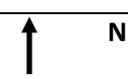


 DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2022/0045
Address	39 Westbourne Street STANMORE NSW 2048
Proposal	Subdivision of the site into two (2) lots and construction of a semi-detached dwelling on each lot, with carport with first floor above at rear. Landscaping and associated works.
Date of Lodgement	30 January 2022
Applicant	PIENSA ARCHITECTS PTY LTD
Owner	Westbourne Holdings Group Pty Ltd
Number of Submissions	24
Value of works	\$754,050.00
Reason for determination at Planning Panel	Number of submissions
Main Issues	Solar access and overshadowing; submissions
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site 	Objectors 
Notified Area 	Note: Due to scale of map, not all objectors could be shown.



1. Executive Summary

This report is an assessment of the application submitted to Council for subdivision of the site into two (2) Torrens title lots, construction of a semi-detached dwelling on each lot, with carport with first floor above at rear, landscaping, and associated works at 39 Westbourne Street, Stanmore.

The application was notified to surrounding properties and 24 submissions were received in response to the notification of the application. The plans were amended during the assessment of the application, they were not required to be renotified in accordance with Council's Community and Engagement Framework, given they are considered to be of an equal or lesser impact.

The proposal generally complies with the aims, objectives, and design parameters contained in the relevant State Environmental Planning Policies, *Marrickville Local Environmental Plan 2011*, and Marrickville Development Control Plan 2011.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable, given the context of the site and the desired future character of the precinct.

The application is therefore recommended for approval subject to the recommended conditions of consent.

2. Proposal

The application proposes the Torrens title subdivision of the existing lot into two (2) new allotments, and the construction of a new three storey semi-detached dwelling on each lot comprising:

- Living room, powder room, laundry, kitchen and dining room on the ground floor that opens onto an alfresco area;
- Three bedrooms, an ensuite, bathroom, and study at the first floor;
- A bedroom and ensuite at the second floor;
- A detached single carport with office/loft above; and,
- Associated landscaping.

3. Site Description

The subject site is located on the southern side of Westbourne Street, approximately midway between Charles Street and Cannon Lane, Stanmore. The site consists of one (1) allotment and is generally rectangular in shape with a total area of area of 373.9sqm.

The site has a frontage to Westbourne Street of 12.19 metres and a secondary rear frontage of approximately 12.19 metres to Westbourne Lane.

The site is currently vacant; however, it previously supported a single storey dwelling and detached garage. The adjoining properties support a single and two storey dwellings.



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.

Property	Application	Proposal	Outcome
7 Westbourne Street	REV/2021/0009	S8.2 Review Application of DA/2020/0827 for demolition of existing building. Torrens Title Subdivision of existing lot into 2 lots. Construction of a semi-detached dwelling with a garage to each lot. Landscaping and associated works.	Approved 12/10/2021
	MOD/2021/0543	S4.55 Application to REV/2021/0009. Modification involves various internal and external design changes.	Approved 23/05/2022
9 Westbourne Street	DA/2022/0034	Demolition of existing building. Torrens Title Subdivision of existing lot into 2 lots. Construction of a semi-detached dwelling with a garage and studio above at rear to each lot. Landscaping and associated works.	Under consideration for determination at August IWLPP
11 Westbourne Street	DA201100350	To demolish existing improvements, subdivide the land into two (2) allotments and erect a two (2) storey with attic dwelling house and a garage at the rear on each allotment	Approved 07/11/2011
33 Westbourne Street	DA/2020/0151	Alterations and additions to existing dwelling.	Approved 29/06/2020
	MOD/2020/0239	S4.55 Application to DA/2020/0151. Modification involves design change including a first floor extension	Approved 07/09/2020
	MOD/2021/0079	S4.55 Application to DA/2020/0151. Modification involves internal and external changes.	Approved 22/04/2021
39 Westbourne Street (subject site)	CDCP/2022/0001	Demolition of existing structures.	Approved 29/12/2021

41 Westbourne Street	DA201400398	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house.	Approved 29/10/2014
57 Westbourne Street	DA201400581	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house and erect a carport at the rear of the site.	Approved 22/01/2015

4(b) Application history

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

Date	Discussion / Letter / Additional Information
29 April 2022	<p>Council requested that additional information be submitted to address the following matters:</p> <ul style="list-style-type: none"> • Floor space ratio • Building form and scale • First floor studios • Solar access and overshadowing • Streetscape and materiality • Privacy • Submissions
30 May 2022	<p>Additional information was submitted by the applicant. This information forms the basis of the following assessment.</p>

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 (EPA Act 1979)*.

5(a) Environmental Planning Instruments

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

5(a)(i) *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 Remediation of land

Section 4.16(1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

- “(a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council’s records. The land will be suitable for the proposed use as there is no indication of contamination.

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

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

5(a)(iii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of the *Marrickville Local Environment Plan 2011 (MLEP 2011)*.

Part 1 – Preliminary

Control	Proposed	Compliance
Clause 1.2 Aims of Plan	The proposal satisfies the relevant aims of the Plan as follows: <ul style="list-style-type: none"> The proposal is considered to be of a high standard and has a satisfactory impact on the private and public domain. 	Yes

Part 2 – Permitted of prohibited development

Control	Proposed	Compliance
Clause 2.3 Zone objectives and Land Use Table <i>R2 Low Density Residential</i>	The proposal satisfies this clause as follows: <ul style="list-style-type: none"> The application proposes Torren’s title subdivision of the land and the construction of two semi-detached dwellings, which is permissible with consent in the R2 Low Density Residential zone; and, The proposal satisfies the relevant objectives of the zone as it provides for housing that meets the needs of the community in a low density residential environment. 	Yes

Part 4 – Principal development standards

Control	Proposed		Compliance
Clause 4.3 Height of building	Maximum	J – 9.5m	Yes
	Proposed	Lot 1 – 9.4m Lot 2 – 9.4m	

Clause 4.4 Floor space ratio	Maximum	<u>Lot 1</u> 1:1 (186.95sqm)	Yes
		<u>Lot 2</u> 1:1 (186.95sqm)	
	Proposed	<u>Lot 1</u> 0.98:1 (183sqm)	
		<u>Lot 2</u> 0.98:1 (183sqm)	
Clause 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the clause.		Yes

Part 6 – Additional local provisions

Control	Proposed	Compliance
Clause 6.2 Earthworks	The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.	Yes
Clause 6.5 Development subject to aircraft noise	The site is located within the ANEF 25-30 contour, and as such an Acoustic Report was submitted with the application. The proposal is capable of satisfying this clause as follows: <ul style="list-style-type: none"> A condition has been included in the development consent to ensure that the proposal will meet the relevant requirements of Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015, thereby ensuring the proposal's compliance with the relevant provisions Cl. 6.5 MLEP 2011 and Part 2.6 of the MDCP 2011, respectively. 	Yes – subject to conditions

5(b) Draft Environmental Planning Instruments

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

5(b)(i) *Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)*

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 *EPA Act 1979*. The development is considered acceptable having regard to the provisions of 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 Marrickville Development Control Plan 2011 (MDCP 2011).

Part 2 – Generic Provisions

Control	Proposed	Compliance
Part 2.1 Urban Design	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The proposal does not impact the definition between the public and private domain and is appropriate for the character of the locality given its form, massing, siting, and detailing. 	Yes
Part 2.6 Acoustic and Visual Privacy	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The ground floor side-facing kitchen window to each dwelling is located below a standard 1.8m high boundary fence and is therefore unlikely to result in any adverse privacy impacts to adjoining properties; • The first floor side-facing bedroom 2 window to each dwelling has a sill height of approximately 1.8m above the FFL and is therefore unlikely to result in any adverse privacy impacts to adjoining properties; • The first floor side-facing bathroom window to each dwelling is provided with appropriate privacy screening; • The rear-facing windows of bedrooms 2, 3, and 4 of each dwelling are appropriately set off the side boundaries and orientated towards the rear of the subject site. Additionally, bedrooms are considered low-use rooms that are unlikely to result in significant adverse privacy impacts; and, • The first floor north- and south-facing windows of the office over each carport have sill heights of 1.7m and as such, these windows are considered unlikely to result in any adverse privacy impacts. 	Yes
Part 2.7 Solar Access and Overshadowing	See below.	Yes
<p><u>Overshadowing</u></p> <p>Part 2.7 of MDCP 2011 sets objectives and controls that aim to maximise solar access and reduce adverse overshadowing impacts to proposed developments and neighbouring properties. In this regard, control C2 reads as follows:</p> <p style="margin-left: 40px;"><i>C2 Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must:</i></p> <ul style="list-style-type: none"> <i>iii. Not be reduced to less than two hours between 9.00am and 3.00pm on 21 June; or</i> <i>iv. Where less than two hours of sunlight is currently available on 21 June, solar access should not be further reduced. However, if the development proposal results in a further decrease in sunlight available on 21 June, Council will consider:</i> <ul style="list-style-type: none"> <i>a. The development potential of the site;</i> 		

- b. *The particular circumstances of the neighbouring site(s), for example, the proximity of any residential accommodation to the boundary, the resultant proximity of windows to the boundary, and whether this makes compliance difficult;*
- c. *Any exceptional circumstances of the subject site such as heritage, built form or topography; and*
- d. *Whether the sunlight available in March to September is significantly reduced, such that it impacts upon the functioning of principal living areas and the principal areas of open space. To ensure compliance with this control, separate shadow diagrams for the March/September period must be submitted in accordance with the requirements of C1;*

Where less than two hours of sunlight is currently available on 21 June and the proposal is not reducing it any further, Council will still consider the merits of the case having regard to the above criteria described in points a to d.

The subject site has a northwest-southeast orientation and as such, any two storey development on the site will likely result in additional overshadowing of the neighbouring dwelling at no. 41 Westbourne Street, which is located directly southwest of the site.

No. 41 Westbourne Street is occupied by a two storey semi-detached dwelling. The north-western ground floor side elevation comprises four windows at the rear end of the dwelling that service a dining/living room and kitchen. The windows are setback approximately 930mm from the common side boundary. The dining/living room and kitchen are also serviced by a skylight. The south-eastern rear elevation of the dwelling comprises one window that services the living/dining room. Access to the POS is provided via a door on the south-eastern rear elevation.

Elevational and plan shadow diagrams were submitted for June 21st and the March/September equinox. An assessment of the proposal against C2 above is provided below.

- ii. *Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must not be reduced to less than two hours between 9.00am and 3.00pm on 21 June.*

Windows of principal living areas

The submitted shadow diagrams demonstrate that the side-facing living room and kitchen windows and skylight of no. 41 Westbourne Street currently receive a minimum of 2 hours of direct solar access between 9.00am-3.00pm during midwinter. Additionally, the shadow diagrams demonstrate that the proposed development would result in overshadowing of these windows between 9.00am-1.00pm, and the skylight between 9.00am-12.00pm during midwinter. Notwithstanding, one of these windows retains some level of direct solar access for a minimum of 2 hours between 9.00am-3.00pm during midwinter.

The shadow diagrams also demonstrate that the proposed development does not result in any additional overshadowing of the side-facing living/dining and kitchen windows or skylight on December 21st, while a minimum of 2 hours of direct solar access is retained to these windows and skylight on March 21st.

Principal areas of private open space

The shadow diagrams also demonstrate that the principal area of POS of no. 41 Westbourne Street directly adjacent to the rear of the dwelling is largely overshadowed by the existing dwelling and boundary fence. However, the total area of POS currently receives some level of direct solar access for a minimum of 2 hours between 9.00am-2.00pm during midwinter. The proposed development results in additional overshadowing of the POS between 9.00am-11.00am; however, some level of solar access is retained across the total area of POS for a minimum of 2 hours between 9.00am-2.00pm during midwinter.

The shadow diagrams also demonstrate that the proposed development results in minor additional overshadowing of the POS area on March and December 21st, and that a minimum of 2 hours of direct solar access is retained between 9.00am-3.00pm to the POS during these times.

Given the above, it is considered that the proposed development has been appropriately designed to minimise adverse overshadowing and solar access impacts to the adjoining property at no. 41 Westbourne Street and the proposal satisfies the requirements of control C2 and the relevant objectives of this Part.

No. 37 Westbourne Street

The shadow diagrams also indicate that the proposed development will result in additional overshadowing of no. 37 Westbourne Street, which is located directly northeast of the subject site. The principal living area of this property is located at the southeast corner of the dwelling, with the principal area of POS located directly adjacent.

The shadow diagrams indicate the proposed development will result in additional overshadowing of the western side elevation and a part of the POS at 2.00pm during midwinter. Notwithstanding, the principal area of POS receives a minimum of 2 hours of direct solar access between 9.00am-3.00pm during midwinter, and the proposed development does not result in any additional overshadowing of the windows of the principal living area. As such, the proposal is not considered to result in any significant adverse impacts to no. 37 Westbourne Street.

Neighbouring properties on Albany Road

In addition to the above, it is noted that the shadow diagrams indicate the proposed carport and office structures at the rear of the site will also result in additional overshadowing between 9.00am-3.00pm during midwinter. The additional overshadowing between 9.00am-11.00am predominantly falls over the road reserve of Westbourne Lane. However, the shadow diagrams indicate additional overshadowing between 12.00pm-3.00pm falls over the rear of the neighbouring properties at nos. 144, 146, 148, and 150 Albany Road.

No. 144 Albany Road – the proposed development results in additional overshadowing of the rear POS of this property between 2.00pm-3.00pm. Despite the additional overshadowing, the proposal does not result in overshadowing of the principal POS of this property, and the remainder of the total POS area maintains greater than 2 hours of direct solar access between 9.00am-3.00pm during midwinter.

Nos. 146 and 148 Albany Road – the proposed development results in additional overshadowing at the rear of these properties between 12.00pm-3.00pm. This overshadowing predominantly falls over the existing garages of these properties, and where the overshadowing extends beyond the garages it is considered likely that these areas would already experience overshadowing caused by the garages and fencing of these properties. As such, the proposed development is not considered to result in any significant adverse impacts to nos. 146 and 148 Albany Road.

No. 150 Albany Road – the proposed development results in minor additional overshadowing of the north-eastern corner of the rear POS of this property at 12.00pm. This area of POS would likely already experience overshadowing caused by the rear fence of the property and as such the proposed development is not considered to result in any adverse impacts to no. 150 Albany Road.

Solar access

In addition to the above, C8 of Part 2.7 reads as follows:

C8 Where site orientation permits, new buildings and additions must be sited and designed to maximise direct solar access to north-facing living areas and outdoor recreation areas such that:

- iii. At least one habitable room (other than a bedroom) must have a window having an area not less than 15% of the floor area of the room, positioned within 30 degrees east and 20 degrees west of true north and allow for direct sunlight for at least two hours over a minimum of 50% of the glazed surface between 9.00am and 3.00pm on 21 June.
- iv. Private open space receives a minimum two hours of direct sunlight over 50% of its finished surface between 9.00am and 3.00pm on 21 June.

The site has a northwest-southeast orientation with a north-western frontage to Westbourne Street. As such, the POS of each new dwelling is located at the rear towards the south-eastern end of the site. The principal living area of each dwelling is located at the front of the site and has a north-western orientation. A secondary living area comprising the kitchen and dining room are provided adjacent to the POS area at the rear of the dwelling (see Fig. 3 below).

The windows of the principal living area of each dwelling will receive a minimum of 2 hours of direct solar access between 9.00am-3.00pm during midwinter. However, the orientation of the site makes compliance with C8(ii) difficult to achieve in this case.

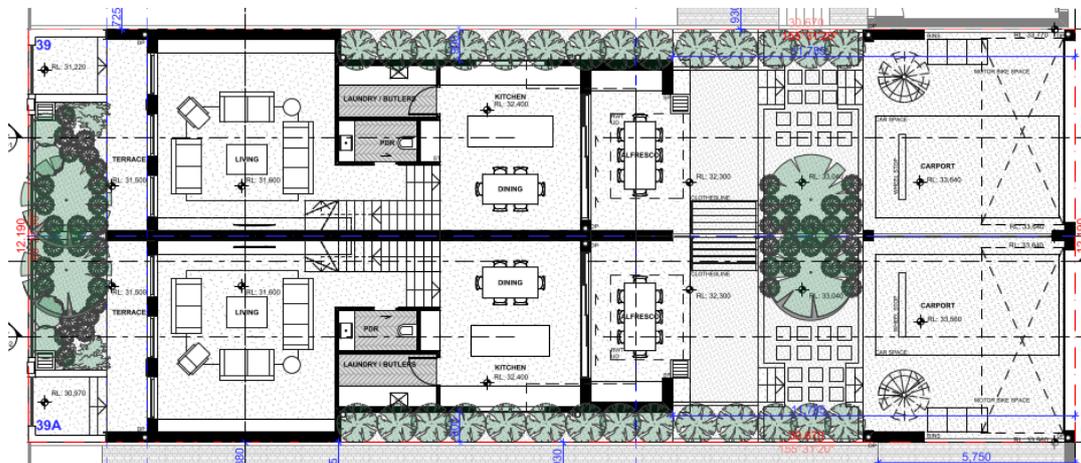


Figure 3: Ground floor plan of proposed development showing location of principal living area and principal area of private open space.

Despite the site’s orientation, the proposed development has been appropriately designed to maximise direct solar access to the POS of each new dwelling.

The submitted shadow diagrams demonstrate that part of the POS of the western allotment will receive direct solar access between 9.00am-11.00am during midwinter, while part of the POS of the western allotment will receive direct solar access between 10.00am-1.00pm during midwinter. Additional shadow diagrams for March and December 21st demonstrate the POS of each allotment will receive a minimum of 2 hours of direct solar access to greater than 50% of the total surface area of the POS areas between 9.00am-3.00pm during these times.

Given the above, the proposed development is considered acceptable with regard to the requirements of control C8 and the objectives of this Part.

<p>Part 2.9 Community Safety</p>	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The principal entrance to the dwellings is visible from the street; and, • The dwellings and studios above the carports have been designed to overlook the street and rear lane. 	<p>Yes</p>
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Part 2.10 Parking	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> Each new allotment is provided with one on-site car parking space, which meets the minimum requirements. 	Yes
Part 2.18 Landscaping and Open Spaces	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> The entire front setback is to consist of pervious landscaping with the exception of the pathway and driveway; An area of 45sqm, with no dimension being less than 3m, is provided as private open space; and, In excess of 50% of the private open space is to be maintained as pervious landscaping. 	Yes
Part 2.20 Tree Management	The application was referred to Council's Urban Forest Specialist who raised no objections to the proposed development, subject to conditions including protection of street trees and an updated landscape plan being provided with appropriate tree plantings to meet the requirements of control C11.	Yes – subject to conditions
Part 2.21 Site Facilities and Waste Management	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> The application was accompanied by a waste management plan in accordance with the Part; and, Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal. 	Yes – subject to conditions
Part 2.25 Stormwater Management	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> Standard conditions are recommended to ensure the appropriate management of stormwater. 	Yes – subject to conditions

Part 3 – Subdivision, Amalgamation and Movement Networks

Control	Assessment	Compliance
Part 3.2.2 Residential Torrens title subdivision and amalgamation controls	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> The subdivision is consistent with and retains the prevailing cadastral pattern of the lots fronting the same street; The subdivision would allow for continuation of the dominant built form of development in the street; Solar access, open space, parking, and other amenity impacts of the proposal have been discussed elsewhere in the report and the proposed allotments are considered to allow for built forms which comply with Council's requirements with respect to those issues; and, 	Yes

	<ul style="list-style-type: none"> The subdivision maintains suitable amenity to neighbouring properties and provides suitable amenity for future occupants 	
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Part 3.1.1.2 of MDCP 2011 does not contain minimum lot width or area requirements for subdivisions, but rather relies on performance-based controls that aim to ensure that new lots facilitate development that is compatible with the immediate area.

The application proposes to subdivide the property into two new allotments. The streetscape and immediate locality is generally characterised by a mix of single and two storey dwellings on a mix of narrow and wide lots. The following table illustrates the proposed lot dimensions and the approximate dimensions of lots within the street:

Property	Width	Area	Property	Width	Area
29 Westbourne	6m	191sqm	24 Westbourne	6.8m	209.6sqm
31 Westbourne	6m	177sqm	26 Westbourne	5.7m	175.4sqm
33 Westbourne	6m	198sqm	28 Westbourne	5.8m	183.7sqm
35 Westbourne	6m	181sqm	30 Westbourne	3.2m	191.6sqm
37 Westbourne	12.2m	376.2sqm	32 Westbourne	6.2m	191.1sqm
39 Westbourne (E)	6.095m	186.95sqm	34 Westbourne	6.1m	192.1sqm
39 Westbourne (W)	6.095m	186.95sqm	36 Westbourne	12.4m	384.3sqm
41 Westbourne	5.6m	180.8sqm	40 Westbourne	11.9m	368.9sqm
43 Westbourne	6.2m	185.9sqm	42 Westbourne	6.2m	193.2sqm
47 Westbourne	12.8m	386.6sqm	44 Westbourne	6m	187.7sqm
49 Westbourne	5.9m	180.5sqm	46 Westbourne	11.5m	368.5sqm
51 Westbourne	7.7m	234.5sqm	48 Westbourne	12.2m	381sqm

As the above table demonstrates, adjoining properties range between 3.2m to 12.4m in width and 175.4sqm to 386.6sqm in area. The subdivision would result in each new allotment being 6.095m in width and 186.95sqm in area, which is within the range of the prevailing cadastral pattern. The shape of the allotments being generally rectangular and fronting Westbourne Street demonstrate the compliance of the proposal with the subdivision requirements.

The assessment of the application against the other relevant controls in MDCP 2011 demonstrates that the lots satisfy controls C6 and C7. The proposal ultimately achieves the aims and objectives of Part 3.2 of MDCP 2011.

Part 4 – Low Density Residential Development

Control	Assessment	Compliance
Part 4.1.4 Good Urban Design Practice	The height, bulk, and scale of the development complement existing developments in the street and the architectural style of the proposal is in keeping with the character of the area.	Yes
Part 4.1.5 Streetscape and Design	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The development complements the uniformity and visual cohesiveness of the bulk, scale, and height of the existing streetscape; • The proposal is a contemporary design that complements and/or embellishes the character of the area; • The dwelling houses address the principal street frontage and are orientated to complement the existing pattern of development found in the street; • The architectural treatment of the façade interprets and translates positive characteristics in the locality; and, • The front façades of the dwelling houses have been divided into bays of an appropriate size that complements the scale of the building and surrounding dwelling houses. 	Yes
Part 4.1.6 Built form and character	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The front setback is consistent with the prevailing front setback of the street; • The side setbacks proposed are considered satisfactory, as the proposal has an acceptable impact on adjoining properties in terms of overshadowing, visual bulk, and privacy. In addition, the proposed side setbacks are consistent with the established setback pattern of the street; • The proposed ground and first floor rear setbacks are considered appropriate, as they will not create adverse impacts on adjoining properties in terms of visual bulk, overshadowing or privacy; • The proposed site coverage is consistent with the pattern development of the street and will have an acceptable impact on adjoining properties; and, • The proposal is considered to have a reasonable impact on existing views – see below. 	Yes
Control C8 of this Part requires development to be of a bulk and relative mass that is acceptable for adjoining dwellings in terms of impacts on existing views. In this regard, Council encourages view sharing.		

A submission was received from no. 41 Westbourne Street relating to view loss. The following is an assessment of the view loss impacts to no. 41 Westbourne Street. Council considers the Tenacity Planning Principle steps in its assessment of reasonable view sharing.



Figure 4: View corridor of no. 41 Westbourne Street (blue) across no. 39 Westbourne Street (red), facing east towards Stanmore Baptist Church (green).



Figure 5: East-facing view towards Stanmore Baptist Church from first floor rear south-facing window of bedroom 3 (supplied by objector).

- a. What views will be affected? In this Plan, a reference to views is a reference to water views and views of significant landmarks (e.g., Sydney Harbour, Sydney Harbour Bridge, ANZAC

Street (white roof). Dashed red line shows alignment of existing first floor of no. 41 Westbourne Street and proposed first floor of no. 39 Westbourne Street. Yellow dashed line shows alignment of previous garage and proposed new garage and office/loft at no. 39 Westbourne Street.

As demonstrated in Figure 5 above, the subject view was partially obstructed by the roof of the previous garage and vegetation at no. 39 Westbourne Street. As demonstrated in Figure 6 above, the proposed new garage and office/loft structures at the rear are largely located within the same footprint as the previous garage. Similarly, the proposed first floor is largely aligned to the rear setback of the previous dwelling and does not extend beyond the alignment of the first floor of no. 41 Westbourne Street.

Although the new garage and office/loft structures are greater in height than the previous garage, they are unlikely to obstruct the existing view of the rear elevation of the church. The roof and steeples of the church will also likely remain unobstructed by the proposed development.

Further to the above, the proposed development is considered reasonable as follows:

- The proposal complies with the applicable maximum building height and floor space ratio;
- The proposal incorporates appropriate building setbacks so as to reduce adverse visual bulk and overshadowing impacts to adjoining properties and the street; and,
- The proposed garage and office/loft structures at the rear have been appropriately designed to minimise their overall height and bulk.

Given the above, it is considered that the proposed development has been appropriately designed and located to reduce adverse impacts to existing views obtained from no. 41 Westbourne Street.

<p>Part 4.1.7 Car Parking</p>	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The garage and car parking space provided to each dwelling comply with the design requirements and minimum dimension for car parking within Part 2.10 of MDCP 2011; • The carports are located to the rear of the site and are safely and conveniently located for use; • The location of the driveway is suitable within the laneway and will not impact traffic or parking; • The design of the carports is appropriate to the dwelling house and the presentation of the carports to the laneway is consistent in height and form with other approved development in the laneway; and, • The proposed offices above the carports are contained within the roof and maintain a single storey presentation to the lane and as such are compatible with the character of the laneway. Furthermore, the structures are appropriately designed such that they are unlikely to result in any significant adverse amenity impacts to neighbouring properties. 	<p>Yes</p>
<p>Part 4.1.9 Additional Controls for Contemporary Dwellings</p>	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The proposed materials, colours, and finishes are considered to be consistent and compatible with those existing in the street. 	<p>Yes</p>

Part 9 – Strategic Context

Control	Assessment	Compliance
Part 9.3 Stanmore North	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> • The proposal is consistent with the prevailing subdivision pattern; • The proposal preserves the low density residential character of the precinct; and, • The provision and location of the proposed off-street parking does not adversely impact the amenity of the precinct. 	Yes

5(d) 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(e) The suitability of the site for the development

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

5(f) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties. Twenty-four (24) submissions were received in response to the initial notification, including a petition with 55 signatories.

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

- Height, bulk, and scale.
- Compliance with FSR.
- Streetscape impacts.
- Colours and materiality.
- Out of character.
- Parking.
- Stormwater management and rainwater tanks.
- Overshadowing and solar access.
- Noise impacts.
- Privacy.
- Security.
- Building setbacks.
- Landscaping and trees.
- View loss.

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

Concern	Comment
Solar panels	Concern was raised that the proposed development does not include the provision of solar panels. The applicable planning provisions do not require the provision of solar panels to new developments.
Access and amenity impacts during construction	Concern was raised regarding access to the site during construction and associated amenity impacts. Standard conditions of consent have been included in the recommendation with regard to construction management and hours of construction.
Air conditioning units	Concern was raised that the proposed development does not indicate the location of any air conditioning units. The applicable planning provisions do not require the provision of air conditioning units to new developments. Notwithstanding, air conditioning units can be installed under <i>State Environmental Planning Policy (Exempt and Complying Development) 2008</i> and are required to meet certain noise criteria to minimise adverse acoustic amenity impacts.
Use of the proposed office	<p>Concern was raised regarding the use of the proposed offices above the carports at the rear of the site. The offices are ancillary to the proposed dwellings and are not proposed to be used as separate commercial offices. The spaces will act as a home office/study.</p> <p>Concern was also raised that the offices would later be converted to separate accommodation that could be rented out. The use of the offices as separate accommodation would require development consent. Notwithstanding, any unauthorised works or uses of these spaces would be subject to investigation by Council's Regulatory team.</p>
Demolition of previous dwelling	Concern was raised regarding the demolition of the previous dwelling on the site. As noted in the site history above, the demolition of the previous dwelling and structures on the site was approved under a Complying Development Certificate issued by a Private Certifier.
Use of the development as a boarding house	Concern was raised that the design of the development would lead to it being used as a boarding house or student housing. The application proposes the use of the proposed buildings as dwellings. Use of the buildings as either a boarding house or student housing would require development consent.
Cumulative impact of multiple proposed developments	Concern was raised regarding the cumulative impacts to the locality due to the number of similar proposed developments in the street. Each proposed development is considered on its individual merits and with consideration to the context of the development site. notwithstanding, the current application is considered to be in keeping with the desired future character of the locality and as noted above, satisfies the relevant planning provisions.

Property value	Property value is not a matter for consideration under Section 4.15 of the <i>EPA Act 1979</i> . Notwithstanding, elements that contribute to property value, including amenity, privacy, and solar access, have been assessed throughout this report and the proposed development is considered acceptable.
Increase in population density	The development is of a form, scale, and density that is anticipated in, and has been envisaged for, the R2 Low Density Residential zone in which this site is located.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

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

- Development Engineer.
- Urban Forest.
- Waste Management.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$20,000 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

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

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

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2022/0045 for the subdivision of the site into two (2) lots and construction of a semi-detached dwelling on each lot, with carport with first floor above at rear and landscaping and associated works at 39 Westbourne Street, Stanmore subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
211030 A-2.05 Rev B	Subdivision Plan	August 2021	Piensa Architects
211030 A-2.07 Rev B	Site Management Plan	August 2021	Piensa Architects
211030 A-3.01 Rev B	Ground Floor Plan	August 2021	Piensa Architects
211030 A-3.02 Rev B	First Floor Plan	August 2021	Piensa Architects
211030 A-3.03 Rev B	Loft Floor Plan	August 2021	Piensa Architects
211030 A-3.04 Rev B	Roof Plan	August 2021	Piensa Architects
211030 A-4.01 Rev B	Elevations - Streetscape	August 2021	Piensa Architects
211030 A-4.02 Rev B	Elevations - West Elevation	August 2021	Piensa Architects
211030 A-4.03 Rev B	Elevations - East Elevation	August 2021	Piensa Architects
211030 A-4.04 Rev B	Elevations - Internal	August 2021	Piensa Architects
211030 A-5.01 Rev B	Section AA	August 2021	Piensa Architects
211030 A-5.02 Rev B	Section BB	August 2021	Piensa Architects

211030 A-5.03 Rev B	Section CC	August 2021	Piensa Architects
21-4574 LO1-LO2 Sheets 1 and 2	Landscape Plan	29/11/2021	Zenith Landscape Designs
2021-445	Acoustic Report	29/10/2021	Acoustic Noise & Vibration Solutions P/L
210997 C01.01-C02.03 Rev B	Stormwater Drainage Plan	24/11/2021	Engineering Studio
1255051M	BASIX Certificate	12/11/2021	Greenworld Architectural Drafting

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

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

- a. The landscape plans are to be amended to be consistent with the approved architectural plans.
- b. The *Elaeocarpus eumundii* (Quandong) trees in the front setbacks must be planted a minimum of 3 metres apart. Minimum size at planting is 45 litres.
- c. The *Pyrus* 'Capital' must be replaced with larger canopy trees that will mature to satisfy the 40% canopy cover target (Quandongs also contribute to the total) as detailed in Part 1 of the Tree Management DCP. The trees selected must be planted at appropriate setbacks from one another to allow for mature growth without suppression. Minimum size at planting 45 litres.
- d. The existing tree must be shown as being retained and protected.

FEES

3. Security Deposit - Custom

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

Security Deposit:	\$18,700.00
Inspection Fee:	\$350.00

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 initial 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.

4. 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 of \$20,000 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at 15 July 2022.

***NB** Contribution rates under Marrickville Section 94/94A Contributions Plan 2014 are indexed quarterly (for the method of indexation refer to Section 2.15 of the Plan).

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

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

Public Amenities Type:	Contribution \$
Recreation Facilities	17,323.52
Community Facilities	2,020.77
Traffic Facilities	263.55
Plan Administration	392.16
TOTAL	20,000

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>

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000)*. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

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

5. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed

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

GENERAL CONDITIONS

6. Tree Protection

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

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

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

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

7. 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.

8. Verification of Levels and Location

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

9. Works Outside the Property Boundary

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

PRIOR TO ANY DEMOLITION**10. 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.

11. 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.

12. Advising Neighbours 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.

13. Construction Fencing

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

PRIOR TO CONSTRUCTION CERTIFICATE

14. 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.

15. 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.

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

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

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. C02.01 Rev B prepared by Engineering Studio and dated 24.11.21, as amended to comply with the following;
- b. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tank(s), by gravity to the kerb and gutter of a public road via the OSD/OSR tanks as necessary;
- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- d. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- e. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI);

- f. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;
- g. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- h. Details of the 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided;
- i. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings;
- j. No nuisance or concentration of flows to other properties;
- k. A Silt Arrestor Stormwater Pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- l. 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 or sewer grade uPVC pipe with a maximum diameter of 100mm;
- m. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; and
- n. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.

17. 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 public domain along all frontages of the site inclusive of footpath paving, kerb, etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. The construction of light duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
- c. New concrete footpath and kerb and gutter along the Westbourne Street frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determine by the Council Engineer;

- d. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary; and
- e. Installation of stormwater outlet to the kerb and gutter.

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

18. Alignment Levels – Rear Lane

The internal vehicle hardstand area shall be redesigned such that the level at the boundary shall match the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above Alignment Levels. Amended plans shall be submitted to and approved by Council before the issue of the Construction Certificate.

The garage slab or driveway must then rise within the property to be 170mm above the adjacent road gutter level. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.

Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.

19. Parking Facilities - Domestic

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

- a. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- b. 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; and
- c. The external form and height of the approved structures must not be altered from the approved plans.

20. Sydney Water – Tap In

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

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

21. Acoustic Report – Aircraft Noise

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

22. Fibre-ready Facilities

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

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

DURING DEMOLITION AND CONSTRUCTION**23. 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.

24. Tree Protection Zone

To protect the following trees, no work may commence until its Protection Zone is fenced off at the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area in accordance with Council's *Development Fact Sheet*—

Trees on Development Sites. The fence (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.

Tree No.	Botanical/Common Name	Radius in metres
-	<i>Acmena smithii</i> (Lilly Pilly) - street tree	Star pickets (with caps) in each corner of the tree pit and surrounded by Parrawebbing or similar.

The tree protection must be removed at the completion of the works.

25. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

26. Survey Prior to Footings

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

PRIOR TO OCCUPATION CERTIFICATE

27. 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. Light duty concrete vehicle crossing(s) at the vehicular access location(s);
- b. The existing concrete footpath across the frontage of the site must be reconstructed; and
- c. Other works subject to the *Roads Act 1993* approval.

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

28. 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.

29. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

30. Works as Executed – Site Stormwater Drainage System

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

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed and OSD/OSR system commissioned 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.

31. 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 and/or on-site retention/re-use facilities. The Plan must set out the following at a minimum:

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

32. Torrens Title Subdivision to Occur before Occupation

Prior to the issue of an Occupation Certificate for any dwelling on the site, the certifying authority is to be provided with evidence that the subdivision that forms part of this consent has been registered with the NSW Land Registry Services.

33. Parking Signoff – Minor Developments

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 approved design and relevant Australian Standards.

34. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that the trees shown on the approved Landscape Plan have been planted in accordance with that plan.

If the trees are found dead or dying before they reach dimensions where they are protected by Council's Tree Management Controls, they must be replaced in accordance with this condition.

35. Aircraft Noise –Alterations and Additions

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

PRIOR TO SUBDIVISION CERTIFICATE

36. Separate Drainage Systems

Prior to the issue of a Subdivision Certificate, the Principal Certifier must be provided with a plan detailing that separate drainage systems must be provided to drain each proposed lot.

37. Civil Engineer Verification

Prior to the issue of a Subdivision Certificate, the Principal Certifier must be provided with written verification from a suitably experienced Civil Engineer, stating that all stormwater drainage and related work has been and constructed in accordance with the approved plans.

38. Torrens Title Subdivision

Prior to the issue of a Subdivision Certificate, the Certifying Authority must verify that the physical works within this consent have been constructed.

39. Section 73 Certificate

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with the Section 73 Certificate. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

40. Release of Subdivision Certificate

Prior to the release of a Subdivision Certificate, the Certifying Authority must be provided with a copy of the Final Occupation Certificate.

ON-GOING**41. Bin Storage**

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

42. Operation and Management Plan

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

ADVISORY NOTES**Permits**

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

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

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

Insurances

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

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

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

Storage of Materials on public property

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

Toilet Facilities

The following facilities must be provided on the site:

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

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

Infrastructure

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

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

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

National Construction Code (Building Code of Australia)

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

Notification of commencement of works

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

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

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 Corporation	Payments 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.diyasafe.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 - Environmental Solutions	SITA 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.

Street Numbering

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

Noise

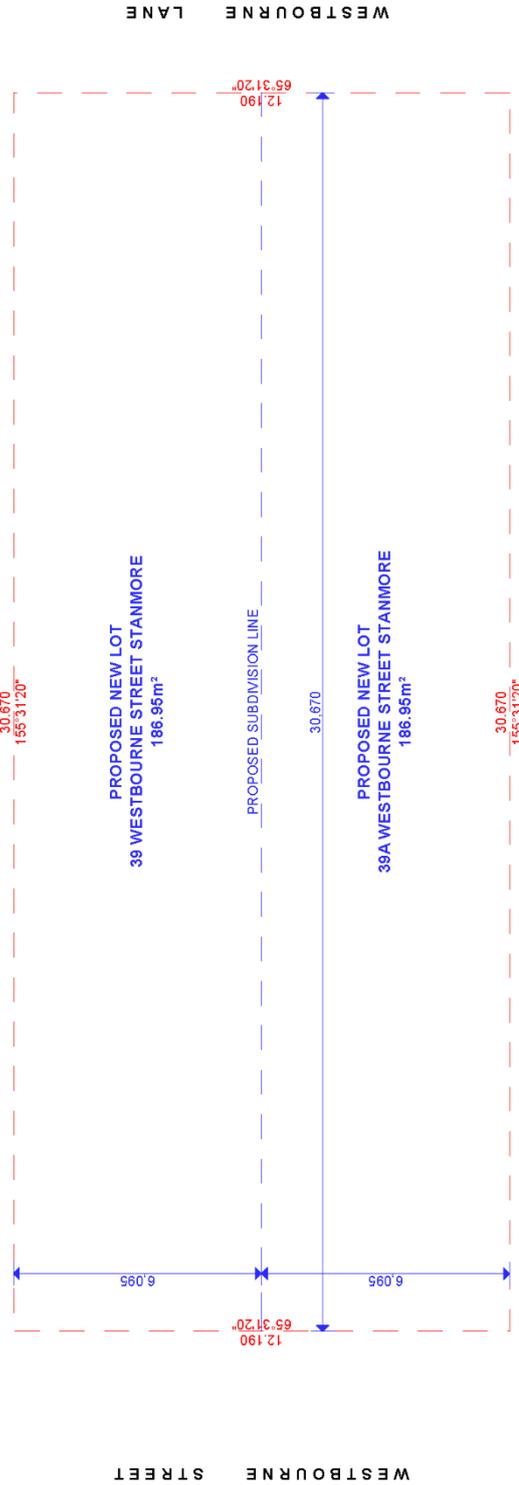
Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

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.

Attachment B – Plans of proposed development

LEGEND / NOTES
 BOUNDARY LINE
 SUBDIVISION LINE

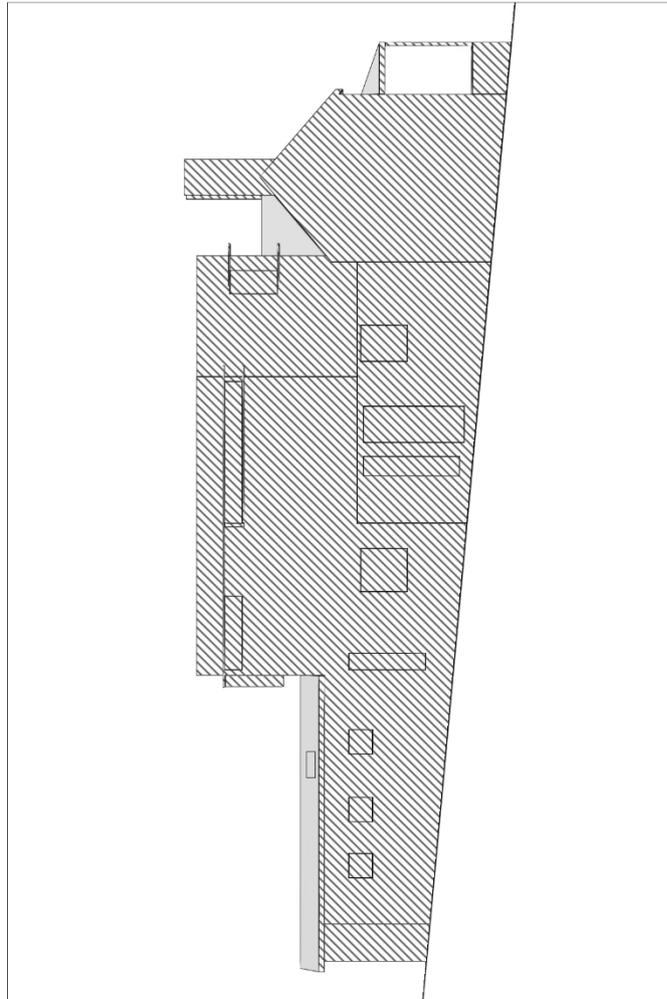


Project: TORRENS TITLE SUBDIVISION AND ERECTION OF TWO DWELLINGS 39 WESTBOURNE STREET STANMORE
 Client: WESTBOURNE HOLDINGS GROUP P/L
 Drawing Name: SUBDIVISION PLAN
 Scale: 1:100 @ A3 UNO
 Project No: 21030
 Date: AUG 21
 Drawing No: A-2.05
 Revision: B



Document Set ID: 58577932
 Version: 1, Version Date: 15/01/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
MARCH 21st



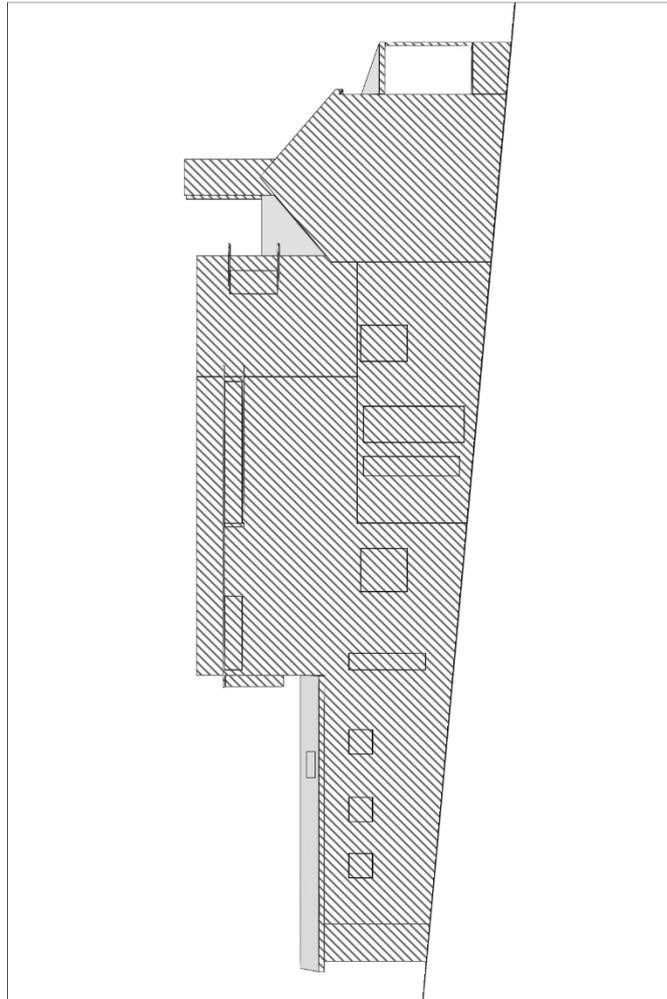
3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-21

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
MARCH 21st



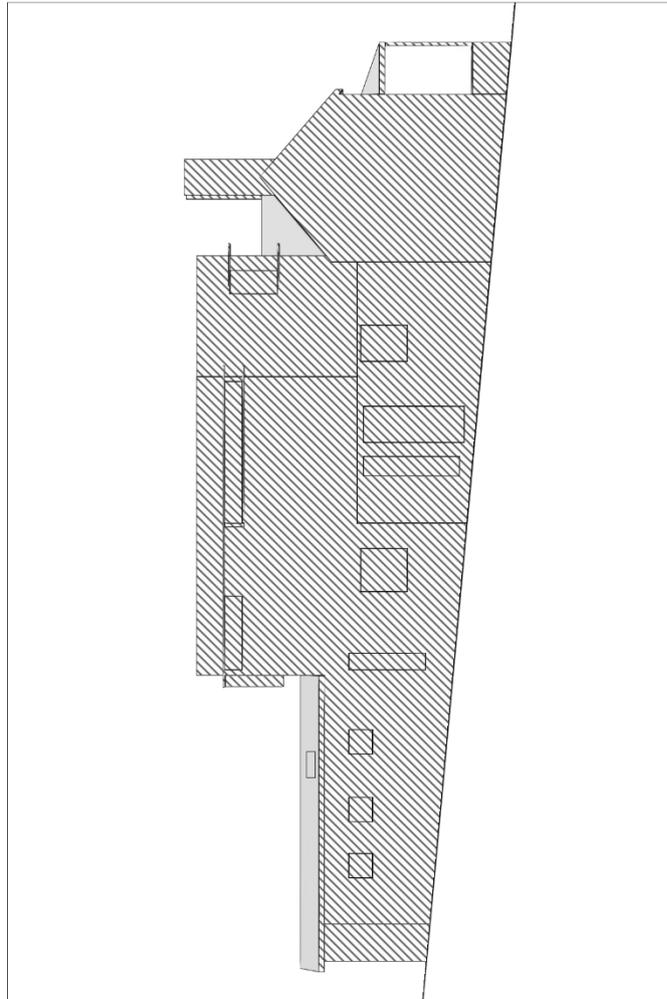
2.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-20

SHADOW DIAGRAM EAST ELEVATION OF № 41 WESTBOURNE STREET
MARCH 21st



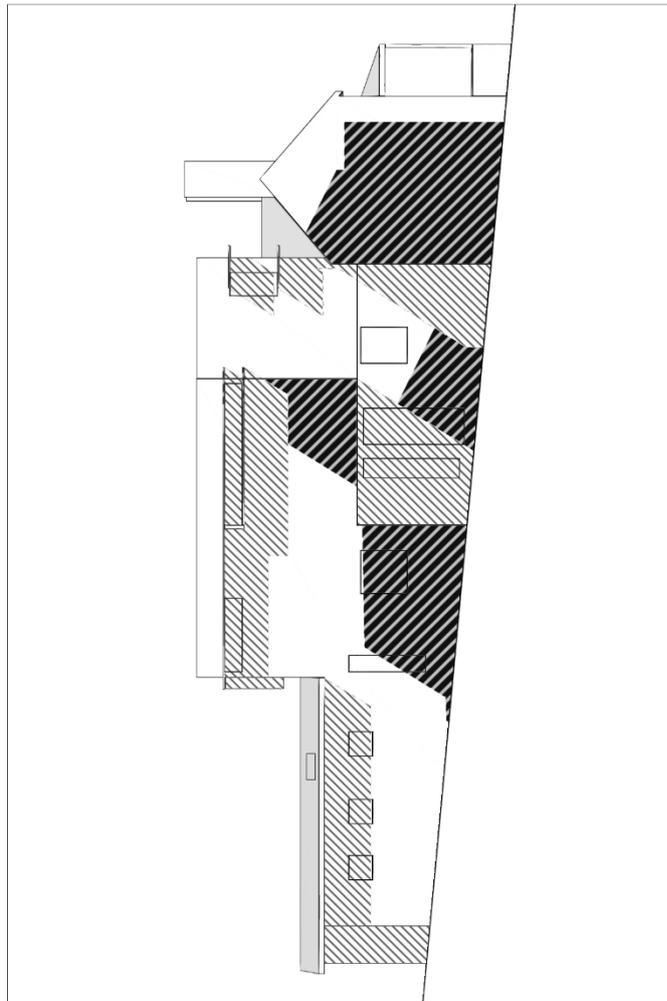
1.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-19

SHADOW DIAGRAM EAST ELEVATION OF № 41 WESTBOURNE STREET
MARCH 21st



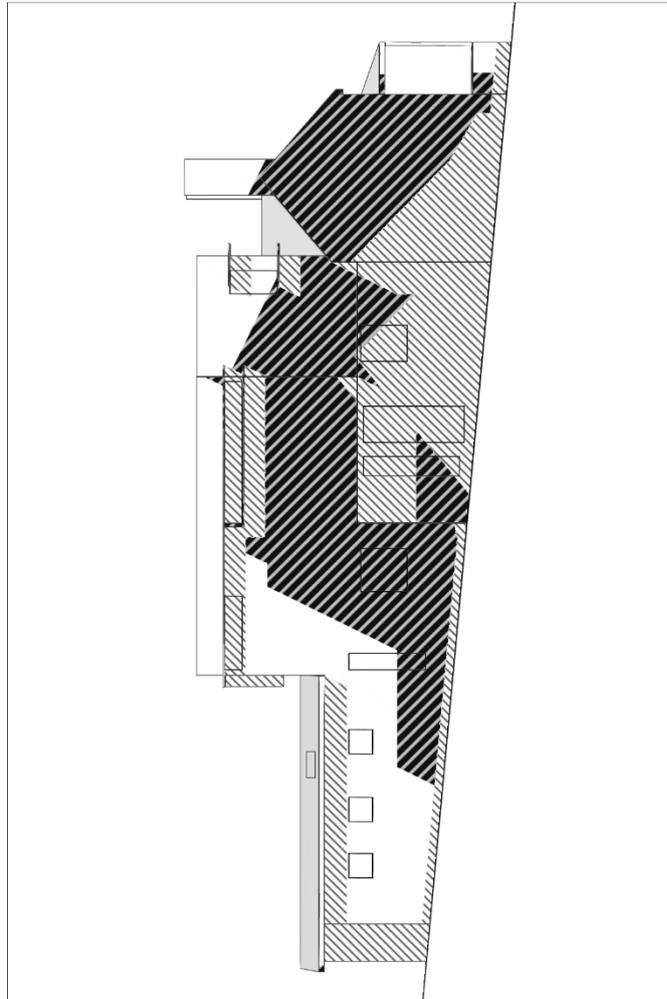
12.00 noon

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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SH-18

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
MARCH 21st



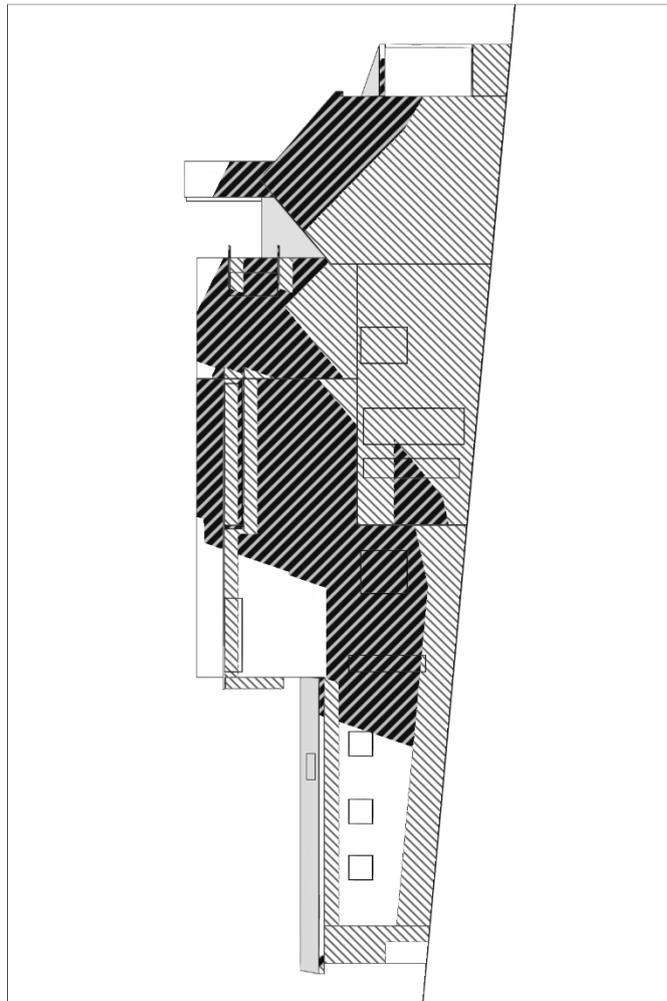
11.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>		<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-17

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
MARCH 21st



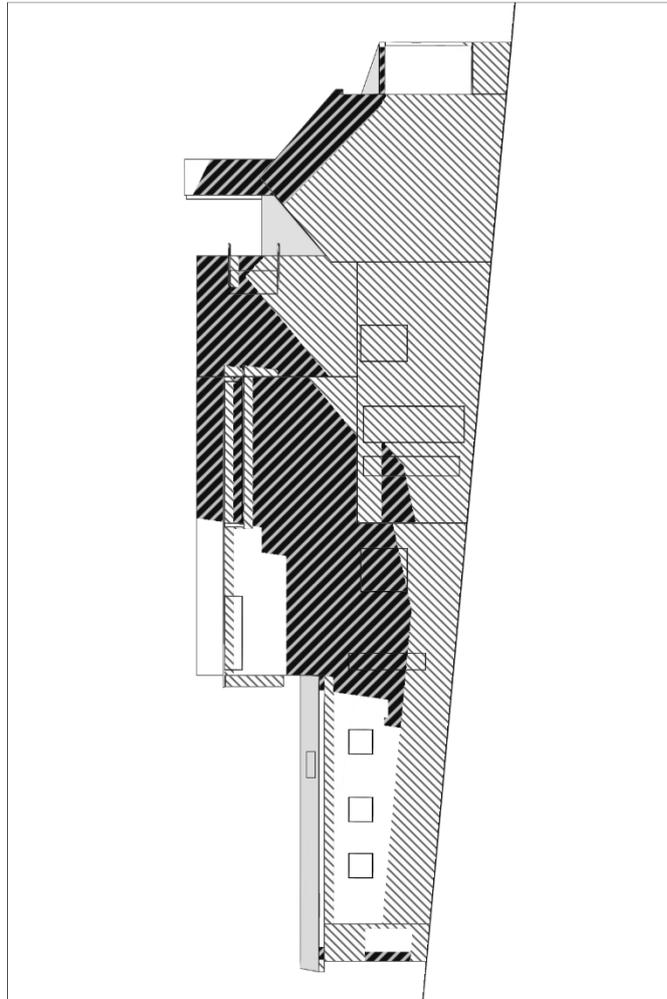
10.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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SH-16

Document Set ID: 36571922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
MARCH 21st



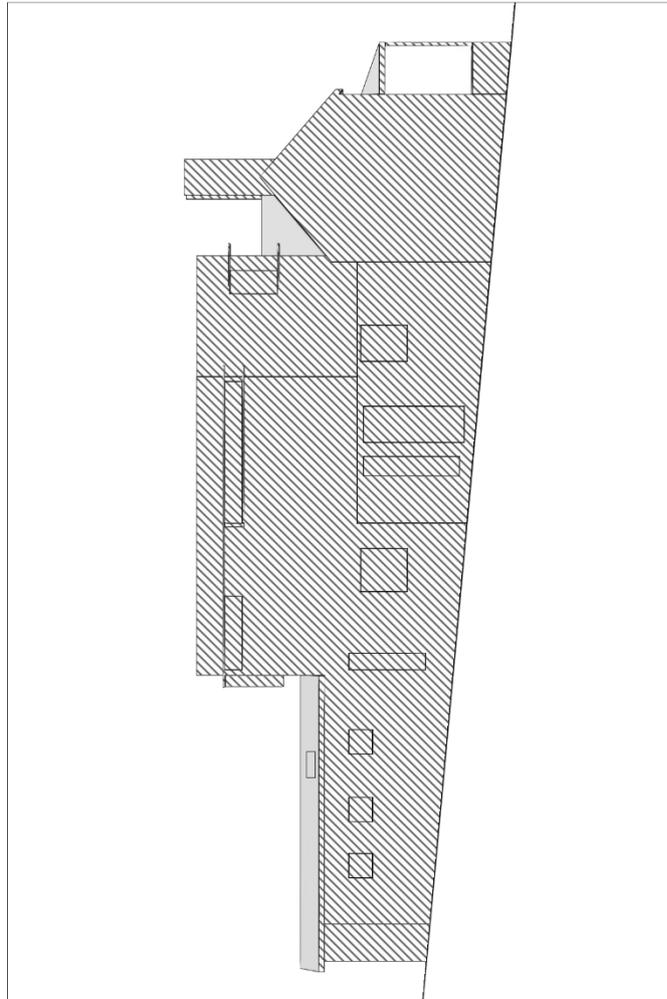
9.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-15

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



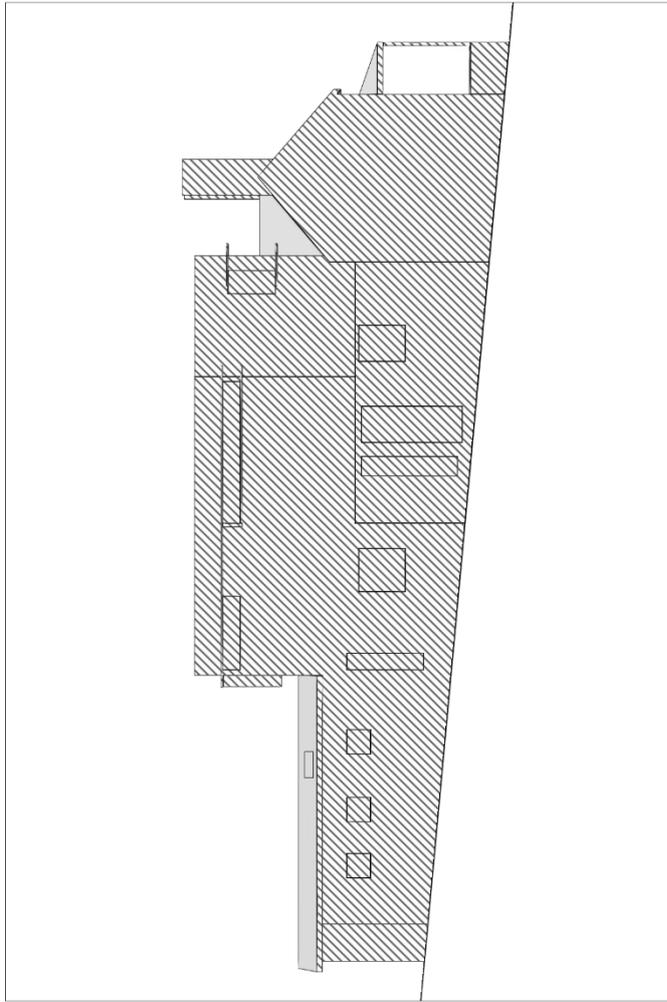
3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-14

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



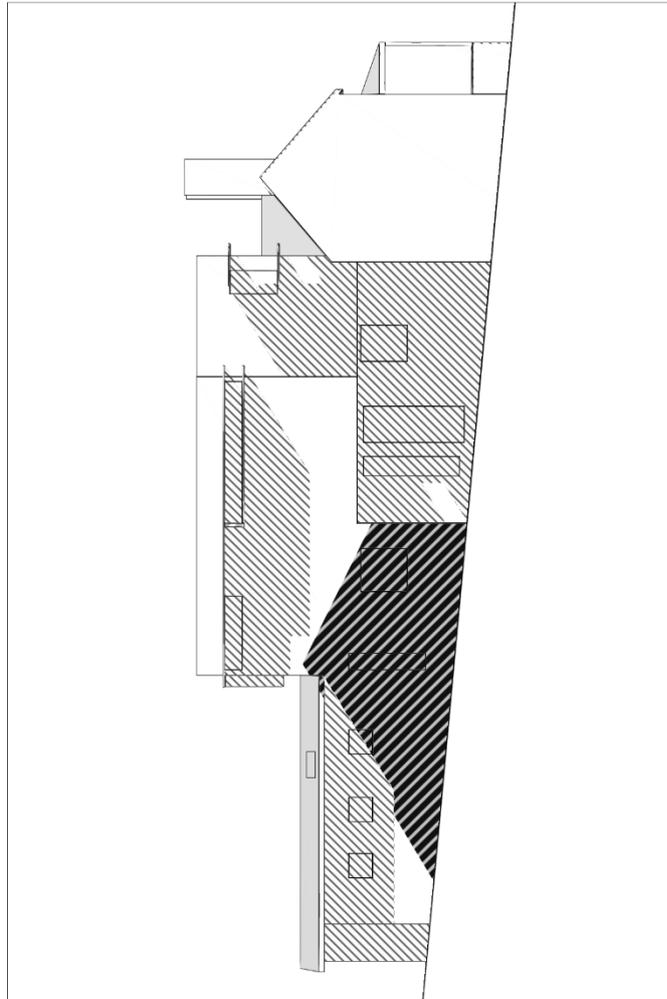
2.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-13

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



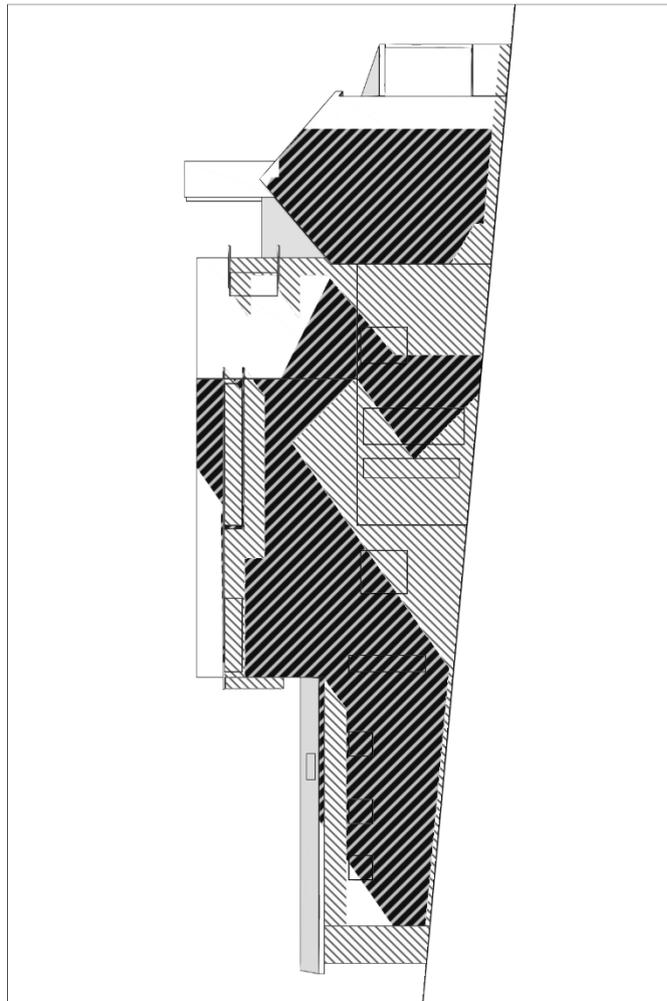
1.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-12

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



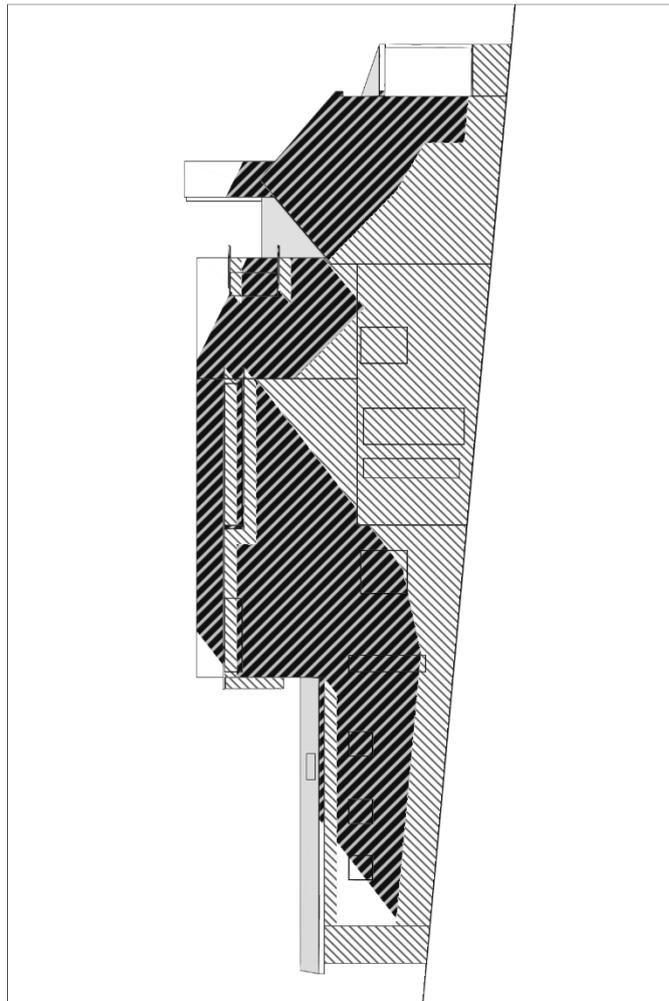
12.00 noon

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SH-11

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



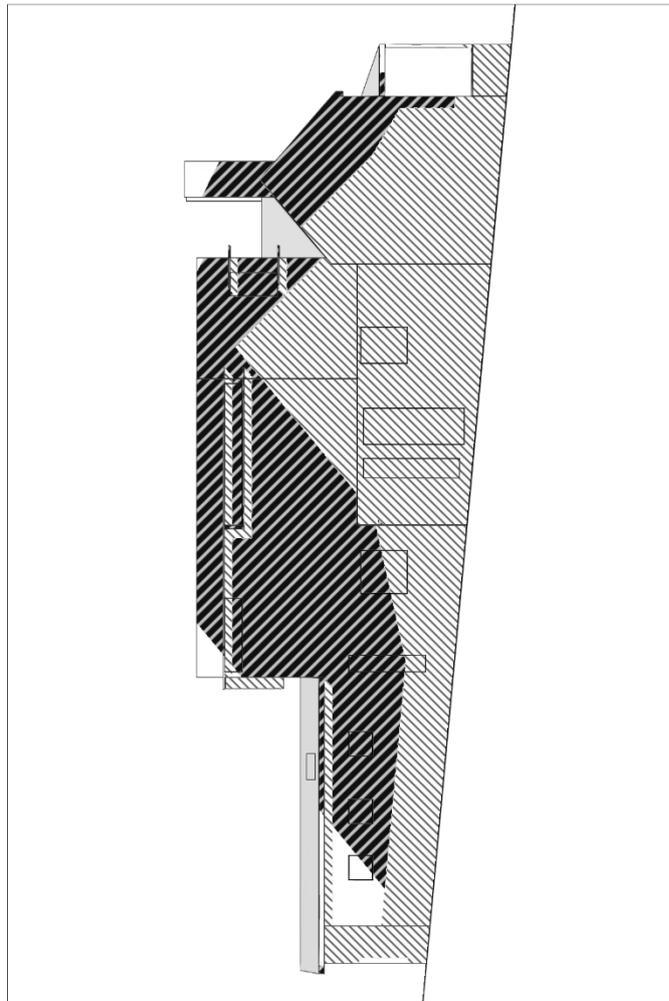
11.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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SH-10

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



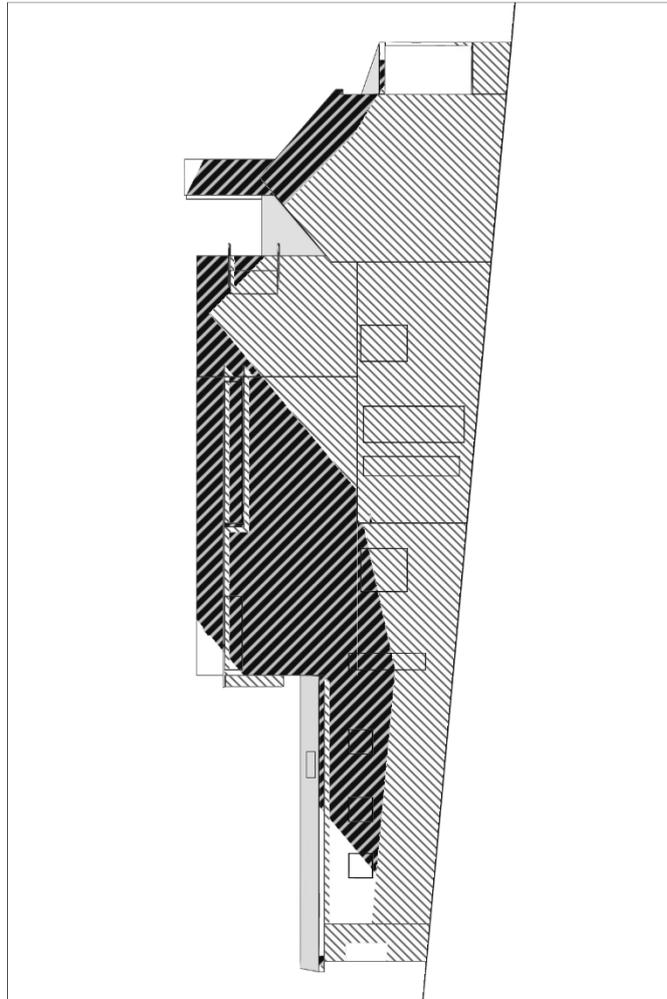
10.00 am

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SH-09

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
JUNE 21st



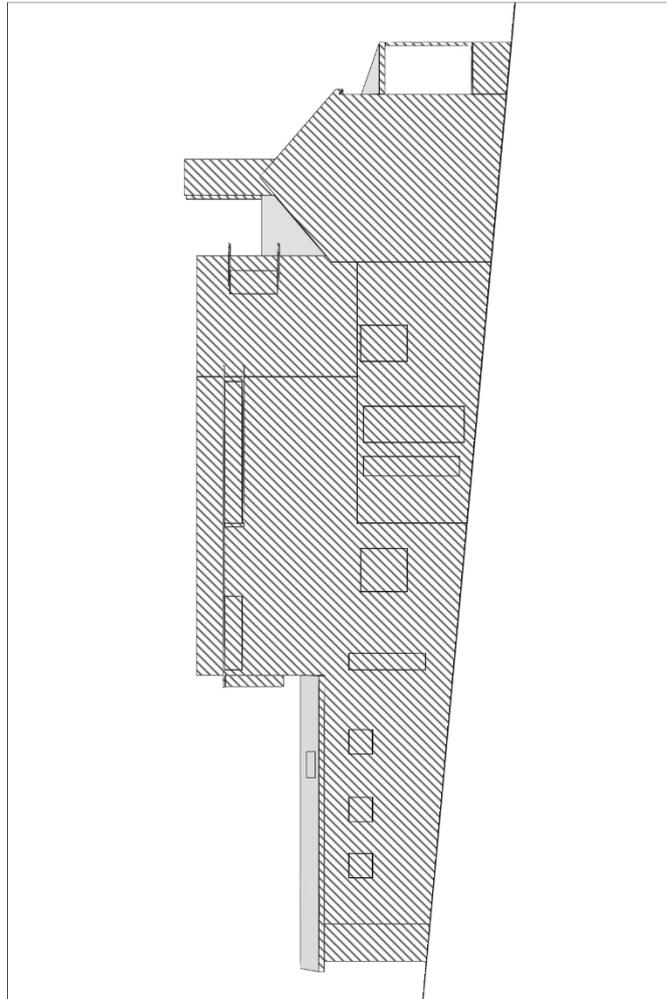
9:00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>		<p>Architects Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c</p> <p>24/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-08

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



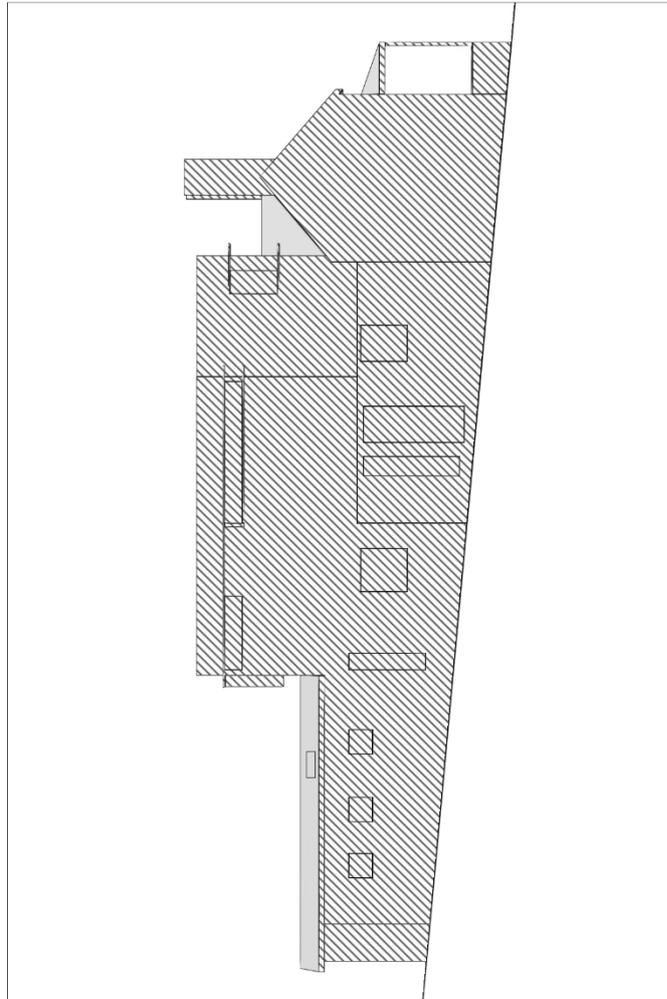
3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-07

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



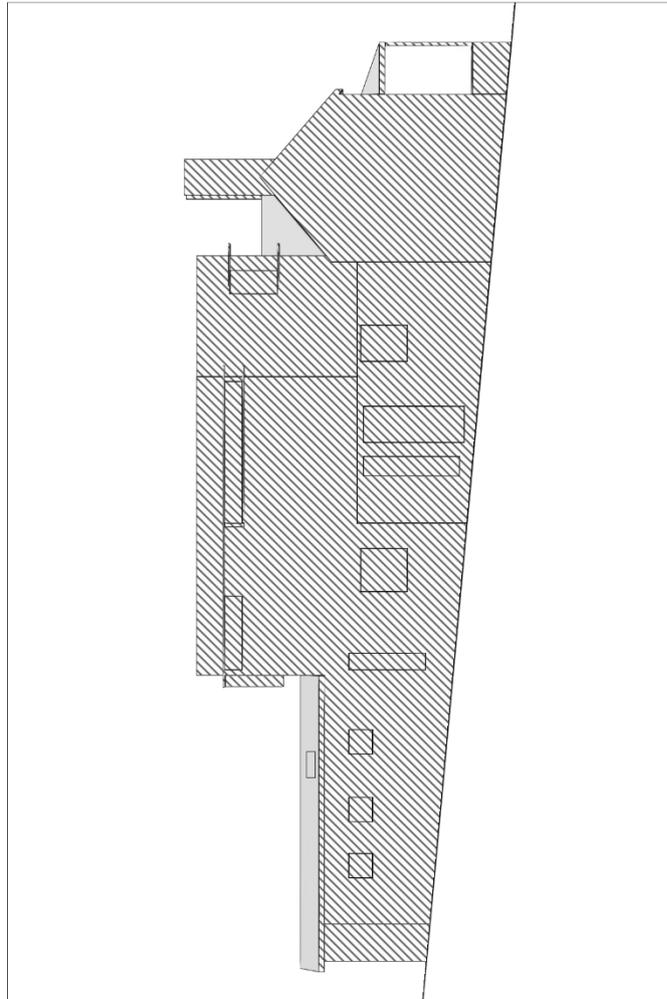
2.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-06

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



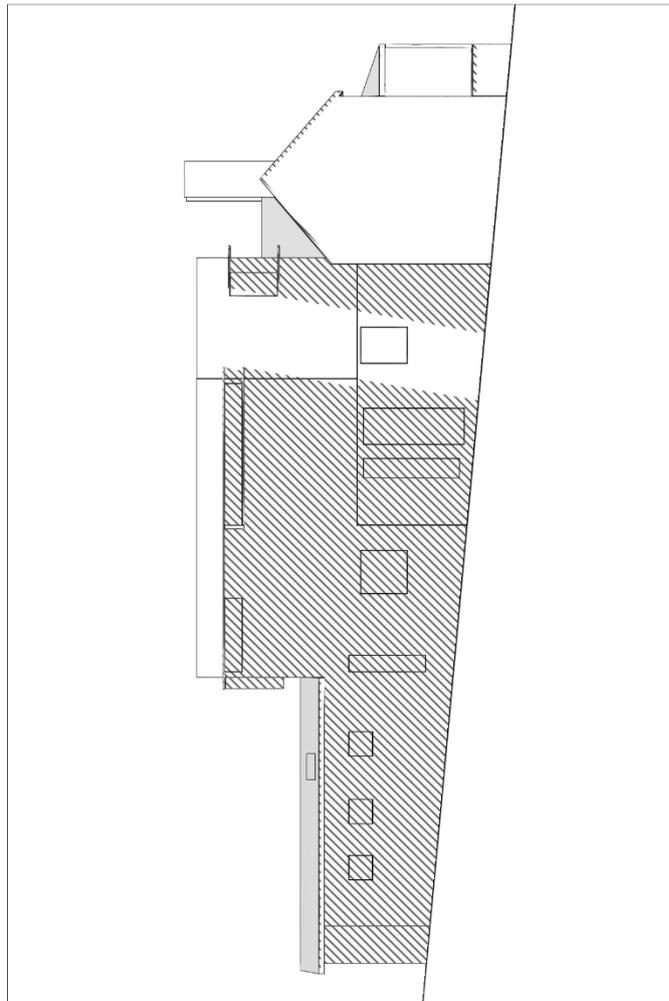
1.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-05

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



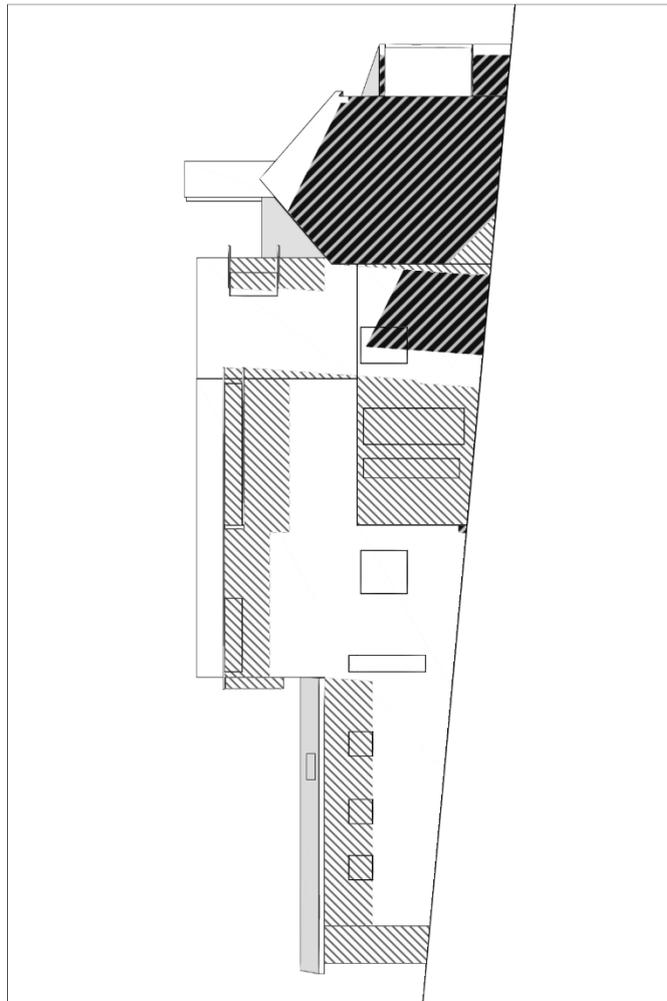
12.00 noon

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>		<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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SH-04

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



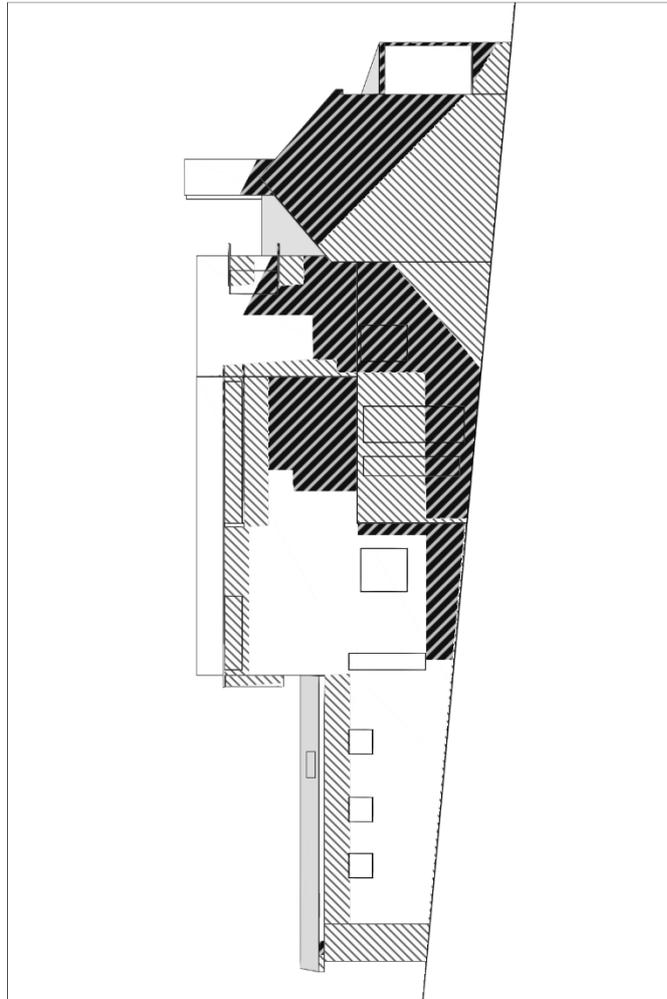
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SH-03

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



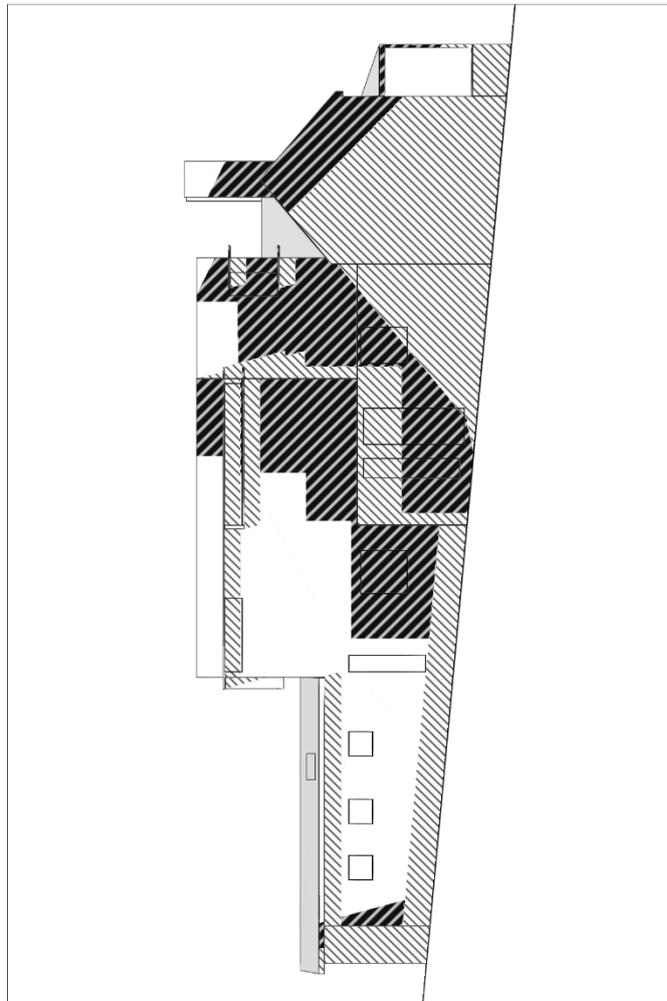
10.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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SH-02

Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM EAST ELEVATION OF No 41 WESTBOURNE STREET
DECEMBER 21st



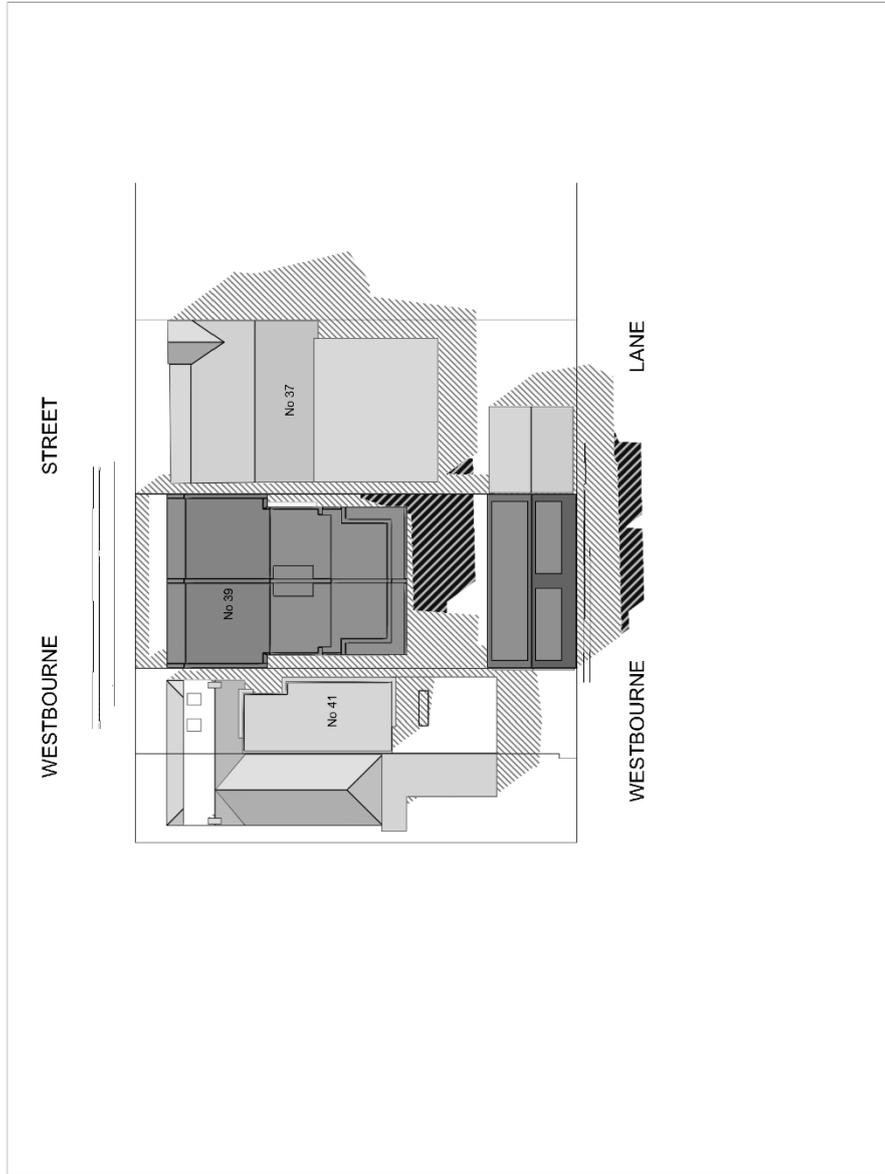
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are according to information provided from survey and architectural drawings.</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 39 Westbourne Street, Stammore, NSW</p>	<p>Job N. Shv2688_1c 24/05/2022 Scale 1:100 printed @ A3</p>
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Document Set ID: 3657/922
Version: 1, Version Date: 15/07/2022

SH-01

SHADOW DIAGRAM MARCH 21st



3.00 pm

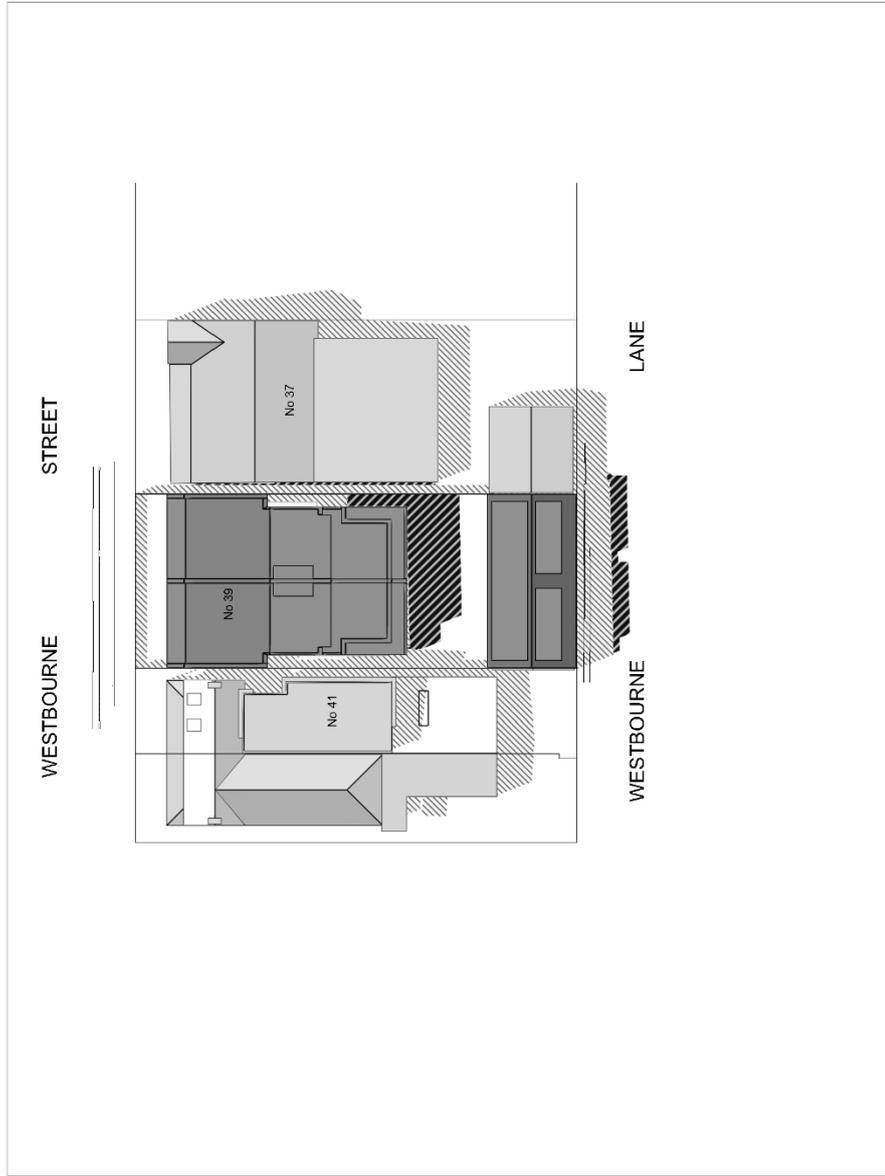
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows from existing or proposed buildings have not been considered. Shadows from existing or proposed buildings have not been considered. architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2089 Phone (02) 9552 2312 Fax (02) 9552 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Newtown, NSW</p>	<p>JOB N: SN2688_1.c 24/05/2022 Scale: 1:200 Printed @ 1:24</p>
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SH-21

Document No: 3577922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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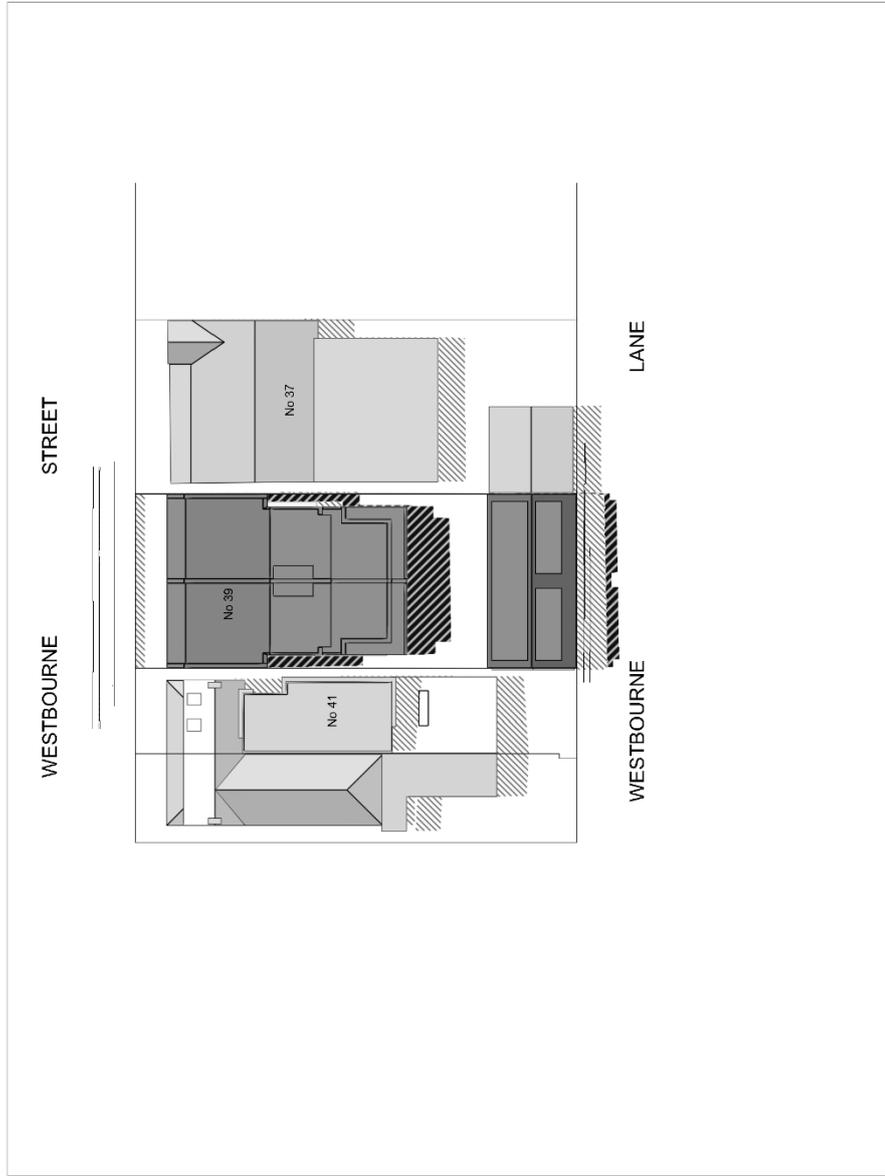
2.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newport NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 100 Westbourne Street, Sydney, NSW</p>	<p>JOB N: SH2688_1.c 24/05/2022 Scale: 1:200 Printed @ 1:24</p>
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SH-20

Document No: 357792
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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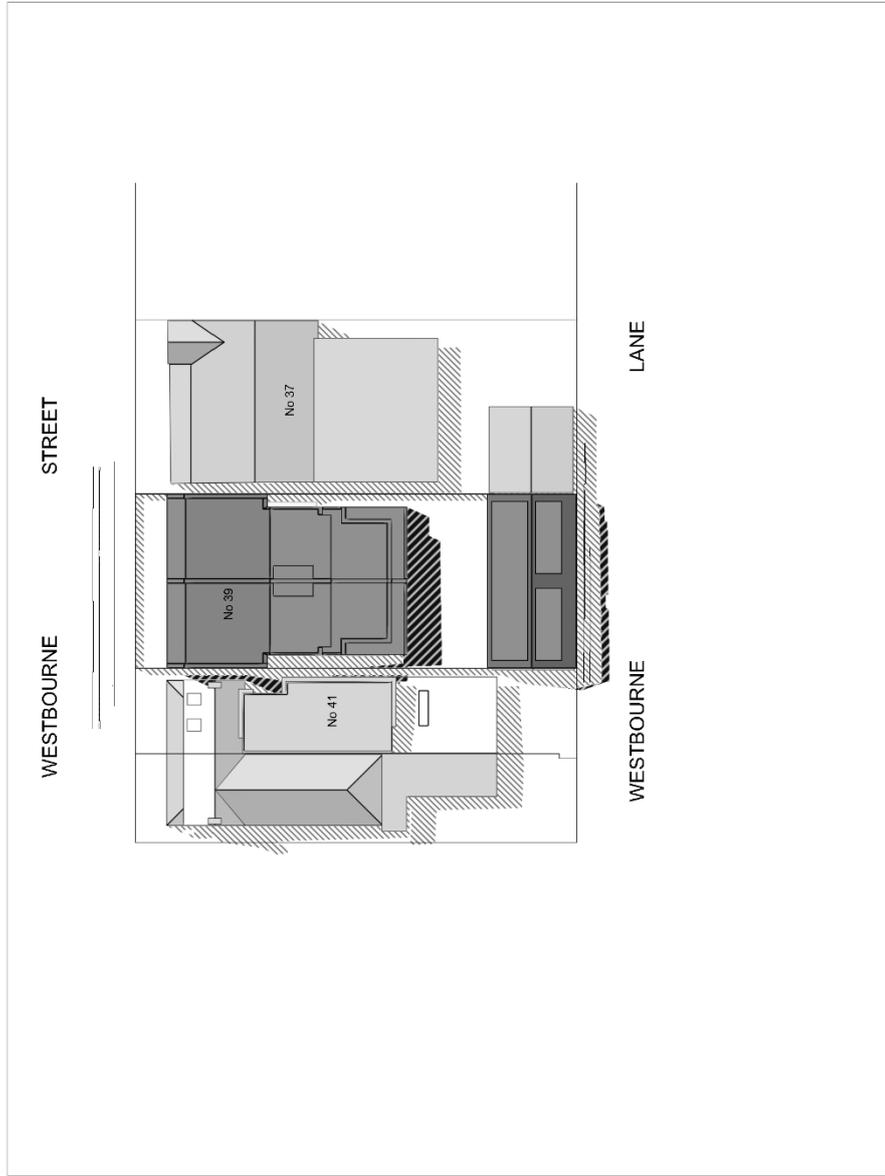
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on the diagram for information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd Newcastle NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 10 Westbourne Street, Sydney, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ A4</p>
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SH-19

Document No: 357792
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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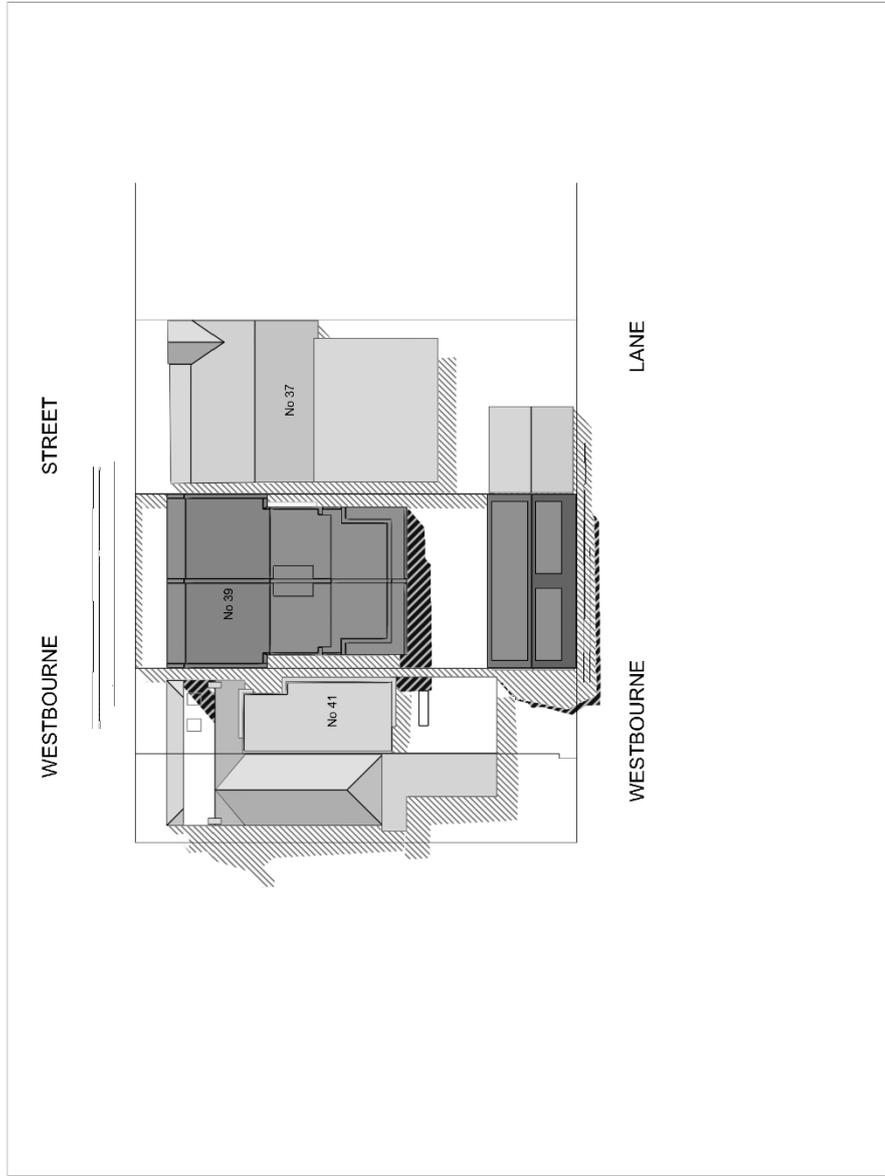
12:00 noon

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on the diagram for information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/10 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/10 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SH2688_1.c Date: 24/05/2022 Scale: 1:200 Printed at: 14</p>
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SH-18

Document No: 3577922
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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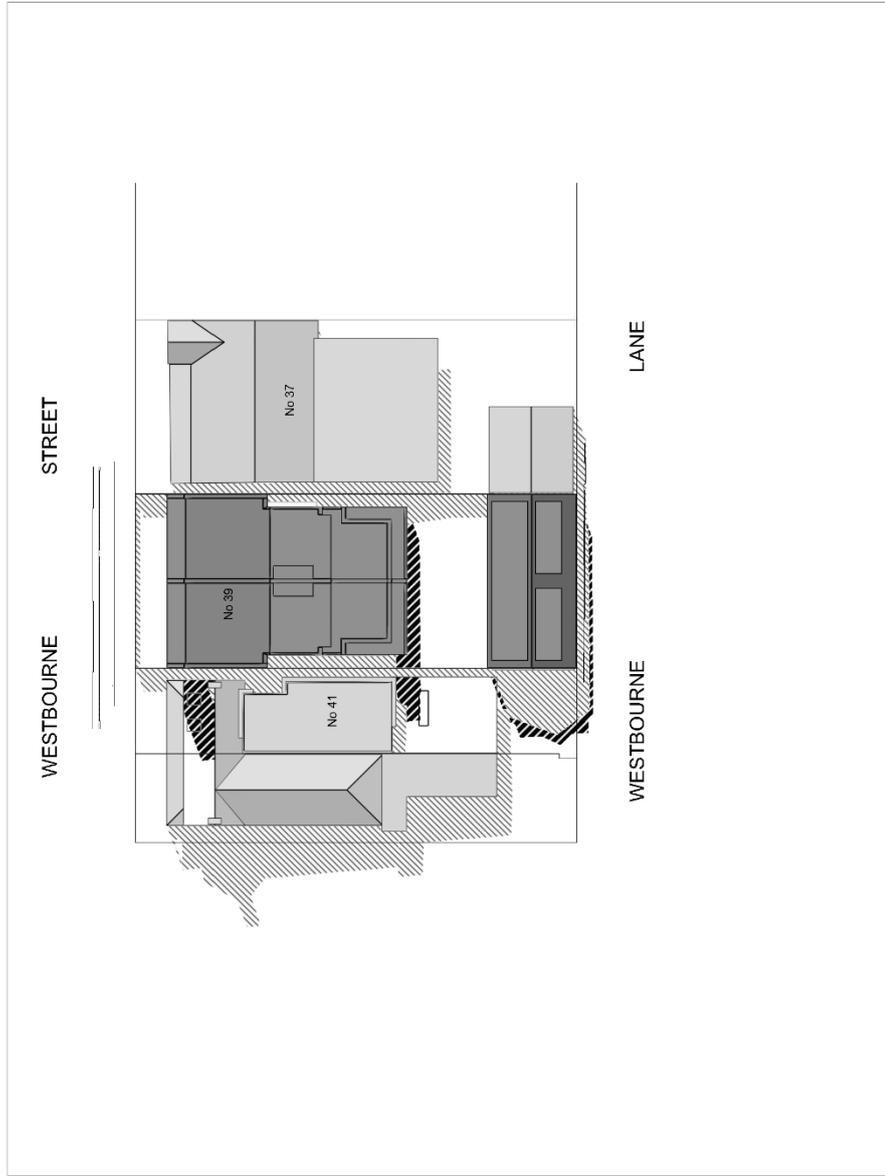
11.00m

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows from existing or proposed buildings from other sites provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2089 Phone (02)9552 2312 Fax (02)9552 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Newtown, NSW</p>	<p>JOB N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:2</p>
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SH-17

Document No: 357792
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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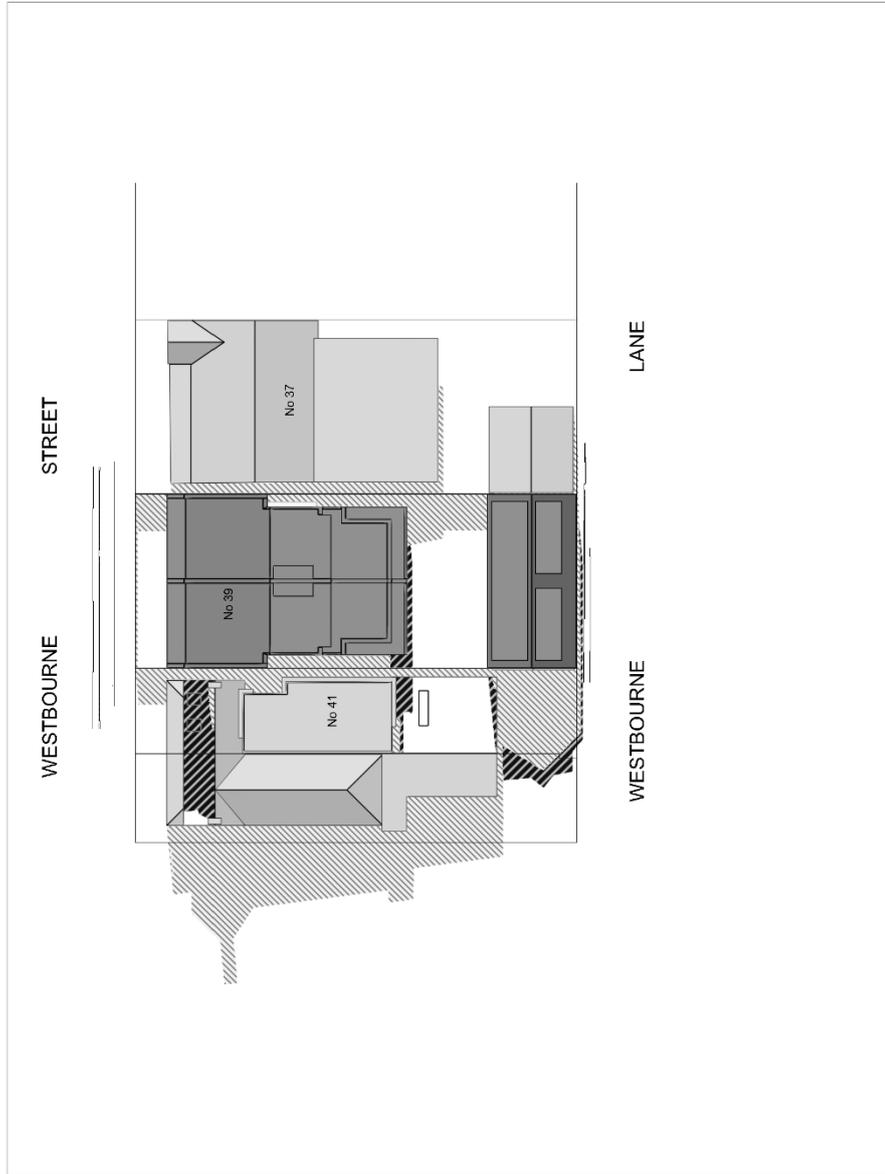
10.00 am

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/100 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/100 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SH2688_1.c Date: 24/05/2022 Scale: 1:200 Printed @ 1:24</p>
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SH-16

Document No: 3577702
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM MARCH 21st



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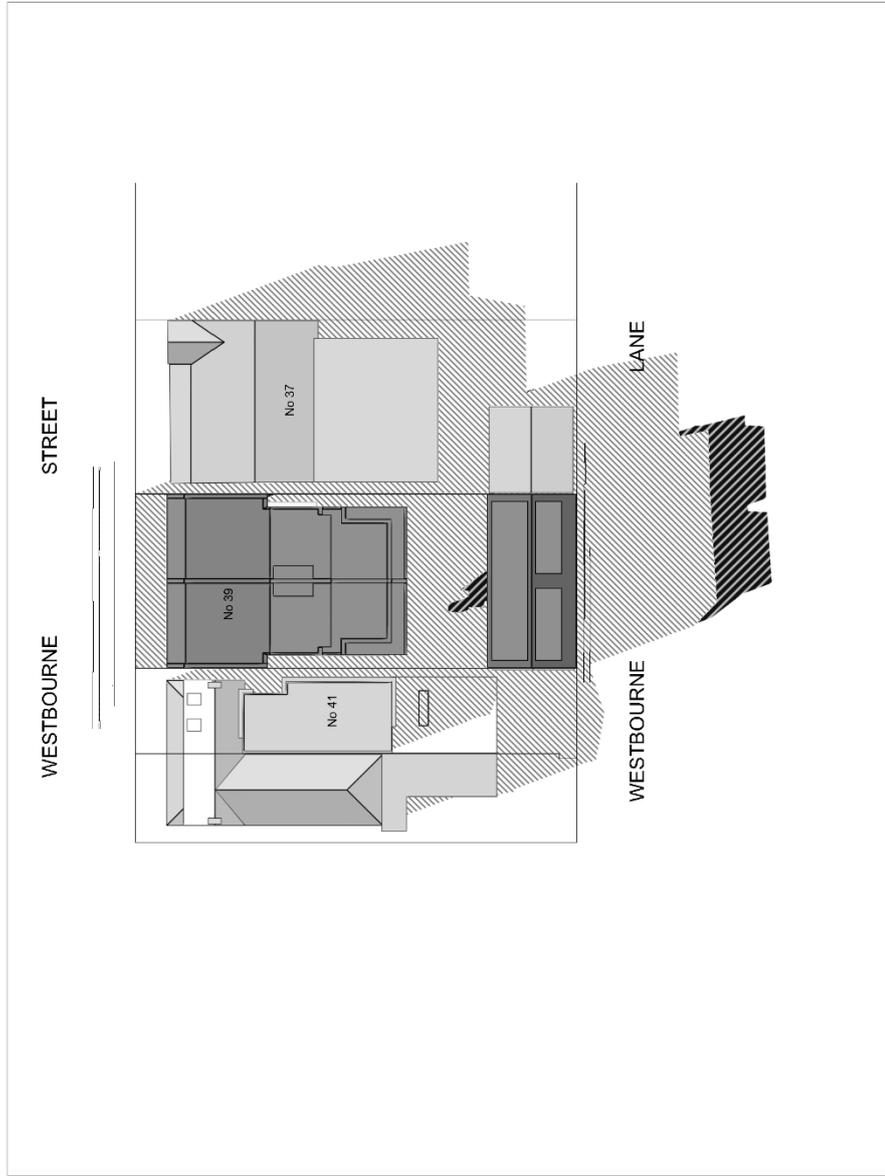
9:00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by the hatching provided from our site and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Sydney, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:4</p>
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SH-15

Document No: 3577922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



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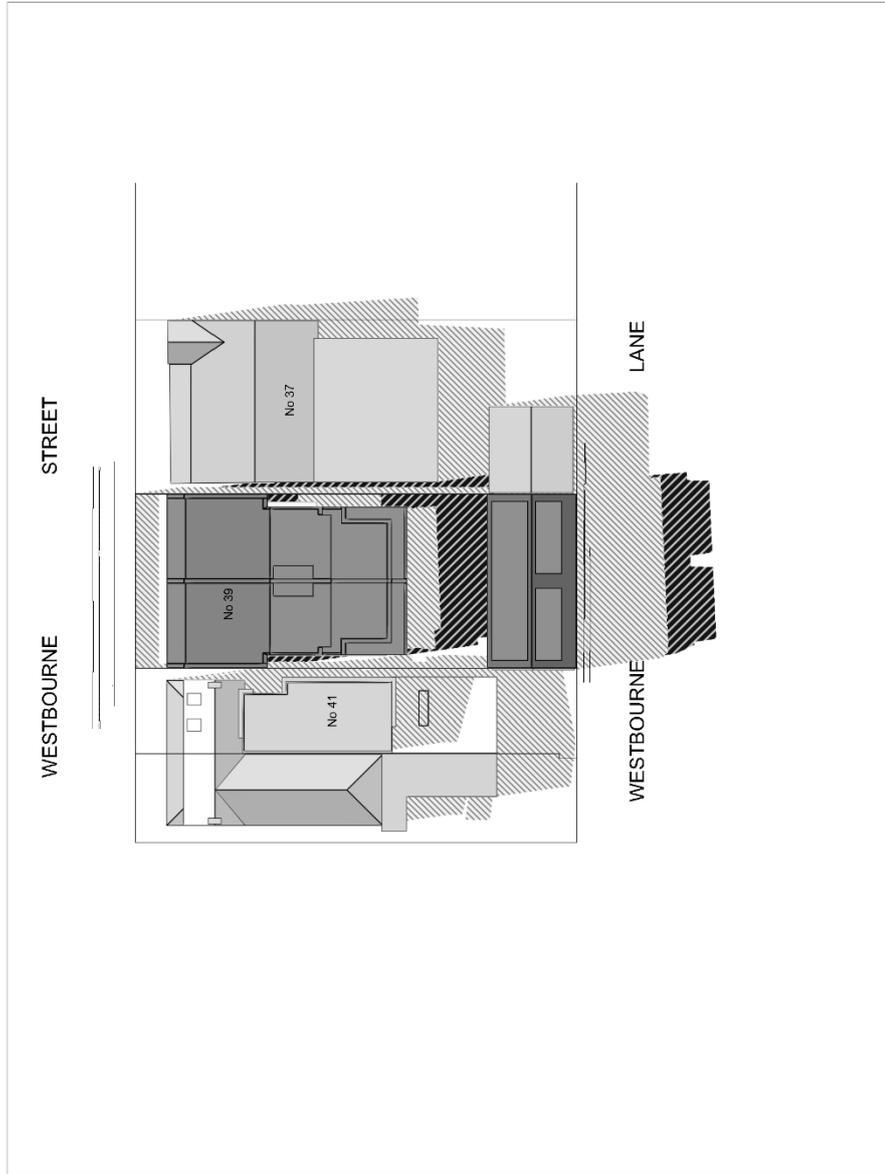
3.00 pm

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/100 Westbourne Street, Neutral Bay NSW 2089 Phone (02) 9552 2312 Fax (02) 9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/100 Westbourne Street, St Leonards, NSW</p>	<p>JOB N: SH2688_1.c 24/05/2022 Scale: 1:200 Printed @ A4</p>
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SH-14

Document No: 357792
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



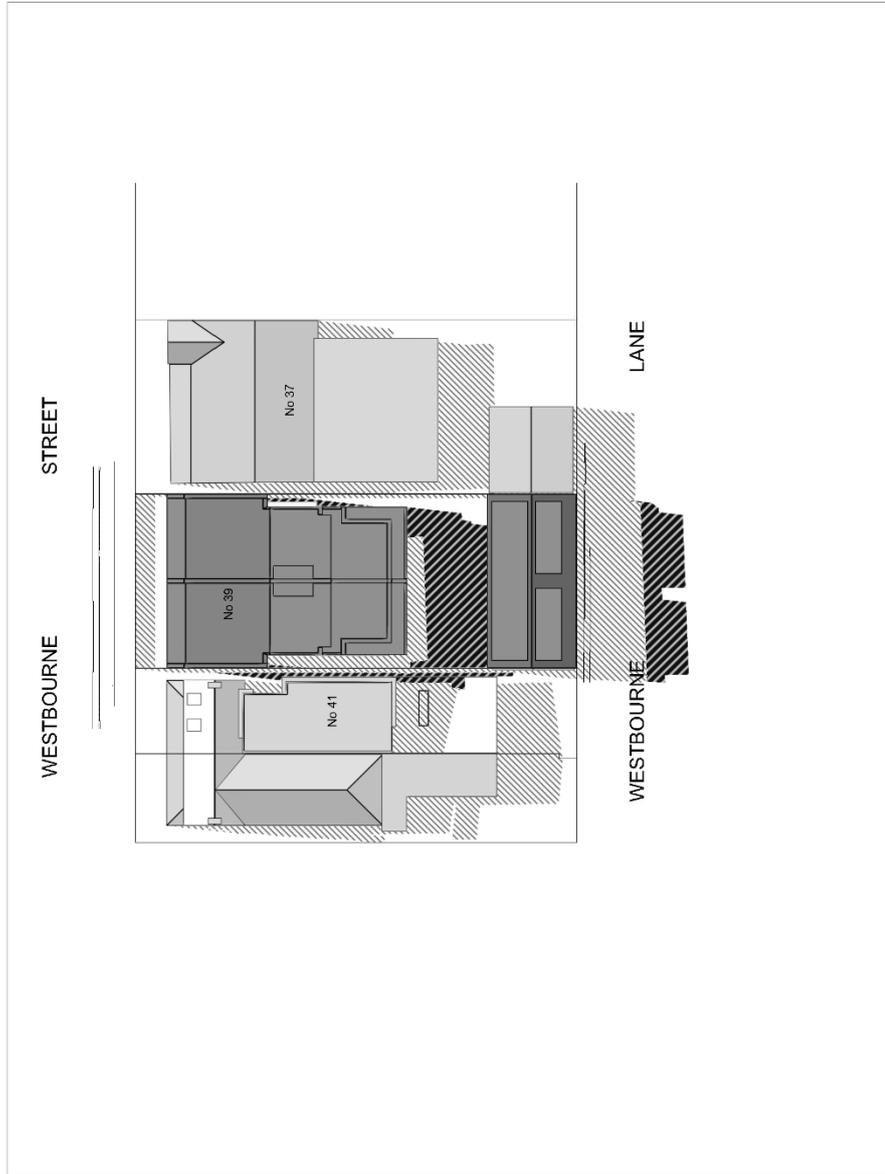
2.00 pm

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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 100 Westbourne Street, Newtown, NSW</p>	<p>JOB N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:4</p>
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SH-13

SHADOW DIAGRAM JUNE 21st



1:00 pm

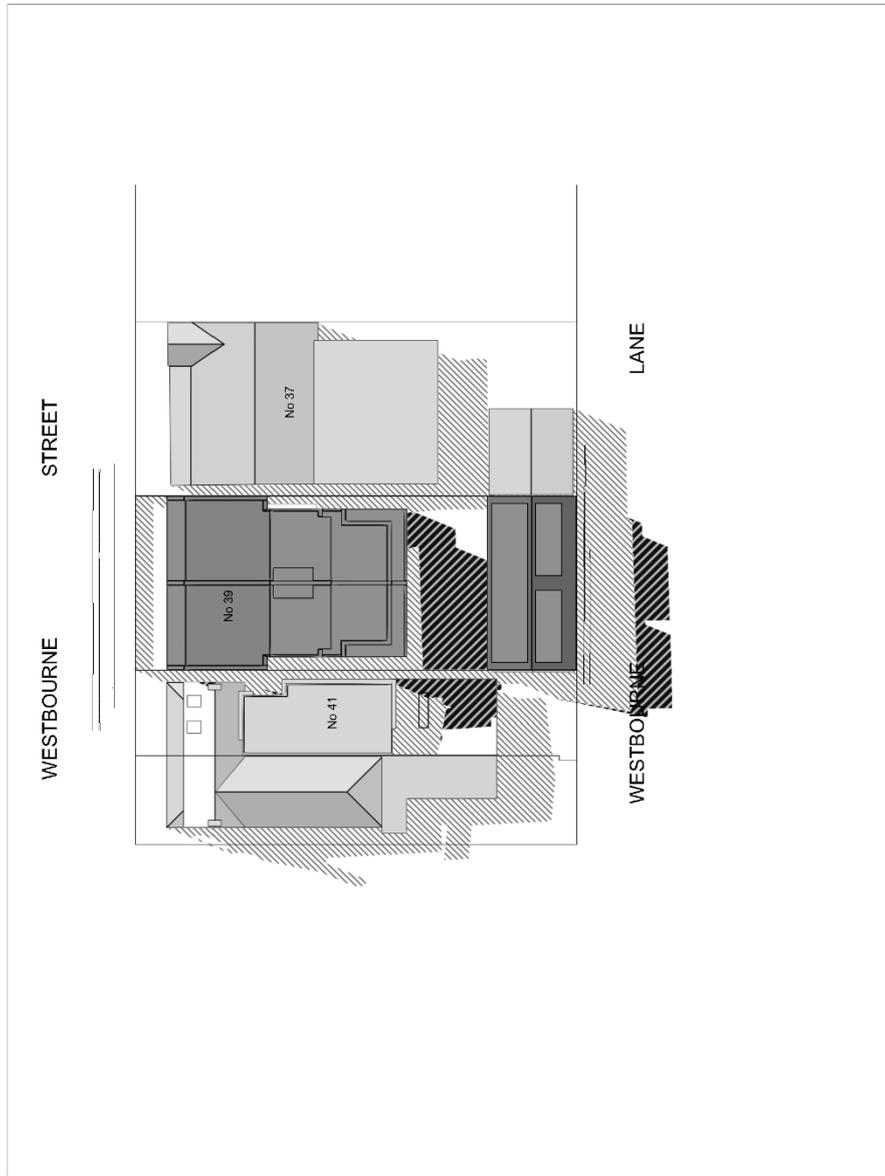
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<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated for information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/10 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/10 Westbourne Street, St Leonards, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ A4</p>
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SH-12

Document No: 3577702
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



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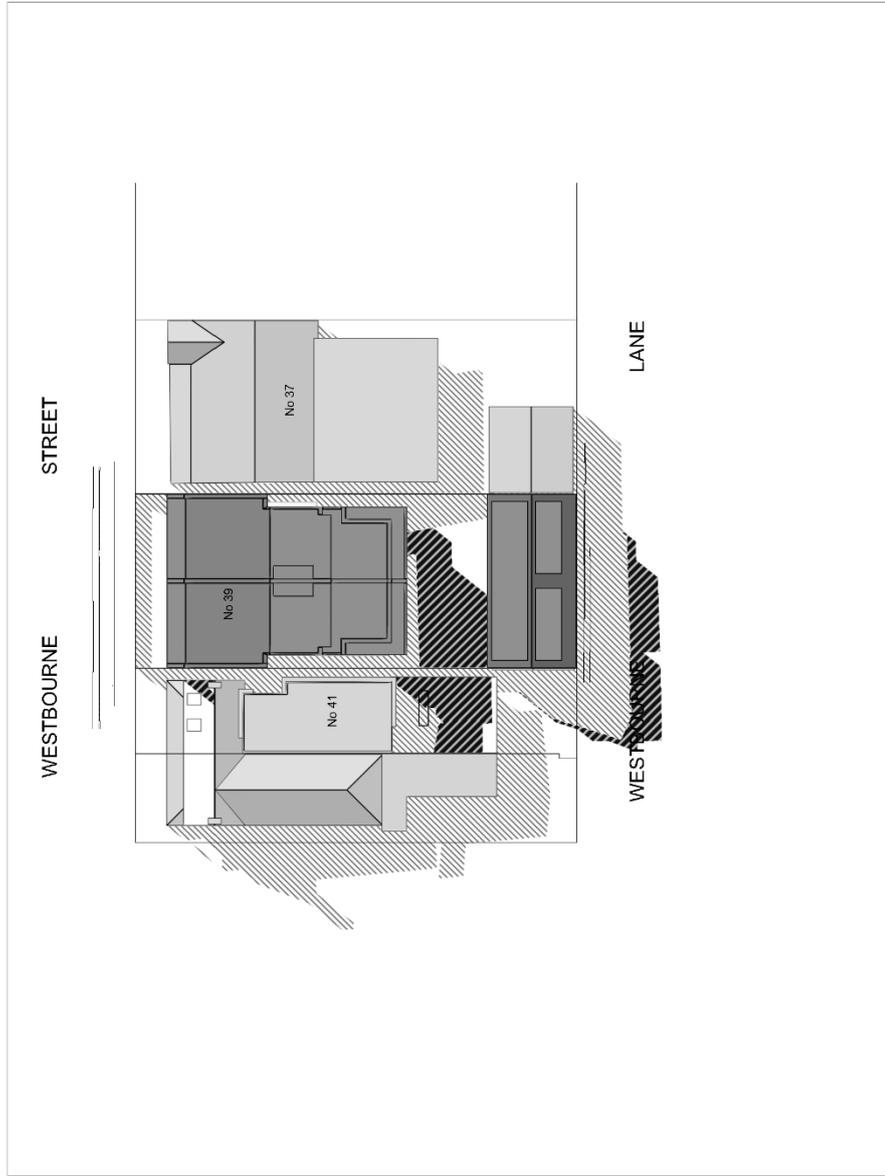
12:00 noon

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on this plan in accordance with information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/10 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/10 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SH2688_1.c Date: 24/05/2022 Scale: 1:200 Period: 0/24</p>
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SH-011

Document No: 3577922
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



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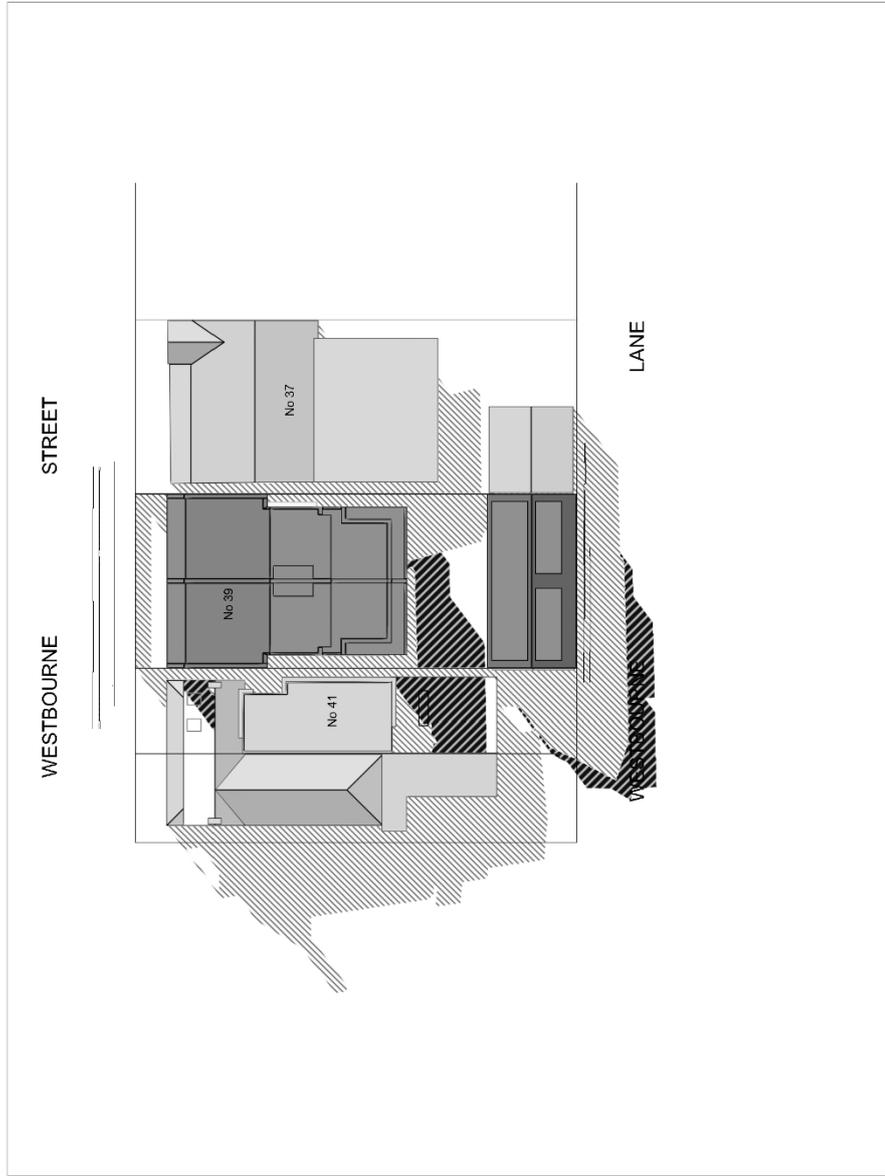
11.00 am

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on the diagram for information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/100 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 10/100 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SH2688_1.c 24/05/2022 Scale: 1:200 Printed @ A4</p>
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SH-010

Document No: 3577922
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



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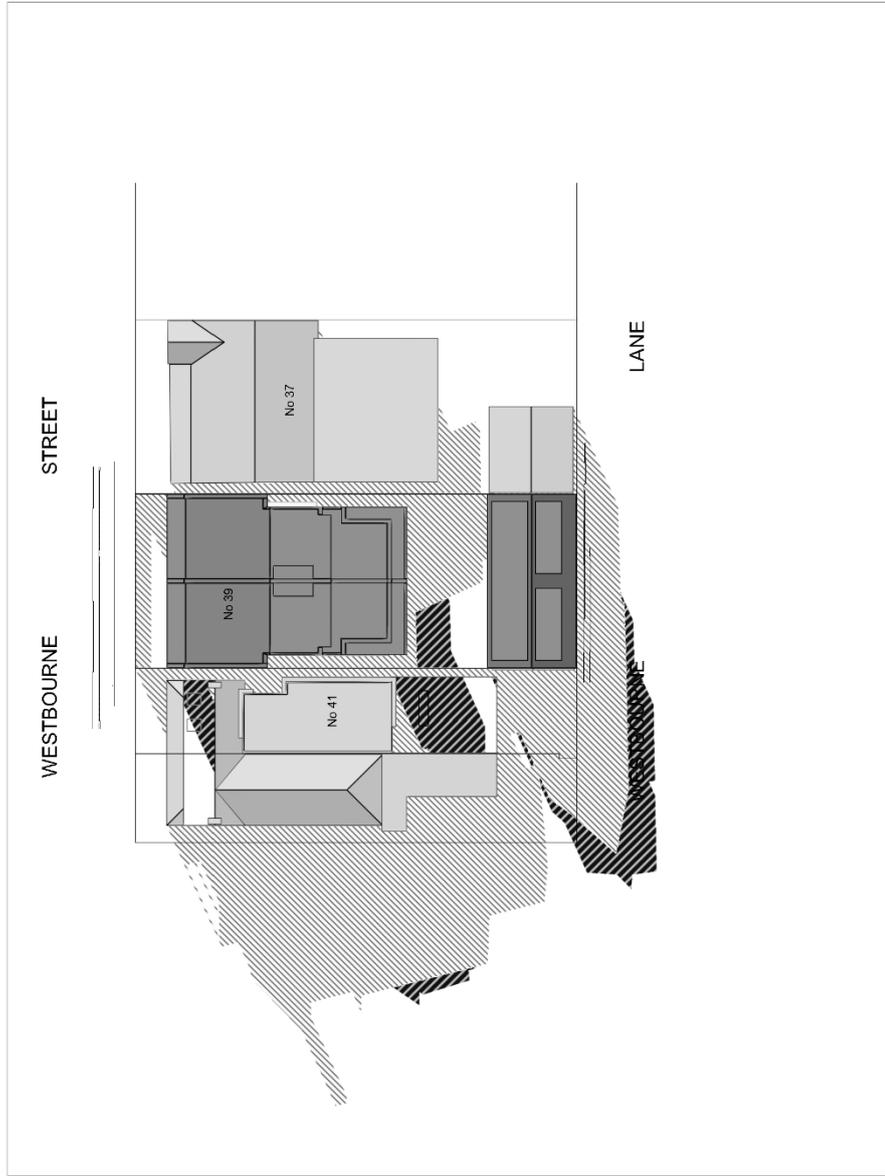
10.00 am

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/100 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/100 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SH2688_1.c Date: 24/05/2022 Scale: 1:200 Period: 0/24</p>
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SH-09

Document No: 3577922
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM JUNE 21st



9:00 am

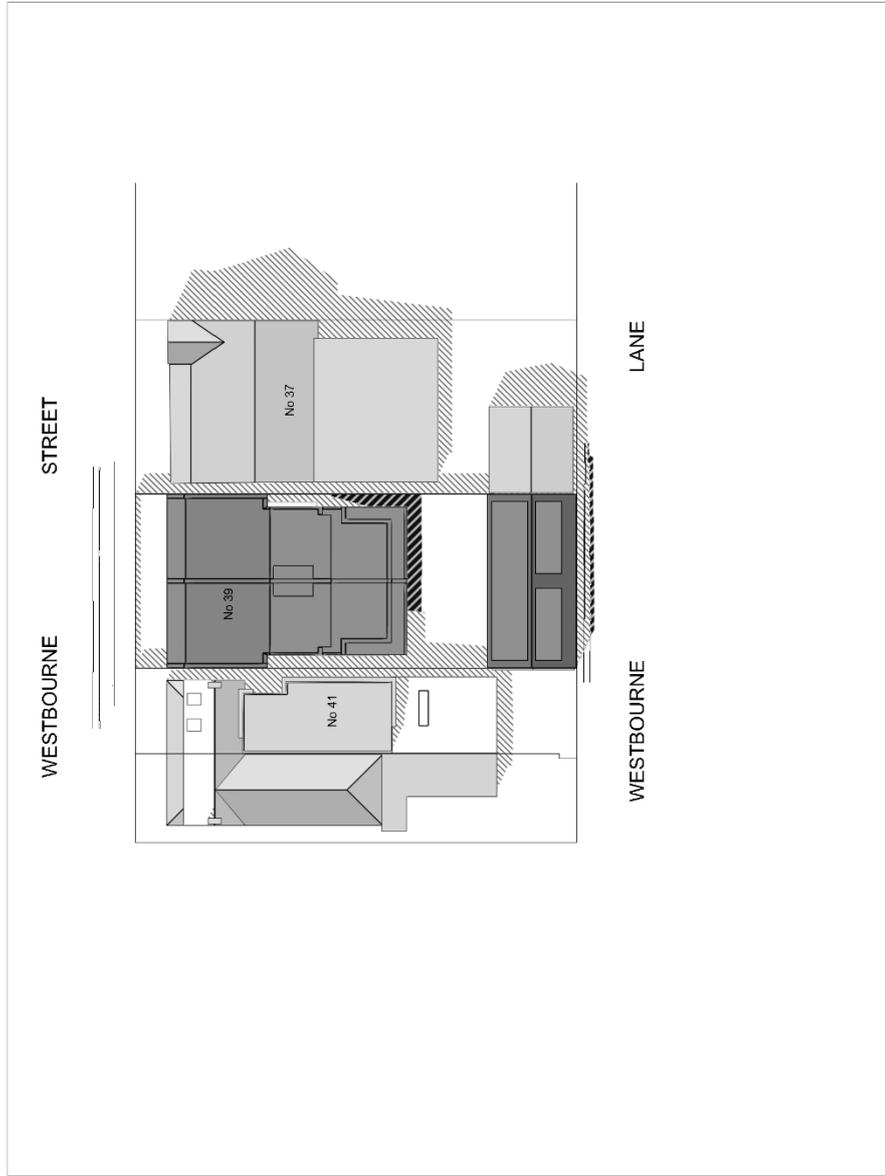
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on this plan in accordance with information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd National Box NSW 2089 Phone (02) 9552 2312 Fax (02) 9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100/102 Westbourne Street, Sydney, NSW</p>	<p>JOB N: SH2688_1.c 24/05/2022 Scale: 1:200 Printed @ 1:24</p>
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SH-06

Document No: 3577922
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



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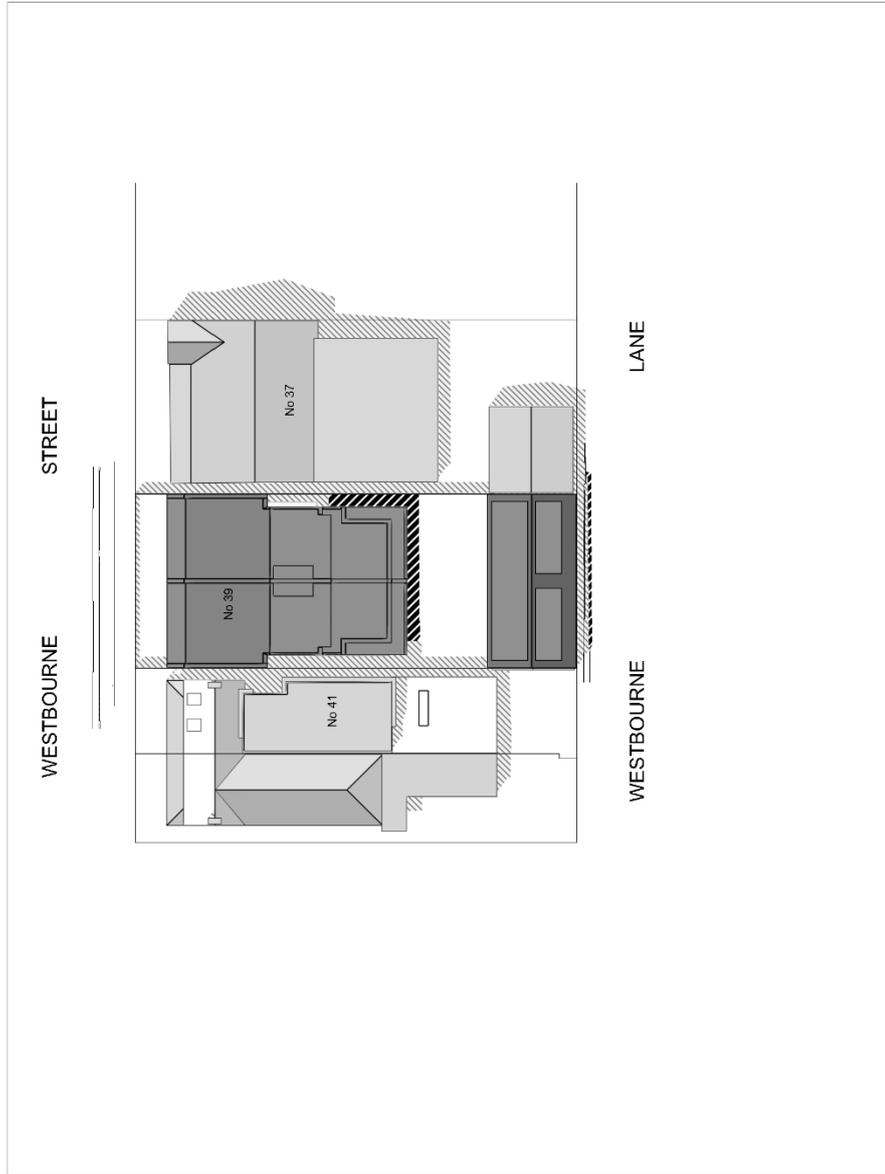
3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/100 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 10/100 Westbourne Street, Neutral Bay, NSW</p>	<p>Job N: SN2688_1.c Date: 24/05/2022 Scale: 1:200 Printed at: 14</p>
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SH-07

Document No: 3577702
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



2.00 pm

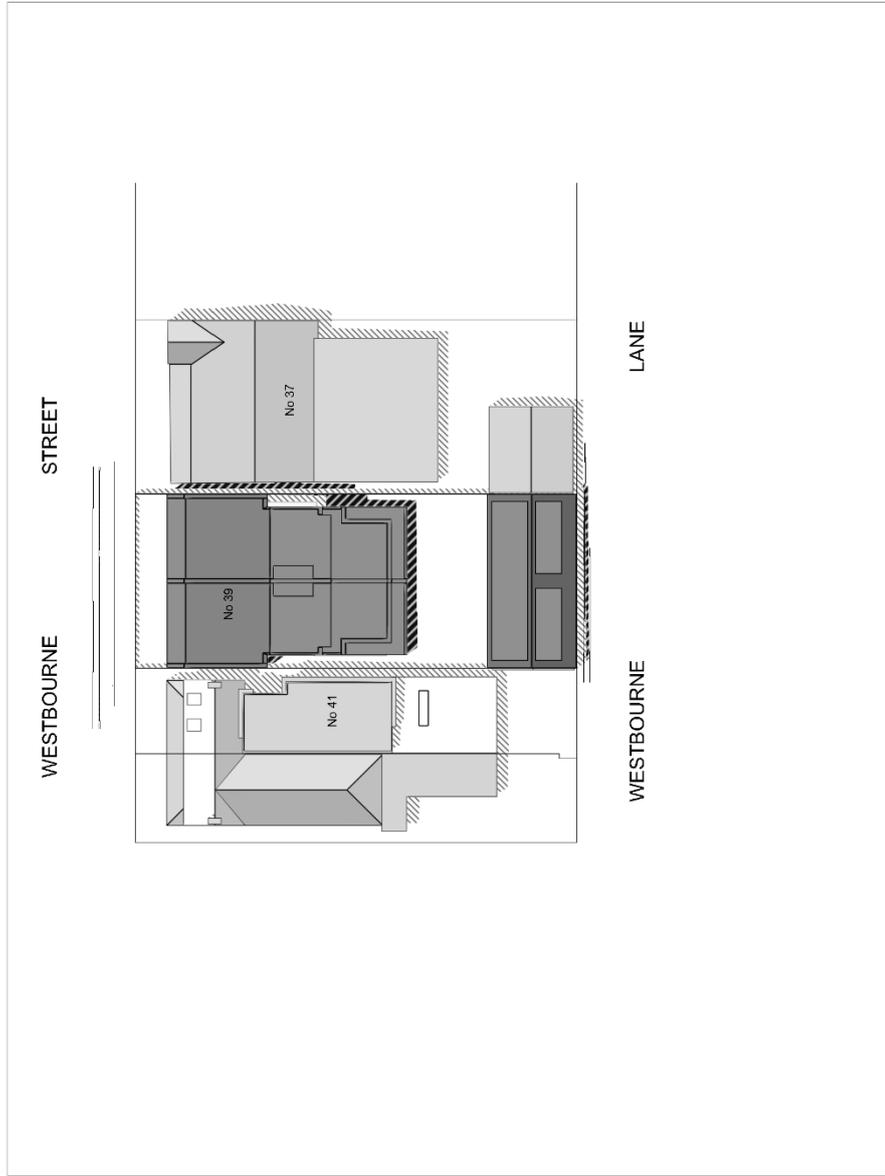
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows from selected existing buildings are provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at: 100 Westbourne Street, Newtown, NSW</p>	<p>JOB N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:4</p>
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SH-06

Document No: 3577702
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



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1.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2108 Phone (02)9552 2312 Fax (02)9552 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Newtown, NSW</p>	<p>JOB N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:2</p>
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SH-05

Document No: 3577702
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



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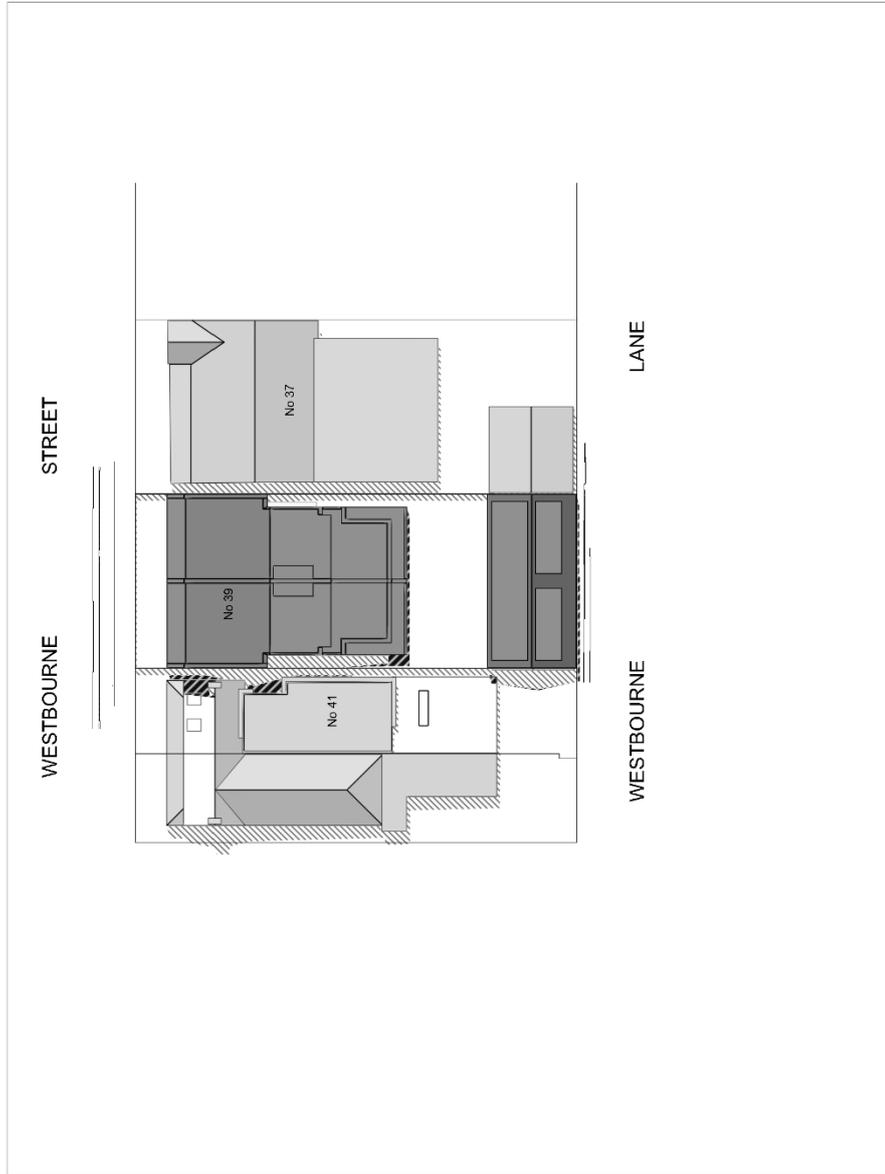
12.00 noon

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/10 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 10/10 Westbourne Street, St Leonards, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ A4</p>
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SH-04

Document No: 3577702
 Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



11.00 am

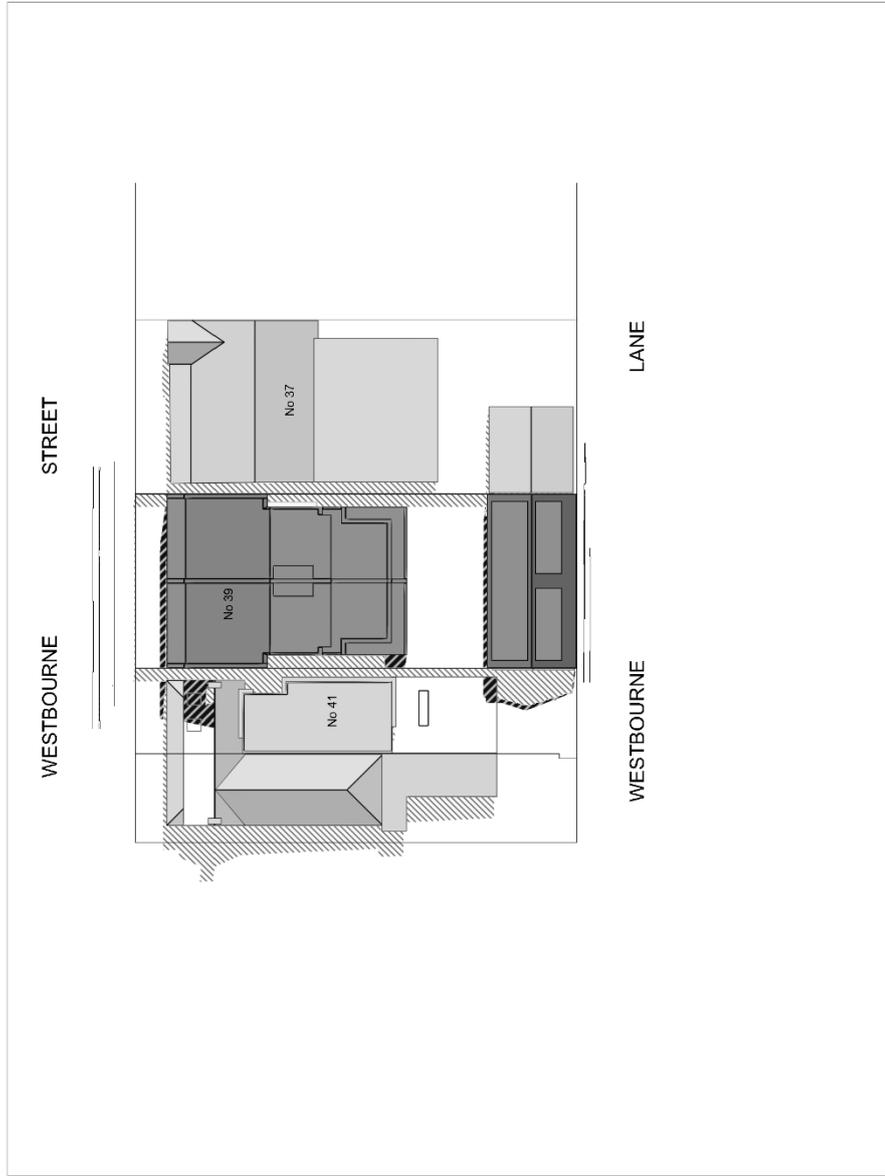
<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated by hatching. Information provided from survey and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newport NSW 2108 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Newport, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale - 200 Printed @ 1:2</p>
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SH-03

Document No: 357792
Version: 1, Version Date: 15/07/2022

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SHADOW DIAGRAM DECEMBER 21st



10.00 am

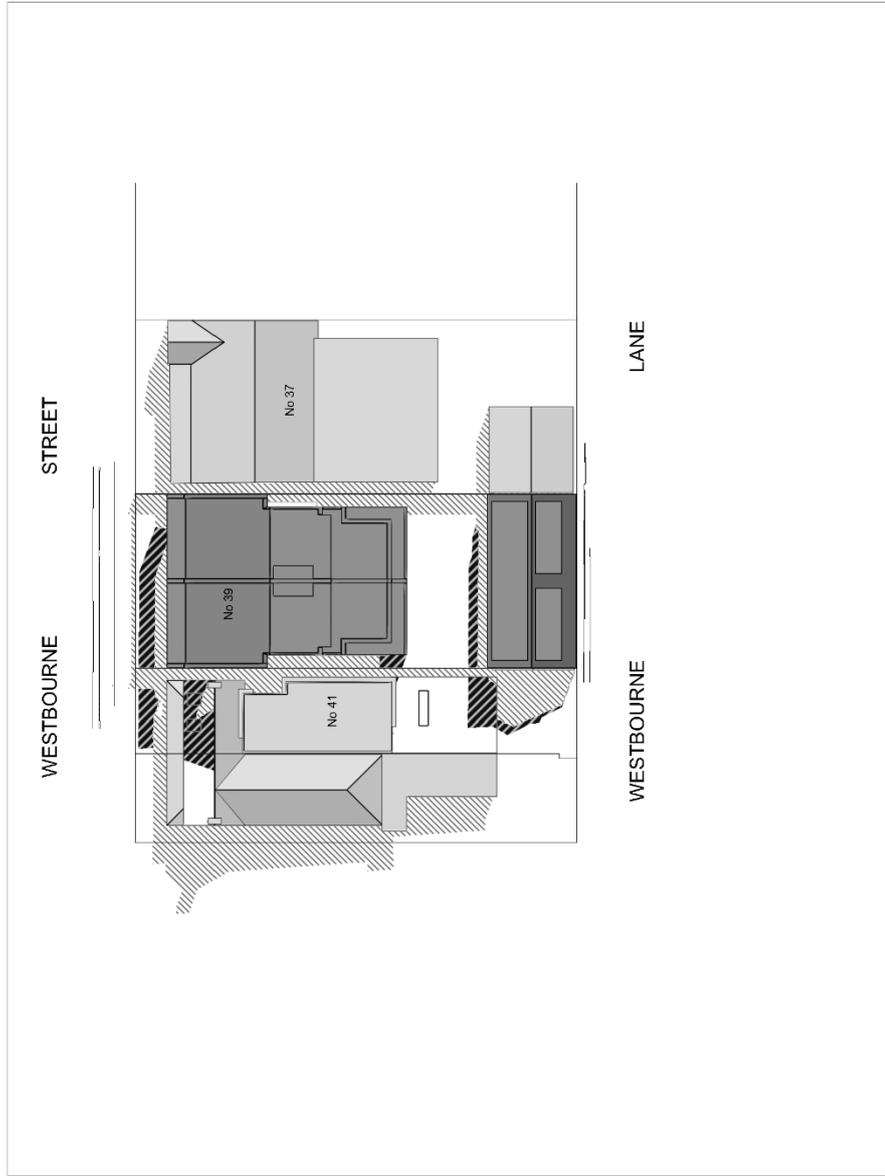
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<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows from existing or proposed buildings from other sites provided from our own and architectural drawings.</p>	 <p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 100 Westbourne Street, Newtown NSW 2108 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 100 Westbourne Street, Newtown, NSW</p>	<p>Job N. SH2688_1.c 24/05/2022 Scale 1:200 Printed @ 1:24</p>
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SH-02

Document No: 357792
Version: 1, Version Date: 15/07/2022

SHADOW DIAGRAM DECEMBER 21st



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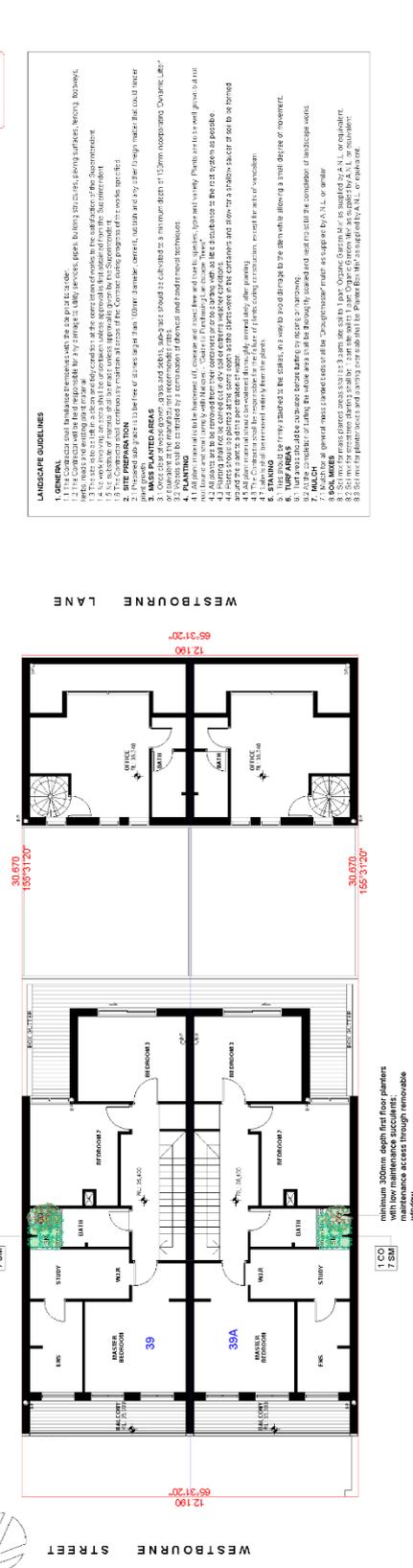
9:00 am

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered. Shadows are indicated on this plan in accordance with information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd 10/10 Westbourne Street, Neutral Bay NSW 2089 Phone (02)9552 2312 Fax (02)9553 3708</p>	<p>Architects Monument Design Partnership</p>	<p>Project Proposed development at 10/10 Westbourne Street, St Leonards, NSW</p>	<p>Job N: SN2688_1.c Date: 24/05/2022 Scale: 1:200 Printed @ 1:2</p>
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SH-01

Document No: 36577802
 Version: 1, Version Date: 15/07/2022



FIRST FLOOR PLAN 1:100

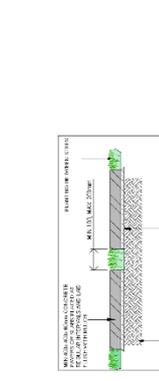
Minimum 300mm depth first floor planters with low maintenance succulents; maintenance access through removable window

A2

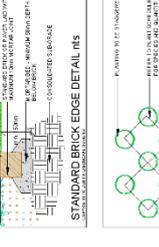
LANDSCAPE GUIDELINES

- GENERAL**
 - 1.1 The landscape design must be consistent with the site's practicalities.
 - 1.2 The design should consider the site's context, including existing buildings, paving surfaces, fencing, boundaries, trees, and other landscape features.
 - 1.3 The design should be consistent with the site's character and the surrounding environment.
 - 1.4 The design should be consistent with the site's topography and any existing structures.
 - 1.5 The design should be consistent with the site's orientation and any existing structures.
 - 1.6 The design should be consistent with the site's climate and any existing structures.
 - 1.7 The design should be consistent with the site's soil conditions and any existing structures.
 - 1.8 The design should be consistent with the site's water resources and any existing structures.
 - 1.9 The design should be consistent with the site's noise levels and any existing structures.
 - 1.10 The design should be consistent with the site's security and any existing structures.
- PLANTING**
 - 2.1 Planting should be consistent with the site's climate and soil conditions.
 - 2.2 Planting should be consistent with the site's orientation and any existing structures.
 - 2.3 Planting should be consistent with the site's topography and any existing structures.
 - 2.4 Planting should be consistent with the site's water resources and any existing structures.
 - 2.5 Planting should be consistent with the site's noise levels and any existing structures.
 - 2.6 Planting should be consistent with the site's security and any existing structures.
- STAIRING**
 - 3.1 Stairing should be consistent with the site's topography and any existing structures.
 - 3.2 Stairing should be consistent with the site's orientation and any existing structures.
 - 3.3 Stairing should be consistent with the site's water resources and any existing structures.
 - 3.4 Stairing should be consistent with the site's noise levels and any existing structures.
 - 3.5 Stairing should be consistent with the site's security and any existing structures.
- WATER**
 - 4.1 Water features should be consistent with the site's climate and soil conditions.
 - 4.2 Water features should be consistent with the site's orientation and any existing structures.
 - 4.3 Water features should be consistent with the site's topography and any existing structures.
 - 4.4 Water features should be consistent with the site's water resources and any existing structures.
 - 4.5 Water features should be consistent with the site's noise levels and any existing structures.
 - 4.6 Water features should be consistent with the site's security and any existing structures.
- SOIL**
 - 5.1 Soil conditions should be consistent with the site's climate and soil conditions.
 - 5.2 Soil conditions should be consistent with the site's orientation and any existing structures.
 - 5.3 Soil conditions should be consistent with the site's topography and any existing structures.
 - 5.4 Soil conditions should be consistent with the site's water resources and any existing structures.
 - 5.5 Soil conditions should be consistent with the site's noise levels and any existing structures.
 - 5.6 Soil conditions should be consistent with the site's security and any existing structures.
- MAINTENANCE**
 - 6.1 Maintenance should be consistent with the site's climate and soil conditions.
 - 6.2 Maintenance should be consistent with the site's orientation and any existing structures.
 - 6.3 Maintenance should be consistent with the site's topography and any existing structures.
 - 6.4 Maintenance should be consistent with the site's water resources and any existing structures.
 - 6.5 Maintenance should be consistent with the site's noise levels and any existing structures.
 - 6.6 Maintenance should be consistent with the site's security and any existing structures.
- SECURITY**
 - 7.1 Security should be consistent with the site's climate and soil conditions.
 - 7.2 Security should be consistent with the site's orientation and any existing structures.
 - 7.3 Security should be consistent with the site's topography and any existing structures.
 - 7.4 Security should be consistent with the site's water resources and any existing structures.
 - 7.5 Security should be consistent with the site's noise levels and any existing structures.
 - 7.6 Security should be consistent with the site's security and any existing structures.
- COMPLIANCE**
 - 8.1 The design should be consistent with the site's climate and soil conditions.
 - 8.2 The design should be consistent with the site's orientation and any existing structures.
 - 8.3 The design should be consistent with the site's topography and any existing structures.
 - 8.4 The design should be consistent with the site's water resources and any existing structures.
 - 8.5 The design should be consistent with the site's noise levels and any existing structures.
 - 8.6 The design should be consistent with the site's security and any existing structures.

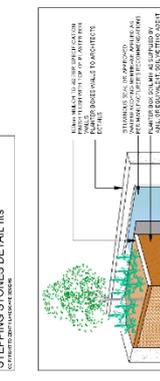
DETAILS



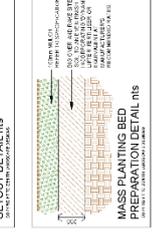
STANDARD BRICK EDGE DETAIL



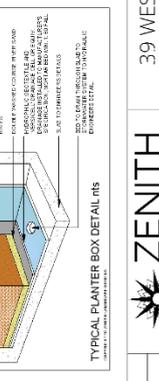
MASS PLANTING SETOUT DETAIL



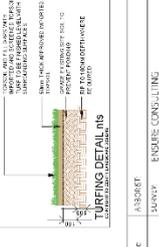
MASS PLANTING BED PREPARATION DETAIL



TYPICAL PLANTING DETAIL



STEPPING STONES DETAIL



TYPICAL PLANTER BOX DETAIL

NOTES

1. The design should be consistent with the site's climate and soil conditions.
2. The design should be consistent with the site's orientation and any existing structures.
3. The design should be consistent with the site's topography and any existing structures.
4. The design should be consistent with the site's water resources and any existing structures.
5. The design should be consistent with the site's noise levels and any existing structures.
6. The design should be consistent with the site's security and any existing structures.
7. The design should be consistent with the site's compliance and any existing structures.
8. The design should be consistent with the site's maintenance and any existing structures.
9. The design should be consistent with the site's safety and any existing structures.
10. The design should be consistent with the site's sustainability and any existing structures.

NOT FOR CONSTRUCTION

39 WESTBOURNE STREET STANMORE

ZENITH LANDSCAPE DESIGNS

PH: 2545 3200 info@zenithlandscape.com.au

Rev. no.	Rev. to	Description	Date
1	AS SHOWN	ENGINEERING CONSULTING ARCHITECTS	

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