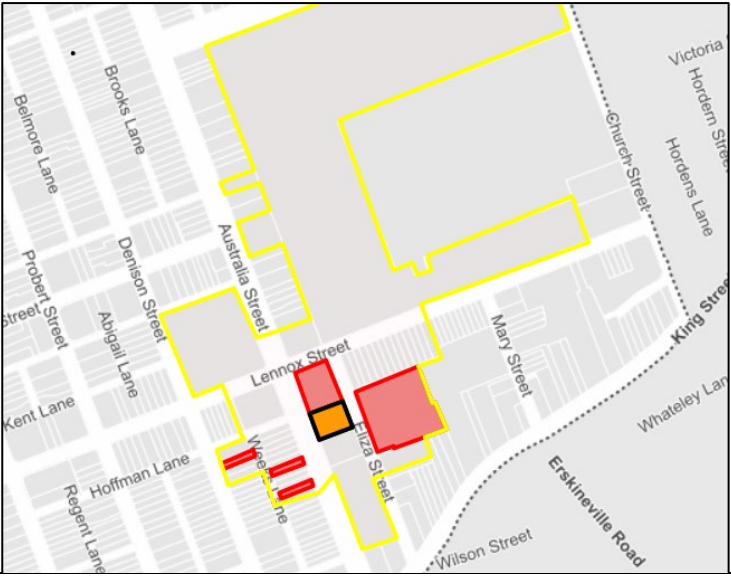




	
DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2021/1261
Address	206-212 Australia Street NEWTOWN NSW 2042
Proposal	To demolish part of the premises and carry out ground and first floor alterations and additions and to fit out and use the ground floor tenancies and first floor of Lot 3 as food and drink premises' operating 7:00am to midnight daily with a single residence above each shop on lots 1, 2 and 4
Date of Lodgement	16 December 2021
Applicant	Urbanism Pty Ltd
Owners	Mr Joseph Valore Mrs Anabella E Valore Mr Elvis J Abrahamowicz
Number of Submissions	10
Value of works	\$2,886,000.00
Reason for determination at Planning Panel	Number of submissions
Main Issues	Acoustics Hours of Operation Heritage Parking and Deliveries Construction Traffic Management
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
	
LOCALITY MAP	
Subject Site 	Objectors 
Notified Area 	Supporters 
Note: Due to scale of map, not all objectors could be shown.	

1. Executive Summary

This report is an assessment of the application submitted to Council to demolish part of the premises and carry out ground and first floor alterations and additions and to fit out and use the ground floor tenancies and first floor of Lot 3 as food and drink premises' operating 7:00am to midnight daily, with a single residence above each shop on lots 1, 2 and 4.

During the assessment of the application the proposal was amended to address concerns with heritage, setbacks, bulk and scale, acoustics, flooding, waste and traffic and as a result the original proposal was amended to delete the originally proposed second floor residential units and rooftop bar and now the proposal strictly relates to alterations and additions to the existing building, maintaining only two levels and restricts the hours of operation to midnight and not 2:00am as originally proposed.

The application was notified to surrounding properties and 10 submissions were received in response to the initial notification. Given the amended plans result in a lesser impact to that originally notified, the plans and supporting documentation were not required to be renotified in accordance with Council's Community Engagement Framework Policy.

The main issues that have arisen from the application include:

- Acoustics
- Hours of Operation
- Heritage
- Parking and Deliveries
- Construction Traffic Management

The non-compliances are acceptable given the proposal has been modified to reduce its impact and relate to the conservation of a contributory building and therefore the application is recommended for approval.

2. Proposal

The application seeks to demolish part of the premises and carry out ground and first floor alterations and additions and to fit out and use the ground floor tenancies of Lots 1, 2, and 4 as food and drink premises' operating 7:00am to midnight, daily. Each of these 3 lots would also retain a single 2 bedroom residence above each premises with alterations and additions proposed. Lot 3 is to retain its existing commercial use on both levels with some minor alterations and additions proposed. More specifically the proposal involves the following:

206 Australia StreetGround Floor

- Demolition works to front entry door, internal staircase to first floor and removal of other walls and openings
- Replacement of front entry door with accessible entry, retention of all other façade elements
- Repair of existing floor and ceiling
- Fitout and building works to create a café (food and drink premises) with front of house server, chairs and tables, kitchen, 3 new toilets, of which one is accessible, store and cool room at the rear and waste storage areas with roller access to Eliza Street
- Enclosure of back of house and side passageway with a new roof
- The plan of management specifies a maximum number of patrons being 32 and operating hours of 7.00am – midnight 7 days per week
- The café will employ 5 staff

First Floor

- Removal of internal stairs from ground floor and demolition of internal walls
- Retention of existing fireplaces and all existing external windows
- Works to create 2 bedrooms, a bathroom and a combined living, kitchen at the rear
- Access to the first floor will be via a new shared stairwell from the rear lane with No.208 Australia Street which will be managed by a right of footway easement

208 Australia StreetGround Floor

- Demolition works to front entry door, internal staircase to first floor and removal of other walls and openings
- Replacement of front entry door with accessible entry, retention of all other façade elements
- Repair of existing floor and ceiling
- Fitout and building works to create a seafood restaurant (food and drink premises) with front of house server, chairs and tables, kitchen, 3 new toilets, of which one is accessible, store and cool room at the rear and waste storage areas with roller access to Eliza Street
- Enclosure of back of house and side passageway with a new roof
- The plan of management specifies a maximum number of patrons being 32 and operating hours of 7.00am – midnight 7 days per week
- The restaurant will employ 5 staff

First Floor

- Removal of internal stairs from ground floor and demolition of internal walls
- Retention of existing fireplaces and all existing external windows
- Works to create 2 bedrooms, a bathroom and a combined living, kitchen at the rear
- Access to the first floor will be via a new shared stairwell from the rear lane with No.206 Australia Street which will be managed by a right of footway easement

210 Australia StreetGround Floor and First Floor

- Demolition works to front entry door to create accessible entry, retention of all other façade features
- Enclosure of back of house and side passageway with a new roof
- Construction of a new store/cool room and commercial bin storage area for the existing approved use of the ground and first floor as a restaurant known as the 'continental deli'
- Retention of existing maximum patron numbers being a maximum of 55, and 8 staff.
- Increase hours of operation to 7.00am – midnight 7 days per week

212 Australia StreetGround Floor

- Demolition works to the existing shopfront, internal stairs and all other internal walls. Creation of a new opening within the rear of the existing southern side elevation wall.
- Construction of a new timber framed shopfront and accessible entry
- Repair of existing floor and ceiling
- Fitout and building works to create a pasta restaurant (food and drink premises) with front of house service, chairs and tables, kitchen, accessible bathroom, and two other toilets, store and cool room at the rear and waste storage areas with roller access to Eliza Street
- Enclosure of back of house and side passageway with a new roof
- The plan of management specifies a maximum number of patrons being 42 and operating hours of 7.00am – midnight 7 days per week
- The restaurant will employ 5 staff

First Floor

- Removal of internal stairs from ground floor and demolition of internal walls
- Retention of existing fireplaces and all existing external windows
- Works to create 2 bedrooms, a bathroom and a combined living, kitchen at the rear
- Access to the first floor will be via a new stairwell from the rear lane.

3. Site Description

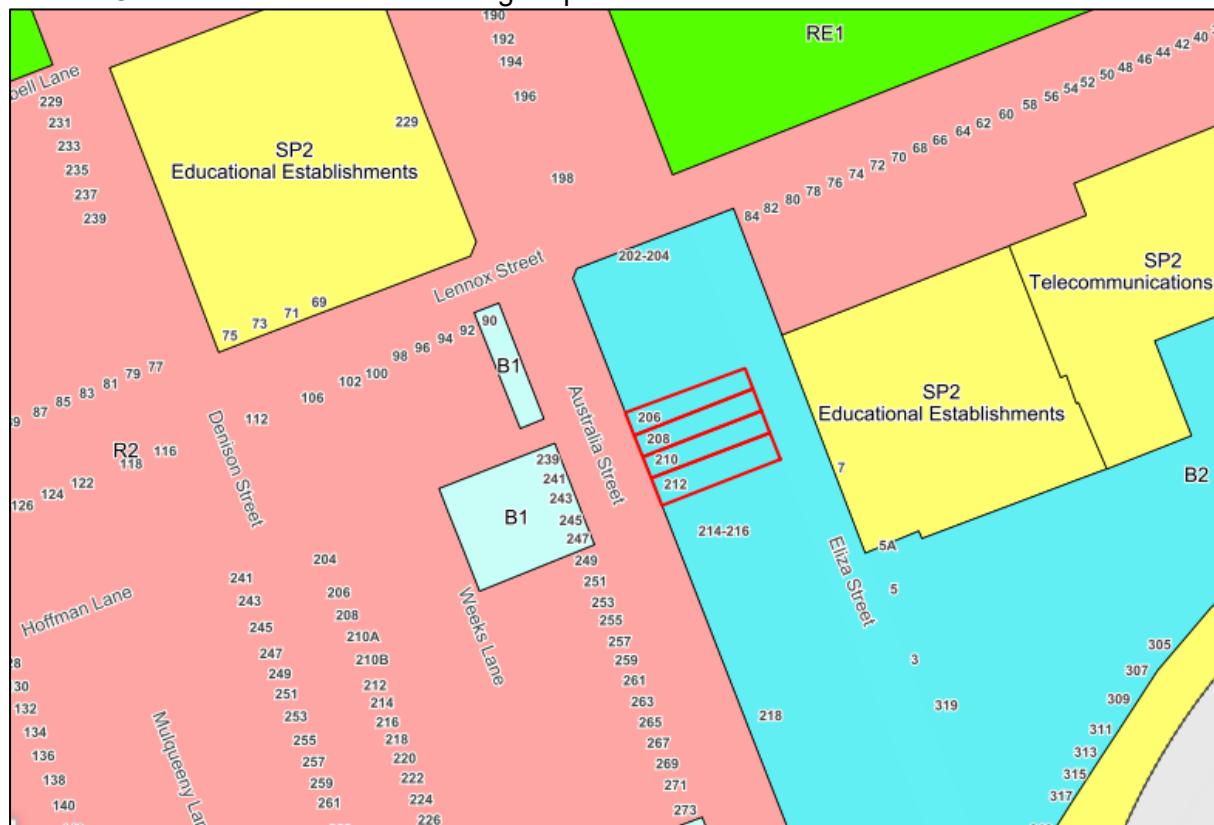
The subject sites are located on the eastern side of Australia Street, between Lennox Street and Alton Lane. The site in the context of this application consists of 4 allotments which are generally rectangular in area. The site is described as follows:

- Lot 1 in Deposited Plan 204453 – No.206 Australia Street, Newtown - 115.3sqm site area – ground and first floor residential unit.
- Lot 2 in Deposited Plan 204453 – No. 208 Australia Street, - 117.4sqm site area – Existing use of ground floor shop as hair salon with ground and first floor residential unit.
- Lot 3 in Deposited Plan 204453 – No. 210 Australia Street, Newtown - 123.5sqm site area – Existing use as a food and drink premise on ground and first floor.
- Lot 4 in Deposited Plan 204453 – No. 212 Australia Street, Newtown - 146.2sqm site area – ground floor coffee shop with ground and first floor residential unit.

The sites have frontages of between 4.6m-5.7m to Australia Street and rear frontages of a similar width to Eliza Street. Each of the 4 lots share a centre brick party wall with its adjoining lot.

The sites support a group of two storey terraces, presenting as one building. The main body of the buildings is a parapet form with a central triangular pediment over the two middle terraces, the building is considered a substantially intact example of commercial building of 19th century urban character of the inner west. The site is adjoined a part single part 2 storey heritage item being the Courthouse Hotel at No.202-204 Australia Street to the north and the 2 storey Newtown fire station to the south at No.214-216 Australia Street. The general wider context of the site is a mixed business and residential character, and a number of educational establishments are within the immediate vicinity.

The property is located within a conservation area and adjoining and within the vicinity of a number of heritage items. The property is identified as a flood prone lot. The site is zoned B2 – Local Centre as shown on the zoning map below.



4. Background

4(a) Site history

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

Subject Site

Site	Application	Proposal	Decision and Date
206-212 Australia Street	Pre-DA – PDA/2020/0301	Mixed use development	Advice Issued – 21 October 2020
208 Australia Street	DA200400073	Alterations and additions to the premises and strata subdivide the premises into two lots.	Approved – 17 June 2004
208 Australia Street	DA200400399	Alterations to the premises and use the ground floor area fronting Australia Street as a beauty salon and to erect an associated window sign.	Approved – 10 August 2004
208 Australia Street	DA200400399.02	Section 4.55 of the Environmental Planning and Assessment Act to modify Determination No.200400399 dated 10 August 2004 to increase the trading hours to 9:00am to 8:00pm Mondays to Fridays and 9:00am to 5:00pm on Saturdays and Sundays	Approved – 15 April 2019

210 Australia Street	CDC201400099	Alterations and additions to an existing ground floor commercial premises for use as a deli and internal modifications to the residential first floor.	Approved - 29 August 2014
210 Australia Street	DA201500263	To allow the use of the approved restaurant/café to expand into the first floor of the premises, extend the hours of operation to 10.00am to 12.00 midnight Monday to Saturday and 10.00am to 10.00pm on Sundays and install mechanical exhaust	Approved – 25 May 2015
212 Australia Street	CDC201300087	Espresso coffee bar serving specialty coffee and limited take away food (no cooking).	Approved – 12 December 2013
212 Australia Street	DA201400536	To use the ground floor shop as a restaurant operating between the hours of 7.00am to 11.00pm Monday to Saturday and 8.00am to 10.00pm on Sunday	Approved – 21 January 2015

4(b) Application history

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

Date	Discussion / Letter / Additional Information
16 December 2021	Application Lodged
18 January 2022- 8 February 2022	Neighbour Notification
2 May 2022	Request for amended plans/additional information issued. Given complexity of issues it was recommended the application be withdrawn
21 June 2022	Additional Information/Amended Plans Submitted
26 September 2022	Written correspondence and phone conversation with applicant discussing outstanding issues and request for further amendments to plans to allow supportive recommendation
27 October 2022	Amended plans submitted deleting the proposed second floor of each lot in its entirety.

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:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The following provides further discussion of the relevant issues:

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.

The applicant has provided a report that concludes:

“Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are low in the context of the proposed use of the site. Therefore, the site is suitable for the proposed development, subject to the following recommendations:

- *Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).*
- *A hazardous materials assessment (HAZMAT) is recommended to be completed prior to the demolition of any buildings on the site.*
- *An unexpected finds protocol has been included in Appendix M and should be followed during the excavation and construction phase of the development”*

On the basis of this report the consent authority can be satisfied that the land will be suitable for the proposed use. Council’s Environmental Health officers have reviewed the proposal and provided standard conditions of consent to manage any impacts during construction.

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

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

5(a)(iii) *Local Environmental Plans*

Inner West Local Environmental Plan 2022

The *Inner West Local Environmental Plan 2022 (IWLEP 2022)* was gazetted on 12 August 2022. As per Section 1.8A – Savings provisions, of this Plan, as the subject application was made before the commencement of this Plan, the application is to be determined as if the *IWLEP 2022* had not commenced.

Section 4.15(1)(a)(i) of the *EPA Act 1979* requires consideration of any Environmental Planning Instrument (EPI), and Section 4.15(1)(a)(ii) also requires consideration of any EPI that has been subject to public consultation. The subject application was lodged on , on this date, the *IWLEP 2022* was a draft EPI, which had been publicly exhibited and was considered imminent and certain.

Notwithstanding this, the amended provisions of the draft EPI do not alter the outcome of the assessment of the subject application.

Marrickville Local Environmental Plan 2011 (MLEP 2011)

The application was assessed against the following relevant sections of the *Marrickville Local Environmental Plan 2011*:

- Section 1.2 - Aims of the Plan
- Section 2.3 - Zone objectives and Land Use Table
- Section 2.7 - Demolition
- Section 4.3 - Height of buildings
- Section 4.4 - Floor space ratio
- Section 4.5 - Calculation of floor space ratio and site area
- Section 5.10 - Heritage Conservation
- Section 5.21 - Flood Planning
- Section 6.1 – Earthworks
- Section 6.5 - Development in areas subject to aircraft noise

Section 2.3 Land Use Table and Zone Objectives

The site is zoned MB2 under the *MLEP 2011*. The *MLEP 2011* defines the development as:

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note—Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

Note—Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

The development consisting of commercial premises in the form of food and drink premises and the shop top housing on lots 1, 2, and 4 are permitted with consent within the land use table. The development is consistent with the objectives of the B2 zone.

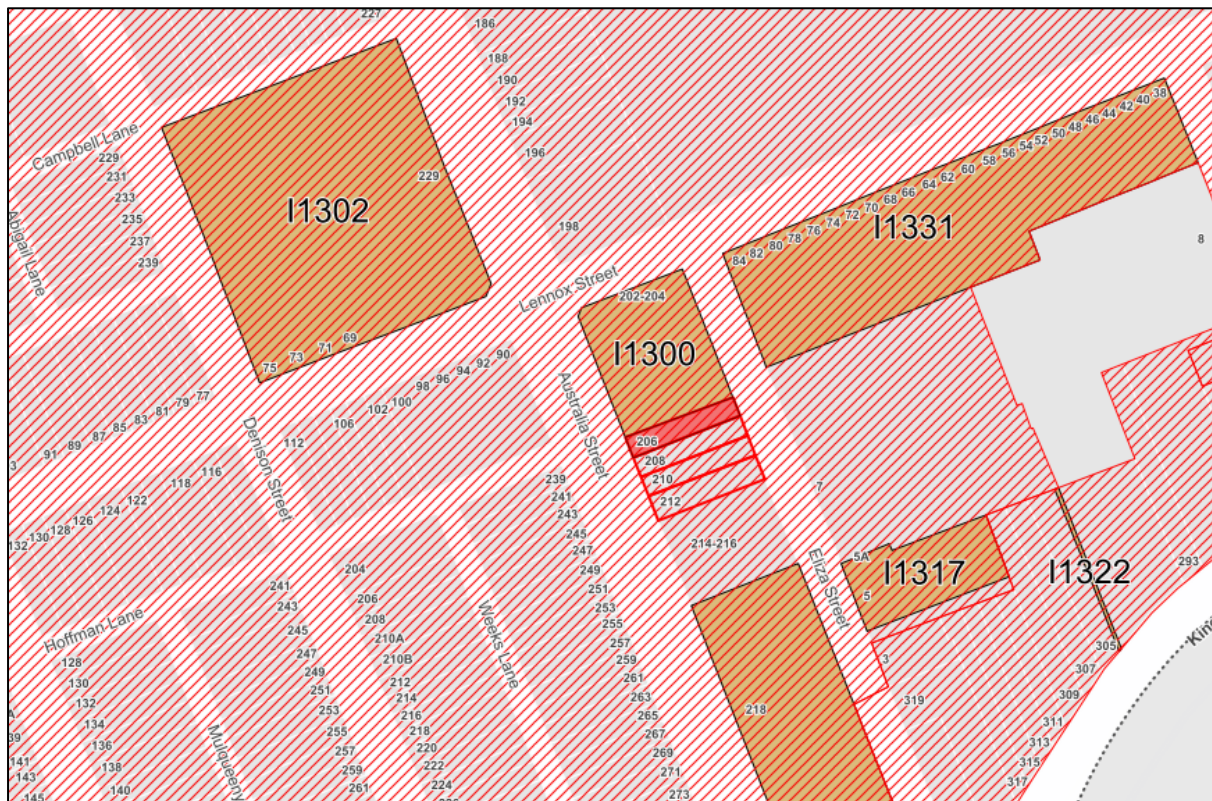
Section 4 Principal Development Standards

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

Standard	Maximum Permissible	Proposed works	Complies
Building Height			
Lot 1 – No.206	14metres	7.3metres	Yes Note: Unchanged overall maximum height from ridge
Lot 2 – No.208	14 metres	7.5metres	Yes Note: Unchanged overall maximum height from ridge
Lot 3 – No.210	14 metres	3.5metres	Yes Note: Unchanged overall maximum height from ridge
Lot 4 – No.212	14 metres	8metres	Yes Note: Unchanged overall maximum height from ridge
Floor Space Ratio			
Lot 1 – No.206	1.5:1 or 172.95sqm	1.49:1 or 172sqm	Yes
Lot 2 – No.208	1.5:1 or 176.1sqm	1.45:1 or 170.3sqm	Yes
Lot 3 – No.210	1.5:1 or 185.25sqm	1.5:1 or 184.7sqm	Yes
Lot 4 – No.212	1.5:1 or 219.3sqm	1.5:1 or 218.5sqm	Yes

Section 5.10 – Heritage Conservation

The site is located within and considered a contributory item to the 'North Kingston Heritage Conservation Area' (C11) under MLEP 2011 and in close proximity to a number of heritage listed buildings including the adjoining allotment, the courthouse hotel as shown in the MLEP 2011 heritage layer map extract below.



As outlined earlier in this report, the application has been amended to delete the proposed second floor in its entirety. This was due to concerns raised by Council's Officers including Council's Heritage Specialist having regard to the visual impact of the additions to the contributory building in terms of the bulk and scale in relation to the existing building and the internal modifications to the intact interiors be reduced to retain the integrity of the building. The originally proposed design was considered obtrusive in terms of its character and competitive stance with the contributory building which would dominate the scale of the original structure in terms of its roof form, shade structures within the front setback, overall size and impacts to significant form and fabric of the lower levels.

The amendments made to the proposal including deletion of the second floor, removal of changes to the roof and height of the first floor, the changes to include retention and restoration of original fabric including the original floors and ceilings, nib walls, ornate cornices, skirtings and the shopfronts is supported. These changes are considered to result in a considerable improvement to the original scheme and demonstrates compliance with objective 1(a) and 1(b) of Section 5.10 of MLEP 2011 in that it appropriately conserves the environmental heritage of Marrickville, the North Kingston HCA and the heritage items in the vicinity of the site.

Section 5.21 - Flood Planning

The sites are listed as flood control lots. Concerns were initially raised regarding the proposed floor levels and the flood risk management plans lodged. Additional and revised information regarding this issue was submitted by the applicant and Council's Development Engineers concur with the revised flooding advice and documentation submitted. Subject to conditions the application is acceptable with regard to Section 5.21 of MLEP 2011.

5(b) 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 of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes – see discussion
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	No – considered acceptable, see discussion
Part 2.16 – Energy Efficiency	Yes
Part 2.18 – Landscaping and Open Space	No – considered acceptable, see discussion
Part 2.21 – Site Facilities and Waste Management	Yes - see discussion
Part 2.22 – Flood Management	Yes
Part 2.25 – Stormwater Management	Yes
Part 5 – Commercial and Mixed Use Development	Yes – see discussion
Part 8 – Heritage	Yes
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

Part 2.5 – Equity of Access and Mobility

The proposal satisfies the relevant provisions of this Part as the works involve creating appropriate access for all persons through the principal entrance to each commercial premises. This includes a Continuous Accessible Path of Travel (CAPT) to and within each of the premises' is provided which allows a person with a disability to gain access to all areas. Furthermore, an accessible toilet is provided for each premises. The residential component of the sites does not meet the threshold of 5 dwellings that triggers the provision of an accessible unit.

Despite the above, the requirements of MDCP 2011 are effectively superseded by the Premises Standards. An assessment of whether or not these aspects of the proposal fully comply with the requirements of relevant Australian Standards and the Premises Standards has not been undertaken as part of this assessment. That assessment would form part of the assessment under the Premises Standards at the Construction Certificate stage.

Part 2.6 – Acoustic and Visual Privacy*Visual Privacy*

The works proposed include new shopfront glazing to Lot 4 and new front entry doors to all the lots along Australia Street. These elements do not result in any visual privacy impacts. New openings are proposed on the ground floor of each lot; however, these are screened to adjoining properties by boundary fencing. The only new elevated openings are those proposed for Lots 1, 3 and 4 on the first floor rear elevation. This consists of a front entry door and 4 small windows serving the combined living, kitchen areas of the residential units. The use on the opposite side of Eliza Street is the Heart Research Institute, a commercial building and carpark and therefore these windows and the external stair access to the first floor units are not considered to pose any privacy impacts. The proposal therefore meets the requirements of controls C3 and objectives O1 of Part 2.6 of MLEP 2011.

Acoustic Privacy

The site is located in the 20-25 ANEF contour and includes a mixed use development, being 4 commercial tenancies (3 of which already exist in some form) operating 7.00am-midnight, 7 days per week and 3 residential units. The site is in a business and residential surrounding. During the assessment of the application, a revised acoustic report was submitted as a result of concerns raised by Council's Environmental Health Officer.

The applicant has stated that the revised report "confirms that the predicted noise levels from typical operations of the proposed restaurants have been shown to comply with the most conservative LandGNSW criteria and with the inclusion of the mitigation strategies as outlined, applicable criteria for acoustical amenity will be achieved at surrounding receivers and within the development itself". The report and amended information clarified that the hours of operation sought for the commercial tenancies are 7.00am – midnight, 7 days per week and not 2am as originally sought. Furthermore, the amendments have resulted in the second level of the development, which included a rooftop terrace for the restaurant/bar of lot 2 to be deleted. Council raises no concerns with regard to acoustic impacts given the changes to hours and the design, subject to the implementation of the recommendations made with the acoustic report. Standard conditions have been recommended which include post development acoustic testing to ensure compliance with relevant noise criteria for the operation of the premises, including mechanical plant and for aircraft noise.

Conditions have also been imposed relating to waste collection and deliveries to ensure these are carried out within appropriate hours (7.00am-8.00pm weekdays and 9.00am-5.00pm weekends) to minimise impacts to the future occupants and adjoining properties. The appropriateness of the hours of operation for the site are assessed under the discussion of Part 5 of MDCP 2011.

The development is considered to meet the requirements of control C7 and as such meets objective O3 of Part 2.6 of MDCP 2011.

Part 2.10 – Parking

The site is located in Parking Area 1 under Part 2.10 of MDCP 2011 and is therefore required to provide the following parking/loading under this Part:

Component	Control	Required Parking	Proposed	Complies
Car Parking				
Shop top housing – development with 6 or less units	0.2 per studio or 1br unit + 0.5 per 2 or 3+br unit for residents	3 X 2 bedroom units = 1.5 spaces	Nil	No
Restaurant and takeaway food or drink premises	1 per 100m2 GFA for customers and staff	500.1sqm total = 5 spaces	Nil	No
TOTAL		6.5	0	
Bicycle Parking				
Restaurants	1 per 100m2 GFA for staff + 2 for customers	500.1sqm = 5 + 2 for customers = 7	Nil	No
Residential Flat Buildings	1 per 2 units for residents + 1 per 10 units for visitors	3 units = 1 space	Nil	No
TOTAL		8	0	
Motorcycle Parking				
	5% of carparking	5% of 6.5 spaces = 0.325 = no requirement	Nil	Yes – no motorcycle parking required
Vehicle Service and Delivery				
Supermarkets, shops and restaurants	One truck space per 400m2 GFA up to 2,000m2 GFA plus one truck space per 1,000m2 thereafter (all spaces adequate for trucks)	1 truck space	Nil	No

Car Parking

As outlined in the table above, the proposal does not propose any on site car parking or loading and unloading areas for the commercial uses. While the shortfall is significant it should be noted that the existing development is required to provide 1.5 spaces for the existing residential uses so there is no net increase above the existing requirement from a residential perspective. The existing commercial areas generate a requirement to provide 3 spaces which has previously been waived as part of the existing approvals, therefore the additional parking required above the existing requirement would be 2 car parking spaces.

The applicant has addressed the shortfall of parking within their supporting documentation, and since the original lodgement, there has been a reduction in the commercial floor area and as such a reduction in requirement for 1 car parking space (6 spaces were required, now reduced to 5). It is noted that the site is located approximately 300v metres from Newtown Railway Station, 200 metres to King Street with a number of bus services available. The objectives of the B2 Local Centre Zone include to provide a range of retail uses that serve the people who live, work and visit the local area, the proposed use is as such, given a demand for food and drink premises in the area. Another objective is to maximise public transport patronage, and to encourage walking and cycling, as well as constraining parking and reduce car use. The shortfall of 2 spaces above the current requirement for the site is considered acceptable in this instance given the sites location and achievement of the objectives of the zone under MLEP 2011. Given that the development consists of alterations and additions to the existing contributory building in the heritage conservation area, which is mostly within the existing footprint, that objective O5 of Part 2.10 of MDCP is achieved and therefore a variation can be applied in the circumstances.

Bicycle Parking

The proposal fails to provide for any on-site bicycle parking. Given the site is constrained in terms of its need to provide back of house facilities for the commercial uses and on-site waste storage is an existing key issue, it is considered difficult to provide on-site bicycle parking with the current design given the sites are so constrained.

Vehicle and Service Delivery

The site currently supports 3 commercial tenancies and no on site loading or unloading is currently available given the site constraints. This is an existing variation to the required single loading space. The additional tenancy and increase of approximately 20sqm for each existing tenancy does not trigger a requirement for a second loading space. However, it is acknowledged that the lack of on-site loading and unloading is not normally desirable for a development of this nature. Currently loading and unloading can be carried out from the legal on-street parking spaces on both Australia Street and Eliza Street where applicable, these existing arrangements are considered generally acceptable. It should also be noted that the site is a contributory building to the heritage conservation area and on-site loading would be difficult to achieve on the constrained lots without having a detrimental impact on the building. Conditions are recommended to restrict delivery hours as outlined earlier in this report, to ensure the amenity of the residential uses on the site and surrounds are protected. Subject to implementation of these conditions, the proposal is considered acceptable.

Construction Traffic and Management

Given concerns raised by Newtown Police Station which is located within 20 metres of the site at No.212 Australia Street, a construction traffic management plan was required to be submitted as part of the amended plans and documentation. Both the Police and Council's Development Engineers have reviewed the plan and are generally accepting of this, subject to the imposition of a condition that a revised traffic route be provided such that trucks do not turn right on Denison Street but instead turn left onto Denison Street then right onto Bedford Street then right onto Liberty Street, continue on Kingston Road and then onto Salisbury Road. This is recommended due to the narrow width of Denison Street. No objection is raised by the applicant to this request. Furthermore, concern was raised by the NSW Police as to potential obstruction of the police parking at the front of the subject site, as advised, any change to the street parking including the restricted police parking would require a separate application and consultation with the NSW Police and Council's Local Traffic Committee. This does not form part of the current application nor is it being sought.

Part 2.18 – Landscaping and Open Space

The site contains a mixed use development and as such Controls C25 and C26 of Part 2.18 of MDCP 2011 apply.

C25 Landscaped area

Landscape areas for mixed use developments will be determined on merit and depend on the overall streetscape and the desired future character for the area/precinct.

C26 Private open space

Each dwelling in a mixed use development must have a private open space in the form of a deck or balcony accessible from the principal living area of the dwelling with a minimum area of 8m² and a minimum width of 2 metres.

The site does not currently contain any landscaped area, given the desired future character includes retention of the existing building, the absence of landscaping is acceptable. The proposal includes 3 x 2 bedroom units, however it should be noted that there are already 2 x 2 bedroom and 1 x 3 bedroom units at the premises and none of these currently have private open space, and the proposal does not include the provision of any private open space for any of the units. The original proposal included a second storey for each unit with a roof terrace, however this resulted in significant impacts on the contributory building within the Heritage Conservation area and as such were deleted. On balance the lack of private open space is considered acceptable.

Part 2.21 – Site Facilities and Waste Management

The existing waste storage arrangements for the site are considered inadequate and bins have been generally stored on Eliza Street, which has resulted in a number of complaints and management issues with Council. The proposal would result in each commercial tenancy and residential tenancy provided with separate waste storage areas accessed via external roller doors for the residential components and dual internal doors and external roller doors for the commercial tenancies.

The areas provided for each residential unit allow for 1 X 240L landfill bin, 1 X240L recycling bin and optional garden organics bin, which given the lack of on site landscaping will unlikely be taken up by the occupants. This arrangement is compliant with control C4 of Part 2.21.2.5 of MDCP 2011.

Each commercial tenancy will have the onsite storage room for 1 X 660L general waste bin, 1 X 360L recycling bin and 1 X 120L food waste bin – all are required to be collected 4 times weekly and by private contractors. This is considered to meet the requirements of C28.

The application provides the opportunity for Council to impose conditions regarding the hours of collection for the commercial components and requirement to store bins onsite, improving on the existing situation. Council's Resource Recovery officers have reviewed the proposal and are supportive of the application both from a construction and ongoing management perspective and have provided conditions of consent including compliance with the ongoing waste management plan.

Part 5 – Commercial and Mixed Use Development

Given the proposal is largely within the existing building footprint and protects the contributory building, the controls relating to building form, detail and design are consistent with the requirements of this Part. The following relates to the ongoing use of the commercial premises proposed with regard to the requirements of this Part.

Plan of Management

Part 5.3.1.1 of MDCP 2011, requires a Plan of Management (PoM) for mixed use developments to ensure that the operation does not result in unreasonable impacts on nearby residential land uses. The PoM submitted with the application is considered generally acceptable with regard to the requirements of control C71 and C72 of this Part, subject to a condition requiring that this be updated to reflect the changes made to the application including hours and removal of the second storey, and to reflect any conditions of consent imposed such as hours for deliveries and waste collection.

Noise and Vibration Generation

Objectives O48 and O49 of part 5.3.1.2 of MDCP 2011, requires the minimisation of noise and vibration by any development for its occupants and surrounding developments and to reduce land use conflicts between residential and commercial uses. As discussed earlier in this report with regard to acoustic privacy, an acoustic report and revised acoustic report were submitted to support the application. The removal of the second floor has removed Council's main concerns with regard to noise impacts both within the site and to surrounding properties. The site currently supports a mixed use nature of commercial and residential uses, and this will continue under this proposal. Council's Environmental Health officer and the NSW Police licensing and crime prevention sectors have raised no objections regarding the proposed noise and vibration generation, subject to compliance with standard conditions relating to noise generation and ongoing management of the premises. Compliance with the acoustic report and revised PoM will be required to ensure the protection of the amenity of the site and surrounds as well as post construction testing to ensure continued compliance.

Hours of Operation

The application includes the proposed use of each of the 4 tenancies from 7.00am to midnight, 7 days per week.

The current delicatessen tenancy on Lot 3 has the longest approved operating hours of between 10.00am and midnight Monday-Saturday and 10.00am-10.00pm Sunday. The extension of these hours to 7.00am to midnight on Sundays for Lot 3 as well as Lots 1, 2 and 4 are considered contextually appropriate, with the exception of trading to midnight on Sundays.

The Courthouse Hotel adjoining the site to the north at No.s202-204 Australia Street, trades till Midnight Monday-Saturday and 10pm on Sundays. Similarly, the food and drink premises opposite the site at No.243 Australia Street has consent to operate until 10pm 7 days per week. The premises at No.245 Australia Street also has consent to trade until 11:30pm Monday to Saturday and 10pm Sundays. Given this context it is considered appropriate to limit the hours of operation to 10.00pm on Sundays, so that the proposed commercial uses remain consistent with those in its immediate vicinity. It should be noted that both the licensing and crime prevention officers of the Inner West Police Area Command reviewed the proposal and raised no objections to the proposed hours or development in general, subject to standards conditions which would be imposed on any consent.

Subject to the implementation of a condition of this nature and the acoustic conditions recommended, the proposal is considered consistent with objective O52 it is considered that the amenity of the residential uses on the site and surrounds will be protected.

5(c) 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(d) 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(e) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 21 days to surrounding properties. Ten (10) submissions were received in response to the initial notification.

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

- Proposed trading hours inconsistent with other venues
- Acoustic impacts from roof top bar and extended hours proposed for tenancies
- Traffic flow due to deliveries on Eliza Street
- Lack of parking and on-site loading areas
- Waste Storage, Collection and Delivery Hours
- Public Notification
- Noise attenuation required for new dwellings
- Acoustic Report inadequate

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

Issue: Lack of northern elevation

Comment: This was provided as part of the additional information submitted.

Issue: Windows proposed to bedroom adjacent to hotel

Comment: As part of the revised proposal, there are no new windows facing the adjacent hotel, given the second storey proposed has been deleted.

5(f) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

- Environmental Health
- Heritage
- Building Certification
- Development Engineering
- Resource Recovery - Residential
- Resource Recovery – Commercial
- Urban Design

6(b) External

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

- NSW Police – Licensing
- NSW Police Crime Prevention

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 \$ **\$28,656.74** 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 proposal as amended during the assessment, will allow for alterations and additions to the existing mixed use development which respects the character of the contributory building on the site and would allow for contemporary facilities for the commercial tenancies. It is considered that subject to the recommended conditions the residential and commercial uses will continue to function without impact on one another or the surrounding neighbourhood. The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

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

9. Recommendation

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/2021/1261 to demolish part of the premises and carry out ground and first floor alterations and additions and to fit out and use the ground floor tenancies and first floor of Lot 3 as food and drink premises' operating 7:00am to midnight daily with a single residence above each shop on lots 1, 2 and 4 at 206-212 Australia Street, NEWTOWN 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
02 206, Issue I	Demolition Ground Floor 206	24.10.22	Killing Matt Woods
02 208, Issue I	Demolition Ground Floor 208	24.10.22	Killing Matt Woods
02 210, Issue I	Demolition Ground Floor 210	24.10.22	Killing Matt Woods
02 212, Issue I	Demolition Ground Floor 212	24.10.22	Killing Matt Woods
03 000, Issue I	Proposed Floor Plan Ground Floor	24.10.22	Killing Matt Woods
03 206, Issue I	Proposed Ground Floor 206	24.10.22	Killing Matt Woods
03 208, Issue I	Proposed Ground Floor 208	24.10.22	Killing Matt Woods
03 210, Issue I	Proposed Ground Floor 210	24.10.22	Killing Matt Woods
03, 212, Issue	Proposed Ground Floor 212	24.10.22	Killing Matt Woods
12 000, Issue I	Demolition Floor Plan 1st Floor	24.10.22	Killing Matt Woods
12 206, Issue I	Demolition First Floor 206	24.10.22	Killing Matt Woods
12 208, Issue I	Demolition First Floor 208	24.10.22	Killing Matt Woods
12 210, Issue I	Demolition First Floor Plan 210	24.10.22	Killing Matt Woods

12 212, Issue I	Demolition First Floor Plan 212	24.10.22	Killing Matt Woods
13 300, Issue I	Proposed Floor Plan First Floor	24.10.22	Killing Matt Woods
13 206, Issue I	Proposed First Floor Plan 206	24.10.22	Killing Matt Woods
13 208, Issue I	Proposed First Floor Plan 208	24.10.22	Killing Matt Woods
13 210, Issue I	Proposed First Floor Plan 210	24.10.22	Killing Matt Woods
13 212, Issue I	Proposed First Floor Plan 212	24.10.22	Killing Matt Woods
81 206, Issue I	Proposed Roof Plan 206	24.10.22	Killing Matt Woods
81 208, Issue I	Proposed Roof Plan 208	24.10.22	Killing Matt Woods
81 210, Issue I	Proposed Roof Plan 210	24.10.22	Killing Matt Woods
81 212, Issue I	Proposed Roof Plan 212	24.10.22	Killing Matt Woods
93 000, Issue I	Australia Street Proposed Elevation	24.10.22	Killing Matt Woods
94 000, Issue I	Eliza Street Proposed Elevation	24.10.22	Killing Matt Woods
95 000, Issue I	North Facing Elevation	24.10.22	Killing Matt Woods
95 000, Issue I	South Facing Elevation	24.10.22	Killing Matt Woods
III 206, Issue I	Section A-A	24.10.22	Killing Matt Woods
III 210, Issue I	Section B-B	24.10.22	Killing Matt Woods
III 210, Issue I	Section C-C	24.10.22	Killing Matt Woods
III 212, Issue I	Section D-D	24.10.22	Killing Matt Woods
I21 001, Issue I	Typical Details	24.10.22	Killing Matt Woods
I21 002, Issue I	Typical Details	24.10.22	Killing Matt Woods

I91 000, Issue I	Finishes	24.10.22	Killing Matt Woods
A426780_04	BASIX - 206	31.10.22	Matt Woods Design
A426947_03	BASIX - 208	31.10.22	Matt Woods Design
A426963_02	BASIX - 212	31.10.22	Matt Woods Design
000, 101 & 102, Rev C	Stormwater Concept Plans	14.06.22	MBR Consulting Engineering
MBR20187	Flood Risk Management Report	09.06.22	MBR Consulting Engineering
2101934	Acoustic Assessment	14.06.22	Wilkinson Murray
-	Plan of Management	December 2021	Urbanism

As amended by the conditions of consent.

FEES

2. Security Deposit - Custom

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

Security Deposit:	\$5600.00
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.

3. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of **\$28,656.74** indexed in accordance with the Marrickville Section 94/94A Contributions Plan 2014] ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at [30 September 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).

Public Amenities Type:	Contribution \$
Recreation Facilities	\$21,709.75
Community Facilities	\$674.72
Traffic Facilities	\$5,710.38
Plan Administration	\$561.90
TOTAL	\$28,656.75

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.

4. Long Service Levy

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

GENERAL CONDITIONS

5. Separation of Commercial and Residential Waste and Recycling

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

6. Boundary Alignment Levels

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

7. Noise – Consultant's Recommendations

The recommendations contained in the acoustic report prepared by Wilkinson Murray Pty Ltd, reference RWDI # 2101934 dated 14 June 2022 must be implemented.

8. Hazardous Materials Survey

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

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

9. Residential Flat Buildings – Hot Water Systems

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

10. Residential Flat Buildings – Air Conditioning Systems

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

11. 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.

12. Standard Street Tree Protection

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

13. Works Outside the Property Boundary

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

14. Closed Circuit Television

The development must provide and maintain a closed circuit television system.

15. Incident Registers

The development must provide and maintain an incident register to record incidents involving minors on the premises, acts of violence, refusal of service, incidents of theft, incidents of injury to staff/customers, CCTV system operational issues.

PRIOR TO ANY DEMOLITION**16. 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.

17. 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.

18. Construction Traffic Management Plan

Prior to any demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP) to cater for construction prepared by a person with RMS accreditation to prepare a work zone traffic management plan. Details must include haulage routes, estimated number of vehicle movements, truck parking areas, work zones, crane usage, etc., related to demolition/construction activities. A work zone approval must be obtained.

The CTMP must also include a requirement that any trucks associated with the development do not turn right on Denison Street but instead turn left onto Denison Street then right onto Bedford Street then Right onto Liberty Street, and continue on Kingstone Road and then onto Salisbury Road. Trucks are not permitted to turn right into Denison Street.

19. Dilapidation Report

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

that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

20. 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.

21. 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

22. Bin Storage Area - Residential

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

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

The bin storage area is to meet the design requirements detailed in the Marrickville DCP 2011 and must include doorways/entrance points of 1200mm.

23. Stormwater Drainage System – Minor Developments (OSD is not required)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a. 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;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- c. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- e. 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;
- f. No nuisance or concentration of flows to other properties;
- g. The design plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- h. 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;
- i. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; and
- j. No impact to street trees.

24. Flood Risk Management Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Flood Risk Management Plan prepared and certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The Plan must be prepared/amended to make provision for the following:

- a. The plan must be generally in accordance with the recommendations of the Flood Risk Management Report Issue C prepared by MBR Consulting Engineers Pty Ltd and dated 09/06/2022;
- b. Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development. Such recommendations must be consistent with the approved development. The flood impacts on the site must be assessed for the 100-year ARI and Probable Maximum Flood (PMF) storm events. The precautions must include but not be limited to the following:
 - i. Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris;

- ii. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections;
 - iii. Flood warning signs/depth indicators for areas that may be inundated;
 - iv. A flood evacuation strategy; and
 - v. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.
- c. All works must be designed to comply with the Standard for Construction of Buildings in Flood Hazard Areas in accordance with Section 3.10.3 of the Building Code of Australia. Note that some terms defined in this standard have equivalent meaning to terms used in Council's Development Control Plan as listed below:
- i. Building Code of Australia;
 - ii. Defined flood level (DFL) 100-year Average Recurrence Interval flood level;
 - iii. Defined flood event (DFE) 100-year Average Recurrence Interval flood; and
 - iv. Flood hazard level (FHL) Flood Planning Level (FPL).

25. Amended Architectural Plans to Reflect Flood Risk Management Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended architectural plans that incorporate the recommendations of the Flood Risk Management Plan. The design must be prepared to make provision for the following:

- a. Specification of materials; and
- b. Waterproofing works, where applicable.

No changes to the external form or appearance of the development contrary to the approved plans must occur except as identified by this condition. Any changes to such must be subject to separate approval.

26. Engineering Design - Structural Engineer Plans and Certification

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans prepared and certified by a suitably qualified Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that incorporate the following:

The design must be prepared to make provision for the following:

- a. Structural integrity of all structures from immersion and/or impact of velocity and debris; and
- b. Waterproofing works, where applicable.

27. Fire Safety Upgrade

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a report and plans detailing how the buildings, which are subject to the consent, will be brought into full or partial conformity with the Building Code of Australia. The report must include:

- a. A fire safety audit which shall cover Sections C, D and E of Building Code of Australia and to identify general areas of non-compliance against the deemed to satisfy fire safety provisions, and address the performance requirements of the BCA where relevant. The recommendations for the fire safety upgrade shall be indicated on amended plans;
- b. Review the current on site fire safety measures including their relevant standard of performance; and
- c. The report shall include an updated Fire safety schedule stipulating the existing and proposed essential fire safety measures, including their relevant standards of performance.

28. Food Premises – Odour Emission Control

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that emission control equipment has been provided in the mechanical exhaust system that effectively minimises the emission of odours, vapours and oils.

29. Noise General – Acoustic Report

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

30. Structural Certificate for retained elements of the building

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

31. 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

32. Concealment of Plumbing and Ductwork

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

33. Updated Supporting Documents to Reflect Amended Plans

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with an updated Acoustic Assessment, Plan of Management, Stormwater Plans & Flood Risk Management Plan where there is any reference to the previously proposed second floor which does not form part of this consent.

DURING DEMOLITION AND CONSTRUCTION**34. 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.

35. Contamination – New Evidence

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

36. Construction Hours – Class 2-9

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

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

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

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

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

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

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

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

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

37. 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

38. 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.

39. 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.

40. Flood Risk Management Plan - Certification

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified practising Civil Engineer that all aspects of the flood risk management plan have been implemented in accordance with the approved design, conditions of this consent and relevant Australian Standards.

41. Noise – Acoustic Report

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

42. Contamination – Disposal of Soil

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

43. Food Premises Grease Trap – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification confirming that the grease trap has been installed to the premises in accordance

with Australian Standard AS 3500 and the National Plumbing and Drainage Code. A copy of the Sydney Water Trade Waste Agreement must also accompany the certification.

44. Smoke Alarms - Certification of upgrade to NCC requirements

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

ON-GOING

45. Bin Storage

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

46. Documentation of Businesses Waste Services

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

47. Commercial Bin and Re-usable Item Storage

All commercial bins and re-usable items such as milk crates, kegs and bread trays are to be stored within the site.

48. Flood Risk Management Plan

The Flood Risk Management Plan approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

49. Noise General

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

50. Noise – Licensed Premises (7am – 12midnight)

The LA10 noise level emitted from the premises, measured between the hours of 7am and 12 midnight, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive) by more than 5 dB, when measured at the boundary of any adjoining residence.

51. Noise – Licensed Premises/Entertainment Venues – Acoustic Report

During the first sixty (60) days of entertainment being provided at the premises, the following acoustic measures must be undertaken:

- a. A suitably qualified acoustic consultant must be appointed to:
 - i. measure and verify the noise emanating from the premises; and
 - ii. if necessary, make recommendations to ensure that the noise emanating from the premises complies with the noise criteria.
- b. The noise measurements must be:
 - i. undertaken without the knowledge of the applicant, manager or operator of the premises;
 - ii. taken on at least three (3) different occasions on three (3) different days of the week (excluding Monday, Tuesday and Wednesday) from 11pm until the end of the public entertainment or close of business, whichever occurs first, and
 - iii. Submitted to the Certifying Authority within four (4) weeks of testing.
- c. If the acoustic consultant recommends that additional treatment or works be undertaken those recommendations must be:
 - i. submitted to Certifying Authority with the noise measurements;
 - ii. implemented to the acoustic consultant's satisfaction before the end of the first sixty (60) days of public entertainment provided on the premises; and
 - iii. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the relevant element of trading (ie outdoor area access)/ public entertainment on the premises must cease until such time as the recommendations are implemented and verified.

52. Licensed Premises – Plan of Management - Operation

- (i) The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency. The Plan is to be made available to staff at all times and produced upon the request of Council or Police.
- (ii) All references to the second floor of each tenancy is to be deleted/removed from the PoM

53. Commercial Waste/Recycling Collection

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

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

54. Hours of Operation

- a. The hours of operation of each of the food and drink premises' must not exceed the following:

Day	Hours
Monday - Saturday	7.00am - Midnight
Sunday	7.00am - 10.00pm

ADVISORY NOTES**Notice to Council to deliver Residential Bins**

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

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

Recycling / Garbage / Organics Service Information and Education

The building manager / body corporate / real estate agent / owner is responsible for ensuring all tenants are kept informed regarding Council's services, and best practice waste and recycling source separation.

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.

Health Premises Registration – Generic

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a. *Food Shop - Food Act 2003*

Food Premises Certification

The food premises design, construction and operation is in accordance with the following:

- a. *Food Act 2003*;
- b. *Food Regulation 2010*;
- c. Australia and New Zealand Food Standards Code;

- d. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);
- e. Australian Standard AS 1668 Part 1 – 1998; and
- f. Australian Standard AS 1668 Part 2 – 2012.

Mechanical Ventilation System Certification

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

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

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

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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

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

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

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 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.

Disability Discrimination Access to Premises Code

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

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by

this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

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

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

Dividing Fences Act

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

Permits from Council under Other Acts

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

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

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

Noise

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

Amenity Impacts General

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

Fire Safety Certificate

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

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

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

Lead-based Paint

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

Dial before you dig

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

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyou dig.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.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au

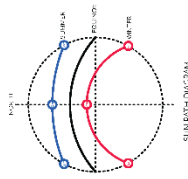
Waste Service - SITA 1300 651 116
Environmental Solutions www.wasteservice.nsw.gov.au

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.

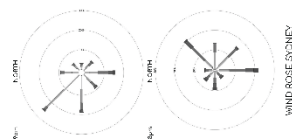
**206-212 AUSTRALIA STREET NEWTOWN
DEVELOPMENT APPLICATION**



SUBJECT SITE
-206-212 AUSTRALIA ST



SITE ANALYSIS PLAN
SCALE 1:500 @ A3



WIND ROSE SYDNEY

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ON DRAWING		DATE	24.10.22

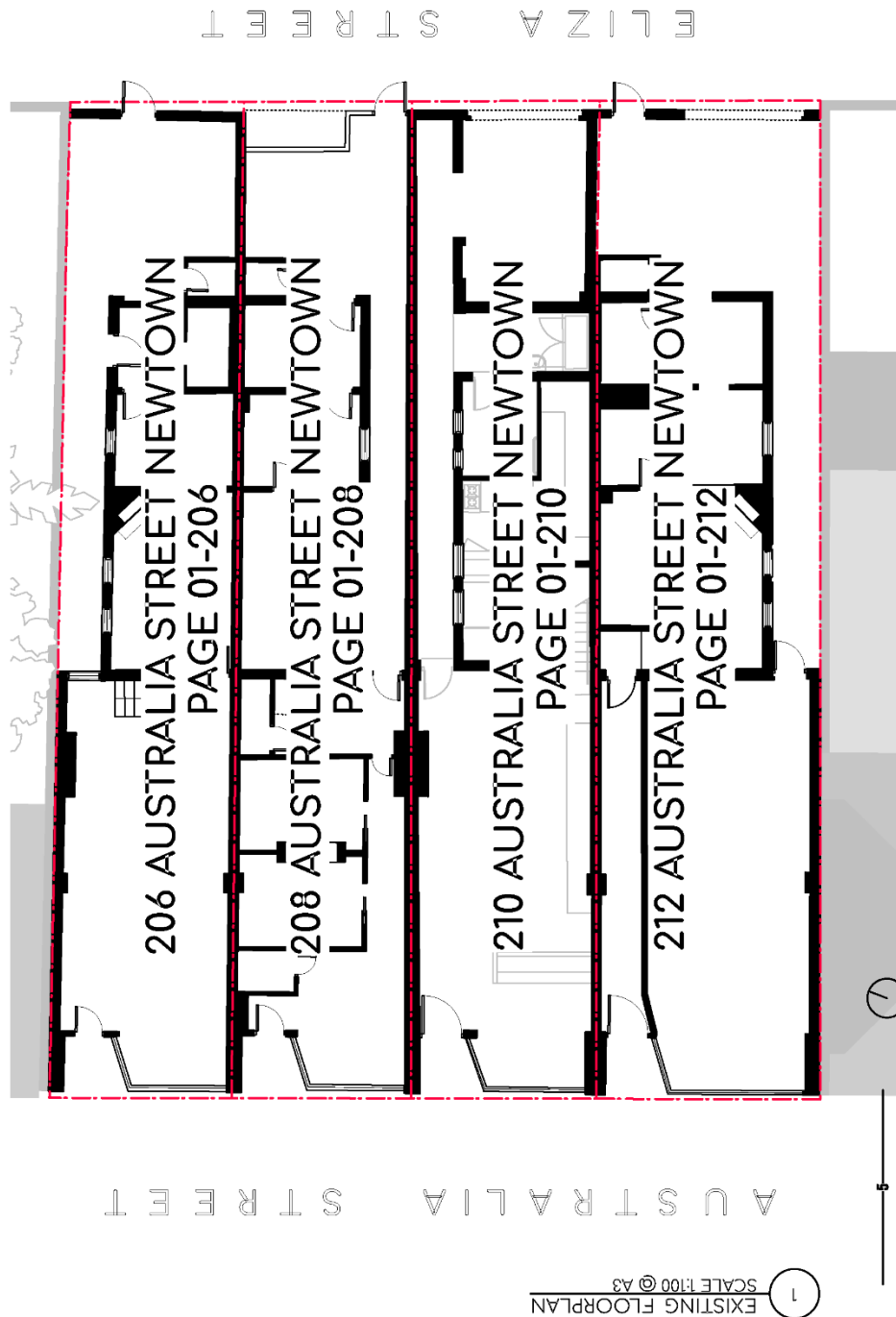
CLAIM	PAISANO TRUST
ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042
PROPERTY NAME	TITLE

**KILLING
MATT WOODS**
THE MURDER PROBLEM
IN THE SOUTH
PICTET
AUSTRALIA ST NEWTOWN

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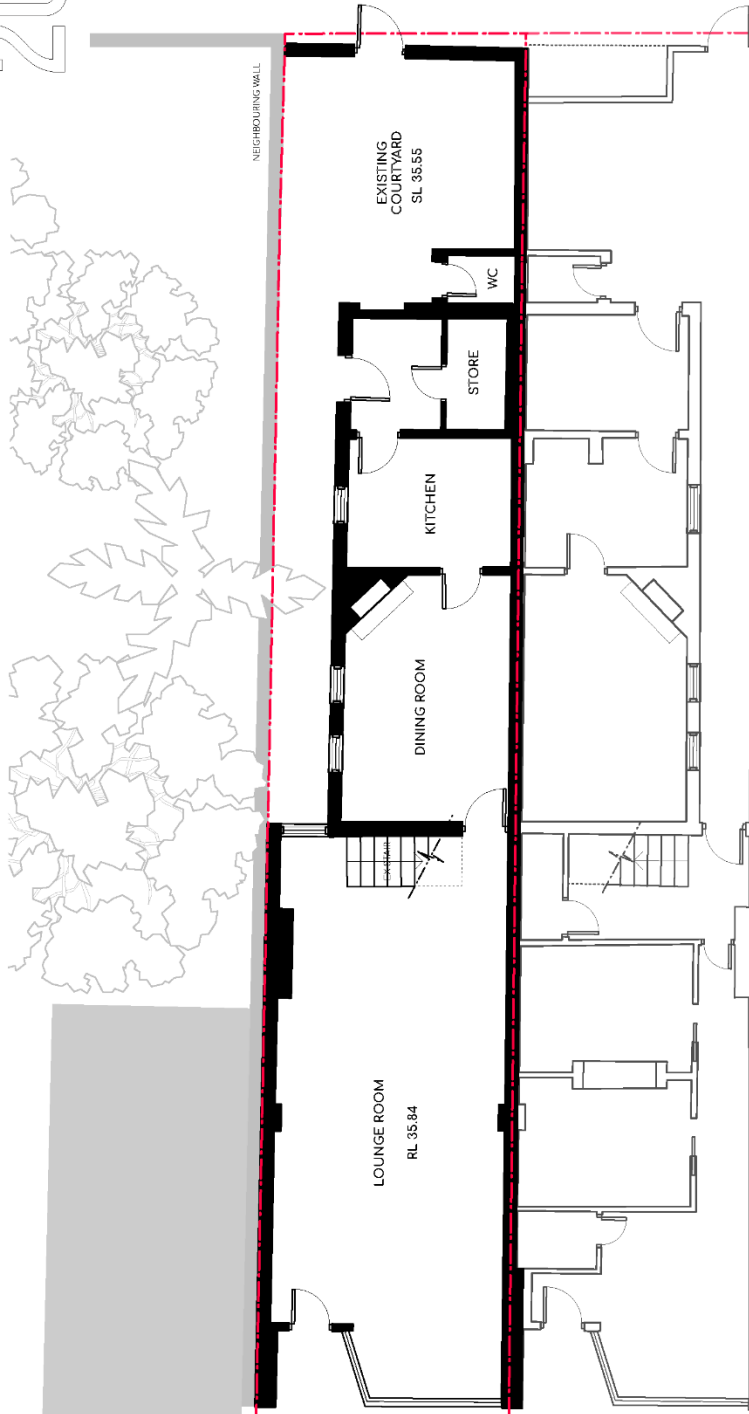


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PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	KILLING MATT WOODS AUSTRALIA ST NEW TOWN	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	KILLING MATT WOODS AUSTRALIA ST NEW TOWN

DATE	02.04.21	SCALE	01:000	DATE	24.10.22
DATE	02.04.21	SCALE	01:000	DATE	24.10.22

206



1 EXISTING FLOORPLAN
SCALE 1:75 @ A3



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PLANNER WIS OUTLARK - ANA-BE4-003 ana@wisoutlark.com.au 02 9439 1000	MEASURE CONSULTANT NABE PARELL - 2423154-04 nabe@parell.com.au 02 9439 1000	WASTE MANAGEMENT DANISHA HENRI - 06 7700 2077 danisha.henri@waste.com.au 06 7700 2077	ACQUISITION CONSULTANT JOHN WASSERMAN - 2401 00 001 john.wasserman@waste.com.au 02 9439 1000	ENVIRONMENTAL CONSULTANT BEN BUCKLEY ben@benbuckley.com.au 02 9439 1000
PHOTOGRAPHY PHILIP CHURCH philip@philipchurch.com.au 02 9439 1000	PA CONSULTANT LUTY ABERNETHY - 02 9439 2322 luty@luty.com.au 02 9439 2322	STRUCTURAL ENGINEER EASONS HADEN - 02 9439 0000 easons@easons.com.au 02 9439 0000	STEAM WATER CONSULTANT MICHAEL HADEN - 02 9439 0000 michael@easons.com.au 02 9439 0000	CONSTRUCTION MANAGEMENT PLAN BENNY JOHN BOWEN benny@benbowen.com.au 02 9439 1000

KILLING MATT WOODS
AUSTRALIA ST NEWTOWN

PROJECT
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
EXISTING GROUND FLOOR

DATE
02.04.21

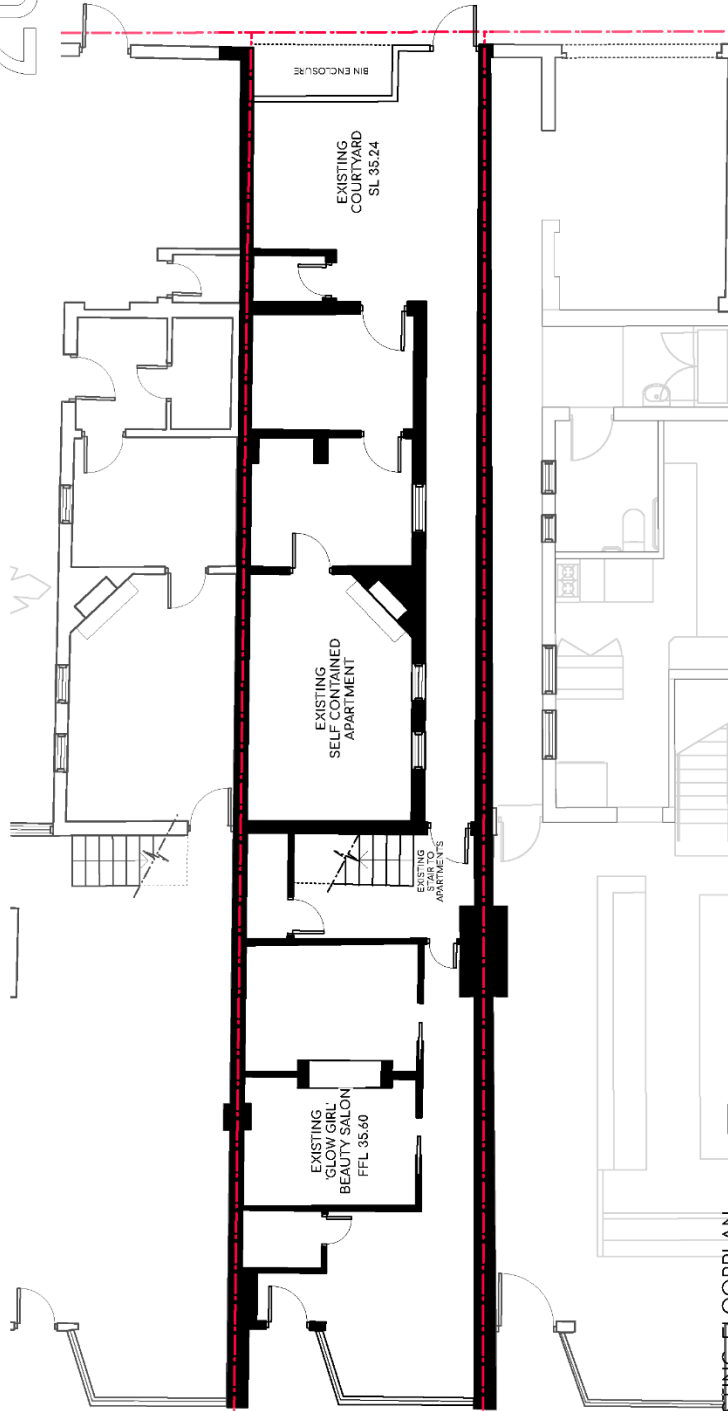
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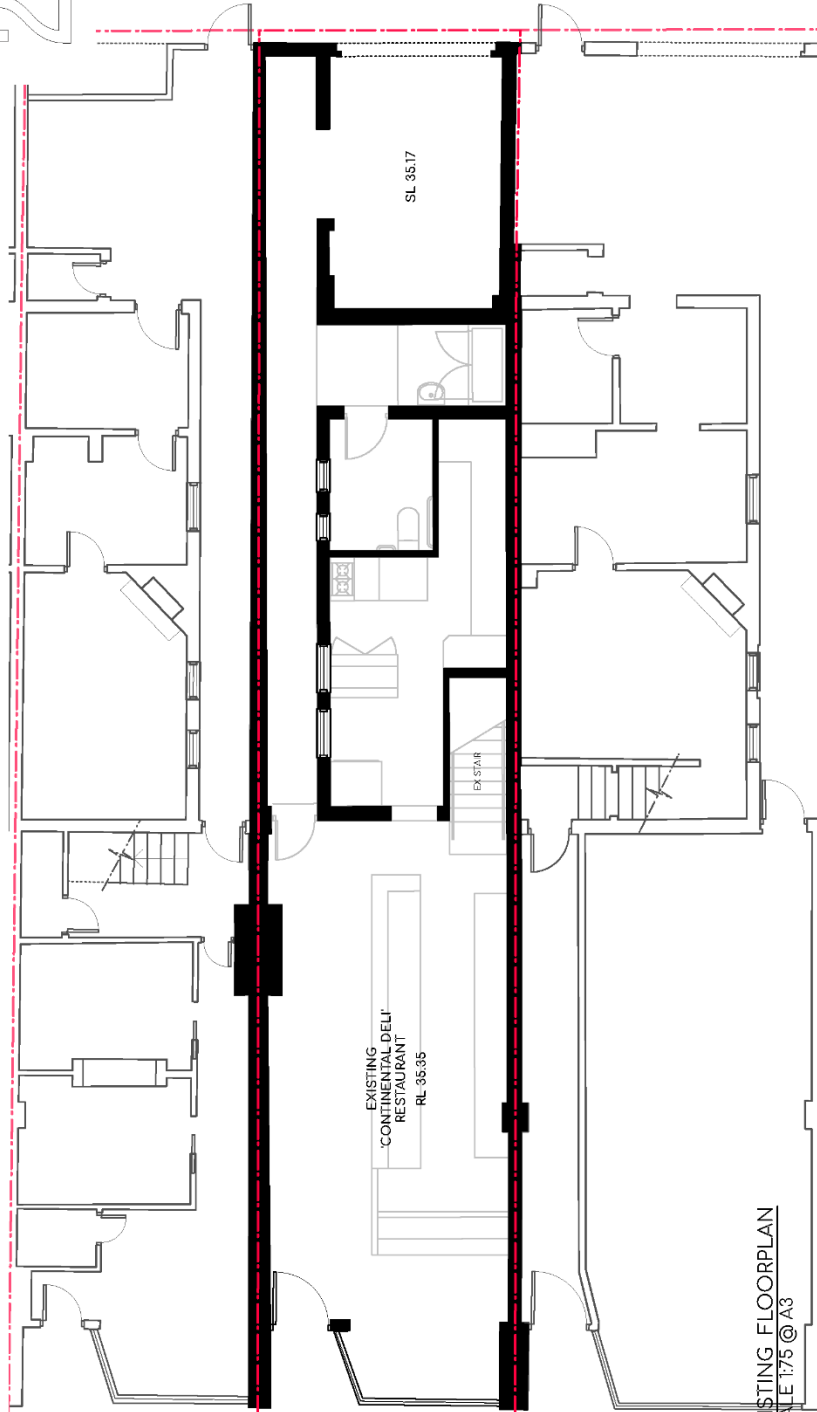
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PLANNING URBANISM WIS OUTLARK - 0414 864 883 info@urbanism.com.au	MEASURE CONSULTANT NABE PARELL - 2423154 884 nabe@measure.com.au	WASTE MANAGEMENT DANIEL HENRI - 08 7100 3077 daniel.henri@wastemgmt.com.au	ACQUISITION CONSULTANT JOHN WASTEMANN - 2401 00 001 john.wastemann@acq.com.au	ENVIRONMENTAL CONSULTANT BEN BUCKLEY ben@enviro.com.au
PHILIP CHURCH PHILIP CHURCH - 22 340 2722 phil@philipchurch.com.au	ACQUISITION CONSULTANT LUTY A BERTON - 02 942 2322 luty@lutyberton.com.au	STRUCTURAL ENGINEER EMMETT HADEN - 02 943 0000 emmett@emmetthaden.com.au	STEAM WATER CONSULTANT STEAM WATER CONSULTANT - 24 24 24 24 steamwaterconsultant.com.au	CONSTRUCTION MANAGEMENT PLAN BENNY JOHN BOWEN ben@bennyjohnbowen.com.au

KILLING MATT WOODS 14-15 34-42 206-212 AUSTRALIA ST NEWTOWN NSW 2042 02 942 2322	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 02 942 2322	01 208 02 942 2322	0505 MW 24 10 22
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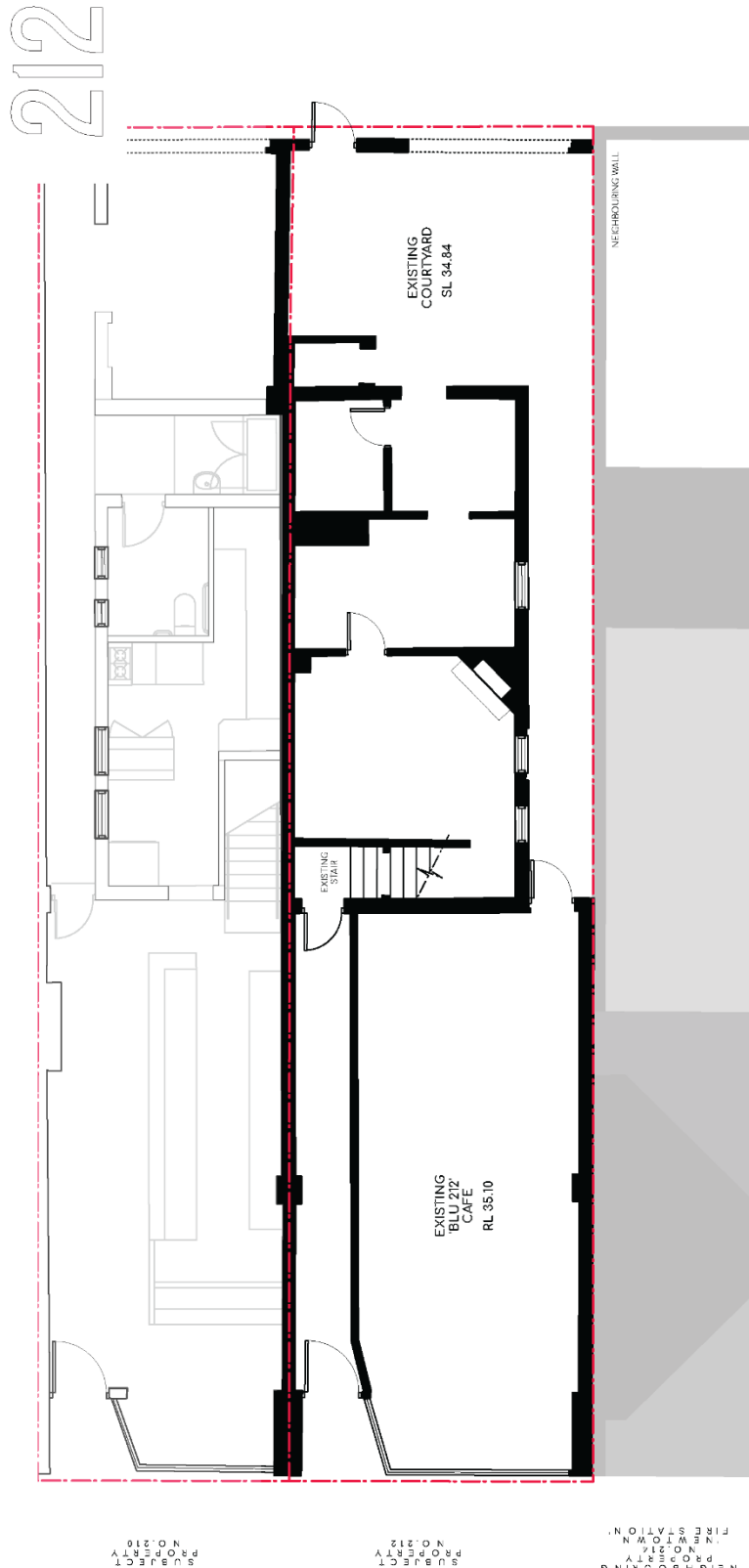


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KILLING MATT WOODS
AUSTRALIA ST NEW TOWN
PROJECT NO. 0120
DATE 02.04.21
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PAISANO TRUST	206-212 AUSTRALIA ST NEWTOWN NSW 2042	EXISTING GROUND FLOOR
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KILLING MATT WOODS	AUSTRALIA ST NEWTOWN
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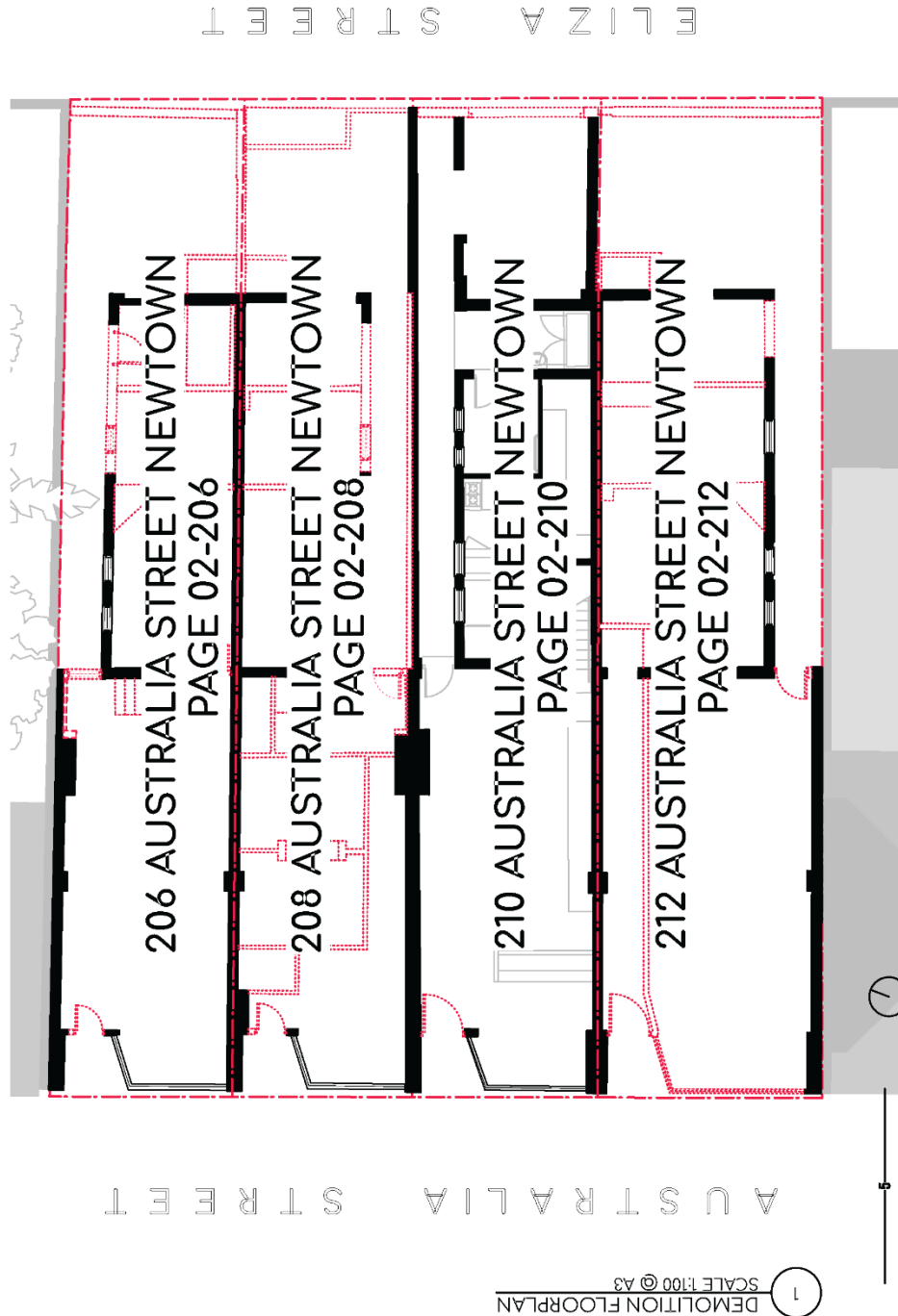
KILLING MATT WOODS	AUSTRALIA ST NEWTOWN
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KILLING MATT WOODS	AUSTRALIA ST NEWTOWN
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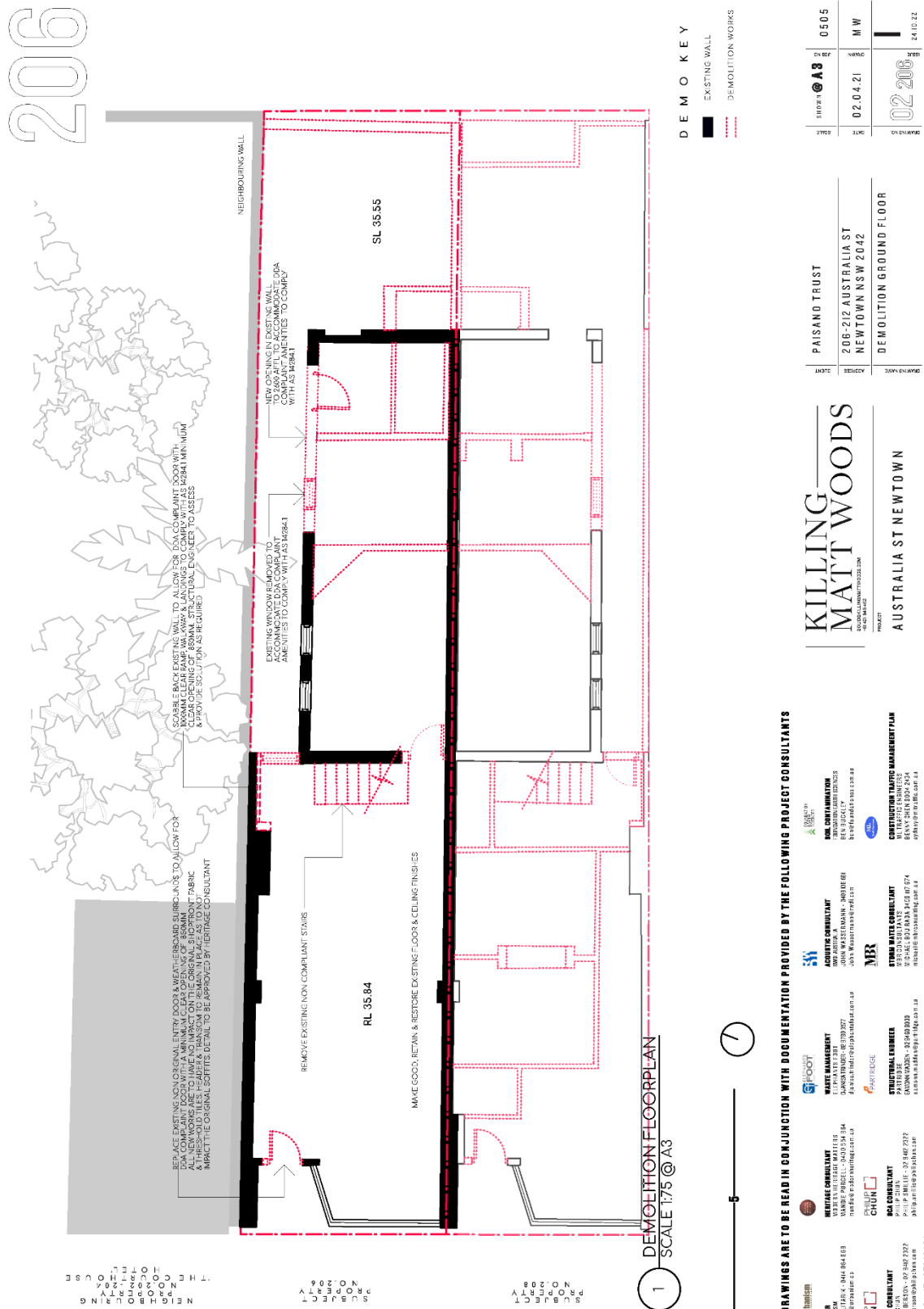
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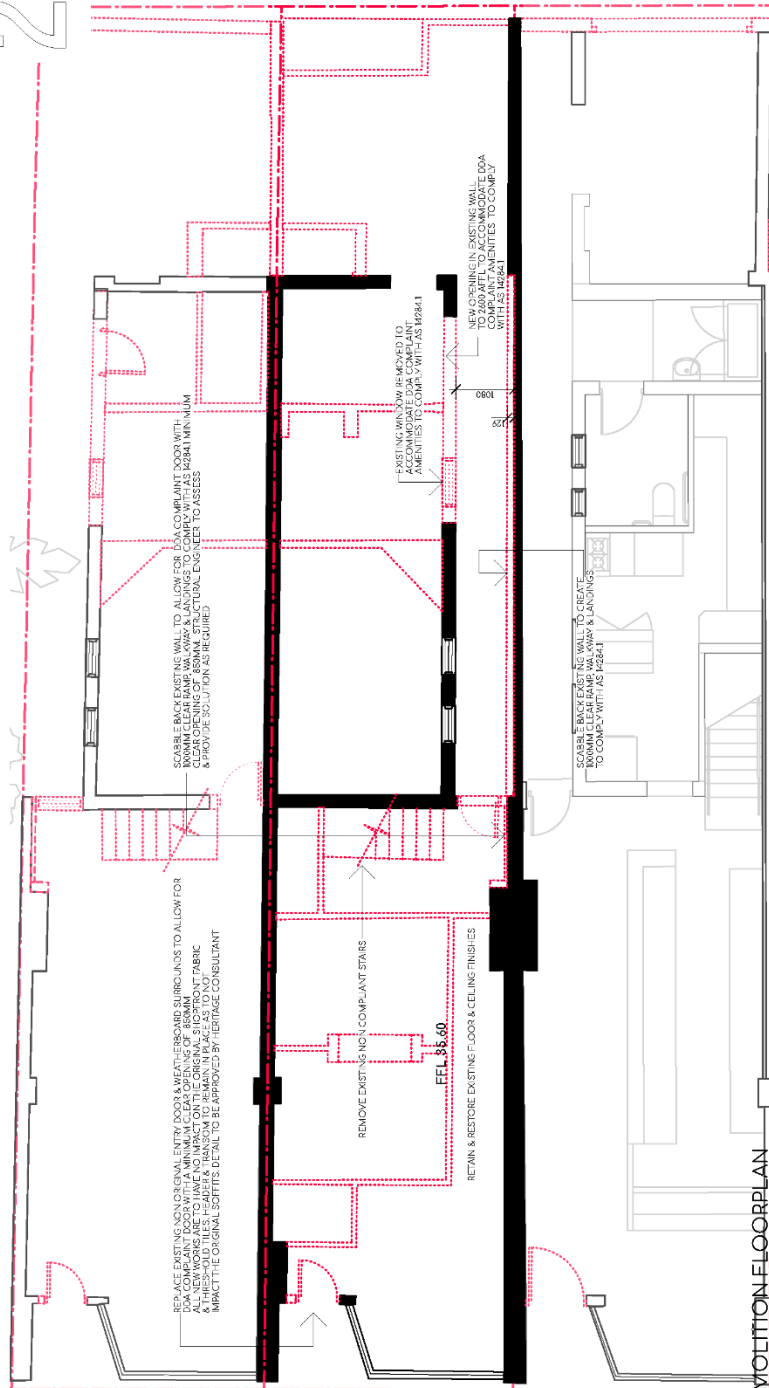
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1 DEMOLITION FLOOR PLAN
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EXISTING WALL
DEMOLITION WORKS

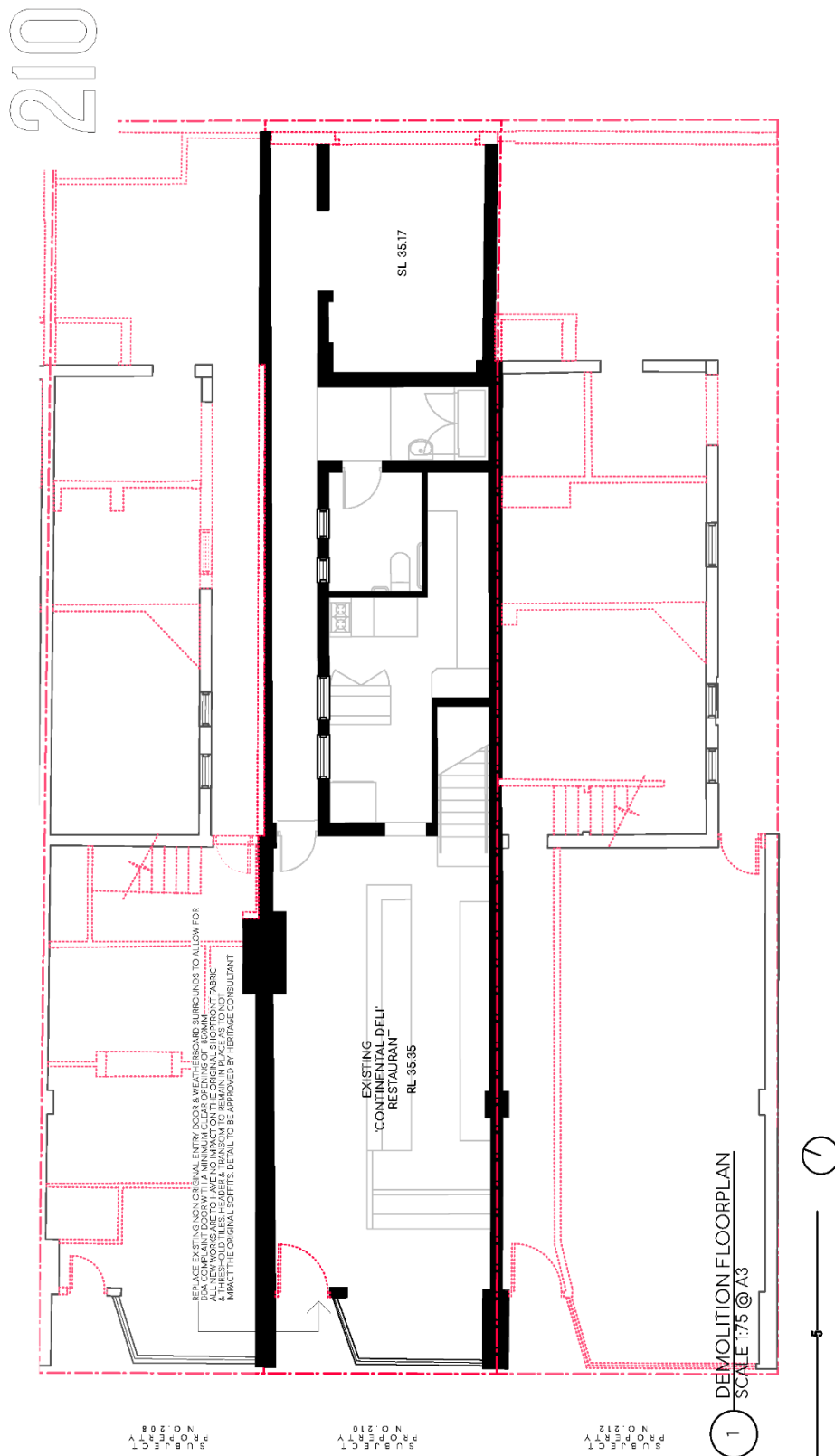
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PLANNING WES OUTLARK - PHA 04-1003 phil@urbanism.com.au	HERITAGE CONSULTANT NABE PHELPS - 0420315184 nabe@pdpdesign.com.au	WASTE MANAGEMENT DANIEL HENRY - 08 7100 2077 daniel.henry@waste.com.au	ACoustic CONSULTANT JOHN WASTEMANN - 0401 001 001 john.wastemann@acoustic.com.au	ENVIRONMENTAL CONSULTANT BEN BUCKLEY ben@benbuckley.com.au
ARCHITECT PHILIP CHURCH PHILIP CHURCH - 02 9402 2222 phil@architect.com.au	STRUCTURAL ENGINEER EASON HADEN - 02 9403 0000 eason@haden.com.au	ITEMS WATER CONSULTANT WES HENRY - 0420 315 184 wes@itemswater.com.au	CONSTRUCTION TRAFFIC MANAGEMENT PLAN BENNY SHEN - 0800 7254 ben@bennyshen.com.au	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 DEMOLITION GROUND FLOOR

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KILLING
MATT WOODS
AUSTRALIA ST NEWTOWN
DEMOLITION GROUND FLOOR



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 **THE GREEN GROUP**
ENVIRONMENTAL CONSULTANT
 100, TAI KOW STREET, 10/F, TAI KOW
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 Fax: 2722 2222
 Email: info@thegreengroup.com.hk

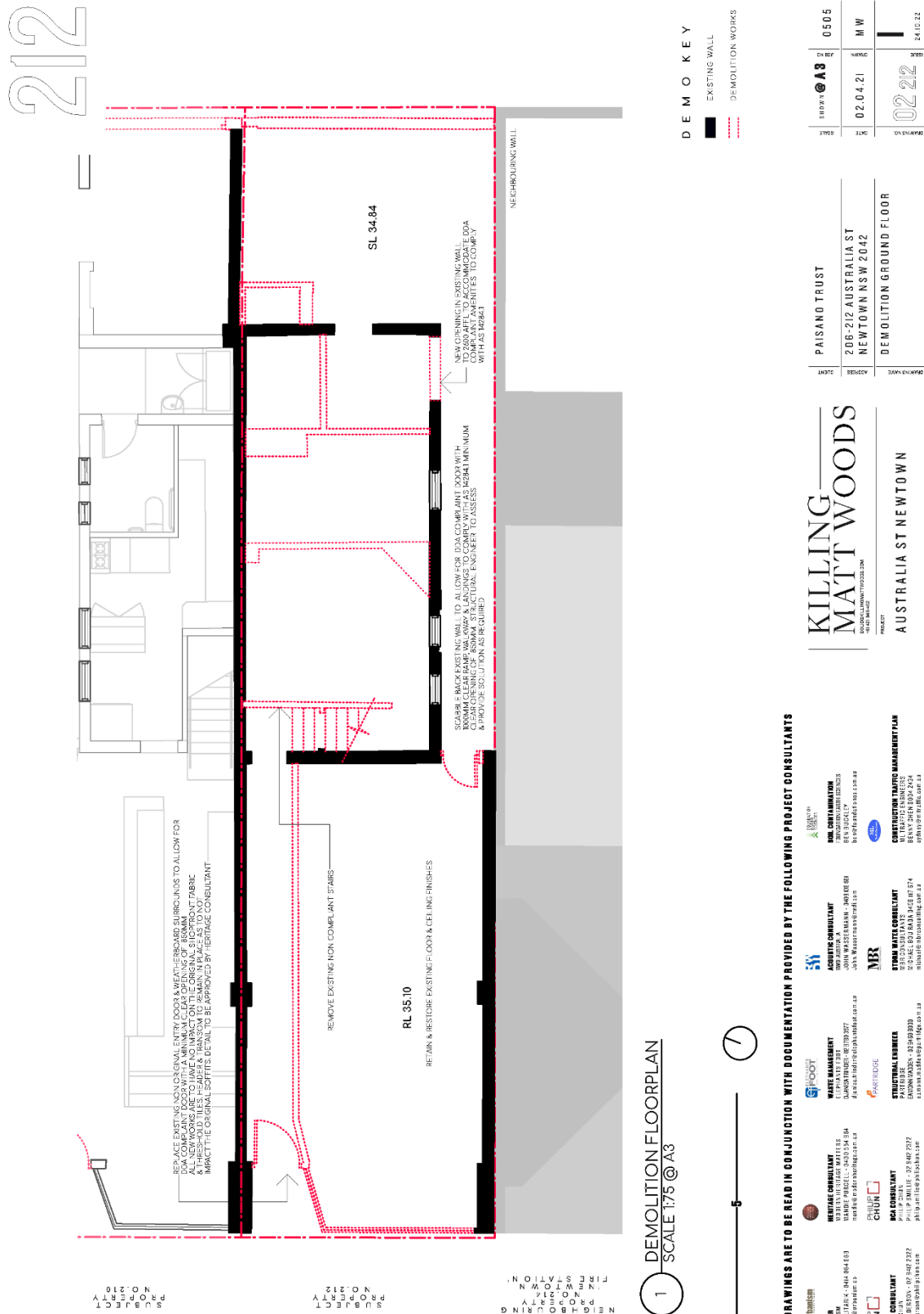
 **ICA CONSULTANT**
ENVIRONMENTAL CONSULTANT
 100, TAI KOW STREET, 10/F, TAI KOW
 INDUSTRIAL BUILDING, TAI KOW
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 Tel: 2722 2222
 Fax: 2722 2222
 Email: info@thegreengroup.com.hk

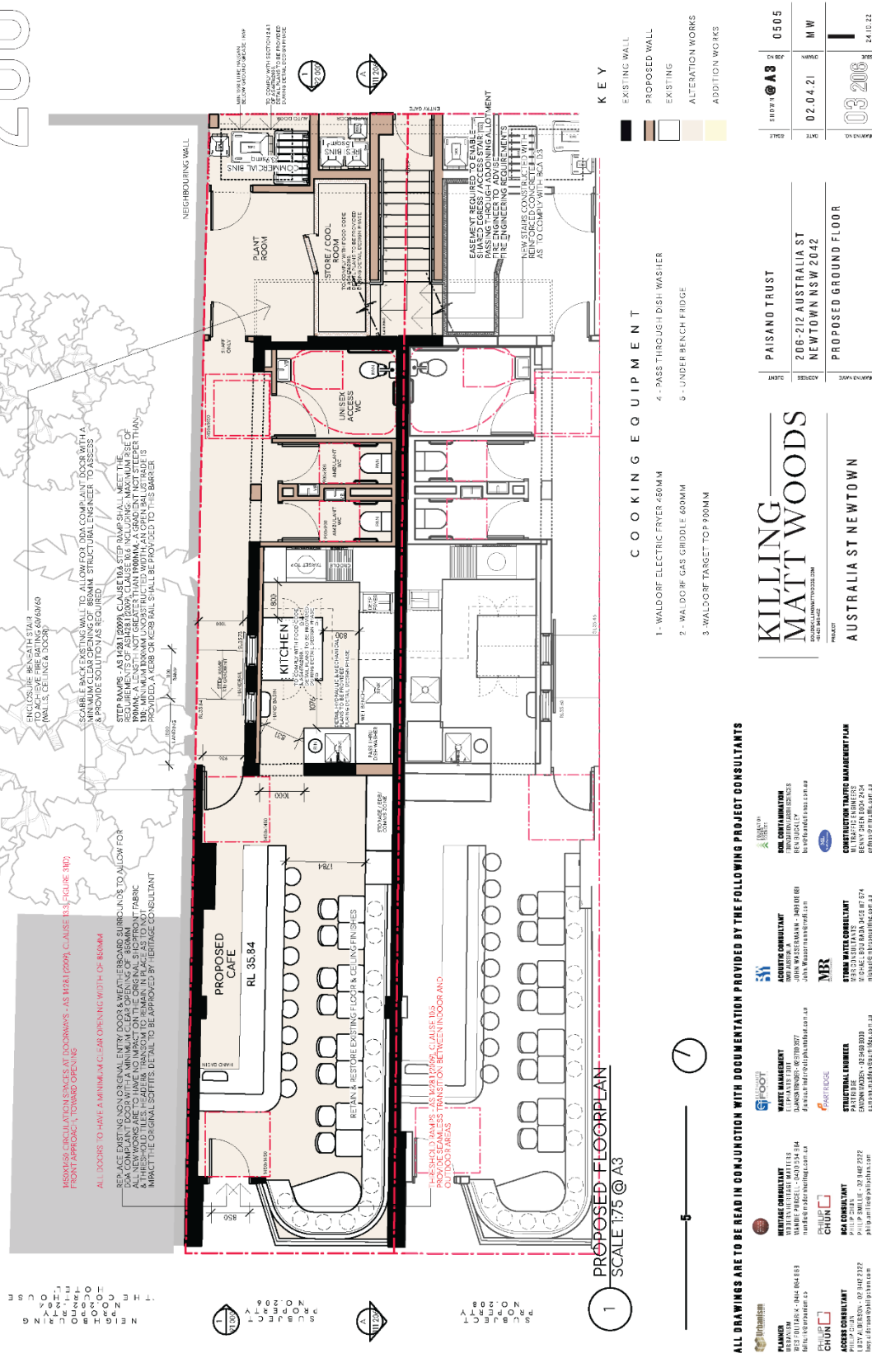
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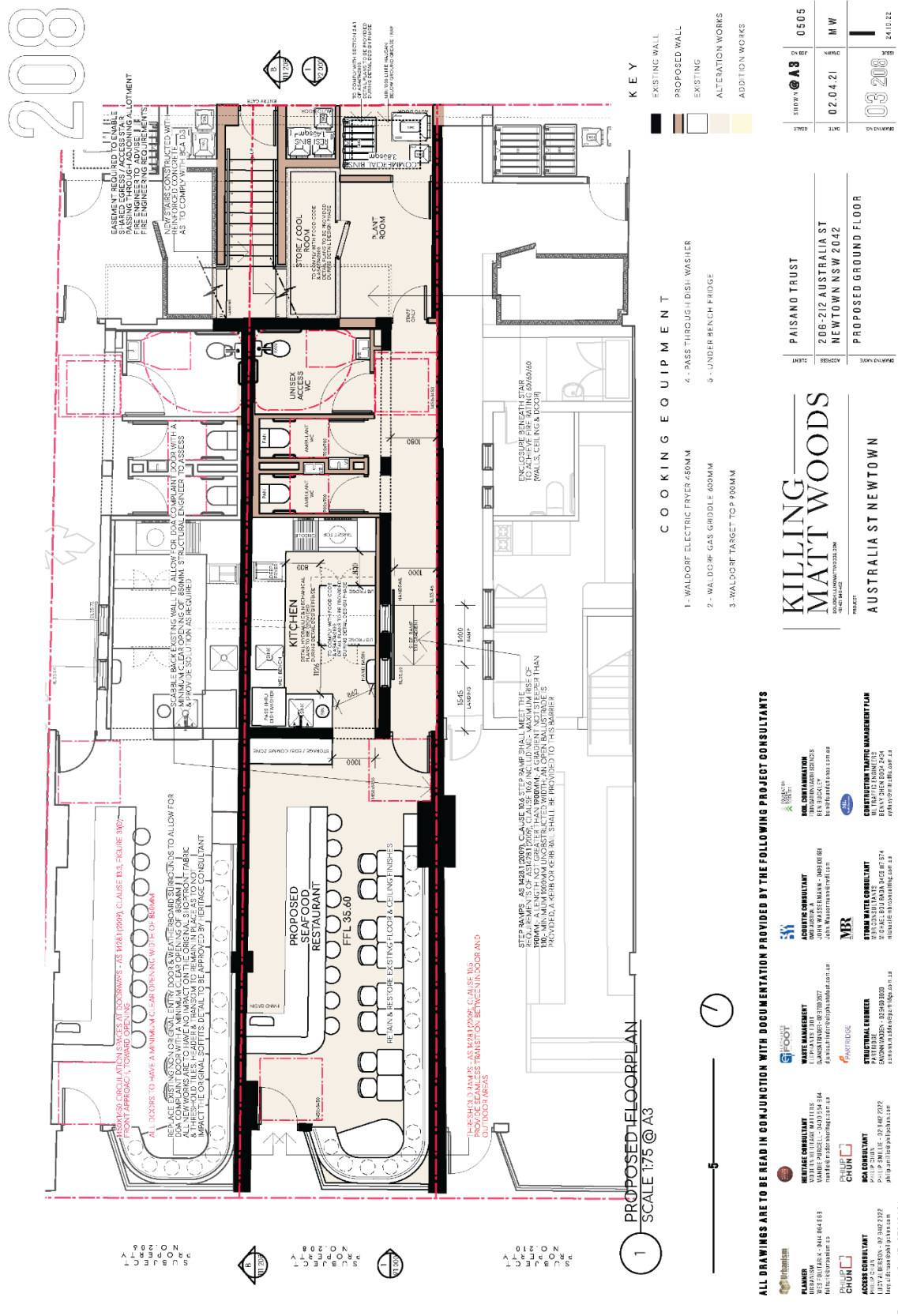
KILLING—
MATT WOODS

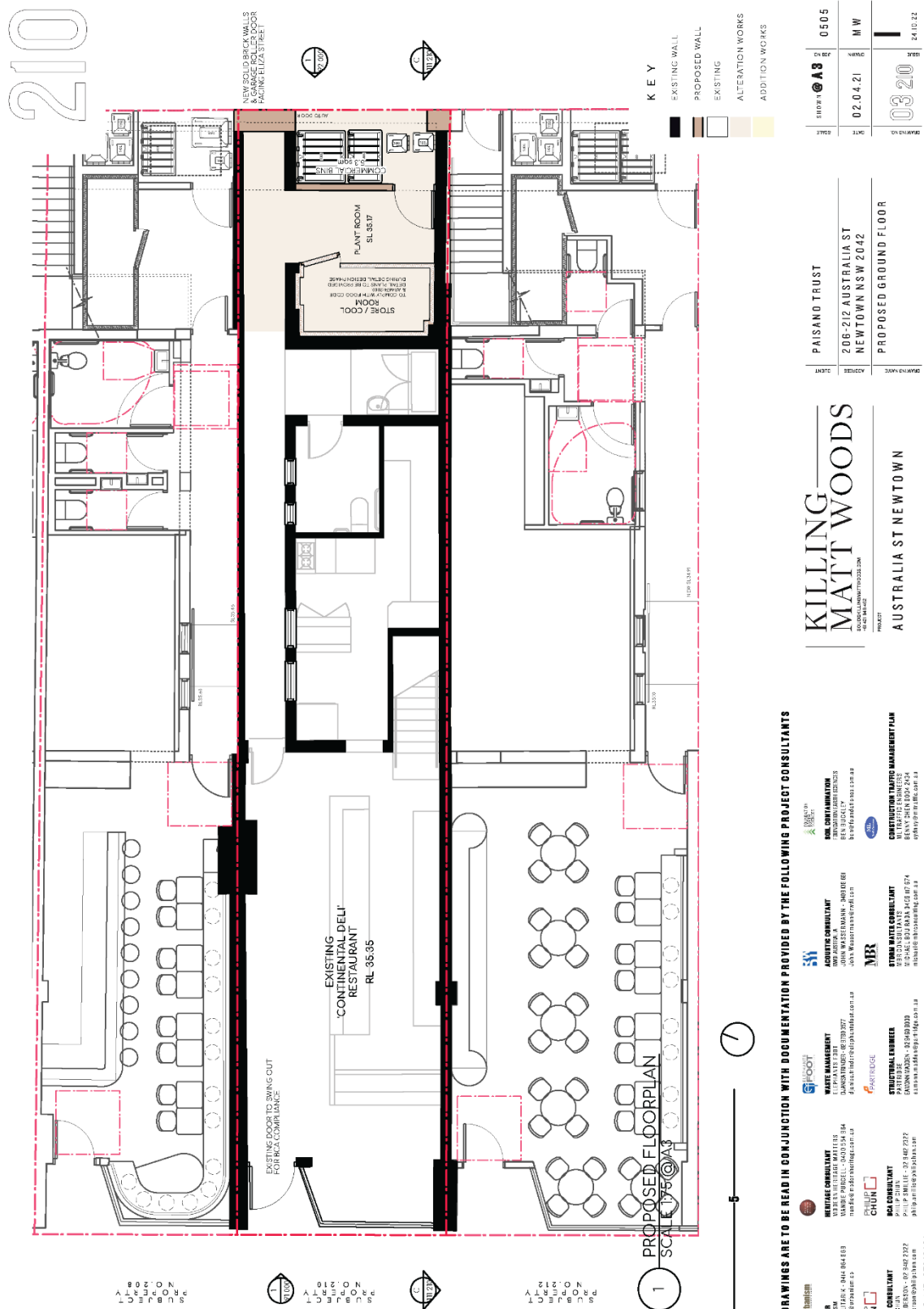
PROJECT
 AUSTRALIA ST NEWTOWN

SUBMIT	PAISANO TRUST	DATE	HODG'S @ A3	DWG NO.	0505
APPROVE	206-212 AUSTRALIA ST NEWTOWN NSW 2042	DATE	02.04.21	NAME	MW
DRAWING NAME	DEMOLITION GROUND FLOOR	DRAWING NO.	0220	SCALE	1
					24.10.22









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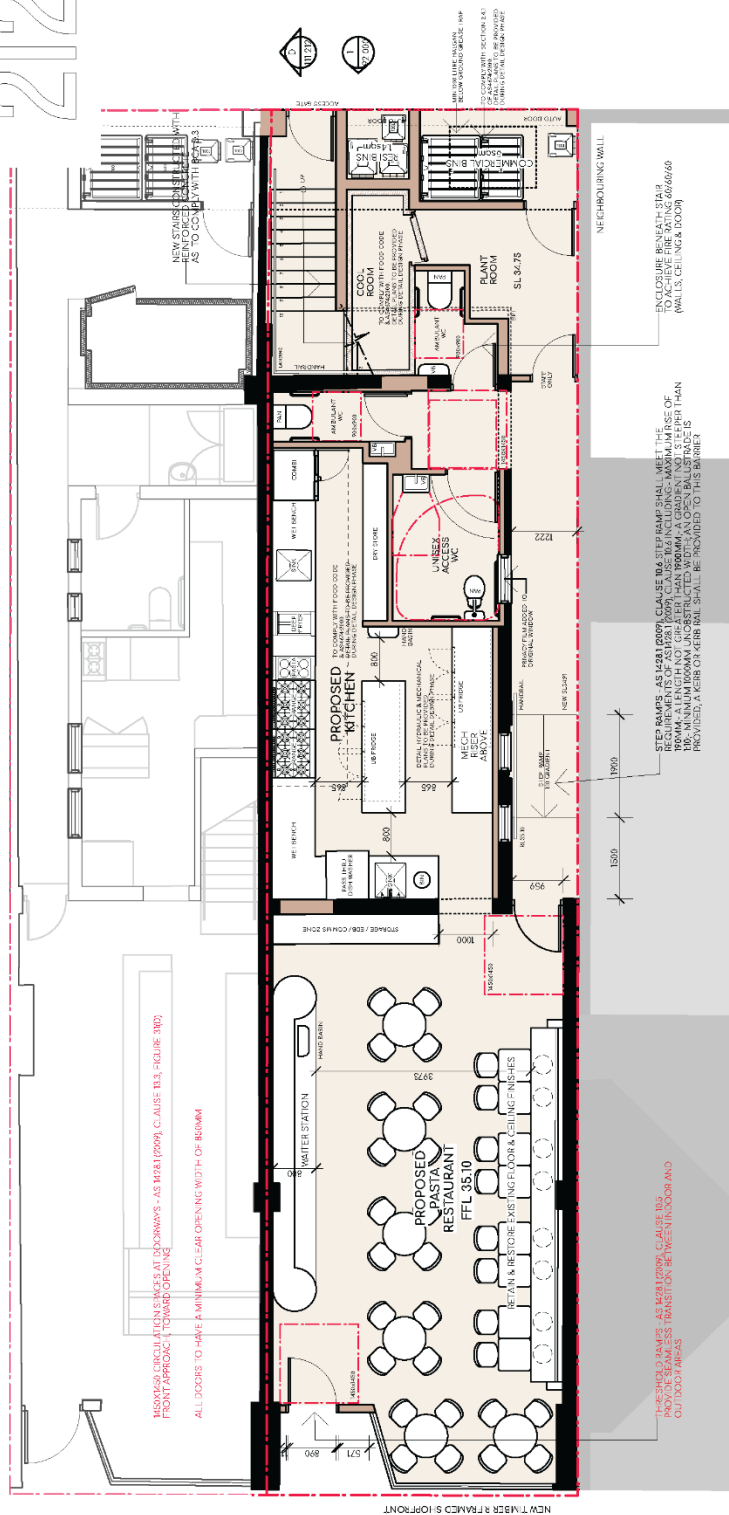







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Version: 1, Version Date: 08/11/2022

212



1 PROPOSED FLOORPLAN
SCALE 1:75 @ A3

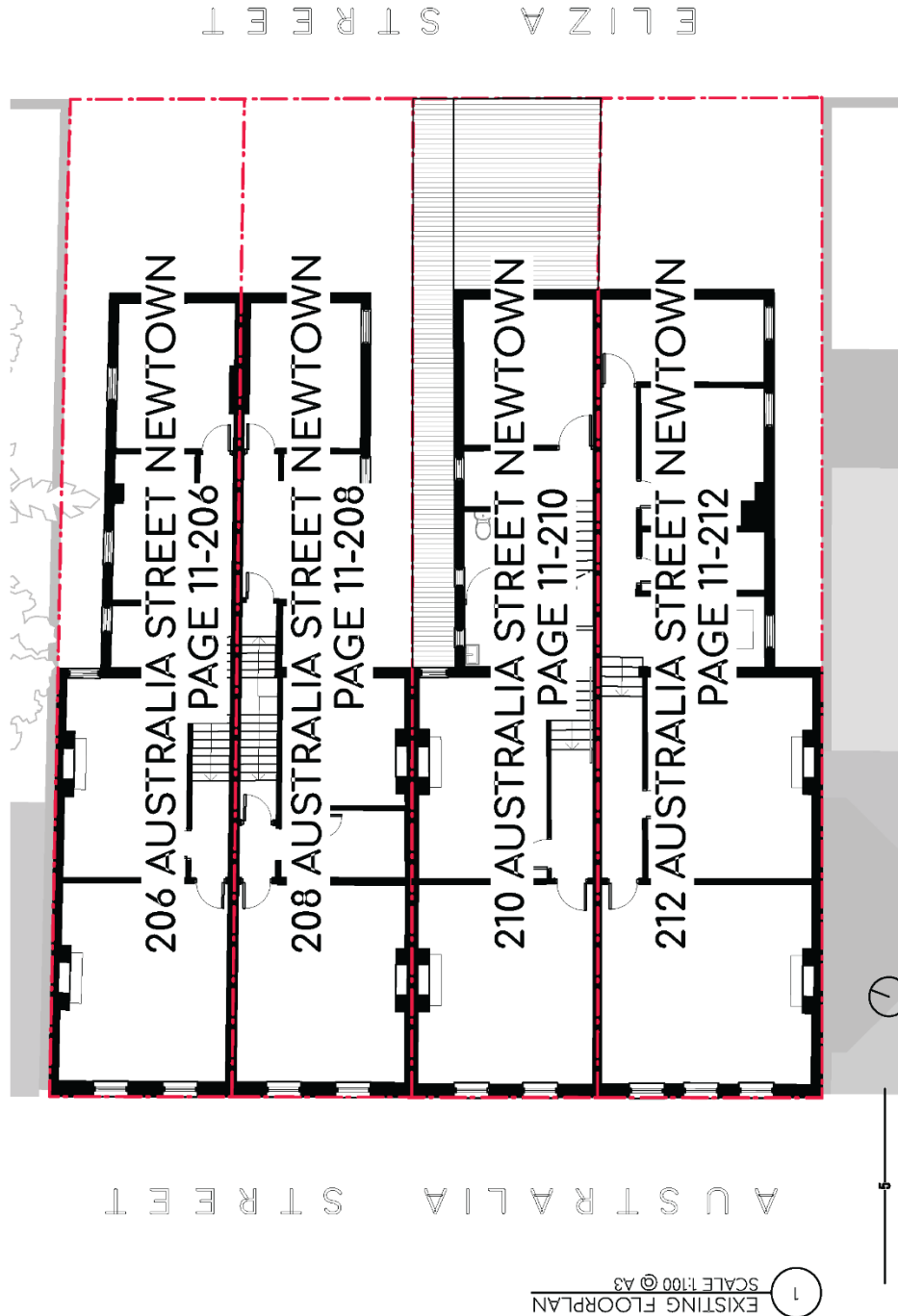
- KEY**
- EXISTING WALL
 - PROPOSED WALL
 - EXISTING
 - ALTERATION WORKS
 - ADDITION WORKS
- COOKING EQUIPMENT**
- 1 - WALDORF PASTA BOILER 450MM
 - 2 - WALDORF GAS CHARGRILL 450MM
 - 3 - WALDORF GAS RANGE WITH OVEN 900MM
 - 4 - WALDORF GAS GRIDDLE 600MM
 - 5 - CONVOTHERM COMB OVEN
 - 6 - PASS THROUGH DISH WASHER
 - 7 - UNDER BENCH FRIDGE
 - 8 -

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PLANNER WIS OUTLINE - 04-04-2022 WIS OUTLINE - 04-04-2022 WIS OUTLINE - 04-04-2022	WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT	ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT	ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN
ARCHITECT CONSULTANT ARCHITECT CONSULTANT ARCHITECT CONSULTANT ARCHITECT CONSULTANT	STRUCTURAL ENGINEER STRUCTURAL ENGINEER STRUCTURAL ENGINEER STRUCTURAL ENGINEER	MECHANICAL CONSULTANT MECHANICAL CONSULTANT MECHANICAL CONSULTANT MECHANICAL CONSULTANT	WATER CONSULTANT WATER CONSULTANT WATER CONSULTANT WATER CONSULTANT	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN

PROJECT	CLIENT	DATE	SCALE	NO.
KILLING MATT WOODS AUSTRALIA ST NEWTOWN	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042	02.04.21	MW	0505
PROPOSED GROUND FLOOR				

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Version: 1, Version Date: 08/11/2022

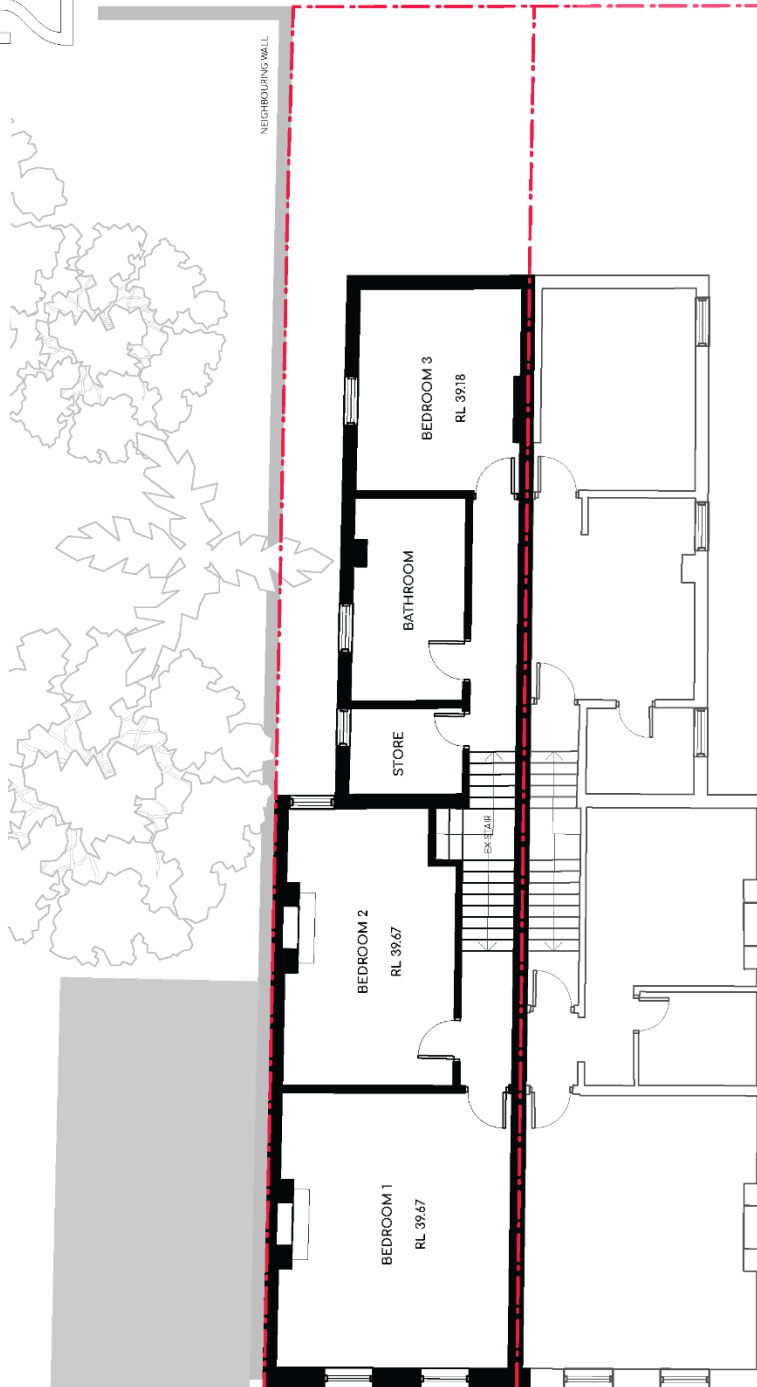


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PLANNER WIS OUTLINE - ANA-064-003 WIS OUTLINE - ANA-064-003 WIS OUTLINE - ANA-064-003	WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT	ACQUISITION CONSULTANT ACQUISITION CONSULTANT ACQUISITION CONSULTANT ACQUISITION CONSULTANT	ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN
PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042	KILLING MATT WOODS AUSTRALIA ST NEWTOWN	EXISTING FLOORPLAN EXISTING FLOORPLAN	EXISTING FLOORPLAN EXISTING FLOORPLAN	EXISTING FLOORPLAN EXISTING FLOORPLAN

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Version: 1, Version Date: 08/11/2022

206



1 EXISTING FLOORPLAN
SCALE 1:75 @ A3



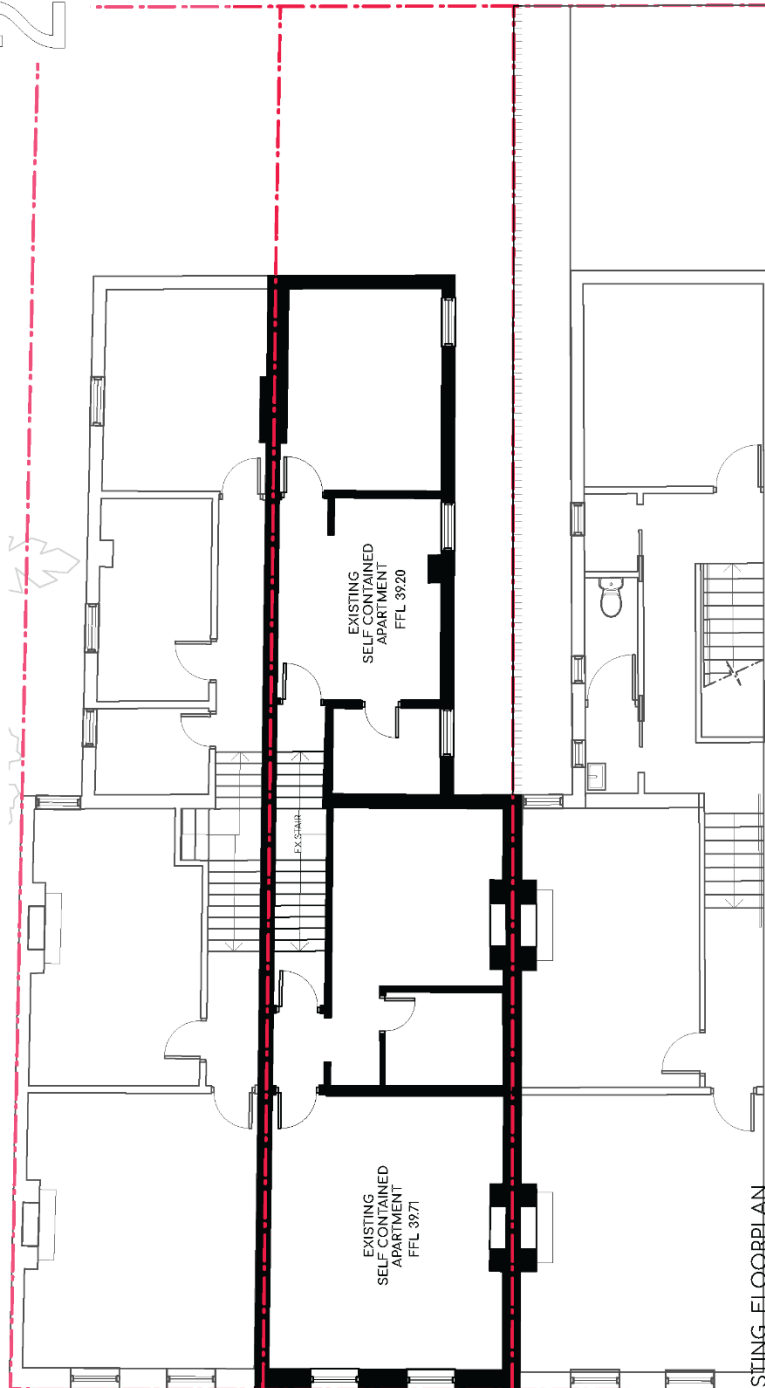
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- | | | | | | |
|---|---|---|---|---|---|
| <p>PLANNER
WIS OUTLINE - 04-04-003
WIS OUTLINE - 04-04-003
WIS OUTLINE - 04-04-003</p> | <p>MEASURE CONSULTANT
MEASURE CONSULTANT
MEASURE CONSULTANT
MEASURE CONSULTANT</p> | <p>WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT</p> | <p>ACoustic CONSULTANT
ACoustic CONSULTANT
ACoustic CONSULTANT
ACoustic CONSULTANT</p> | <p>ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT</p> | <p>CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN</p> |
|---|---|---|---|---|---|

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Version: 1, Version Date: 08/11/2022

PAISANO TRUST		206-212 AUSTRALIA ST NEWTOWN NSW 2042		0505	
PROJECT		EXISTING FIRST FLOOR		DATE	
206		02.04.21		DRAWN BY	
11		206		SCALE	
24.10.22		M.W.		PROJECT NO.	

208



1 EXISTING FLOORPLAN
SCALE 1:75 @ A3



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- | | | | |
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| <p>PLANNING
WIS OUTLINE - 04/04/2022
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ACQUISITION CONSULTANT - 04/04/2022
ACQUISITION CONSULTANT - 04/04/2022
ACQUISITION CONSULTANT - 04/04/2022</p> | <p>ENVIRONMENTAL CONSULTANT
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| <p>STRUCTURAL ENGINEER
STRUCTURAL ENGINEER - 04/04/2022
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STRUCTURAL ENGINEER - 04/04/2022</p> | <p>WATER CONSULTANT
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WATER CONSULTANT - 04/04/2022</p> | <p>CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN - 04/04/2022
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CONSTRUCTION MANAGEMENT PLAN - 04/04/2022</p> |

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Version: 1, Version Date: 08/11/2022

KILLING MATT WOODS
ARCHITECTS
206-212 AUSTRALIA ST
NEW TOWN NSW 2042
02 9550 1234
www.killingmattwoods.com.au

PAISANO TRUST
206-212 AUSTRALIA ST
NEW TOWN NSW 2042
EXISTING FIRST FLOOR

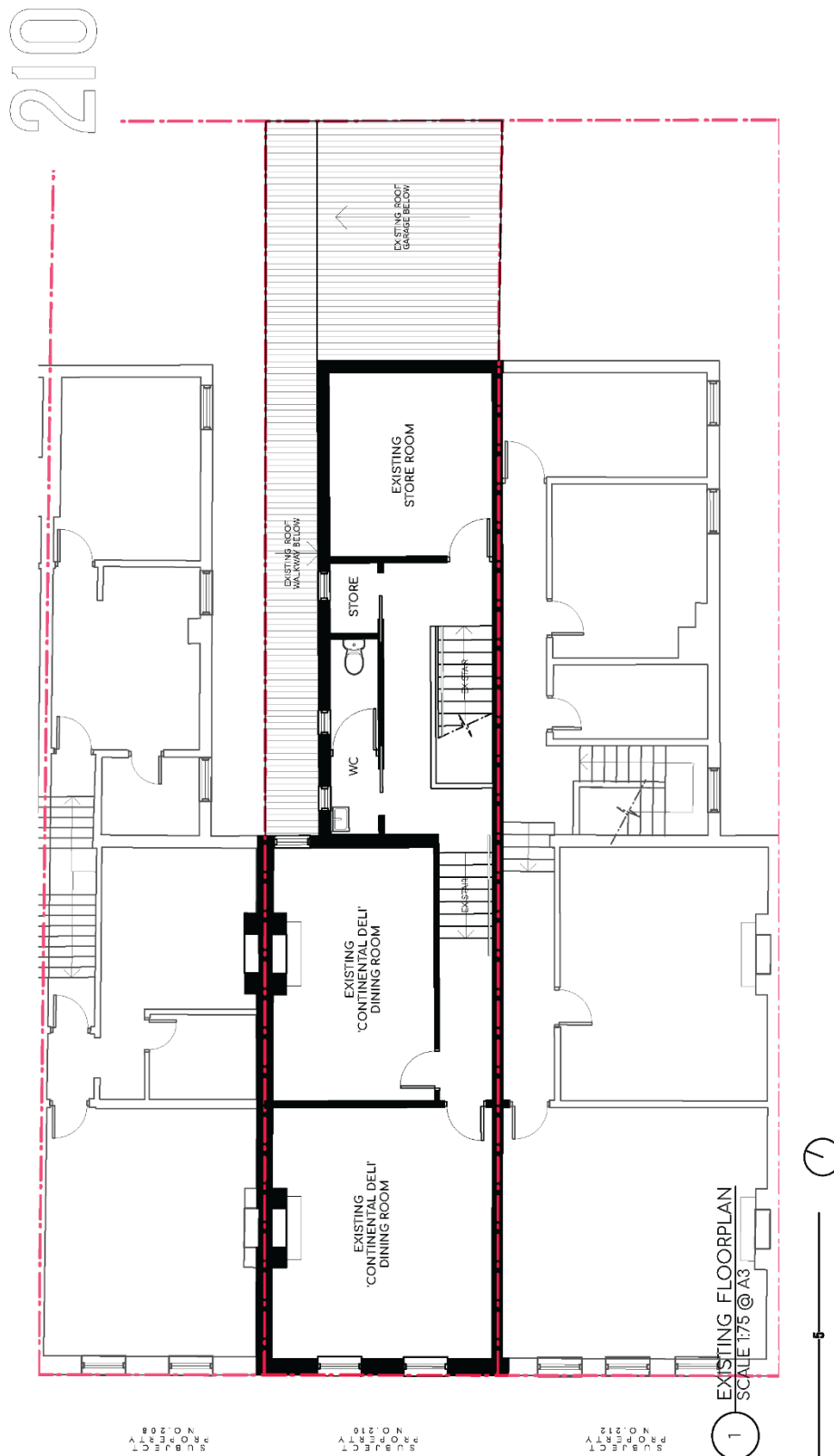
PROJECT
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DATE
02.04.21

SCALE
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24.10.22



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Version: 1, Version Date: 08/11/2022

KILLING MATT WOODS		AUSTRALIA ST NEWTOWN	
<small> 100/101 AUSTRALIA ST NEWTOWN VIC 3060 PH: 03 9397 9333 FAX: 03 9397 9334 EMAIL: SALES@KILLINGMATT.COM </small>		PROJECT	
CLIENT	PAISANO TRUST	PROPERTY NAME	EXISTING FIRST FLOOR
DATE	02.04.21	DATE	24.10.22
DRAWN BY	AS	DATE	0505

212



1 EXISTING FLOORPLAN
SCALE 1:75 @ A3

KEY

EXISTING WALL
PROPOSED WALL
EXISTING
ALTERATION WORKS
ADDITION WORKS

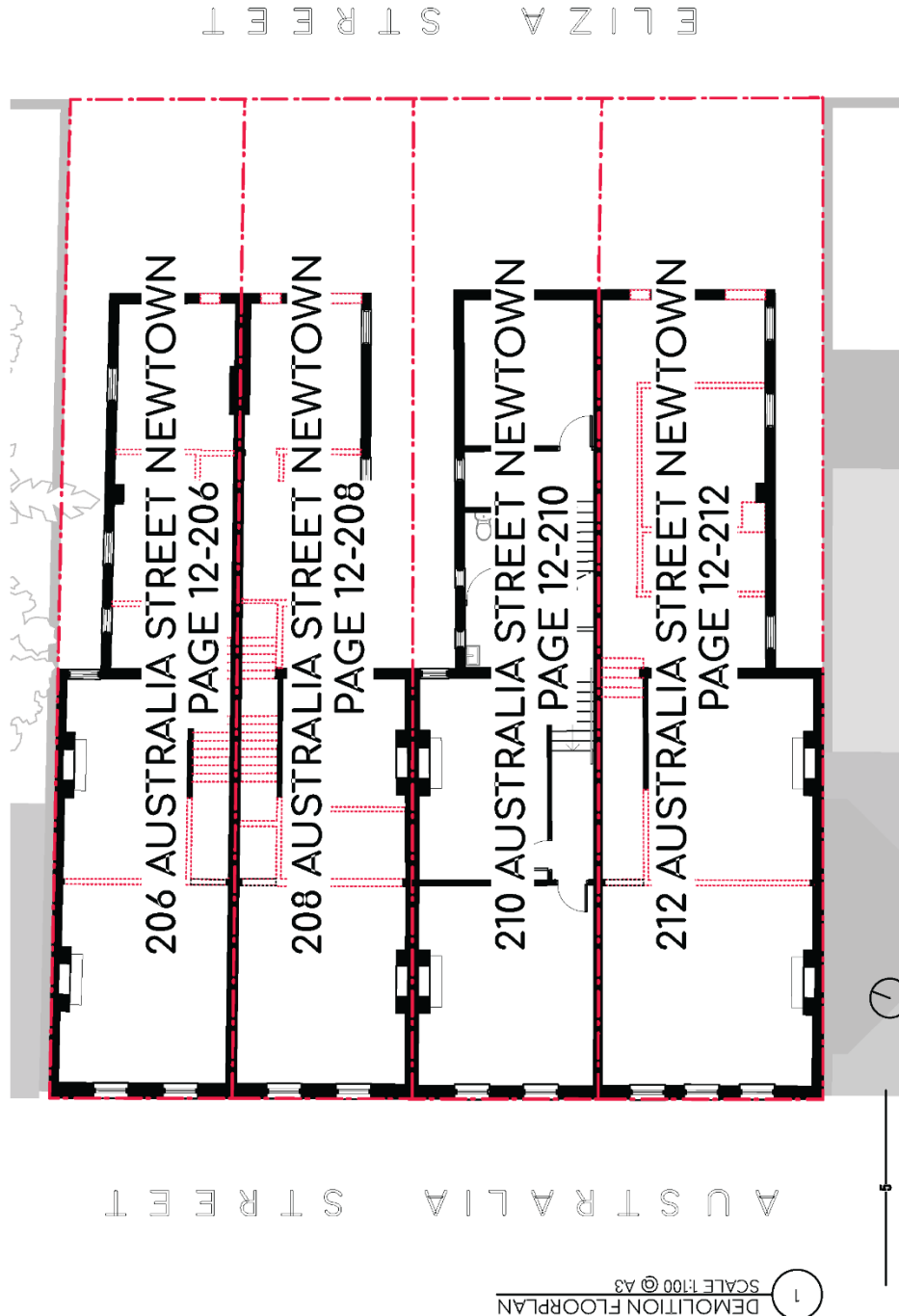
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PLANNING WIS OUTLINE - 04-04-003 WIS OUTLINE - 04-04-003 WIS OUTLINE - 04-04-003	MEASURE CONSULTANT NABE PIRELLI - 24-03-14-184 NABE PIRELLI - 24-03-14-184 NABE PIRELLI - 24-03-14-184	WASTE MANAGEMENT DANIEL HENRI - 06-10-2027 DANIEL HENRI - 06-10-2027 DANIEL HENRI - 06-10-2027	ACoustic CONSULTANT JOHN WASSERMAN - 24-01-06-061 JOHN WASSERMAN - 24-01-06-061 JOHN WASSERMAN - 24-01-06-061	ENVIRONMENTAL BEN BULLOCK BEN BULLOCK BEN BULLOCK
ARCHITECTURAL CONSULTANT PHILIP CHURCH PHILIP CHURCH PHILIP CHURCH	STRUCTURAL ENGINEER ENGIN HADEN - 03-04-003 ENGIN HADEN - 03-04-003 ENGIN HADEN - 03-04-003	STEAM WATER CONSULTANT MICHAEL HADEN - 03-04-003 MICHAEL HADEN - 03-04-003 MICHAEL HADEN - 03-04-003	CONSTRUCTION MANAGEMENT PLAN BENNY JOHN BOWEN BENNY JOHN BOWEN BENNY JOHN BOWEN	PROJECT AUSTRALIA ST NEWTOWN AUSTRALIA ST NEWTOWN AUSTRALIA ST NEWTOWN

PROJECT	PAISANO TRUST	DATE	0505
ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042	DATE	02.04.21
CLIENT	EXISTING FIRST FLOOR	DATE	24.10.22

KILLING MATT WOODS
 ARCHITECTS
 AUSTRALIA ST NEWTOWN
 02 9550 1234
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PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042	KILLING MATT WOODS AUSTRALIA ST NEWTOWN	DEMOLITION FLOORPLAN 1ST FLOOR	0505 02.04.21 12.000	0505 02.04.21 12.000

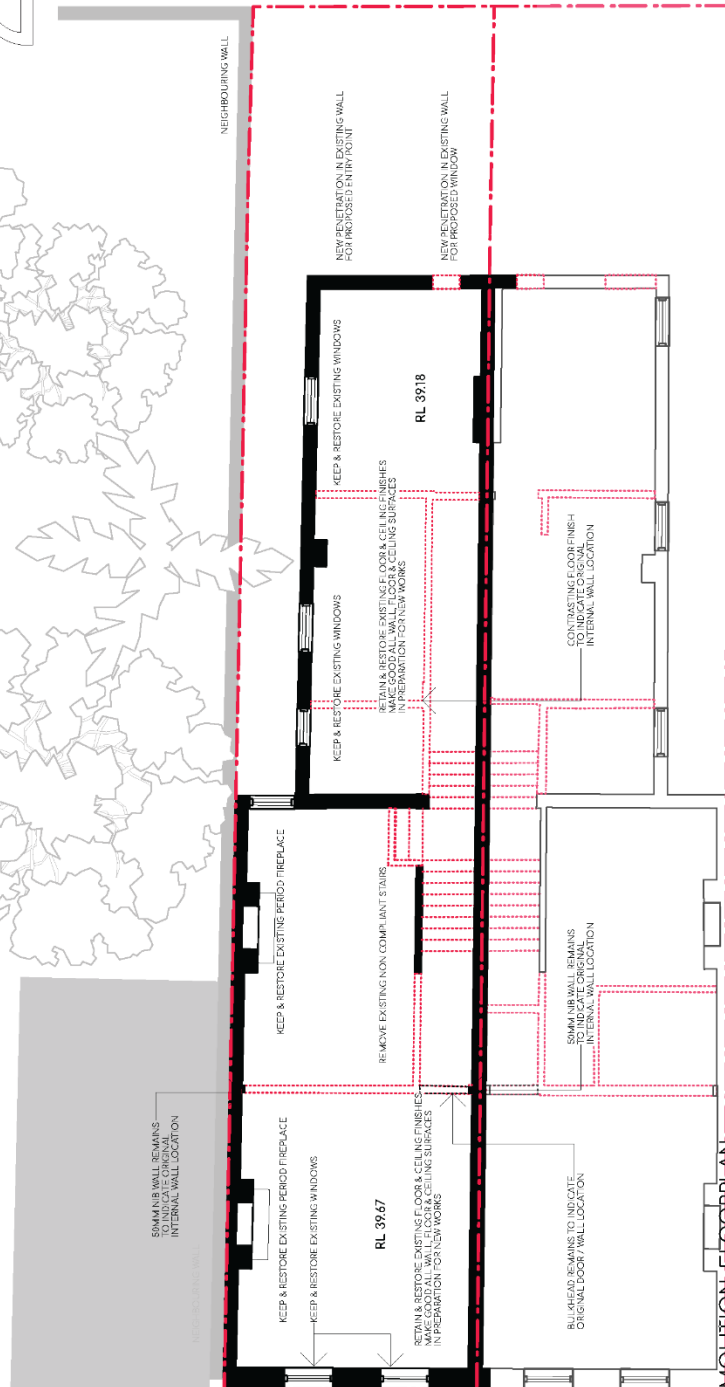
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Version: 1.1, Version Date: 08/11/2022

206

NEIGHBOURING
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DEM O KEY
EXISTING WALL
DEMOLITION WORKS

1 DEMOLITION FLOOR PLAN
SCALE 1:75 @ A3

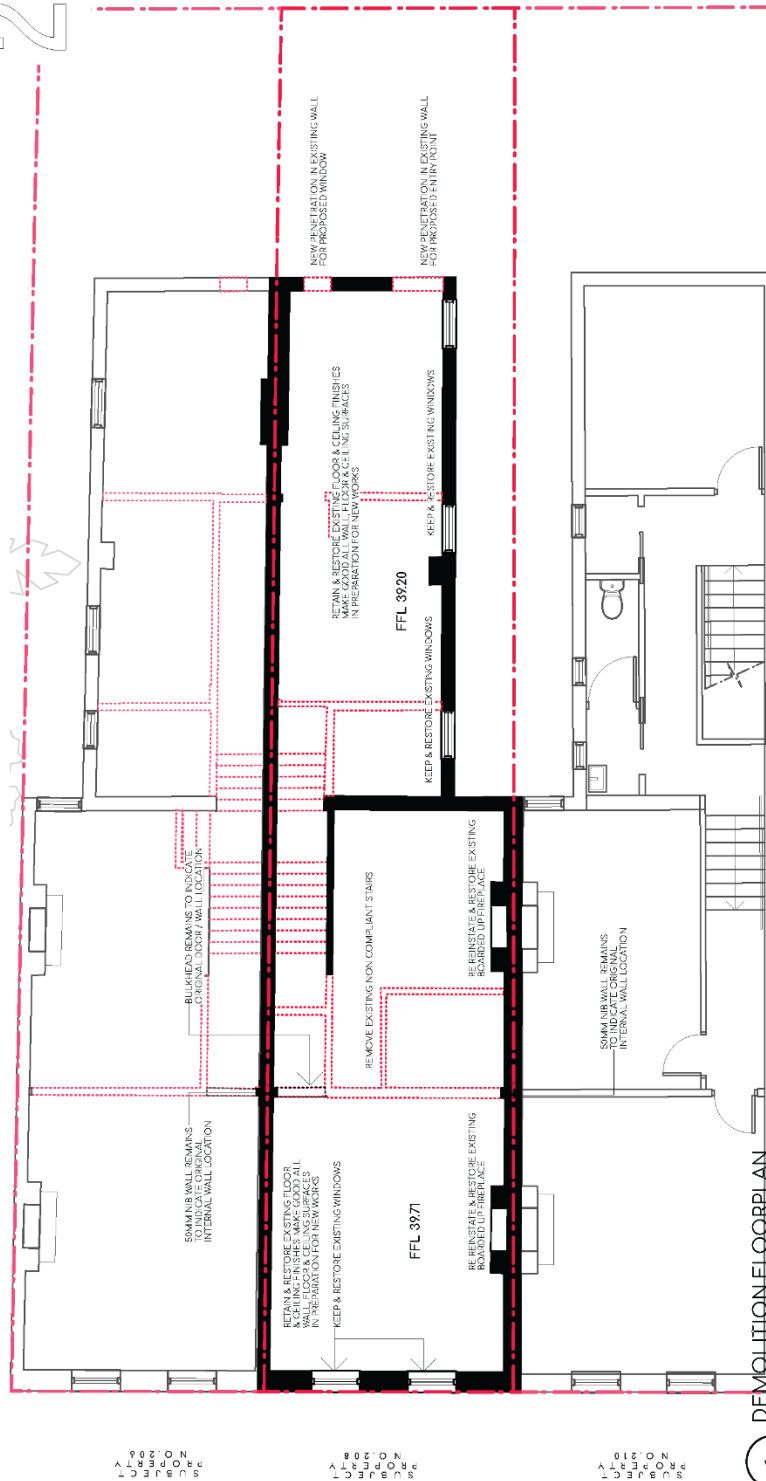
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<p>PLANNER WIS OUTREACH - 0414 864 883 info@wisoutreach.org.au</p> <p>ARCHITECTURAL CONSULTANT MARTIN P. PHELPS - 0423 314 584 martin@martinpshelphill.com.au</p> <p>PHILIP CHUNG PHILIP CHUNG - 02 9486 2722 philip@philipchung.com.au</p>	<p>WASTE MANAGEMENT WASTE MANAGEMENT - 08 7100 2077 daniel@wastemanagement.com.au</p> <p>STRUCTURAL ENGINEER EASON HADEN - 02 5493 8003 eason@easonhaden.com.au</p>	<p>ACoustic CONSULTANT JOHN WASTEMANN - 0401 061 061 john.wastemann@optusnet.com.au</p> <p>STRUCTURAL ENGINEER STYAN WATTS CONSULTANT STYAN WATTS - 02 9450 1624 styan@styanwatts.com.au</p>	<p>DEMOLITION MANAGEMENT DEMOLITION MANAGEMENT BEN JACULY ben@demolitionmanagement.com.au</p> <p>CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN BEN JACULY ben@demolitionmanagement.com.au</p>
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KILLING MATT WOODS
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
DEMOLITION FIRST FLOOR

PROJECT	206-212 AUSTRALIA ST NEWTOWN NSW 2042
CLIENT	PAISANO TRUST
DATE	02.04.21
SCALE	1:75 @ A3
DATE	24.10.22

208



1 DEMOLITION FLOOR PLAN
SCALE 1:75 @ A3

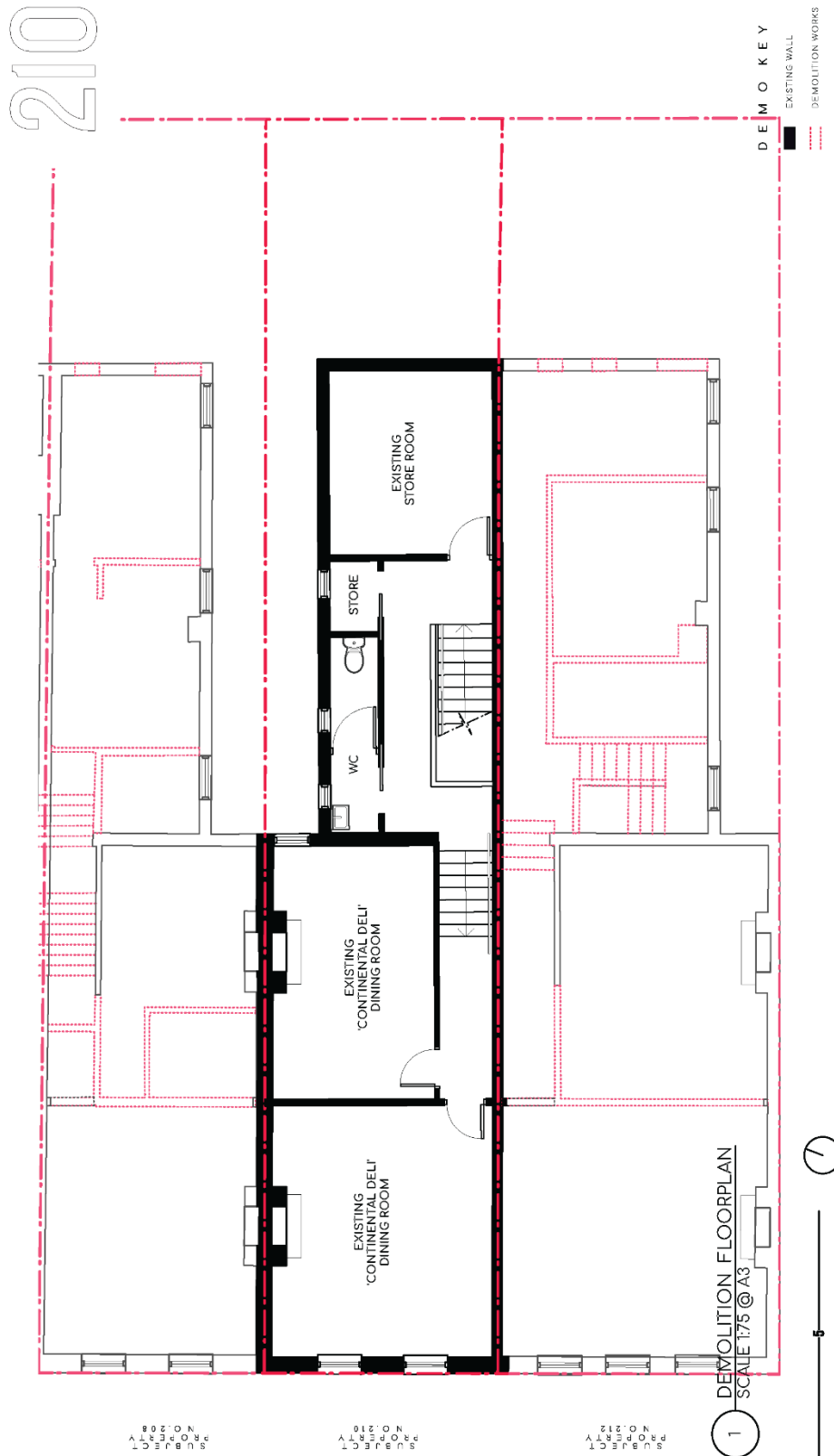
DEM O KEY
— EXISTING WALL
--- DEMOLITION WORKS

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- | | | | |
|--|---|---|---|
| <p>PLANNER
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info@outlark.com.au</p> | <p>WASTE MANAGEMENT
WASTE MANAGEMENT
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ACoustic CONSULTANT
JOHN WASTEMANN - 0401 06 061
john.wastemann@acoustic.com.au</p> | <p>ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT
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| <p>STRUCTURAL ENGINEER
STRUCTURAL ENGINEER
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CONSTRUCTION MANAGEMENT
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WATER CONSULTANT
MICHAEL HODGSON
michael@hodgson.com.au</p> | <p>DEMOLITION MANAGEMENT
DEMOLITION MANAGEMENT
MICHAEL HODGSON
michael@hodgson.com.au</p> |

PROJECT	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042
DATE	02.04.21
SCALE	MW
REVISION NO.	12 208
DATE	24.10.22

KILLING MATT WOODS
AUSTRALIA ST NEW TOWN
PROJECT
206-212 AUSTRALIA ST
NEW TOWN NSW 2042



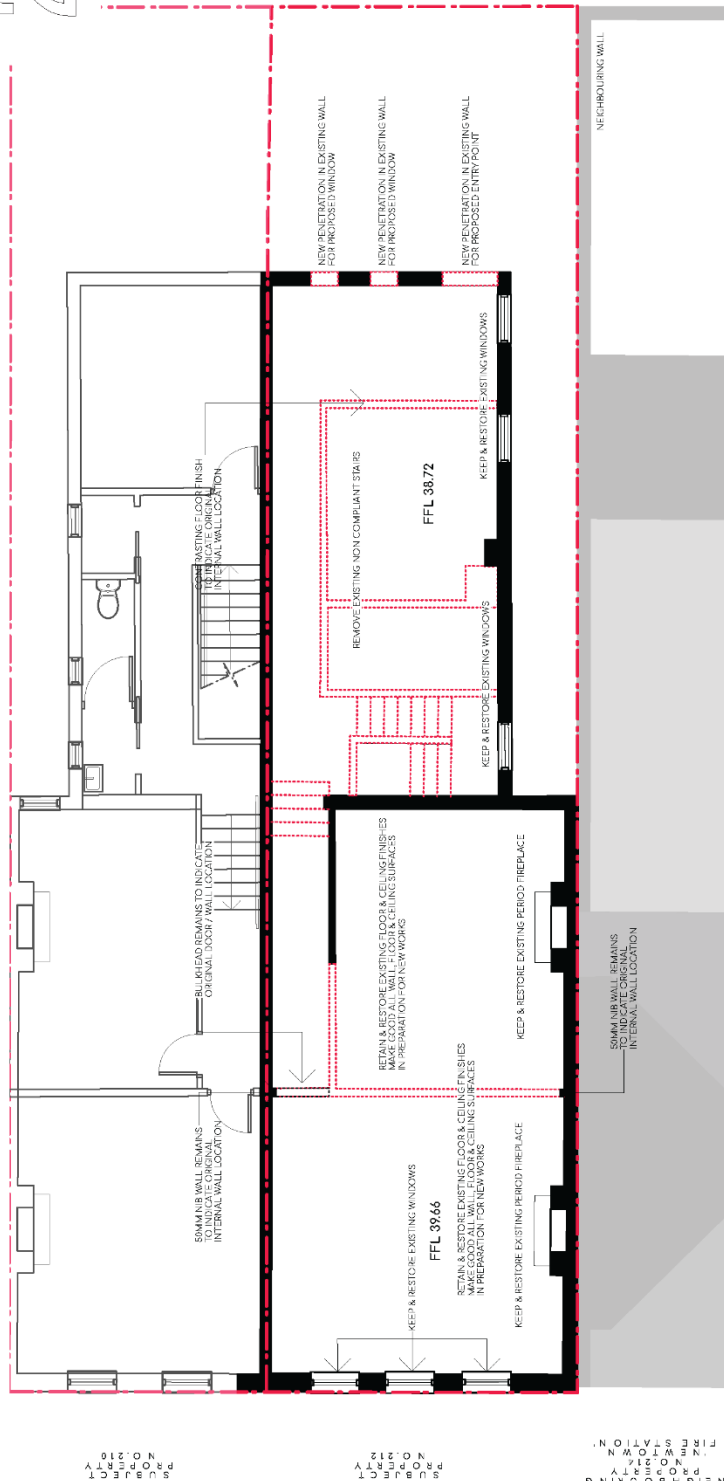
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PLANNER WIS OUTBACK - 0414 864 483 info@wisoutback.com.au	WASTE CONSULTANT WASTE MANAGEMENT DANIEL HENRY - 08 7170 2077 dan@wasteconsultants.com.au	ACQUISITION CONSULTANT ACQUISITION CONSULTANT JOHN WATSON - 0401 001 001 john@watsonteam.com.au	ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT BEN JACULY ben@benjaculy.com.au
PHILIP CHURCH PHILIP CHURCH PHILIP CHURCH - 02 9406 2322 phil@philchurch.com.au	STRUCTURAL ENGINEER STRUCTURAL ENGINEER EMMETT HADEN - 02 9403 0000 emmett@emmetthaden.com.au	WATER CONSULTANT WATER CONSULTANT STEVE WATSON - 0401 001 001 steve@watsonteam.com.au	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN BENNY BEN - 02 9406 2322 ben@benjaculy.com.au

KILLING MATT WOODS 206-212 AUSTRALIA ST NEWTOWN NSW 2042 PROJECT AUSTRALIA ST NEWTOWN DEMOLITION FIRST FLOOR	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 PROJECT AUSTRALIA ST NEWTOWN DEMOLITION FIRST FLOOR
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Version: 1, Version Date: 08/11/2022

212



1 DEMOLITION FLOORPLAN
SCALE 1:75 @ A3

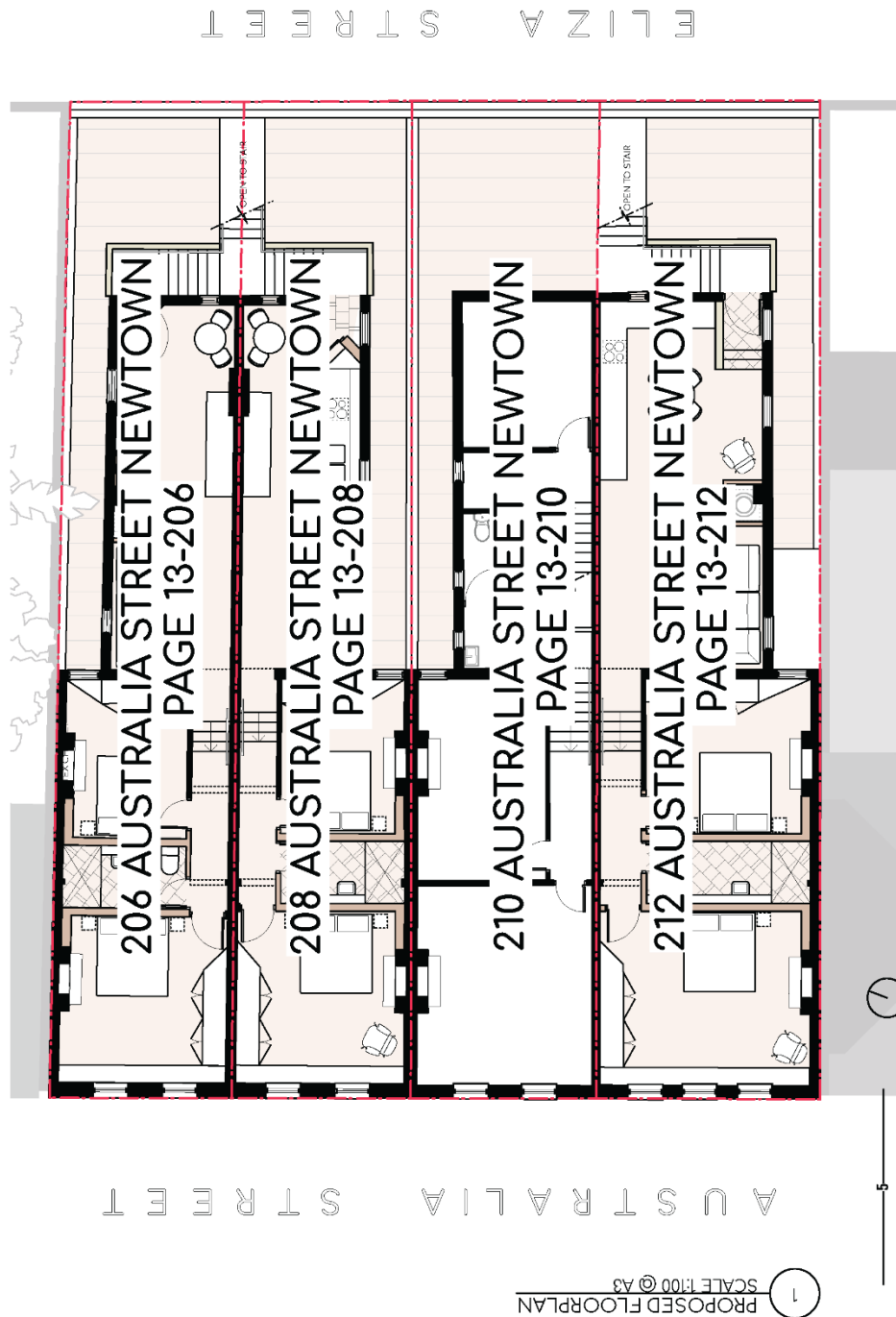
DEM O KEY
EXISTING WALL
DEMOLITION WORKS

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- PLANNER**
WIS OUTLARK - AHA-BK-100
WIS OUTLARK - AHA-BK-100
WIS OUTLARK - AHA-BK-100
- STRUCTURAL ENGINEER**
EASON HADEN - 02 9403 0000
EASON HADEN - 02 9403 0000
EASON HADEN - 02 9403 0000
- WASTE MANAGEMENT**
WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT
- ACoustic CONSULTANT**
ACoustic CONSULTANT
ACoustic CONSULTANT
ACoustic CONSULTANT
- ENVIRONMENTAL CONSULTANT**
ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANT
- CONSTRUCTION MANAGEMENT PLAN**
CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN
CONSTRUCTION MANAGEMENT PLAN

PROJECT	PAISANO TRUST	DATE	0505
ADDRESS	206-212 AUSTRALIA ST NEW TOWN NSW 2042	SCALE	MW
DATE	02.04.21	DATE	24.10.22
DATE	12.22	DATE	

KILLING
MATT WOODS
AUSTRALIA ST NEW TOWN
DEMOLITION FIRST FLOOR



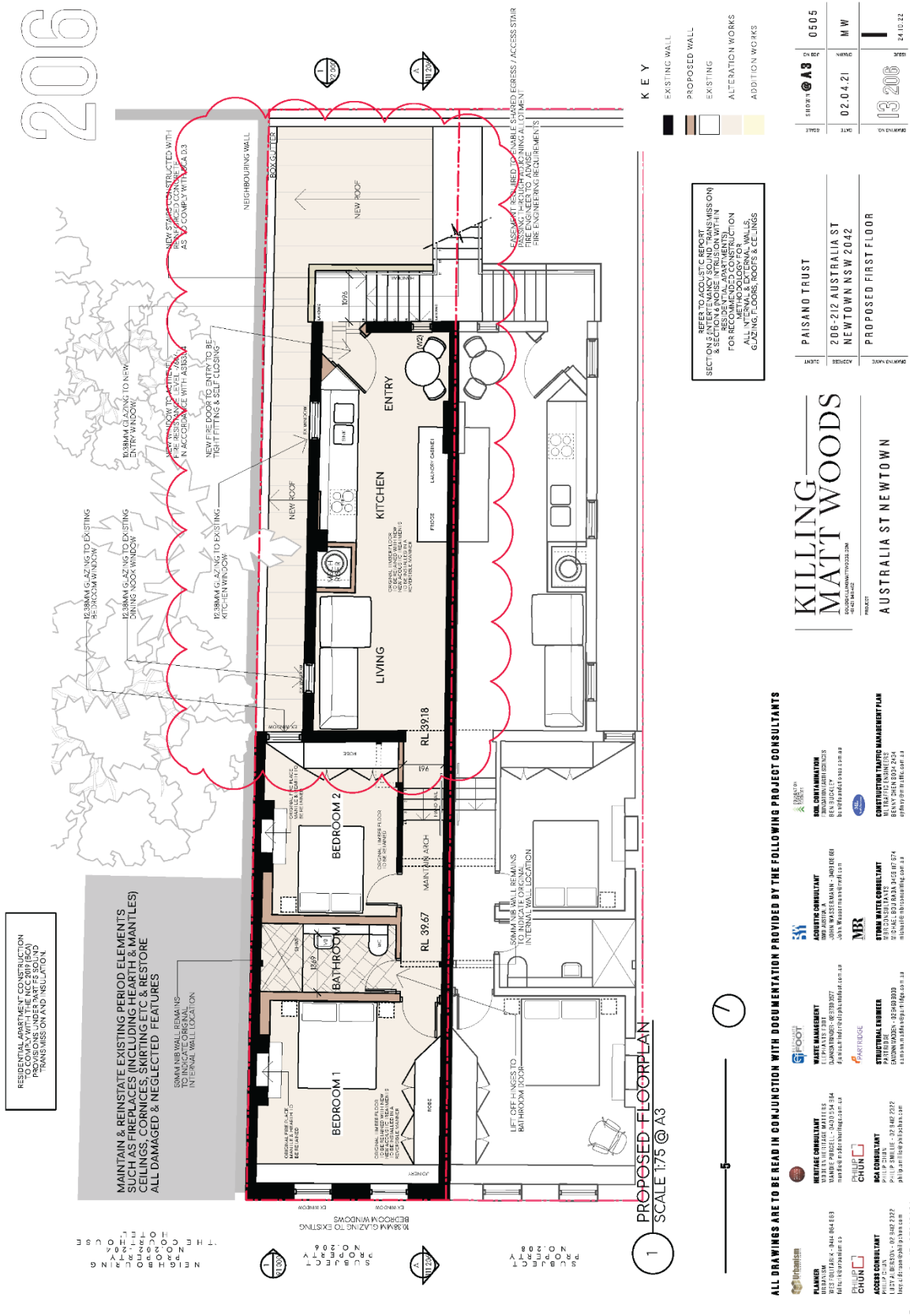
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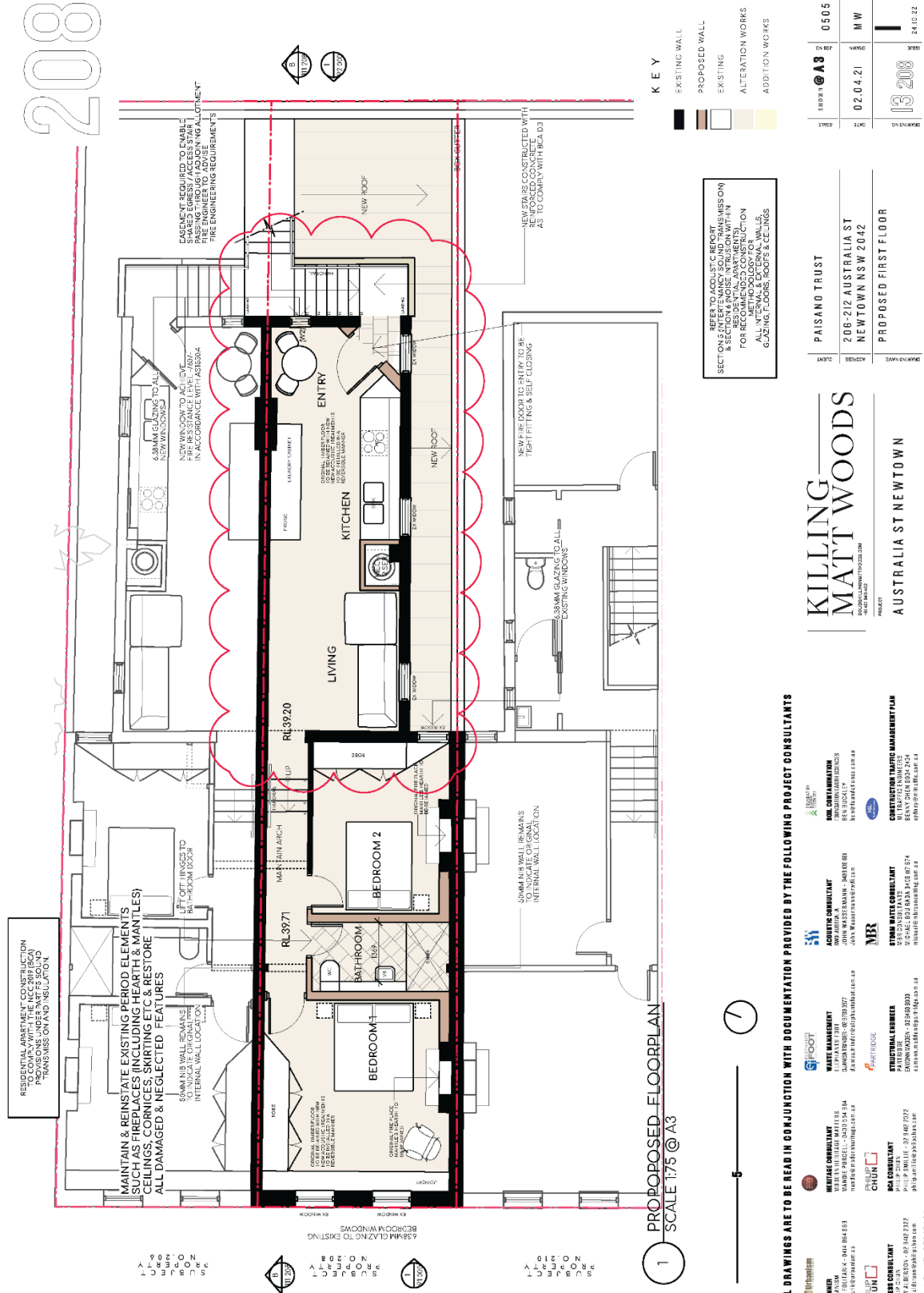
PLANNER RITA LUTHER - 0414 064 883 rita.luther@pau.com.au	WASTE MANAGEMENT BLANKS WASTE - 02 708 2077 diana@blanks-waste.com.au	ACUSTIC CONSULTANT JOHN WASSERMAN - 0431 06 861 john.wasserman@acoustic.com.au	SOIL CONTAMINATION ENVIRONMENTAL SERVICES BY BELCALY bybelcaly@enviro.com.au
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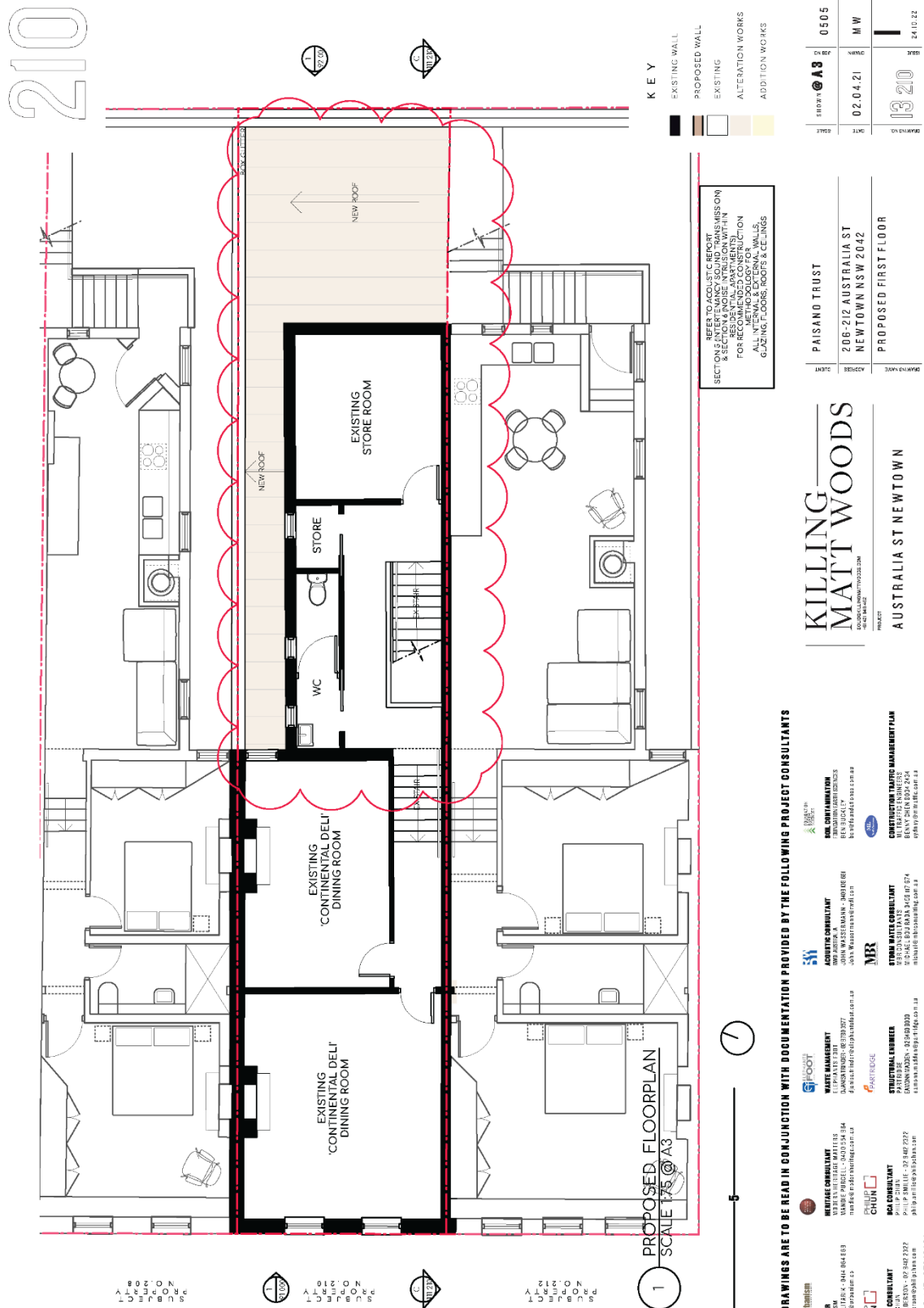
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ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042	DATE	02.04.21
DRAWING NAME	PROPOSED FLOORPLAN FIRST FLOOR	SCALE	MW
		DATE	24.10.22

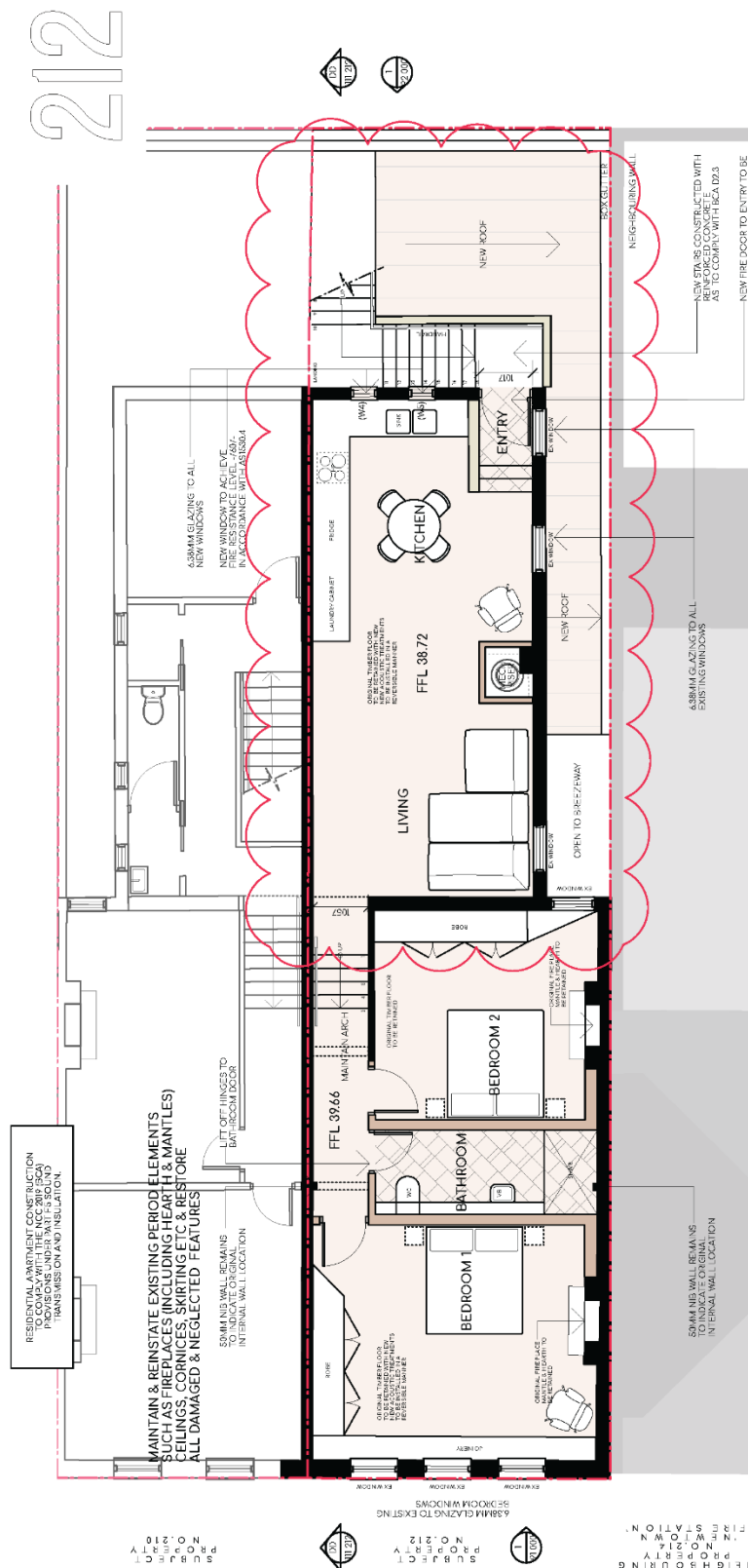
KILLING MATT WOODS
ARCHITECTS
10-12 BRIDGE
AUSTRALIA ST NEWTOWN

Document Set ID: 37043164
Version: 1, Version Date: 08/11/2022









1 PROPOSED FLOORPLAN
SCALE 1:75 @ A3

KEY

EXISTING WALL
PROPOSED WALL
EXISTING
ALTERATION WORK
ADDITION WORK

REFER TO ACOUSTIC REPORT
SECTION 9 (INTERFERENCE SOUND TRANSMISSION)
& SECTION 10 (NOISE INTRUSION WITHIN
RESIDENTIAL APARTMENTS)
FOR RECOMMENDED CONSTRUCTION
METHODOLOGY FOR
ALL INTERNAL & EXTERNAL WALLS,
GLAZING, FLOORS, ROOFS & CEILINGS

0505	MW
09 ON	24.10.22
SHOWN @A3	13 212
02.04.21	

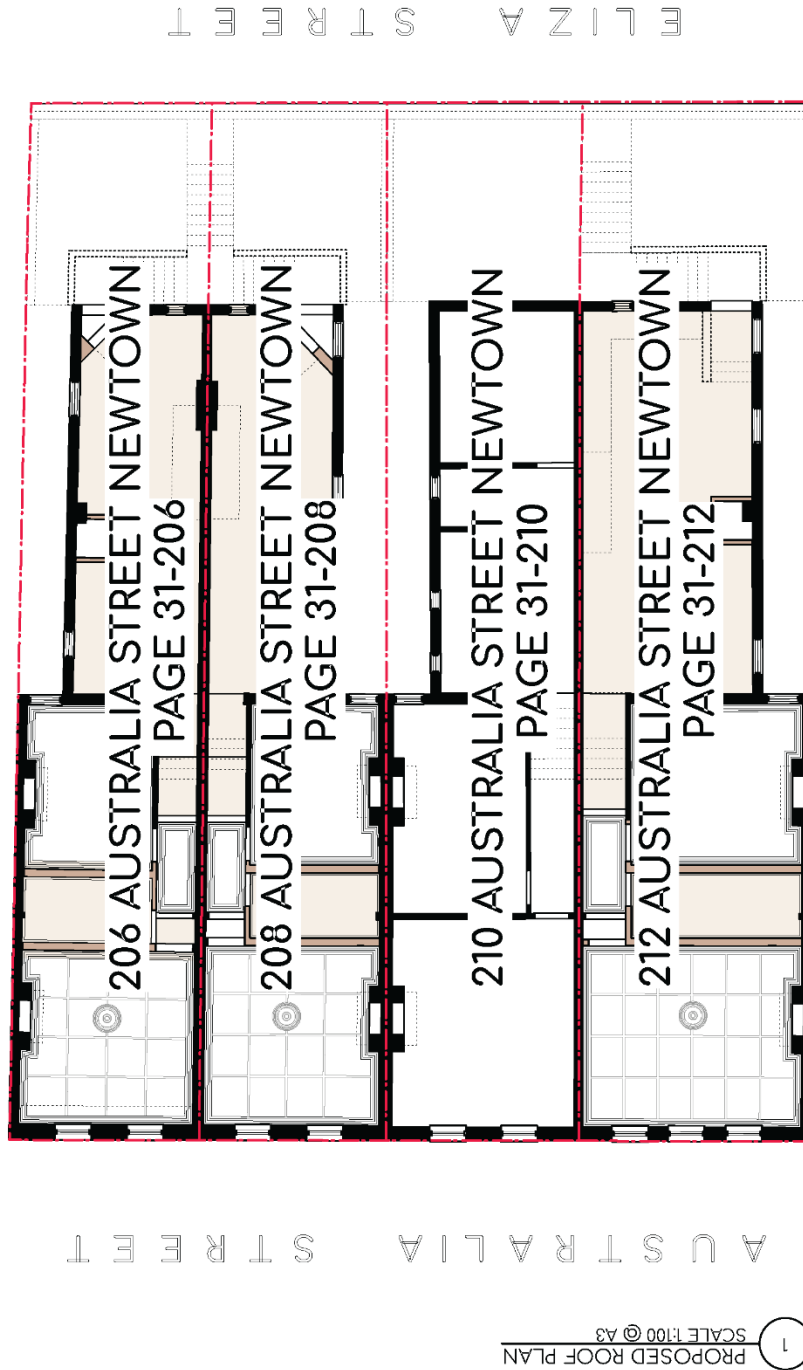
CLIENT	PAISANO TRUST
ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042
DRAWING NAME	PROPOSED FIRST FLOOR

KILLING—
MATT WOODS
© 2004 MATT WOODS
AUSTRIA ST. NEWTOWN

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Version: 1, Version Date: 08/11/2022



1 PROPOSED ROOF PLAN
SCALE 1:100 @ A3

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**KILLING
MATT WOODS**
ARCHITECTS
02 942 2322
killingmattwoods.com.au

PROJECT
AUSTRALIA ST NEWTOWN

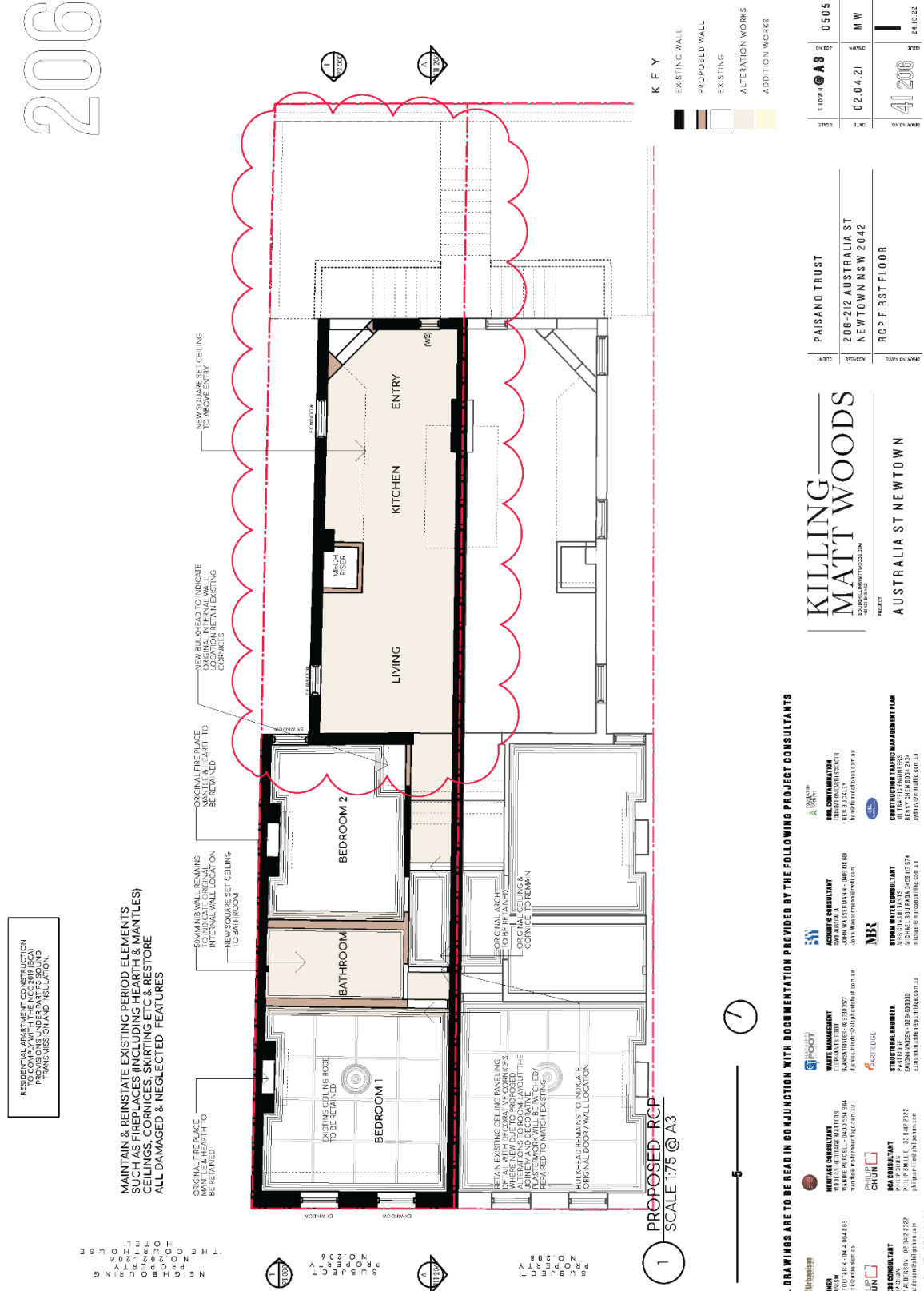
CLIENT
PAISANO TRUST

ADDRESS
206-212 AUSTRALIA ST
NEWTOWN NSW 2042

DATE
02.04.21

SCALE
1:100

DATE
24.10.22



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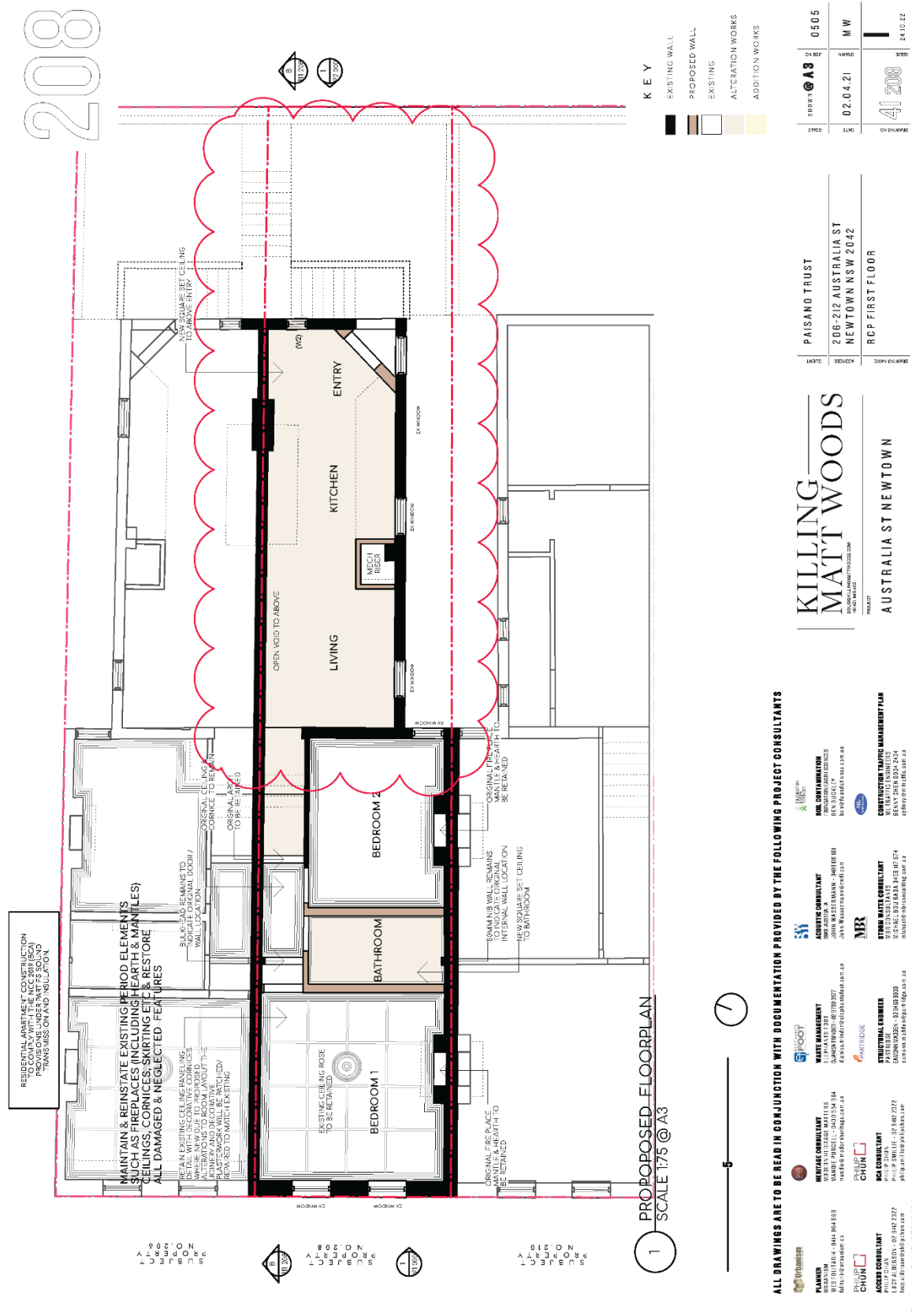




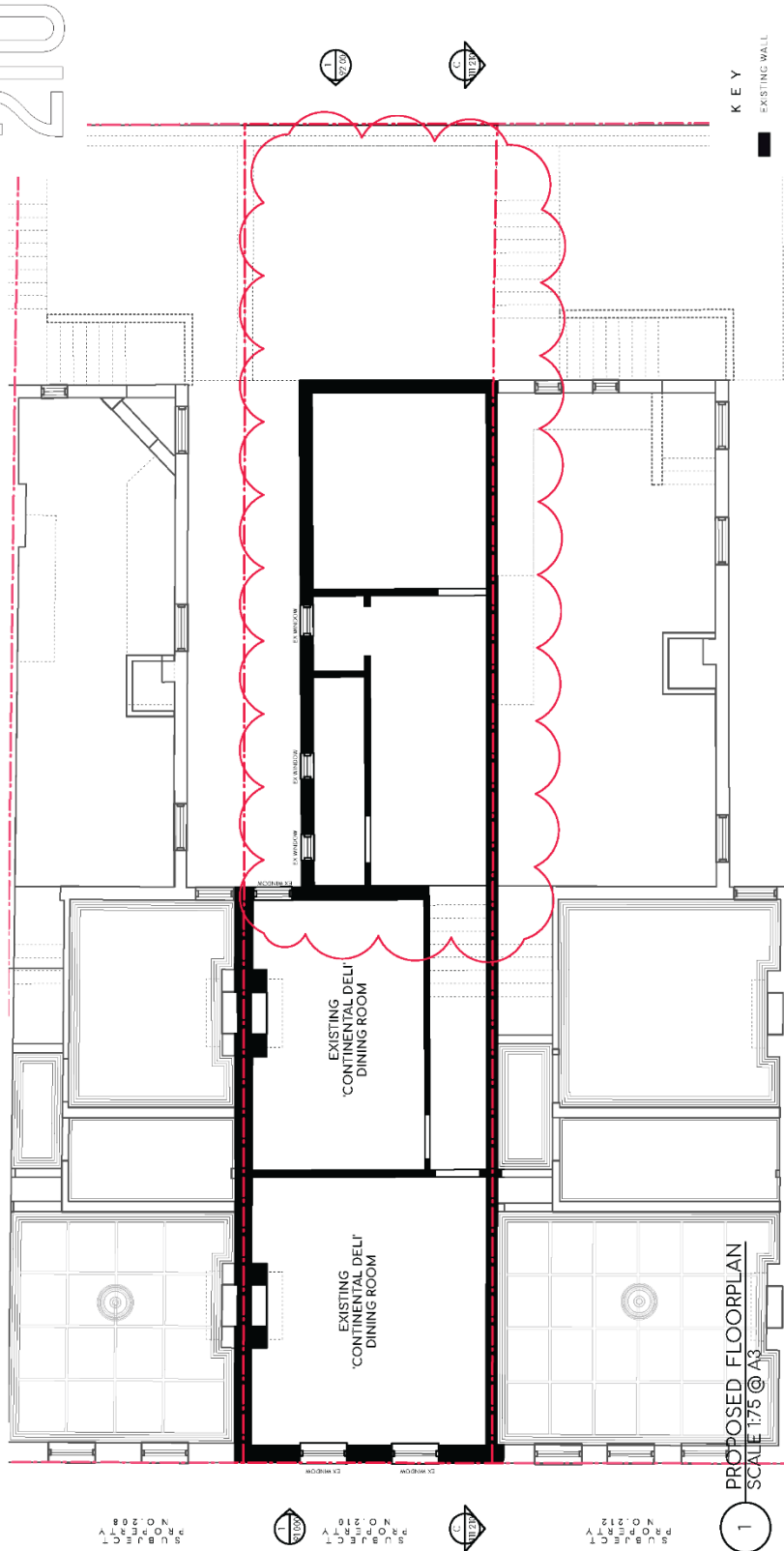





Document Set ID: 37043164
Version: 1, Version Date: 08/11/2022



210



1 PROPOSED FLOORPLAN
SCALE 1:75 @ A3

KEY

- EXISTING WALL
- PROPOSED WALL
- EXISTING
- ALTERATION WORKS
- ADDITION WORKS

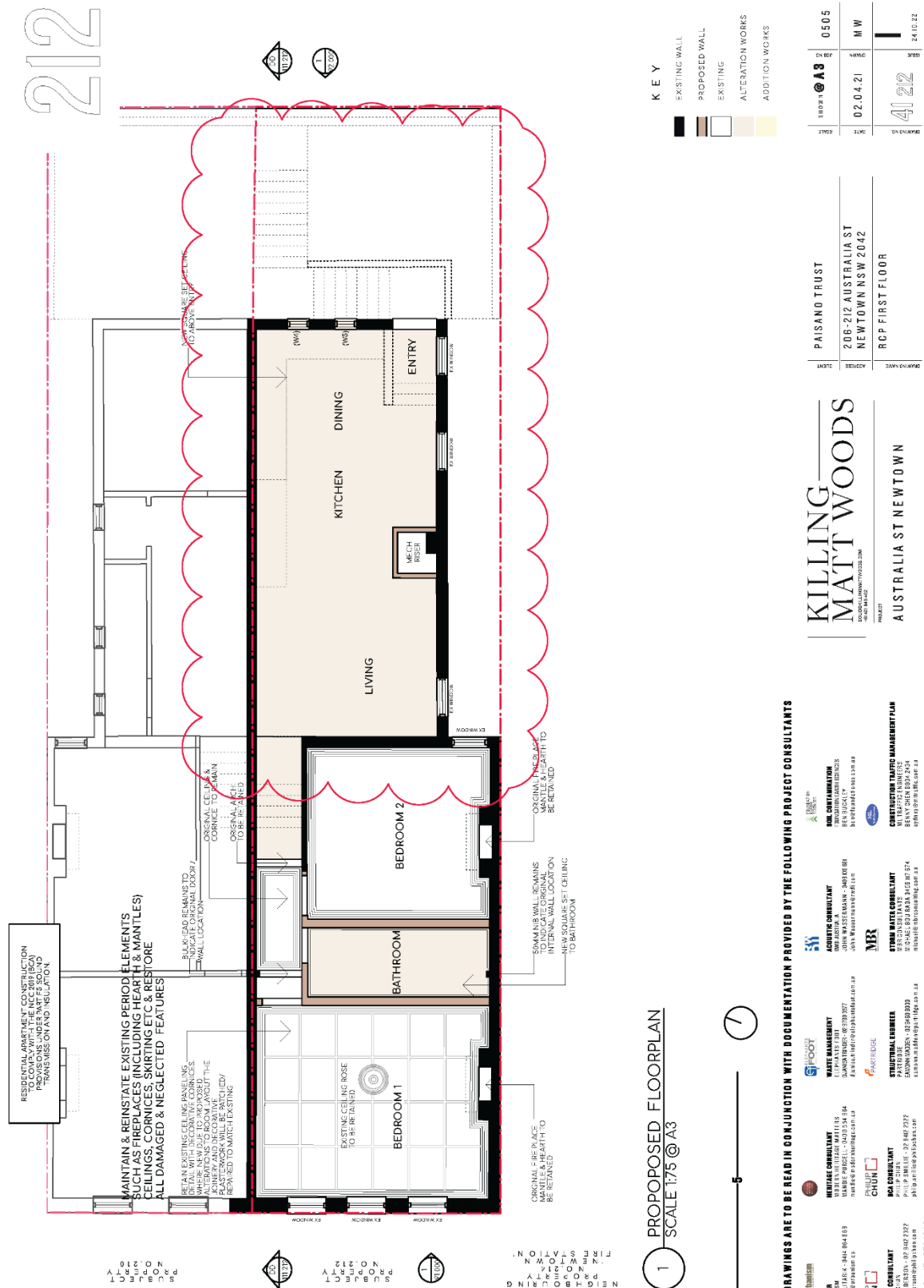
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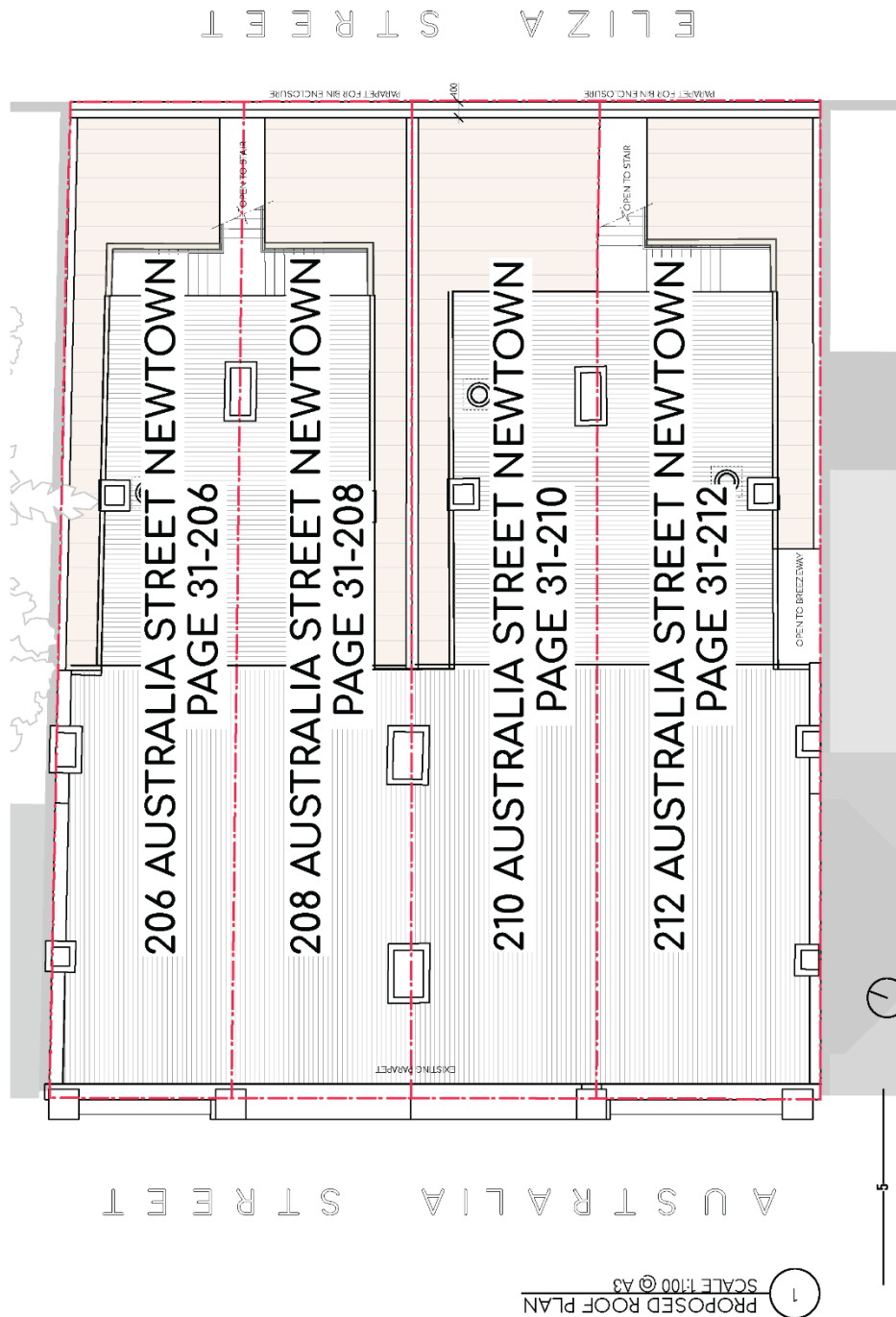
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KILLING MATT WOODS
PROJECT
AUSTRALIA ST NEWTOWN

PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
RCP FIRST FLOOR

DATE: 02.04.21
SCALE: 1:75 @ A3
DRAWING NO: 4120
REVISION: 1
DATE: 24.10.22





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kennedy@structural.com.au | STEAM WATER CONSULTANT

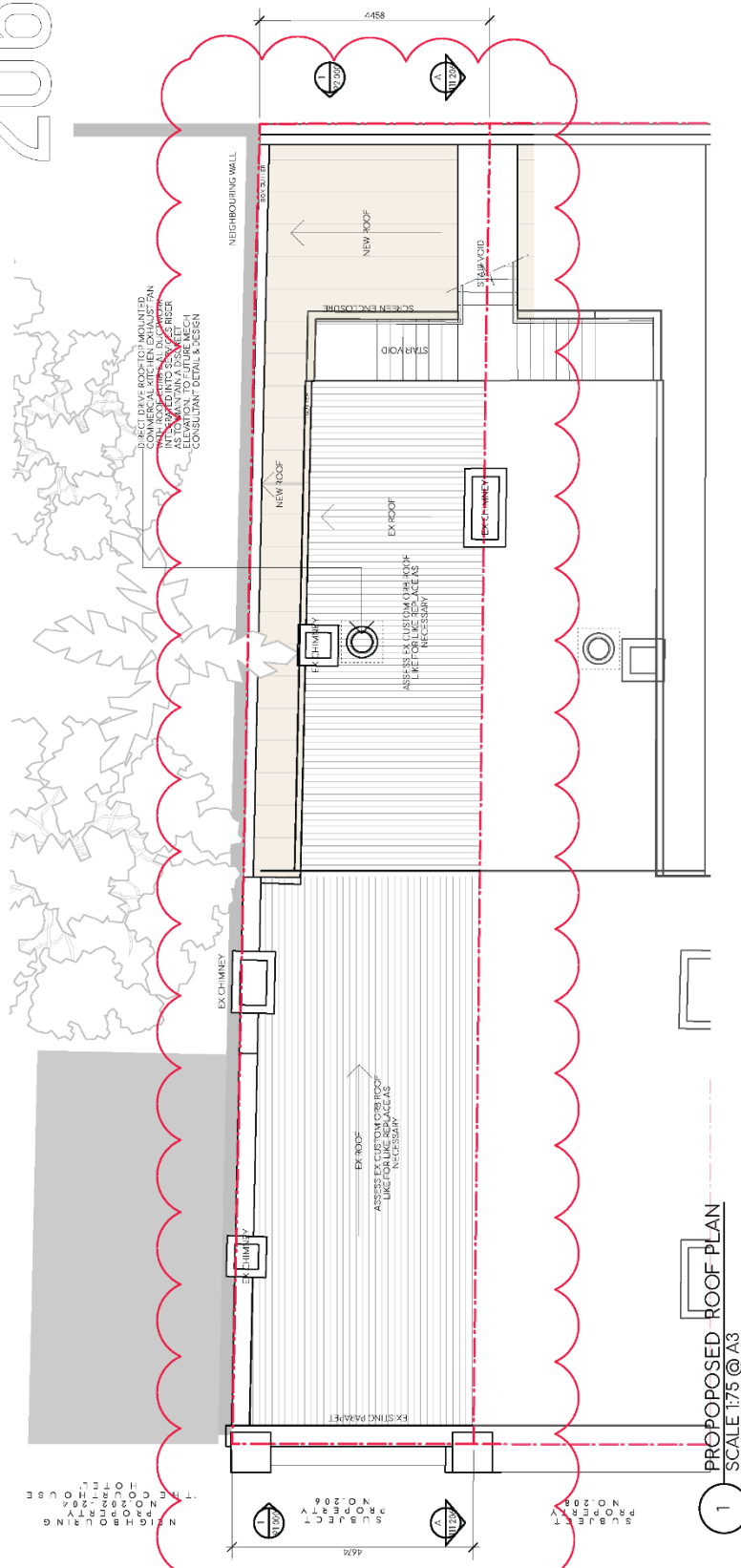
STEAM WATER CONSULTANT
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stephen@steamwater.com.au | CONSTRUCTION MANAGEMENT

CONSTRUCTION MANAGEMENT
BENNY COHEN - 03 9377 2154
ben@construction.com.au | PAISANO TRUST

PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
PROPOSED ROOF PLAN | KILLING MATT WOODS

KILLING MATT WOODS
AUSTRALIA ST NEWTOWN |

DATE	02.04.21	JOB NO.	0505
SCALE	1:100	DRAWN BY	MW
PROJECT NO.	000	DATE	24.10.22



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 **THE HONG KONG INSTITUTE OF SURVEYING**
REGISTRATION ASSISTANTS
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@hkis.org.hk.

 **B&B CONSULTANT**
REGISTRATION ASSISTANTS
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@bbconsultant.com.

 **CONSTRUCTION TACTIC MANAGEMENT PLAN**
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@ctmp.com.

 **ACQUINTE CONSULTANT**
REGISTRATION ASSISTANTS
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@acquinte.com.

 **STWAIN WHITE CONSULTANT**
REGISTRATION ASSISTANTS
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@stwainwhite.com.

 **STRUCTURAL ENGINEER**
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@se.com.

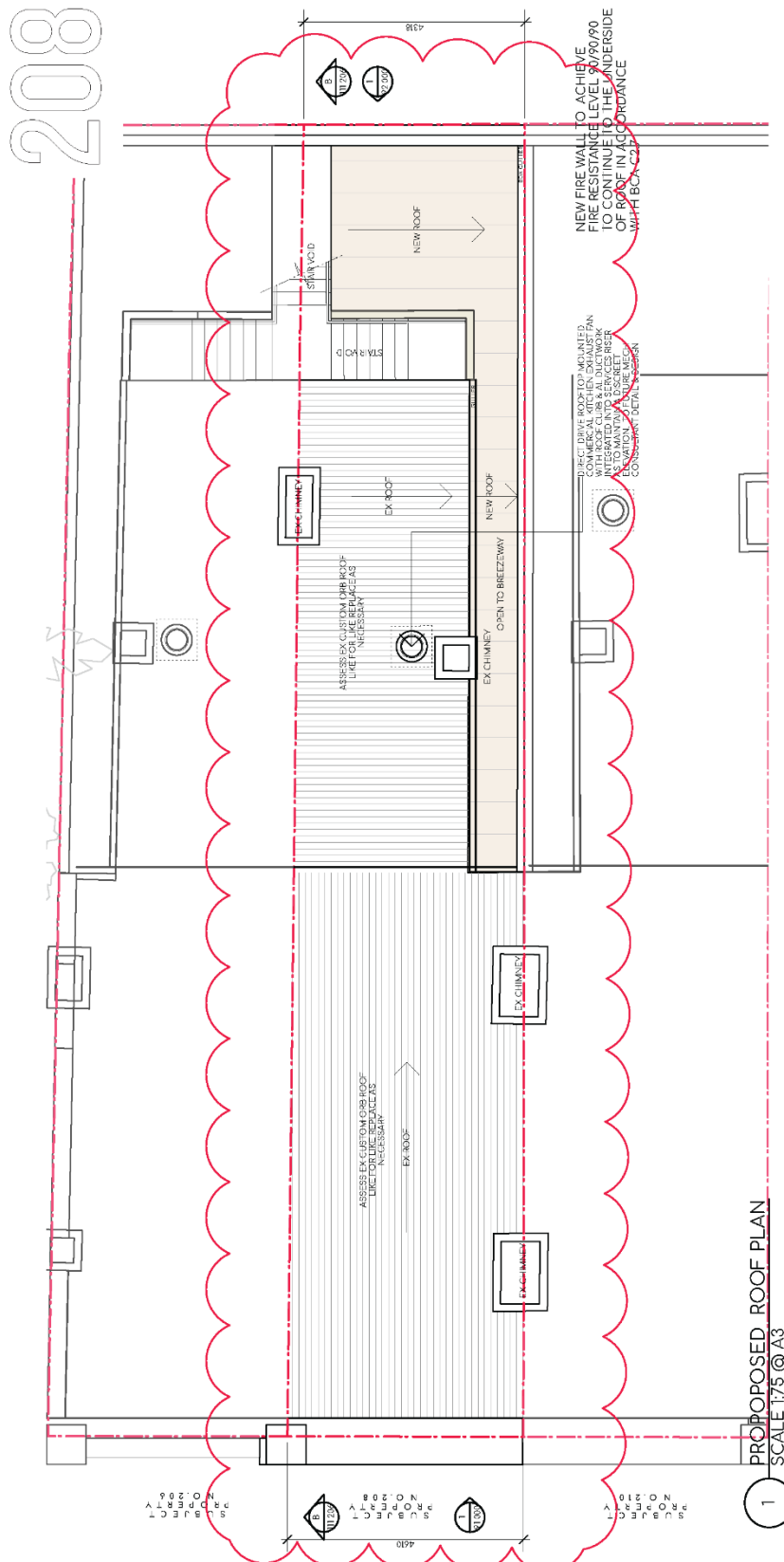
 **CHUN CHUN CONSULTANT**
REGISTRATION ASSISTANTS
 We are seeking a motivated and experienced individual to join our team. The successful candidate will be responsible for assisting in the registration process of surveying instruments and personnel. The position offers a competitive salary and benefits package. For more information, please contact us at hr@chunchun.com.

SUBJECT	PASIANO TRUST	DATED:	7 SEP 2018	CITY REF:	A9	OS605
MORIS APPLICANT	206-212 AUSTRALIA ST NEW TOWN NSW 2042	TITLE:	02.04.21	NAMING:	MW	
PROPOSED NAME	PROPOSED ROOF PLAN	LIN ENVELOPE	81'20"	FLOOR AREA	-	24.10.22

KILLING—
MATT WOODS
SOURCES: LAMONT/PODZICK/2004
© 142 M442

PROJECT

AUSTRALIA ST NEWTOWN



PROPOSED ROOF PLAN
SCALE 1:75 @ A3

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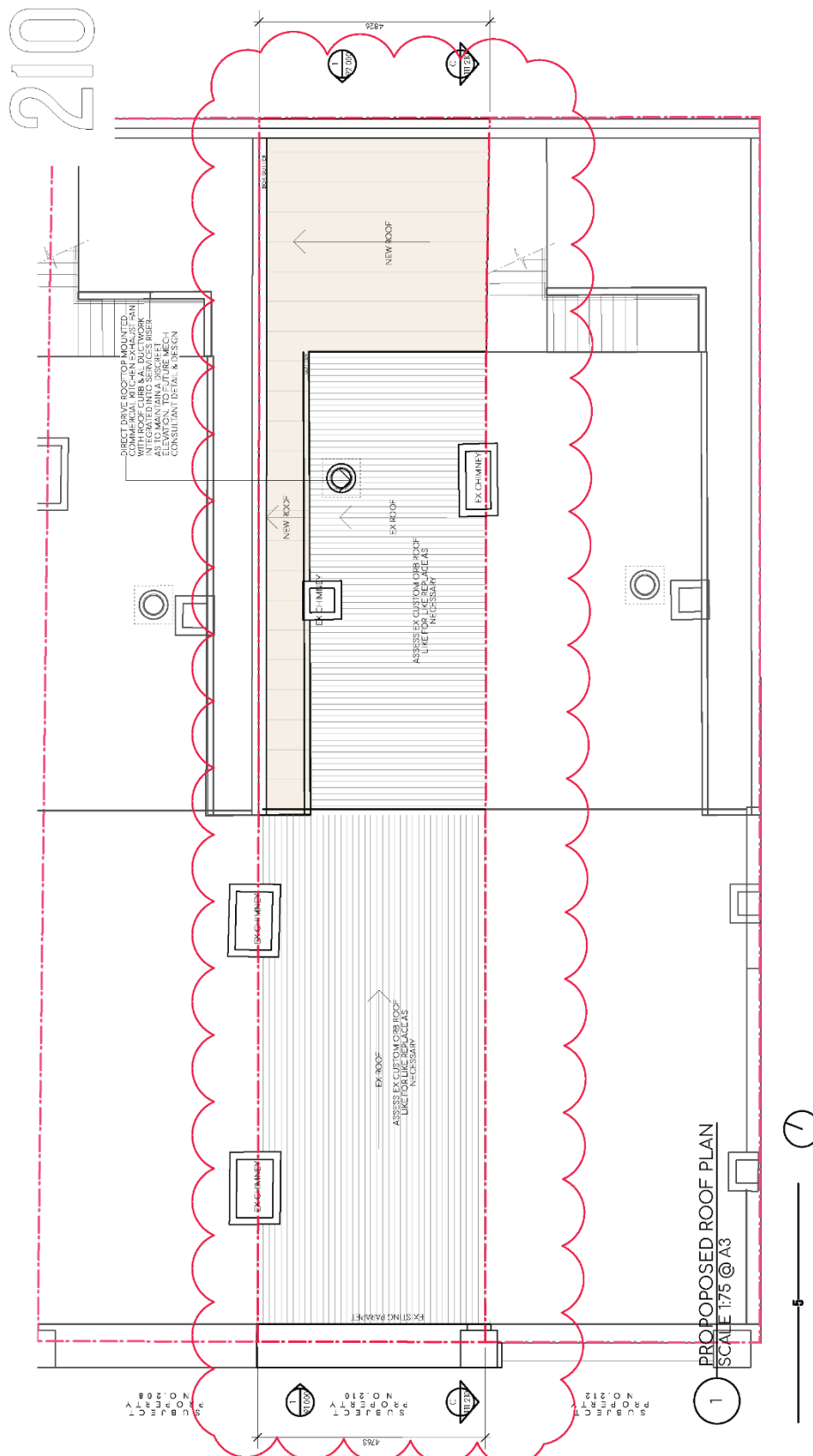
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KILLING—
MATT WOODS
SOURCE: LAMARCA/703.225.2296
-642 361-622

PROJECT
AUSTRALIA ST NEWTOWN

CLIENT	PAISANO TRUST
ADDRESS	206-212 AUSTRALIAN NEW TOWN NSW
PLANNING NAME	PROPOSED ROOF

DATE	02.04.21	NAME	M W	0505
PRINTING NO.	81208	ISSUE	1	24.10.22
SCALE	SHOWN @ A3	ON REF		



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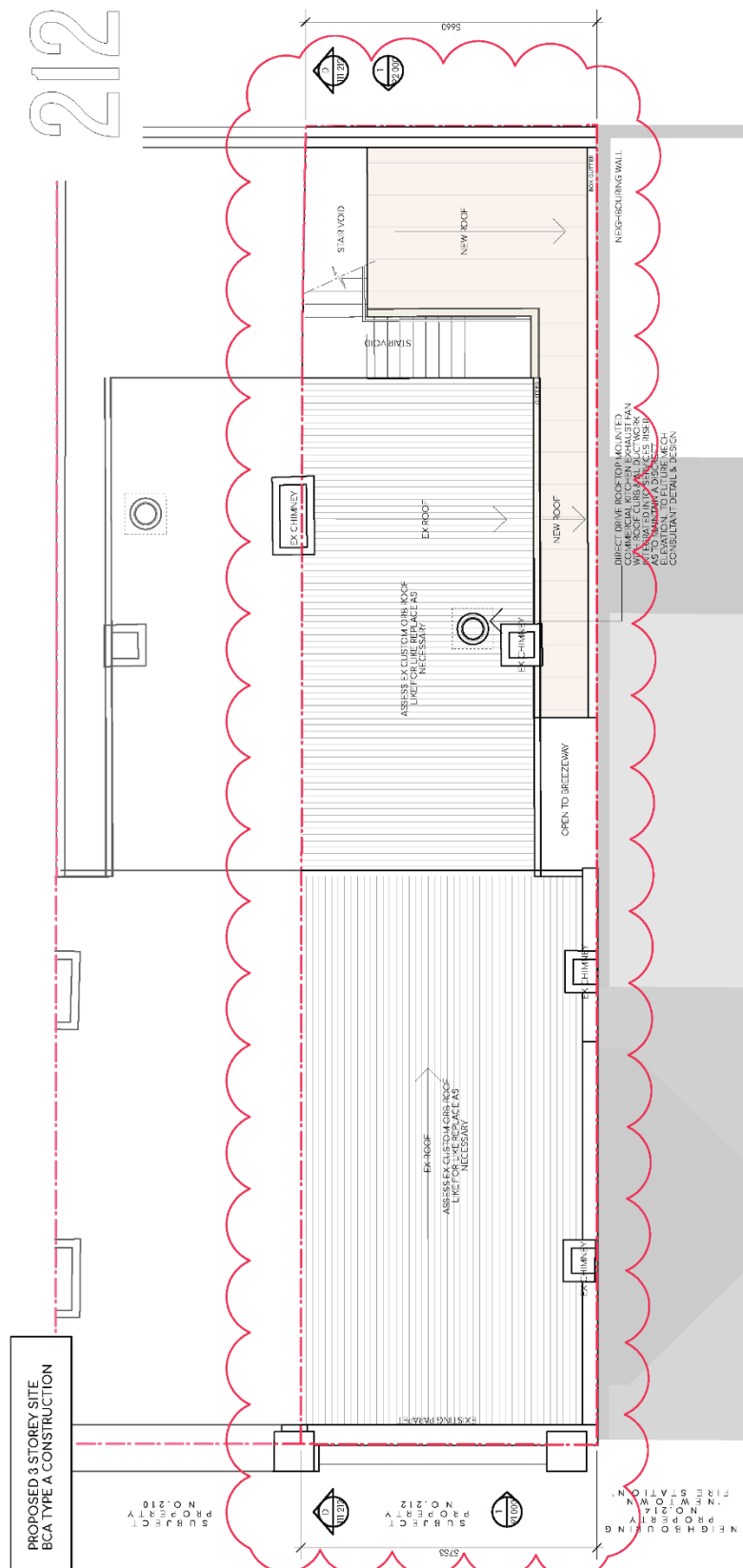
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KILLING—
MATT WOODS
SOURCE: LAMARCA/703.225.2296
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PROJECT
AUSTRALIA ST NEWTOWN

PAISANO TRUST
206-212 AUSTRALIAN
NEW TOWN NSW 2147
PROPOSED ROOF

SHOWING @ A3	0505
DATE	MW
02.04.21	
02.04.21	24.10.22



1 PROPOSED ROOF PLAN
SCALE 1:75 @ A3

57

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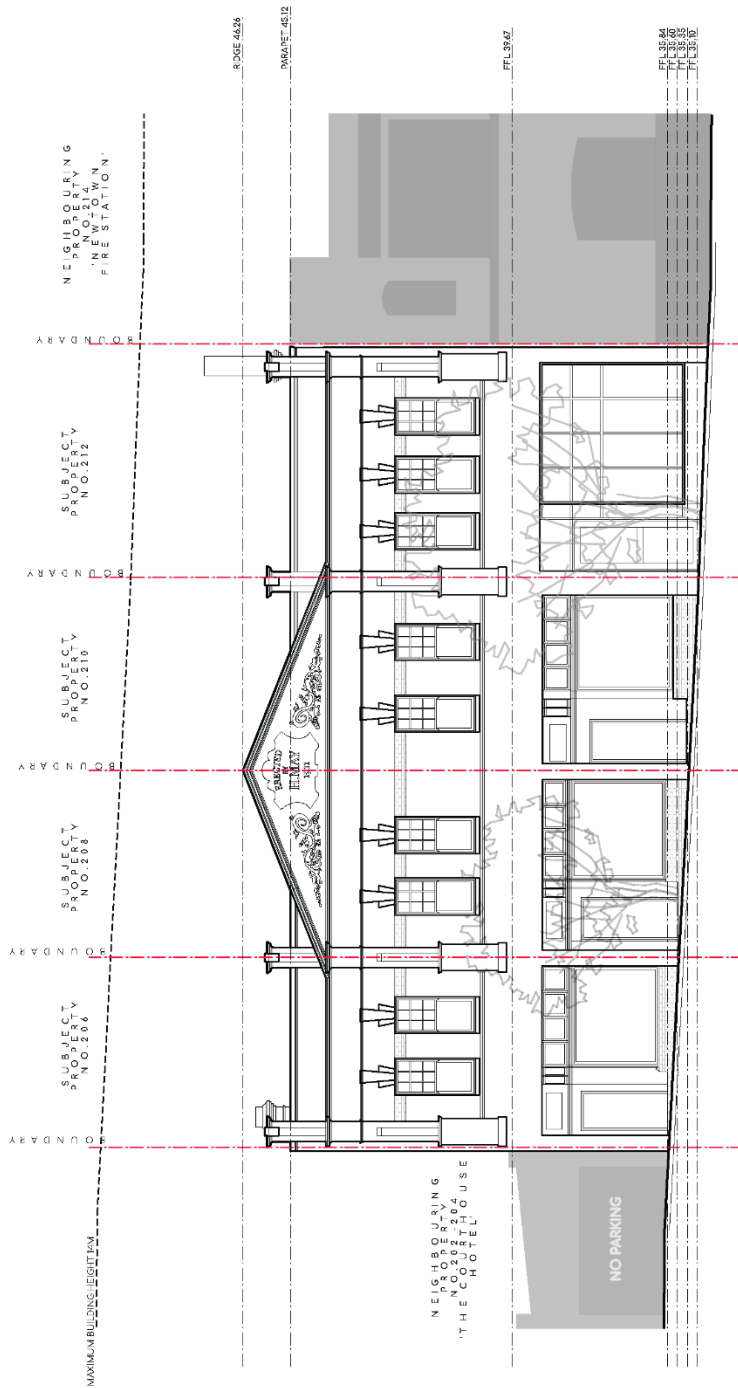
KILLING—
MATT WOODS
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AUSTRALIA ST NEWTOWN

PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
PROPOSED ROOFPAN

COPYRIGHT YEAR: AD 3585 C.D.B.T.
DATE: 02.04.21
DRAWN BY: JON MOY
0505 MW

DRAWING NO. 81212
EAST 24.10.22



1 AUSTRALIA STREET ELEVATION
SCALE 1:100 @ A3

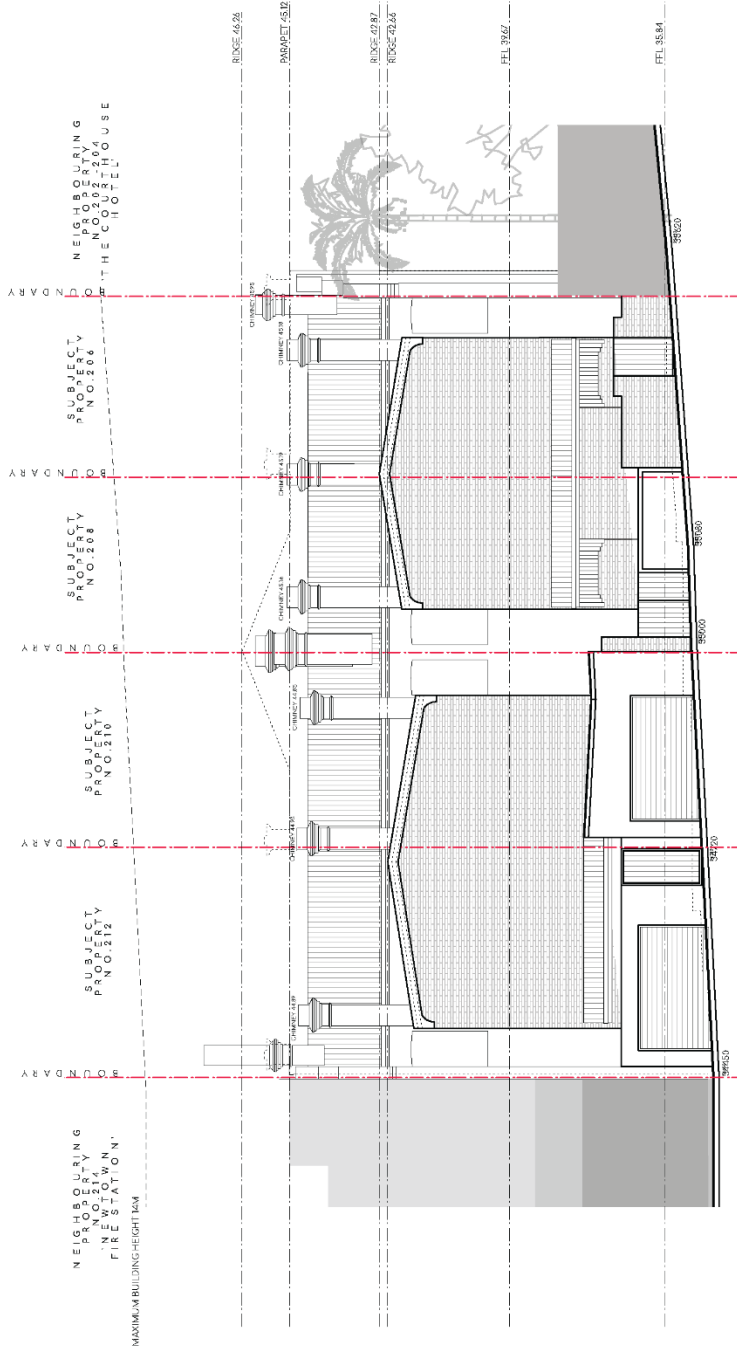
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NEWTOWN NSW 2042 |

Document Set ID: 37043164
Version: 1.1, Version Date: 08/11/2022

PROJECT NO.	91 000	DATE	02.04.21	SCALE	1:100 @ A3	0505
PROJECT NAME	AUSTRALIA STREET EXISTING ELEVATION					
CLIENT	PAISANO TRUST					
ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042					
DATE	02.04.21					
SCALE	1:100 @ A3					
0505						

KILLING MATT WOODS
 PROJECT
 AUSTRALIA ST NEWTOWN



1 ELIZA STREET ELEVATION
SCALE 1:100 @ A3

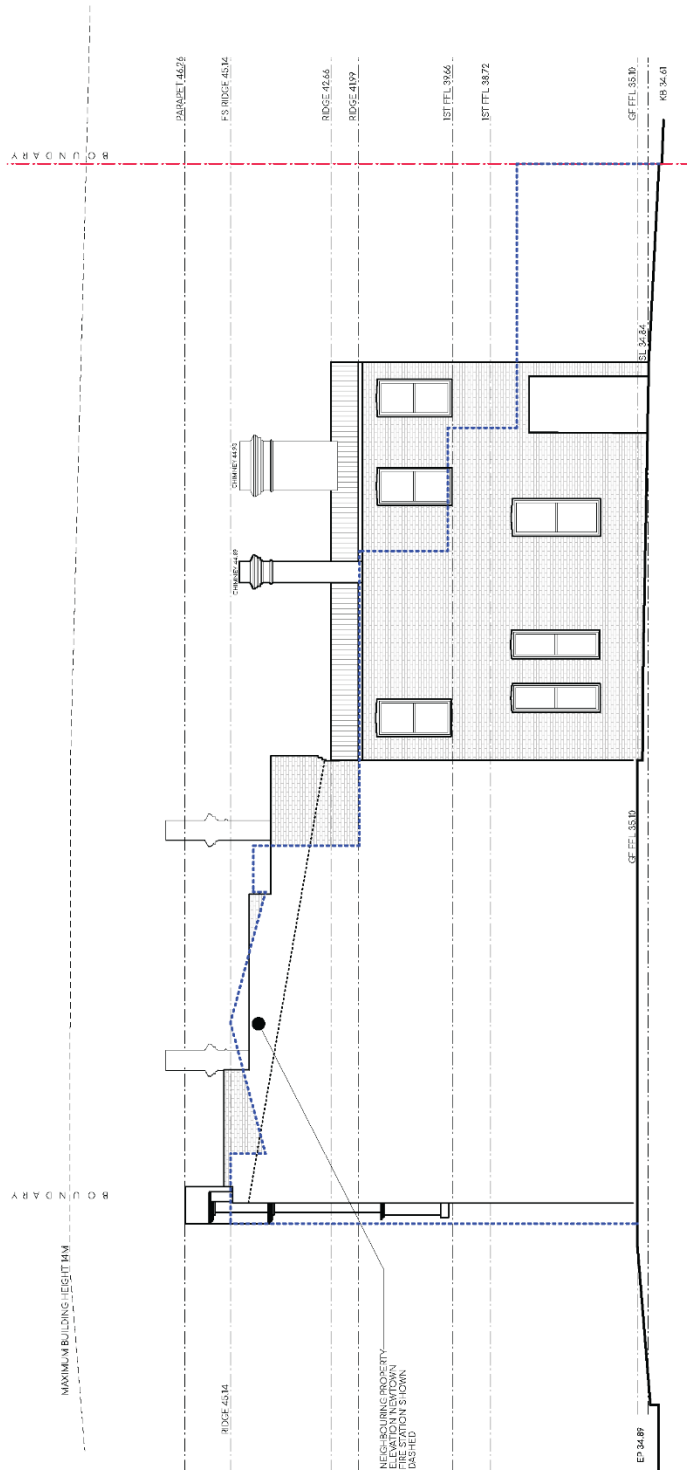
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WIS OUTBACK - ANA 04-4883
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MBR
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ben@bennyboy.com.au</p> |
|---|---|--|

PROJECT	PAISANO TRUST
ADDRESS	206-212 AUSTRALIA ST NEW TOWN NSW 2042
DATE	02.04.21
SCALE	92 000
DATE	24.10.22
PROJECT	ELIZA STREET EXISTING ELEVATION
DATE	0505
DATE	MW

KILLING MATT WOODS
ARCHITECTS
14 C/O 34/402
KILLINGMATTWOODS.COM

PROJECT
AUSTRALIA ST NEW TOWN



1 SOUTH FACING ELEVATION (212)
SCALE 1:100 @ A3

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PLANNER WIS OUTLARK - 0414 864 883 info@outlark.com.au	MEETINGS CONSULTANT NABE P. PRESELL - 0423 514 584 nabe@presell.com.au	WASTE MANAGEMENT DANIEL HENRI - 08 7100 2077 daniel.henri@phillip.com.au	ACQUISITION CONSULTANT JOHN WASSERMAN - 0401 06 861 john.wasserman@phillip.com.au	ENVIRONMENTAL CONSULTANT BEN BUCKLEY ben@benbuckley.com.au	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042
PHILIP CHURCH LUTHERA BERSON - 02 940 2322 info@lutheraberson.com.au	PHILIP CHURCH PHILIP CHURCH - 02 940 2322 info@lutheraberson.com.au	STRUCTURAL ENGINEER ANDREW HADEN - 02 940 3000 andrew@andrewhaden.com.au	MBR STYAN WATKINS CONSULTANT STYAN WATKINS - 0423 06 524 info@styanwatkins.com.au	CONSTRUCTION MANAGEMENT PLAN BENNY BENSON 02 942 2434 ben@benbuckley.com.au	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042

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Version: 1.1, Version Date: 08/11/2022

PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042
PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042	PAISANO TRUST 206-212 AUSTRALIA ST NEW TOWN NSW 2042

KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN
KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN	KILLING MATT WOODS AUSTRALIA ST NEW TOWN



1 AUSTRALIA STREET ELEVATION
SCALE 1:100 @ A3

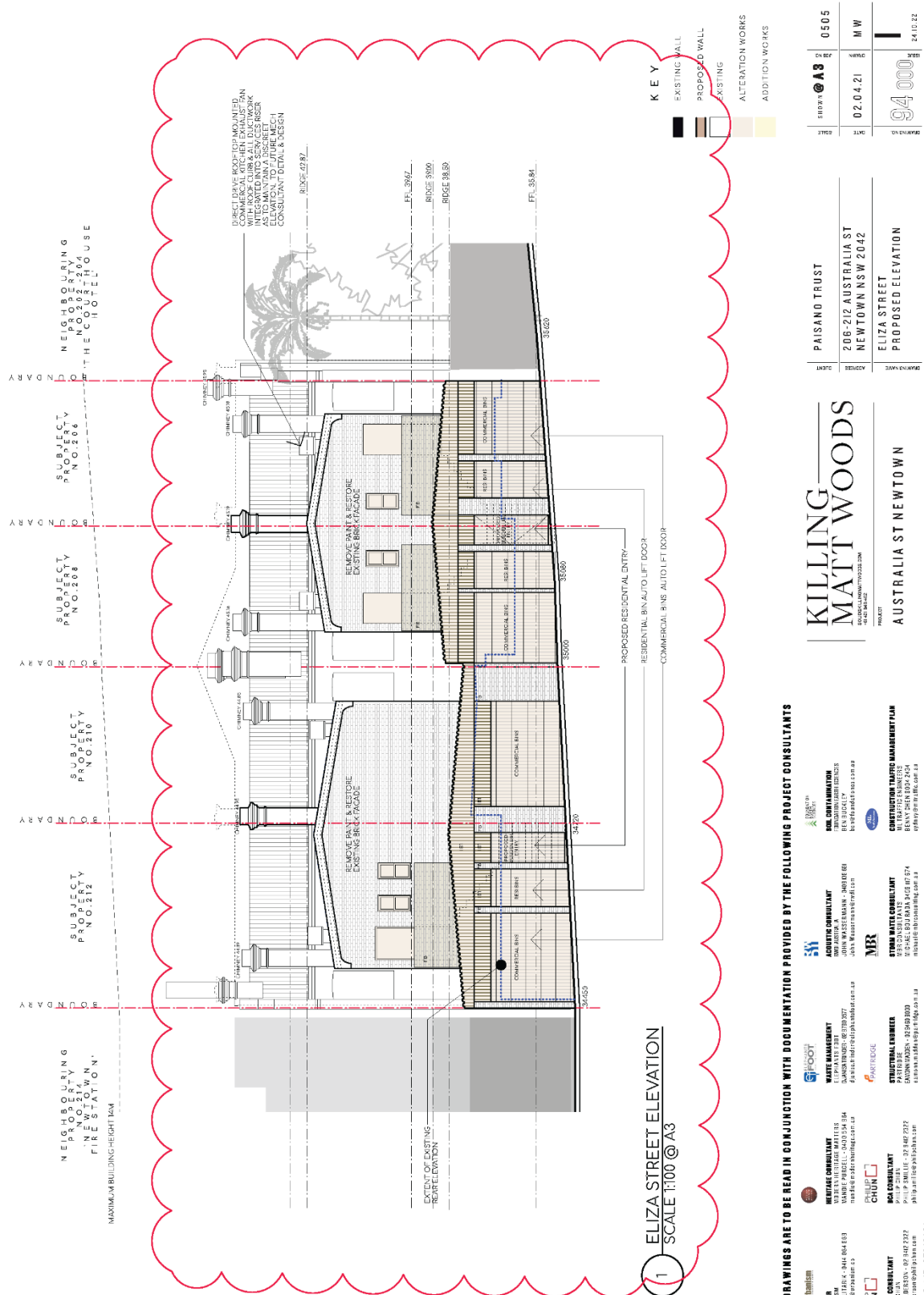
KEY
 EXISTING WALL
 PROPOSED WALL
 EXISTING
 ALTERATION WORKS
 ADDITION WORKS

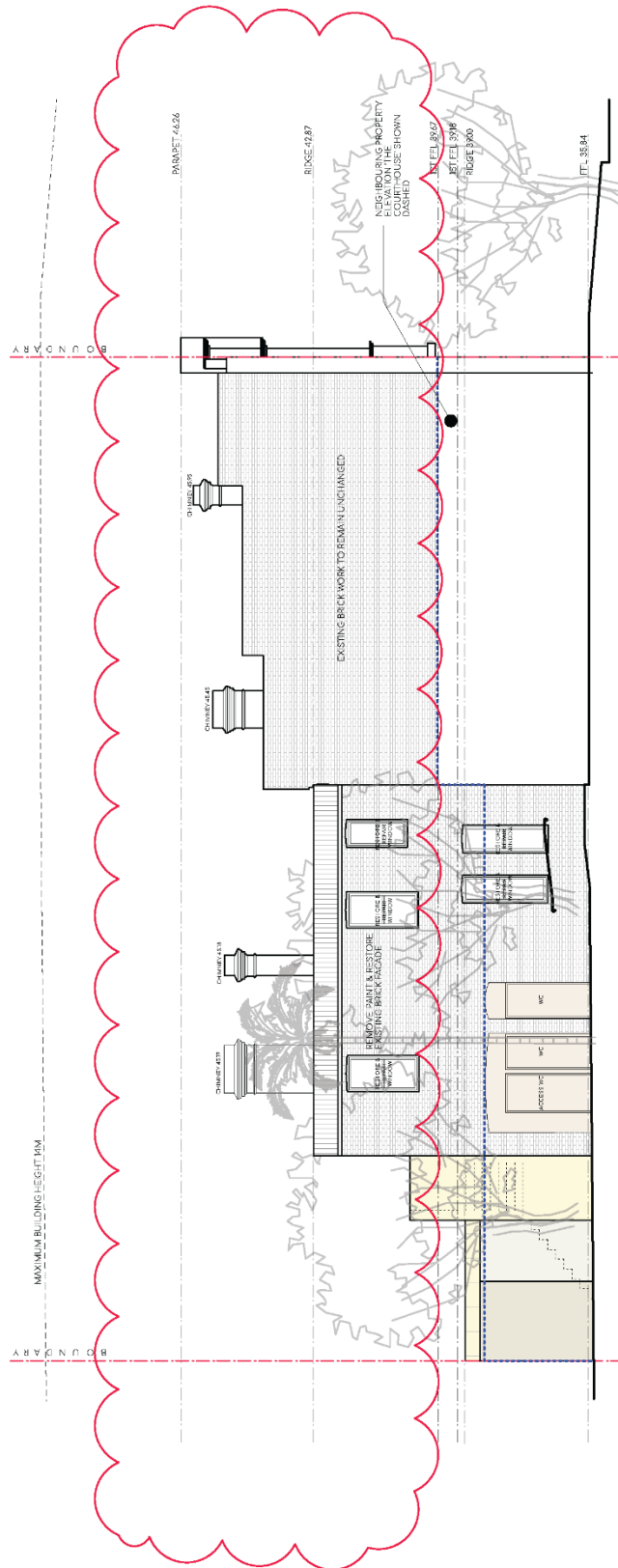
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BENNY BENSON - 02 942 2322
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KILLING MATT WOODS
 14-15 ST 204/202
 AUSTRALIA ST NEWTOWN
 PROJECT

DATE	206-212 AUSTRALIA ST NEWTOWN NSW 2042	PROJECT	AUSTRALIA STREET PROPOSED ELEVATION
SCALE	02.04.21	DATE	24.10.22
BY	02.04.21	DATE	24.10.22
BY	02.04.21	DATE	24.10.22





1 NORTH FACING ELEVATION (206)
SCALE 1:100 @ A3

KEY

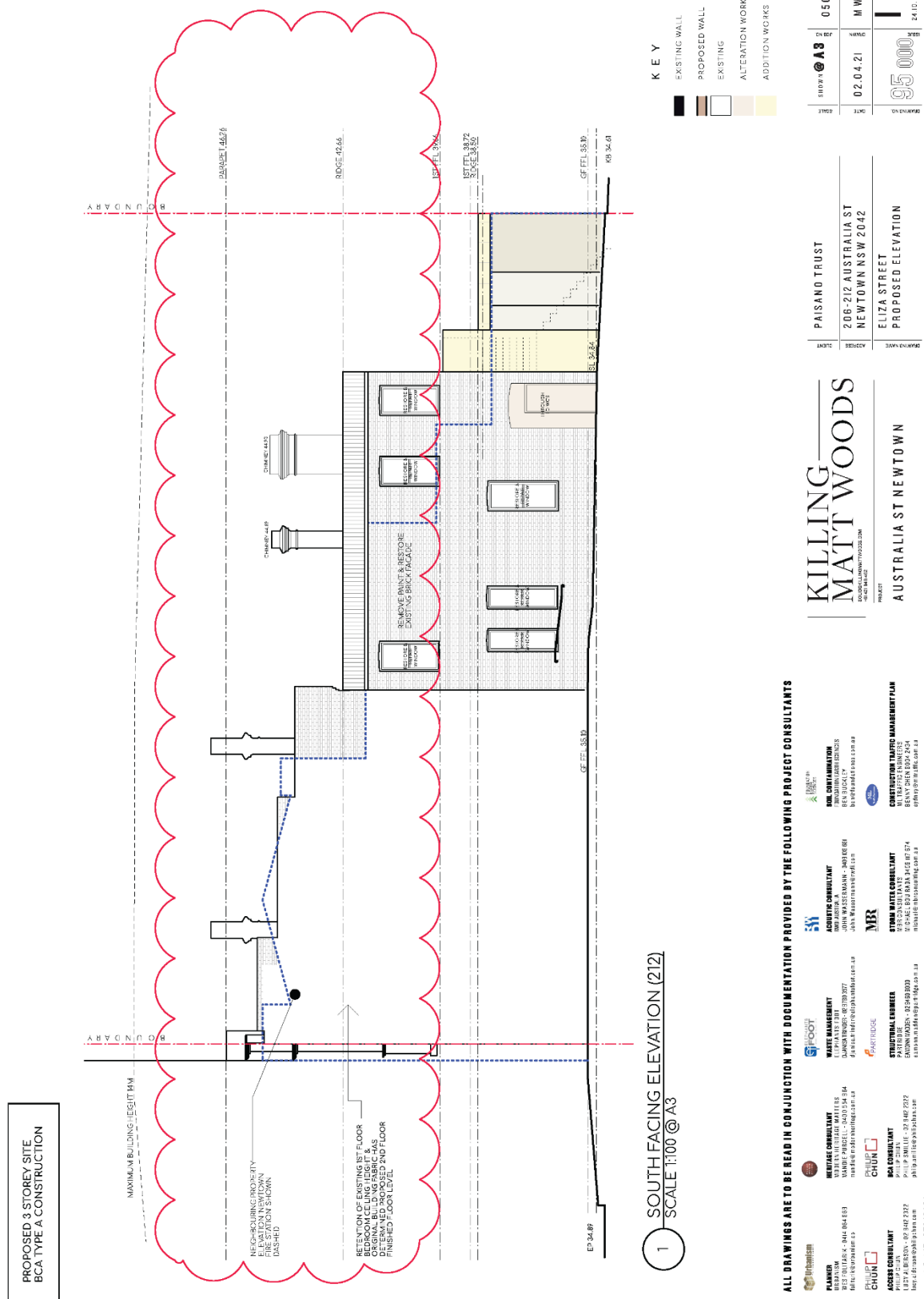
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	EXISTING
	ALTERATION WORKS
	ADDITION WORKS

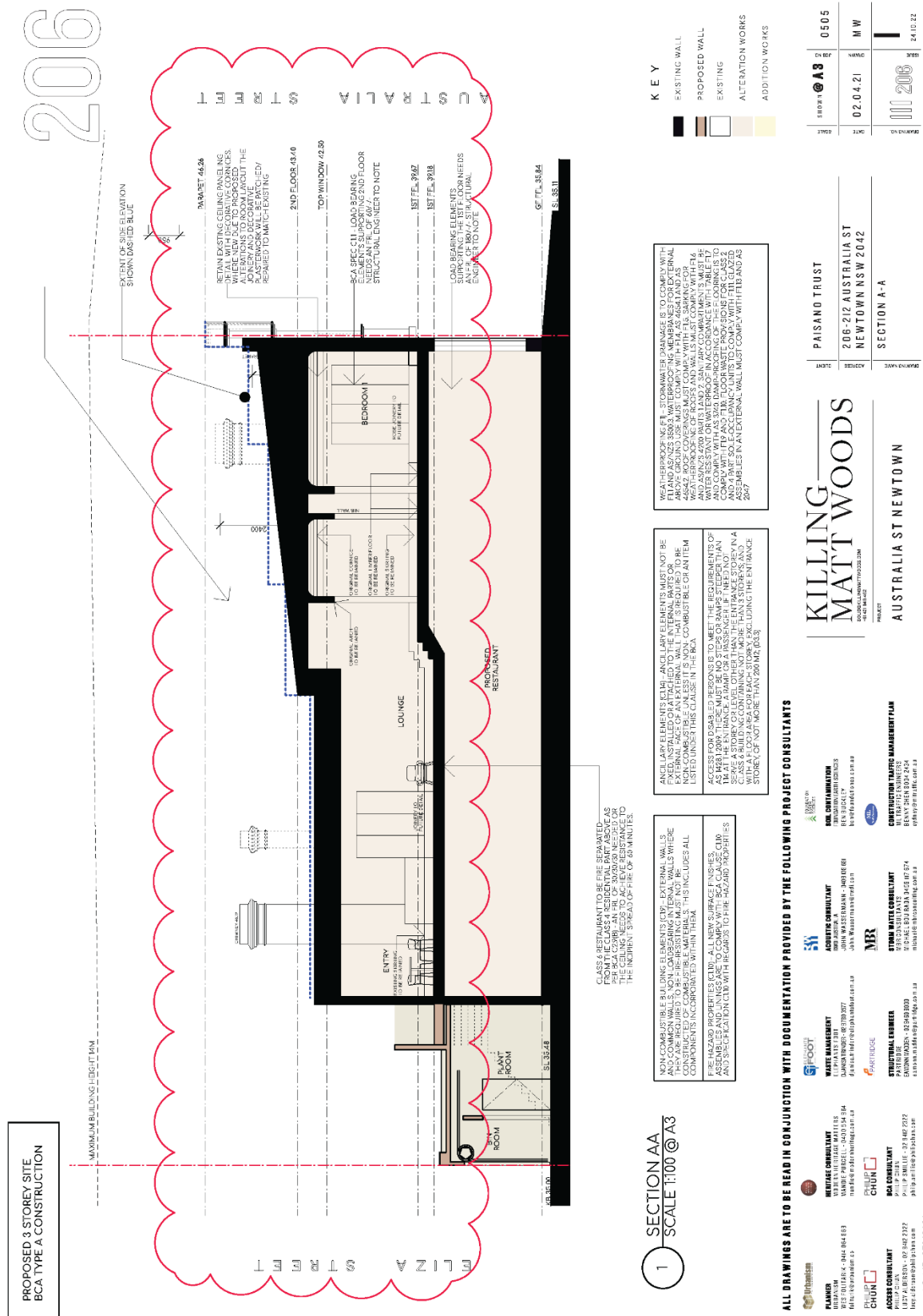
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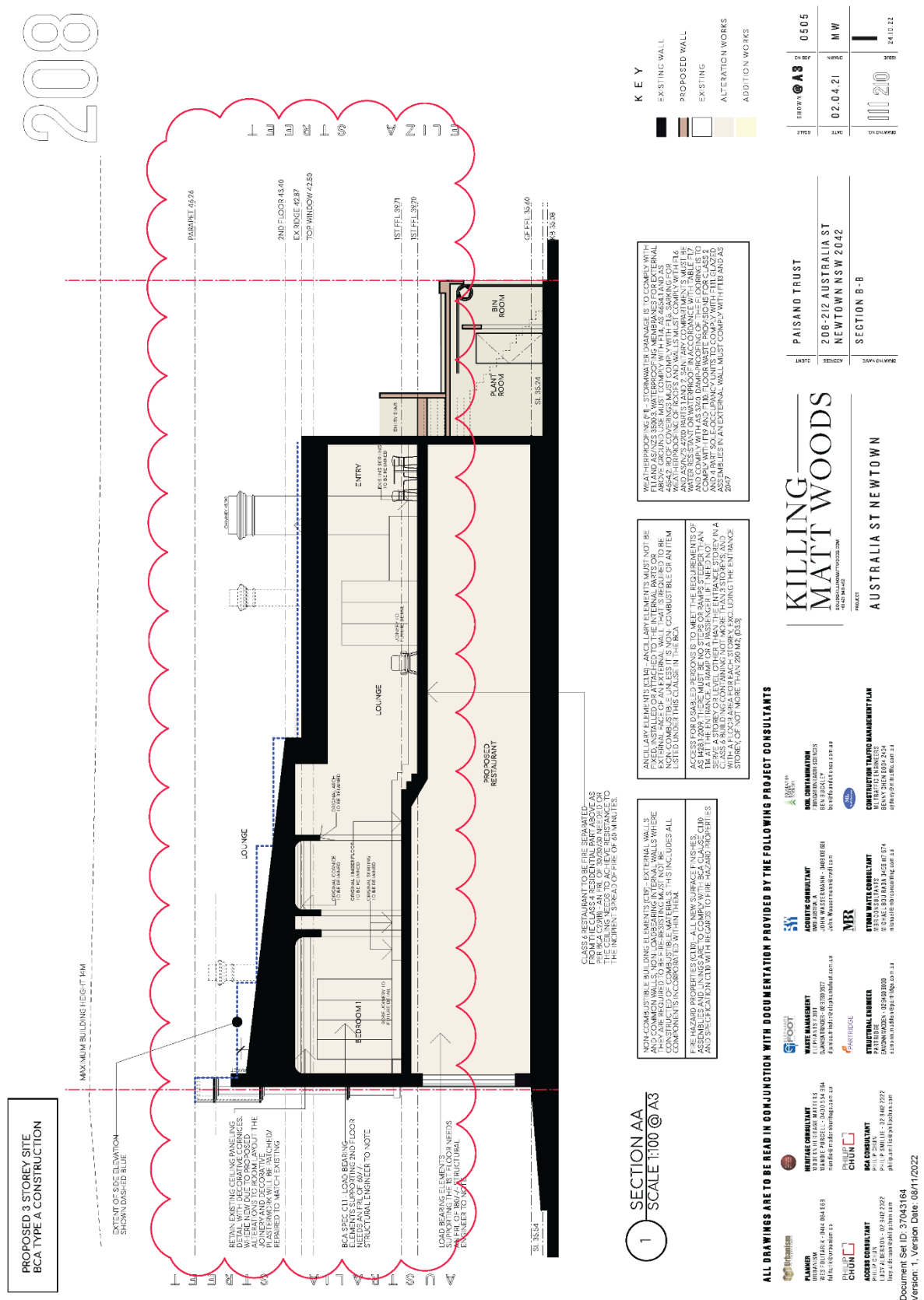
PLANNER WIS OUTLARK - ANA 06-4183 info@urbanism.com.au	MEETINGS CONSULTANT MARIE PHELPS - 06-9422322 marie@pdpdesign.com.au	WASTE MANAGEMENT DANIEL HENRY - 06-7100 2077 dhenry@wasteconsultants.com.au	ACoustic CONSULTANT JOHN WASTEMANN - 06-100 00 00 john.wastemann@acoustic.com.au	ENVIRONMENTAL CONSULTANT BEN BUCKLEY ben@envirofit.com.au
PHOTOGRAPHY PHILIP CHURCH phil@photo.com.au	PA CONSULTANT LUTY A BROWN - 06-9422322 luty@paconsultancy.com.au	STRUCTURAL ENGINEER EMMETT HADEN - 02-9403 0000 emmett@emmetthaden.com.au	MR WATER CONSULTANT WILLY-LOU MARRA - 06-100 00 00 willylou@mrwaterconsultancy.com.au	CONSTRUCTION MANAGEMENT PLAN BENNY JOHN BOWEN ben@benbowen.com.au

KILLING MATT WOODS
 206-212 AUSTRALIA ST
 NEWTOWN NSW 2042
 AUSTRALIA ST NEWTOWN
 PROPOSED ELEVATION

PROJECT	PAISANO TRUST
ADDRESS	206-212 AUSTRALIA ST NEWTOWN NSW 2042
DATE	02.04.21
SCALE	0505
DATE	24.10.22









NON-COMBUSTIBLE BUILDING ELEMENTS (C19) - EXTERNAL WALLS AND COMMON WALLS, NON-LOADBEARING INTERIOR WALLS WHERE THEY ARE REQUIRED TO BE FIRE-RESISTING MUST NOT BE CONSTRUCTED OF COMBUSTIBLE MATERIALS. THIS INCLUDES ALL COMPONENTS INCORPORATED WITHIN THEM.

[illegible]

WEATHERPROOFING F.L.—STORMWATER DRAINAGE IS TO COMPLY WITH ALL APPLICABLE S.D.P.C. REQUIREMENTS FOR EXTERIOR WALLS AND FOUNDATIONS. MUST COMPLY WITH CLASS 2607 AND CLASS 4842 ROOF COVERINGS MUST COMPLY WITH FLG. SHANNON-FOR WEATHERPROOFING OF ROOFS AND WALLS MUST COMPLY WITH FL6. WATER RESISTANT OVERLAP TEMPORARY AIR CURTAIN TABULATED TO COMPLY WITH T19 AND T20. FLOOR FINISHES TO COMPLY WITH T19 AND THE FLOOR WASTE PROVISION FOR CLASS 2 AND A TYPE III SOLID OCCUPANCY UNITS TO COMPLY WITH T11 GLAZED PARTITIONS IN AN EXTERNAL WALL MUST COMPLY WITH T10 AND AS 2607.

K E Y

- EXISTING WALL
- PROPOSED WALL
- EXISTING
- ALTERATION WORKS
- ADDITION WORKS

SHOW N @ A3	DATE	02.04.21	0505
DATE	DATE	0505	0505

CLIENT	PAISANO TRUST
ADDRESS	206-212 AUSTRALIA ST NEW TOWN NSW 2042
MARKING NAME	SECTION C-C

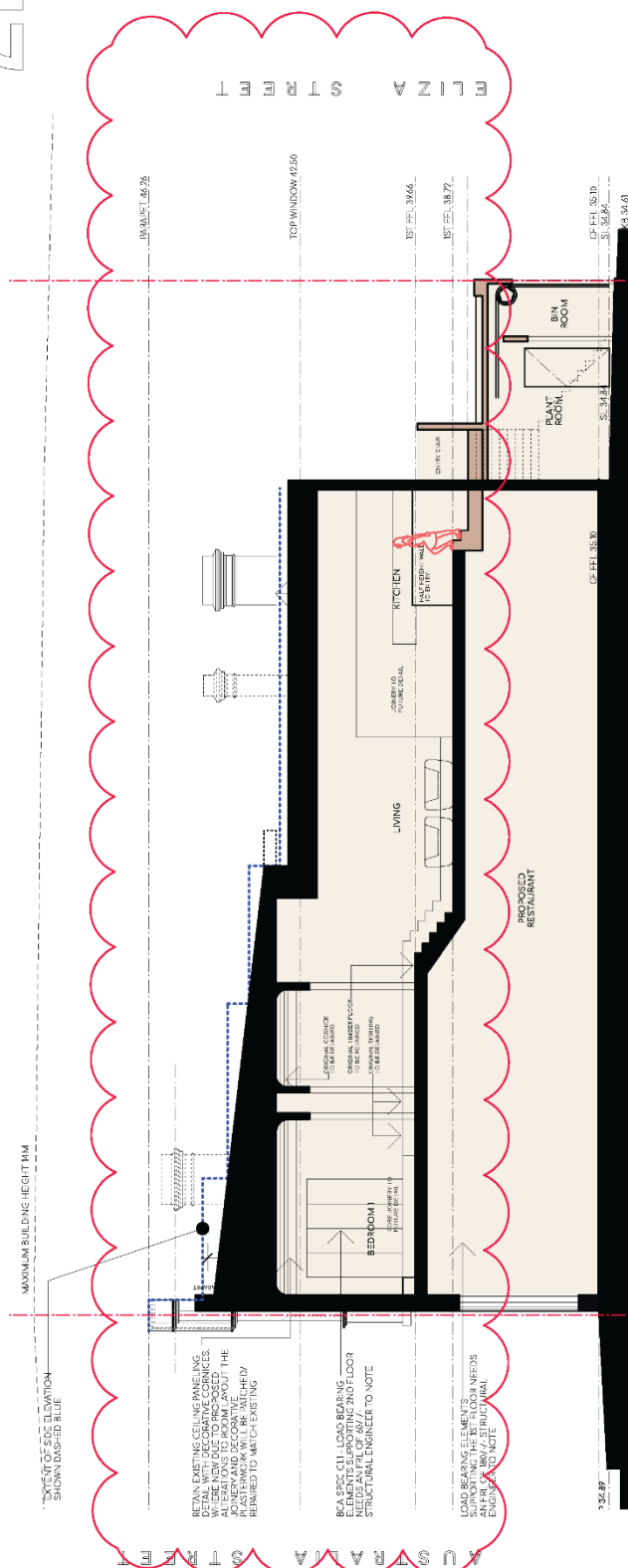
KILLING—
MATT WOODS
FOURTEEN YEARS TO \$35.2M
-6-02 181-432

PROJECT
AUSTRALIA ST NEWTOWN

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[illegible]

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Version: 1, Version Date: 08/11/2022



1 SECTION AA
SCALE 1:100 @ A3

NON-COMBUSTIBLE BUILDING ELEMENTS (C19) - EXTERNAL WALLS AND COMMON WALLS, NON-LOADBEARING INTERNAL WALLS WHERE THEY ARE REQUIRED TO BE FIRE-RESISTING MUST NOT BE CONSTRUCTED OF COMBUSTIBLE MATERIALS. THIS INCLUDES ALL COMPONENTS INCORPORATED WITHIN THEM.

ANCHILARY ELEMENTS (CLM) - ANCHILARY ELEMENTS MUST NOT BE EXISTING OR INSTALLED OR ATTACHED TO THE INTERNAL PARTS OF THE EXISTING STRUCTURE. THE EXISTING STRUCTURE MUST BE COMBUSTIBLE OR NON-COMBUSTIBLE UNDER THIS CLAUSE IS NON-COMBUSTIBLE OR AN ITEM LISTED UNDER THIS CLAUSE IN THE BCA.

[illegible]

KEY

- EXISTING WALL
- PROPOSED WALL
- EXISTING
- ALTERATION WORKS
- ADDITION WORKS

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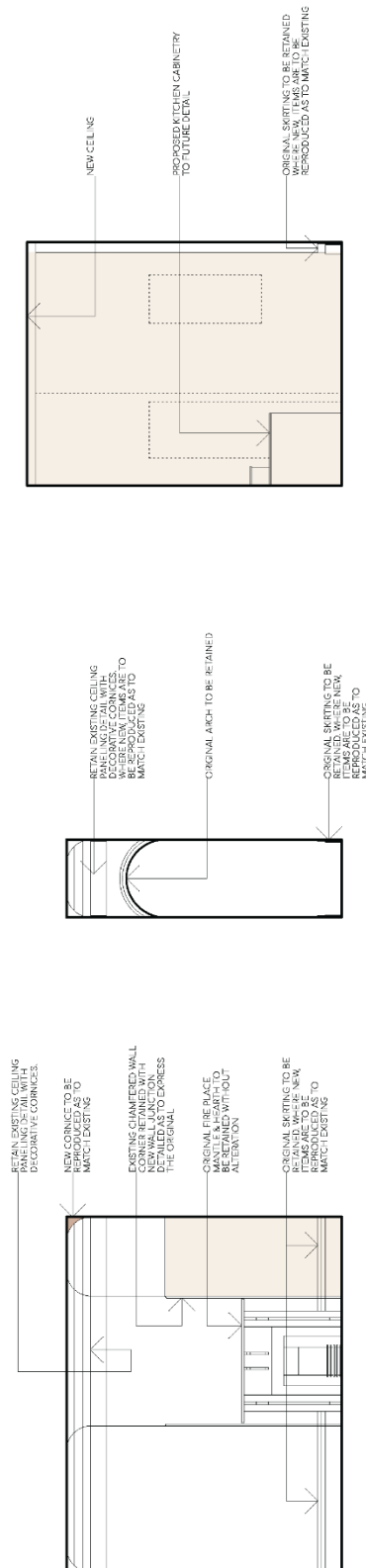
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 WWW.ASYT-YOGA.THERAPY.COM

KILLING —
MATT WOODS
(DOUGLAS HENRY THOMAS 2002)
PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
SECTION D-D

SCALE	SHOWING A3	DATE	02.04.21	WEEK	MW	0505
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Document Set ID: 37043164
Version: 1, Version Date: 08/11/2022



1 TYPICAL BEDROOM 1 ELEVATION
SCALE 1:50 @ A3

2 TYPICAL ARCH ELEVATION
SCALE 1:50 @ A3

3 TYPICAL ENTRY ELEVATION
SCALE 1:50 @ A3

MAINTAIN & REINSTATE EXISTING PERIOD ELEMENTS
SUCH AS FIREPLACES (INCLUDING HEARTH & MANTLES)
CEILINGS, CORNICES, SKIRTING ETC & RESTORE
ALL DAMAGED & NEGLECTED FEATURES

RETAIN EXISTING CEILING PANELING DETAIL WITH DECORATIVE CORNICES, WHERE NEW DUE TO PROPOSED ALTERATIONS TO ROOM LAYOUT THE JOINERY AND DECORATIVE PLASTERWORK WILL BE PATCHED/ REPAIRED TO MATCH EXISTING

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 **WASTE MANAGEMENT**
WASTE MANAGEMENT
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WASTE MANAGEMENT

 **STRUCTURAL ENGINEER**
STRUCTURAL ENGINEER
STRUCTURAL ENGINEER
STRUCTURAL ENGINEER

 **MCA CONSULTANT**
MCA CONSULTANT
MCA CONSULTANT
MCA CONSULTANT

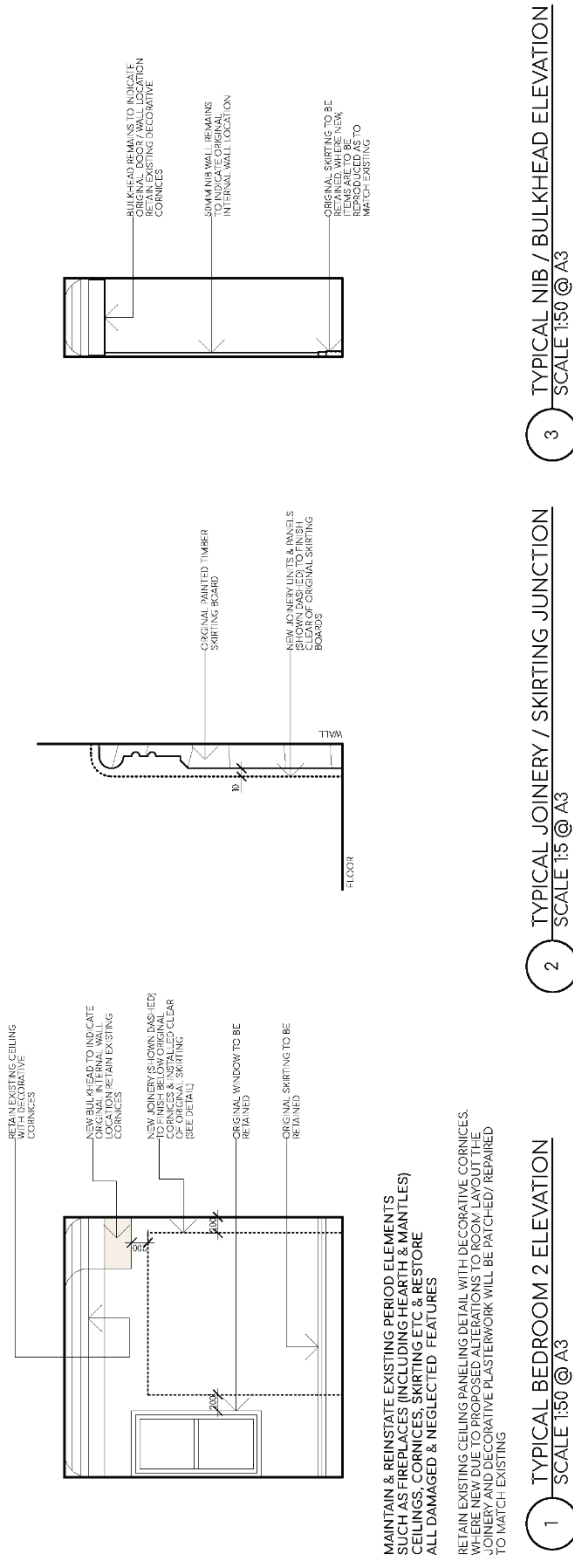
 **PHILIP CHUN**
PHILIP CHUN
PHILIP CHUN
PHILIP CHUN

 **PANDORA**
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Version: 1, Version Date: 08/11/2022

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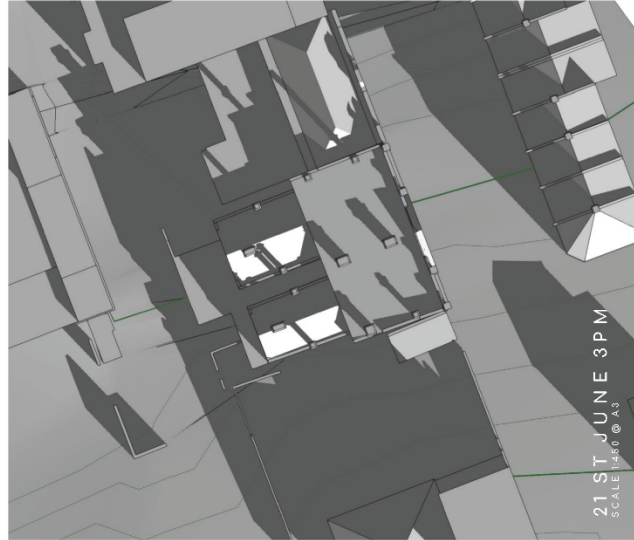
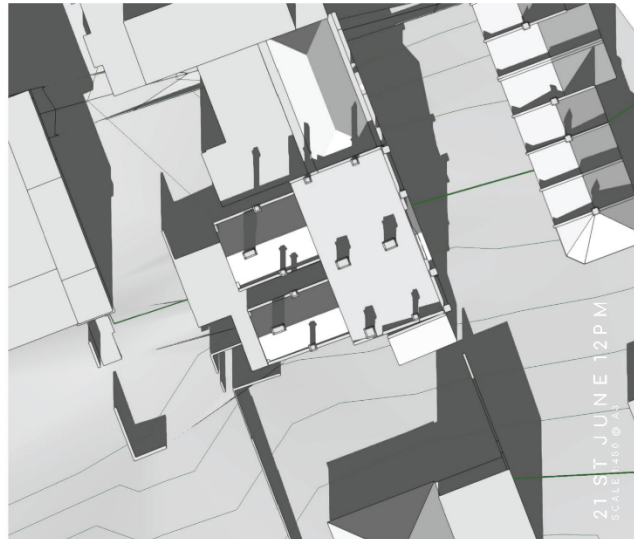
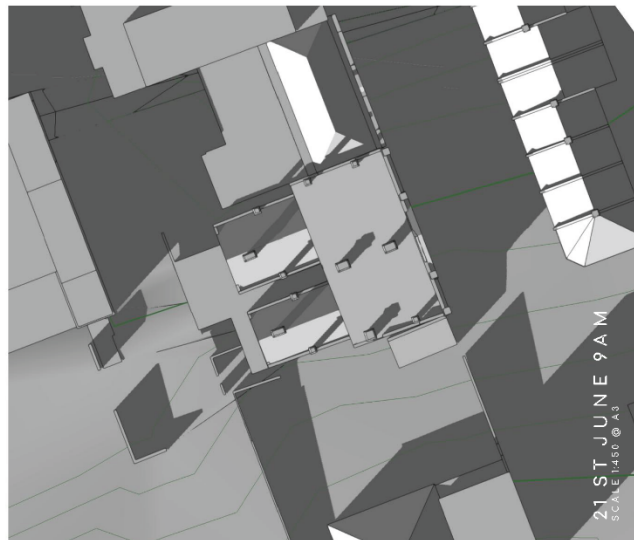
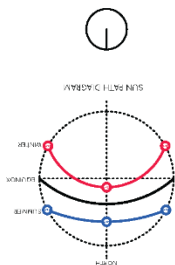
MANTAIN & REINSTATE EXISTING PERIOD ELEMENTS SUCH AS FIREPLACES (INCLUDING HEARTH & MANTLES) CEILINGS, CORNICES, SKIRTING ETC & RESTORE ALL DAMAGED & NEGLECTED FEATURES

RETAIN EXISTING CEILING PANELING DETAIL WITH DECORATIVE CORNICES. WHERE NEW DUE TO PROPOSED ALTERATIONS TO ROOM LAYOUT THE JOINERY AND DECORATIVE PLASTERWORK WILL BE PATCHED / REPAIRED TO MATCH EXISTING

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PLANNER WIS OUTLINE - 04-04-2023 WIS OUTLINE - 04-04-2023 WIS OUTLINE - 04-04-2023	MEASURE CONSULTANT MEASURE CONSULTANT MEASURE CONSULTANT MEASURE CONSULTANT	WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT	ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT	ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT ENVIRONMENTAL CONSULTANT	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION MANAGEMENT PLAN
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PAISANO TRUST	206-212 AUSTRALIA ST NEWTOWN NSW 2042	0505
DATE	02.04.21	MW
SCALE	1:50 @ A3	
PROJECT NO.	121 002	24.10.22
TYPICAL DETAILS		



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- | | | | |
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NEW BUCKLEY
NEW.BUCKLEY@SOILCONTAMINATION.COM.AU</p> <p>CONSTRUCTION TRAFFIC MANAGEMENT PLAN
CONSTRUCTION TRAFFIC MANAGEMENT PLAN
KEVIN CHICK - 02 942 2424
KEVIN@KCHICK.COM.AU</p> |
|--|--|--|--|

KILLING MATT WOODS
18 GARDEN
AUSTRALIA ST NEWTOWN

PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
EXISTING SHADOWS JUNE

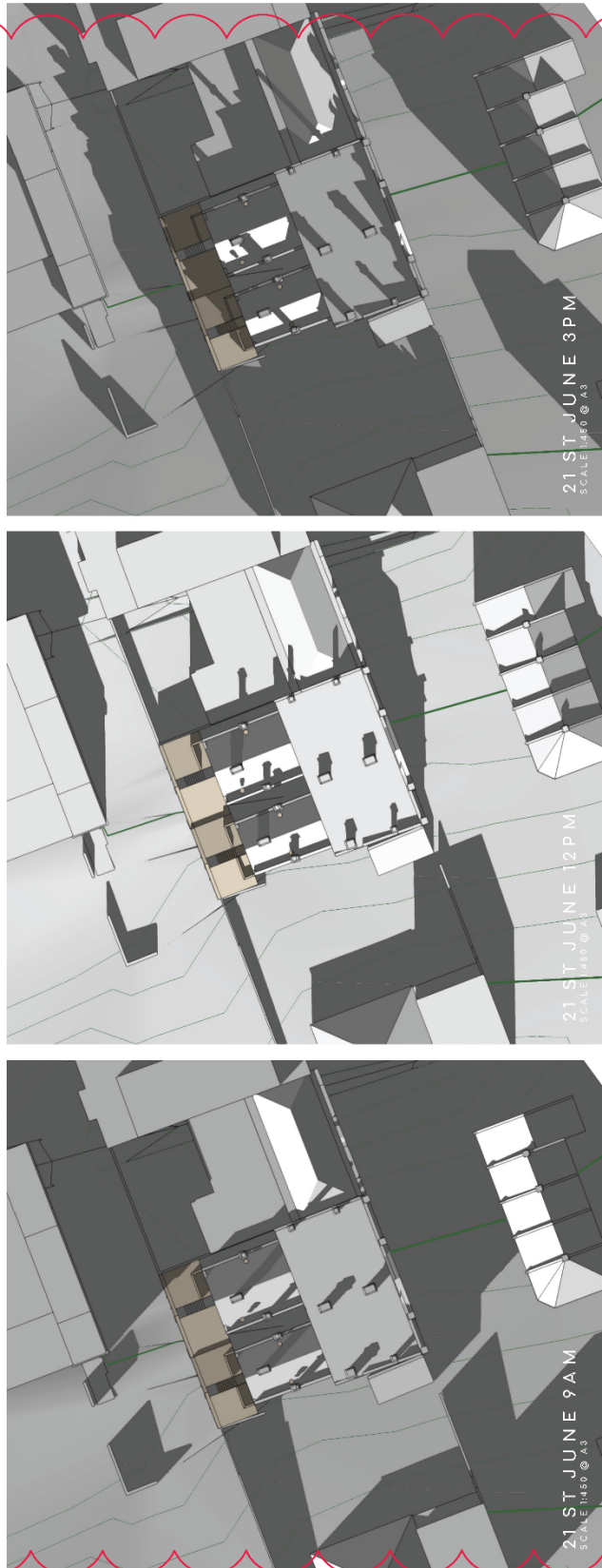
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PROJECT: 0505

CLIENT: MW

DATE: 24.10.22



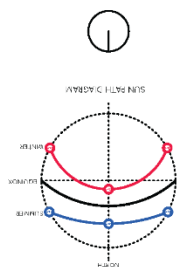
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PLANNER WES TULLY - 2415 154 863 info@wespaul.com.au PHILIP CHUN	HERITAGE CONSULTANT MAURIE PERCELL - 0422 154 864 maurie@mauriepercell.com.au PHILIP CHUN	WASTE MANAGEMENT CLIMAX - 02 700 3327 climax@climax.com.au PHILIP CHUN	ACUSTIC CONSULTANT JOHN WASSERMAN - 0400 08 080 john@wasserman.com.au MBR	SOIL CONTAMINATION NEW BUCKLEY newbuckley@newbuckley.com.au MBR	CONSTRUCTION TRAFFIC MANAGEMENT PLAN NEW BUCKLEY - 02 700 3327 newbuckley@newbuckley.com.au MBR
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KILLING MATT WOODS
 AUSTRALIA ST NEWTOWN
 PROJECT
 206-212 AUSTRALIA ST
 NEWTOWN NSW 2042
 PROPOSED SHADOWS JUNE

CLIENT PAISANO TRUST	DATE 02.04.21	SCALE 1:450 @ A3	PROJECT NO. 0505
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PLANNER WESTILLIUM - 0441 044 883 PHILIP BUDGET PHILIP BUDGET	WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT WASTE MANAGEMENT	ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT ACoustic CONSULTANT	SOIL CONTAMINATION SOIL CONTAMINATION SOIL CONTAMINATION SOIL CONTAMINATION	CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONSTRUCTION TRAFFIC MANAGEMENT PLAN
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SCALE	0505
DATE	02.04.21
BY	MW
FOR	0505
PROJECT	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 EXISTING SHADOWS DECEMBER
DATE	24.10.22

PROJECT	KILLING MATT WOODS 206-212 AUSTRALIA ST NEWTOWN NSW 2042 EXISTING SHADOWS DECEMBER
DATE	24.10.22

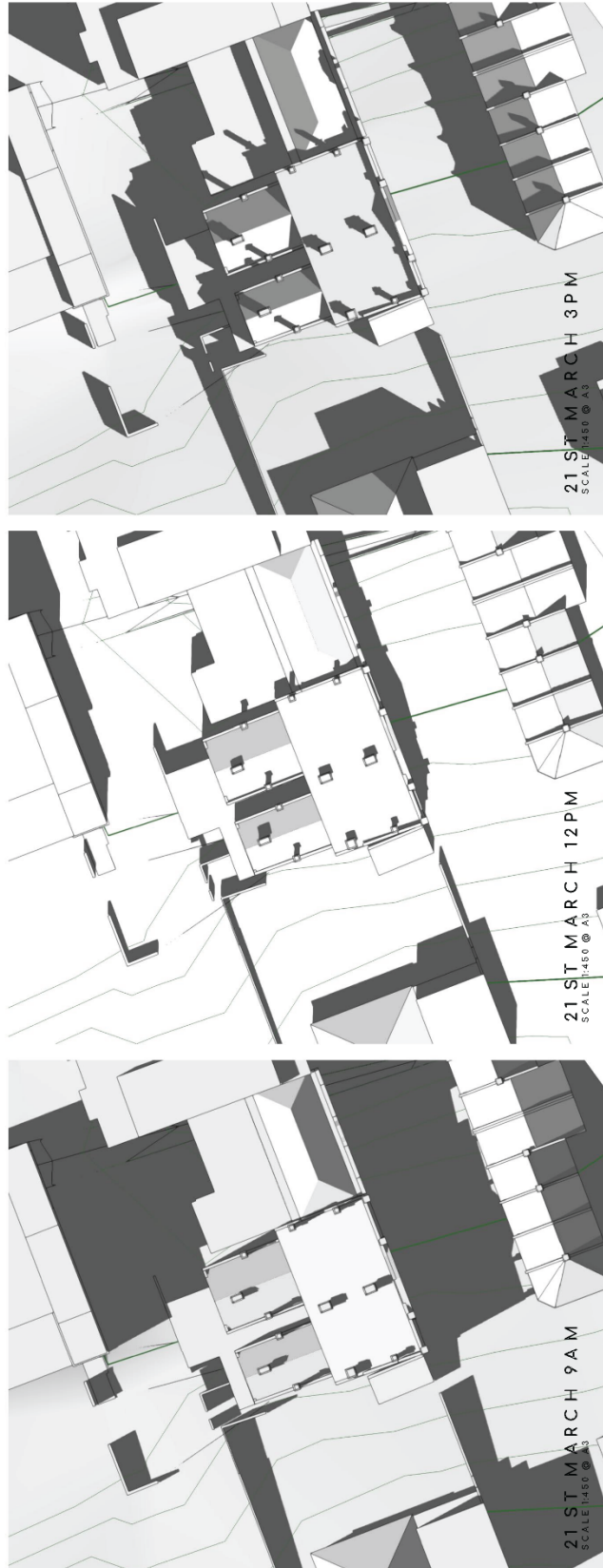
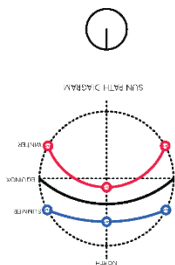


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KILLING MATT WOODS AUSTRALIA ST NEWTOWN 206-212 AUSTRALIA ST NEWTOWN NSW 2042 PROPOSED SHADOWS DECEMBER	PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 PROPOSED SHADOWS DECEMBER	0505 02.04.21 02.04.21 02.04.21	0505 02.04.21 02.04.21 02.04.21	0505 02.04.21 02.04.21 02.04.21
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k.chick@wastemgmt.com.au

KILLING MATT WOODS
AUSTRALIA ST NEWTOWN

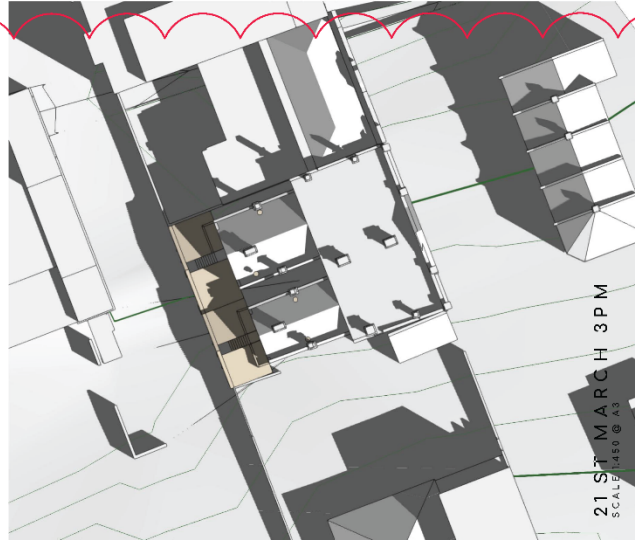
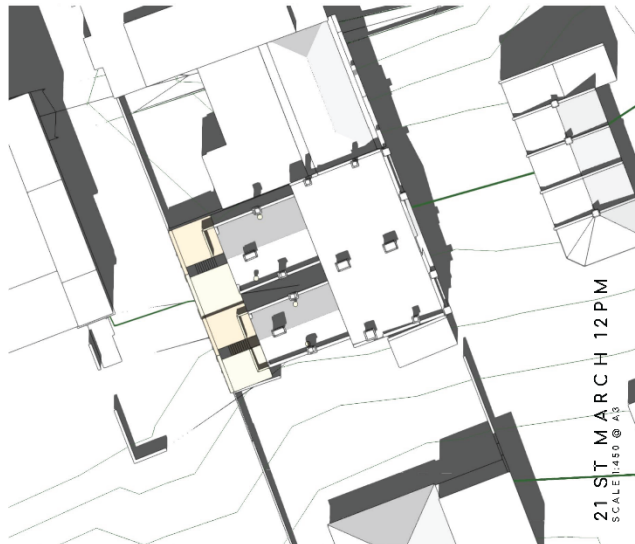
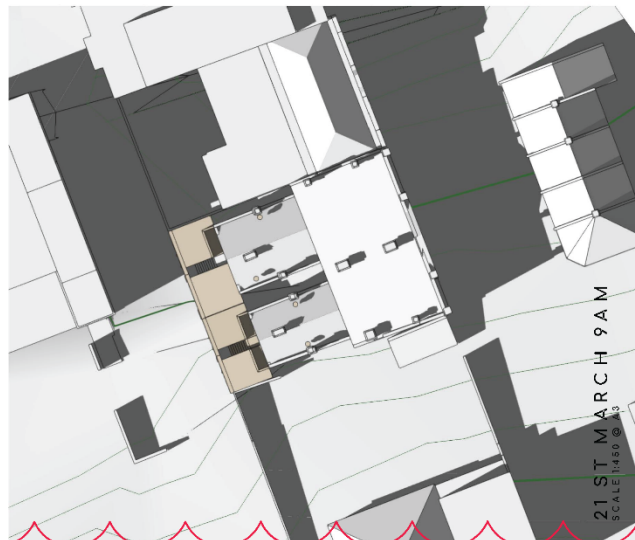
PAISANO TRUST
206-212 AUSTRALIA ST
NEWTOWN NSW 2042
EXISTING SHADOWS MARCH

SCALE
1:450 @ A3

DATE
02.04.21

PROJECT
EXISTING SHADOWS MARCH

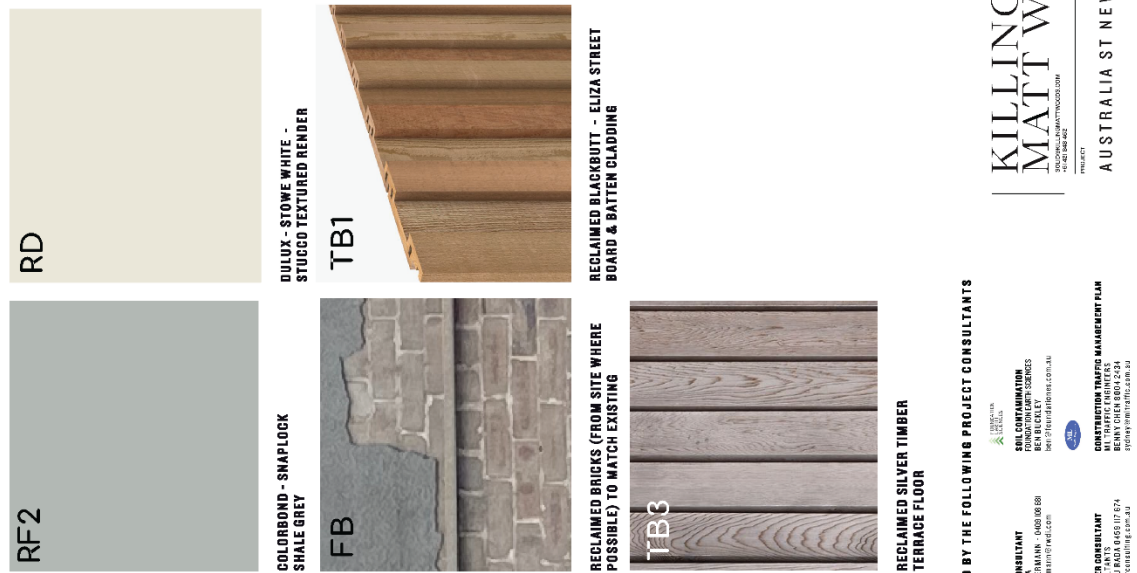
DATE
24.10.22



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<p>KILLING MATT WOODS KILLING MATT WOODS 206-212 AUSTRALIA ST NEWTOWN NSW 2042 02 944 21 006 24 JUN 22</p>	<p>PAISANO TRUST 206-212 AUSTRALIA ST NEWTOWN NSW 2042 PROPOSED SHADOWS MARCH</p>
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ARTITECH
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FINISHES

SCALE
1:100

DATE
02.04.21

PROJECT
0505

CLIENT
MW

DATE
24.10.22