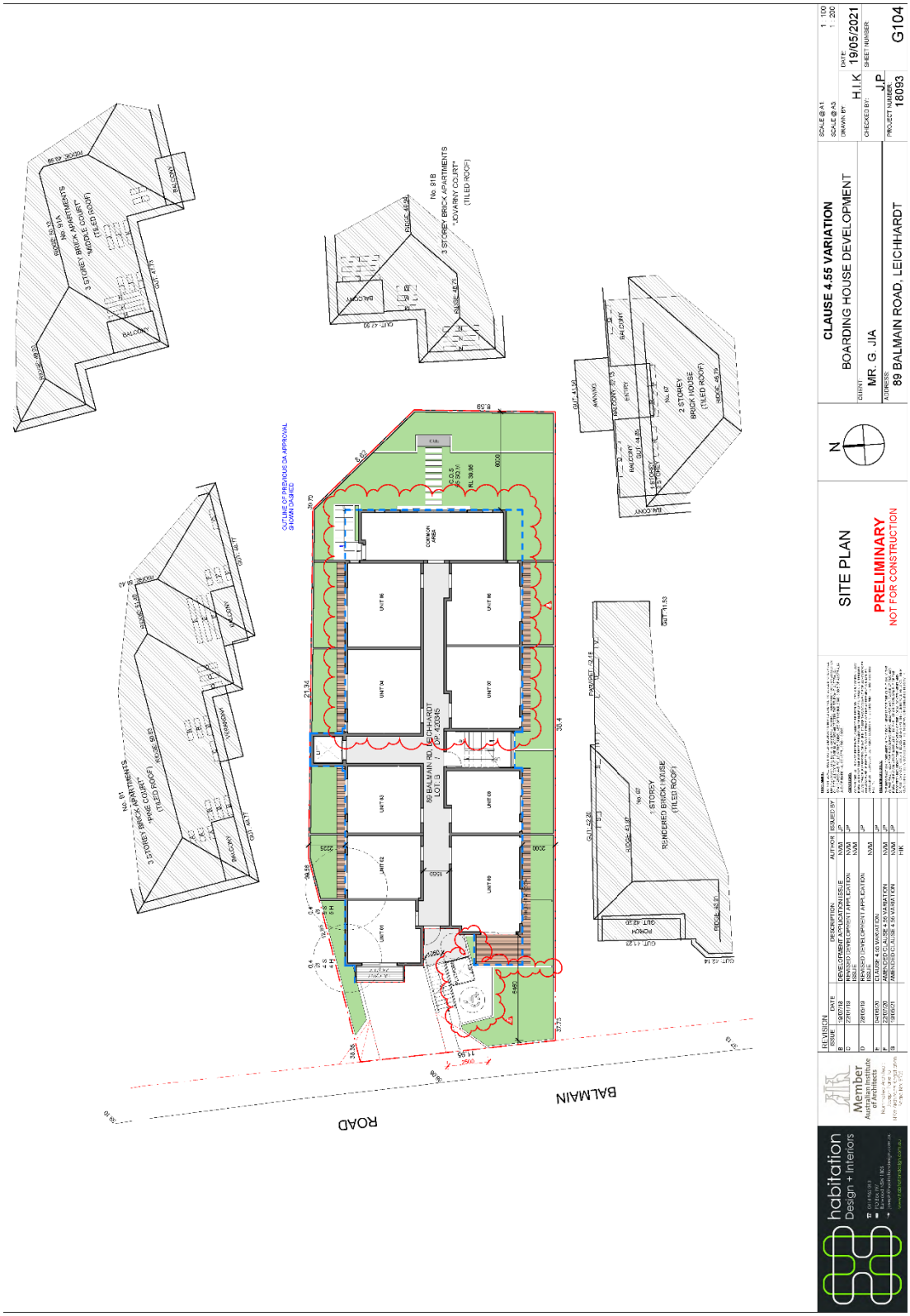
BASIX CERTIFICATE

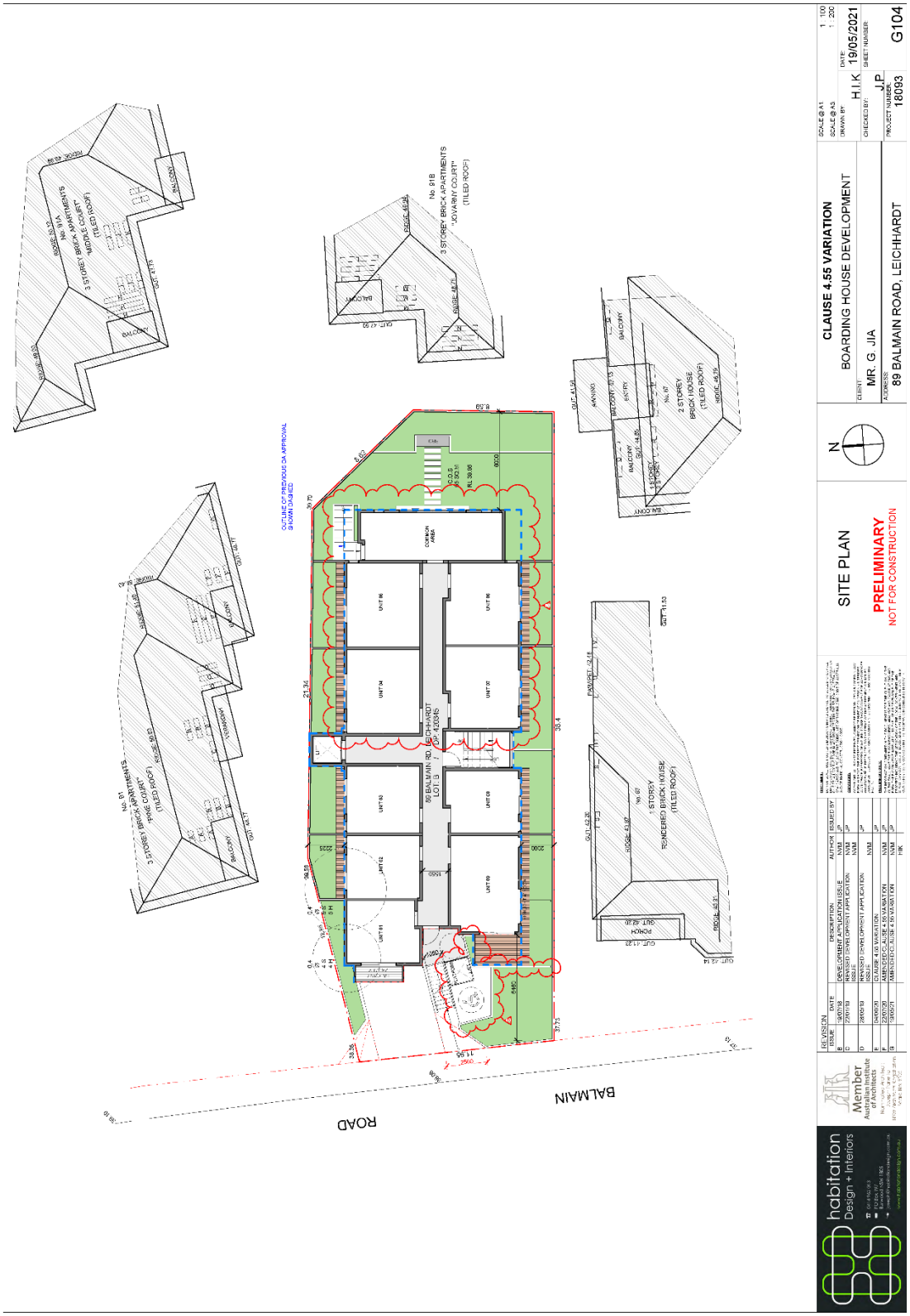
PRELIMINARY
NOT FOR CONSTRUCTION

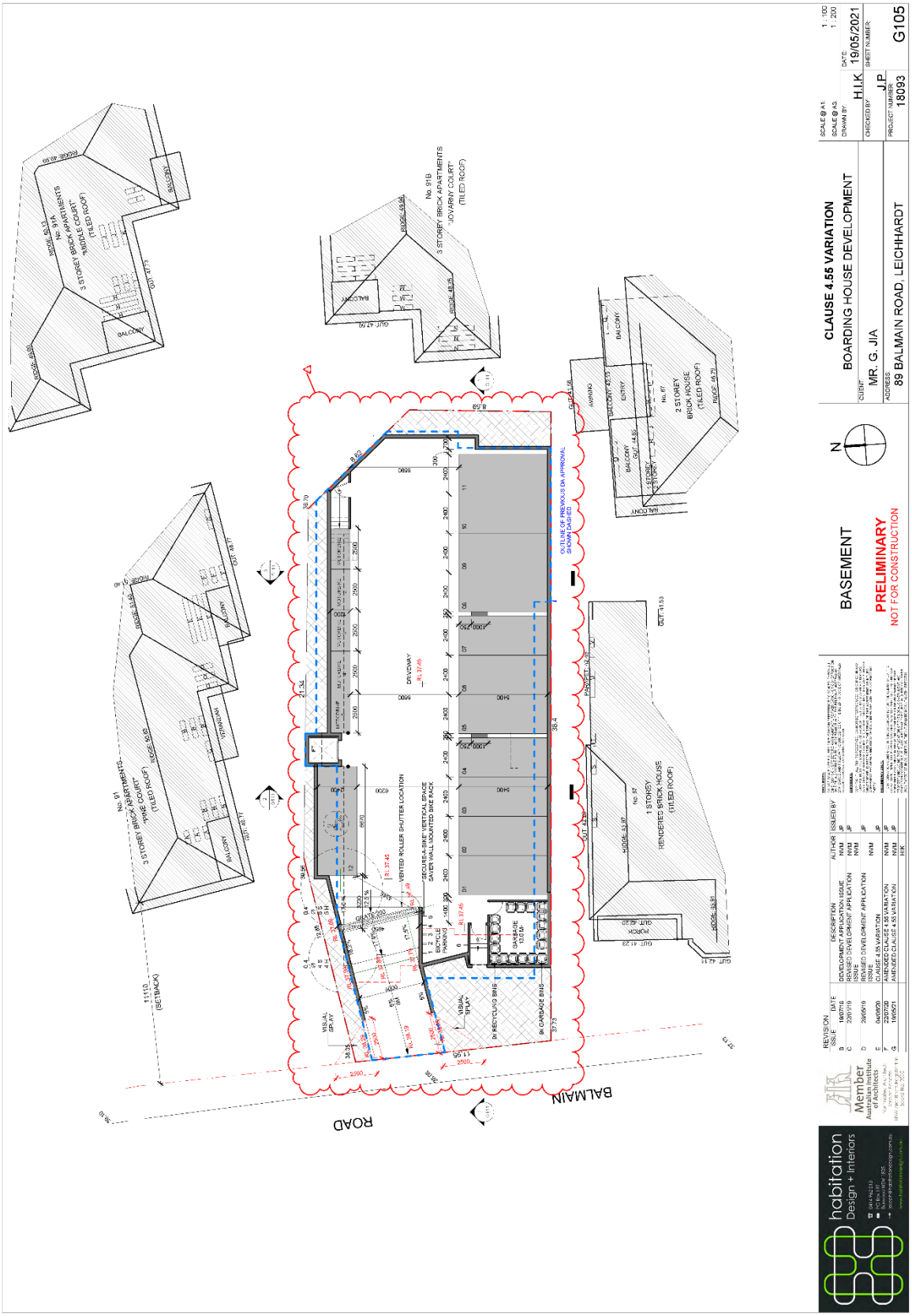
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT: MR. G. JIA
ADDRESS: 89 BALMAIN ROAD, LEICHHARDT

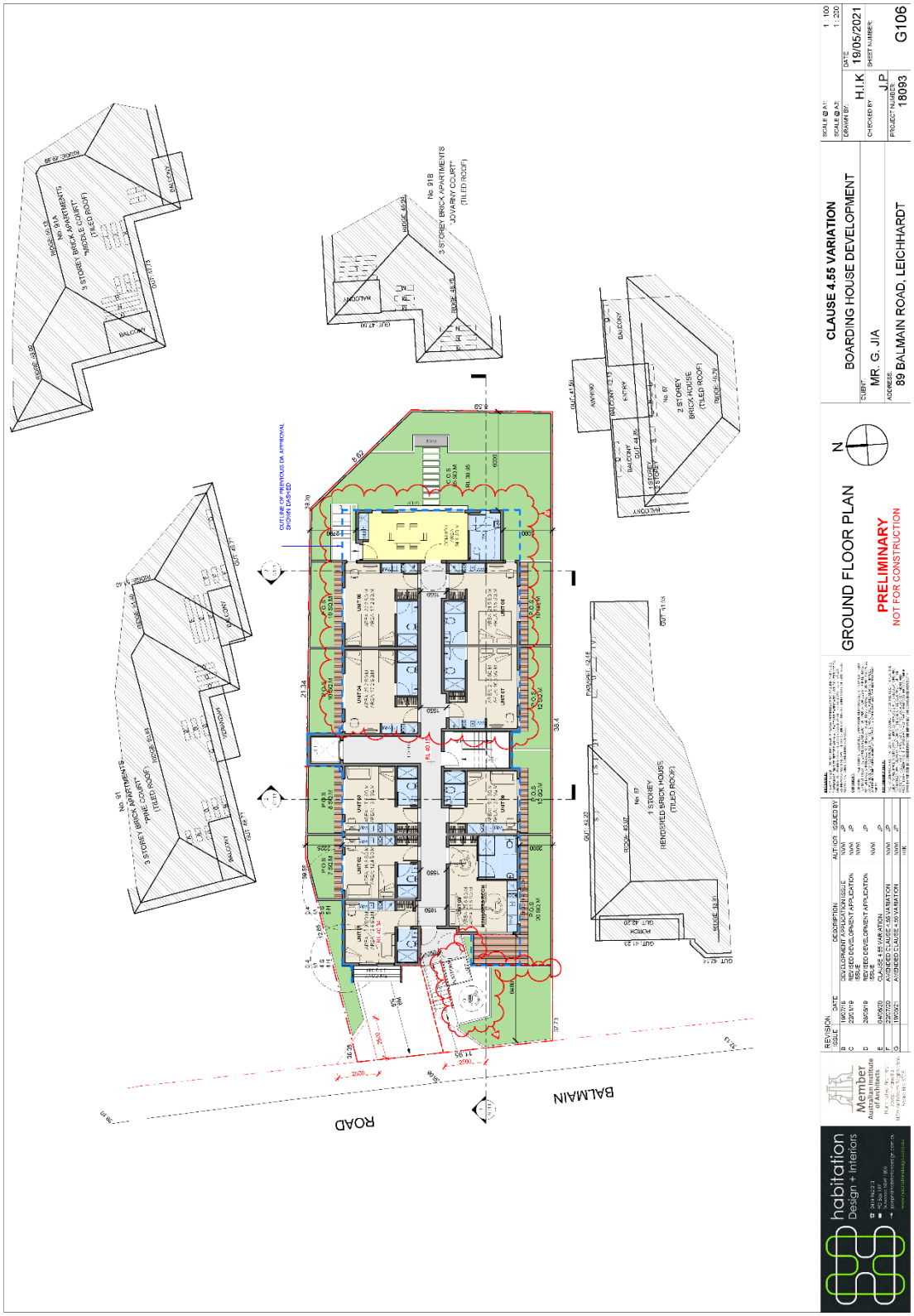
SCALE @ A1:
SCALE @ A3:
DRAWN BY: H.I.K
DATE: 19/05/2021
CHECKED BY: J.P
SHEET NUMBER: G102
PROJECT NUMBER: 18093

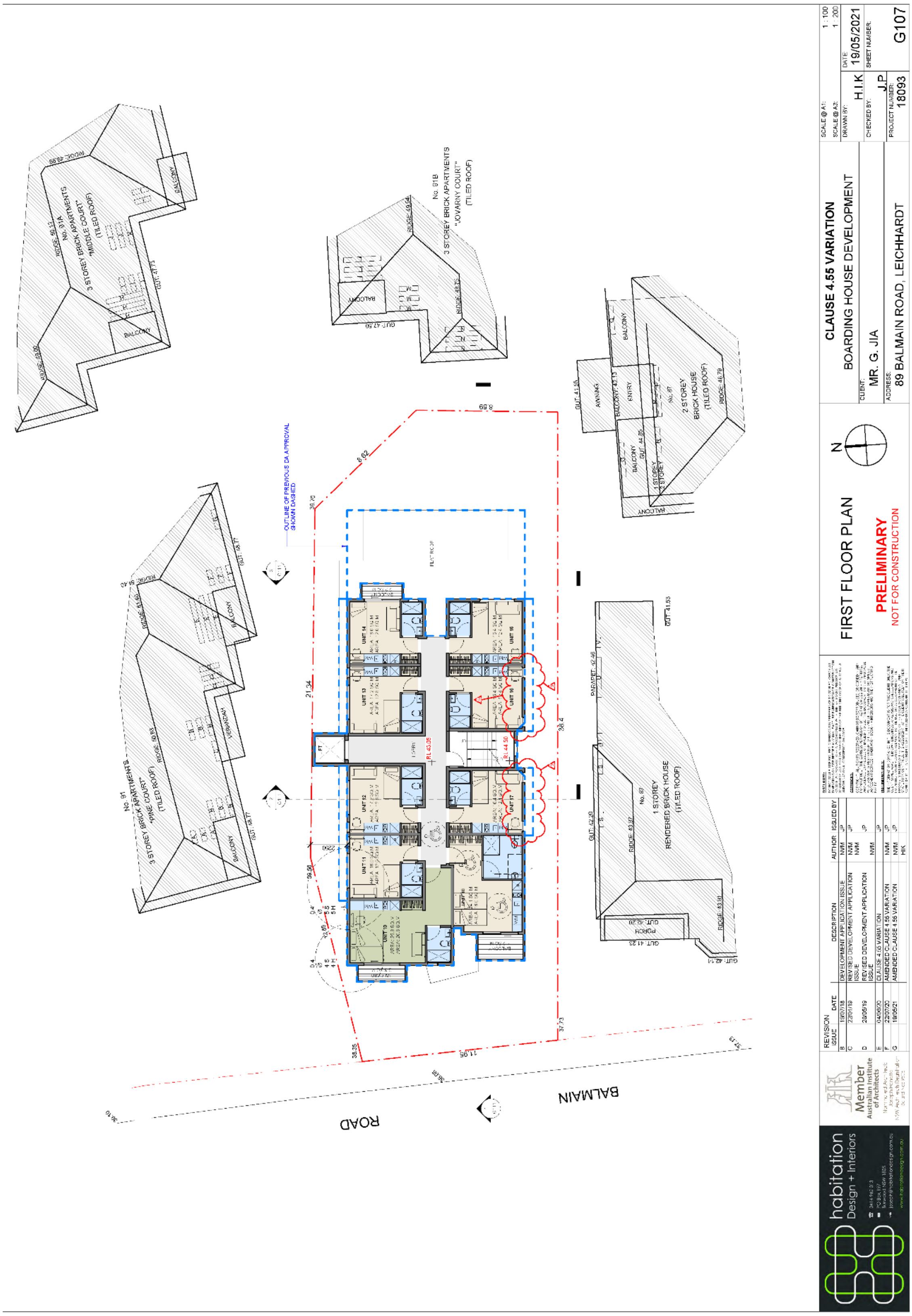

BASIX Certificate
Multi Dwelling
Description of project
Schedule of BASIX commitments
habitation
Design + Interiors
Member
Australian Institute
of Architects
BASIX CERTIFICATE
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
19/05/2021
H.I.K
18093
G102

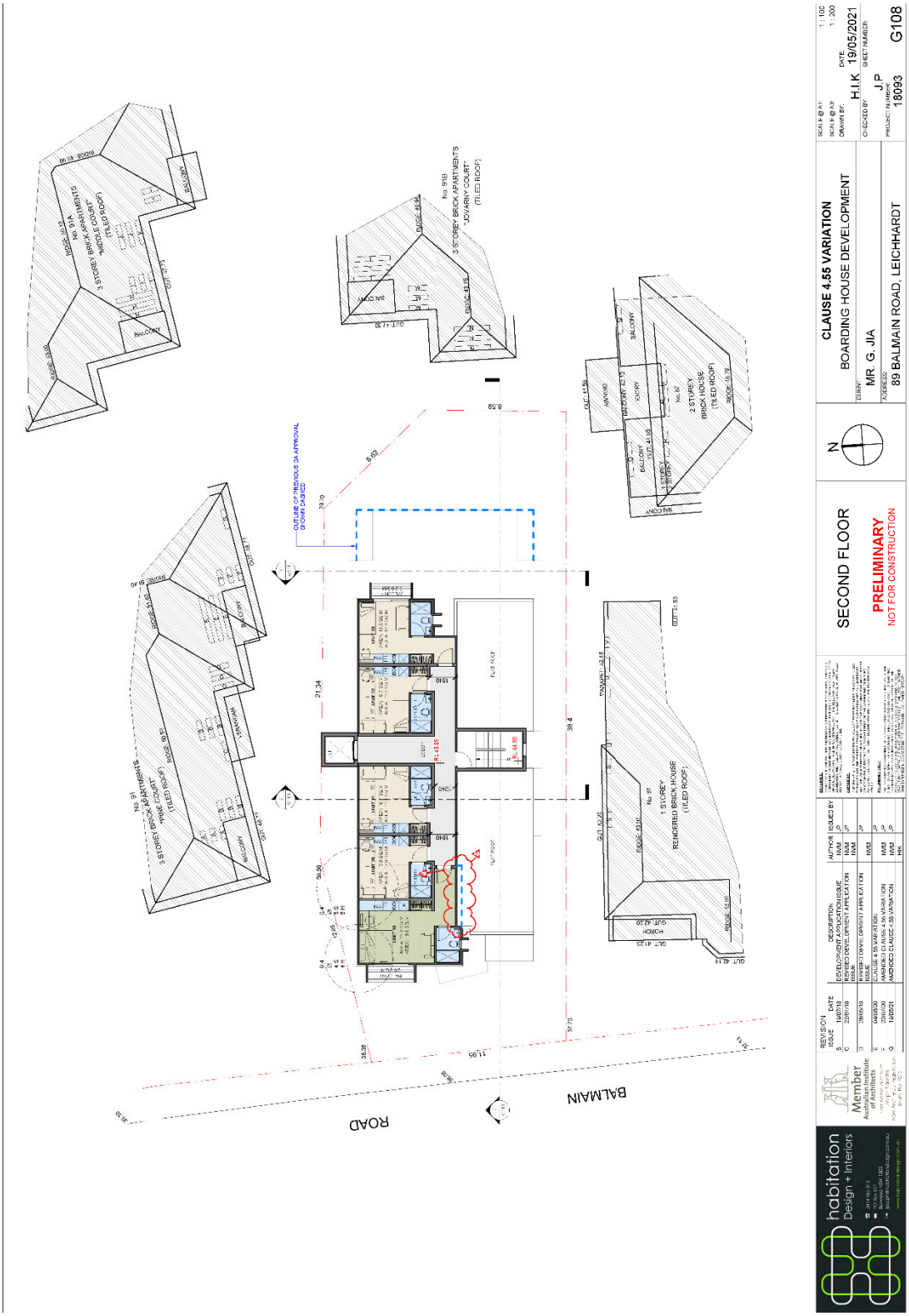

habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
DEVELOPMENT APPLICATION ISSUE
DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
SITE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1 1 : 100
SCALE @ A3 1 : 200
DRAWN BY H.I.K
DATE 19/05/2021
CHECKED BY J.P
SHEET NUMBER G104
PROJECT NUMBER 18093
BALMAIN ROAD
89 BALMAIN RD, LEICHHARDT
DP 432046
LOT 3
COMMON AREA
UNIT 01
UNIT 02
UNIT 03
UNIT 04
UNIT 05
UNIT 06
UNIT 07
UNIT 08
UNIT 09
No. 91
3 STOREY BRICK APARTMENTS
"PINE COURT"
(TILED ROOF)
No. 91B
3 STOREY BRICK APARTMENTS
"MIDDLE COURT"
(TILED ROOF)
No. 91B
3 STOREY BRICK APARTMENTS
"JOVARNY COURT"
(TILED ROOF)
No. 87
2 STOREY
BRICK HOUSE
(TILED ROOF)
No. 87
1 STOREY
RENDERED BRICK HOUSE
(TILED ROOF)
OUTLINE OF PREVIOUS DA APPROVAL
9/2007/DA(2)(REV)
BALCONY
AWNING
PERGOLA

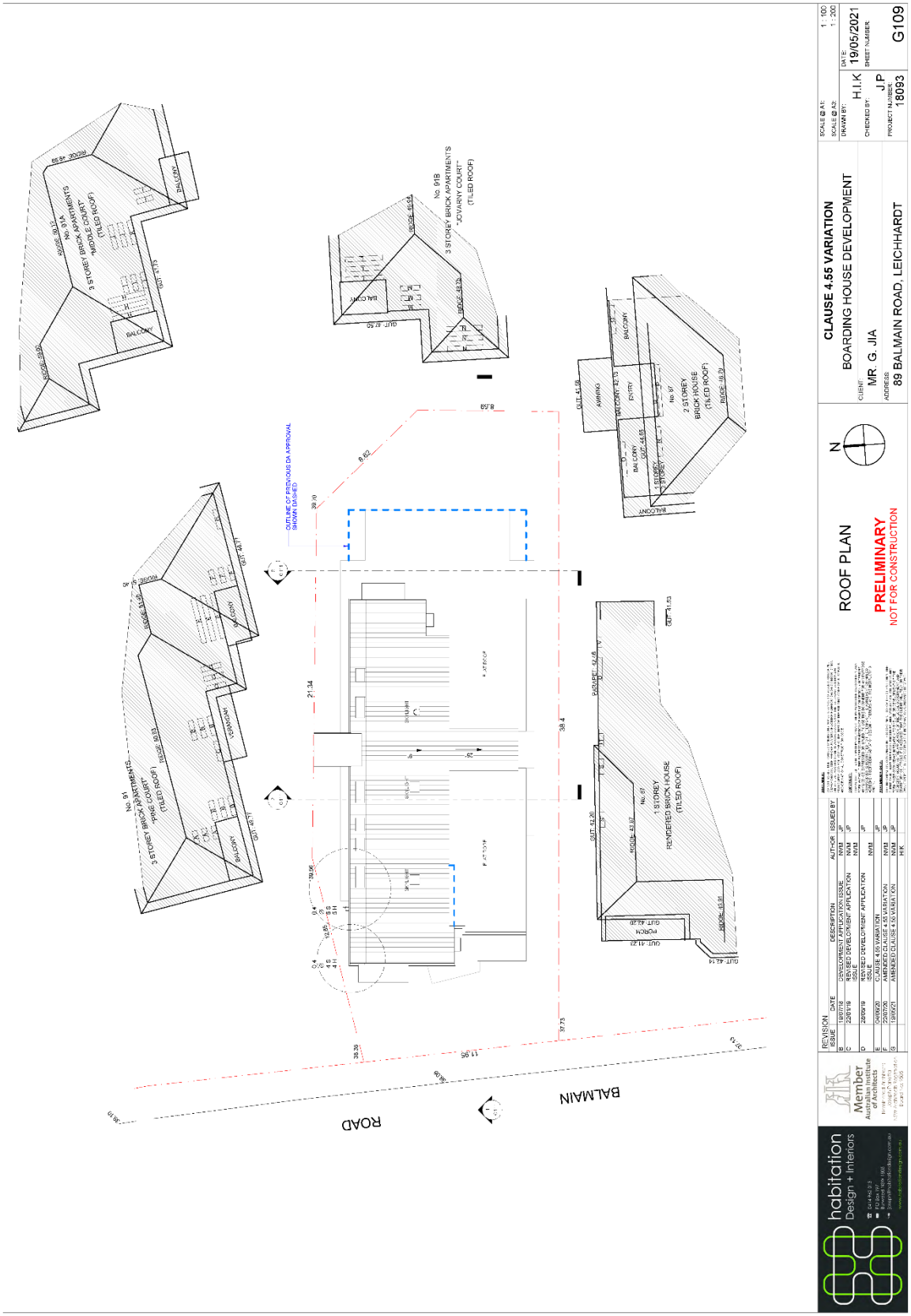

CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS:
89 BALMAIN ROAD, LEICHHARDT
SITE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
SCALE @ A1
SCALE @ A3
DRAWN BY
CHECKED BY:
DATE
SHEET NUMBER
PROJECT NUMBER
18093
G104
19/05/2021
H.I.K
J.P
N
BALMAIN
ROAD
89 BALMAIN RD, LEICHHARDT
LOT 3
DP 432045
COMMON AREA
UNIT 01
UNIT 02
UNIT 03
UNIT 04
UNIT 05
UNIT 06
UNIT 07
UNIT 08
UNIT 09
No. 91B
3 STOREY BRICK APARTMENTS
"COVARNY COURT"
(TILED ROOF)
No. 91
3 STOREY BRICK APARTMENTS
"MIDDLE COURT"
(TILED ROOF)
No. 97
2 STOREY
BRICK HOUSE
(TILED ROOF)
No. 87
2 STOREY
RENDERED BRICK HOUSE
(TILED ROOF)
No. 91
3 STOREY BRICK APARTMENTS
"PINE COURT"
(TILED ROOF)
OUTLINE OF PREVIOUS DA APPROVAL
BALCONY
ENTRY
AWNING
PERGOLA

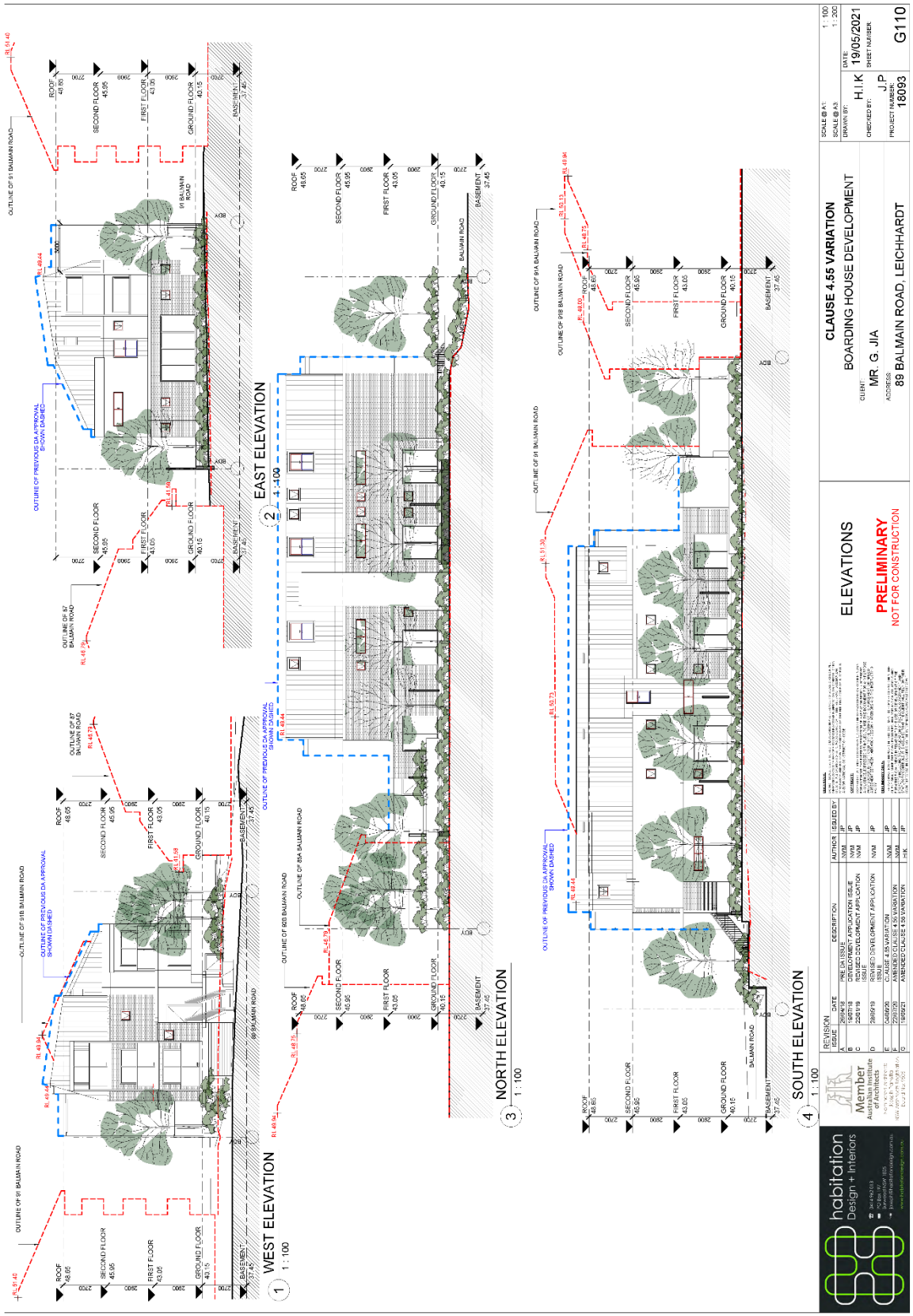

habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION SCHEDULE
DESCRIPTION
DATE
AUTHOR
ISSUED BY
DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION
REVISED DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
CLAUSE 4.55 VARIATION
BASEMENT
PRELIMINARY
NOT FOR CONSTRUCTION
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
SCALE @ A1
SCALE @ A3
DRAWN BY
H.I.K
DATE
19/05/2021
CHECKED BY
J.P
PROJECT NUMBER
18093
SHEET NUMBER
G105
BALMAIN ROAD
DRIVEWAY
VENTED ROLLER SHUTTER LOCATION
SECURE A-BIKE VERTICAL SPACE SAVER WALL MOUNTED BIKE RACK
OUTLINE OF PREVIOUS DA APPROVAL (NOT CONSIDERED)
5 STOREY BRICK APARTMENTS "PINE COURT" (TILED ROOF)
5 STOREY BRICK APARTMENTS "MIDDLE COURT" (TILED ROOF)
3 STOREY BRICK APARTMENTS "JOVARNY COURT" (TILED ROOF)
2 STOREY BRICK HOUSE (TILED ROOF)
1 STOREY RENDERED BRICK HOUSE (TILED ROOF)

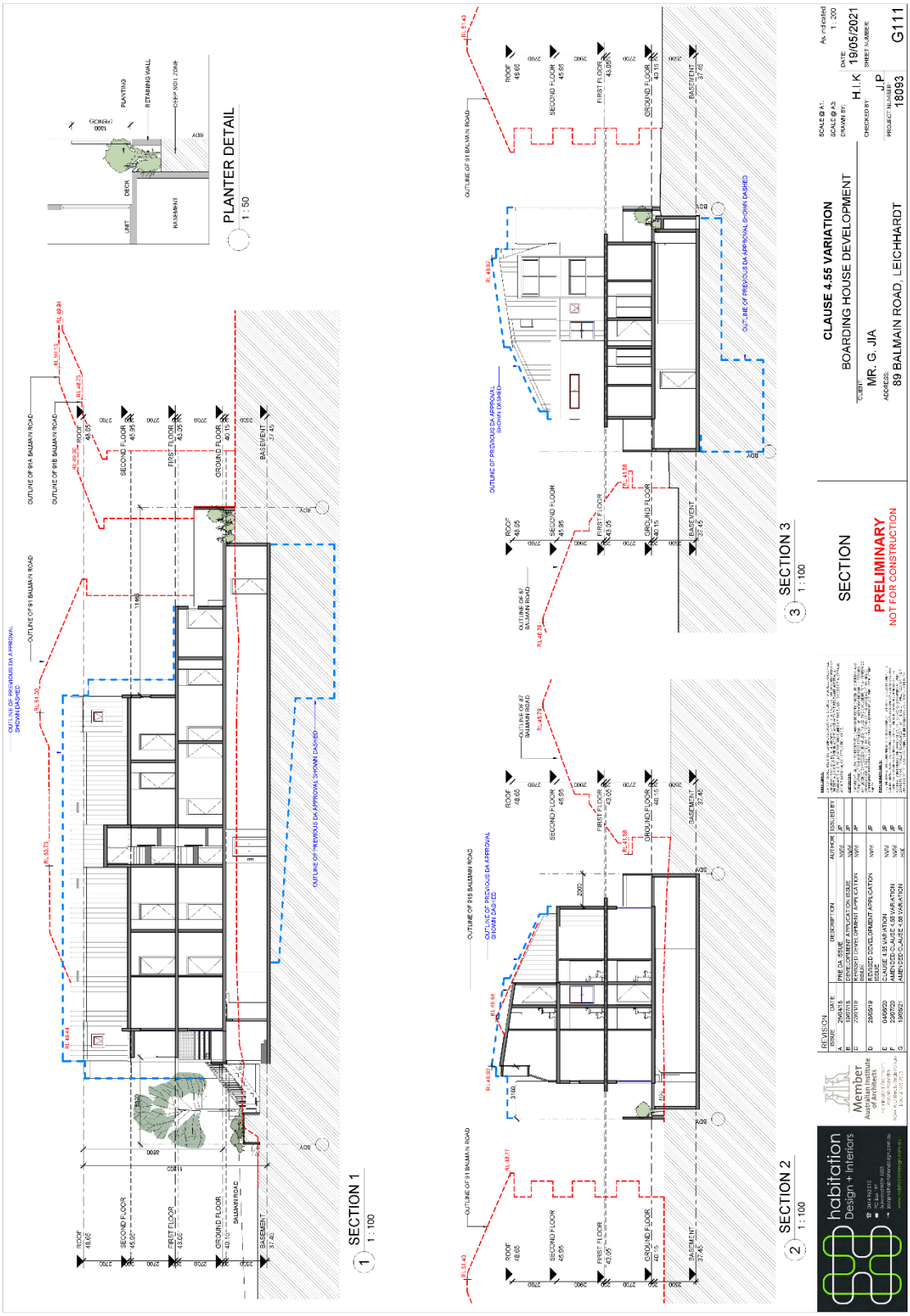

habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION ISSUE
DESCRIPTION
DEVELOPMENT APPLICATION
REVISED DEVELOPMENT APPLICATION
REVISED DEVELOPMENT APPLICATION
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. J/A
89 BALMAIN ROAD, LEICHHARDT
GROUND FLOOR PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
DRAWN BY: H.I.K
DATE: 19/05/2021
PROJECT NUMBER: 18093
SHEET NUMBER: G106
BALMAIN
ROAD

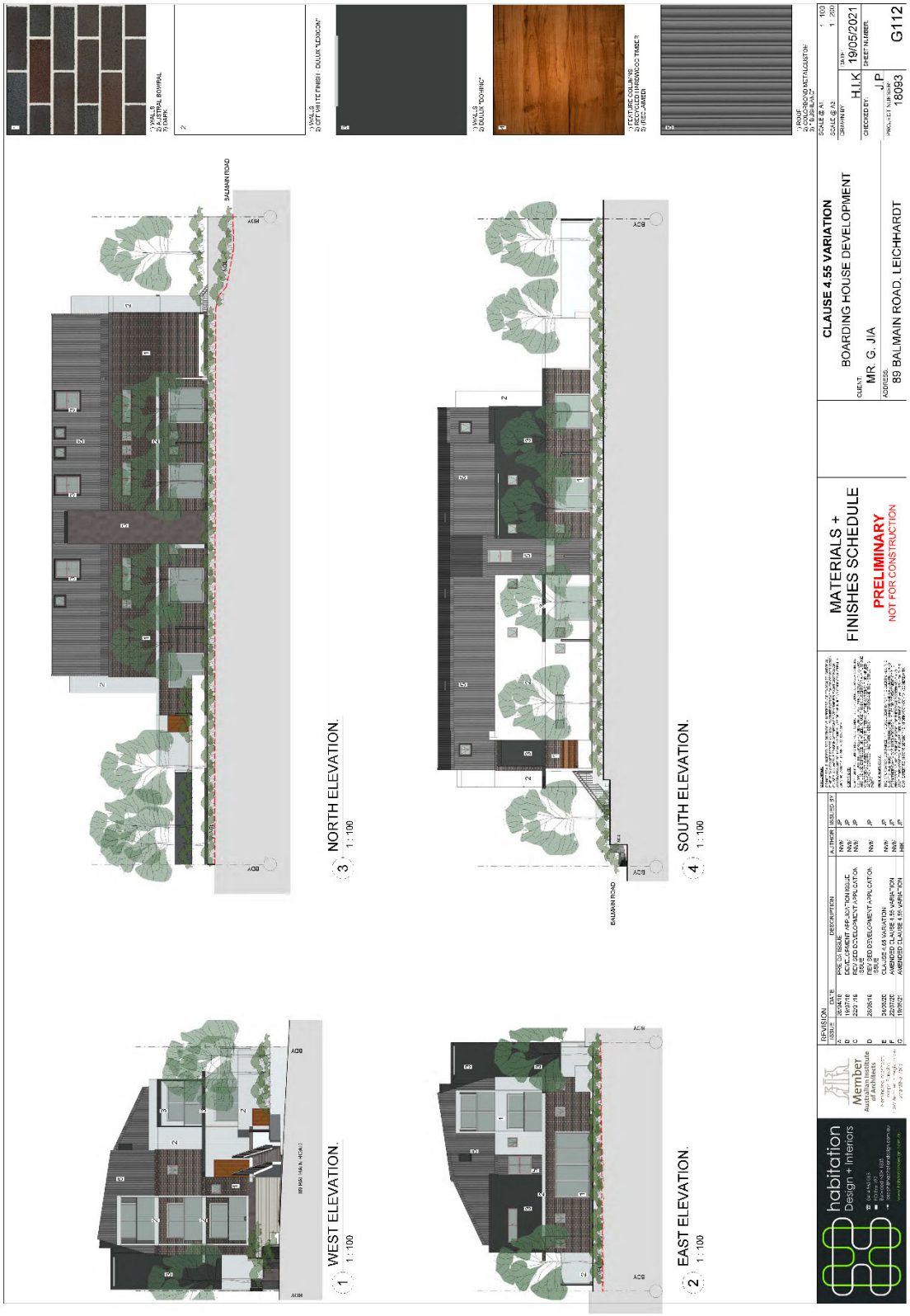

CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
FIRST FLOOR PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
H.I.K
J.P
19/05/2021
18093
G107
BALMAIN
ROAD
habitation
Design + Interiors


habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
SECOND FLOOR
PRELIMINARY
NOT FOR CONSTRUCTION
DRAWN BY
H.I.K.
DATE
19/05/2021
CHECKED BY
J.P.
PROJECT NUMBER
18093
SHEET NUMBER
G108
BALMAIN ROAD
OUTLINE OF PREVIOUS DA APPROVAL SHOWN DASHED
FLAT ROOF
BALCONY
EXPOSED BRICK APARTMENTS
(TILED ROOF)
3 STOREY BRICK APARTMENTS
"JOVARNY COURT"
(TILED ROOF)
1 STOREY
REMODELLED BRICK HOUSE
(TILED ROOF)
2 STOREY
(BRICK HOUSE
(TILED ROOF)

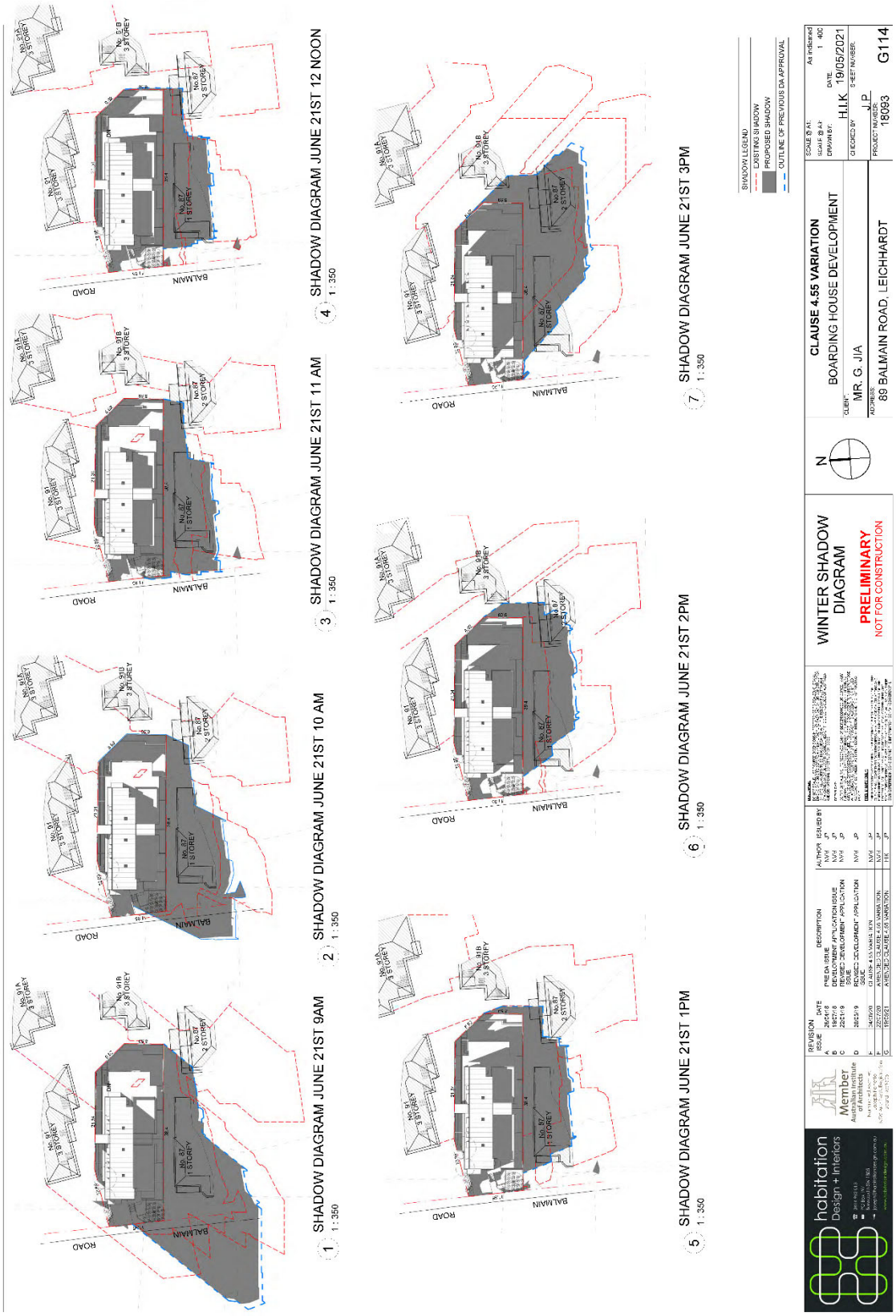

CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
ROOF PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute of Architects
DRAWN BY: H.I.K
CHECKED BY: J.P
PROJECT NUMBER 18093
DATE 19/05/2021
SHEET NUMBER G109
SCALE @ A1: 1 : 100
SCALE @ A3: 1 : 200
REVISION ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
B 18/07/18 DEVELOPMENT APPLICATION ISSUE NVM JP
C 22/01/19 REVISED DEVELOPMENT APPLICATION ISSUE NVM JP
D 28/06/19 REVISED DEVELOPMENT APPLICATION ISSUE NVM JP
E 04/06/20 CLAUSE 4.55 VARIATION NVM JP
F 20/07/20 AMENDED CLAUSE 4.55 VARIATION NVM JP
G 18/06/21 AMENDED CLAUSE 4.55 VARIATION NVM JP
No. 91
5 STOREY BRICK APARTMENTS
"PINE COURT"
(TILED ROOF)
No. 91A
5 STOREY BRICK APARTMENTS
"MIDDLE COURT"
(TILED ROOF)
No. 91B
3 STOREY BRICK APARTMENTS
"IDYARY COURT"
(TILED ROOF)
No. 97
2 STOREY
BRICK HOUSE
(TILED ROOF)
No. 97
1 STOREY
RENDERED BRICK HOUSE
(TILED ROOF)
OUTLINE OF PREVIOUS DA APPROVAL SHOWN DASHED
BALMAIN ROAD

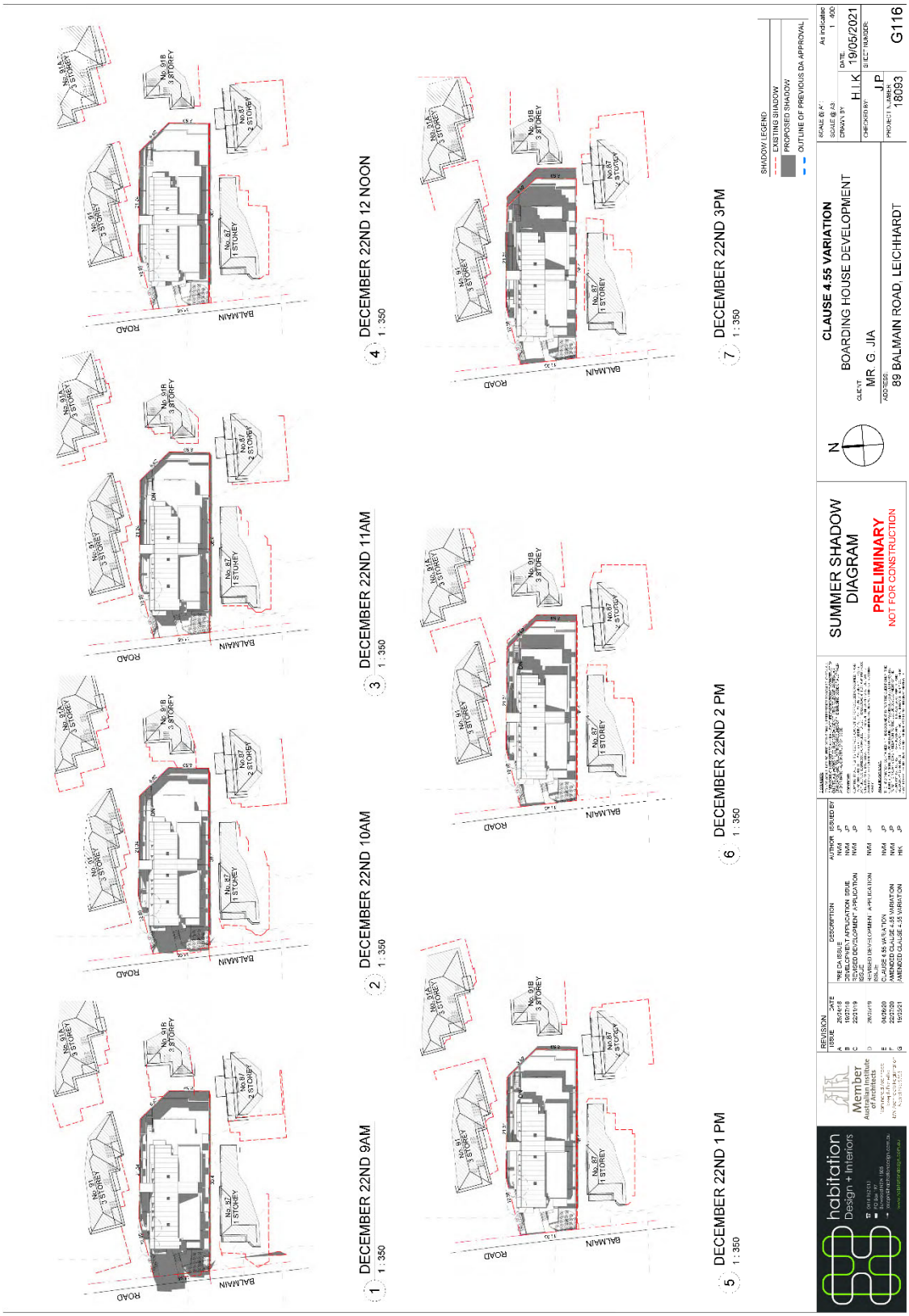

1 WEST ELEVATION
1 : 100
2 EAST ELEVATION
1 : 100
3 NORTH ELEVATION
1 : 100
4 SOUTH ELEVATION
1 : 100
ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
PRE DA ISSUE
DEVELOPMENT APPLICATION ISSUE
RESPONSE TO REQUEST FOR INFORMATION ISSUE
RESPONSE TO DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.6 VARIATION
AMENDED CLAUSE 4.55 VARIATION
SCALE @ A1
SCALE @ A3
DRAWN BY
CHECKED BY
PROJECT NUMBER
DATE
SHEET NUMBER
H.I.K
J.P
18093
19/05/2021
G110

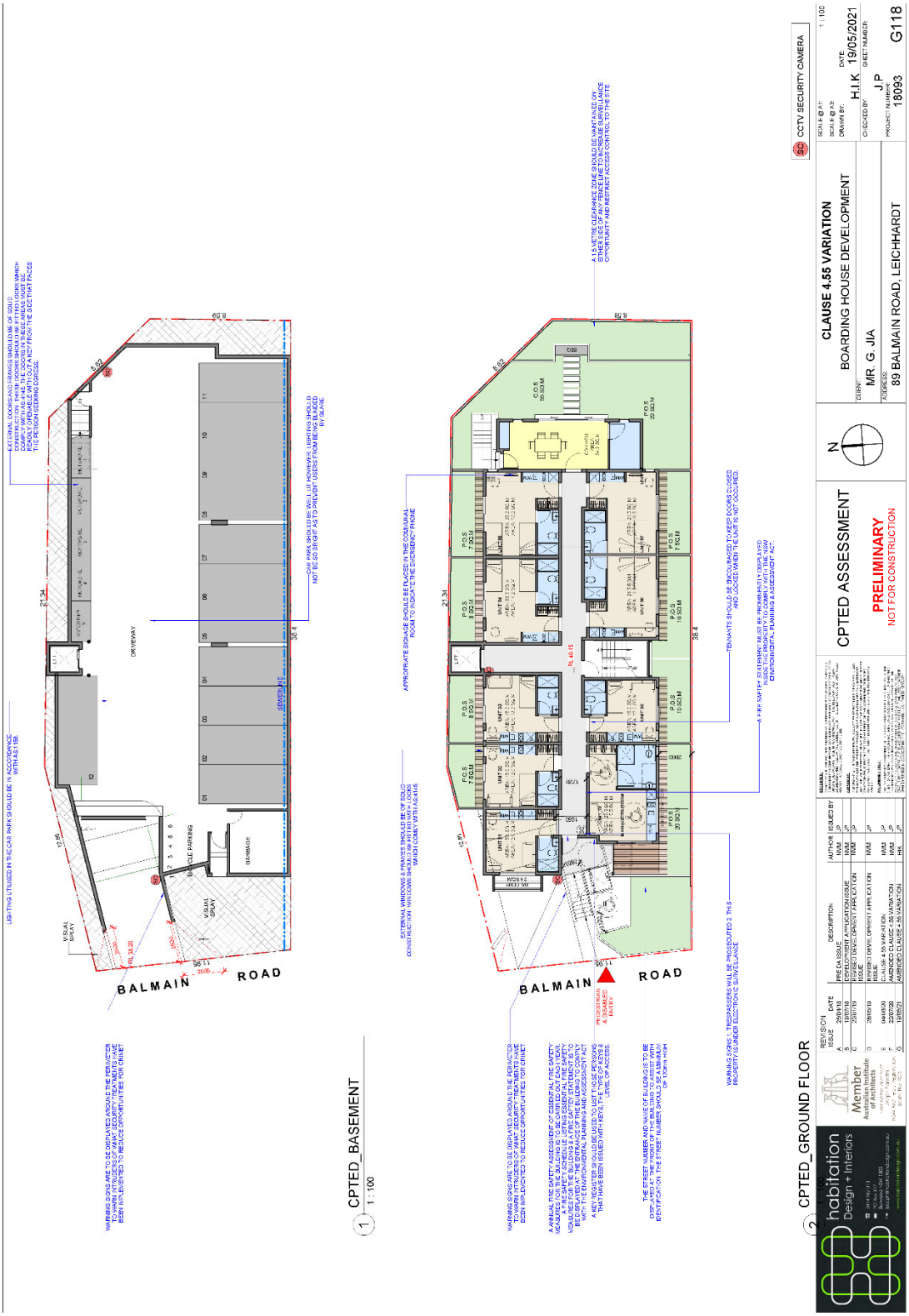

PLANTER DETAIL
1 : 50
SECTION 1
1 : 100
SECTION 2
1 : 100
SECTION 3
1 : 100
SECTION
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
G111
habitation
Design + Interiors
Member
Australian Institute of Architects

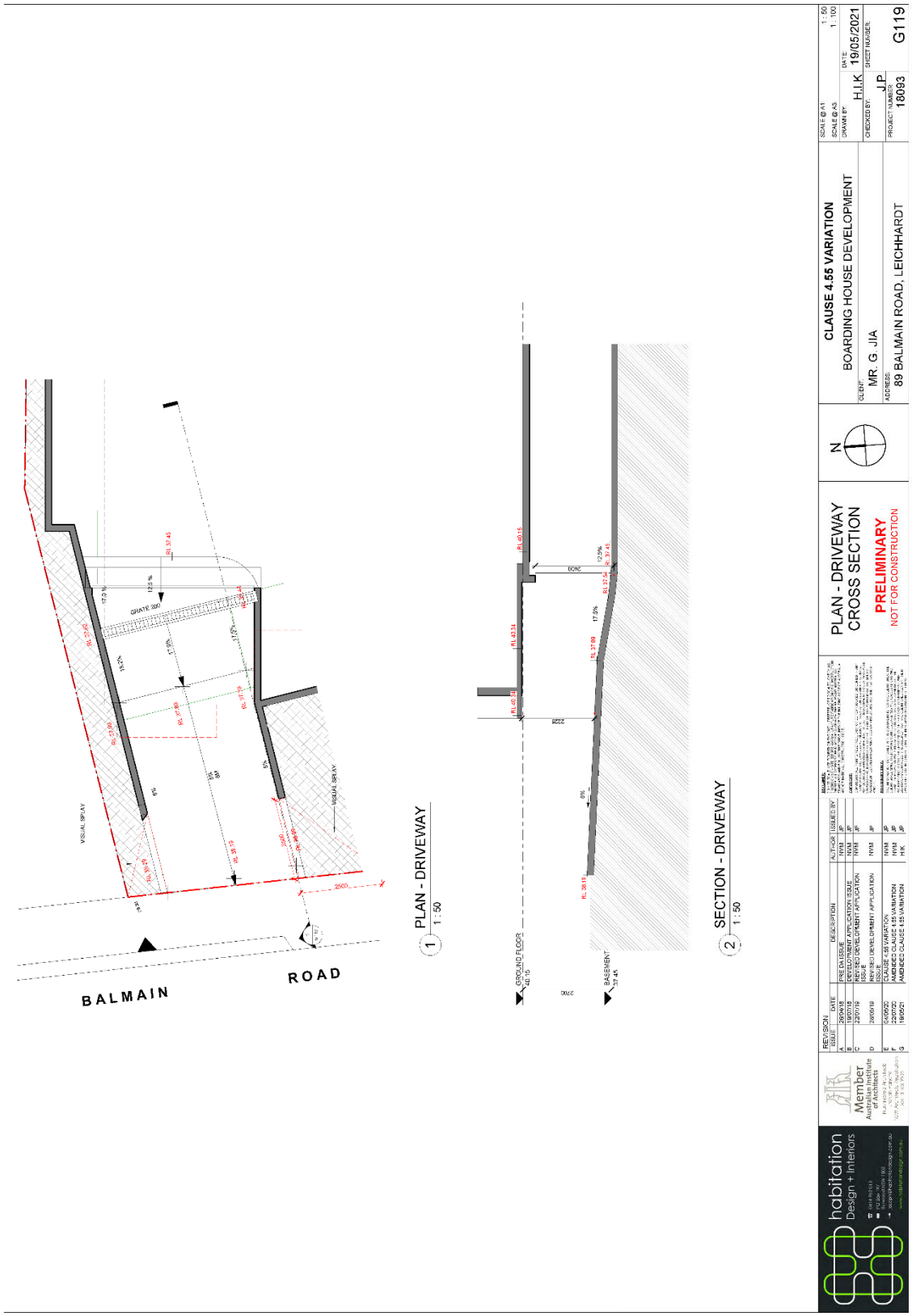

1 WALLS
2) CEMENT BOARD
3) DARK
2
1 WALLS
2) CEMENT WHITE FINISH : DULUX "LEXICON"
1 WALLS
2) DULUX "COCHINEAL"
1 FEATURE COLUMNS
2) RECYCLED HARDWOOD TIMBER
3) VERTICAL GRAIN
1 ROOF
2) COLORBOND METALLA SILVER
3) 0.28 BLA 2
BALMAIN ROAD
NORTH ELEVATION.
1 : 100
SOUTH ELEVATION.
1 : 100
WEST ELEVATION.
1 : 100
EAST ELEVATION.
1 : 100
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE
DATE
DESCRIPTION
PRELIM ISSUE
DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
MATERIALS +
FINISHES SCHEDULE
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT:
MR. G. JIA
ADDRESS:
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1
SCALE @ A3
DRAWN BY
H.K
DATE
19/05/2021
CHECKED BY:
J.P
SHEET NUMBER:
G112
PROJECT NUMBER
18093

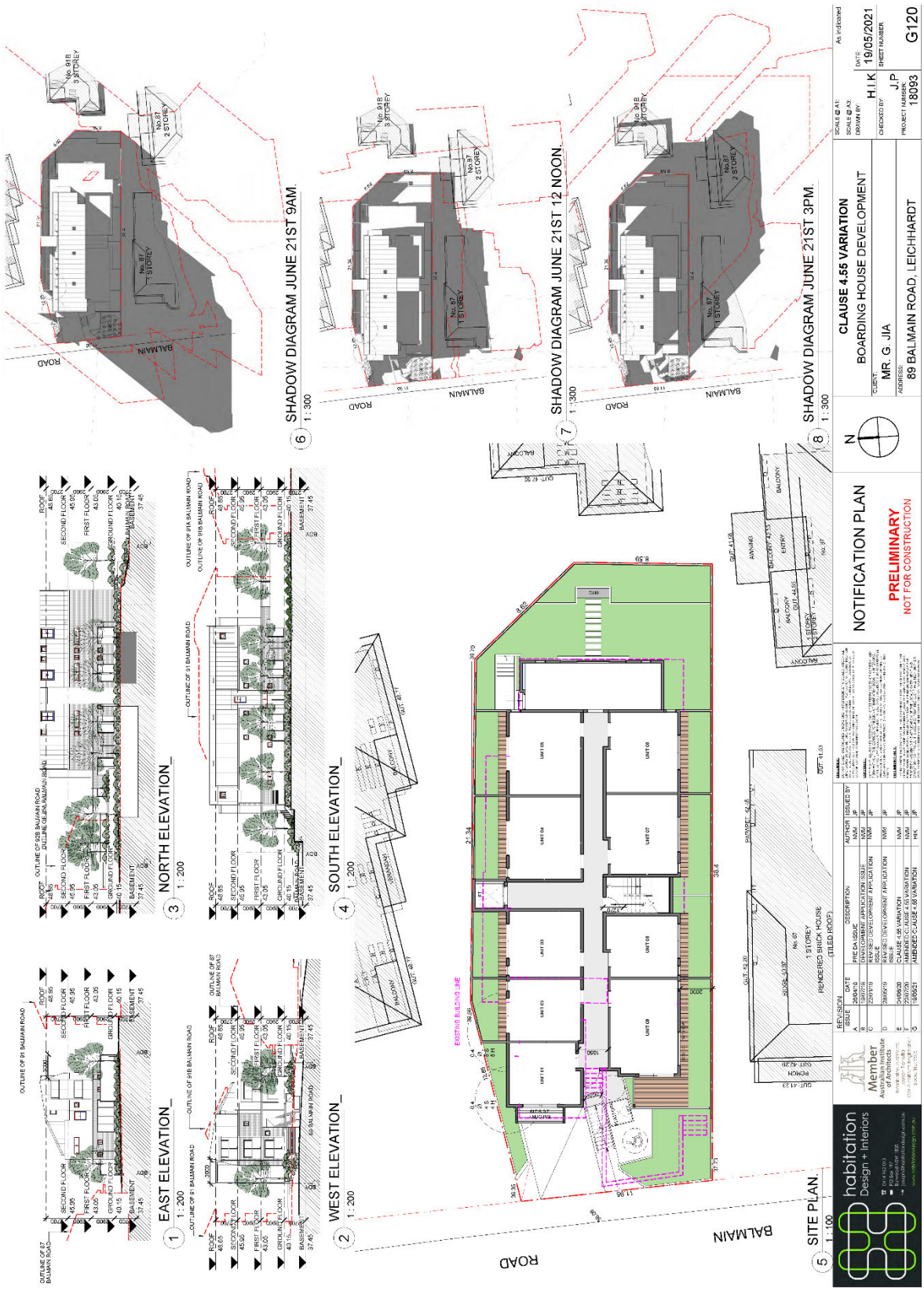
SITE AREA: 547.0 m²
CALCULATION:
PROPOSED GROUND FLOOR: 257.4 m²
PROPOSED FIRST FLOOR: 207.1 m²
PROPOSED SECOND FLOOR: 126.9 m²
PROPOSED GFA: 591.4 m²
PROPOSED FSR: 1.08 : 1
PROPOSED LANDSCAPE: 171.5 m² (31%)
PROPOSED DEEP SOIL: 78.6 m² (14.3%)
SITE COVERAGE (60%): 299.1 m² (55%)
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT: MR. G. JIA
ADDRESS: 89 BALMAIN ROAD, LEICHHARDT
CALCULATION SHEET
PRELIMINARY
NOT FOR CONSTRUCTION
habitation Design + Interiors
Member Australian Institute of Architects
GROUND FLOOR - CALCULATION
FIRST FLOOR - CALCULATION
SECOND FLOOR - CALCULATION
BALMAIN ROAD
G113

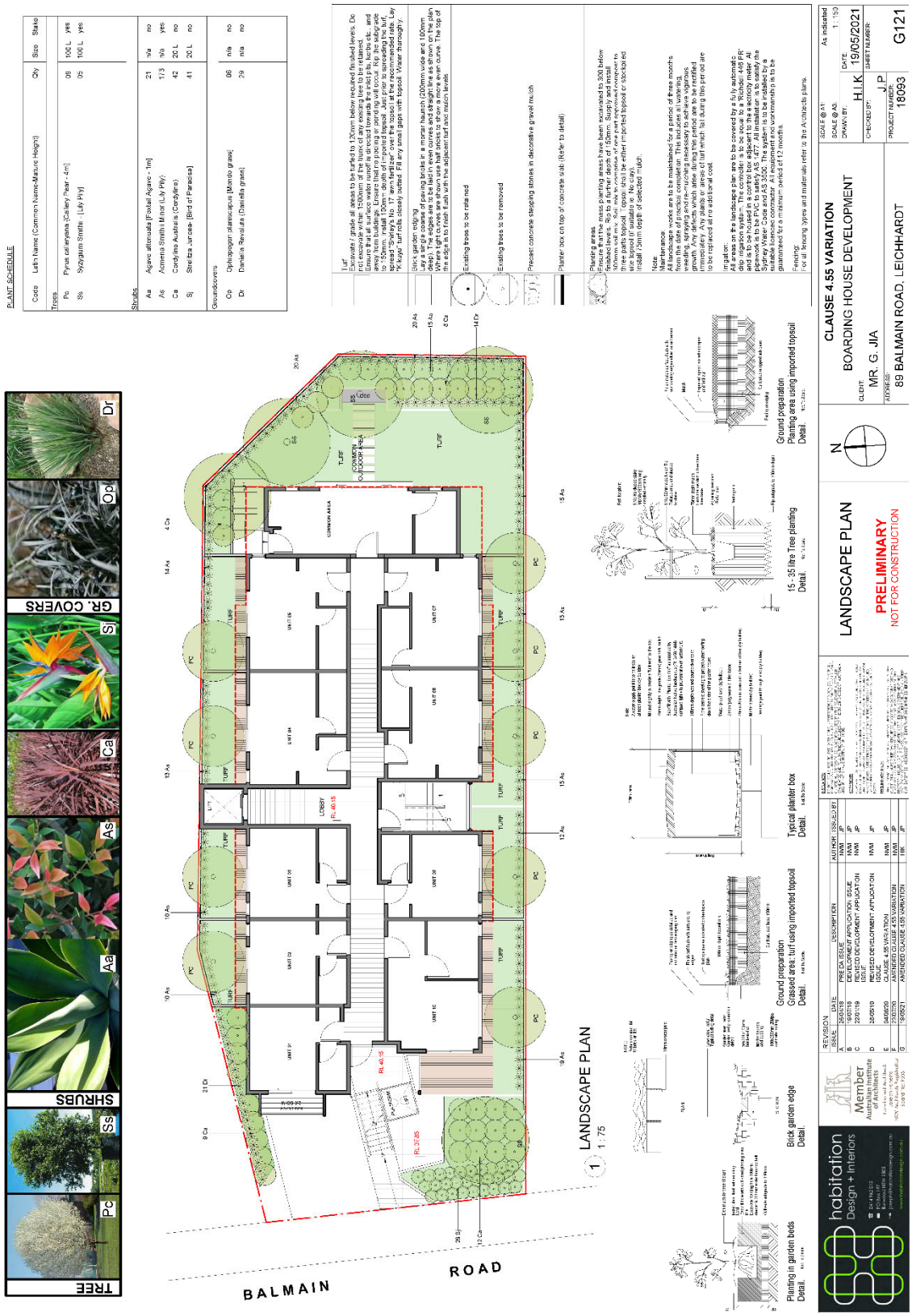

1 SHADOW DIAGRAM JUNE 21ST 9AM 1 : 350
2 SHADOW DIAGRAM JUNE 21ST 10 AM 1 : 350
3 SHADOW DIAGRAM JUNE 21ST 11 AM 1 : 350
4 SHADOW DIAGRAM JUNE 21ST 12 NOON 1 : 350
5 SHADOW DIAGRAM JUNE 21ST 1PM 1 : 350
6 SHADOW DIAGRAM JUNE 21ST 2PM 1 : 350
7 SHADOW DIAGRAM JUNE 21ST 3PM 1 : 350
SHADOW LEGEND
EXISTING SHADOW
PROPOSED SHADOW
OUTLINE OF PREVIOUS DA APPROVAL
habitation Design + Interiors
Member Australian Institute of Architects
REVISION ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION ISSUE
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
WINTER SHADOW DIAGRAM
PRELIMINARY
NOT FOR CONSTRUCTION
N
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT:
MR. G. JIA
ADDRESS:
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1
As indicated
SCALE @ A3
1 : 400
DRAWN BY:
H.L.K.
DATE
19/05/2021
CHECKED BY
J.P.
SHEET NUMBER
PROJECT NUMBER
18093
G114


1 DECEMBER 22ND 9AM
1 : 350
2 DECEMBER 22ND 10AM
1 : 350
3 DECEMBER 22ND 11AM
1 : 350
4 DECEMBER 22ND 12 NOON
1 : 350
5 DECEMBER 22ND 1 PM
1 : 350
6 DECEMBER 22ND 2 PM
1 : 350
7 DECEMBER 22ND 3PM
1 : 350
SHADOW LEGEND
EXISTING SHADOW
PROPOSED SHADOW
OUTLINE OF PREVIOUS DA APPROVAL
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
SUMMER SHADOW DIAGRAM
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute
of Architects
REVISION
ISSUE DATE DESCRIPTION AUTHOR ISSUED BY
A 26/04/18 TRIE DA ISSUE NVM JP
B 16/07/18 DEVELOPMENT APPLICATION ISSUE NVM JP
C 22/01/19 AMENDED DEVELOPMENT APPLICATION ISSUE NVM JP
D 28/03/19 NOTIFICATION ISSUE NVM JP
E 04/06/20 CLAUSE 4.55 VARIATION NVM JP
F 22/07/20 AMENDED CLAUSE 4.55 VARIATION NVM JP
G 19/05/21 AMENDED CLAUSE 4.55 VARIATION HK JP
SCALE @ A4
DRAWN BY H.K
DATE 19/05/2021
CHECKED BY J.P
SHEET NUMBER G116
PROJECT NUMBER 18093


CPTED_BASEMENT
1 : 100
CPTED_GROUND FLOOR
habitation
Design + Interiors
Member
Australian Institute of Architects
BALMAIN ROAD
DRIVEWAY
GARAGE
BICYCLE PARKING
CCTV SECURITY CAMERA
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
CPTED ASSESSMENT
PRELIMINARY
NOT FOR CONSTRUCTION
H.I.K.
19/05/2021
J.P.
18093
G118


BALMAIN
ROAD
VISUAL SPLAY
GRATE 300
PLAN - DRIVEWAY
1 : 50
GROUND FLOOR
RL 40.15
BASEMENT
RL 37.45
SECTION - DRIVEWAY
1 : 50
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE
DATE
DESCRIPTION
AUTHOR
ISSUED BY
PRE DA ISSUE
DEVELOPMENT APPLICATION ISSUE
REVISED DEVELOPMENT APPLICATION
REVISED DEVELOPMENT APPLICATION
CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
AMENDED CLAUSE 4.55 VARIATION
PLAN - DRIVEWAY
CROSS SECTION
PRELIMINARY
NOT FOR CONSTRUCTION
N
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT:
MR. G JIA
ADDRESS:
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1
1 : 50
SCALE @ A3
1 : 100
DRAWN BY:
H.I.K
DATE:
19/05/2021
CHECKED BY:
J.P
SHEET NUMBER:
PROJECT NUMBER:
18093
G119


SHADOW DIAGRAM JUNE 21ST 9AM.
SHADOW DIAGRAM JUNE 21ST 12 NOON.
SHADOW DIAGRAM JUNE 21ST 3PM.
EAST ELEVATION_
NORTH ELEVATION_
WEST ELEVATION_
SOUTH ELEVATION_
SITE PLAN.
NOTIFICATION PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
habitation
Design + Interiors
G120


PLANT SCHEDULE
Code | Latin Name (Common Name-Mature Height) | Qty | Size | Stake
Trees
Pc | Pyrus calleryana (Callery Pear - 4m) | 06 | 100 L | yes
Ss | Syzygium Smithii - [Lilly Pily] | 05 | 100 L | yes
Shrubs
Aa | Agave attenuata [Foxtail Agave - 1m] | 21 | n/a | no
As | Asmenia Smithii Minor (Lilly Pily) | 173 | n/a | yes
Ca | Cordyline Australis (Cordyline) | 42 | 20 L | no
Sj | Strelitzia Juncaea- [Bird of Paradise] | 41 | 20 L | no
Groundcovers
Op | Ophiopogon planiscapus [Mondo grass] | 06 | n/a | no
Dr | Dianella Revoluta (Dianella grass) | 29 | n/a | no
Turf
Excavate / grade all areas to be turfed to 120mm below indicated finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Remove all stones, rubble, roots, and other deleterious material from the turfed areas, and away from buildings. Ensure that no paving or pond lip will occur. Rip the subgrade to 150mm, install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Turf Starter" fertilizer over the topsoil at the recommended rate. Lay turf as per Turf Australia specification. Fit any pavers given with topsoil. Water thoroughly.
Unit A garden edging
Install garden edging of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to allow a more even curve. The top of the edge is to meet flush with the adjacent turf area which levels.
Existing trees to be retained
Existing trees to be removed
Precast concrete stepping stones in decorative gravel mulch
Planter box on top of concrete slab (Refer to detail)
Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 100mm depth of "Garden Mix" to the planting areas. Prior to placing the three parts topsoil - topsoil should be either imported topsoil or stockpiled sick topsoil (if suitable or No clay).
Note
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Defective work is to be replaced or repaired to the satisfaction of the Superintendent. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
Irrigation:
All areas on the landscape plan are to be covered by a fully automatic drip irrigation system. The system is to be designed to AS 3500 Part 1 and is to be housed in a control box adjacent to the a metrolly meter. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a licensed irrigation contractor. The system is to be guaranteed for a minimum period of 12 months.
Fencing:
For all fencing types and materials refer to the Architects plans.
TREE
SHRUBS
GR. COVERS
Pc
Ss
Aa
As
Ca
Sj
Op
Dr
COMMON AREA
TURF
UNIT 01
UNIT 02
UNIT 03
UNIT 04
UNIT 05
UNIT 06
UNIT 07
UNIT 08
UNIT 09
UNIT 10
LOBBY
RL 40.15
RL 37.85
BALMAIN ROAD
1 LANDSCAPE PLAN 1 : 75
Planting in garden beds Detail.
Brick garden edge Detail.
Grassed area: turf using imported topsoil Detail.
Ground preparation Detail.
Typical planter box Detail.
15 - 35 litre Tree planting Detail.
Ground preparation Planting area using imported topsoil Detail.
habitation Design + Interiors
Member Australian Institute of Architects
REVISION ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY
A 29/01/19 PRELIMINARY ISSUE N/M JP
B 18/07/19 DEVELOPMENT APPLICATION ISSUE N/M JP
C 22/01/19 REVISED DEVELOPMENT APPLICATION ISSUE N/M JP
D 22/05/19 REVISED DEVELOPMENT APPLICATION ISSUE N/M JP
E 04/06/20 CLAUSE 4.55 VARIATION N/M JP
F 23/07/20 AMENDED CLAUSE 4.55 VARIATION N/M JP
G 18/05/21 AMENDED CLAUSE 4.55 VARIATION H/K JP
LANDSCAPE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
N
CLAUSE 4.55 VARIATION
BOARDING HOUSE DEVELOPMENT
CLIENT MR. G. JIA
ADDRESS 89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1 As indicated
SCALE @ A3 1 : 150
DRAWN BY H.K
DATE 19/05/2021
CHECKED BY J.P
SHEET NUMBER G121
PROJECT NUMBER 18093

Attachment C – Approved Conditions – Original Development Consent

INNER WEST COUNCIL

NOTICE OF DETERMINATION - APPROVAL

Issued under Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/2019/25
Applicant **Land to be developed**	Habitation Design 89 Balmain Road, LEICHHARDT NSW 2040
Approved development **Cost of development**	Demolition of an existing attached dual occupancy and construction of a new generation boarding house development accommodating 24 rooms with basement car parking, and associated works, including retaining wall, fencing and landscaping works. $1,078,930
Determination	The application was determined by Inner West Planning Panel and was granted consent **subject to the conditions attached.**
Other Approvals	Before commencing *building work* or *subdivision work*, a relevant Construction Certificate must be obtained from Council or an Accredited Certifier. Council must be appointed the Principal Certifier for any *subdivision work* under the Act.
Determination date	8 October 2019
Consent is to operate from	8 October 2019
Consent will lapse on	8 October 2024

PO Box 14 Petersham 2049 | P 02 9392 5000 | E council@innerwest.nsw.gov.au
Customer Service Centres | **Petersham** 2-14 Fisher Street | **Leichhardt** 7-15 Wetherill Street | **Ashfield** 260 Liverpool Road

Reasons for conditions

To protect the environmental amenity of the area and the public interest.

Right of appeal

Approval/Deferred Commencement
If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice. In addition to the above, third party appeal rights are set out in the Environmental Planning and Assessment Act 1979 and may be applicable.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. Division 8.2 does not apply to complying development, designated development, integrated development or a determination made by Council under Division 4.2 in respect of Crown applications.
For further information please contact Eltin Miletic on 9392 5528

Glen Hugo
Development Assessment Manager

Conditions of Consent

Fees

1. Section 7.11 (Former Section 94) Contribution

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

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:

Local Infrastructure Type:	Contribution $
Community Facilities	$39,076.00
Open Space	$255,589.00
Local Area Traffic Management	$2,762.78
Bicycle	$245.73
Commercial Carparking	$0.00
Total	**$297,673.51**

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

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

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

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

2. 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 payed at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing $25,000 or more.

3. Security Deposit - Standard

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

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

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

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

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

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

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

General Conditions

4. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
D104, Rev. D	Site Plan	28/5/2019	Habitation Design + Interiors
D105, Rev. D	Basement	28/5/2019	Habitation Design + Interiors
D106, Rev. D	Ground Floor Plan	28/5/2019	Habitation Design + Interiors
D107, Rev. D	First Floor Plan	28/5/2019	Habitation Design + Interiors
D108, Rev. D	Second Floor	28/5/2019	Habitation Design + Interiors
D109, Rev. D	Roof Plan	28/5/2019	Habitation Design + Interiors
D110, Rev. D	Elevations	28/5/2019	Habitation Design + Interiors
D111, Rev. D	Sections	28/5/2019	Habitation Design + Interiors
D112, Rev. D	Materials + Finishes	28/5/2019	Habitation Design + Interiors
D117, Rev. D	Landscape Plan	28/5/2019	Habitation Design + Interiors
D01, D02, C01 & C02, Rev. D	Stormwater Plans	12/7/2019	United Consulting Engineers
957318M_02	BASIX Certificate	16/1/2019	Outsource Ideas Pty Ltd
-	Plan of Management	28/8/2018	Unknown
20181017.1	Acoustic Report	21/8/2018	Acoustic Logic

As amended by the conditions of consent.

5. Design Change

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

1. Room 6 (and the roof above) is to be deleted to accommodate the required headroom clearance for the car stackers and replaced with a raised external uncovered timber deck with a finished floor level of RL40.58 up to the eastern wall of Room 7.
2. A 1.7m high privacy screen is to be provided along the southern side of the raised external deck.
3. Sliding or stacker glazed doors are to be provided along the eastern side of the ground floor common area (adjacent to the western side of the external BBQ) to allow the common dining and kitchen area to be fully enclosed.
4. Rooms 17 and 18 are to be increased in size by 0.2sqm to comply with the minimum 12sqm room size requirement exclusive of private kitchens and bathrooms.
5. The Plan of Management shall have annexed to it details of the operation of the carstacker and contact details in the event that the stacker fails to function.
6. The Plan of Management shall indicate that each car space is allocated to a particular unit.
7. The Plan of Management shall be amended to indicate that there is no access to Council's Resident Parking Scheme.

6. Maintenance Manual

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a detailed maintenance manual for the car stackers to ensure the satisfactory performance of the car stackers for the life of the development at all times.

7. Car Parking

The development must provide and maintain within the site:

a) 11 car parking spaces must be paved and line marked.
b) 1 car parking space, for persons with a disability must be provided and marked as disabled car parking spaces.
c) 5 off-street motorcycle parking spaces must be provided, paved, line marked and maintained at all times.
d) 6 Bicycle storage capacity within the site.
e) 1 Carwash/Loading bay.

8. Boarding House

The development must provide and maintain:

a) A minimum of 2 Accessible boarding rooms.
b) All rooms within the boarding house must be connected to a centralised electricity, water and gas (if installed) service.

9. 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.

10. 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.

11. 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.

12. 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.

13. Dry-weather Flows

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets. The basement and all below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

14. Rock Anchors

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

15. Works Outside the Property Boundary

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

16. Tree Removal

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

Tree/location	Approved works
2x *Tibouchina sp* (Tibouchina) trees located in the front of the site	Remove.

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

The approved works shall not be carried out unless this letter, or copy of it, is kept on the site. It shall be shown to any authorised Council Officer upon request.

All tree work shall be undertaken by an experienced Arborist with a minimum qualification of Level 3 under the Australian Qualification Framework (AQF). The work shall be undertaken in accordance with AS4373 – 2007 'Pruning of amenity trees' and in compliance with the Safe Work Australia Code of Practice 'Guide to Managing Risks of Tree Trimming and Removal Work'.

Prior to any Demolition

17. 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.

18. 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.

19. 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.

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 RMS 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.

Prior to Construction Certificate

22. Sydney Water – Tap In

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

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

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

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report that meets the relevant provisions of Australian Standard AS 2021:2000 Acoustics – Aircraft noise intrusion – Building siting and construction. The recommendations of the report are to be indicated on the architectural plans and / or specifications.

24. Boarding House – Plan of Management

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Plan of Management demonstrating compliance with operation and maintenance standards set out in Local Government (General) Regulation 2005 and the following requirements:

a) The building is to contain a maximum of 27 persons (not including children under the ages of 5 years), being no more than 2 persons per designated twin bedroom and 1 person per designated single bedroom.
b) The occupier of premises must not allow any room or cubicle in the premises to be used for the purpose of sleeping accommodation unless the room or cubicle

has a floor area of 5.5 square metres or more for each person sleeping in it (in the case of long-term sleeping accommodation) or 2 square metres or more for each person sleeping in it (in any other case).

Note The Public Health Regulation 2012 provides that long-term sleeping accommodation means accommodation that is provided to the same person for a period of more than 28 consecutive days

c) A sign (300mm x 300mm) indicating the permissible maximum length of time during which a person may board or lodge in the premises much be conspicuously displayed to public view outside the premises.
d) A schedule showing the numeral designating each bedroom and dormitory and the number of person permitted to be accommodated in each must be conspicuously displayed within the premises.
e) Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in in each bedroom the maximum number of persons allowed to be accommodated in the bedroom.
f) Adequate light and ventilation must be maintained at all times in the premises.
g) All partitions forming cubicles in a dormitory must be adequately constructed and provide adequate ventilation.
h) Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.
i) The floor of any kitchen must have an approved impervious surface and be kept in a clean and health condition, in good repair
j) All parts of the premises and all appurtenances (including furniture, fittings, bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.
k) Pans, receptacles or other waste storage devices must be kept covered and all waste must be deposited in appropriate pans, receptacles or other waste storage devices.
l) If the place is one in which persons may board or lodge for 7 days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds, curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants.

25. Concealment of Plumbing and Ductwork

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

26. 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.

27. 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.

28. Car Wash Bay – Design

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

29. 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 Leichhardt DCP 2013 and must include doorways/entrance points of 1200mm.

30. 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 (within the basement) must meet the floor area requirements as per the Leichhardt DCP 2013 and have minimum doorways of 1200mm wide to accommodate large items.

31. 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.

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.

32. Access report

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

a) Confirmation whether the Disability (Access to Premises – Buildings) Standards 2010 is applicable to the development, in particular whether the Standards apply to the affected part.
b) Proposed requirements for access to the building or part of building for people with a disability in accordance with Part D3 of Building Code of Australia.
c) Assessment and identification of non-compliances with the Disability Standards 2010 and/or the BCA where applicable and provide recommendations to achieve compliance with the relevant performance requirements.

33. 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)

34. Dilapidation Report – Pre-Development – Minor

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

34A. Dilapidation Report

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

35. 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 facilities (OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that the design of the site drainage system complies with the following specific requirements:

a) Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road.
b) 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.
c) Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for the pump-out of surface flows from the driveway ramp to the basement.
d) The basement and all below ground structure must be designed to be fully "tanked" preventing the ingress of seepage or groundwater.
e) The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.
f) The plans, including supporting calculations, must demonstrate that the post development flows for the 100 year ARI storm are restricted to the pre development flows for the 5 year ARI storm event in accordance with Section E1.2.3 (C2 and C3) of

Council's DCP2013 and the maximum allowable discharge to Council's street gutter limited to 15litres/second (100year ARI);

g) Details of the 1 in 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided.

h) An overland flowpath must be provided within the setback to the southern side boundary between the rear of the building and the Balmain Road frontage. The rear yard must be graded so that bypass flows from the site drainage system are directed to the overland flowpath.

i) As there is no overland flow/flood path available from the Unit 04 and Unit 05 courtyards to the Balmain Road frontage, the design of the sag pit and piped drainage system is to meet the following criteria:

   a. Capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe.
   b. The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building
   c. The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.

j) A minimum 150mm step up or ramp 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 driveway ramp is permitted for the basement area only and must be designed in accordance with the following criteria:

   i. Comply with all relevant Australian Standards.
   ii. An overflow, flashing light and audible alarm is to be provided to warn of pump failure.
   iii. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months.
   iv. 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.
   v. The pump system must be discharged to the OSD storage tank.
   vi. Pump out of subsurface flows is not permitted. The basement and all below ground structure must be designed to be fully "tanked" preventing the ingress of seepage or groundwater.

l) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.

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) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.

q) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

r) Only a single point of discharge is permitted to the kerb and gutter.

s) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm.
t) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
u) Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s).
v) Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:

Pollutant	Baseline Annual Pollution Load (kg/ha/yr)	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500	90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900	85% reduction of average annual load
Total Phosphorous	2	65% reduction of average annual load
Total Nitrogen	15	45% reduction of average annual load
Hydrocarbons (Oil and Grease)		90% reduction of average annual load – no visible discharge
Toxicants		100% containment of toxicants

w) A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets.
x) 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.
y) Dry-weather flows of any seepage water including seepage from landscaped areas are not permitted.

36. 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 with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications 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, 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 floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
b) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing.

c) The longitudinal profile across the width of the vehicle crossing, vehicular 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.
d) Minimum headroom of 2200mm must be provided throughout the access and parking facilities. Minimum headroom of 2500mm must be provided above any disabled parking space(s).
e) Minimum headroom of 2200mm must be provided for car in each car space within the Car Stacker(s).
f) The headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004.
g) Longitudinal sections along each outer edge of the vehicular access and parking facilities extending to the centreline of the road carriageway must be provided demonstrating compliance with the above requirements.
h) 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 and aisles adjacent to walls or fences are increased in width by an additional 300mm;
ii. End spaces are provided with an additional 1m aisle extension; and
iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004;

i) 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;

j) The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.
k) 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.
l) The curved section of the ramp is designed in accordance with AS/NZS 2890.1-2004 with grades measured along the inside radius.
m) The vehicular access must be amended to provide clear sight lines (triangles) to pedestrians in Balmain Road in accordance with the requirements of Clause 3.2.4(b) of AS/NZS 2890.1-2004.
n) All parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction.
o) The entry security door must be set back a minimum of 5500mm from the property boundary.
p) A bicycle storage area must be provided to accommodate the numerical requirements of DCP and be designed in accordance with relevant provisions of AS 2890.3-2015.
q) 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.

37. Structural and Geotechnical Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications. 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.
h) Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.

38. Public Domain Works – Prior to Construction Certificate

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

a) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
b) New asphalt footpath and kerb and gutter along the frontage of the site.
c) Installation of a stormwater outlet to the kerb and gutter.

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

39. Tree Protection

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

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

40. Replacement Tree Planting

The following trees must be planted:

A minimum of 2 x 100 litre size trees, which will attain a minimum mature height of 6 metres, shall be planted in a more suitable location within the property at a minimum of 1.5m from any boundary or structure. The tree is to conform to AS2303—Tree stock for landscape use.

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

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

During Demolition and Construction

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:

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

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

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

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.

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

Prior to Occupation Certificate

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

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

45. Acoustic Report
A report prepared by a suitably qualified Acoustic Consultant shall be submitted to Council certifying that the development complies with the requirements of (as relevant):

- State Environmental Planning Policy (Infrastructure) 2007
- ANEF - the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000
- conditions of development consent; and
- recommendations of the report prepared by Acoustic Logic dated 21 August 2018.

The report shall include post construction validation test results.
Details demonstrating compliance with the requirements of this condition is to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Occupation Certificate.

46. 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*.

47. 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 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.

b) Sign(s) have been erected that clearly indicate to the drivers of vehicles both on and off the property the location and means of access to the car parking area(s).

48. Car Wash Bay – Trade Waste Agreement

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

49. Non-combustible Cladding – Class 2-9 Buildings

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

50. 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) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
b) New asphalt footpath and kerb and gutter along the frontage of the site.
c) Installation of a stormwater outlet to the kerb and gutter.

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

51. 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.

52. Parking Signoff

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a suitably qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

53. Basement Signoff

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification by a qualified Structural Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that the basement has been constructed in accordance with the approved design and relevant Australian Standards and the basement is fully tanked to prevent the ingress of subsurface flows.

54. 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 with Chartered Engineer of Institution of Engineers

Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that:

a) All works required to be undertaken on public roads must be designed and constructed in accordance with Council's approved plans.
b) 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.

55. Works as Executed – Site Stormwater Drainage System

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

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

56. 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 facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

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

57. 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/or retention system;
c) Positive Covenant related to stormwater quality improvement devices;
d) Positive Covenant and Restrictions on the Use of Land related to car stackers.

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

58. 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.

59. Landscaping Works

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

60. Registration of Use

The premise must be registered with Council's Environment Health Section in accordance with the following relevant legislation:

Boarding House - Boarding Houses Act 2012.

Details demonstrating compliance with the requirements of this condition is to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any interim / final occupation certificate.

On-going

61. Boarding House

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

a) The use must comply at all times with the Plan of Management referred to in condition 4 above and as amended by the conditions in this Determination;
b) A copy of the Plan of Management and House Rules must be annexed to each and every tenancy/occupation agreement for a room;
c) A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building at all times;
d) The Plan of Management must not to be amended without the prior consent of Council and must be made available to Council officers and the Police upon request;
e) All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
f) The premises must be used exclusively as a boarding house containing a maximum total of 22 lodger's rooms and 1 on-site manager's room with not more than 25 adult lodgers and 2 adult on-site managers residing in the premises at any one time;
g) Not more than 1 lodger must occupy each nominated single boarding room and 2 lodgers must occupy each nominated double boarding room;
h) The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
i) All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers; and
j) Each self-contained room and shared kitchen must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order at all times.
k) The car stackers are to be operated and maintained in accordance with the maintenance schedule at all times.
l) If background music is being played in the indoor common area (up to 65dB(A)Leq internally) after 6pm, all doors and windows of the common area are to remain closed except for ingress/egress.
m) All doors and windows of the common area are to remain closed at all times (except for ingress/egress) when amplified music (more than 65dB(A)Leq internally is played in the indoor common area.
n) No amplified music is to be played within the indoor common area after 10pm.

o) The outdoor common area is not to be used for parties and there is to be no amplified music in this area.
p) The outdoor common area is not to be used after 9pm or before 8am.
q) The on-site manager of the boarding house is responsible for arranging the maintenance and servicing of the carstackers.

62. Boarding House Registration

The boarding house is required to be registered on a register administered by NSW Fair Trading within 28 days, where a proprietor takes over an existing, or begins operating a new, registrable boarding house.

Council will carry out initial (within the first 12 months) and on-going inspections in accordance with the Boarding Houses Act 2012 subject to payment of inspection fees as detailed in Council's Fees and Charges schedule.

The boarding house must be operated in accordance with the Boarding Houses Act 2012.

63. Vehicles Leaving the Site

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

64. 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.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background LA90, 15min noise level, measured in the absence of the noise source/s under consideration by 5dB(A). The source noise level shall be assess as an LAeq, 15min and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

65. Commercial Waste/Recycling Collection

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

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

66. Bin Storage

All bins are to be stored within the site.

67. Operation and Management Plan

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

68. Canopy Trees

The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected

by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

69. **Resident Parking Scheme**
There is no access for residents to Council's Resident Parking Scheme.

70. **Community Consultation**
1. A community consultative committee is to be established within 3 months of operation and adjacent residents invited to attend to provide a forum for discussion of issues that may impact on residential amenity of the area. A regular meeting shall be established twice a year.
2. The Manager's mobile phone number must be visibly displayed at the entrance to allow neighbours impacted by incidents to contact. A register of complaints to be kept on site to show how the complaint was responded to. The register shall be available for inspection by Council at any time.

Advisory notes

Prescribed Conditions

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

Notification of commencement of works

At least 7 days before any demolition work commences:

a) the Council must be notified of the following particulars:
i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
ii. the date the work is due to commence and the expected completion date; and

b) a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

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

Toilet Facilities
The following facilities must be provided on the site:

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

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

Infrastructure
The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services

including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

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

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.

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
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.

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, eves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

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

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

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

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

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

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

d) A Maintenance Schedule.

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.

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.

Dial before you dig

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

Useful Contacts

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

	Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Attachment D – Approved Plans – Original Consent

Sheet List	
Sheet Name	Sheet Number
COVER PAGE	D101
BASIX CERTIFICATE	D102
SURVEY PLAN	D103
SITE PLAN	D104
BASEMENT	D105
GROUND FLOOR PLAN	D106
FIRST FLOOR PLAN	D107
SECOND FLOOR	D108
ROOF PLAN	D109
ELEVATIONS	D110
SECTION	D111
MATERIALS + FINISHES SCHEDULE	D112
CALCULATION SHEET	D113
WINTER SHADOW DIAGRAM	D114
ELEVATION WINTER SHADOWS DIAGRAM	D115
SUMMER SHADOW DIAGRAM	D116
LANDSCAPE PLAN	D117
CPTED ASSESSMENT	D118
STREETSCAPE ANALYSIS PLAN	D119

habitation
Design + Interiors

Member
Australian Institute of Architects

REVISION

ISSUE	DATE	REVISION	BY	CHECKED
D	28/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
C	22/01/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
B	12/07/18	DEVELOPMENT APPLICATION ISSUE	NVM	JP

COVER PAGE

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT

CLIENT
MR. G. JIA

ADDRESS
89 BALMAIN ROAD, LEICHHARDT

SCALE @ A1
SCALE @ A3
DRAWN BY: N.V.M
DATE: 28/05/2019
CHECKED BY: J.P
PROJECT NUMBER: 18093
SHEET NUMBER: D101

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 957210M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 16 January 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Project summary		
Project name	Boarding house @ 89 Balmain Rd, Leic_02	
Street address	89 Balmain Road Leichhardt 2040	
Local Government Area	Inner West Council	
Plan type and plan number	deposited 420345	
Lot no.	B	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	24	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Certificate Prepared by
Name / Company Name: Outsource Ideas P/l
ABN (if applicable): 12 130 092 651

Description of project

Project address	
Project name	Boarding house @ 89 Balmain Rd, Leic_02
Street address	89 Balmain Road Leichhardt 2040
Local Government Area	Inner West Council
Plan type and plan number	deposited 420345
Lot no.	B
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	24
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	643.8
Roof area (m²)	234
Non-residential floor area (m²)	0.0
Residential car spaces	12
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	0.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	BDAV/13/1521	
Certificate number	1521/1940	
Climate zone	56	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 24 dwellings, 2 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	1	15.9	0.0	0.0	0.0
5	1	15.9	0.0	0.0	0.0
9	1	15.9	0.0	0.0	0.0
13	1	10.9	0.0	0.0	0.0
17	1	15.9	0.0	0.0	0.0
21	1	15.9	0.0	0.0	0.0
2	1	15.9	0.0	0.0	0.0
6	1	16.1	0.0	0.0	0.0
10	1	20.6	0.0	0.0	0.0
14	1	10.9	0.0	0.0	0.0
18	1	15.9	0.0	0.0	0.0
22	1	15.9	0.0	0.0	0.0
3	1	15.9	0.0	0.0	0.0
7	1	15.9	0.0	0.0	0.0
11	1	22.8	0.0	0.0	0.0
15	1	10.9	0.0	0.0	0.0
19	1	20.6	0.0	0.0	0.0
23	1	15.9	0.0	0.0	0.0
4	1	15.9	0.0	0.0	0.0
8	1	15.9	0.0	0.0	0.0
12	1	15.9	0.0	0.0	0.0
16	1	10.9	0.0	0.0	0.0
20	1	22.8	0.0	0.0	0.0
24	1	18.8	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Basement Car park area	300.0
Common Areas	16.0
Hallway/lobby Level 2	32.0
Lift car (No.1)	-
Ground floor lobby	48.0
Garbage room	11.0
Hallway/lobby Level-1	37.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
   - (a) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) Thermal Comfort
   - (b) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
   - (i) Water
   - (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

Dwelling no.	Hot water system	Bathroom ventilation system: Each bathroom	Operation control	Kitchen ventilation system: Each kitchen	Operation control	Laundry ventilation system: Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling: living areas	Cooling: bedroom areas	Heating: living areas	Heating: bedroom areas	Artificial lighting: No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	Natural lighting: No. of bathrooms &/or toilets	Main kitchen
All dwellings	-	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	1	1	yes	yes	yes	yes	0	yes

Dwelling no.	Individual pool: Pool heating system	Timer	Individual spa: Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	2.5 star (new rating)	no	4 star	4 star	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Dwelling no.	Thermal loads: Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	15.0	10.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Car park area	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	fluorescent	connected to lift call button	No
Garbage room	no mechanical ventilation	-	fluorescent	motion sensors	No
Common Areas	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Ground floor lobby	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-1	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level 2	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

habitation Design + Interiors

Member Australian Institute of Architects
Nominated Architect: Joseph Panetta
NSW Architects Registration Board No 9535

REVISION				
D	28/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
C	22/01/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
B	19/07/18	DEVELOPMENT APPLICATION ISSUE	NVM	JP
ISSUE	DATE	REVISION	BY	CHECKED

BASIX CERTIFICATE

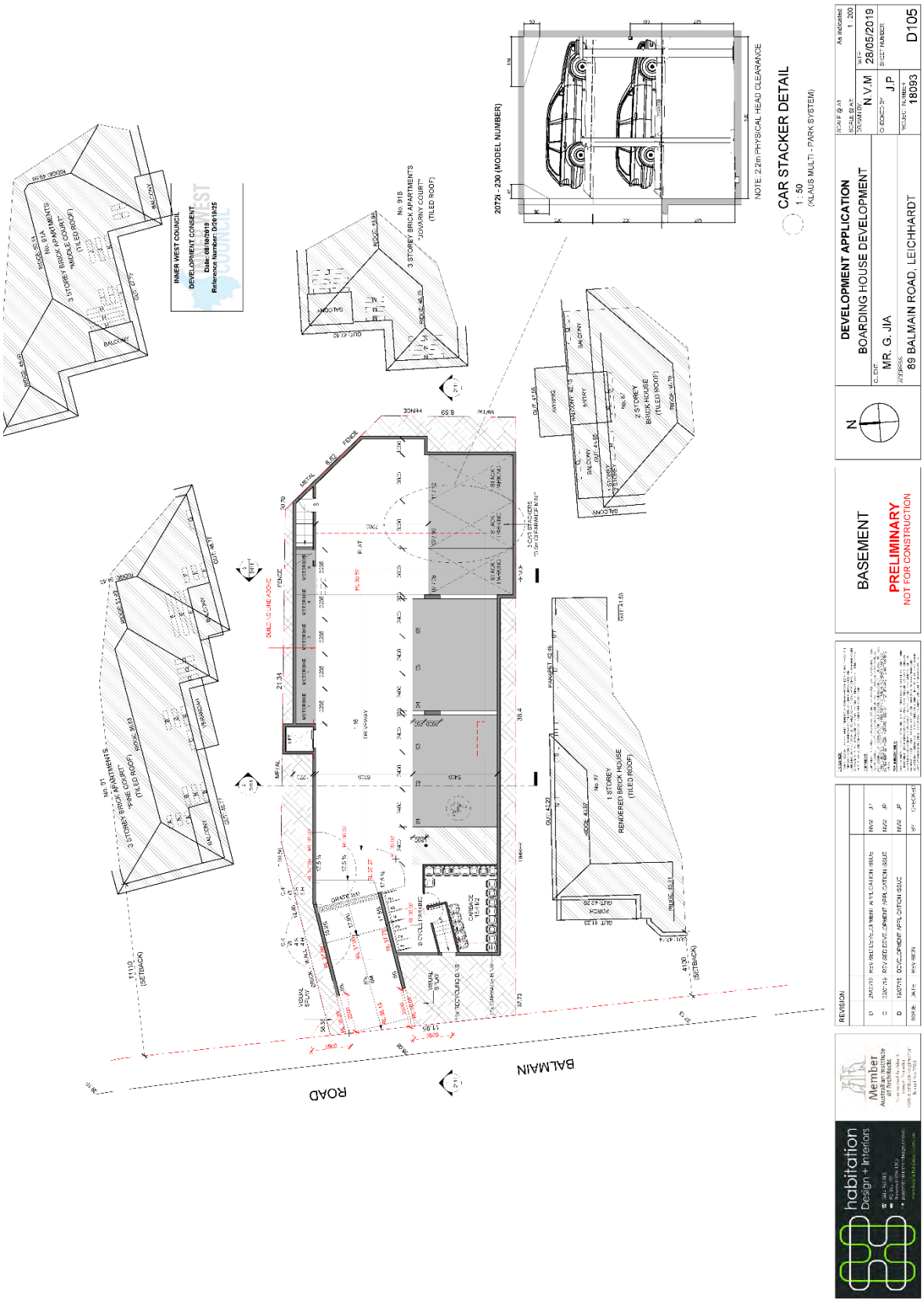
PRELIMINARY
NOT FOR CONSTRUCTION

N

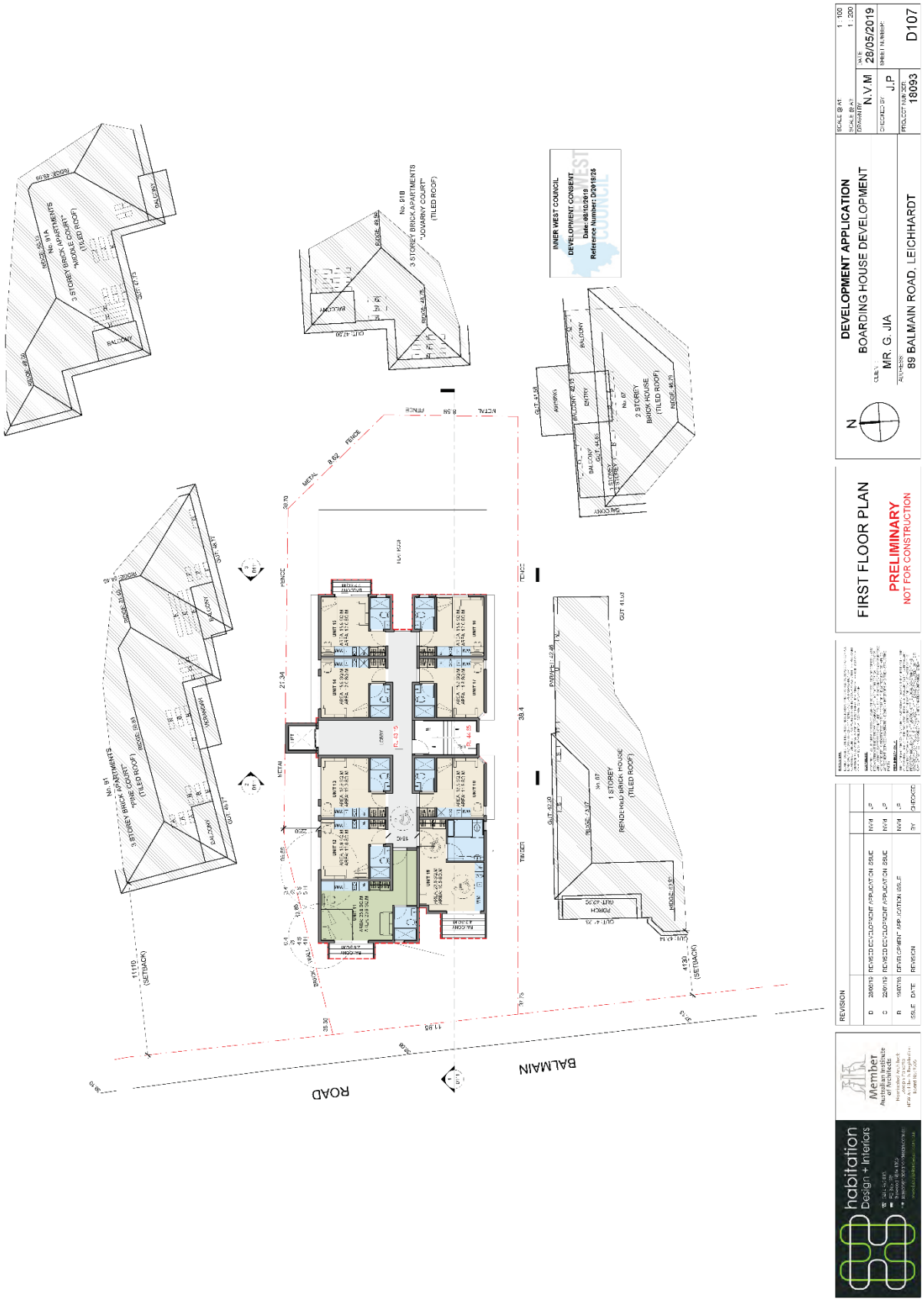
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT: MR. G. JIA
ADDRESS: 89 BALMAIN ROAD, LEICHHARDT

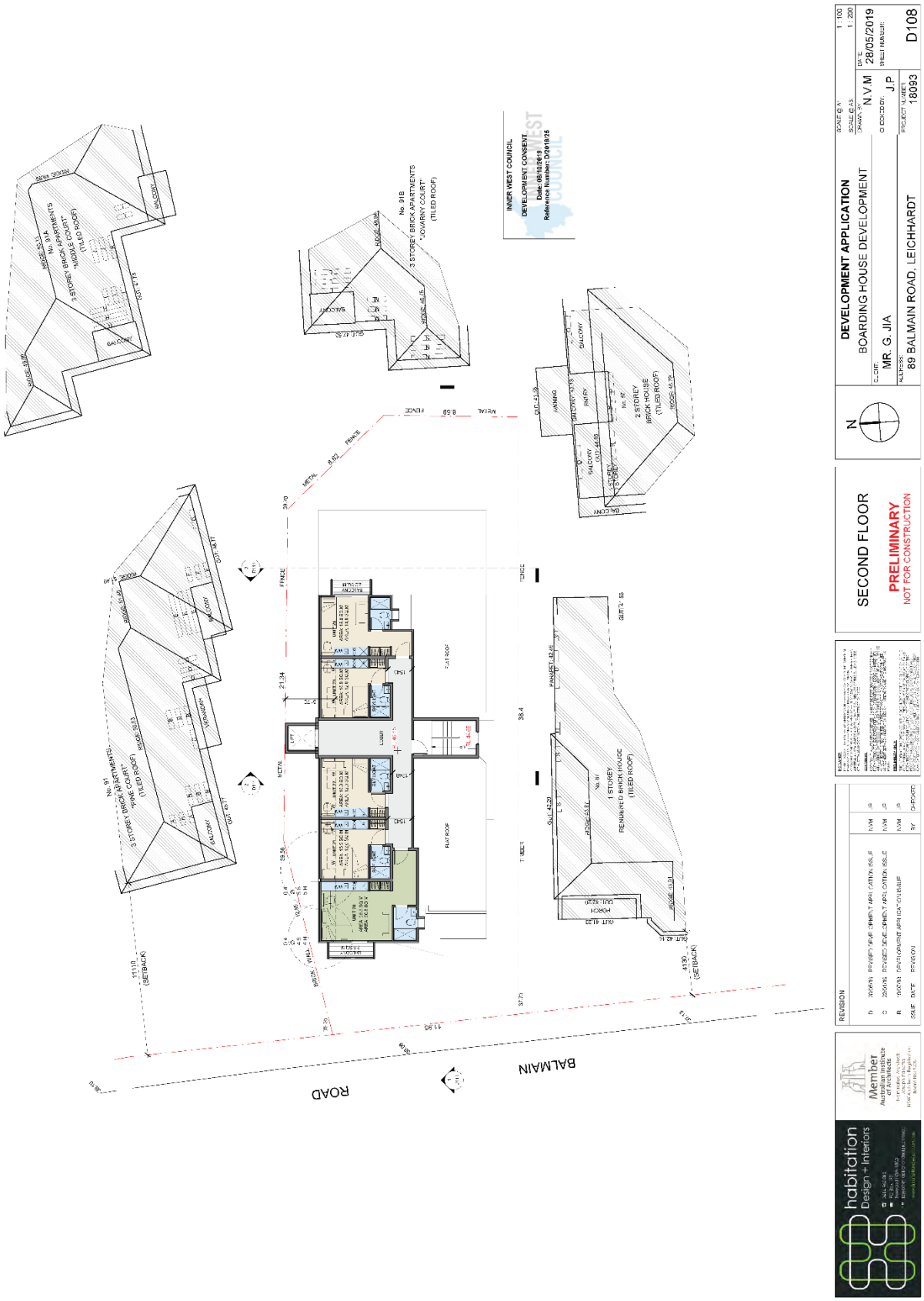
SCALE @ A1:
SCALE @ A3:
DRAWN BY: N.V.M
DATE: 28/05/2019
CHECKED BY: J.P
SHEET NUMBER: D102
PROJECT NUMBER: 18093

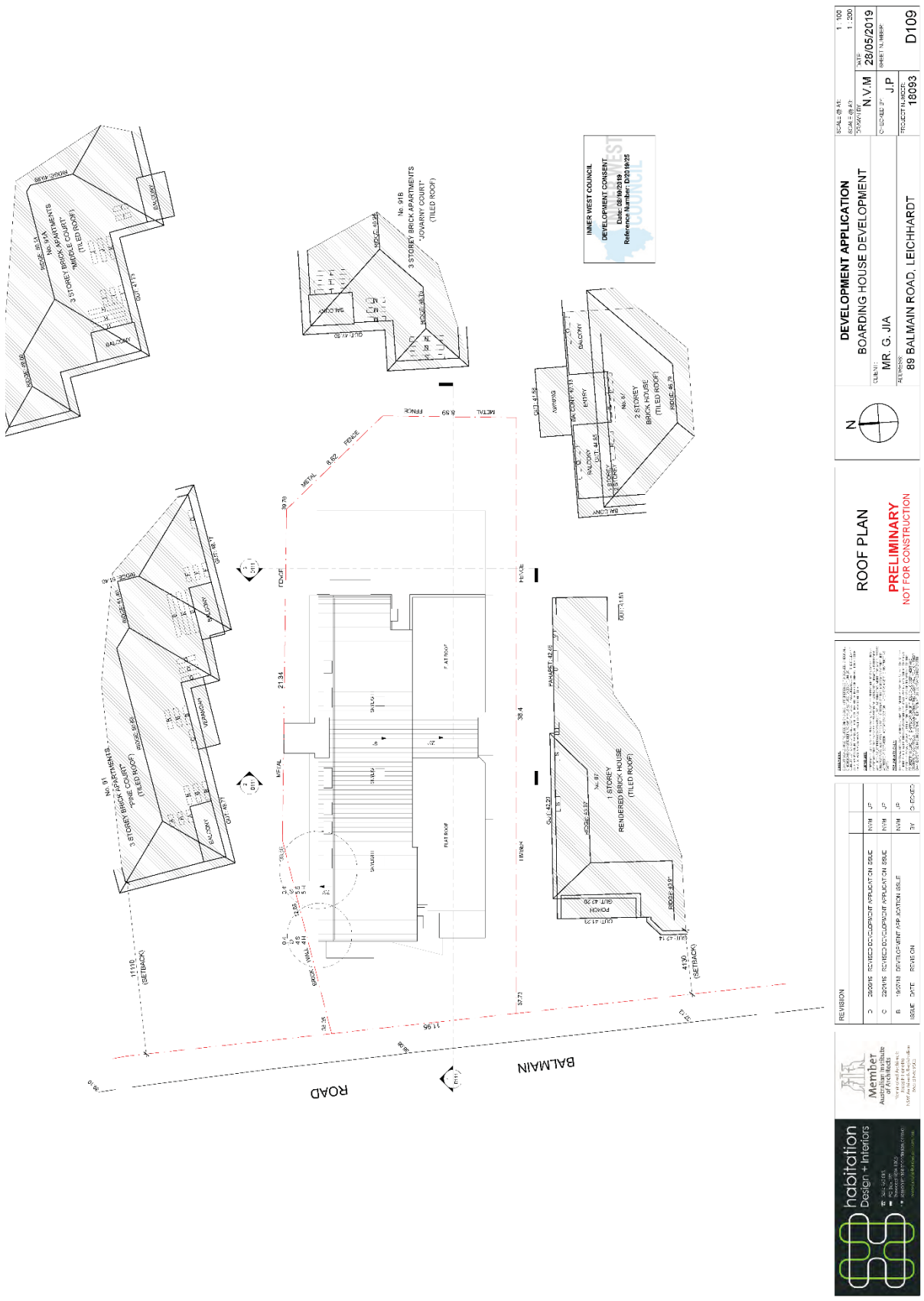
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
SITE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE
DATE
REVISION
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/19
Reference Number: D2019/25
BALMAIN ROAD
89 BALMAIN RD. LEICHHARDT
(DP 426345)
LOT B
3 STOREY BRICK HOUSE
(TILED ROOF)
1 STOREY
REMODELLED BRICK HOUSE
(TILED ROOF)
3 STOREY BRICK APARTMENTS
"JOVARNY COURT"
(TILED ROOF)
3 STOREY BRICK APARTMENTS
"MOOCE COURT"
(TILED ROOF)
No. 91
3 STOREY BRICK APARTMENTS
"PINE COURT"
(TILED ROOF)
11110
(SETBACK)
4130
(SETBACK)
N.V.M
28/05/2019
J.P
18093
D104

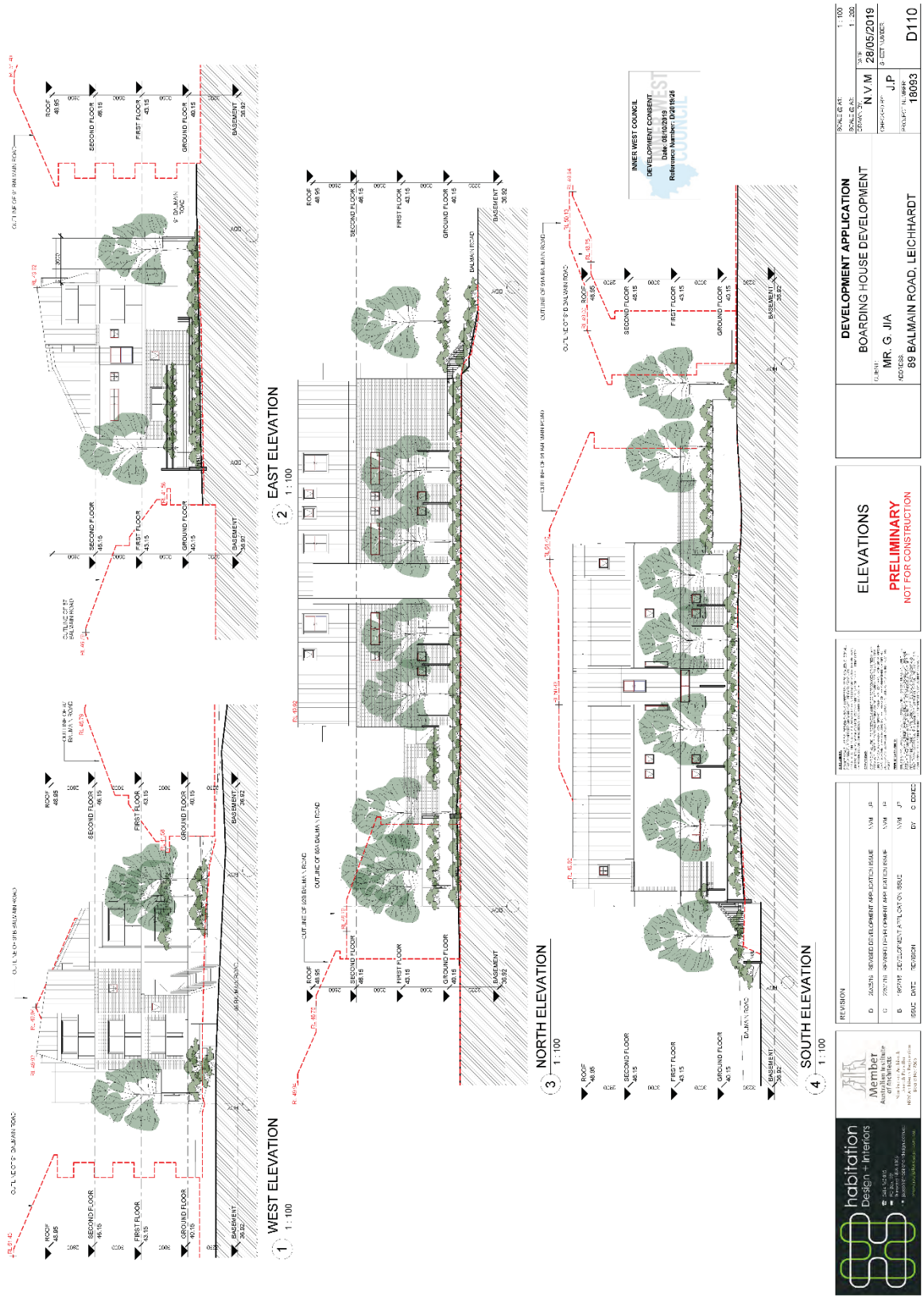

INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2018
Reference Number: D/2018/825
No. 91B
3 STOREY BRICK APARTMENTS
"LOVA SINY COURT"
(TILED ROOF)
No. 91A
3 STOREY BRICK APARTMENTS
"NUDLE COURT"
(TILED ROOF)
2072I - 230 (MODEL NUMBER)
NOTE: 2.2m PHYSICAL HEAD CLEARANCE
CAR STACKER DETAIL
1 : 50
(KLAUS MULTI - PARK SYSTEM)
BUILD TO LINE AS DCP
BICYCLE PARKING
CARSPACE
BALMAIN
ROAD
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
BASEMENT
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
28/05/2019
D105
18093

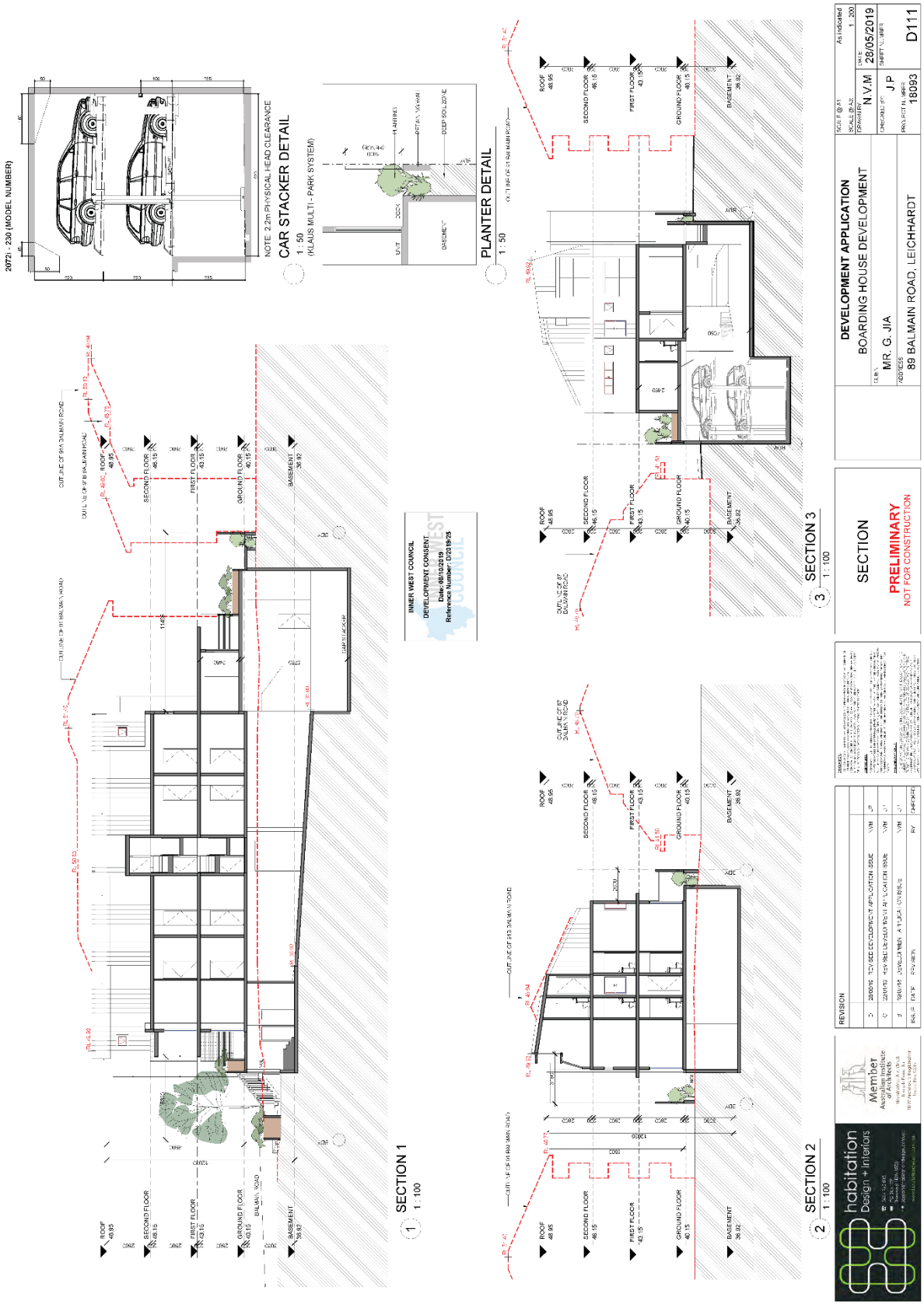
GROUND FLOOR PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT:
MR. G. JIA
ADDRESS:
89 BALMAIN ROAD, LEICHHARDT
DATE:
28/05/2019
CHECKED BY:
J.P
DRAWN BY:
N.V.M
18093
D106
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2019
Reference Number: D/2019/25
BALMAIN
ROAD
11100 (SETBACK)
4190 (SETBACK)
2 STOREY BRICK APARTMENTS
No. 91
(TILED ROOF)
3 STOREY BRICK APARTMENTS
No. 91B
(TILED ROOF)
2 STOREY
BRICK HOUSE
(TILED ROOF)
1 STOREY
MENGERED BRICK HOUSE
(TILED ROOF)
LOBBY
COMMON HALL
TIMBER
METAL
FENCE
BALCONY
PORCH
AWNING
ENTRY
RIDGE 48.19
RIDGE 46.75
RIDGE 46.72
RIDGE 45.87
RIDGE 42.28
RIDGE 42.18
RIDGE 41.75
RIDGE 41.72
RIDGE 41.19
RIDGE 40.19
RIDGE 40.16
RIDGE 39.75
RIDGE 39.72
RIDGE 39.19
RIDGE 38.19
RIDGE 38.16
RIDGE 37.75
RIDGE 37.72
RIDGE 37.19
RIDGE 36.19
RIDGE 36.16
RIDGE 35.75
RIDGE 35.72
RIDGE 35.19
RIDGE 34.19
RIDGE 34.16
RIDGE 33.75
RIDGE 33.72
RIDGE 33.19
RIDGE 32.19
RIDGE 32.16
RIDGE 31.75
RIDGE 31.72
RIDGE 31.19
RIDGE 30.19
RIDGE 30.16
RIDGE 29.75
RIDGE 29.72
RIDGE 29.19
RIDGE 28.19
RIDGE 28.16
RIDGE 27.75
RIDGE 27.72
RIDGE 27.19
RIDGE 26.19
RIDGE 26.16
RIDGE 25.75
RIDGE 25.72
RIDGE 25.19
RIDGE 24.19
RIDGE 24.16
RIDGE 23.75
RIDGE 23.72
RIDGE 23.19
RIDGE 22.19
RIDGE 22.16
RIDGE 21.75
RIDGE 21.72
RIDGE 21.19
RIDGE 20.19
RIDGE 20.16
RIDGE 19.75
RIDGE 19.72
RIDGE 19.19
RIDGE 18.19
RIDGE 18.16
RIDGE 17.75
RIDGE 17.72
RIDGE 17.19
RIDGE 16.19
RIDGE 16.16
RIDGE 15.75
RIDGE 15.72
RIDGE 15.19
RIDGE 14.19
RIDGE 14.16
RIDGE 13.75
RIDGE 13.72
RIDGE 13.19
RIDGE 12.19
RIDGE 12.16
RIDGE 11.75
RIDGE 11.72
RIDGE 11.19
RIDGE 10.19
RIDGE 10.16
RIDGE 9.75
RIDGE 9.72
RIDGE 9.19
RIDGE 8.19
RIDGE 8.16
RIDGE 7.75
RIDGE 7.72
RIDGE 7.19
RIDGE 6.19
RIDGE 6.16
RIDGE 5.75
RIDGE 5.72
RIDGE 5.19
RIDGE 4.19
RIDGE 4.16
RIDGE 3.75
RIDGE 3.72
RIDGE 3.19
RIDGE 2.19
RIDGE 2.16
RIDGE 1.75
RIDGE 1.72
RIDGE 1.19
RIDGE 0.19
RIDGE 0.16
RIDGE 0.75
RIDGE 0.72
RIDGE 0.19
RIDGE 0.16

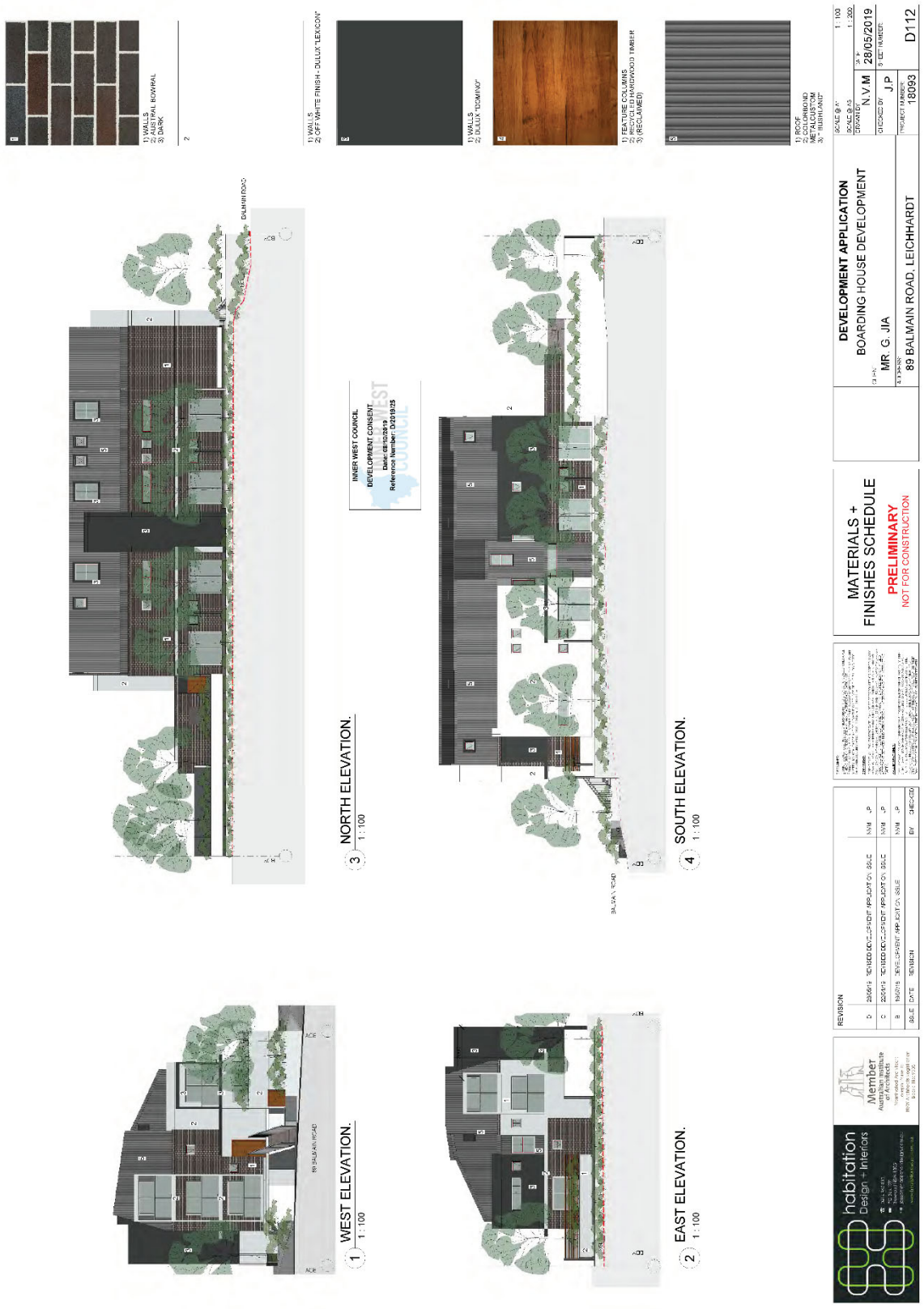

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
FIRST FLOOR PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
N.V.M
J.P
28/05/2019
D107
18093
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2019
Reference Number: D/2018/26
BALMAIN
ROAD

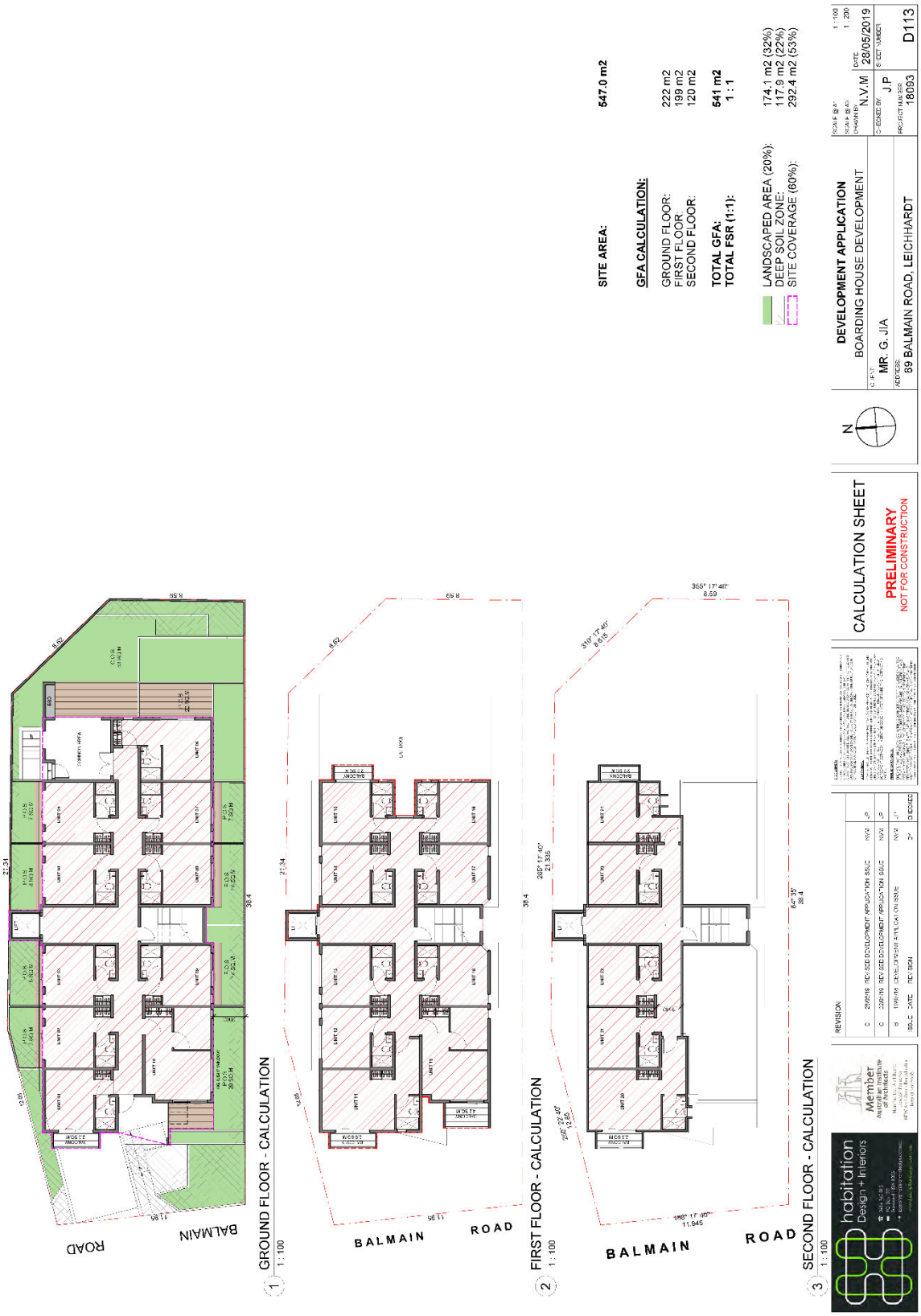

INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2019
Reference Number: D/2019/26
No. 91B
3 STOREY BRICK APARTMENTS
"JOVARNY COURT"
(TILED ROOF)
No. 91
2 STOREY BRICK APARTMENTS
"PINE COURT"
(TILED ROOF)
No. 91A
5 STOREY BRICK APARTMENTS
"MIDDLE COURT"
(TILED ROOF)
No. 87
2 STOREY
BRICK HOUSE
(TILED ROOF)
1 STOREY
REMAINED BRICK HOUSE
(TILED ROOF)
FLAT ROOF
BALCONY
FENCE
METAL
BALMAIN
ROAD
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
SECOND FLOOR
PRELIMINARY
NOT FOR CONSTRUCTION
N.V.M
J.P
28/05/2019
D108
18093
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION

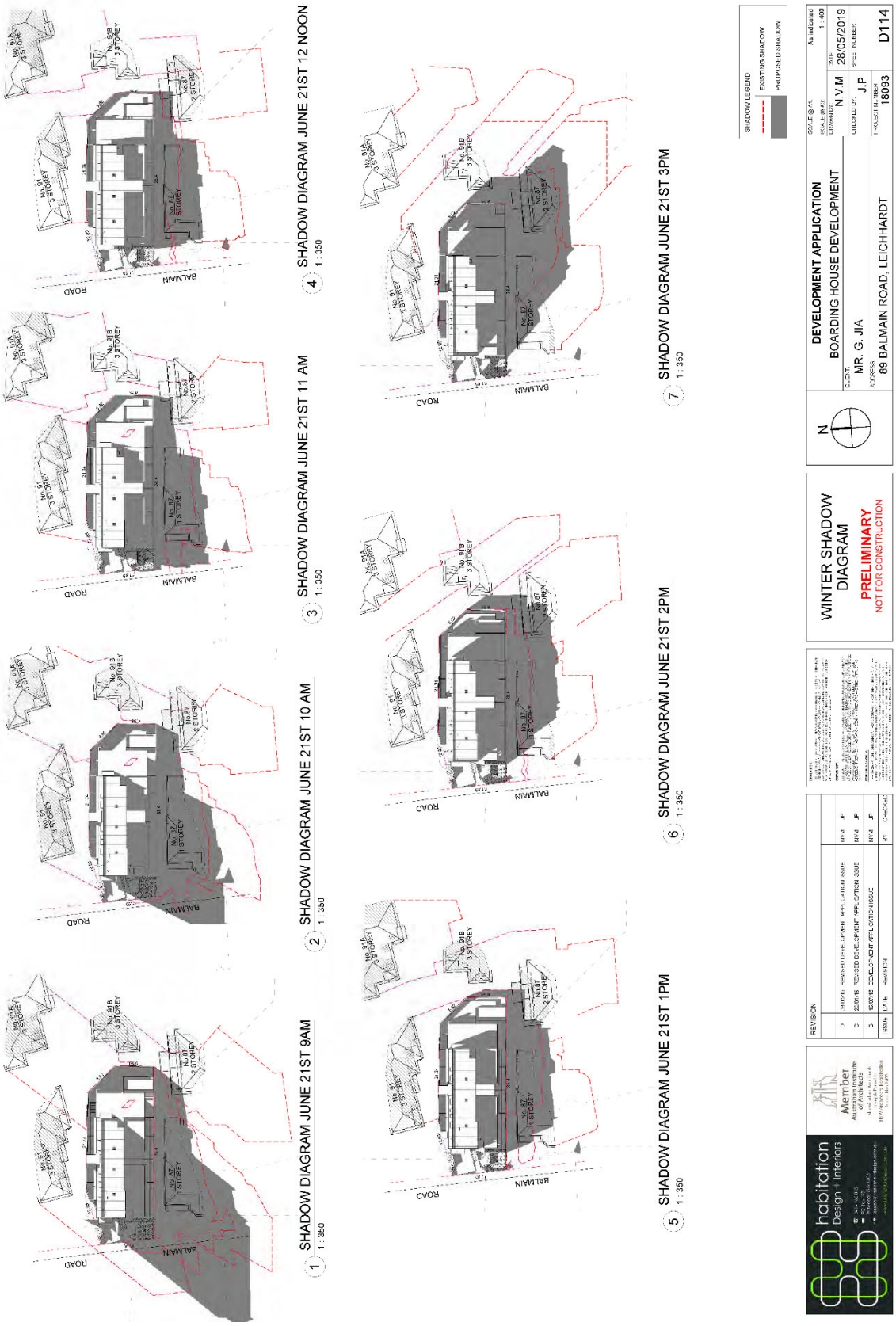

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
ROOF PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
D109
28/05/2019
18093
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
INNER WEST COUNCIL
DEVELOPMENT CONSENT
BALMAIN
ROAD

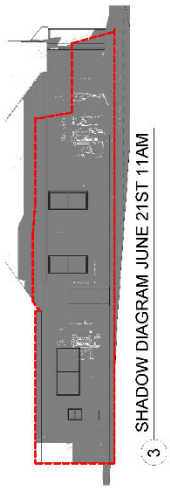

1 WEST ELEVATION 1 : 100
2 EAST ELEVATION 1 : 100
3 NORTH ELEVATION 1 : 100
4 SOUTH ELEVATION 1 : 100
ROOF 48.95
SECOND FLOOR 46.15
FIRST FLOOR 43.15
GROUND FLOOR 40.15
BASEMENT 36.92
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2019
Reference Number: D/2019/26
habitation Design + Interiors
Member
REVISION
ISSUE DATE TO BCH BY C CONC
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
69 BALMAIN ROAD, LEICHHARDT
ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION
SCALE @ A1: 1 : 100
SCALE @ A3: 1 : 200
DRAWN BY N V M
DATE 28/05/2019
CHECKED BY J.P
PROJECT NUMBER 18093
D110


2072i - 230 (MODEL NUMBER)
NOTE 2.2m PHYSICAL HEAD CLEARANCE
CAR STACKER DETAIL
1 : 50
(KLAUS MULTI - PARK SYSTEM)
PLANTER DETAIL
1 : 50
SECTION 1
1 : 100
SECTION 2
1 : 100
SECTION 3
1 : 100
ROOF 48.95
SECOND FLOOR 46.15
FIRST FLOOR 43.15
GROUND FLOOR 40.15
BASEMENT 36.92
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 08/10/2019
Reference Number: D/2019/25
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1
As indicated
SCALE @ A3
1 : 200
DRAWN BY
N.V.M
DATE
28/05/2019
CHECKED BY
J.P
SHEET NUMBER
PROJECT NUMBER
18093
D111
SECTION
PRELIMINARY
NOT FOR CONSTRUCTION
REVISION
habitation
Design + Interiors
Member
Australian Institute of Architects

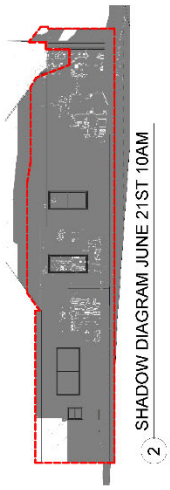

1) WALLS
2) AUSTRAL BOWRAL
3) DARK
1) WALLS
2) OFF-WHITE FINISH - DULUX 'LEX/CON'
1) WALLS
2) DULUX 'COMPASS'
1) TEXTURE COLUMNS
2) RECYCLED HARDWOOD TIMBER
3) (RECLAIMED)
1) ROOF
2) COLORBOND
METALCUSTOM
3) "BUSHLAND"
DALMAIN ROAD
INNER WEST COUNCIL
DEVELOPMENT CONSENT
Date: 03/10/2019
Reference Number: D/2019/25
3 NORTH ELEVATION.
1 : 100
4 SOUTH ELEVATION.
1 : 100
89 DALMAIN ROAD
1 WEST ELEVATION.
1 : 100
2 EAST ELEVATION.
1 : 100
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
D 22/05/19 TENDER DOCUMENT APPLICATION SSLC NVM JP
C 22/04/19 TENDER DOCUMENT APPLICATION SSLC NVM JP
B 19/03/19 DEVELOPMENT APPLICATION SSLC NVM JP
SSLC DATE REVISION BY CHECKED
MATERIALS +
FINISHES SCHEDULE
PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1 1 : 100
SCALE @ A3 1 : 200
DRAWN BY N.V.M
CHECKED BY J.P
DATE 28/05/2019
PROJECT NUMBER 18093
D112


SITE AREA: 547.0 m2
GFA CALCULATION:
GROUND FLOOR: 222 m2
FIRST FLOOR 199 m2
SECOND FLOOR: 120 m2
TOTAL GFA: 541 m2
TOTAL FSR (1:1): 1 : 1
LANDSCAPED AREA (20%): 174.1 m2 (32%)
DEEP SOIL ZONE: 117.9 m2 (22%)
SITE COVERAGE (60%): 292.4 m2 (53%)
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
N.V.M
28/05/2019
J.P
18093
D113
CALCULATION SHEET
PRELIMINARY
NOT FOR CONSTRUCTION
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
GROUND FLOOR - CALCULATION
1 1 : 100
FIRST FLOOR - CALCULATION
2 1 : 100
SECOND FLOOR - CALCULATION
3 1 : 100
BALMAIN ROAD


1 SHADOW DIAGRAM JUNE 21ST 9AM 1 : 350
2 SHADOW DIAGRAM JUNE 21ST 10 AM 1 : 350
3 SHADOW DIAGRAM JUNE 21ST 11 AM 1 : 350
4 SHADOW DIAGRAM JUNE 21ST 12 NOON 1 : 350
5 SHADOW DIAGRAM JUNE 21ST 1PM 1 : 350
6 SHADOW DIAGRAM JUNE 21ST 2PM 1 : 350
7 SHADOW DIAGRAM JUNE 21ST 3PM 1 : 350
BALMAIN ROAD
No. 91A 2 STOREY
No. 91B 3 STOREY
No. 87 2 STOREY
No. 87 1 STOREY
No. 91 2 STOREY
SHADOW LEGEND
EXISTING SHADOW
PROPOSED SHADOW
habitation Design + Interiors
Member Australian Institute of Architects
REVISION
WINTER SHADOW DIAGRAM
PRELIMINARY
NOT FOR CONSTRUCTION
N
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT MR. G. JIA
ADDRESS 89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1 As indicated
SCALE @ A3 1 : 400
DRAWN BY N V M
DATE 28/05/2019
CHECKED BY J.P
SHEET NUMBER D114
PROJECT NUMBER 18093

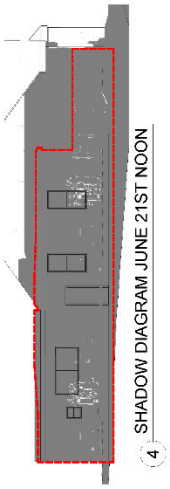


1 SHADOW DIAGRAM JUNE 21ST 9AM

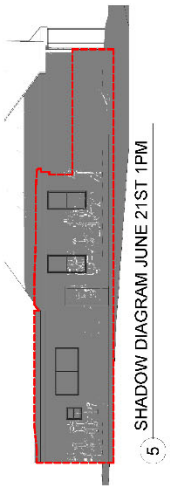


2 SHADOW DIAGRAM JUNE 21ST 10AM

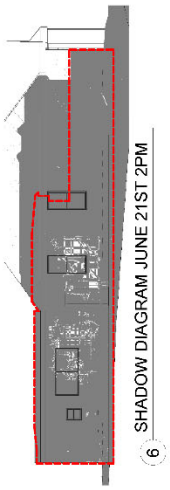
3 SHADOW DIAGRAM JUNE 21ST 11AM



4 SHADOW DIAGRAM JUNE 21ST NOON



5 SHADOW DIAGRAM JUNE 21ST 1PM



6 SHADOW DIAGRAM JUNE 21ST 2PM

7 SHADOW DIAGRAM JUNE 21ST 3PM

SHADOW LEGEND
EXISTING SHADOW
PROPOSED SHADOW

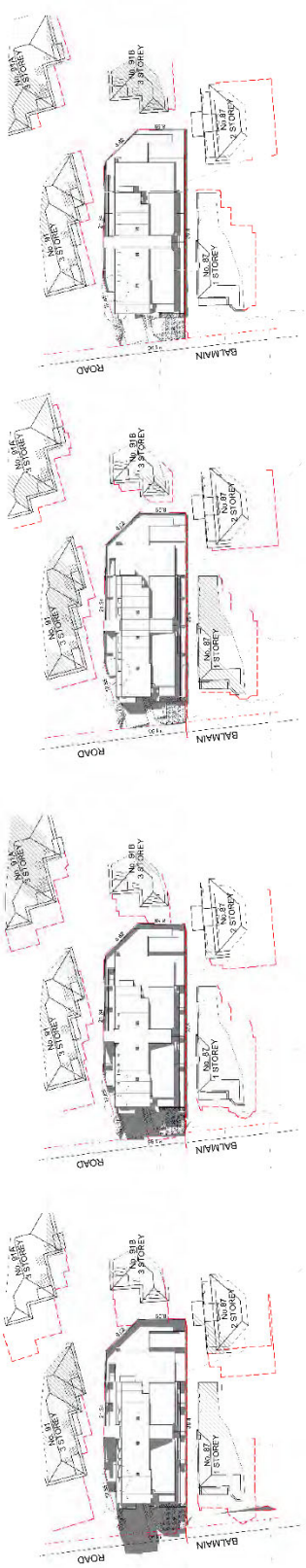
habitation Design + Interiors
Member Australian Institute of Architects

REVISION				
5	26/06/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
4	22/05/19	REVISED DEVELOPMENT APPLICATION ISSUE	NVM	JP
3	19/02/19	DEVELOPMENT APPLICATION ISSUE	NVM	JP
ISSUE	DATE	REVISION	BY	CHECKED

ELEVATION WINTER SHADOWS DIAGRAM
PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT: MR. G. JIA
ADDRESS: 89 BALMAIN ROAD, LEICHHARDT

SCALE @ A1: 1 : 100
SCALE @ A3: 1 : 200
DRAWN BY: N.V.M
DATE: 28/05/2019
CHECKED BY: J.P
SHEET NUMBER
PROJECT NUMBER: 18093
D115



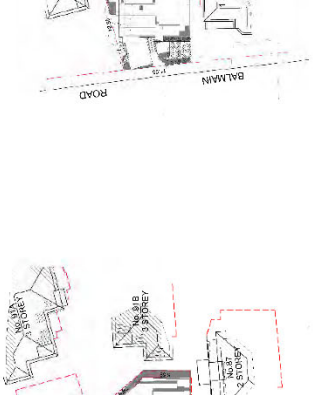
1 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 9AM

2 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 10AM

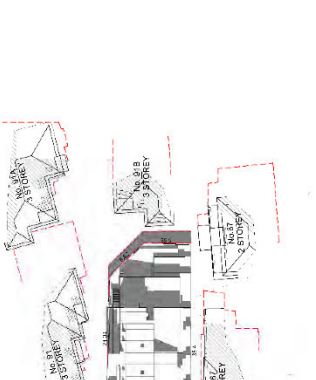
3 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 11AM

4 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 12 NOON

5 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 1 PM



6 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 2 PM



7 1 : 350 SHADOW DIAGRAM DECEMBER 22ND 3PM

SHADOW LEGEND
EXISTING SHADOW
PROPOSED SHADOW

habitation Design + Interiors
Member Australian Institute of Architects

REVISION			
D	20/05/19	TENDER DEVELOPMENT APPLICATION ISSUE	NVM
C	22/04/19	TENDER DEVELOPMENT APPLICATION ISSUE	NVM
B	19/04/19	ARCHITECTURAL REVIEW ISSUE	NVM
ISSUE	DATE	REVISION	DR

N

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT

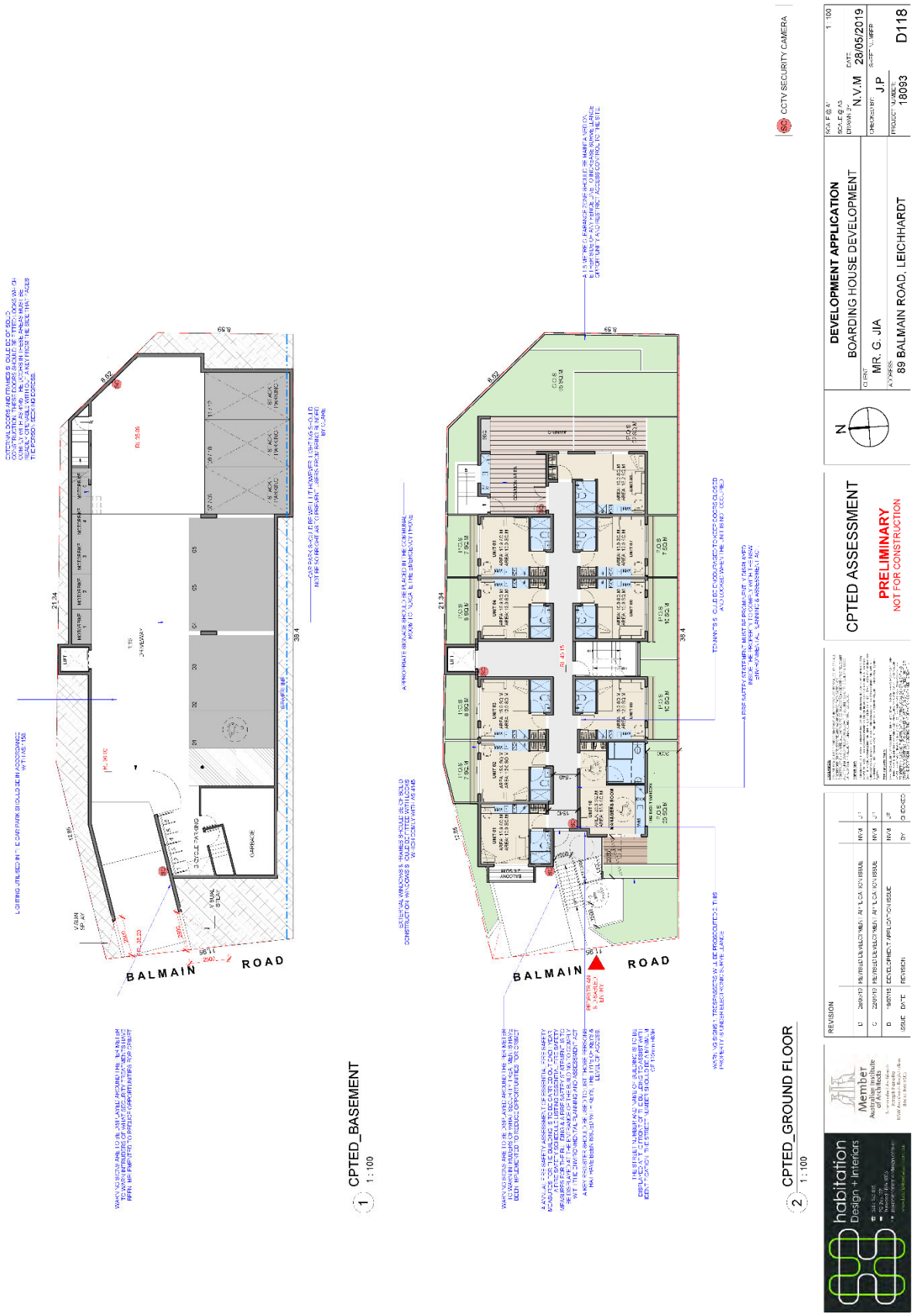
CLIENT
MR. G. JIA

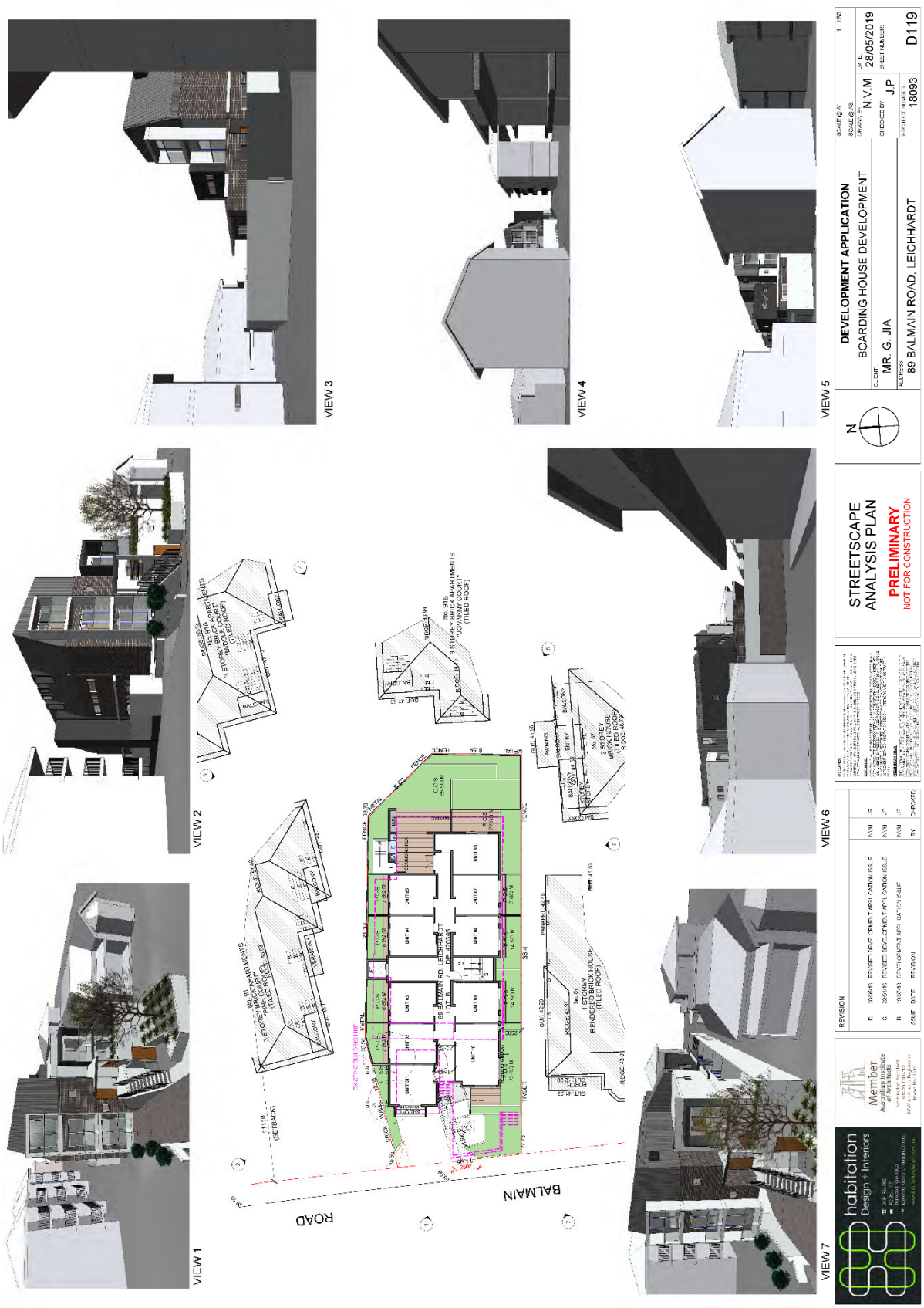
ADDRESS
89 BALMAIN ROAD, LEICHHARDT

SCALE @ A1: As indicated
SCALE @ A3: 1 : 400
DRAWN BY: N.V.M
DATE: 28/05/2019
CHECKED BY: J.P
PROJECT NUMBER: 18093
SHEET NUMBER: D116

SUMMER SHADOW DIAGRAM
PRELIMINARY
NOT FOR CONSTRUCTION

PLANT SCHEDULE
Code | Latin Name (Common Name-Mature Height) | Qty | Size | Stake
Trees
Pc | Pyrus calleryana (Callery Pear - 4m) | 09 | 100 L | yes
Ss | Syzygium Smithii - (Lilly Pilly) | 05 | 100 L | yes
Shrubs
Aa | Agave attenuata (Foxtail Agave - 1m) | 21 | n/a | no
Aa | Acmena Smithii Minor (Lilly Pilly) | 173 | n/a | yes
Ca | Coroynine Australis (Cordyline) | 42 | 20 L | no
Sj | Strelitzia Juncea - (Bird of Paradise) | 41 | 20 L | no
Groundcovers
Op | Ophiopogon planiscapus (Mondo grass) | 06 | n/a | no
Dr | Dianiella Revoluta (Dianiella grass) | 29 | n/a | no
Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 100mm of the trunk of any existing trees to be retained.
Ensure that the finished levels allow for adequate drainage away from the site and away from buildings. Ensure that no ponding or ponding will occur. Rip the subgrade to 150mm.
Install 100mm of topsoil imported to specification AS4419 Soil for Landscaping and Garden Use. No 17 'Nutri-fertilizer' over the topsoil at the recommended rate. Lay 'Kikuyu' turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.
Brick garden edging
Install edging consisting of paving bricks in a mortar bluench (200mm wide and 100mm deep).
The edges are to be laid in even curves and straight lines as shown on the plan.
Where tight curves are shown use half bricks to allow a more even curve. The top of the edge is to sit level with the adjacent turf and finish off neatly.
Existing trees to be retained
Existing trees to be removed
Precast concrete stepping stones in decorative gravel mulch
Planter box on top of concrete slab (Refer to detail)
Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Ensure that the planting areas are free of rubbish and other debris.
Soil mix to comprise of one part approved compost to three parts topsoil.
Install 75mm depth of mulch imported topsoil or stockpiled site topsoil (if suitable ie. No clay) Install 75mm depth of specified mulch.
Note:
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weed mg, spraying and re-mulching necessary to ensure healthy growth of all plants. Any plants or areas of turf which fail during this period are immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
Irrigation
Irrigation to the landscape plan are to be covered by a fully automatic dripirrigation system. The controller is to be equal to a Richdell 440 PR and is to be housed in a control box adjacent to the electrody meter.
All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
For all fencing types and materials refer to the Architects plans.
TREE
Pc
Ss
SHRUBS
Aa
As
Ca
GR. COVERS
Sj
Op
Dr
BALMAIN ROAD
1 LANDSCAPE PLAN 1 : 75
Planting in garden beds Detail
Brick garden edge Detail
Grassed area, turf using imported topsoil Detail
Typical planter box Detail
15 - 35 litre Trees planting Detail
Ground preparation Planting area using imported topsoil Detail
habitation Design + Interiors
Member Australian Institute of Architects
REVISION
D 18/07/18 DEVELOPMENT APPLICATION N.V.M J.P
C 12/07/18 REVISED DEVELOPMENT APPLICATION ISSUE N.V.M J.P
B 29/06/18 REVISED DEVELOPMENT APPLICATION ISSUE N.V.M J.P
A 20/03/18 REVISED DEVELOPMENT APPLICATION ISSUE N.V.M J.T
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
SCALE @ A1 As indicated
DATE 28/05/2019
SHEET NUMBER D117
LANDSCAPE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
N


CPTED_BASEMENT
1 : 100
CPTED_GROUND FLOOR
1 : 100
BALMAIN ROAD
BALMAIN ROAD
habitation
Design + Interiors
Member
Australian Institute of Architects
REVISION
ISSUE DATE REVISION
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
CLIENT
MR. G. JIA
ADDRESS
89 BALMAIN ROAD, LEICHHARDT
CPTED ASSESSMENT
PRELIMINARY
NOT FOR CONSTRUCTION
CCTV SECURITY CAMERA
N.V.M
28/05/2019
J.P
18093
D118


VIEW 1
VIEW 2
VIEW 3
VIEW 4
VIEW 5
VIEW 6
VIEW 7
BALMAIN ROAD
88 BALMAIN RD, LEICHHARDT
DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
MR. G. JIA
89 BALMAIN ROAD, LEICHHARDT
N.V.M
J.P
28/05/2019
D119
STREETSCAPE ANALYSIS PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
REVISION
habitation
Design + Interiors
Member