

 DEVELOPMENT ASSESSMENT REPORT	
<b>Application No.</b>	DA/2022/0832
<b>Address</b>	19-23 Hercules Street ASHFIELD
<b>Proposal</b>	To demolish part of the premises and construct a shop top housing development with basement car parking, ground floor retail and 14 residential apartments including one affordable housing unit
<b>Date of Lodgement</b>	12 October 2022
<b>Applicant</b>	Mr Daniel McNamara
<b>Owner</b>	Malek & Layla Properties Pty Ltd
<b>Number of Submissions</b>	Initial notification: One (1) Renotification: Two (2)
<b>Value of works</b>	\$7,124,900.00
<b>Reason for determination at Planning Panel</b>	<ul style="list-style-type: none"> <li>Development to which <i>State Environmental Planning Policy No 65</i> applies and is 4 storeys in height</li> <li>Section 4.6 variation to floor space ratio exceeds 10%</li> </ul>
<b>Main Issues</b>	<ul style="list-style-type: none"> <li>Floor space ratio variation</li> <li>Building setbacks</li> <li>Active street frontages</li> <li>Site isolation</li> <li>Matters raised in submissions</li> </ul>
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development (revision D)
<b>Attachment C</b>	Section 4.6 Exception to Development Standards
<b>Attachment D</b>	Architectural Excellence & Design Review Panel Meeting Minutes & Recommendations (based on revision C)
	
<i>Locality Map (Note: Due to scale of map, one objector could not be shown.)</i>	
Subject Site	
Notified Area	
Objectors	
Supporters	

## 1. Executive Summary

This report is an assessment of the application submitted to Council for a shop top housing development with basement car parking, ground floor retail and 14 residential apartments including one affordable housing unit at No. 19-23 Hercules Street Ashfield.

The application was notified to surrounding properties at lodgement and one submission was received. The application was amended at the request of Council and upon renotification two submissions were received.

The main issues that have arisen during the assessment of the application include:

- Variation to the floor space ratio development standard under *Inner West Local Environmental Plan 2022*
- Non-compliance with the building separation requirements of the Apartment Design Guide,
- Non-compliance with the active street frontage precinct specific and public domain requirements of the Comprehensive Inner West Comprehensive Development Control Plan 2016;
- Potential site isolation of No. 25 Hercules Street; and,
- Matters raised in submissions.

The proposal, as amended, generally complies with the aims, objectives, and design parameters contained in the relevant State Environmental Planning Policies, *Inner West Local Environmental Plan 2022*, and Comprehensive Inner West Development Control Plan 2016.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable, given the context of the site and the desired future character of the precinct. The application is therefore recommended for approval subject to the recommended conditions of consent.

## 2. Proposal

The application seeks development consent for a shop top housing development with basement car parking, ground floor retail and 14 residential apartments including one affordable housing unit. The development in detail (as revised) is as follows:

- Partial demolition of on-site structures with the retention of the Hercules Street facade.
- Construction of a three-level basement incorporating 15 residential car parking spaces (including visitor and accessible spaces) and one retail car parking space accessed via Fox's Lane.
- Construction and use of an eight-storey building comprising 14 apartments including one affordable housing unit consisting of:
  - 2 x 1-bedroom apartments
  - 8 x 2-bedroom apartments
  - 4 x 3-bedroom apartments
  - Communal open spaces and landscaping located on level 3 and roof top of the building.
- Two ground level retail tenancies fronting Hercules Street (the fit out, operation and associated signage of these tenancies will be subject to future applications).
- Public domain works including the construction of stormwater services and utilities.

### 3. Site Description

The subject site consists of three allotments, which are legally described as follows:

- 19 Hercules Street - Lot 1 in DP 920431
- 21 Hercules Street - Lot 1 in DP 920428
- 23 Hercules Street - Lot 1 in DP 920429

The subject site is located on the north-western side of Hercules Street, between Liverpool Road and Brown Street, Ashfield. The site has a frontage of approximately 12.65sqm to Hercules Street and rear access of approximately 11.5sqm Fox’s Lane. The site is generally rectangular in shape with a total area of 409.1sqm and a fall in the land towards Fox’s lane. The site is affected by a party wall and encroachment from No. 25 Hercules Street.

Currently occupying the site are three two-storey terrace style attached period buildings with retail on the ground floor and residential uses on the first floors. The wider surrounds include predominantly mixed-use developments, with ground floor retail uses and residential uses on the upper levels.



Figure 2: Zoning Map of the subject site (highlighted orange).



Figure 3: The subject site as viewed from Hercules Street.

### 4. Background

#### 4(a) Site history

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

## Subject Site

Application	Proposal	Decision & Date
PDA/2021/0343	Mixed use development	Advice issued 15/11/2022
010.2007.00000122.001 23 Hercules Street ASHFIELD	Retail Development (Shops)- The use of the premises as a restaurant and take away.	18-Jul-2007 - Approved
005.1996.00000045.001 19-21 Hercules Street ASHFIELD	Hairdressing Salon / Retail Sales For Hair Products	14-Mar-1996 - Approved
006.1996.00000039.001 19-21 Hercules Street ASHFIELD	Alterations To Shop (upgrade Ceilings & Provide Fire Exits Si S	29-Feb-1996 - Approved
005.1996.00000012.001 19-21 Hercules Street ASHFIELD	Divide Existing Shop In To Two Shops By Const.divding Wall	07-Feb-1996 - Approved
006.1996.00000039.001 19-21 Hercules Street ASHFIELD	Alterations To Shop (upgrade Ceilings & Provide Fire Exits Si S	29-Feb-1996
005.1993.00000149.001 23 Hercules Street ASHFIELD	Dental Practice To Be Located At The Rear Of The First Floor	21-Sep-1993 - Approved
006.1981.00000164.001 23 Hercules Street ASHFIELD	Wc	07/05/1981 - Approved
006.1978.00000214.001 19-21 Hercules Street ASHFIELD	Convert Shop & Dwelling Minto Two Shops Class 6	03-Jul-1978 - Approved
006.1975.00009676.001 19-21 Hercules Street ASHFIELD	A/a To Shop & Dwelling Class 4 & 6	01-Apr-1975 - Approved
006.1975.00009725.001 19-21 Hercules Street ASHFIELD	Alterations To Shop & Dwelling Class 4 & 6	09-Jun-1975 - Approved
006.1975.00009863.001 19-21 Hercules Street ASHFIELD	Shop Front	22-Sep-1975 - Approved

## Surrounding major developments

Application	Proposal	Decision & Date
010.2015.00000029.001 15-17 Hercules Street ASHFIELD NSW 2131	Residential flat building/mixed use- Demolition of existing building and construction of a 7 storey mixed use development with ground level commercial and 6 levels of residential comprising 25 dwellings above basement car parking, strata subdivision and associated works	15/12/2015 Approved
010.2013.00000176.001 11-13 Hercules Street ASHFIELD NSW 2131	Mixed use development- Demolition of all structures fronting Fox's Lane, retention of Heritage listed building fronting Hercules Street and its adaption for commercial and residential uses, proposed new 8 storey mixed use residential/commercial building facing Fox's Lane comprising of 52 units, multi level basement parking, and strata subdivision	10/12/2013 Deferred Commencement (consent activated)

4(b) Application history

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

Date	Discussion / Letter / Additional Information
12 October 2022	Application lodged.
26 October 2022 – 16 November 2022	Application notified.
15 November 2022	Architectural Excellence & Design Review Panel held.
21 December 2023	<p>Council requested that additional information be submitted addressing the following key matters:</p> <ul style="list-style-type: none"> <li>- Clarification on the proposed use</li> <li>- Section 4.6 variation requests to FSR and height</li> <li>- Site isolation of no. 25 Hercules Street</li> <li>- Retention of the heritage façade along Hercules Street</li> <li>- Improvements to unit amenity</li> <li>- Parking including the deletion of a car stacker</li> <li>- Stormwater management</li> <li>- Extent of service areas</li> <li>- Long term exposure of the southern elevation</li> <li>- Balcony treatments including the extent of glazing</li> <li>- Clarification of affordable housing unit/s</li> </ul>
24 February 2023	The applicant submitted additional information in response to the request issued by Council. Renotification was required in accordance with Community Engagement Framework.
22 March 2023 – 12 April 2023	Application was renotified.
06 April 2023	Architectural Excellence & Design Review Panel held.
29 June 2023	<p>Council requested that further additional information be submitted addressing the following matters:</p> <ul style="list-style-type: none"> <li>• Active street frontage</li> <li>• Apartment amenity for 102 and 203</li> <li>• Retail WC location and accessibility</li> <li>• Internal storage areas</li> <li>• Architectural expression of the tower element and design details requested by the AEDRP</li> <li>• Location of bicycle parking</li> <li>• Discrepancies regarding gross floor area calculations</li> <li>• Stormwater management</li> <li>• Car parking allocation to the retail component</li> </ul>
04 August 2023	Revised plans and additional information were submitted by the applicant. Renotification was not required in accordance with Community Engagement Framework. These plans are the subject of this report.

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 No. 65—Design Quality of Residential Apartment Development*
- *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 4.6 (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 evidence of contamination on the site.

The applicant has provided a Remediation Action Plan (RAP) that concludes that the site can be made suitable for the proposed residential development subject to the implementation of the RAP which has been recommended as a condition of consent.

On the basis of this report, the consent authority can be satisfied that the land will be suitable for the proposed use and that the land can be remediated.

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

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

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

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

#### Apartment Design Guide

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

The following provides further discussion of the relevant issues:

Communal and Open Space

The ADG prescribes the following requirements for communal and open space:

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

**Comment:** The development complies with the above requirements, as 39% (being 160.3sqm) of COS is provided and the minimum direct sunlight provision is met.

Deep Soil Zones

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

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m <sup>2</sup>	N/A	7%

**Comment:** The development does not comply with the ADG requirement with respect to this matter, as no deep soil zones are proposed. Notwithstanding, this outcome is considered satisfactory in this instance given the following:

- There is no change to the existing site coverage.
- The location and adaptive reuse of this building results in insufficient space for deep soil at ground level as the building is to provide non-residential uses at ground floor level.
- The E2- Commercial Centre zoning and the requirement to construct to building boundaries precludes the ability to provide deep soil at the ground level.
- Subject to conditions, the proposal will effectively manage stormwater.

Visual Privacy/Building Separation

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

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

**Comment:**

*Front setback - Eastern boundary*

The development proposes a nil front setback up to 12m in height to the eastern boundary adjoining Hercules Street, and as such does not comply with the minimum separation distances prescribed by this Part of the ADG. The proposed development is considered to generally satisfy the relevant objectives of the ADG and is considered acceptable for the following reasons:

- The proposal is for a mixed use development and the ADG outlines when considering a street setback one can '*Align street setbacks with building use. For example in mixed use buildings a zero street setback is appropriate*'
- The proposal retains the existing façade which matches adjoining developments,
- The proposed nil setback is considered consistent with the adjoining properties and appropriate for this context.
- The proposal complies with the site specific DCP precinct guidelines and LEP controls, which identifies a 12m for the upper levels (approximately 30m in height), which is compliant with the minimum required separation distances under the ADG.

#### *Side setbacks – Northern and southern boundaries*

The development proposes a nil side setback up to 27m in height to the northern boundary shared with No. 15-17 Hercules Street, and southern boundary shared with No. 25 Hercules Street. As such the proposal does not comply with the minimum separation distances prescribed by this Part of the ADG. The proposed development is considered to generally satisfy the relevant objectives of the ADG and is considered acceptable for the following reasons:

- The proposal is within a mixed-use residential and commercial setting and the ADG outlines when considering building separation that '*No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres*'.
- The proposed nil boundary setbacks are appropriately located to be consistent with the development at No. 15-17 Hercules Street and any future re-development at No. 25 Hercules Street.
- It is noted that the development at No. 15-17 Hercules Street contains rear balconies on the upper levels which have an outlook to the south (being over the subject site) and west (Fox's lane). The protection of views across side boundaries is considered unreasonable in the circumstances given that the balconies are located 1.2m from the boundary shared with the subject site, and the outlook obtained to the south relies on the current two-storey scale of development on the subject site which is not consistent with the desired future density of this part of the Ashfield Town Centre as outlined in the DCP and LEP.
- The proposed southern elevation, shared with No. 25 Hercules Street will be highly visible from the public domain, until such a time that re-development of the neighbouring site at No. 25 Hercules Street occurs. The architectural expression of the form has been extended to the side elevations to reinforce a unified and three-dimensional treatment as recommended by the AEDRP.

#### *Rear Setback – Western boundary*

The development proposes a 2.2m rear setback up to 27m in height to the western boundary adjoining Fox's Lane, and as such the proposal does not comply with the minimum separation distances prescribed by this Part of the ADG. The proposed development is considered to generally satisfy the relevant objectives of the ADG and is considered acceptable for the following reasons:

- Currently the uses to the rear of the site are of a low density commercial nature, with the directly adjacent property at No. 265 Liverpool Road being a single storey shop. However, these properties are also zoned E2 Commercial Centre with a 23m height limit and 3:1 FSR under *IWLEP 2022*. Under these controls, a building of 6 storeys could be developed on the adjacent site. Any future development of this site will likely continue the existing pattern of development, orienting the building towards Liverpool Road and as such any future windows to their western elevation will likely be from non-habitable/low use rooms. As such, future privacy impacts are considered acceptable.

- Due to the site’s location within the Ashfield Town Centre requiring a 12m front setback and limited depth of the subject site, the proposed variation to the rear setback is considered acceptable and will result in reasonable amenity to the future occupants.
- The proposed nil boundary setbacks are appropriately located to be consistent with the development at No. 15-17 Hercules Street.

Bicycle and Car Parking

The ADG prescribes the following car parking rates dependent on the following:

- On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less; and
- The car parking needs for a development must be provided off street.

**Comment:** In this case, the parking rates under the IWCDCP 2016 are applicable to the development. This matter is addressed further below in this report.

Solar and Daylight Access

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

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

**Comment:** The development complies with the above requirement, as 85.7% (being 12 apartments) provide solar access to the living rooms and private open space for a minimum of 2 hours in mid-winter.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

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

**Comment:** The development complies with the above requirements, as 71% (being 10 apartments) provide for natural cross ventilation.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor

	2.4 metres for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

**Comment:** The development provides floor to floor heights of 3.1m to the upper residential levels which is considered sufficient to comply with the above minimum ceiling height requirements. The ground floor retail provides floor to ceiling heights of 3.85m which will promote future flexibility of uses.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

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

Note: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.

**Comment:** All proposed units comply with the above requirement.

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

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

**Comment:** The development complies with the above requirements.

Private Open Space (POS) and Balconies

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

Dwelling Type	Minimum Area	Minimum Depth
Studio apartments	4sqm	-
1 Bedroom apartments	8sqm	2 metres
2 Bedroom apartments	10sqm	2 metres
3+ Bedroom apartments	12sqm	2.4 metres

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

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

**Comment:** The development does not comply with the ADG requirement with respect to this matter, as the three-bedroom apartments (102 and 103) provide only 10sqm and 10.55sqm of POS respectively. Notwithstanding, the apartments are considered to provide satisfactory area of POS as they both include additional balconies off two of their bedrooms, a net total of at least 29sqm balcony area being provided for each. Further, the size/configuration of the POS is a result of the retention of the heritage façade along Hercules Street, which is considered on balance a better outcome for the site.

Common Circulation and Spaces

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

- The maximum number of apartments off a circulation core on a single level is 8.
- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

**Comment:** The development complies with the above requirement.

Public Domain Interface

The ADG prescribes the following requirements for public domain interfaces:

- Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.

**Comment:** The development does not comply with the ADG requirement with respect to this matter as the mailboxes are located outside the lobby. To protect identity theft and fraud, a condition has been included to relocate the mail boxes to be located inside the lobby.

Storage

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

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

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

**Comment:** The development complies with the above requirement.

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

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

**5(a)(iv) Inner West Local Environmental Plan 2022 (IWLEP 2022)**

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

**Part 1 – Preliminary**

Control	Proposed	Compliance
Section 1.2 Aims of Plan	<p>The proposal is consistent with the relevant aims of the plan as follows:</p> <ul style="list-style-type: none"> <li>• The proposal conserves and maintains the natural, built and cultural heritage of Inner West,</li> <li>• The proposal encourages walking, cycling and use of public transport through appropriate intensification of development densities surrounding transport nodes,</li> <li>• The proposal facilitates economic growth and employment opportunities within Inner West,</li> <li>• The proposal encourages diversity in housing to meet the needs of, and enhance amenity for, Inner West residents,</li> <li>• The proposal creates a high quality urban place through the application of design excellence in all elements of the built environment and public domain,</li> <li>• The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West,</li> <li>• The proposal prevents adverse social, economic and environmental impacts, including cumulative impacts.</li> </ul>	Yes

**Part 2 – Permitted or prohibited development**

Zone Objectives	Proposed	Permissible with consent?
<p>Section 2.3 Zone objectives and Land Use Table</p> <p><i>E2 – Commercial Centre</i></p> <p><i>Note: The Employment Zones Reform came into force Wednesday 26 April 2023. This</i></p>	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> <li>• The property is zoned <i>E2 – Commercial Centre</i> under the provisions of <i>IWLEP 2022</i>. <b>Shop top housing</b> and <b>Retail premises</b> are permissible with consent under the zoning provisions applying to the land; and</li> <li>• The proposal is consistent with the relevant objectives of the <i>E2 – Commercial Centre</i> zone as follows:</li> </ul>	Yes

<p><i>means that the previous zone B4 Mixed Use has been replaced by the equivalent zone E2 Commercial Centre.</i></p>	<ul style="list-style-type: none"> <li>○ The proposal strengthens the role of the commercial centre as the centre of business, retail, community and cultural activity.</li> <li>○ The proposal encourages investment in commercial development that generates employment opportunities and economic growth.</li> <li>○ The proposal encourages development that has a high level of accessibility and amenity, particularly for pedestrians.</li> <li>○ The proposal enables residential development consistent with the Council's strategic planning for residential development in the area.</li> <li>○ The proposal provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.</li> <li>○ The proposal accommodates residential development that complements and promotes the role of the Ashfield town centre as the primary location for investment, employment, cultural and civic activity.</li> <li>○ The proposal displays high architectural and urban design qualities and contributes to the desired future character of the Ashfield town centre.</li> </ul>	
Section	Proposed	Compliance
<p>Section 2.7 Demolition requires development consent</p>	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> <li>• Demolition works are proposed, which are permissible with consent; and</li> <li>• Standard conditions are recommended to manage impacts which may arise during demolition.</li> </ul>	<p>Yes, subject to conditions</p>

**Part 4 – Principal development standards**

Section	Proposed		Compliance
<p>Section 4.3 Height of building</p>	<p>Maximum</p>	<p>30m</p>	<p>Yes – refer to discussion below</p>
	<p>Proposed</p>	<p>30m (including rooftop plant equipment)</p>	
<p>Under Section 4.3 of <i>IWLEP 2022</i> the maximum building height applicable to the site is 23m. However, Section 4.3A of <i>IWLEP 2022</i> allows certain developments to exceed the maximum height of building by up to 7m subject to the following -</p> <p><i>(a) the building will be used for the purposes of a residential flat building or shop top housing, and</i></p> <p><i>(b) the building will contain at least 1 dwelling used for the purposes of affordable housing, and</i></p> <p><i>(c) at least 25% of the floor space area resulting from the additional height will be used for the purposes of affordable housing.</i></p> <p>The proposal is for shop top housing which nominates unit 401 for the purposes of affordable housing. The proposed unit to be dedicated for affordable housing has an area of 79sqm which is 26% of the floor space (304sqm) within the additional height limit. As per Council resolution from the 30 October 2018 (C1018(2) Item 11), and in accordance Inner West Affordable Housing Policy adopted by Council on 10 May 2022, the affordable housing units are to be managed by a registered</p>			

<p>community housing provider in perpetuity. A condition to this effect is included in the recommendation of this report.</p> <p>Given the above prerequisite has been met, Section 4.3A of <i>IWLEP 2022</i> permits a maximum building height of 30m for the proposal.</p> <p>In addition, Section 4.3B of <i>IWLEP 2022</i> prescribes maximum height for street frontages to the subject site as follows:</p> <p style="padding-left: 40px;"><i>(3) The maximum height of that part of a building that has an entrance or lobby on the ground floor facing Liverpool Road, Norton or Hercules Streets or Markham Place, Ashfield (a primary street frontage) is 12m for a distance of 12m from the primary street frontage away from the road.</i></p> <p>The proposal provides a maximum height of 11.2m within a distance of 12m from the primary street frontage. As such the proposal complies with Section 4.3B of <i>IWLEP 2022</i>.</p> <p>Further, Section 4.3(2A) Height of Building states as follows:</p> <p style="padding-left: 40px;"><i>(2A) If a building is located on land in Zone B4 Mixed Use, any part of the building that is within 3 metres of the height limit set by subclause (2) must not include any area that forms part of the gross floor area of the building and must not be reasonably capable of modification to include such an area.</i></p> <p>The portion of the building within 3m of the height limit wholly contains the communal rooftop terrace, communal vertical access, services, and a lift overrun, none of which form part of the gross floor area calculations. The proposal complies with Section 4.3(2A) of <i>IWLEP 2022</i>.</p>			
Section 4.4	Maximum	3:1 (1,227.3sqm)	No - refer to discussion below
Floor space ratio	Proposed	3.45:1 (1,412sqm)	
	Variation	15% or 184.7sqm	
Section 4.5	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes
Section 4.6	The applicant has submitted a variation request in accordance with Section 4.6 to vary the floor space ratio of building development standard.		See below
Calculation of floor space ratio and site area			
Exceptions to development standards			

### Section 4.6 – Exceptions to Development Standards

The applicant seeks a variation to the floor space ratio (FSR) development standard under Section 4.4 Floor space ratio of *IWLEP 2022* by 15% (184.7sqm).

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

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Section 4.6 of *IWLEP 2022* below.

A written request has been submitted to Council in accordance with section 4.6(4)(a)(i) of *IWLEP 2022* justifying the proposed contravention of the development standard which is reproduced as follows:

- The variation is minor in nature
- The variation is the result of utilising the bonus height incentive available under Section 4.3A Exception to maximum height of buildings in Ashfield Town Centre.

- The 15% variation to the FSR development standard is considered reasonable given the additional building height permitted.
- As a result of the variation there is an increase in the supply of affordable housing consistent with Object 1.3(d) of the *EPA Act 1979* 'promote the delivery and maintenance of affordable housing'
- The proposed development complies with all relevant building envelope controls, and supported by the Inner West Architectural Excellence & Design Review Panel, particularly recognising the façade of the existing building has been retained and integrated into the design.
- The proposed development will result in the renewal of the Ashfield Town Centre, improvement to the retail offer, and the provision of additional housing supply via a mix of unit types, including the delivery of necessary affordable housing.

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

It is considered the development is in the public interest because it is consistent with the relevant objectives of the zone and the objectives of the development standard, in accordance with Section 4.6(4)(a)(ii) of *IWLEP 2022* for the following reasons:

#### Development standard objectives

- ***to establish a maximum floor space ratio to enable appropriate development density,***

The proposal seeks to vary the FSR development standard due to the site-specific circumstances of this case being the provision of an affordable housing unit and activation an additional height incentive. The proposal does not offend the intent of the objective.

- ***to ensure development density reflects its locality,***

The development proposes an overall building density and bulk that achieves the desired future character of the locality, and is consistent with recent approvals including the adjoining property at No. 15-17 Hercules Street.

- ***to provide an appropriate transition between development of different densities,***

It is noted that the Ashfield Town Centre is currently undergoing a period of substantial urban renewal and is likely to continue to undergo further transformation. As outlined earlier in this report, the southern elevation has been designed to be a more visually interesting façade to the public domain in order to improve streetscape while awaiting other sites to undergo re-development and the building is expected to align with other neighbouring developments as they emerge. Notwithstanding, the development is not adjacent to any changes in planning overlays which may require a built form transition or reduction in land-use intensity.

- ***to minimise adverse impacts on local amenity,***

Any impacts are in-line with what was envisioned for the site. Notwithstanding, in a likely compliant rate of solar access can be achieved when No. 25 Hercules Street redevelopments.

- ***to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.***

The proposal provides rooftop landscaping and will maintain the existing street trees. The proposal is expected to contribute to the revitalisation of the Ashfield Town Centre and create a visually interesting/ renewed presentation to Hercules Street and Fox's Lane, further encouraging pedestrian usage.

#### E2 Commercial Centre zone objectives

- ***To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.***

While there is slight overall net reduction in retail GFA, the investment in and development of this site strengthens the role of the Ashfield Town Centre as the centre of business, retail, community and cultural activity within the Inner West LGA.

- ***To encourage investment in commercial development that generates employment opportunities and economic growth.***

The development incorporates 110sqm of retail floor space over two separate tenancies with suitable loading facilities at the rear and conditions are recommended for provisions for future food uses to encourage a diverse range of potential employment opportunities for economic growth.

- ***To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.***

The development maintains the street awning and the retail spaces maintain similar levels to the footpath to provide a high level of accessibility and amenity for pedestrians. The development maintains the original heritage façade which directly overlooking the public domain to facilitate casual surveillance.

- ***To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.***

The proposal generally represents a built form which is consistent with other existing developments within the locality and the desired future character. The additional residential component includes an affordable housing unit which aligns with Council's strategic vision.

- ***To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.***

The development has maximised the active street frontage and maintains the first-floor original Victorian façade which directly overlooks the public domain to facilitate casual passive surveillance. The proposal maintains the 12m street wall height to provide an appropriate pedestrian building scale within the Ashfield Town Centre.

- ***To accommodate residential development that complements and promotes the role of the Ashfield town centre as the primary location for investment, employment, cultural and civic activity.***

The higher density residential component complements and promotes the role of the Ashfield Town Centre as the centre for investment, employment, cultural and civic activity.

- **To ensure that new development displays high architectural and urban design qualities and contributes to the desired future character of the Ashfield town centre.**

The proposal has been reviewed by AEDRP advisory body who considered the proposal acceptable, as the development reflects a high quality built form and is consistent with other built forms emerging within the locality.

The contravention of the development standard does not raise any matter of significance for State and Regional Environmental Planning. Council may assume the concurrence of the Director-General under the Planning Circular PS 18-003 issued in February 2018 in accordance with section 4.6(4)(b) of *IWLEP 2022*.

The proposal thereby accords with the objective of section 4.6(1)(b) and requirements of section 4.6(3)(b) of *IWLEP 2022*. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the floor space ratio development standard and it is recommended the section 4.6 exception be granted.

**Part 5 – Miscellaneous provisions**

Section	Compliance	Compliance
Section 5.10 Heritage conservation	<p>The subject site is located adjacent to locally listed heritage items, namely No. 27 Hercules Street ‘Shops, offices and dwellings, including interiors’ (item no. I196), No. 11-13 Hercules Street ‘Commercial building, including interiors’ (item no. I195), and Hercules Street road reserve ‘Monument—“Mei Quong Tart”’ (item no. I194) under schedule 5 of <i>IWLEP 2022</i>.</p> <p>The development proposes to retain the c1890s Victorian facades which contributes to the character and commercial origins of Hercules Street, presenting well detailed and intact facades that contribute to a gentle scale and aesthetic view corridor along the western side of the street leading toward the train station. As such, the development will have an acceptable impact on the nearby items.</p>	Yes

**Part 6 – Additional local provisions**

Section	Proposed	Compliance
Section 6.2 Earthworks	<p>The proposed development involves excavation of approximately 9.9m for the basement levels and lift core.</p> <p>Appropriate conditions are included with regard to the fill, excavation, drainage, and the amenity of adjoining properties with regard to the required earthworks.</p> <p>The proposal is considered acceptable subject to Section 6.2 of <i>IWLEP 2022</i>.</p>	Yes, subject to conditions
Section 6.3 Stormwater Management	<p>The development includes on site retention as an alternative supply and subject to standard conditions would not result in any significant runoff to adjoining properties or the environment.</p>	Yes

<p>Section 6.9 Design excellence</p>	<p>The proposed development is for a new building that exceeds 14 metres in height. The development is therefore required to demonstrate design excellence. In considering if the proposal exhibits design excellence, Attachment D contains the Architectural Excellence &amp; Design Review Panel Meeting Minutes and Recommendations which have been largely resolved as detailed further in this report. The proposal satisfies this section as follows:</p> <ul style="list-style-type: none"> <li>• A high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.</li> <li>• The form and external appearance of the development will improve the quality and amenity of the public domain.</li> <li>• The development does not detrimentally impact on view corridors and landmarks, or solar access.</li> <li>• The development generally complies with the requirements of IWCDCP 2016 as discussed further in this report.</li> <li>• The land is suitable for the proposed uses and use mix.</li> <li>• The development retains the Hercules Street façade and provides a compliant street frontage wall height.</li> <li>• The development will result in acceptable amenity and environmental impacts in terms of sustainable design, overshadowing, wind and reflectivity and visual and acoustic privacy, and achieve the principles of ecologically sustainable development.</li> </ul>	<p>Yes, subject to conditions</p>
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5(b) Inner West Comprehensive Development Control Plan 2016

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

**Chapter A – Miscellaneous**

Part	Proposed	Compliance
<p>2 – Good Design</p>	<p>The development satisfies the relevant performance criteria as follows:</p> <ul style="list-style-type: none"> <li>• The proposed development is of a scale, form, and density that provides an appropriate transition between adjoining development and which is compatible with surrounding buildings.</li> <li>• The proposal has been designed to retain adequate amenity to the proposed apartments and neighbouring properties in terms of solar access and privacy.</li> <li>• The development contributes positively to the context of the site and retains and reinforces desirable elements of the street through the retention of the character facade.</li> </ul>	<p>Yes</p>
<p>5 – Landscaping</p>	<p>The development satisfies the relevant performance criteria as follows:</p> <ul style="list-style-type: none"> <li>• The proposed landscaping is consistent with the landscaping character of the street and provides</li> </ul>	<p>Yes</p>

	appropriate planting species for the site that will provide enhanced amenity for the residents.	
6 – Safety By Design	The proposal satisfies the relevant performance criteria as follows: <ul style="list-style-type: none"> <li>The development has been appropriately designed having consideration of the CPTED principles.</li> <li>The development provides passive surveillance of the street and communal open spaces.</li> <li>The primary building entrance is visible within the street.</li> </ul>	Yes
7 – Access and Mobility	The proposal satisfies the relevant performance criteria as follows <ul style="list-style-type: none"> <li>The application proposes five (302, 402, 502, 602 and 702 or 31%) Universal Accessible Design apartments which is considered acceptable given the subject sites shape and size which results in design limitations.</li> <li>The application proposes two (301 and 401 or 12.5%) adaptable apartments and accessible car parking spaces in the basement which complies with this part.</li> <li>Conditions of consent are recommended to ensure the above items are shown on the plans and provided at CC stage.</li> </ul>	Acceptable, subject to condition
8 – Parking	Refer to discussion below.	Yes, subject to condition
14 – Contaminated Land	Refer to SEPP discussion above.	Yes, subject to conditions
15 – Stormwater Management	The proposed development is capable of satisfying the relevant requirements of this part subject to suitable conditions of consent, which have been included in the recommendation.	Yes, subject to conditions

**Part 8 – Parking**

The following table summarises the car, bicycle, and motorcycle parking requirements for the development:

	Control	Required DCP	Proposed	Complies
<b>Car Parking</b>				
Residential	<i>1 car parking spaces per dwelling</i>	14 dwellings = 14 spaces	13 spaces	No
Visitor	<i>1 visitor car parking space per every 4 dwellings</i>	2 spaces	1 space	No
Car wash bay	<i>1 car wash bay</i>	1 car wash bay	Nil	No
Commercial	<i>1 space per 40 m2 gross floor area</i>	3 spaces	2 spaces	No
Accessible	<i>1 accessible car parking space to be provided for each adaptable unit</i>	2 spaces	1 space	No
<b>Bicycle and motorcycle Parking</b>				

Resident Bicycle Parking	<i>1 per 10 flats in an accessible communal area if no lockable garage provided</i>	1	12	Yes
Retail Bicycle Parking	<i>1 per 20 employees + visitor 1 per 250m2 gross floor area</i>	Nil	Nil	Yes
Motorcycle Parking	1 per 25 car parking spaces	Nil	Nil	Yes

As noted above, the application proposes a variation to the prescribed parking rates. Despite this, it is considered that the proposal satisfies the relevant performance criteria as follows:

- The proposal is located in an accessible area being less than 150m to Ashfield train station with a number of bus-stops also located within proximity to the site.
- The proposal provides bicycle parking in excess of the minimum requirement to promote the use of sustainable transport. The location of bike parking being on level one, is considered acceptable on balance as locating on the ground floor would result in a reduction in the size of the retail space.
- The proposal maintains provisions for retail parking.
- A condition of consent is recommended to re-allocate the one visitor parking space to a residential apartment as this will ensure each apartment can benefit from a space and to minimise vehicle circulation issues within the basement.
- The proposed number of apartments and the subject sites central location, the absence of a car wash bay and visitor parking is considered reasonable in this instance.
- A condition of consent is recommended to provide two accessible car parking spaces for the two adaptable units.
- A condition of consent is recommended to ensure the proposed parking facilities are safe, functional, and accessible through compliance with design standards.

Given the above, it is considered that on balance the parking proposed is acceptable.

It is also noted that a Traffic & Parking Impact Assessment was submitted, which found the local road and parking network can readily cater for the proposed development.

### Chapter B – Public Domain

Performance criteria	Proposed	Compliance
1 – Active Street Frontage	<p>DS1.1 requires a minimum of 75% of the ground floor of the building fronting the primary street to be occupied by active uses such as, shops, café offices or community facilities. The proposal results in 47% of the ground floor primary street frontage being occupied by active uses which is a variation of 36.5%. The ‘non-active’ components include the residential lobby, fire booster, and fire stairs. It is considered that there is no alternative options for the non-active components to be reasonably be located elsewhere and as such compliance with this part unachievable due to the narrow width of the site.</p> <p>Notwithstanding, the proposal maintains the nil setback to the primary street frontage for the entire length and the ground floor of the building is stepped so that the retail tenancies are at the same level as the adjoining footpath. The first floor directly overlooks the public domain to facilitate casual passive surveillance, and vehicle access is obtained from the rear.</p>	Acceptable

2 – Awnings to buildings over public domain	The proposal satisfies the relevant performance criteria as follows: <ul style="list-style-type: none"> <li>• The proposal maintains a continuous awning the entire grounds of the building fronting the primary street.</li> <li>• The awning and its proportions are consistent with the building and integrated into the street.</li> </ul>	Yes
9 – Public art	A condition of consent has been recommended to ensure the development provides public art consistent with Council’s public art policy.	Yes, subject to conditions

**Chapter C – Sustainability**

Part	Proposed	Compliance
1 – Building Sustainability	The proposal demonstrates good environmental design and performance and will achieve efficient use of energy for internal heating and cooling.	Yes
2 – Waste and Recycling Design & Management Standards	The proposal satisfies the relevant performance criteria as follows: <ul style="list-style-type: none"> <li>• An appropriately sized and located waste storage area is provided is accessible to all residents.</li> <li>• The nominated waste collection point and the submitted Waste Management Plan is considered acceptable.</li> </ul>	Yes, subject to conditions

**Chapter D – Precinct Guidelines**

Part	Proposed	Compliance
<b>1 - Ashfield Town Centre</b>	The proposal satisfies the relevant performance criteria as follows: <ul style="list-style-type: none"> <li>• The development has been appropriately designed maintaining the traditional language of the original two storey Victorian façade, with the upper levels employing a modern/contemporary appearance.</li> <li>• The ground level shopfront contains sufficient glazing and designed to be compatible with the existing townscape architectural composition.</li> <li>• The first-floor street façade is predominantly of masonry material and maintains the proportions found in the existing townscape.</li> <li>• The street wall height zone complies with 4.3B Maximum height for street frontages in <i>IWLEP 2022</i> and maintains an appropriate pedestrian building scale in the Ashfield Town Centre.</li> <li>• The blank side walls have been incorporated into the overall design and present a unified appearance when read ‘in the round’.</li> <li>• The proposal provides a roof top terrace and complies with communal open space requirements under the ADG.</li> <li>• A pedestrian awning and an active street frontage is maintained to Hercules Street. All car parking and loading is proposed from Fox’s Lane which has been identified on map as an area of road which can be used by vehicles to access sites for car parking and servicing of development.</li> <li>• It is noted that the active street frontage map (map 5) identifies the rear of the site (being Fox’s Lane) to incorporate an active shopfront and street address, however given the narrow width of the subject site and</li> </ul>	Acceptable

	<p>requirement for servicing, an active use at the rear cannot be accommodated for in this proposal.</p> <ul style="list-style-type: none"> <li>• Notwithstanding, a rear setback has been provided at ground level which has a dual use for servicing and pedestrian use. To ensure the rear remains publicly accessible, a condition is recommended to create a public right of way on the title of the property.</li> <li>• DS6.1 requires a minimum of 20% of the number of units within a mixed use development to be smaller studio or one-bedroom apartments. The proposed development provides 14% (two apartments) as one-bedroom apartments. Despite the numerical non-compliance with the dwelling mix required by this Part, the proposed development provides a variety of dwelling designs that provide for a mix of potential residents. Further, a two-bedroom apartment is being provided as affordable housing to assist lower income workers employed in essential jobs and emergency services.</li> </ul>	
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Residential amenity

As the *CIWDCP 2016* does not include comprehensive assessment criteria relating to solar access and overshadowing off adjoining properties, it is considered necessary to rely on the Planning Principle established in *Benevolent Society v Waverley Council* [2010]. The first point of the planning principle states:

*“The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.”*

The third point of the Planning Principle states:

*“Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal’s design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.”*

The subject sites zoning, floor space ratio and height of buildings development standards have been adopted to encourage higher density development up to eight-storeys in height. The proposal generally complies with the prescribed development standards has been designed generally in accordance with the desired site-specific built form provisions.

The DCP anticipates that No. 25 Hercules Street will develop and/or could amalgamate with the subject site, as discussed later in this report.

The overshadowing is not the result of poor design, but rather largely the result of the east-west orientation of No. 25 Hercules Street and that the subject site being located to the north-east. It is considered that a significant reduction in building envelope would be required to ensure meaningful solar access is maintained to No. 25 Hercules Street in mid-winter. This would be contrary to the desired and anticipated scale of development on the subject site and precinct area – which is to establish (amongst other things) higher density development and a strong street-wall along the Hercules Street leading toward Ashfield train station.

Point 6 of the Planning Principle states that:

*“In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.”*

No. 25 Hercules Street is anticipated to undergo redevelopment in the future given the planning overlays which apply to their site. As discussed elsewhere in this report, schematics have been provided that demonstrate that No. 25 Hercules Street could be developed and achieve solar access in accordance with the ADG if the sites were to contain a residential component.

**Chapter F – Development Category Guidelines**

Part	Proposed	Compliance
5 – Residential Flat Buildings	<p>The proposal satisfies the relevant performance criteria as follows:</p> <ul style="list-style-type: none"> <li>• The development has been appropriately designed to be of an architectural form and overall scale that is compatible with the existing and desired future character of the area.</li> <li>• The proposed development has been appropriately designed to be compatible with the existing streetscape character by retaining the original façade whilst also responding to the individual characteristics of the site.</li> <li>• The dimensions and total area of the lot are sufficient to enable the proposed development while minimising adverse impacts to neighbouring properties and the streetscape.</li> <li>• As noted earlier in this report, despite the numerical non-compliance, the proposed FSR is considered appropriate for the context of the site and results in an overall building form that provides an appropriate transition between adjoining properties.</li> <li>• The proposed building height is considered appropriate for the context of the site and results in an overall building form that provides an appropriate transition between adjoining properties.</li> <li>• The proposal generally satisfies the building form, car parking, open space requirements of the ADG, including an appropriately sized and located communal open space that receives adequate amenity and an attractive outlook.</li> <li>• The proposed front setback is consistent with that prevailing in the street.</li> <li>• The proposed side and rear setbacks are appropriate as they maintain sufficient separation between the proposed and adjoining developments to minimise adverse amenity impacts.</li> <li>• The proposal promotes social inclusion in that it includes an affordable housing apartment and it provides an appropriate mix of dwelling sizes and styles.</li> <li>• The proposal has been appropriately designed to allow for passive surveillance and overlooking of public streets and communal spaces.</li> <li>• The proposal includes individual mail boxes close to the major pedestrian entrance to the site.</li> </ul>	Acceptable

5(c) The Likely Impacts

Site Isolation - No. 25 Hercules Street

As the *CIWDCP 2016* does not include comprehensive assessment criteria relating to site isolation and amalgamation, it is considered necessary to rely on the Planning Principle established in *Karavellas v Sutherland Shire Council* [2004]. The following two questions have been considered when dealing with site amalgamation and site isolation to No. 25 Hercules Street given the other adjoining property at No. 263A Liverpool Road is listed as a heritage item and under community title:

- Firstly, is amalgamation of the sites feasible?
- Secondly, can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?

To answer the first question, the principles set out by Brown C in *Melissa Grech v Auburn Council* [2004] are utilised.

The applicant has provided an independent Valuation Report which valued No. 25 Hercules Street at \$1,750,000. Documentation has been provided by the applicant outlining that a meeting was held between the two parties where the owner requested \$2,700,000 for the sale, however an offer of \$1,850,000 was made to the owner by way of letter, on 17 February 2022 – copies of the letter and registered post receipt has been provided by the applicant. The documentation provided by the applicant states that no response was received, suggesting that the offer was rejected and there is no interest to sell the property. Given the information submitted, Council is satisfied that genuine offers have been made to amalgamate the adjoining site.

To answer the second question, the principles set out by Brown C in *Cornerstone Property Group Pty Ltd v Warringah Council* [2004] are utilised.

It is noted that a schematic analysis of No. 25 Hercules Street has been prepared, indicating that if amalgamated, the site could reasonably be developed in the future.

Council is satisfied that the neighbouring site can still achieve a development that is consistent with the planning controls (most notably height, setbacks and site coverage) and thus orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible.

Given the above, 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 originally submitted development proposal was notified in accordance with the Community Engagement Framework for a period of 21 days. One submission was received in response to the initial notification.

In addition, the proposal as revised was re-notified in the same manner as the original and in response two submissions in opposition were received.

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

- Non-compliant Floor Space Ratio

- Rear building setback
- Outlook from balconies on Level 5, 6, and 7 at 15-17 Hercules Street
- 25 Hercules Street will be left isolated
- Car parking
- Contamination
- No car wash bay
- Apartment storage
- Bicycle parking location
- Traffic considerations to Fox's Lane
- Public domain strategy
- Public Art

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

Issue: The subject site is too narrow

Comment: An assessment of the proposal against the relevant planning provisions have been discussed in the body of this report. In summary, the application has adequately demonstrated the site is suitable to accommodate the proposed development.

Issue: Incorrect gross floor area calculations

Comment: Revised plans and calculations have been submitted.

Issue: Building articulation

Comment: The proposal was reviewed by the AEDRP panel on three occasions and ultimately provided support for the architectural expression and building design of the proposal.

Issue: Proposed car stacker

Comment: The revised plans have deleted the car stacker, and a fully ramped basement has been proposed.

Issue: Crane Jib Flyover Adjacent Properties During Construction /Temporary anchors/Extensive dilapidation reports/ Vibration construction issues/ground water seepage/Construction Traffic Management Plan

Comment: Standard conditions regarding construction impacts, methods and management, are recommended in the development consent to mitigate any significant impacts.

Issue: Damage security deposit to reflect the recently upgraded Fox's Lane

Comment: The security deposit has been charged in accordance with the Inner West fees and charges 23/24, and the *Local Government Act 1993, Roads Act 1993* and the *Environmental Planning & Assessment Act 1979*.

Issue: Retail WC configuration

Comment: Revised plans have been submitted which have satisfactorily configured the WC for each retail tenancy.

Issue: Wrong Basix assessment

Comment: The proposal has correctly been categorised as a multi dwelling development.

Issue: The amended plans no longer substantially the same as the plans originally lodged.

Comment: The amended proposal is much the same as that which was originally lodged with Council.

Issue: Acoustic mitigation from licensed bar at No. 17 Hercules Street

Comment: A condition of consent is recommended to ensure the proposal complies with the relevant acoustic requirements.

### 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.

- Building Certification
- Environmental Health
- Waste Management
- Architect Excellence Panel
- Development Engineering
- Traffic Services

## 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 \$266,902.00 would be required for the development under Inner West Local Infrastructure Contributions Plan 2023. It is noted an exemption for the affordable housing apartment has been included in the calculations. 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 *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment, Inner West Local Environmental Plan 2022* and Comprehensive Inner West Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development as revised, is considered to satisfy the Ashfield Town Centre precinct guidelines in which it is located. The mixed-use development would allow for increased residential dwellings, within a building that is considered to have a high level of design in the public domain and in a highly accessible location. The development will strengthen the precinct for the community through the provision of higher density accommodation and commercial ground floor uses. Overall, the development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

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

## 9. Recommendation

- A. The applicant has made a written request pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the floor space ratio standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2022/0832 for a mixed use building with basement car parking, ground floor retail and shop top housing with 14 apartments including one affordable housing unit at 19-23 Hercules Street, ASHFIELD subject to the conditions listed in Attachment A below

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

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

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A014 rev B	Demolition Plan	28/08/22	Tony Owen Partners
A102b rev D	Basement 3	19/07/23	Tony Owen Partners
A102 rev D	Basement 1-2	19/07/23	Tony Owen Partners
A103 rev D	Ground floor	19/07/23	Tony Owen Partners
A104 rev D	Level 1	19/07/23	Tony Owen Partners
A105 rev D	Level 2	19/07/23	Tony Owen Partners
A106 rev D	Level 3	19/07/23	Tony Owen Partners
A107 rev D	Level 4 & 5	19/07/23	Tony Owen Partners
A108 rev D	Level 6 & 7	19/07/23	Tony Owen Partners
A109 rev C	Roof plan	03/02/23	Tony Owen Partners
A111 rev B	Adaptable unit type	23/08/23	Tony Owen Partners
A200 rev D	Section A-A	19/07/23	Tony Owen Partners
A201 rev D	Section BB	19/07/23	Tony Owen Partners
A202 rev C	Section CC (ramp section)	19/07/23	Tony Owen Partners
A203 rev D	Section DD	19/07/23	Tony Owen Partners

- rev D	Detailed facade section	18/07/23	Tony Owen Partners
A380 rev C	East & west elevation	03/02/23	Tony Owen Partners
A301 rev C	North elevation	03/02/23	Tony Owen Partners
A302 rev D	South elevation	19/07/23	Tony Owen Partners
A400 rev D	Landscaped Area	19/07/23	Tony Owen Partners
A700 rev C	Exterior Finished Materials	03/02/23	Tony Owen Partners
1329504M	BASIX certificate	24/08/22	Stantec Australia pty ltd
- rev 0	Remediation Action Plan	25/11/22	Soilsrock
Drawing Nos. SW200 to SW400 (6 sheets) rev D	Stormwater Concept Design	01/08/23	SGC Consulting Engineers

As amended by the conditions of consent.

### **DESIGN CHANGE**

#### **2. Design Change**

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

- a. Mailboxes are to be located inside the lobby.

### **FEES**

#### **3. Long Service Levy**

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

rate of 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.

**4. Section 7.11 Contribution**

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

Contribution Category	Amount
Open Space & Recreation	\$187,451.00
Community Facilities	\$34,456.00
Transport	\$28,521.00
Plan Administration	\$2,587.00
Drainage	\$13,886.00
<b>TOTAL</b>	<b>\$266,902.00</b>

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

- $C_{\text{payment}}$  = is the contribution at time of payment
- $C_{\text{consent}}$  = is the contribution at the time of consent, as shown above
- $CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].
- $CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

Note: The contribution payable will not be less than the contribution specified in this condition.

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction

certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

**It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.**

Council's Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres on [insert email address and phone number] to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to [www.innerwest.nsw.gov.au/invoice](http://www.innerwest.nsw.gov.au/invoice); please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

**5. Security Deposit**

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

<b>Security Deposit:</b>	\$80,000.00
<b>Inspection Fee:</b>	\$374.50

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.

#### **GENERAL CONDITIONS**

##### **6. Separation of Commercial and Residential Waste and Recycling**

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

##### **7. Noise – Consultant's Recommendations**

All performance parameters, requirements, engineering assumptions and recommendations contained in Acoustic DA Assessment prepared by Acouras Consultancy dated 16/06/2022 (ref: SYD2021-1159-R001B ) must be implemented.

##### **8. Contamination – Remedial Action Plan (No Site Auditor Engaged)**

The site is to be remediated and validated in accordance with the recommendations set out in the Remedial Action Plan, prepared by Soilsrock Engineering Pty Ltd reference SRE/901/AF/22/RAP dated 25/11/2022, the *Contaminated Land Management Act 1997* and Chapter 4 - Remediation of Land of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

##### **9. 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.

#### **10. Car Parking**

The development must provide and maintain within the site:

- a. Fourteen residential car parking spaces must be paved and line marked and allocated to each of the fourteen apartments;
- b. Including two residential car parking spaces, for persons with a disability must be provided and marked as disabled car parking spaces;
- c. Two retail car parking spaces must be paved and line marked;
- d. Twelve Bicycle storage capacity within the site; and
- e. One Loading dock/bay maintained at all times.

#### **11. 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.

#### **12. 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.

#### **13. Residential Flat Buildings – Adaptable Dwellings**

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate two units are adaptable units and five units are universal accessible design units.

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

#### **14. Waste Management Plan**

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

**15. 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.

**16. 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.

**17. Verification of Levels and Location**

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

**18. Works Outside the Property Boundary**

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

**19. Boundary Alignment Levels**

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

**20. Rock Anchors**

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

**PRIOR TO ANY DEMOLITION****21. 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.

## 22. 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.

## 23. Construction Traffic Management Plan – Detailed

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

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

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;

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

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

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

#### **25. 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.

#### **26. 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.

### **PRIOR TO CONSTRUCTION CERTIFICATE**

#### **27. Bin Storage Area - Residential**

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

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

The bin storage area is to meet the design requirements detailed in the Inner West Comprehensive Development Control Plan (DCP) 2016 and must include doorways/entrance points of 1200mm.

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

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the bulky waste storage area must meet the floor area requirements as per the Inner West Comprehensive Development Control Plan (DCP) 2016 and have minimum doorways of 1200mm wide to accommodate large items.

#### **29. Waste Transfer Route**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point is has a minimum 1200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:14.

**30. Each Residential Dwelling is to have Access to a Disposal Point for All Waste Streams**

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

**31. Structural and Geotechnical Report**

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

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

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

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

**33. Future use of Mixed-Use Building for Commercial Tenancy**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that the building design must incorporate measures to enable the installation of appropriate mechanical ventilation systems that comply with relevant Australian Standards including AS1668 and can accommodate any exhaust/ventilation requirements for ground floor commercial units in particular food premises. If a food premises requires a mechanical exhaust system for charcoal cooking purposes, separate consent is required as additional filtration systems and odour assessment will be necessary.

**34. 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.

**35. Enclosure of Fire Hydrant**

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

**36. Party Walls**

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

**37. 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.

**38. 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*

**39. Fibre-ready Facilities**

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

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

**40. Consolidation of Lots**

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

If there are any changes to the number of occupancies including any additional occupancies created, a street numbering application must be lodged and approved by Council's GIS team before any street number is displayed. Link to [Street Numbering Application](#)

**41. 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.

**42. Future Food Use - Mechanical Ventilation Provision**

Prior to the issue of a Construction Certificate, the mechanical exhaust systems and/or shafts must be designed to allow for the discharge of effluent air above roof level and must be designed with capacity to accommodate exhaust ducts and mechanical ventilation systems

for all commercial tenancies proposed with the potential to become a food premises in future. Systems must be designed in accordance with AS1668.2 – The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings, and AS1668.1 – The Use of Mechanical Ventilation and Air-Conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings.

#### 43. Stormwater Drainage System – Major Developments

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating re-use facilities (20,000 L rainwater tank), certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the design of the site drainage system complies with the following specific requirements:

The design must be generally in accordance with the stormwater drainage concept plan on Drawing Nos. SW200 to SW400 (6 sheets), Rev D prepared by SGC and dated 1 August 2023, as amended to comply with the following;

- a. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from 20,000 L rainwater tank by gravity to Council's piped drainage system in the street;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for the pump-out of subsurface flows and surface flows from the driveway from the basement;
- d. The Drainage Plan must detail the proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- e. The proposed rainwater tank must be connected to a pump system for internal reuse for the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tank;
- f. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows;
- g. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- h. A pump-out system for drainage of surface flows from the basement ramp is permitted for the basement area only and must be designed in accordance with the following criteria:
  1. Comply with all relevant Australian Standards;
  2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;

3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
5. Subsurface flows must be collected at the point of ingress to the basement;
6. The subsurface drainage system must have sufficient capacity to collect and convey all surface flows to the pump out system; and
7. Inlet pits and drains for subsurface drainage must be designed to minimise potential for pollutants from cars or other sources to enter the subsurface drainage system;
  - i. No nuisance or concentration of flows to other properties;
  - j. A silt arrestor pit must be installed inside the property, adjacent to the boundary, for the stormwater outlet;
  - k. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated; and
  - l. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system.

#### 44. Public Domain Works – Prior to Construction Certificate

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

- a. The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. The construction of heavy duty vehicular crossing to the vehicular access location and removal of redundant vehicular crossing to the site;
- c. New concrete footpath and kerb and gutter along the frontage of the site (Hercules Street and Fox's Lane) . The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determine by the Council Engineer;

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

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

#### **45. Public Art Strategy**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure amended plans including a public art feature have been submitted to and approved by Council Living Arts Team.

A public art feature shall be designed and constructed/installed at the applicants cost. This feature shall provide visual interest for pedestrians and interpret or reflect the local setting and/or landscape character and/or the cultural setting of the area. The feature shall be of an appropriate size. The feature shall be designed to ensure long-term durability and be resistant to vandalism.

### **DURING DEMOLITION AND CONSTRUCTION**

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

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

#### **47. 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.

**48. Imported Fill Materials**

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

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

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

**49. 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.

#### **50. 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**

#### **51. 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.

#### **52. Noise From Road, Rail & Aircraft – Compliance**

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

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

**53. 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*.

**54. Contamination – Validation (No Site Audit Statement Required)**

Prior to the issue of an Occupation Certificate, the Principal Certifier and Council must be provided with a Site Validation Report prepared by a suitably qualified environmental consultant with experience in land contamination.

The Validation report must be prepared in accordance with relevant NSW Environment Protection Authority guidelines, including the guidelines *Consultants Reporting on Contaminated Sites* and must confirm that the site has been remediated in accordance with the Remedial Action Plan and clearly state that the site is suitable for the proposed use.

**55. 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.

**56. Section 73 Certificate**

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

**57. Public Domain Works**

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

- a. Heavy duty concrete vehicle crossing at the vehicular access location;
- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath across the frontage of the site (Hercules Street and Fox's Lane) must be reconstructed; and

d. Other works subject to the *Roads Act 1993* approval.  
All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

#### **58. 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 any opening door and gate with the exception of any awnings or balconies approved by Council.

#### **59. 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.

#### **60. Whiteway Lighting - New**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that Under awning lighting matches the existing Whiteway lighting scheme in the area.

#### **61. Undergrounding Power – Major development**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any existing overhead power cables along Street frontage of the site have been relocated underground with appropriate street lighting and new steel standard poles. The street lighting must be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet the lighting category required by Council and TfNSW. In addition, the design must also comply with AS4282 to ensure that no injury is caused to the amenity of the surrounding area by light overspill or obtrusive light.

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

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

- a. The car park has been completed, line marked and all signage relating to car parking erected;

- b. A notice has been clearly displayed at the Fox's Lane frontage to indicate that visitor parking is available within the property; and
- c. Sign has been erected that clearly indicate to the drivers of vehicles both on and off the property the location and means of access to the car parking area.

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

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

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

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

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

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

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

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

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

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

#### **67. Operation and Management Plan**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the rainwater tank and pumps. The Plan must set out the following at a minimum:

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

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

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

- a. Restrictions on the Use of Land related to on rainwater tank system; and
- b. Positive Covenant related to rainwater system;
- c. A public right of way along the entire Fox's Lane frontage within the proposed 3.0m setback at the ground level; and
- d. Positive Covenant related Maintenance of the Public Right of Way.

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

#### **69. No Weep Holes**

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

**70. Basement/Retaining Wall Signoff – Major Development**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards.

**71. Affordable Housing**

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

- a. Unit 401 must be used for the purposes of affordable housing, and
- b. The affordable housing unit is to be managed by a registered community housing provider in perpetuity.

**72. Public Art Completion**

Prior the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that demonstrating that a public art feature has been provided in accordance with the strategy approved by Council required by this consent has been satisfied.

**ON-GOING****73. 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.

**74. Commercial Bin and Re-usable Item Storage**

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

**75. Bin Storage**

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

**76. 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.

**77. 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.

**78. Operation and Management Plan**

The Operation and Management Plan for the rainwater tank and pump facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

**79. Vehicles Leaving the Site**

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

**80. Loading/unloading on site**

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

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

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

**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. If the building requires 660L bins, special approval will need to be sought, and the bins should be ordered 3 months prior to occupation.

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

**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 10m<sup>2</sup> of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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

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

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

**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.

**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.

**Construction of Vehicular Crossing**

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

**Lead-based Paint**

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

**Dial before you dig**

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

**Useful Contacts**

BASIX Information

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

		<a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20	
		<a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a>
		Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100	
		<a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660	
		To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441	
		<a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406	
		<a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government		<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a>
		<a href="http://www.diySAFE.nsw.gov.au">www.diySAFE.nsw.gov.au</a>
		Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	
		<a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92	
		<a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - SITA Environmental Solutions	1300 651 116	
		<a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>

Water Efficiency Labelling and Standards (WELS) [www.waterrating.gov.au](http://www.waterrating.gov.au)

WorkCover Authority of NSW 13 10 50

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

Enquiries relating to work safety and asbestos removal and disposal.

### Street Numbering

If there are any changes to the number of occupancies including any additional occupancies created, a street numbering application must be lodged and approved by Council's GIS team before any street number is displayed. Link to [Street Numbering Application](#)

### Rock Anchors

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

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

### Electrical Substations

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

### Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in

accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

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

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

#### **Easement and Covenant Process**

The following documents must be submitted to Council as part of the Covenant process and requirements, for the site on-site reuse facilities;

- a. Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the rainwater tank and drainage to its connection to the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes; trash screen emergency overflow dimensions and RL; all buildings (including floor levels) and finished ground and pavement surface levels.

- b. Engineer's Certificate

A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:

- c. The capacity of the rainwater tank;
- d. The emergency overflow system being in place;
- e. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- f. Basement car park pumps are class one zone two; and

g. OSR pumps have been installed and commissioned.

c. Restriction-As-To-User

A "Restriction-as-to-User" must be placed on the title of the subject property to indicate the location and dimensions of the rainwater tank. This is to ensure that works, which could affect the function of the stormwater reuse facilities, must not be carried out without the prior consent in writing of the Council.

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

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

d. A Maintenance Schedule.

**Subsurface drainage pump-out systems**

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater is acceptable. Dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

**Insurances**

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

Attachment B – Plans of proposed development

ARCHITECTURAL DRAWING SET  
 ISSUE DATE: AUGUST 2022

DESIGN FACTS  
 9-11 Hercules Street, Ashfield, NSW 2131  
 Council: Inner West Council  
 Zoning: B4 - Mixed Use

DRAWING NO - DRAWINGS TITLE DRAWING NO - DRAWINGS TITLE

0. GENERAL INFORMATION	A303	PROPOSED STREETScape		409.1 m <sup>2</sup>
A000	COVER SHEET			
A001	LOCATION PLAN			3:1
A002	SITE PHOTO 1	4. DIAGRAMS		
A003	SITE PHOTO 2	A400	LANDSCAPED AREA	
A004	SITE PHOTO 3	A401	C.O.S AREA	30m
A005	EXISTING STREETScape	A401B	P.O.S	
A006	STREETScape SURROUNDING CHARACTER	A402	VENTILATION DIAGRAM	
A007	SURVEY PLAN	A403	SOLAR COMPLIANCE DIAGRAM	1227.3 m <sup>2</sup>
A008	SITE ANALYSIS 1	A405	SOLAR COMPLIANCE DIAGRAM	1227.3 m <sup>2</sup>
A009	SITE ANALYSIS 2	A406	3D SOLAR DIAGRAM	
A010	SITE PLAN	A407	3D SOLAR DIAGRAM	3,465.1
A011	SET BACK DIAGRAM PLAN	A408	3D HEIGHT BUILDING DIAGRAM	
A012	SET BACK DIAGRAM 3D	A409	DEEP SOIL AREA	
A013	ADJOINING BUILDING ANALYSIS	A410	SHADOW DIAGRAM 21 JUNE	
A014	DEMOLITION PLAN	A411	SHADOW DIAGRAM 21 JUNE	
1. FLOORPLANS				
A102	BASEMENT 1-2	5. FSR CALCULATION		
A102b	BASEMENT 3	A500	FSa GF	8
A103	GROUND FLOOR	A501	FSa L1 TO L2	4
A104	LEVEL 1	A502	FSa L3 TO L5	2
A105	LEVEL 2	A503	FSa L6 TO L7	
A106	LEVEL 3	A504	UNIT BREAKDOWN	16
A107	LEVEL 4 & 5			
A108	LEVEL 6 & 7	6. PERSPECTIVES		
A109	ROOF PLAN	A600	PHOTOMONTAGE	
A110	ROOF TOP PLAN	A601	MASSING PERSPECTIVE	
A111	ADAPTABLE UNIT TYPE	A602	MASSING PERSPECTIVE	13
		7. EXTERIOR FINISHES		
2. SECTIONS		A700	EXTERIOR FINISHED MATERIALS	1
A200	SECTION AA	8.25	HERCULES ST - BENCHMARK DESIGN	2
A201	SECTION BB	A800	25 HERCULES STREET - BENCHMARK DESIGN	
A202	SECTION CC (RAMP SECTION)			
A203	SECTION DD			
3. ELEVATIONS				
A300	EAST & WEST ELEVATION			
A301	NORTH ELEVATION			
A302	SOUTH ELEVATION			



19 - 23 HERCULES STREET, ASHFIELD  
 DEVELOPMENT APPLICATION

Document Set ID: 27371695  
 Version: 1, Version Date: 07/09/2023



# LOCATION PLAN

<p>Rev: Description</p> <p>A DA AMENDMENTS FOR DA</p> <p>B AMENDMENTS FOR DA</p>	<p>Drawn: DJF</p> <p>Check: DJF</p> <p>Date: 22/08/22</p>	<p>Scale: @ A3</p> <p>Drawing title: LOCATION PLAN</p> <p>Project no: 1038</p> <p>Drawing no: A01</p> <p>Rev: B</p>	<p>Map part:</p> <p>Project: Hercules Street, Ashfield</p> <p>Project address: 19-23 Hercules St, Ashfield</p>	<p>Client: XXX</p>	<p>Legend:</p> <p>1. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>2. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>3. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p>	<p>Notes:</p> <p>1. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>2. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>3. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p>	<p>Disclaimer:</p> <p>1. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>2. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p> <p>3. THIS DOCUMENT IS THE PROPERTY OF PCLMNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PCLMNS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.</p>	<p>Title Over a Includes: Reg 7000</p> <p>PCLMNS</p> <p>2-21, Victoria Street, Sydney NSW 2000                  P: 02 9550 1111                  F: 02 9550 1111</p>
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 Version: 1, Version Date: 07/08/2023



Hercules Street View

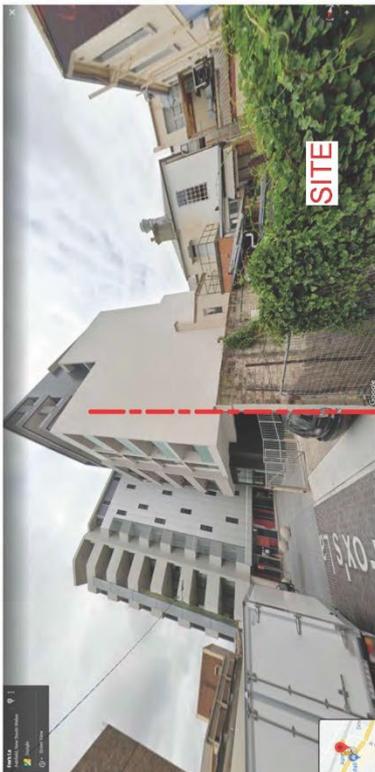
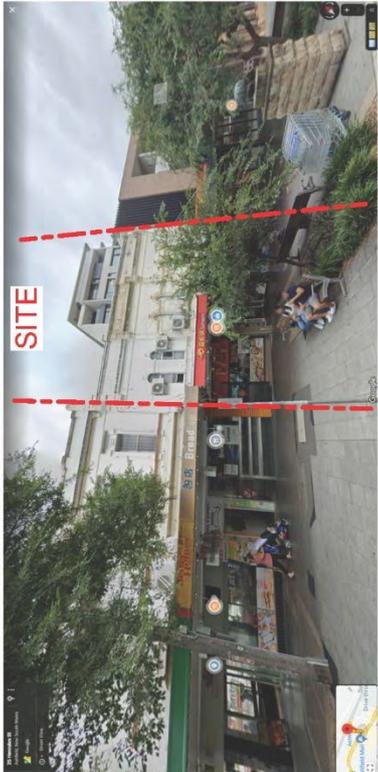


Fox Lane View

**SITE PHOTO 1**

Rev: Description A DA AMENDMENTS FOR DA B AMENDMENTS FOR DA	Date: 15/03/22 Date: 22/08/22	Scale: @ A3 Date: 22/08/22
Drawing title: SITE PHOTO 1	Project: Hercules Street, Ashfield Project address: 19-23 Hercules St, Ashfield	Project no: 1038 Drawing sheet: AMENDMENTS FOR DA
Notes: 1. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL. 2. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL. 3. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL. 4. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL. 5. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL. 6. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.	Client: XXX	
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Title: Open Access Reg 7000 PCL 2-7, Victoria Street, Sydney NSW 2000 Tel: 02 9550 1111 Email: info@pcl.com.au	Project: Hercules Street, Ashfield Project address: 19-23 Hercules St, Ashfield	Drawing sheet: AMENDMENTS FOR DA

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 Version: 1, Version Date: 07/08/2023



# SITE PHOTO 2

Rev: A	Description: DA	Date: 15/01/22	Scale: @ A3	Date: 22/08/22
B	AMENDMENTS FOR DA	Date: 22/08/22	Drawing title: SITE PHOTO 2	
			Project no: 1038	Drawing no: A00
			Project name: Hercules Street, Ashfield	Rev: B
			Client: XXX	AMENDMENTS FOR DA
			Legend:	
			Notes:	
			Disclaimer:	

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



# SITE PHOTO 3

Rev: A	Description: AMENDMENTS FOR DA	Date: 15/01/22	Scale: @ A3	Date: 23/08/22
B	AMENDMENTS FOR DA	Date: 23/08/22	Drawing title: SITE PHOTO 3	
			Project no: 1038	Drawing no: A04
			Drawing status: AMENDMENTS FOR DA	Rev: B

Client: XXX

Project: Hercules Street, Ashfield  
19-23 Hercules St, Ashfield

Legend:

Notes:

Disclaimer:

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Hercules Street Looking West



Hercules Street Looking East

# EXISTING STREETSCAPE

<table border="1"> <tr> <td>Rev:</td> <td>Description:</td> <td>By:</td> <td>Date:</td> </tr> <tr> <td>A</td> <td>DA</td> <td>JDF</td> <td>15/03/22</td> </tr> <tr> <td>B</td> <td>AMENDMENTS FOR DA</td> <td>JDF</td> <td>22/08/22</td> </tr> </table>	Rev:	Description:	By:	Date:	A	DA	JDF	15/03/22	B	AMENDMENTS FOR DA	JDF	22/08/22	<p><b>Disclaimer:</b>                  I/We, the undersigned, certify that I/We are a qualified person or persons for the purposes of the Act and that I/We are duly qualified to prepare and certify the contents of this document. I/We warrant that the contents of this document are true and correct to the best of my/our knowledge and belief and that I/We have not been negligent in the preparation of this document. I/We warrant that I/We have not been negligent in the preparation of this document. I/We warrant that I/We have not been negligent in the preparation of this document.</p>	<p><b>Notes:</b>                  1. THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF THE ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.                  2. THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF THE ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.                  3. THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF THE ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.                  4. THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF THE ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.                  5. THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF THE ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.</p>	<p><b>Legend:</b>                  1. EXISTING STREETSCAPE                  2. EXISTING STREETSCAPE                  3. EXISTING STREETSCAPE                  4. EXISTING STREETSCAPE                  5. EXISTING STREETSCAPE                  6. EXISTING STREETSCAPE                  7. EXISTING STREETSCAPE                  8. EXISTING STREETSCAPE                  9. EXISTING STREETSCAPE                  10. 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EXISTING STREETSCAPE</p>	<p><b>Client:</b>                  XXX</p>	<p><b>Project:</b>                  Hercules Street, Ashfield                  Project address:                  19-23 Hercules St,                  Ashfield</p>	<p><b>Scale:</b>                  @ A3</p> <p><b>Date:</b>                  22/08/22</p>
Rev:	Description:	By:	Date:															
A	DA	JDF	15/03/22															
B	AMENDMENTS FOR DA	JDF	22/08/22															

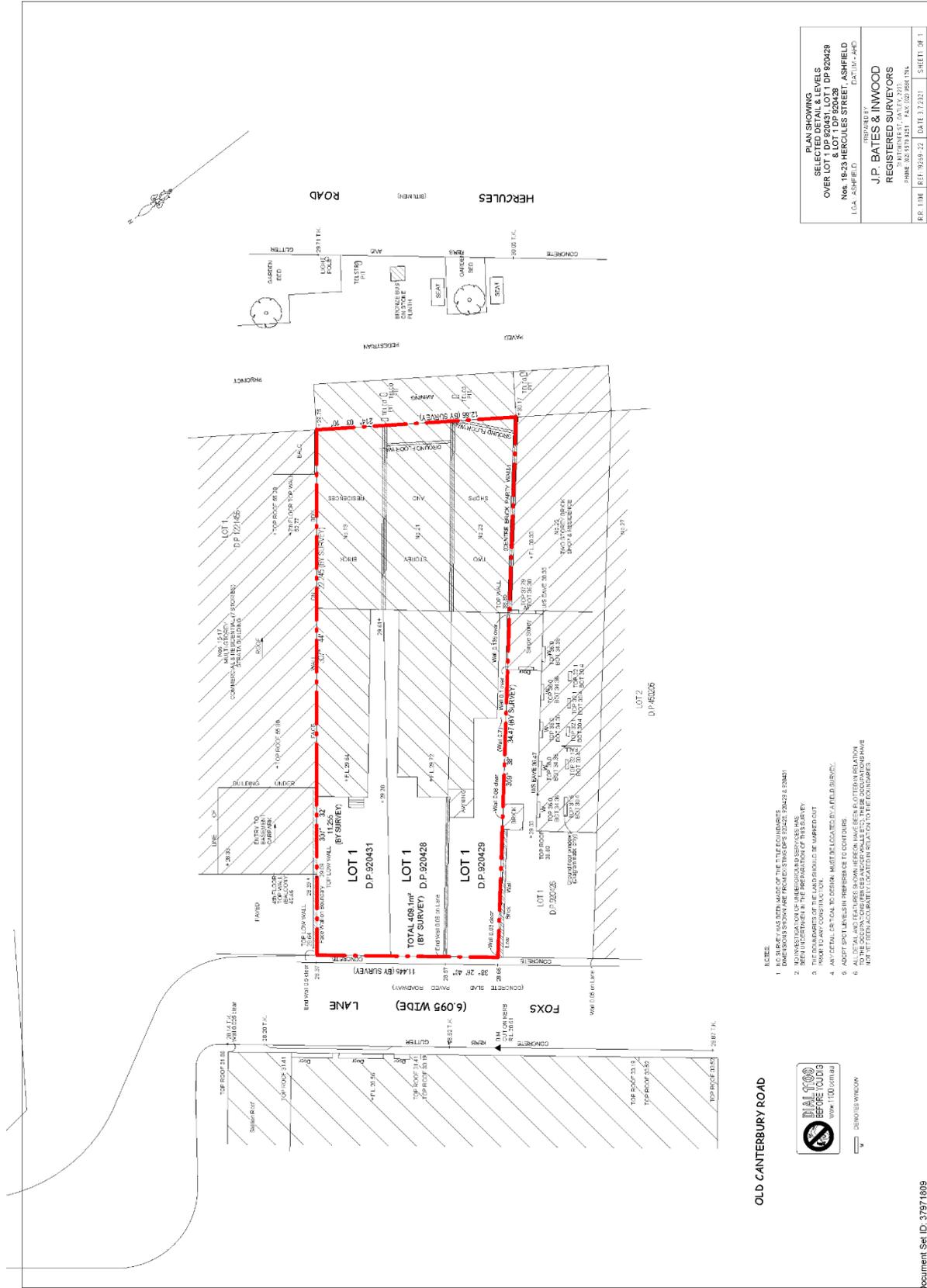
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 Version: 1, Version Date: 07/08/2023

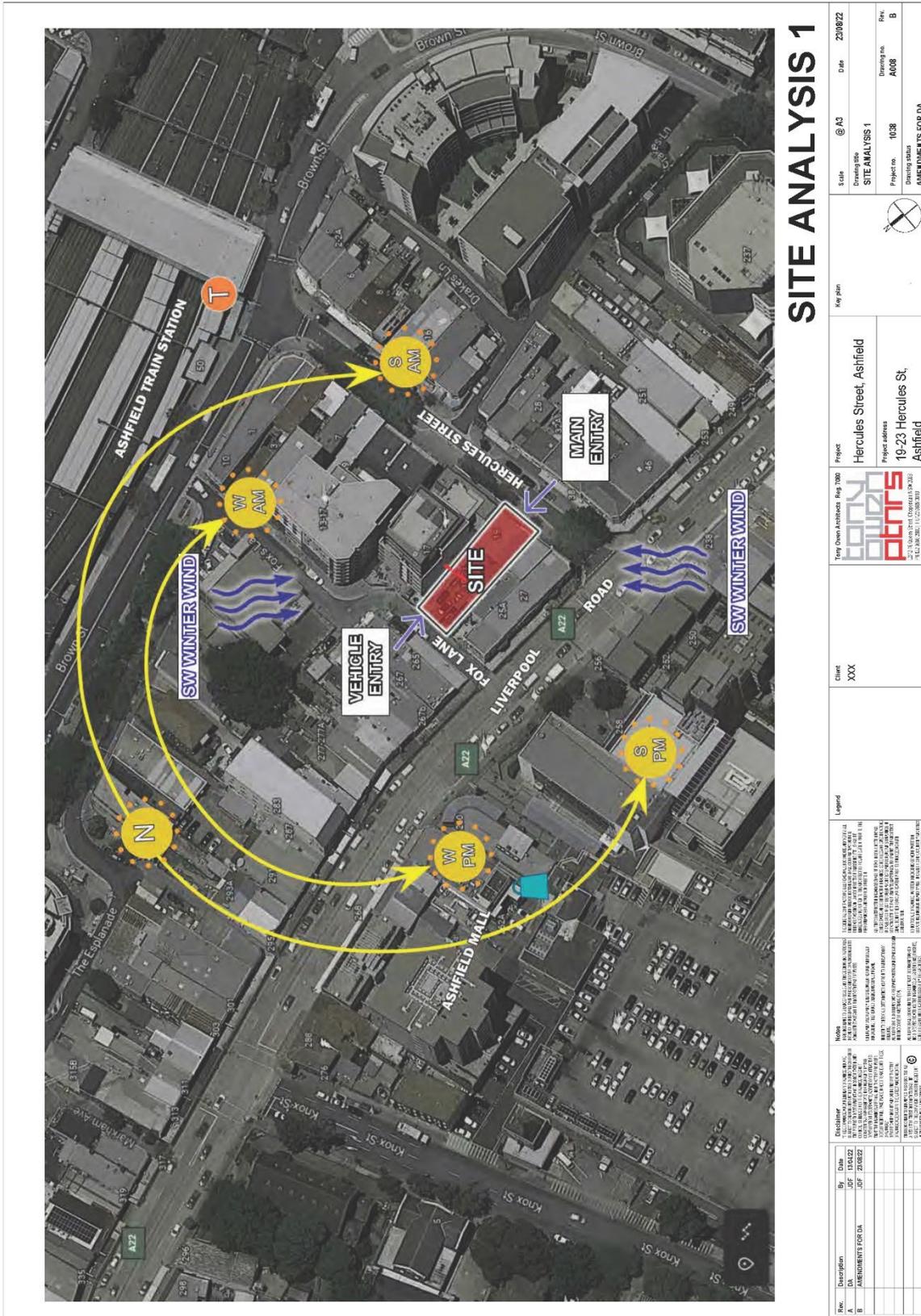


# STREETSCAPE SURROUNDING CHARACTER

Rev: A	Description: DA	Date: 15/03/22	Scale: @ A3	Date: 23/08/22
Rev: B	Description: AMENDMENTS FOR DA	Date: 22/08/22	Drawing title: STREETScape SURROUNDING CHARACTER	
Project: Hercules Street, Ashfield		Project no: 1038	Drawing no: A006	Rev: B
Client: XXX		Drawing status: AMENDMENTS FOR DA		
Notes:		<p>1. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>2. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>3. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>4. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p>		
Disclaimer:		<p>1. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>2. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>3. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p> <p>4. THIS DOCUMENT IS THE PROPERTY OF PCL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCL.</p>		

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Version: 1, Version Date: 07/08/2023

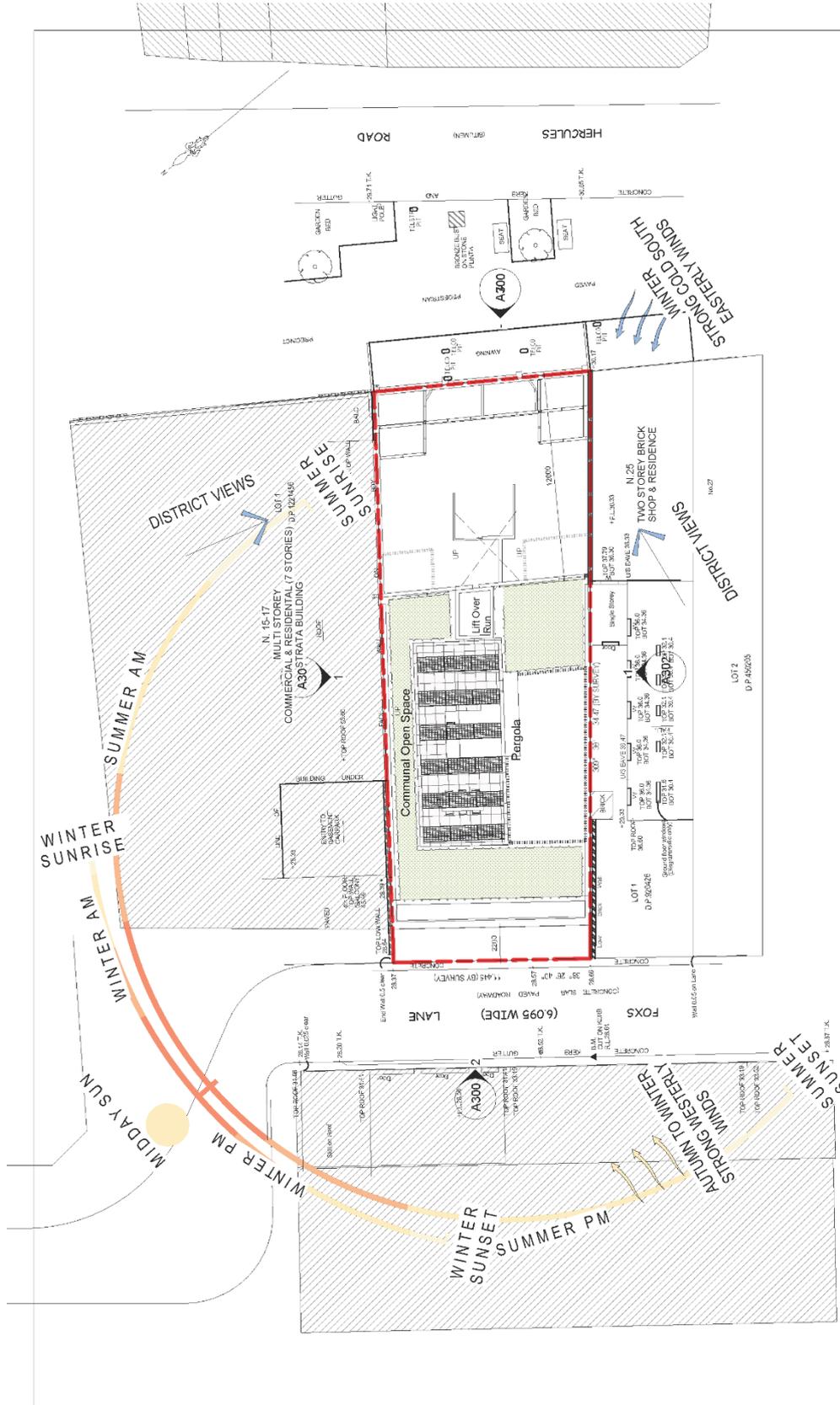




**SITE ANALYSIS 1**

Rev:	Description:	By:	Date:	Scale:	@ A3	Date:	22/08/22
A	AMENDMENTS FOR DA	JDF	22/08/22	Drawing title:	SITE ANALYSIS 1		
B	AMENDMENTS FOR DA	JDF	22/08/22	Project no.:	1038	Drawing no.:	A008
				Project name:	HERCULES STREET FOR DA		
				Client:	XXX		
				Legend:	<p>1. ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF ALL INFORMATION ON THIS PLAN.</p> <p>2. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p> <p>3. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p>		
				Notes:	<p>1. ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF ALL INFORMATION ON THIS PLAN.</p> <p>2. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p> <p>3. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p>		
				Disclaimer:	<p>1. ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF ALL INFORMATION ON THIS PLAN.</p> <p>2. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p> <p>3. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE SERVICES SPECIFICALLY SET OUT IN THE CONTRACT. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT SPECIFICALLY SET OUT IN THE CONTRACT.</p>		
				Project:	Hercules Street, Ashfield		
				Project address:	19-23 Hercules St, Ashfield		
				Map path:			
				Typical Over a distance of 1000m:			

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



# SITE ANALYSIS 2

Rev.	Description	By	Date
A	DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	22/08/22

Scale	1:200 @ A3	Date	22/08/22
Drawing title	SITE ANALYSIS 2		
Project no.	1038	Drawing no.	A09
Drawing status	AMENDMENTS FOR DA		

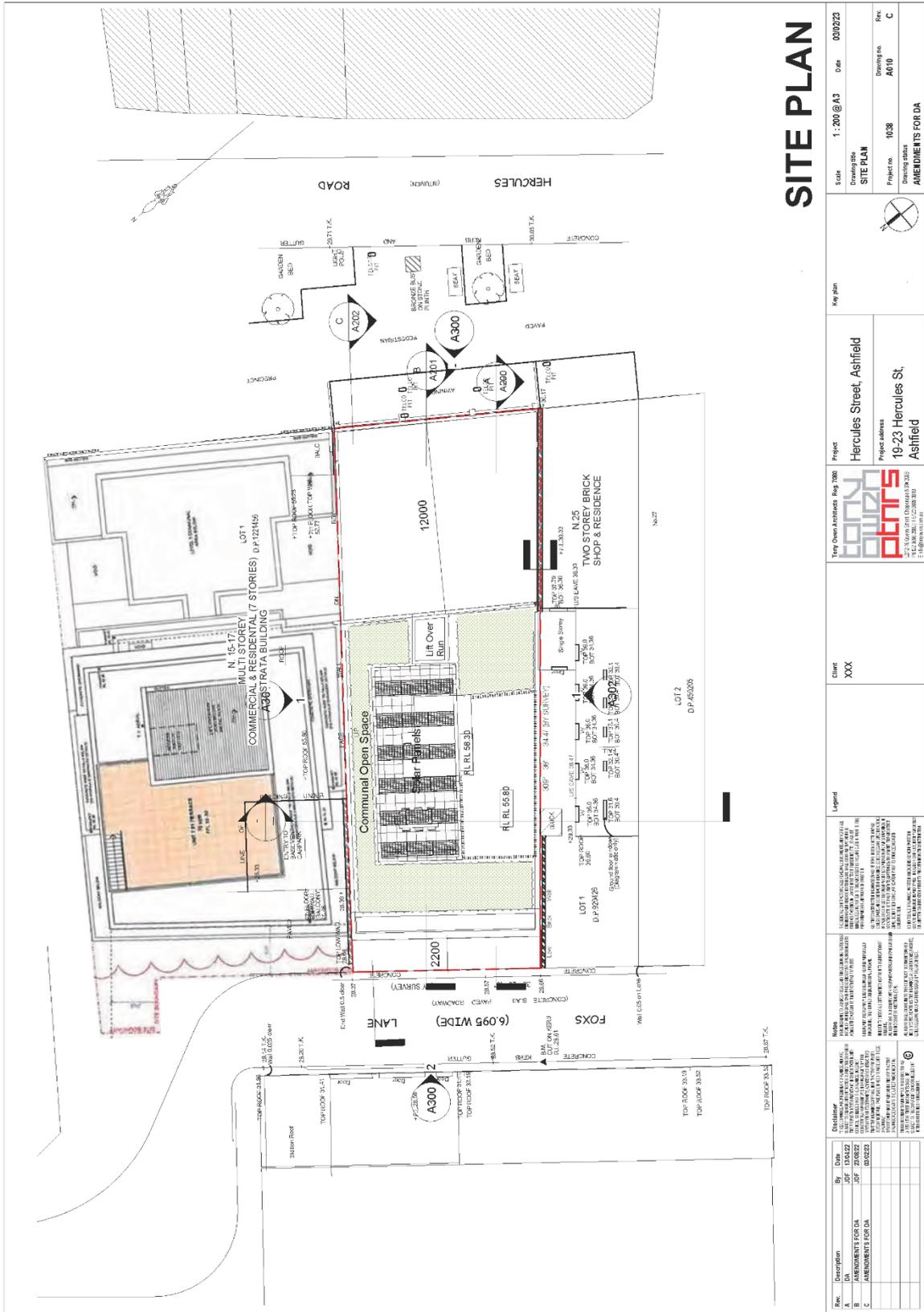
  

Client	XXX
Legend	<p>Notes:</p> <p>1. THIS SITE ANALYSIS IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A DESIGN OR A COMMITMENT TO ANY PARTICULAR DESIGN OR DEVELOPMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p> <p>2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p> <p>3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p> <p>4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p> <p>5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p>

Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield
Project no.	1038
Drawing no.	A09
Rev.	B

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023

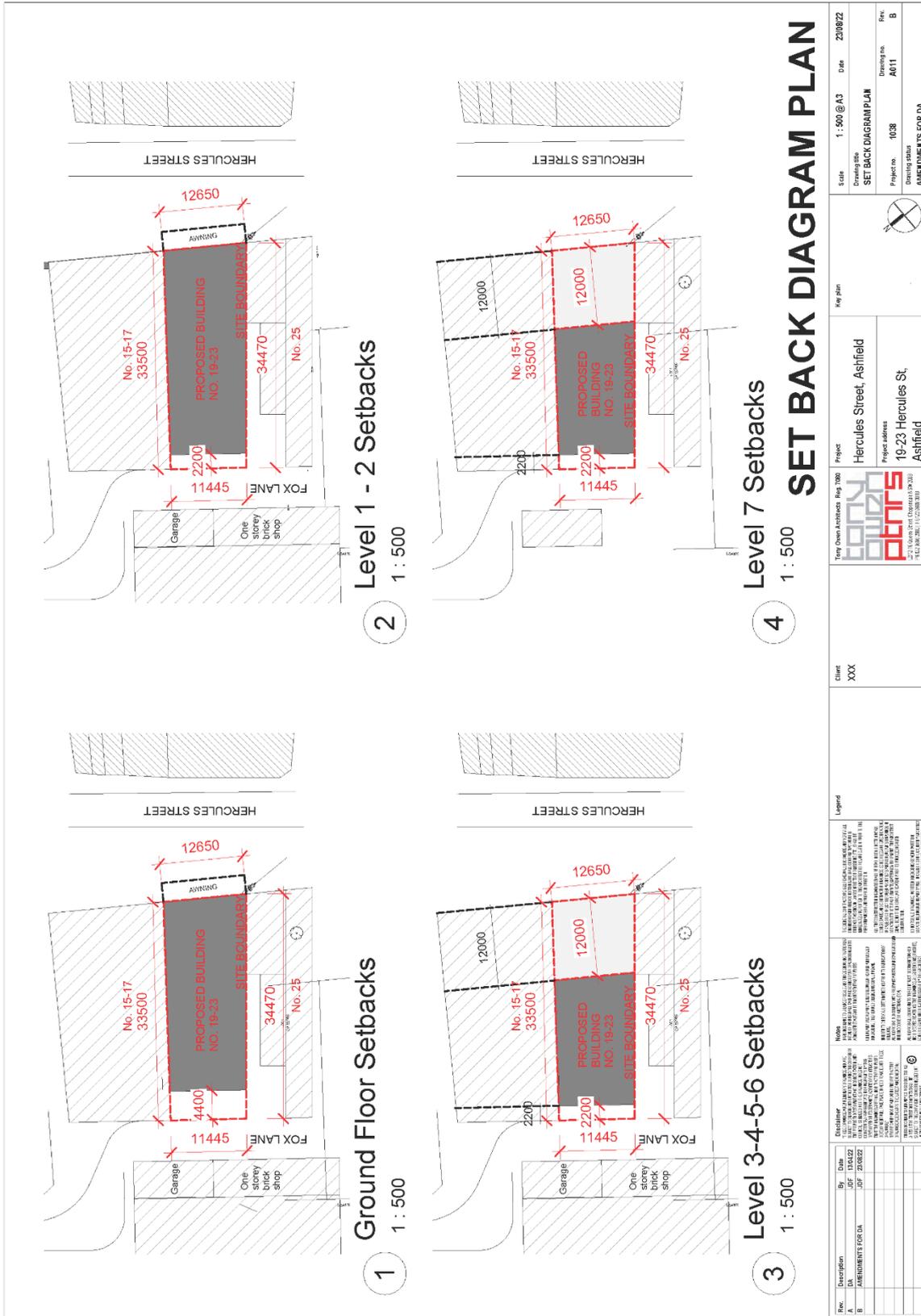


# SITE PLAN

Rev.	Description	Date	Scale	1:200 @ A3	Date	00/09/23
A	AMENDMENTS FOR DA	15/01/22	Drawings title	SITE PLAN		
B	AMENDMENTS FOR DA	23/02/22	Project no.	1038	Drawing no.	A010
C	AMENDMENTS FOR DA	01/02/23	Project name	HERCULES STREET FOR DA		

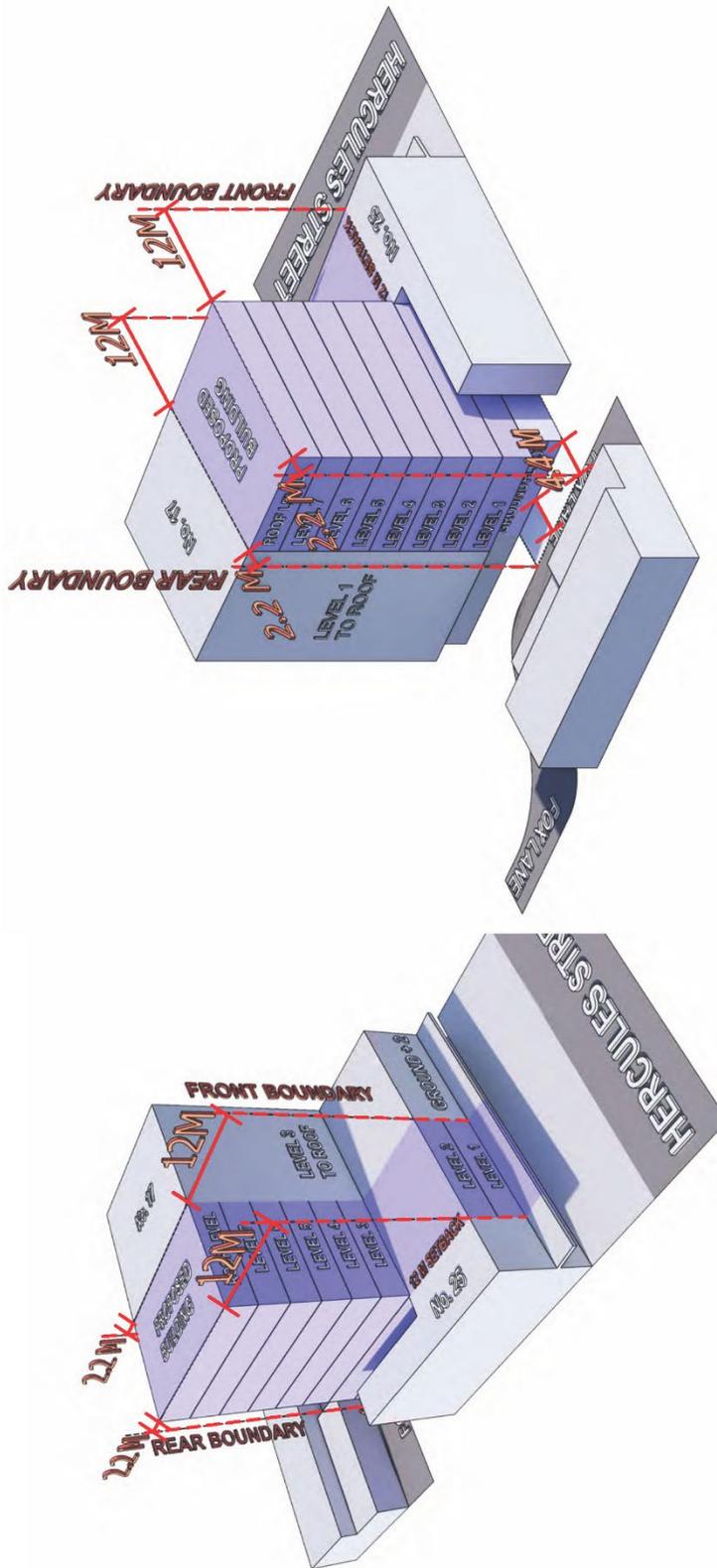
Typical Overhead Rain	1000	Project	Hercules Street, Ashfield
Client	XXX	Project address	19-23 Hercules St, Ashfield
Legend	<p>Lot 1: N 15-17 Multi Storey Commercial &amp; Residential (7 stories) D/P 12141/19</p> <p>Lot 2: N 25 Two Storey Brick Shop &amp; Residence D/P 5501/26</p> <p>Lot 3: N 27 D/P 4620/26</p>		
Notes	<p>1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL COUNCIL.</p> <p>2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.</p> <p>3. THE DESIGNER HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT AND HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.</p>		



**SET BACK DIAGRAM PLAN**

Rev. Description	By	Date	Scale	1:500 @ A3	Date	22/08/22
A	DA	DA	Drawing title	SET BACK DIAGRAM PLAN		
B	AMENDMENTS FOR DA	DA	Project no.	1038	Drawing no.	AD11
			Project name	AMENDMENTS FOR DA		
<p><b>Client</b> XXX</p>			<p><b>Map path</b> Hercules Street, Ashfield</p>			
<p><b>Legend</b></p> <p>1. PROPOSED BUILDING FOOTPRINT (WITH SETBACKS) 2. EXISTING BUILDING FOOTPRINT (WITH SETBACKS) 3. EXISTING BUILDING FOOTPRINT (WITHOUT SETBACKS) 4. EXISTING BUILDING FOOTPRINT (WITH SETBACKS) 5. EXISTING BUILDING FOOTPRINT (WITHOUT SETBACKS) 6. EXISTING BUILDING FOOTPRINT (WITH SETBACKS) 7. EXISTING BUILDING FOOTPRINT (WITHOUT SETBACKS) 8. EXISTING BUILDING FOOTPRINT (WITH SETBACKS) 9. EXISTING BUILDING FOOTPRINT (WITHOUT SETBACKS) 10. EXISTING BUILDING FOOTPRINT (WITH SETBACKS)</p>			<p><b>Project</b> Hercules Street, Ashfield</p> <p><b>Project address</b> 19-23 Hercules St, Ashfield</p>			
<p><b>Notes</b></p> <p>1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONTRACT. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS PLAN.</p> <p>2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS TAKEN REASONABLE CARE TO OBTAIN ACCURATE INFORMATION. HOWEVER, THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS TAKEN REASONABLE CARE TO OBTAIN ACCURATE INFORMATION. HOWEVER, THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS TAKEN REASONABLE CARE TO OBTAIN ACCURATE INFORMATION. HOWEVER, THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS TAKEN REASONABLE CARE TO OBTAIN ACCURATE INFORMATION. HOWEVER, THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.</p>			<p><b>Typical Overheads</b> Reg 7000</p> <p><b>PLMNS</b> 2-21, Victoria Street, Ashfield NSW 1585 P: 02 9550 1111 E: info@plmns.com.au</p>			

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



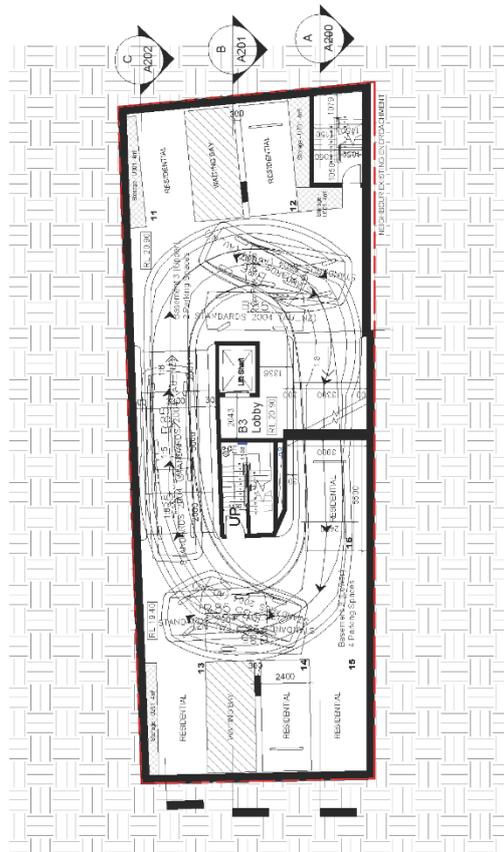
# SET BACK DIAGRAM 3D

<p>Rev: Description</p> <p>A DA AMENDMENTS FOR DA</p> <p>B AMENDMENTS FOR DA</p>	<p>By: [Signature]</p> <p>Date: 22/08/22</p>	<p>Scale: @ A3</p> <p>Date: 22/08/22</p>	<p>Drawing title: SET BACK DIAGRAM 3D</p> <p>Project no: 1038</p> <p>Drawing no: A012</p> <p>Rev: B</p>
<p>Client: XXX</p>		<p>Project: Hercules Street, Ashfield</p> <p>Project address: 19-23 Hercules St, Ashfield</p>	
<p>Notes:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>		<p>Legend:</p> <p>XXX</p>	
<p>Disclaimer:</p> <p>THIS DOCUMENT IS PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p> <p>THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR UP-TO-DATE.</p> <p>THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.</p>		<p>Project: Hercules Street, Ashfield</p> <p>Project address: 19-23 Hercules St, Ashfield</p>	

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Version: 1, Version Date: 07/08/2023







Basement 3

1 : 200

1

BASEMENT 3

Rev.	Description	By	Date
A	DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	22/03/22
C	AMENDMENTS FOR DA	JDF	02/02/22
D	AMENDMENTS FOR DA	JDF	19/07/22

Scale	1:200 @ A3	Date	19/07/22
Drawing title	BASEMENT 3		
Project no.	1038	Drawing no.	A102
Drawing status	AMENDMENTS FOR DA		

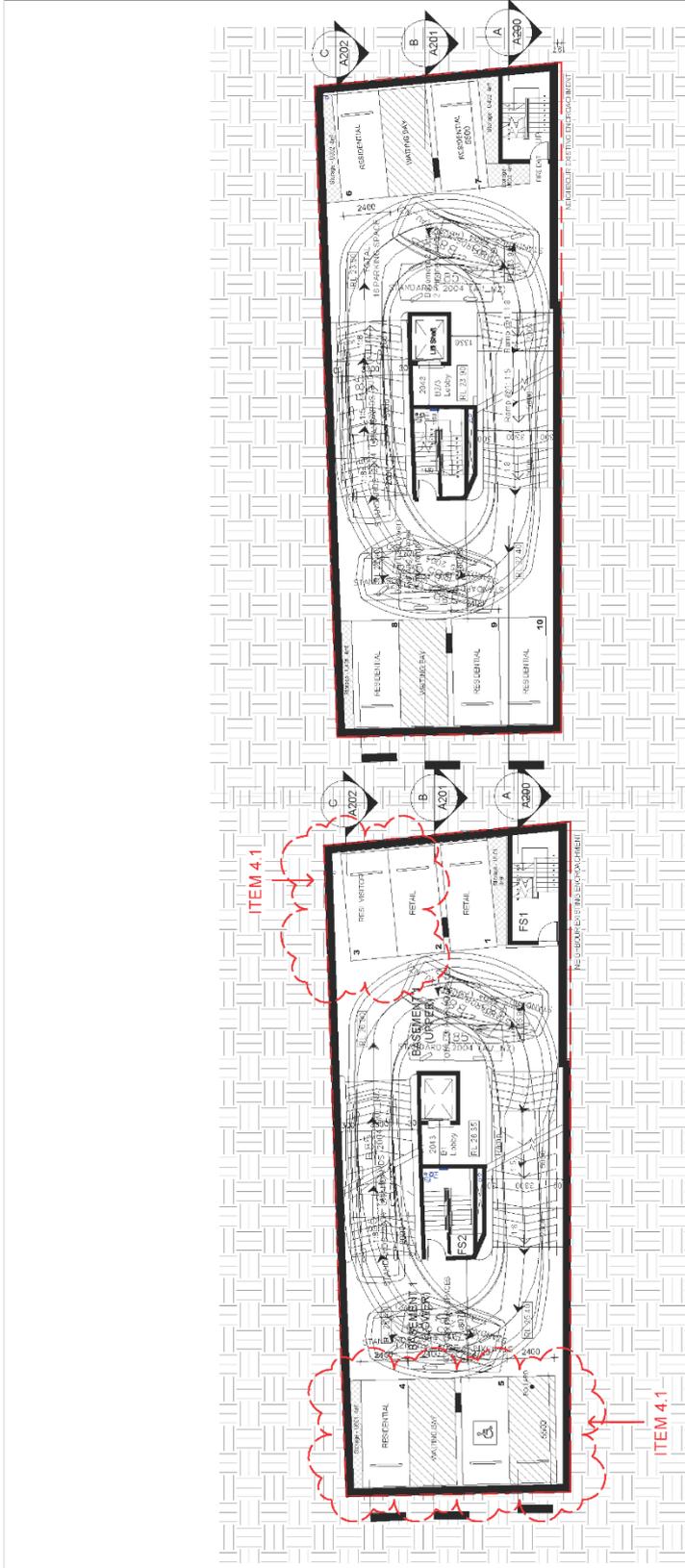
  

Client	XXX
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Notes	<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>
Disclaimer	<p>1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS DRAWING.</p> <p>3. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS OR INFORMATION.</p> <p>4. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS OR INFORMATION.</p> <p>5. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS OR INFORMATION.</p>

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Version: 1, Version Date: 07/08/2023



Basement 2  
1 : 200

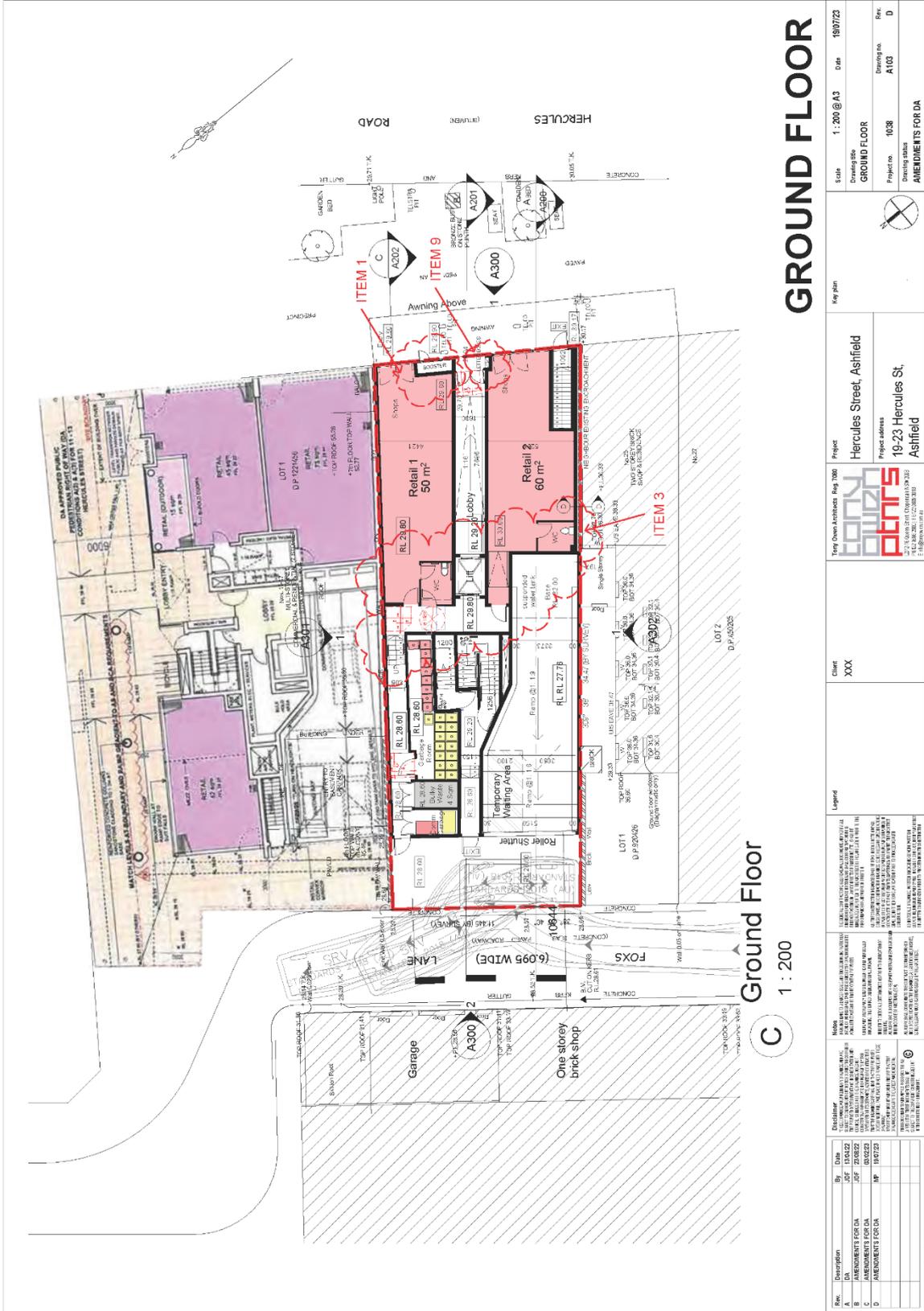
Basement 1  
1 : 200

ITEM 4.1

# BASEMENT 1-2

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Rev.	Description	Date																		
A	DA	15/01/22																		
B	AMENDMENTS FOR DA	22/02/22																		
C	AMENDMENTS FOR DA	02/02/22																		
D	AMENDMENTS FOR DA	19/07/22																		
<p><b>Drawings</b></p> <p>BASEMENT 1-2</p>		<p><b>Project no.</b></p> <p>1038</p>		<p><b>Drawing no.</b></p> <p>A102</p>																
<p><b>Project no.</b></p> <p>1038</p>		<p><b>Project name</b></p> <p>AMENDMENTS FOR DA</p>		<p><b>Rev.</b></p> <p>D</p>																

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Version: 1, Version Date: 07/08/2023



# GROUND FLOOR

Ground Floor  
1 : 200

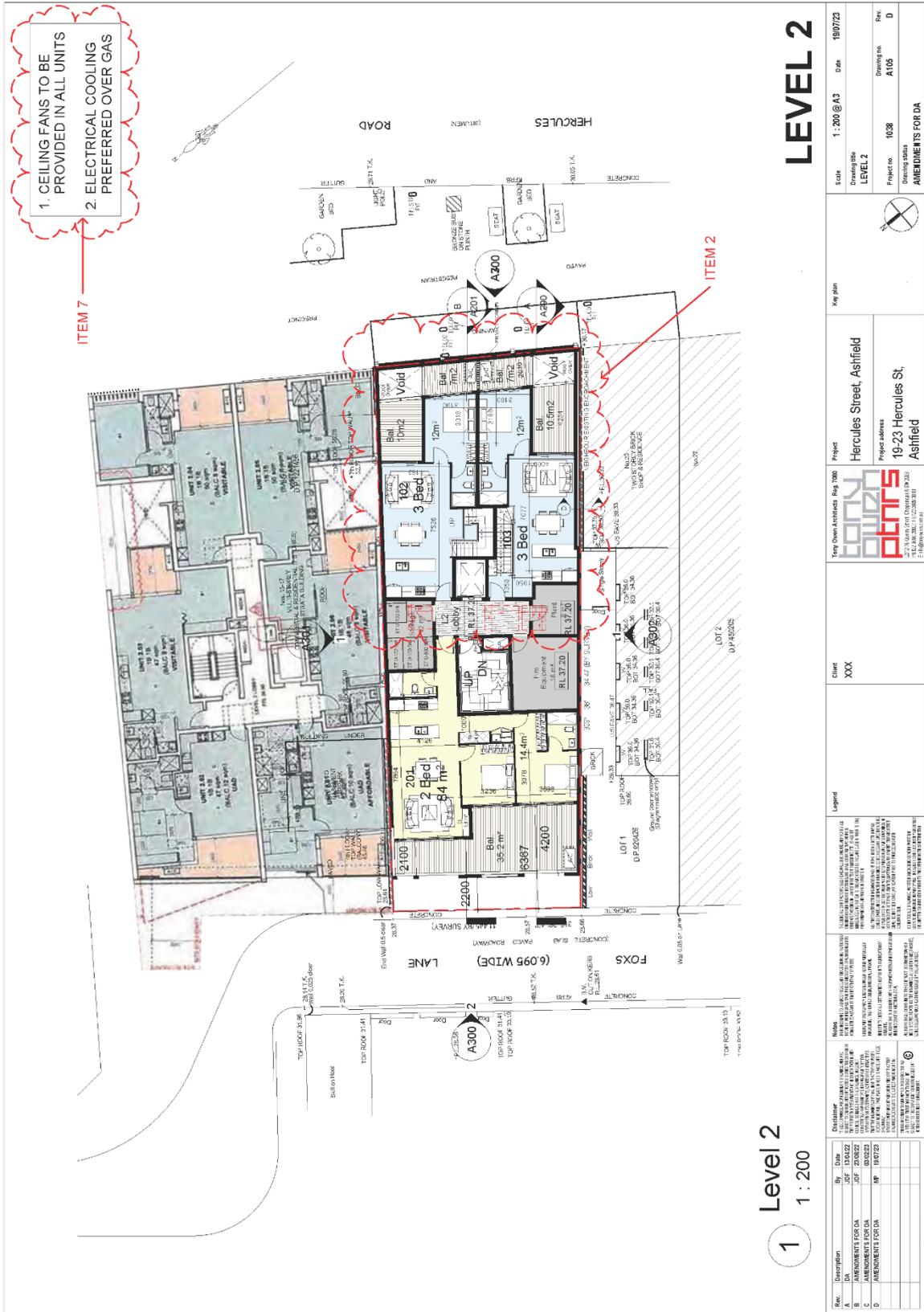
Rev.	Description	By	Date	Scale	1:200 @ A3	Date	18/07/23
A	AMENDMENTS FOR DA	JDF	23/08/22	Drawing title	GROUND FLOOR	Rev.	D
B	AMENDMENTS FOR DA	JDF	23/08/22	Project no.	1038	Drawing no.	A100
C	AMENDMENTS FOR DA	JDF	02/02/23	Drawing status	AMENDMENTS FOR DA		
D	AMENDMENTS FOR DA	JDF	18/07/23				

Client	XXX
Legend	<p>Notes</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p>
Typical Over a Terrace Bay 1000	<p>Hercules Street, Ashfield</p>

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Level 2  
1 : 200

LEVEL 2

Scale	1:200 @ A3	Date	18/07/23
Drawing title	LEVEL 2		
Project no.	1038	Drawing no.	A105
Rev.	D	AMENDMENTS FOR DA	

Map path	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Type Over Archival Bag 1000  
**PLANETS**  
 2-21 Victoria Street, Ashfield NSW 1585  
 Tel: 02 9550 1111

Client	XXX
--------	-----

**Notes:**

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
2. ALL WALLS TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
3. ALL FLOORS TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
4. ALL CEILING TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
5. ALL ROOF TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
6. ALL GLAZING TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
7. ALL DOORS TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
8. ALL WINDOWS TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
9. ALL STAIRS TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
10. ALL LIFT SHAFTS TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
11. ALL MECHANICAL SERVICES TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
12. ALL ELECTRICAL SERVICES TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
13. ALL PLUMBING SERVICES TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
14. ALL FINISHES TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
15. ALL MATERIALS TO BE AS SPECIFIED IN THE SCHEDULES UNLESS SPECIFIED OTHERWISE.
16. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND ALL APPLICABLE STANDARDS.
17. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS.
18. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE STATEMENT OF WORKS.
19. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
20. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING ACT 2016.

Rev.	Description	Date
A	AMENDMENTS FOR DA	15/07/23
B	AMENDMENTS FOR DA	22/07/23
C	AMENDMENTS FOR DA	02/08/23
D	AMENDMENTS FOR DA	18/07/23

Doc No.	DA
Doc Title	AMENDMENTS FOR DA
Doc Date	18/07/23
Doc Rev	D

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1. CEILING FANS TO BE PROVIDED IN ALL UNITS  
2. ELECTRICAL COOLING PREFERRED OVER GAS

ITEM 7

ITEM 2

1 Level 3  
1 : 200

LEVEL 3

Rev.	Description	By	Date
A	AMENDMENTS FOR DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	23/03/22
C	AMENDMENTS FOR DA	JDF	02/03/22
D	AMENDMENTS FOR DA	JDF	19/07/22

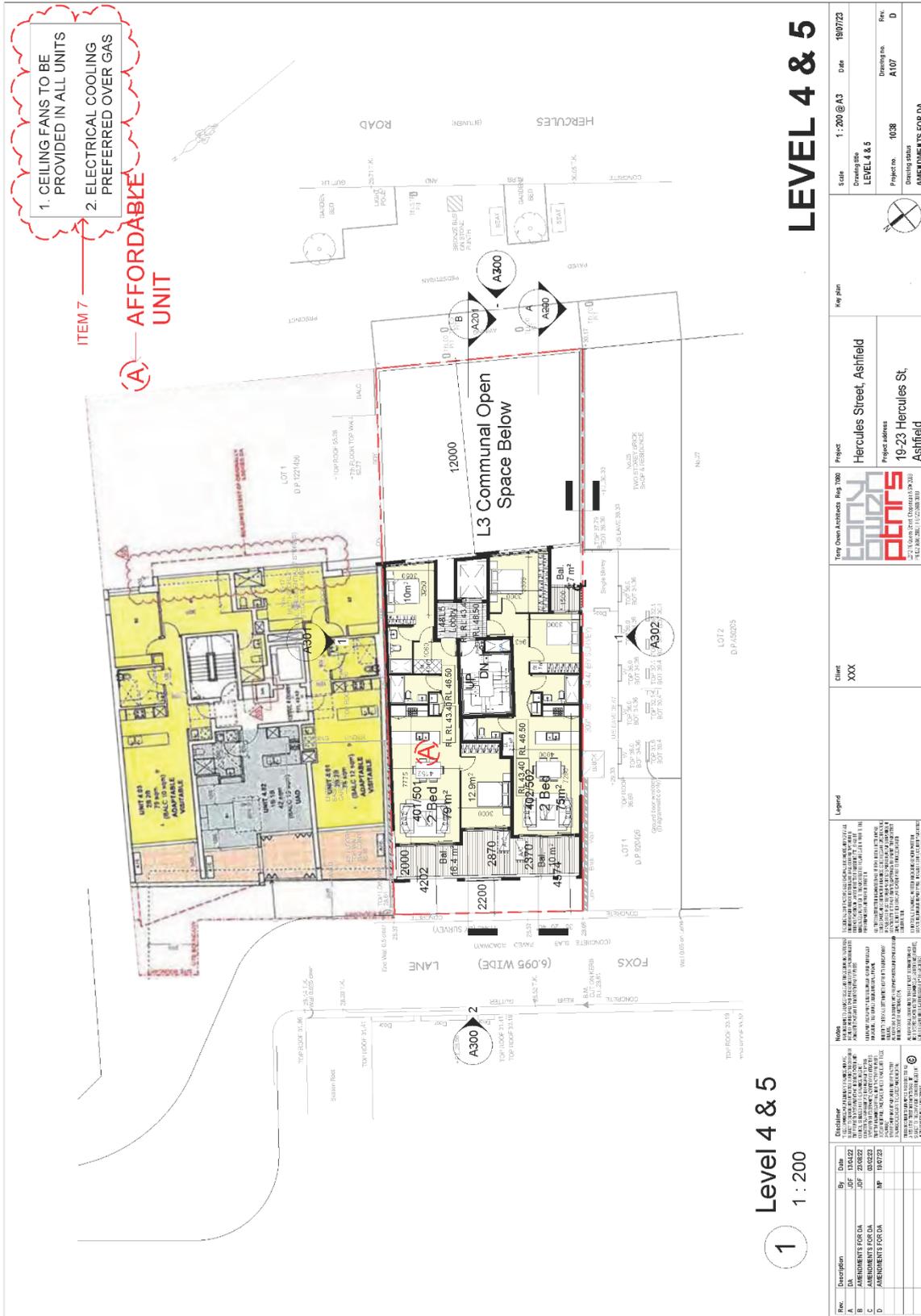
  

Scale	1:200 @ A3	Date	19/07/22
Drawing title	LEVEL 3		
Project no.	1038	Drawing no.	A106
Drawing status	AMENDMENTS FOR DA		

Client	XXX
Legend	<p>Notes:</p> <ul style="list-style-type: none"> <li>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.</li> <li>3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.</li> <li>4. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.</li> <li>5. ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.</li> <li>6. ALL GLAZING ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>7. ALL DOORS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>8. ALL WINDOWS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>9. ALL STAIRS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>10. ALL LIFT ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>11. ALL MECHANICAL SERVICES ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>12. ALL ELECTRICAL SERVICES ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>13. ALL PLUMBING SERVICES ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>14. ALL FINISHES ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>15. ALL MATERIALS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>16. ALL STRUCTURAL ELEMENTS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>17. ALL SERVICES ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>18. ALL DETAILS ARE TO BE AS SPECIFIED IN THE SCHEDULES UNLESS OTHERWISE SPECIFIED.</li> <li>19. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND ALL APPLICABLE STANDARDS.</li> <li>20. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>21. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>22. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>23. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>24. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ACCESSIBILITY REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>25. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>26. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL HEALTH REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>27. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>28. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL SECURITY REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>29. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL DEFENCE REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>30. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL CUSTOMS REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>31. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL TAX REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>32. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FINANCIAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>33. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL LABOR REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>34. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL EMPLOYMENT REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>35. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL INDUSTRIAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>36. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL TRADE REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>37. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PROFESSIONAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>38. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL REGULATORY REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>39. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL LEGISLATIVE REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> <li>40. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTITUTIONAL REGULATIONS 2017 AND ALL APPLICABLE STANDARDS.</li> </ul>
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield
Typical Over-Architect Fee 1000	

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



1 Level 4 & 5  
1 : 200

Rev.	Description	By	Check	Date
A	AMENDMENTS FOR DA	JDF	15/03/22	18/07/23
B	AMENDMENTS FOR DA	JDF	23/03/22	
C	AMENDMENTS FOR DA	DF	02/02/22	
D	AMENDMENTS FOR DA	DF	19/07/22	

Scale	1:200 @ A3	Date	18/07/23
Drawing title	LEVEL 4 & 5		
Project no.	1038	Drawing no.	A10'
Rev.	D	Drawing status	AMENDMENTS FOR DA

Client	XXX
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield
Typical Overhead Rail 7000	
Legend	<p>Notes:</p> <ul style="list-style-type: none"> <li>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> <li>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</li> </ul>

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



ITEM 7

1. CEILING FANS TO BE PROVIDED IN ALL UNITS

2. ELECTRICAL COOLING PREFERRED OVER GAS

Level 6 & 7  
1 : 200

Rev.	Description	By	Date
A	AMENDMENTS FOR DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	22/03/22
C	AMENDMENTS FOR DA	JDF	02/02/22
D	AMENDMENTS FOR DA	JDF	19/07/22

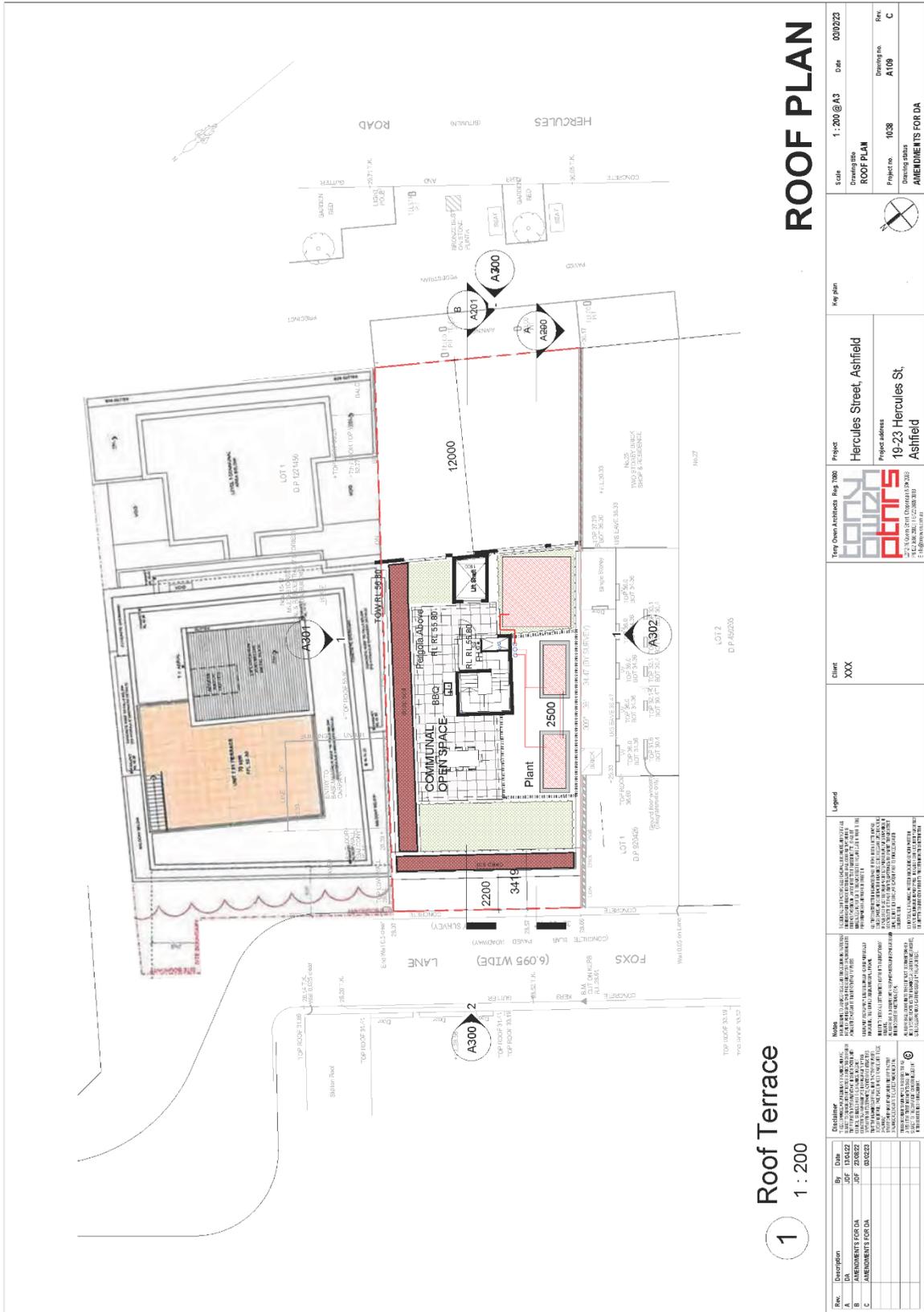
  

Scale	1:200 @ A3	Date	19/07/22
Drawing title	LEVEL 6 & 7		
Project no.	1038	Drawing no.	A108
Drawing status	AMENDMENTS FOR DA		

Client	XXX
Legend	<p>Notes:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p>
Project	<p>Typical Attached Bay 1000</p> <p>Hercules Street, Ashfield</p> <p>Project address</p> <p>19-23 Hercules St,</p> <p>Ashfield</p>
Map path	

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



**1** Roof Terrace  
1 : 200

**ROOF PLAN**

Rev.	Description	By	Date
A	DA	JDF	15/02/22
B	AMENDMENTS FOR DA	JDF	22/02/22
C	AMENDMENTS FOR DA	JDF	01/02/23

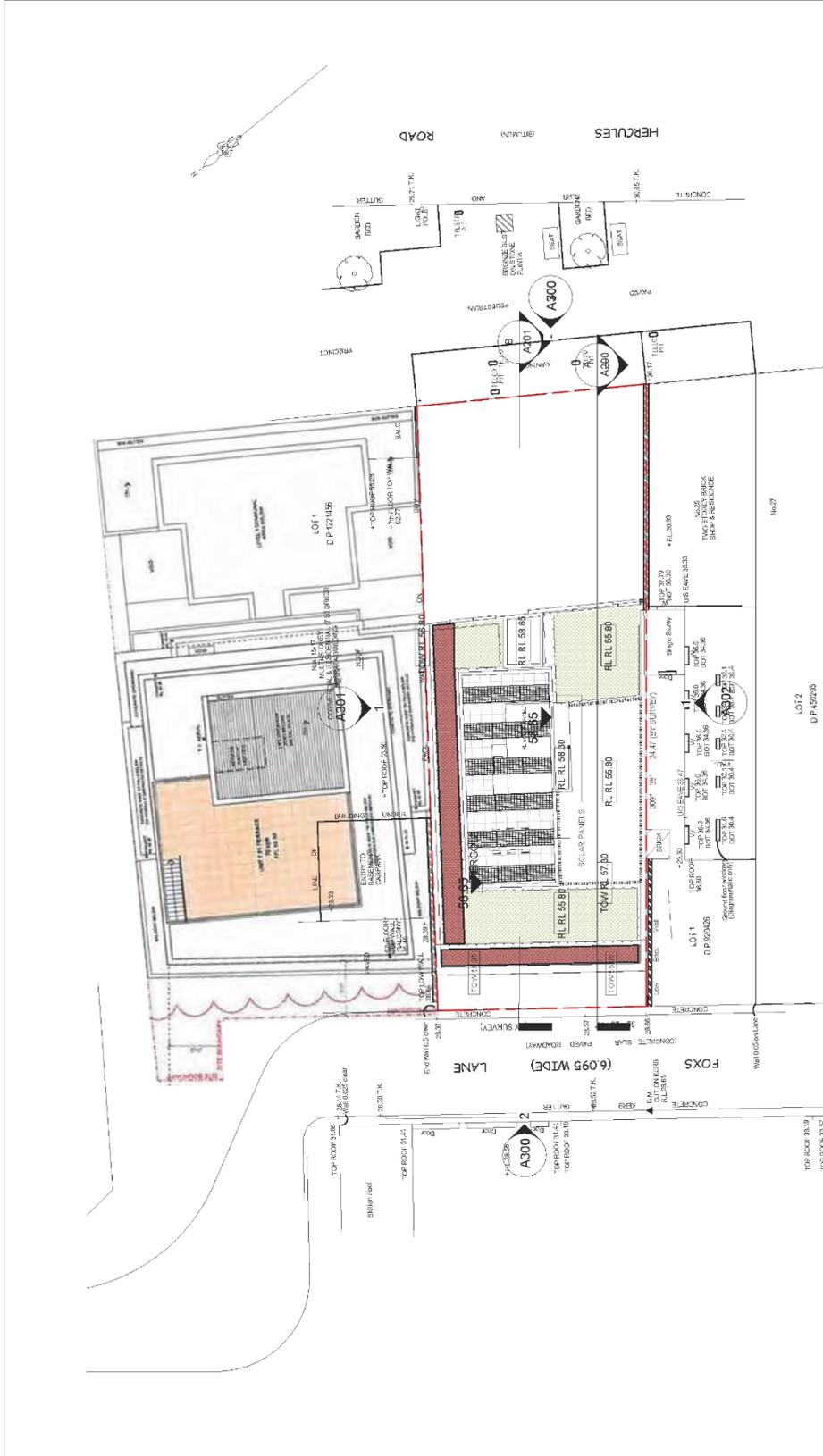
  

Scale	1:200 @ A3	Date	01/02/23
Drawing title	ROOF PLAN	Project	Hercules Street, Ashfield
Project no.	1038	Drawing no.	A109
Drawing status	AMENDMENTS FOR DA	Rev.	C

Client	XXX
Legend	<p>Notes:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



**Roof Top Plan**  
1 : 200

**ROOF TOP PLAN**

Rev.	Description	Date
A	DA	13/03/22
B	AMENDMENTS FOR DA	23/03/22
C	AMENDMENTS FOR DA	01/02/23

Scale: 1:200 @ A3  
Date: 01/02/23  
Drawing title: ROOF TOP PLAN  
Project no: 1038  
Drawing status: AMENDMENTS FOR DA

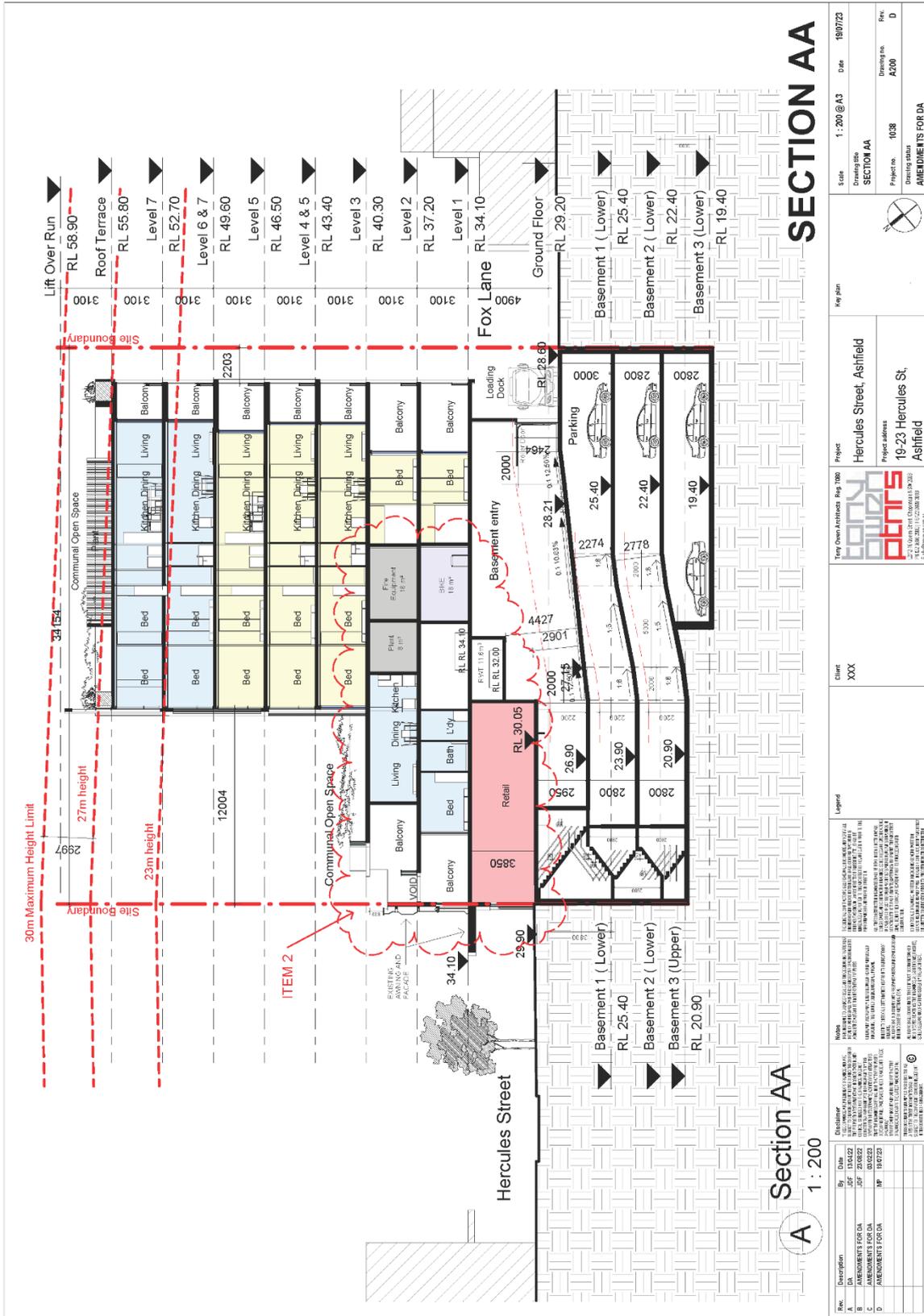
Client: XXX  
Project: Hercules Street, Ashfield  
Project address: 19-23 Hercules St, Ashfield

Notes:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING PANEL AND THE SHIRE OF WENTWORTH.  
2. THE SHIRE OF WENTWORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.  
3. THE SHIRE OF WENTWORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.  
4. THE SHIRE OF WENTWORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.  
5. THE SHIRE OF WENTWORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

Legend:  
XXX

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023





**SECTION AA**

**Section AA**  
1 : 200

Rev.	Description	By	Check	Date
A	AMENDMENTS FOR DA	DAF	DAF	15/03/22
B	AMENDMENTS FOR DA	DAF	DAF	23/03/22
C	AMENDMENTS FOR DA	DAF	DAF	02/02/22
D	AMENDMENTS FOR DA	DAF	DAF	19/07/22

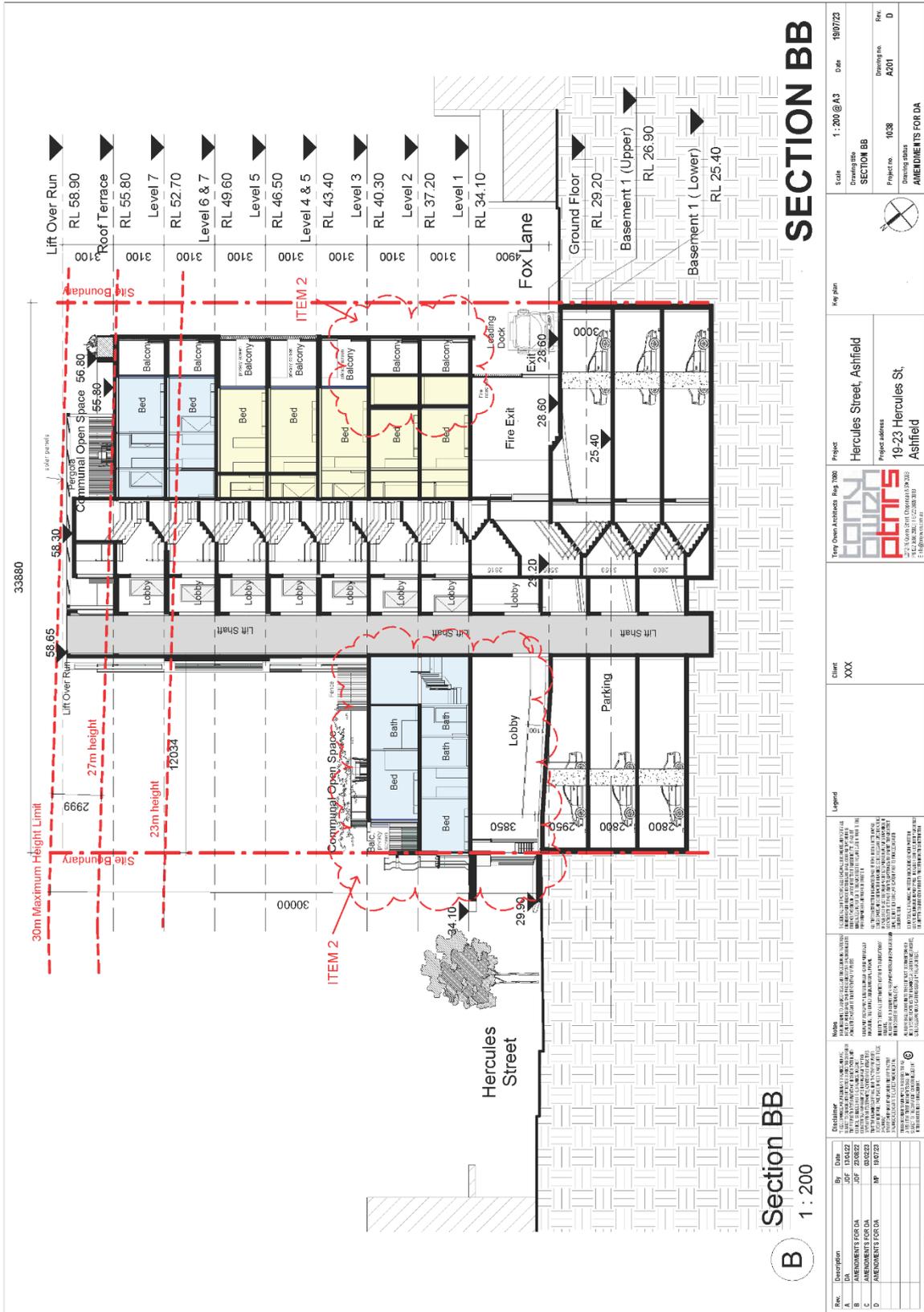
Scale	1:200 @ A3	Date	19/07/22
Drawing title	SECTION AA		
Project no.	1038	Drawing no.	A200
Project name	AMENDMENTS FOR DA		

**Notes:**

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.
- 3. ALL FLOORS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 4. ALL ROOFS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 5. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 6. ALL EXTERIOR DOORS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 7. ALL EXTERIOR WINDOWS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 8. ALL EXTERIOR BALCONIES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 9. ALL EXTERIOR TERRACES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 10. ALL EXTERIOR STAIRS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 11. ALL EXTERIOR RAMPWAYS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 12. ALL EXTERIOR DRIVEWAYS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 13. ALL EXTERIOR PARKING AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 14. ALL EXTERIOR LOADING DOCKS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 15. ALL EXTERIOR SIGNAGE AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 16. ALL EXTERIOR LIGHTING AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 17. ALL EXTERIOR FURNITURE AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 18. ALL EXTERIOR PLANTING AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 19. ALL EXTERIOR PAVING AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 20. ALL EXTERIOR CONCRETING AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 21. ALL EXTERIOR MASONRY AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 22. ALL EXTERIOR METALWORK AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 23. ALL EXTERIOR GLASSWORK AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 24. ALL EXTERIOR WOODWORK AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 25. ALL EXTERIOR PAINTWORK AREAS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 26. ALL EXTERIOR COATINGS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 27. ALL EXTERIOR FINISHES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 28. ALL EXTERIOR MATERIALS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 29. ALL EXTERIOR COLORS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 30. ALL EXTERIOR TEXTURES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 31. ALL EXTERIOR PATTERNS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 32. ALL EXTERIOR DETAILS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 33. ALL EXTERIOR JOINTS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 34. ALL EXTERIOR EDGES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 35. ALL EXTERIOR CORNICES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 36. ALL EXTERIOR CHIMNEYS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 37. ALL EXTERIOR GUTTERS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 38. ALL EXTERIOR DOWNPIPES ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 39. ALL EXTERIOR RAINWATER SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 40. ALL EXTERIOR VENTILATION SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 41. ALL EXTERIOR EXHAUST SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 42. ALL EXTERIOR MECHANICAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 43. ALL EXTERIOR ELECTRICAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 44. ALL EXTERIOR TELECOMMUNICATIONS SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 45. ALL EXTERIOR SECURITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 46. ALL EXTERIOR ACCESSIBILITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 47. ALL EXTERIOR SUSTAINABILITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 48. ALL EXTERIOR SMART SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 49. ALL EXTERIOR GREEN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 50. ALL EXTERIOR BLUE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 51. ALL EXTERIOR BROWN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 52. ALL EXTERIOR GREY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 53. ALL EXTERIOR BLACK SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 54. ALL EXTERIOR WHITE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 55. ALL EXTERIOR COLOR SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 56. ALL EXTERIOR FINISH SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 57. ALL EXTERIOR MATERIAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 58. ALL EXTERIOR COLOR SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 59. ALL EXTERIOR TEXTURE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 60. ALL EXTERIOR PATTERN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 61. ALL EXTERIOR DETAIL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 62. ALL EXTERIOR JOINT SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 63. ALL EXTERIOR EDGE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 64. ALL EXTERIOR CORNICE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 65. ALL EXTERIOR CHIMNEY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 66. ALL EXTERIOR GUTTER SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 67. ALL EXTERIOR DOWNPIPE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 68. ALL EXTERIOR RAINWATER SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 69. ALL EXTERIOR VENTILATION SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 70. ALL EXTERIOR EXHAUST SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 71. ALL EXTERIOR MECHANICAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 72. ALL EXTERIOR ELECTRICAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 73. ALL EXTERIOR TELECOMMUNICATIONS SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 74. ALL EXTERIOR SECURITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 75. ALL EXTERIOR ACCESSIBILITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 76. ALL EXTERIOR SUSTAINABILITY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 77. ALL EXTERIOR SMART SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 78. ALL EXTERIOR GREEN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 79. ALL EXTERIOR BLUE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 80. ALL EXTERIOR BROWN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 81. ALL EXTERIOR GREY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 82. ALL EXTERIOR BLACK SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 83. ALL EXTERIOR WHITE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 84. ALL EXTERIOR COLOR SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 85. ALL EXTERIOR FINISH SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 86. ALL EXTERIOR MATERIAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 87. ALL EXTERIOR COLOR SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 88. ALL EXTERIOR TEXTURE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 89. ALL EXTERIOR PATTERN SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 90. ALL EXTERIOR DETAIL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 91. ALL EXTERIOR JOINT SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 92. ALL EXTERIOR EDGE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 93. ALL EXTERIOR CORNICE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 94. ALL EXTERIOR CHIMNEY SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 95. ALL EXTERIOR GUTTER SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 96. ALL EXTERIOR DOWNPIPE SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 97. ALL EXTERIOR RAINWATER SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 98. ALL EXTERIOR VENTILATION SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 99. ALL EXTERIOR EXHAUST SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
- 100. ALL EXTERIOR MECHANICAL SYSTEMS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



**SECTION BB**

**Section BB**  
1 : 200

Rev.	Description	Date	Scale	Drawn by	Date
A	AMENDMENTS FOR DA	15/03/22	1:200 @ A3	18/07/23	
B	AMENDMENTS FOR DA	23/03/22			
C	AMENDMENTS FOR DA	01/02/22			
D	AMENDMENTS FOR DA	19/07/23			

Project no.	1038
Drawing status	AMENDMENTS FOR DA

Client: XXX  
 Project: Hercules Street, Ashfield  
 Project address: 19-23 Hercules St, Ashfield

Typical Over-Height: Bay 1000  
 Project: Hercules Street, Ashfield  
 Project address: 19-23 Hercules St, Ashfield

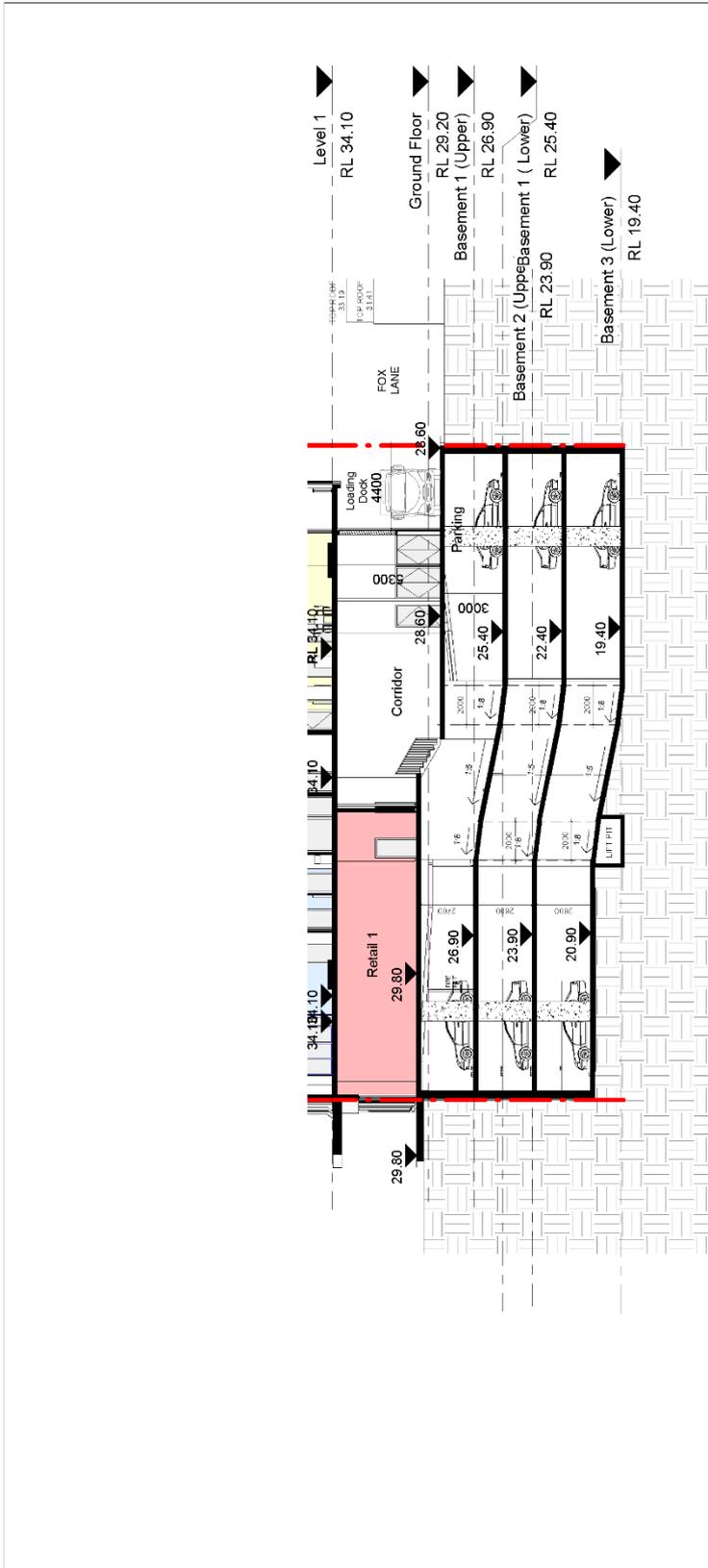
Notes:  
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL.  
 2. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 3. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 4. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 5. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 6. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
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 8. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 9. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 10. THE LOCAL COUNCIL IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

Legend:  
 XXX

Disclaimer:  
 THE DESIGNER HAS PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.  
 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
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Rev.	Description	Date
A	AMENDMENTS FOR DA	15/03/22
B	AMENDMENTS FOR DA	23/03/22
C	AMENDMENTS FOR DA	01/02/22
D	AMENDMENTS FOR DA	19/07/23

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023

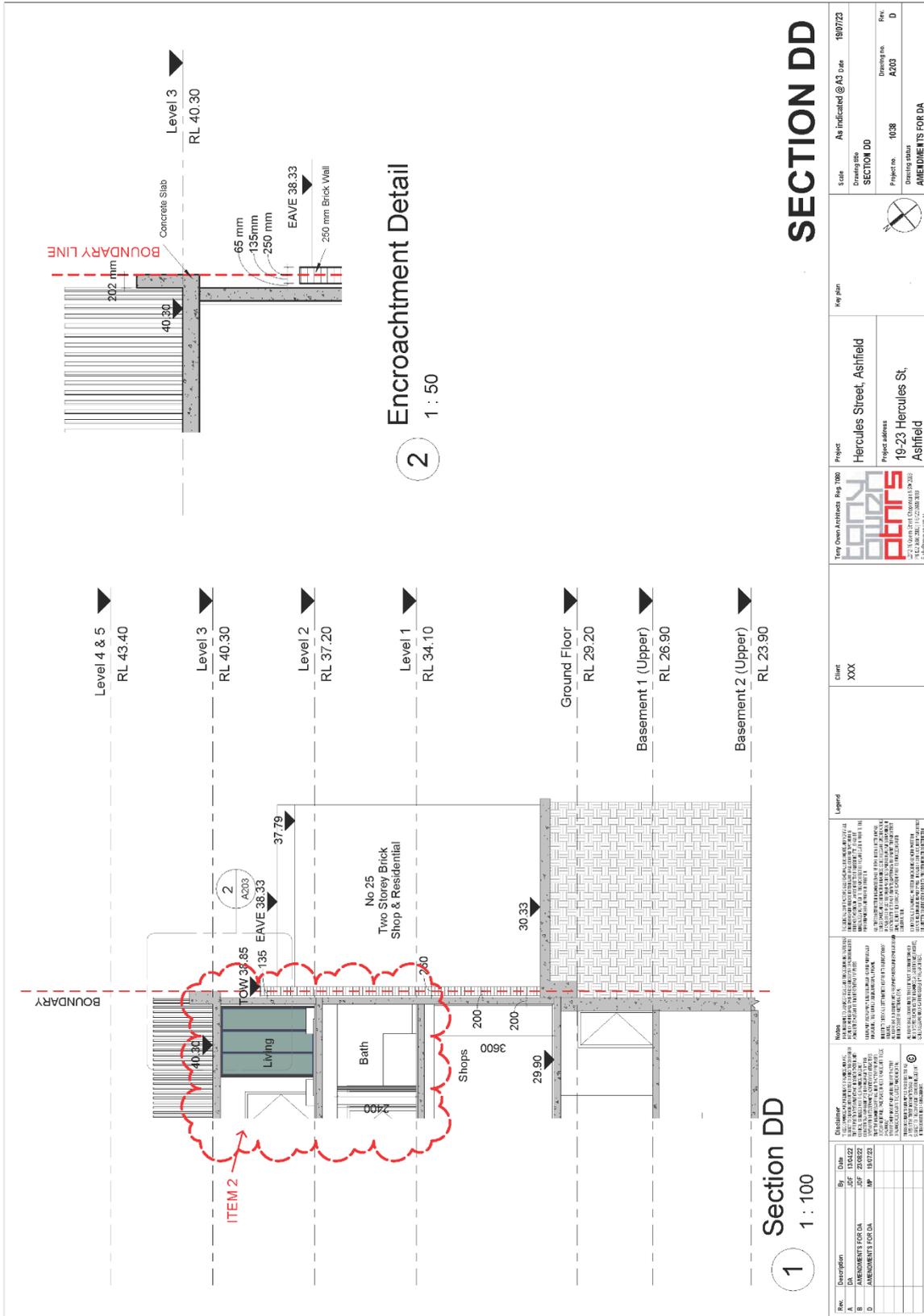


Section CC  
1 : 200

**SECTION CC (RAMP SECTION)**

Rev.	Description	Date	Scale	1:200 @ A3	Date	03/09/23
A	AMENDMENTS FOR DA	15/03/22	SECTION CC (RAMP SECTION)			
B	AMENDMENTS FOR DA	23/03/22				
C	AMENDMENTS FOR DA	01/02/23				
Project		Hercules Street, Ashfield		Project no.		1038
Project address		19-23 Hercules St, Ashfield		Drawing sheet		A02
Client		XXX		Rev.		C
Legend		Notes		AMENDMENTS FOR DA		
Notes		<p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p>		<p>11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p> <p>15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE SPECIFIED.</p>		

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



Encroachment Detail  
2 1 : 50

Section DD  
1 1 : 100

SECTION DD

Rev.	Description	By	Check	Date
A	AMENDMENTS FOR DA	JDF	15/03/22	
B	AMENDMENTS FOR DA	JDF	22/03/22	
C	AMENDMENTS FOR DA	MP	19/07/22	
D	AMENDMENTS FOR DA	MP	19/07/22	

Drawn by	1038
Checked by	A203
Project no.	1038
Drawing title	AMENDMENTS FOR DA

Scale	As indicated @ A3	Date	19/07/22
Section title	SECTION DD		
Project	Hercules Street, Ashfield		
Project address	19-23 Hercules St, Ashfield		

Client: XXX

Project: Hercules Street, Ashfield  
19-23 Hercules St, Ashfield

Typical Over a Structure: Reg 7000

Project: Hercules Street, Ashfield

Project address: 19-23 Hercules St, Ashfield

Scale: As indicated @ A3

Date: 19/07/22

Section title: SECTION DD

Project no.: 1038

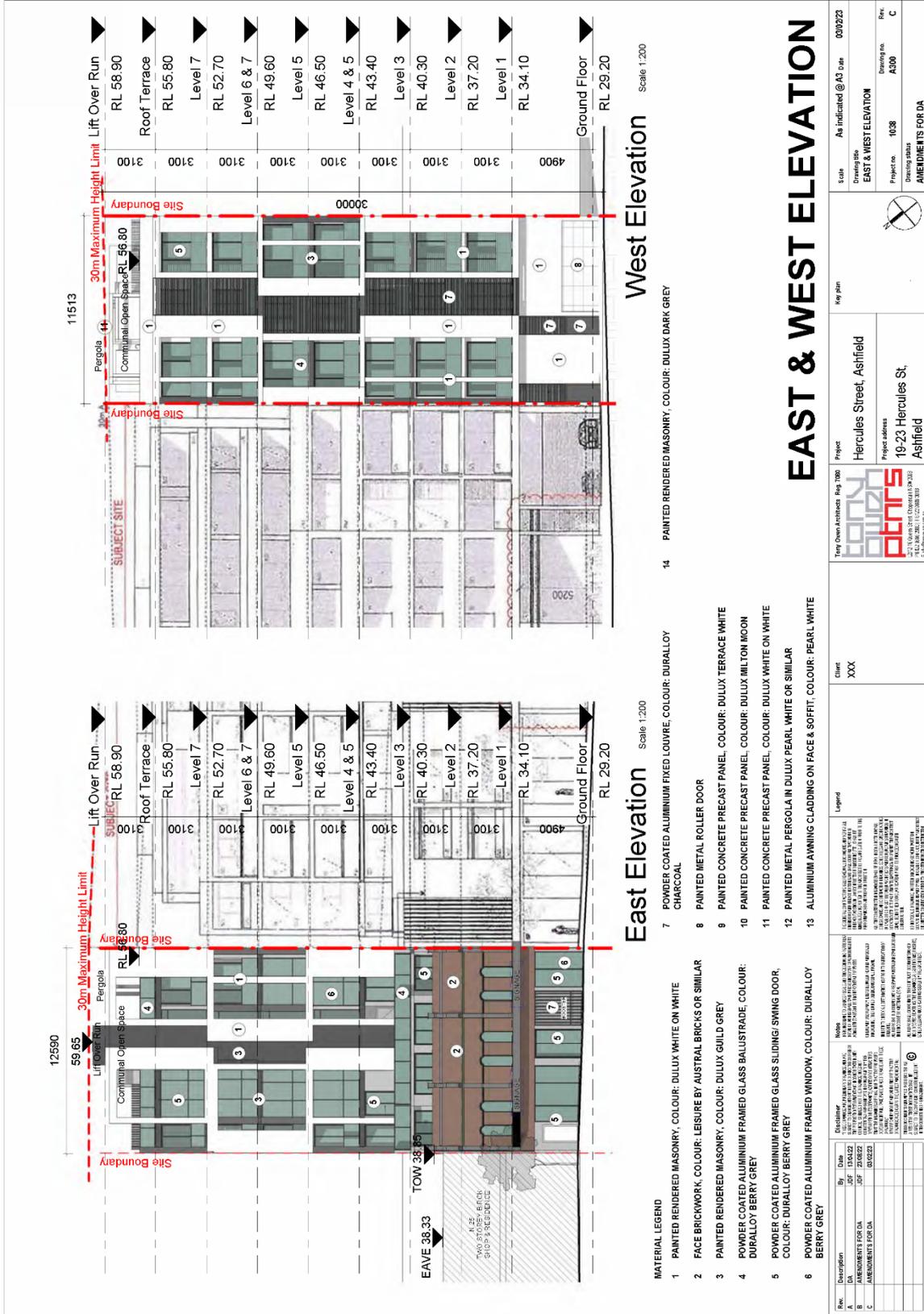
Drawing title: AMENDMENTS FOR DA

Drawn by: 1038

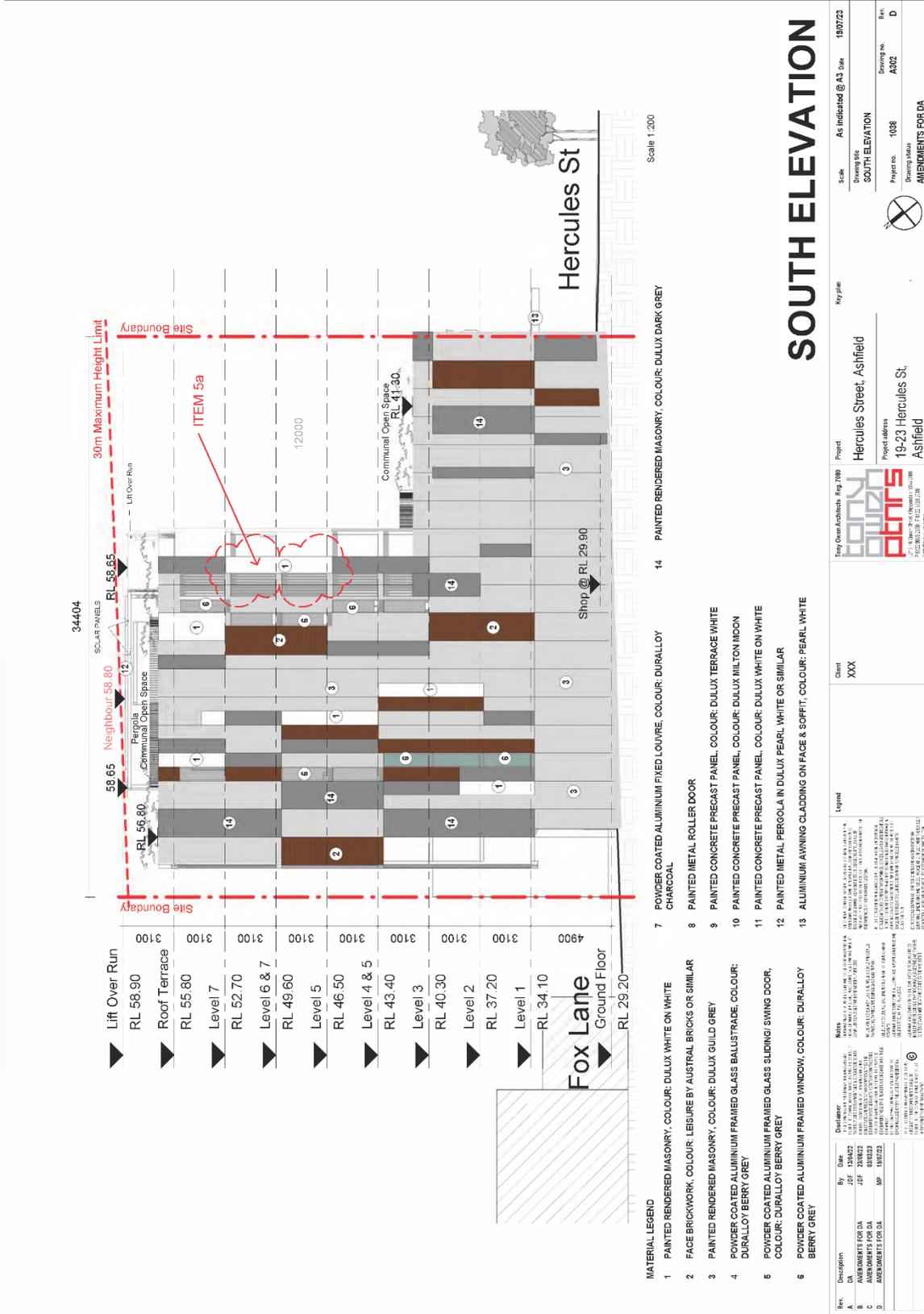
Checked by: A203

Rev.: D









# SOUTH ELEVATION

Scale 1:200

14 PAINTED RENDERED MASONRY, COLOUR: DULUX DARK GREY

7 POWDER COATED ALUMINIUM FIXED LOUVER, COLOUR: DURALLOY CHARCOAL

1 PAINTED RENDERED MASONRY, COLOUR: DULUX WHITE ON WHITE

2 FACE BRICKWORK, COLOUR: LEISURE BY AUSTRAL BRICKS OR SIMILAR

3 PAINTED RENDERED MASONRY, COLOUR: DULUX GUILD GREY

4 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADE, COLOUR: DURALLOY BERRY GREY

6 POWDER COATED ALUMINIUM FRAMED GLASS SLIDING SWING DOOR, COLOUR: DURALLOY BERRY GREY

6 POWDER COATED ALUMINIUM FRAMED WINDOW, COLOUR: DURALLOY BERRY GREY

8 PAINTED METAL ROLLER DOOR

9 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX TERRACE WHITE

10 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX MILTON MOON

11 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX WHITE ON WHITE

12 PAINTED METAL PERGOLA IN DULUX PEARL WHITE OR SIMILAR

13 ALUMINIUM AWNING CLADDING ON FACE & SOFFIT, COLOUR: PEARL WHITE

### MATERIAL LEGEND

- 1 PAINTED RENDERED MASONRY, COLOUR: DULUX WHITE ON WHITE
- 2 FACE BRICKWORK, COLOUR: LEISURE BY AUSTRAL BRICKS OR SIMILAR
- 3 PAINTED RENDERED MASONRY, COLOUR: DULUX GUILD GREY
- 4 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADE, COLOUR: DURALLOY BERRY GREY
- 6 POWDER COATED ALUMINIUM FRAMED GLASS SLIDING SWING DOOR, COLOUR: DURALLOY BERRY GREY
- 6 POWDER COATED ALUMINIUM FRAMED WINDOW, COLOUR: DURALLOY BERRY GREY
- 7 POWDER COATED ALUMINIUM FIXED LOUVER, COLOUR: DURALLOY CHARCOAL
- 8 PAINTED METAL ROLLER DOOR
- 9 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX TERRACE WHITE
- 10 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX MILTON MOON
- 11 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX WHITE ON WHITE
- 12 PAINTED METAL PERGOLA IN DULUX PEARL WHITE OR SIMILAR
- 13 ALUMINIUM AWNING CLADDING ON FACE & SOFFIT, COLOUR: PEARL WHITE

Rev:	34404	Scale:	As indicated @ A3 size	Date:	18/07/23
A	DA	Drawing title:	SOUTH ELEVATION		
B	AMENDMENTS FOR DA	Project:	Hercules Street, Ashfield		
C	AMENDMENTS FOR DA	Project address:	19-23 Hercules St, Ashfield		
D	AMENDMENTS FOR DA	Drawing no.:	1038	Revised by:	D
		Drawing title:	AMENDMENTS FOR DA		

Notes:

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
- ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.



Hercules Street-Looking East

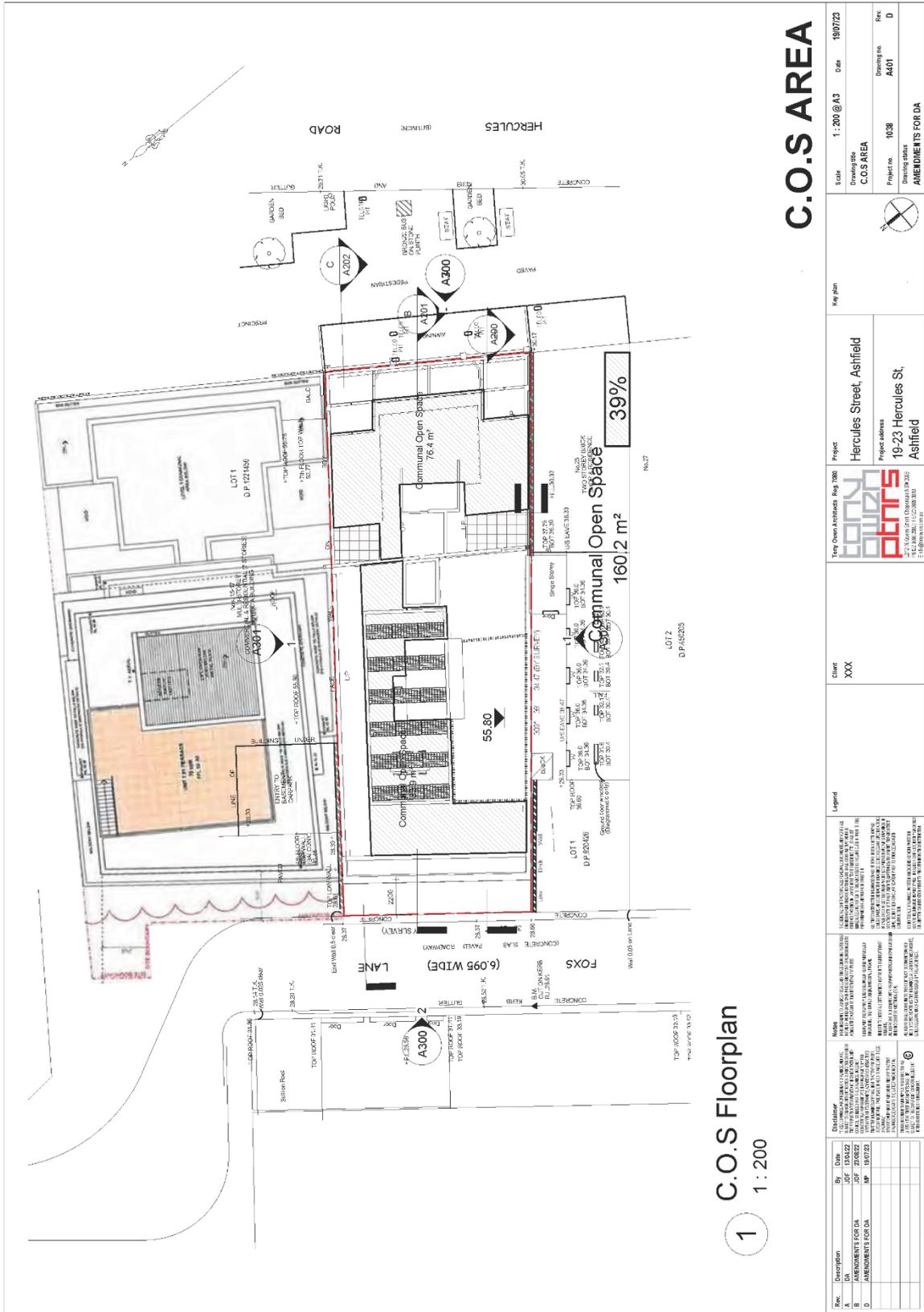


# PROPOSED STREETSCAPE

Rev: A	Description: AMENDMENTS FOR DA	Date: 15/03/22	Scale: @ A3	Date: 23/08/22
B			Drawing title: PROPOSED STREETSCAPE	
			Project no: 1038	Drawing no: A300
			Drawing status: AMENDMENTS FOR DA	Rev: B
			Project: Hercules Street, Ashfield	
			Project address: 19-23 Hercules St, Ashfield	
			Client: XXX	
			Legend:	
			Notes:	
			Disclaimer:	

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023





1 C.O.S Floorplan  
1:200

C.O.S AREA

Rev.	Description	By	Date	Scale	Drawing title	Date
A	AMENDMENTS FOR DA	JDF	15/03/22	1:200 @ A3	COS AREA	19/07/23
B	AMENDMENTS FOR DA	JDF	22/03/22			
C	AMENDMENTS FOR DA	MP	19/07/23			
D	AMENDMENTS FOR DA	MP	19/07/23			

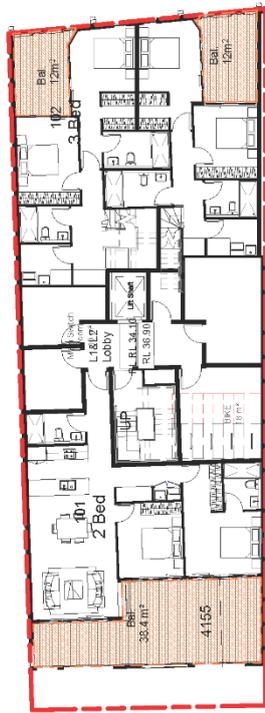
Client	XXX
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield
Map plan	
Typical Over a Terrace	Reg 1000
Legend	<p>Notes:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</p>

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



P.O.S Level 2

1 : 200



P.O.S Level 1

1 : 200





4 P.O.S Level 4 & 5  
1 : 200



5 P.O.S Level 6 & 7  
1 : 200

P.O.S

Rev.	Description	By	Check	Date
A	AMENDMENTS FOR DA	JDF	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	JDF	23/03/22
C	AMENDMENTS FOR DA	JDF	JDF	01/02/23

Scale	1:200 @ A3	Date	01/02/23
Drawing title	P.O.S		
Project no.	1038	Drawing no.	A401C
Project name	AMENDMENTS FOR DA		

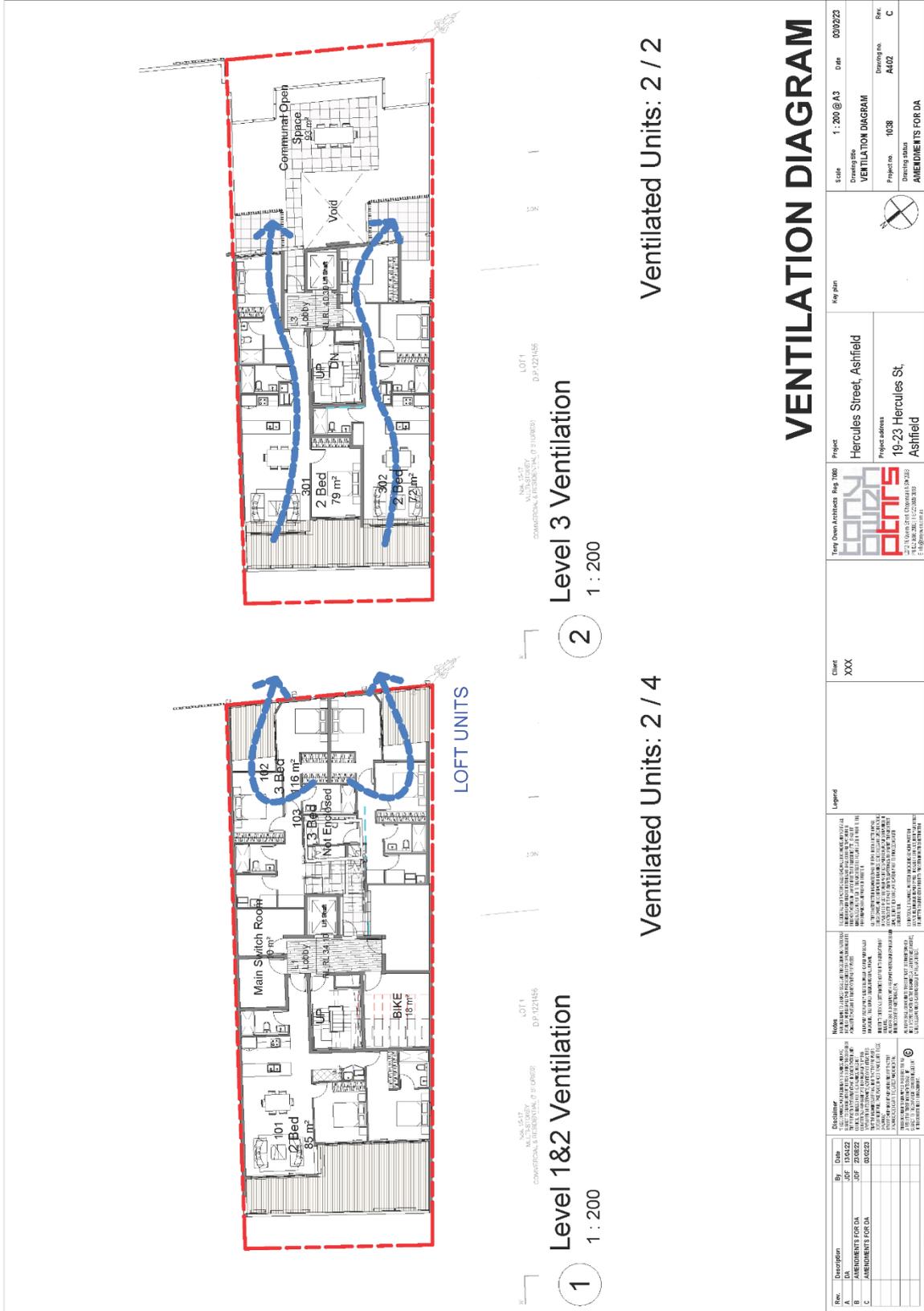
Client	XXX
Legend	<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL WALLS ARE TO BE CONCRETE OR BRICK WITH CONCRETE OR BRICK VENEER UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL WALLS ARE TO BE FINISHED WITH PLASTER OR GYPSONUM UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL WALLS ARE TO BE FINISHED WITH PAINT UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL WALLS ARE TO BE FINISHED WITH CARPET UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL WALLS ARE TO BE FINISHED WITH TILES UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL WALLS ARE TO BE FINISHED WITH STONE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL WALLS ARE TO BE FINISHED WITH WOOD UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL WALLS ARE TO BE FINISHED WITH GLASS UNLESS OTHERWISE SPECIFIED.</p>
Notes	<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL WALLS ARE TO BE CONCRETE OR BRICK WITH CONCRETE OR BRICK VENEER UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL WALLS ARE TO BE FINISHED WITH PLASTER OR GYPSONUM UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL WALLS ARE TO BE FINISHED WITH PAINT UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL WALLS ARE TO BE FINISHED WITH CARPET UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL WALLS ARE TO BE FINISHED WITH TILES UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL WALLS ARE TO BE FINISHED WITH STONE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL WALLS ARE TO BE FINISHED WITH WOOD UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL WALLS ARE TO BE FINISHED WITH GLASS UNLESS OTHERWISE SPECIFIED.</p>
Disclaimer	<p>1. THIS DOCUMENT IS THE PROPERTY OF P.O.S AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF P.O.S.</p> <p>2. THE CLIENT ACCEPTS THAT THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>5. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p>

Typical Overhead Section	Reg 1000
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Scale	1:200 @ A3	Date	01/02/23
Drawing title	P.O.S		
Project no.	1038	Drawing no.	A401C
Project name	AMENDMENTS FOR DA		



1 Level 1 & 2 Ventilation  
1 : 200

2 Level 3 Ventilation  
1 : 200

Ventilated Units: 2 / 4

Ventilated Units: 2 / 2

# VENTILATION DIAGRAM

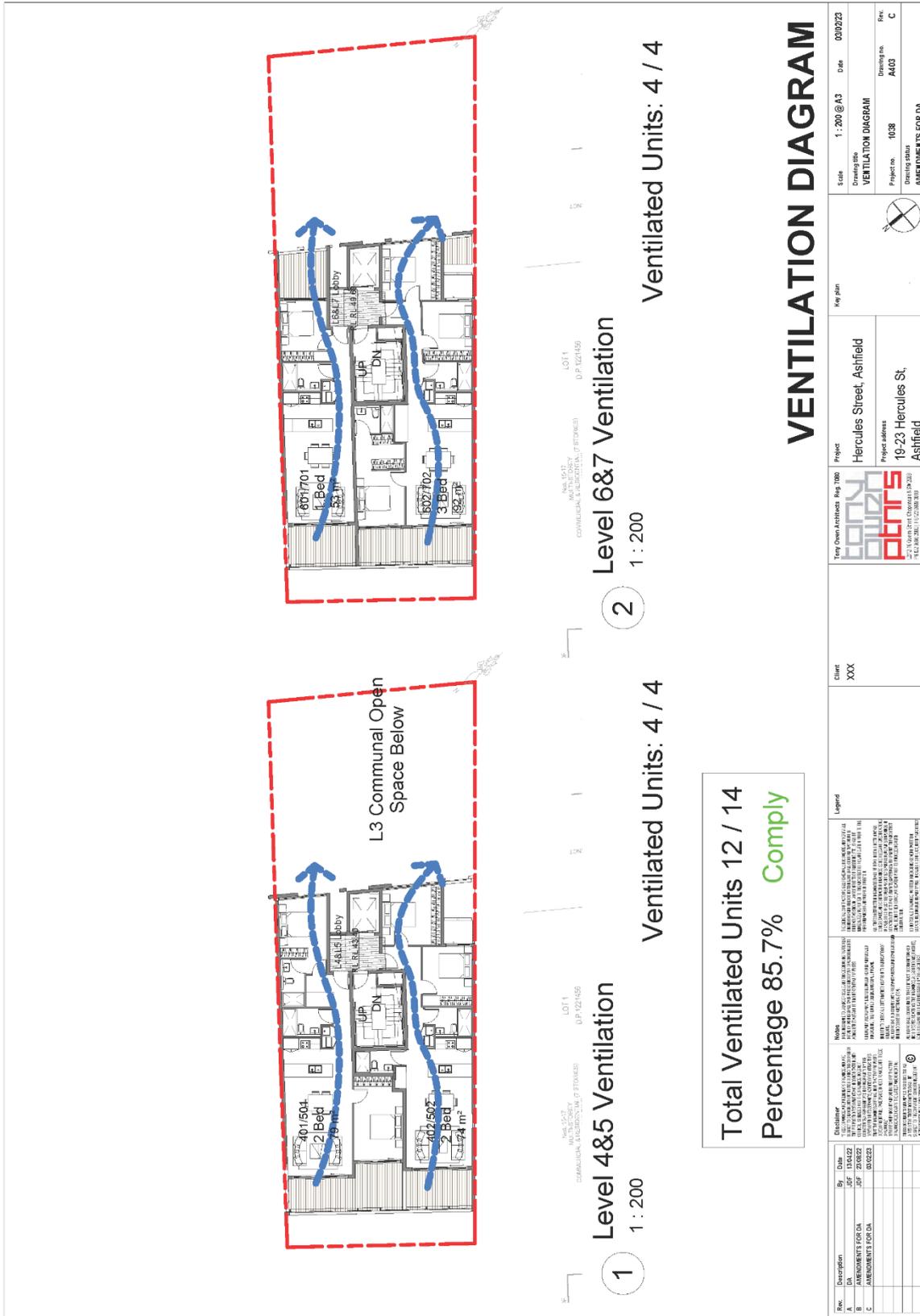
Rev.	Description	Date	Scale	1:200 @ A3	Date	09/09/23
A	AMENDMENTS FOR DA	15/08/22	Drawing title	VENTILATION DIAGRAM		
B	AMENDMENTS FOR DA	22/08/22	Project no.	1038	Drawing no.	A102
C	AMENDMENTS FOR DA	01/09/23	Drawing status	AMENDMENTS FOR DA		

Client: XXX

Project: Hercules Street, Ashfield  
19-23 Hercules St, Ashfield

Notes:  
1. ALL ROOMS MUST BE VENTILATED TO THE EXTERIOR.  
2. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
3. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
4. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
5. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
6. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
7. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
8. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
9. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.  
10. MECHANICAL EXHAUST SYSTEMS MUST BE INSTALLED TO THE EXTERIOR.

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**VENTILATION DIAGRAM**

Total Ventilated Units 12 / 14  
 Percentage 85.7% **Comply**

Level 6&7 Ventilation

1 : 200

2

1

Ventilated Units: 4 / 4

Ventilated Units: 4 / 4

Rev.	Description	By	Date
A	AMENDMENTS FOR DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	22/03/22
C	AMENDMENTS FOR DA	JDF	01/02/23

Scale	1 : 200 @ A3	Date	01/02/23
Drawing title	VENTILATION DIAGRAM		
Project no.	1038	Drawing no.	AIG0
Drawing status	AMENDMENTS FOR DA		

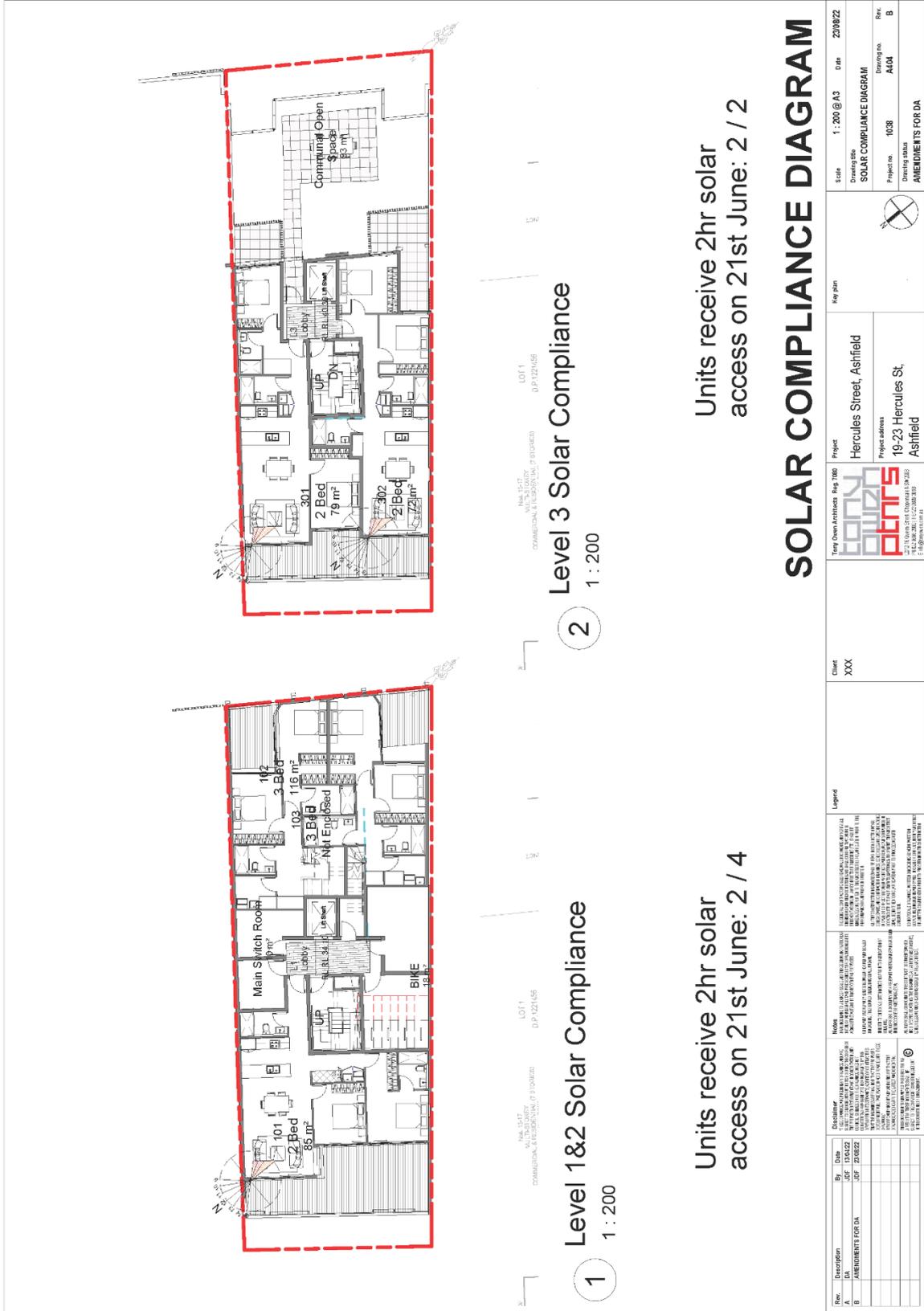
  

Client	XXX
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Typical Overhead Bay 1000	Project
	Hercules Street, Ashfield 19-23 Hercules St, Ashfield

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023



Level 1&2 Solar Compliance  
1 : 200

Units receive 2hr solar access on 21st June: 2 / 4

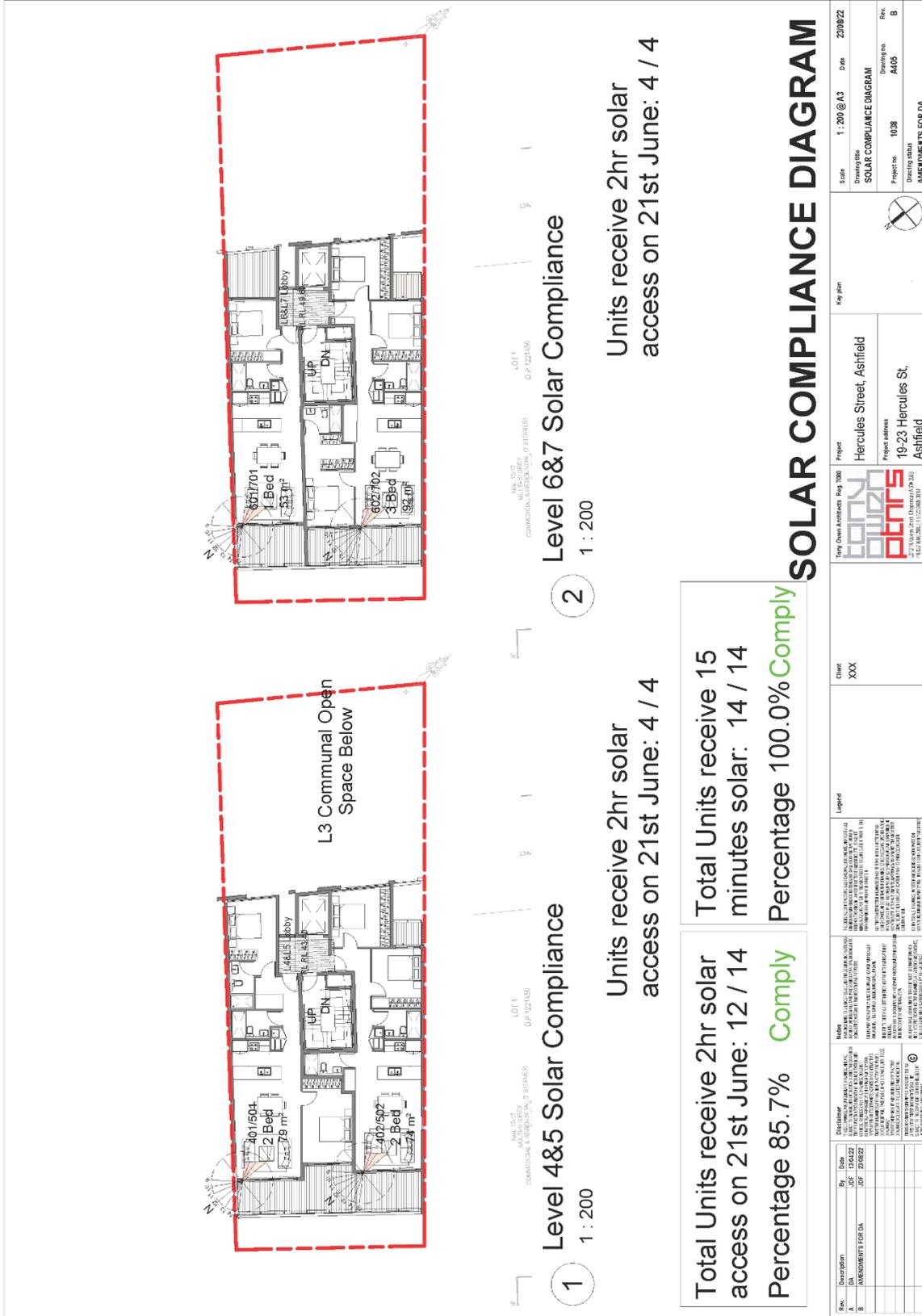
Level 3 Solar Compliance  
1 : 200

Units receive 2hr solar access on 21st June: 2 / 2

**SOLAR COMPLIANCE DIAGRAM**

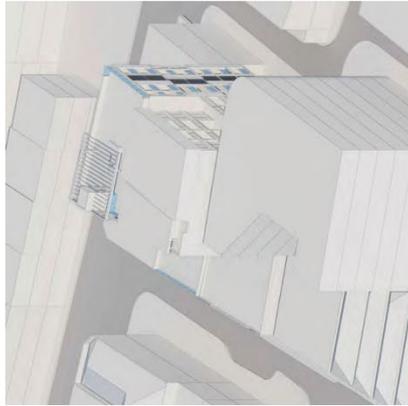
Rev: A	Description: DA	Date: 15/03/22	Scale: 1:200 @ A3	Date: 22/08/22
B	AMENDMENTS FOR DA	Date: 22/08/22	Drawing title: SOLAR COMPLIANCE DIAGRAM	
			Project no: 1038	Drawing no: A104
			Drawing status: AMENDMENTS FOR DA	Rev: B
<p><b>Notes:</b></p> <p>1. THIS DIAGRAM IS A REPRESENTATION OF THE PROPOSED SOLAR PANEL PLACEMENT AND IS NOT A CONTRACT DOCUMENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>2. THE SOLAR PANELS ARE PROPOSED TO BE INSTALLED ON THE ROOF OF THE BUILDING. THE PLACEMENT OF THE PANELS IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.</p> <p>3. THE SOLAR PANELS ARE PROPOSED TO BE INSTALLED ON THE ROOF OF THE BUILDING. THE PLACEMENT OF THE PANELS IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.</p> <p>4. THE SOLAR PANELS ARE PROPOSED TO BE INSTALLED ON THE ROOF OF THE BUILDING. THE PLACEMENT OF THE PANELS IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.</p> <p>5. THE SOLAR PANELS ARE PROPOSED TO BE INSTALLED ON THE ROOF OF THE BUILDING. THE PLACEMENT OF THE PANELS IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.</p>		<p><b>Legend:</b></p> <p>XXX: Client</p>		<p><b>Key plan:</b></p>
<p><b>Disclaimer:</b></p> <p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT EXTEND TO ANY OTHER MATTER.</p>		<p><b>Project:</b> Hercules Street, Ashfield</p> <p><b>Project address:</b> 19-23 Hercules St, Ashfield</p>		
<p><b>Client:</b> XXX</p>		<p><b>Project:</b> Hercules Street, Ashfield</p> <p><b>Project address:</b> 19-23 Hercules St, Ashfield</p>		

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



Rev: A	Description: DA	Date: 22/08/22	Scale: 1:200 @ A3	Date: 22/08/22
B	AMENDMENTS FOR DA	DATE: 22/08/22	Drawing title: SOLAR COMPLIANCE DIAGRAM	Rev: B
Project: Hercules Street, Ashfield		Project no: 1038	Drawing no: A105	Rev: B
Client: XXX		Drawing status: AMENDMENTS FOR DA		
Notes:		Legend:		
<p>1. ALL SHADING ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p> <p>2. THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p> <p>3. THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p>		<p>1. ALL SHADING ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p> <p>2. THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p> <p>3. THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p>		
Disclaimer:		Project Address: 19-23 Hercules St, Ashfield		
<p>1. THIS DOCUMENT IS THE PROPERTY OF PLANNING CONSULTANTS FOR DA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF PLANNING CONSULTANTS FOR DA.</p> <p>2. THE CLIENT ACCEPTS THAT THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED ABOVE AND THAT THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p>		<p>1. THIS DOCUMENT IS THE PROPERTY OF PLANNING CONSULTANTS FOR DA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF PLANNING CONSULTANTS FOR DA.</p> <p>2. THE CLIENT ACCEPTS THAT THE ANALYSIS IS BASED ON THE ASSUMPTIONS LISTED ABOVE AND THAT THE ANALYSIS DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLOUDS, OR OBSTRUCTIONS OUTSIDE THE SITE BOUNDARY.</p>		

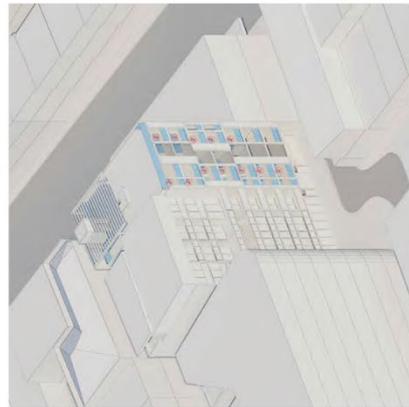
Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



Solar Diagram 11 am



Solar Diagram 10 am



Solar Diagram 1 pm



Solar Diagram 9 am



Solar Diagram 12 pm

# 3D SOLAR DIAGRAM

<table border="1"> <tr> <th>Rev.</th> <th>Description</th> <th>By</th> <th>Date</th> </tr> <tr> <td>A</td> <td>DA</td> <td>DA</td> <td>15/03/22</td> </tr> <tr> <td>B</td> <td>AMENDMENTS FOR DA</td> <td>DA</td> <td>22/08/22</td> </tr> </table>	Rev.	Description	By	Date	A	DA	DA	15/03/22	B	AMENDMENTS FOR DA	DA	22/08/22	<p><b>Disclaimer:</b>                  I, the undersigned, being a duly qualified and licensed architect, hereby certify that I am the author of the drawings and designs herein, and that I am a duly qualified and licensed architect under the provisions of the Architects Act 1997 and the Architects Regulation 2003.</p> <p><b>Notes:</b>                  1. THIS DRAWING IS TO BE USED FOR THE PURPOSES OF THE DA ONLY.                  2. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  4. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  6. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  7. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  8. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  9. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.                  10. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.</p>	<p>Client: XXX</p> <p>Legend:</p>	<p>Project: Hercules Street, Ashfield                  Project address: 19-23 Hercules St, Ashfield</p>	<p>Scale: @ A3                  Drawing title: 3D SOLAR DIAGRAM                  Project no: 1038                  Drawing sheet: AMENDMENTS FOR DA</p>	<p>Date: 22/08/22</p> <p>Rev: B</p>
Rev.	Description	By	Date														
A	DA	DA	15/03/22														
B	AMENDMENTS FOR DA	DA	22/08/22														

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023

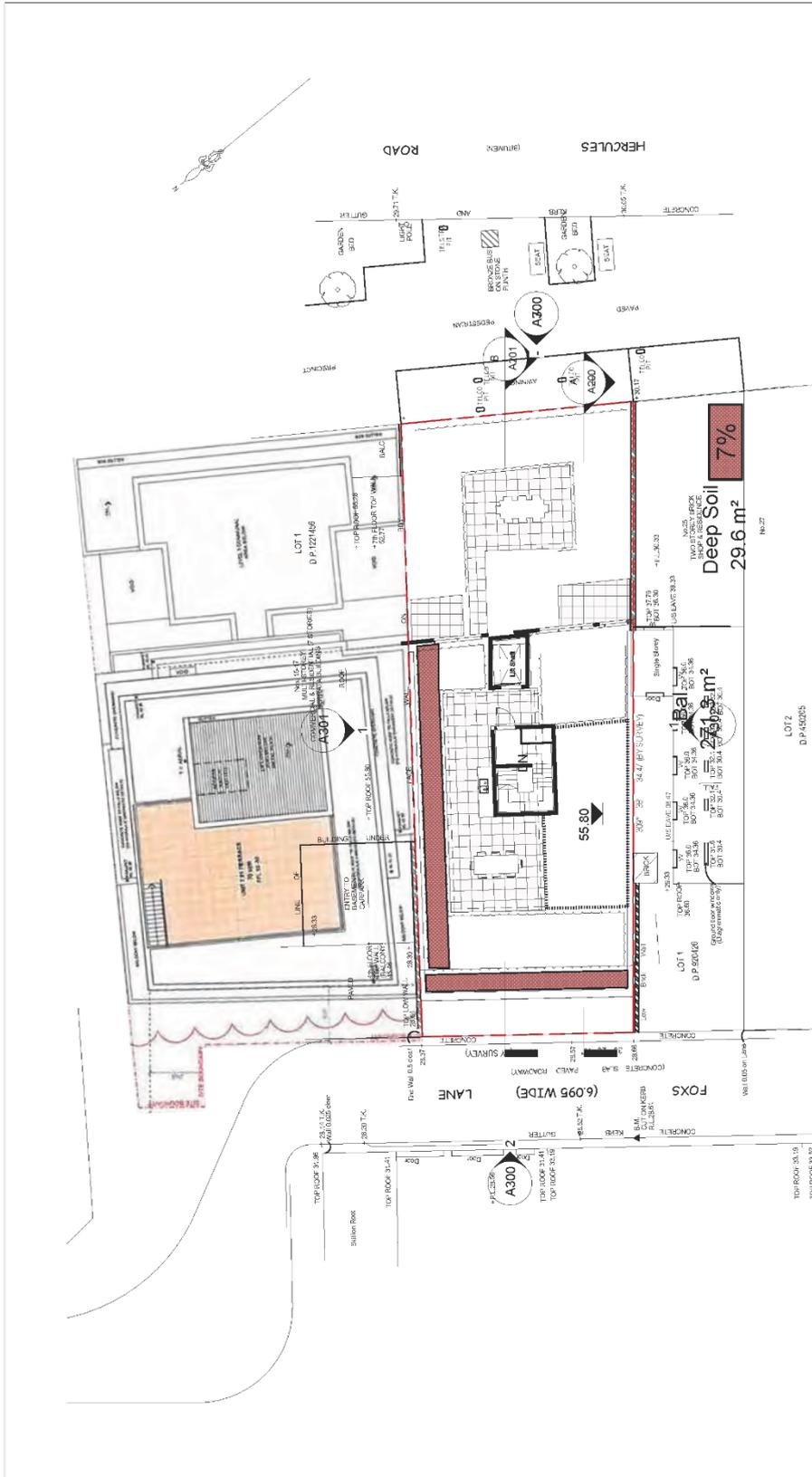




# 3D HEIGHT BUILDING DIAGRAM

Rev. Description	Date	Scale	Project	Client	Notes	Legend	Project	Map path	Date
A DA AMENDMENTS FOR DA	19/07/23	@ A3	Hercules Street, Astfield	XXX	NOT TO SCALE THIS DIAGRAM IS A 3D REPRESENTATION OF THE PROPOSED BUILDING HEIGHTS. IT IS NOT A PHOTOGRAPH AND SHOULD NOT BE USED AS A REFERENCE FOR EXACT DIMENSIONS OR MATERIALS. THE HEIGHTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. THE BUILDING IS SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY. THE HEIGHTS SHOWN ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY. THE HEIGHTS SHOWN ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY.		Hercules Street, Astfield		19/07/23
B AMENDMENTS FOR DA			19-23 Hercules St, Astfield				19-23 Hercules St, Astfield		
D AMENDMENTS FOR DA									

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



1 Deep Soil floorplan  
1 : 200

# DEEP SOIL AREA

Rev.	Description	By	Check	Date
A	DA	JDF	JDF	22/08/22
B	AMENDMENTS FOR DA	JDF	JDF	22/08/22

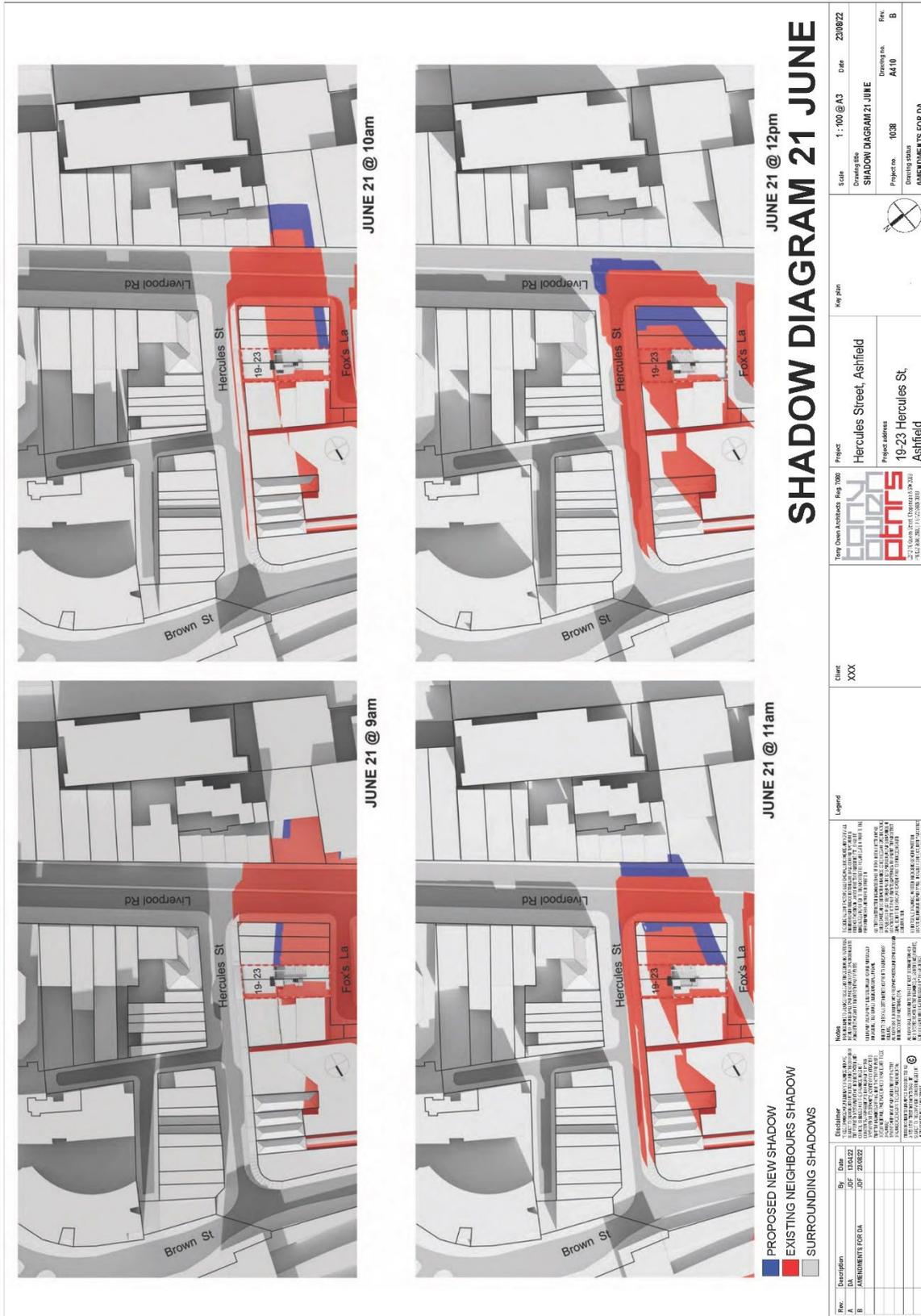
Scale	1:200 @ A3	Date	22/08/22
Drawing title	DEEP SOIL AREA		
Project no.	1038	Drawing no.	A109
Drawing status	AMENDMENTS FOR DA		

Client	XXX
Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Notes
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW BUILDING REGULATIONS 2015 AND THE NSW PLANNING ACT 2016.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW ENVIRONMENTAL PLANNING AND CONTROL ACT 2007 AND THE NSW ENVIRONMENTAL PLANNING AND CONTROL REGULATIONS 2007.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT ACT 1995 AND THE NSW LOCAL GOVERNMENT REGULATIONS 2014.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW LAND USE AND PLANNING DEVELOPMENT ACT 2015 AND THE NSW LAND USE AND PLANNING DEVELOPMENT REGULATIONS 2015.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATURAL RESOURCES MANAGEMENT ACT 2002 AND THE NSW NATURAL RESOURCES MANAGEMENT REGULATIONS 2002.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW WASTE MANAGEMENT AND MINERAL RESOURCES ACT 1989 AND THE NSW WASTE MANAGEMENT AND MINERAL RESOURCES REGULATIONS 1989.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW WATER ACT 1912 AND THE NSW WATER REGULATIONS 1912.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW FIRE ACT 1997 AND THE NSW FIRE REGULATIONS 1997.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW HEALTH ACT 1973 AND THE NSW HEALTH REGULATIONS 1973.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW EDUCATION ACT 1972 AND THE NSW EDUCATION REGULATIONS 1972.
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW TRANSPORT ACT 1995 AND THE NSW TRANSPORT REGULATIONS 1995.
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW POWER ACT 1987 AND THE NSW POWER REGULATIONS 1987.
13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW RAILWAYS ACT 1995 AND THE NSW RAILWAYS REGULATIONS 1995.
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW AIRPORTS ACT 1996 AND THE NSW AIRPORTS REGULATIONS 1996.
15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW MARINE ACT 1981 AND THE NSW MARINE REGULATIONS 1981.
16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW COASTAL MANAGEMENT ACT 1989 AND THE NSW COASTAL MANAGEMENT REGULATIONS 1989.
17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW RIVER AND ESTUARINE MANAGEMENT ACT 1995 AND THE NSW RIVER AND ESTUARINE MANAGEMENT REGULATIONS 1995.
18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW WILDLIFE ACT 1999 AND THE NSW WILDLIFE REGULATIONS 1999.
19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW HERITAGE ACT 1977 AND THE NSW HERITAGE REGULATIONS 1977.
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW ANTI-CORRUPTION ACT 2011 AND THE NSW ANTI-CORRUPTION REGULATIONS 2011.
21. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW CRIMINAL JUSTICE ACT 1988 AND THE NSW CRIMINAL JUSTICE REGULATIONS 1988.
22. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW CORRECTIONS ACT 1986 AND THE NSW CORRECTIONS REGULATIONS 1986.
23. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW CHILDREN ACT 2019 AND THE NSW CHILDREN REGULATIONS 2019.
24. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW ADULT CARE ACT 2019 AND THE NSW ADULT CARE REGULATIONS 2019.
25. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW SENIOR CARE ACT 2019 AND THE NSW SENIOR CARE REGULATIONS 2019.
26. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW DISABILITY SERVICES ACT 2011 AND THE NSW DISABILITY SERVICES REGULATIONS 2011.
27. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW HEALTH CARE ACT 2019 AND THE NSW HEALTH CARE REGULATIONS 2019.
28. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW EDUCATION SERVICES ACT 2019 AND THE NSW EDUCATION SERVICES REGULATIONS 2019.
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30. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW VET SERVICES ACT 2019 AND THE NSW VET SERVICES REGULATIONS 2019.
31. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW POLICE ACT 2010 AND THE NSW POLICE REGULATIONS 2010.
32. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW FIRE AND RESCUE ACT 2019 AND THE NSW FIRE AND RESCUE REGULATIONS 2019.
33. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW EMERGENCY SERVICES ACT 2019 AND THE NSW EMERGENCY SERVICES REGULATIONS 2019.
34. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW DEFENCE ACT 1991 AND THE NSW DEFENCE REGULATIONS 1991.
35. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE ACT 1989 AND THE NSW NATIONAL DEFENCE REGULATIONS 1989.
36. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE (DEFENCE ACT) REGULATIONS 1989.
37. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE (DEFENCE ACT) REGULATIONS 1989.
38. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE (DEFENCE ACT) REGULATIONS 1989.
39. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE (DEFENCE ACT) REGULATIONS 1989.
40. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NSW NATIONAL DEFENCE (DEFENCE ACT) REGULATIONS 1989.



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**JUNE 21 @ 1pm**

**JUNE 21 @ 2pm**

■ PROPOSED NEW SHADOW  
■ EXISTING NEIGHBOURS SHADOW  
■ SURROUNDING SHADOWS

# SHADOW DIAGRAM 21 JUNE

**Legend**

1. ALL SHADOWS ARE BASED ON A SOLAR ALTITUDE OF 30 DEGREES AND A SOLAR AZIMUTH OF 100 DEGREES.  
 2. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 3. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 4. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 5. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 6. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 7. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 8. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 9. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.  
 10. SHADOWS ARE CAST FROM THE ROOFS AND VERTICAL SURFACES OF BUILDINGS.

**Client**  
XXX

**Project**  
Hercules Street, Ashfield

**Project address**  
19-23 Hercules St,  
Ashfield

**Scale**  
1:100 @ A3

**Date**  
23/08/22

**Drawing title**  
SHADOW DIAGRAM 21 JUNE

**Project no.**  
1038

**Drawing no.**  
A411

**Rev.**  
B

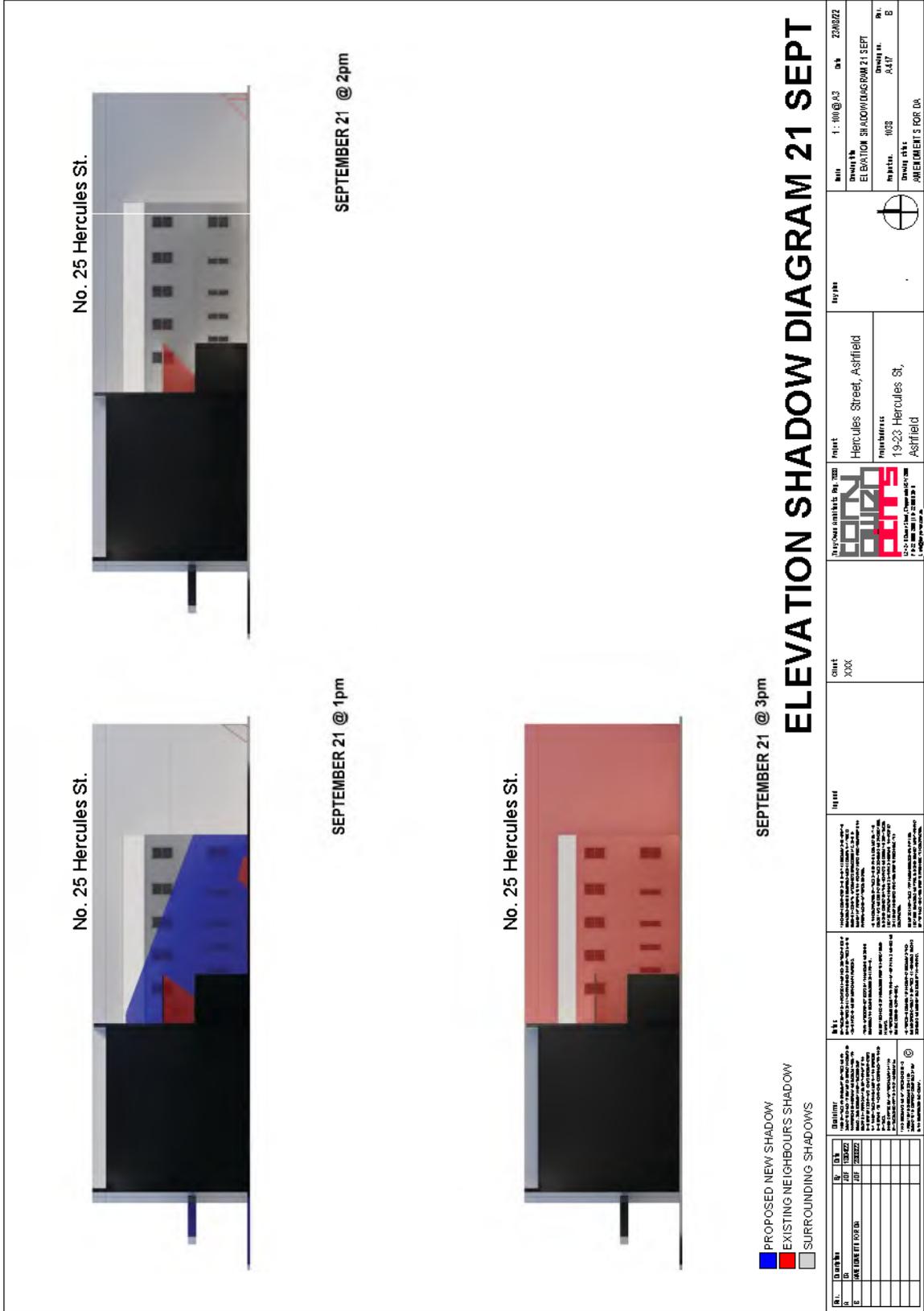
**AMENDMENTS FOR DA**

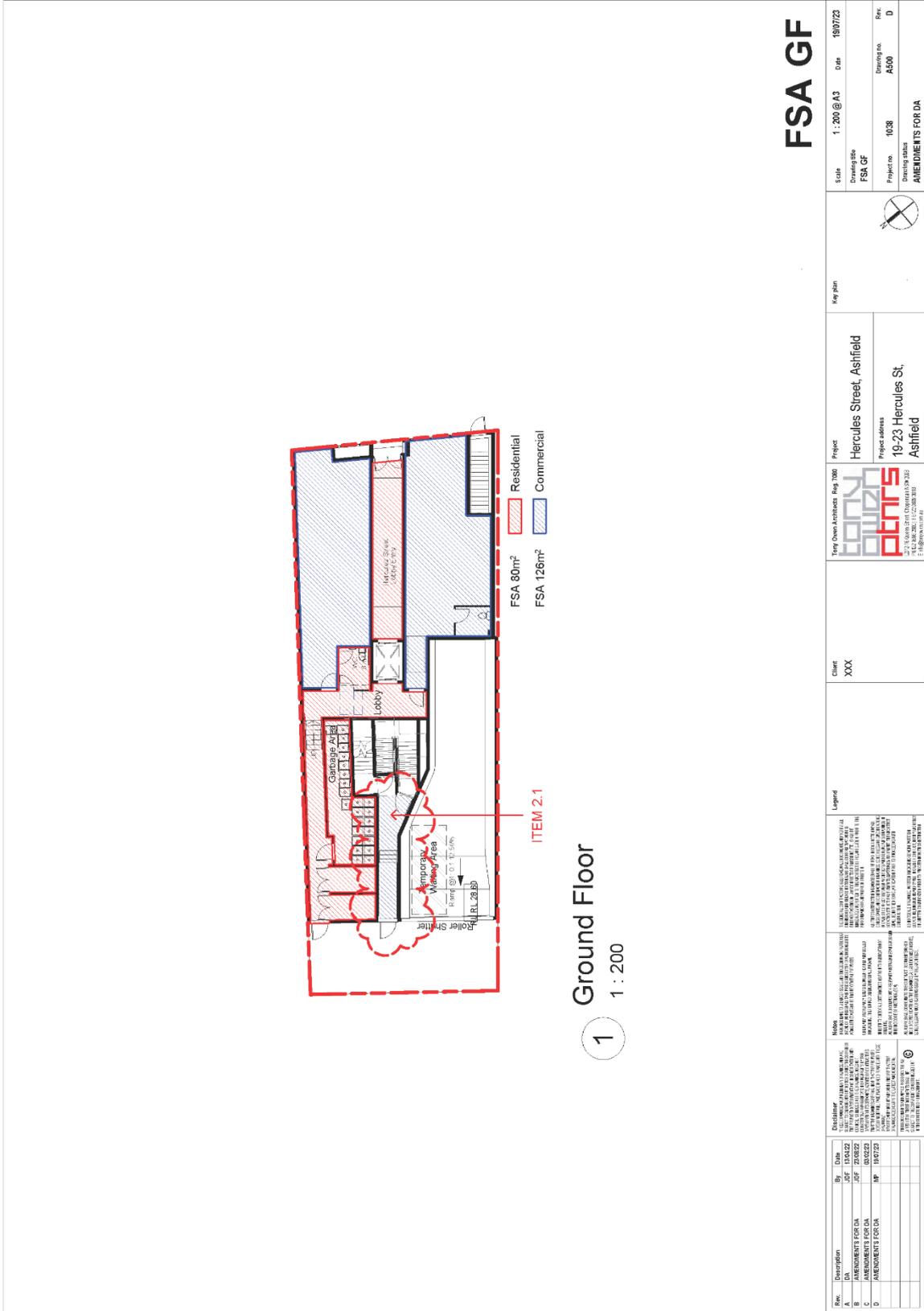
Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023











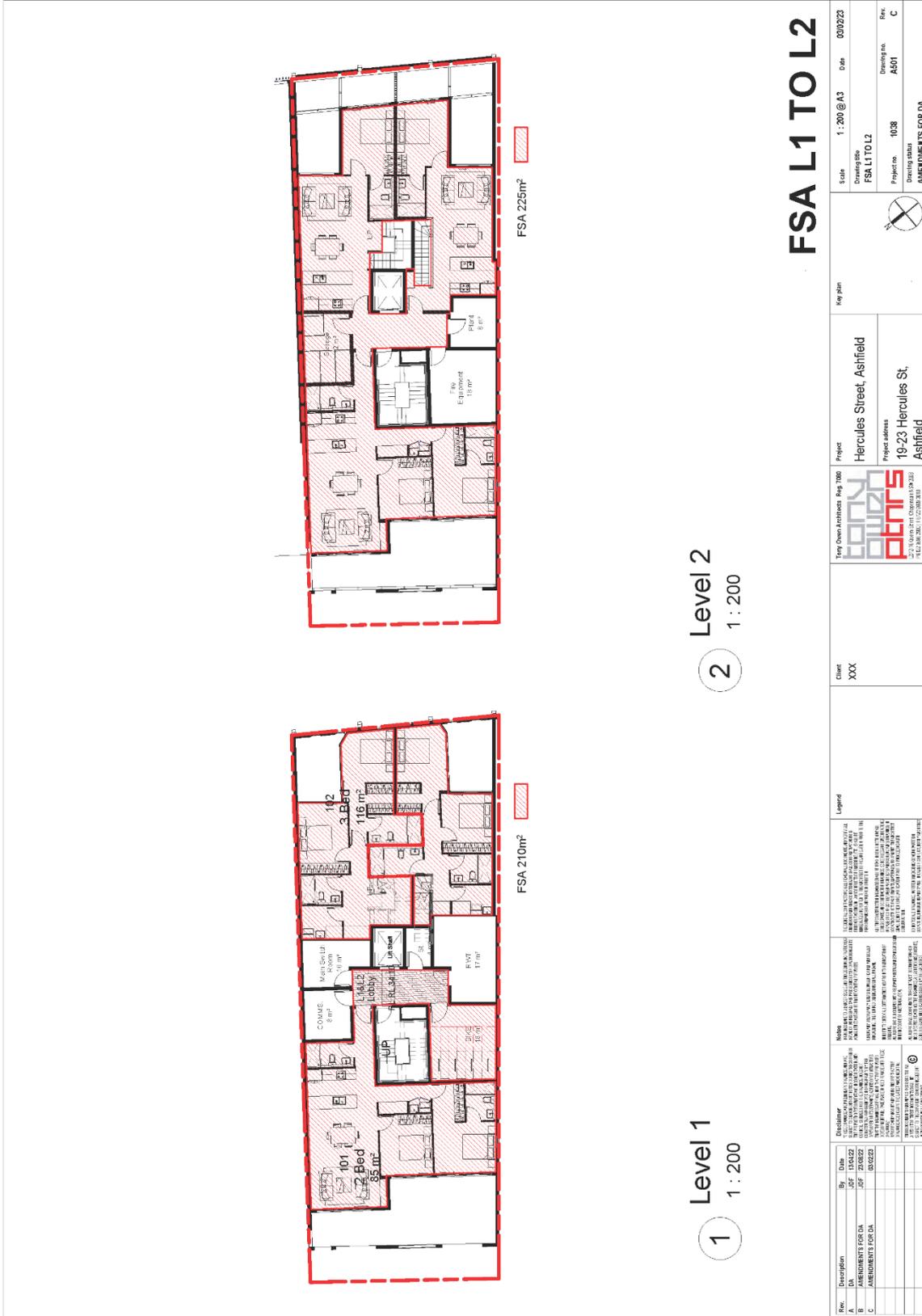
# FSA GF

<b>Rev.</b>	<b>Description</b>	<b>Date</b>	<b>Scale</b>	<b>Drawing title</b>	<b>Date</b>
A	AMENDMENTS FOR DA	15/01/22	1:200 @ A3	FSA GF	18/07/23
B	AMENDMENTS FOR DA	22/02/22			
C	AMENDMENTS FOR DA	02/02/22			
D	AMENDMENTS FOR DA	18/07/23			

<b>Client</b> XXX	<b>Project</b> Hercules Street, Ashfield	<b>Key plan</b> 
<b>Legend</b>	<b>Project address</b> 19-23 Hercules St, Ashfield	<b>Project no.</b> 1038
<b>Notes</b>	<b>Typical Over a Includes</b> Reg 7000	<b>Drawing status</b> AMENDMENTS FOR DA
<b>Notes</b>	<b>Notes</b>	<b>Rev.</b> D

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023



# FSA L1 TO L2

Rev. Description	Date	Scale	1:200 @ A3	Date	09/02/23
A	DA	DA	DA	DA	DA
B	AMENDMENTS FOR DA	DA	DA	DA	DA
C	AMENDMENTS FOR DA	DA	DA	DA	DA

Drawings title	FSA L1 TO L2
Project no.	1038
Drawing no.	A501
Rev.	C

Project	Hercules Street, Ashfield
Project address	19-23 Hercules St, Ashfield

Client	XXX
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Notes	<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL WALLS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL FLOORS ARE TO BE CONCRETE ON COMPACTED FILL UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL ROOFS ARE TO BE CONCRETE ON COMPACTED FILL UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL EXTERIOR WALLS ARE TO BE CONCRETE ON COMPACTED FILL UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH BRICKWORK UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH RENDER UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH STONE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH TERRAZZO UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH MARBLE UNLESS OTHERWISE SPECIFIED.</p> <p>11. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH GRANITE UNLESS OTHERWISE SPECIFIED.</p> <p>12. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH SLATE UNLESS OTHERWISE SPECIFIED.</p> <p>13. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH SLIPPERY ROCK UNLESS OTHERWISE SPECIFIED.</p> <p>14. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH TRAVERTINE UNLESS OTHERWISE SPECIFIED.</p> <p>15. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH QUARTZITE UNLESS OTHERWISE SPECIFIED.</p> <p>16. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH GNEISS UNLESS OTHERWISE SPECIFIED.</p> <p>17. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH SCHIST UNLESS OTHERWISE SPECIFIED.</p> <p>18. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH AMPHIBOLITE UNLESS OTHERWISE SPECIFIED.</p> <p>19. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH GARNETITE UNLESS OTHERWISE SPECIFIED.</p> <p>20. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH KANSUITE UNLESS OTHERWISE SPECIFIED.</p>
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Disclaimer	<p>1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>3. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>4. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>5. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>6. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>7. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>8. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>9. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p> <p>10. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE ISSUE OF THIS DRAWING.</p>
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Document Set ID	37971809
Version	1
Version Date	07/08/2023



# FSA L3 TO L5

Rev.	Description	Date	Scale	1:200 @ A3	Date	09/09/23
A	AMENDMENTS FOR DA	15/08/22	Drawings title	FSA L3 TO L5		
B	AMENDMENTS FOR DA	23/08/22	Project no.	1038	Drawing no.	AS02
C	AMENDMENTS FOR DA	01/09/23	Project name	19-23 Hercules St, Ashfield	Rev.	C

Client: XXX

Project: Hercules Street, Ashfield  
19-23 Hercules St, Ashfield

Typical Overheads: Reg 1000

Legend:

Notes:

Disclaimer:

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023

**AD-00 - Schedule of Areas**  
**Area Summary Compliant Scheme**

Date: 19/07/2023  
 Project No.: 1038

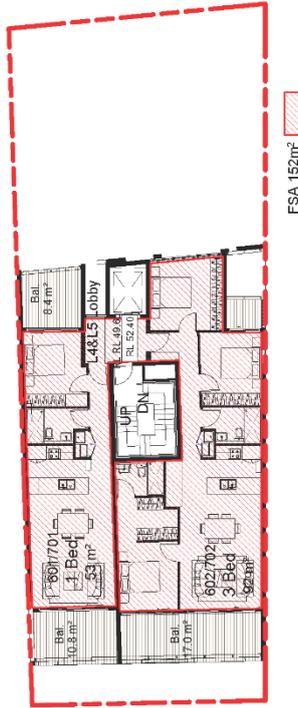
Project: Hercules St  
 Project Address: 19 - 23 Hercules St, Ashfield

Site Area: 409.10 m<sup>2</sup>  
 Allowed FSR: 3.1:1  
 Compliance Area: 1268.00 m<sup>2</sup>  
 Consent Authority: Inner West Council

Area	Total No. of Units
Ground Floor (Resi.)	0
Level 1 (Resi.)	3
Level 2 (Resi.)	3
Level 3 (Resi.)	2
Level 4 (Resi.)	2
Level 5 (Resi.)	2
Level 6 (Resi.)	2
Level 7 (Resi.)	2
<b>Total (Resi.)</b>	<b>16</b>

Area	Total No. of Units
<b>TOTAL</b>	<b>16</b>
Retail	2
Residential	16
<b>TOTAL</b>	<b>16</b>
Floor Space Ratio	3.5:1

ITEM 2.1



**FSA L6 TO L7**

Rev: Description	Date	Scale	1:200 @ A3	Date	09/09/23
A AMENDMENTS FOR DA	15/07/23	Drawing title	FSA L6 TO L7	Project	Hercules Street, Ashfield
B AMENDMENTS FOR DA	22/08/22	Project no.	1038	Drawing no.	ASG
C AMENDMENTS FOR DA	01/02/22	Project name	19-23 Hercules St, Ashfield	Rev:	C

Client: XXX

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Legend:

1: 152m<sup>2</sup> FSA

Project Address: 19-23 Hercules St, Ashfield

Project: Hercules Street, Ashfield

Scale: 1:200 @ A3

Drawing title: FSA L6 TO L7

Project no.: 1038

Drawing no.: ASG

Rev.: C

AMENDMENTS FOR DA

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023





**FRONT**



**BACK**

**PHOTOMONTAGE**

<b>Rev.</b>	<b>Description</b>	<b>By</b>	<b>Date</b>	<b>Scale</b>	<b>Date</b>
A	AMENDMENTS FOR DA	JDF	15/03/22	@A3	19/07/23
B	AMENDMENTS FOR DA	JDF	22/02/22	<b>Drawing title</b>	<b>PHOTOMONTAGE</b>
C	AMENDMENTS FOR DA	MP	02/02/22	<b>Project no.</b>	<b>1038</b>
D	AMENDMENTS FOR DA	MP	19/07/23	<b>Drawing no.</b>	<b>AG00</b>
				<b>Rev.</b>	<b>D</b>

**Client** XXX

**Project** Hercules Street, Ashfield

**Project address** 19-23 Hercules St, Ashfield

**Reg plan** 

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**Legend**

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**Project** Hercules Street, Ashfield

**Project address** 19-23 Hercules St, Ashfield

**Scale** @A3

**Date** 19/07/23

**Drawing title** PHOTOMONTAGE

**Project no.** 1038

**Drawing no.** AG00

**Rev.** D

**AMENDMENTS FOR DA**

ITEM 5a

MASSING PERSPECTIVE

Rev: A	Description: DA	Date: 15/03/22	Scale: @ A3	Date: 19/07/23
Rev: B	AMENDMENTS FOR DA	Date: 22/08/22	Drawing title: MASSING PERSPECTIVE	
Rev: D	AMENDMENTS FOR DA	Date: 19/07/23	Project no: 1038	Drawing no: A01
			Drawing status: AMENDMENTS FOR DA	Rev: D

**Client:** XXX

**Project:** Hercules Street, Ashfield  
19-23 Hercules St, Ashfield

**Project address:** 19-23 Hercules St, Ashfield

**Key plan:**

**Map path:**

**Notes:**

1. THIS DRAWING IS A MASSING PERSPECTIVE AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN (LDP) AND THE LOCAL DEVELOPMENT ORDER (LDO).

4. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN (LDP) AND THE LOCAL DEVELOPMENT ORDER (LDO).

5. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN (LDP) AND THE LOCAL DEVELOPMENT ORDER (LDO).

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9. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN (LDP) AND THE LOCAL DEVELOPMENT ORDER (LDO).

10. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL DEVELOPMENT PLAN (LDP) AND THE LOCAL DEVELOPMENT ORDER (LDO).

**Legend:**

1. EXISTING BUILDING

2. PROPOSED BUILDING

3. PROPOSED TERRACE

4. PROPOSED BALCONY

5. PROPOSED STAIRCASE

6. PROPOSED ELEVATOR

7. PROPOSED ENTRANCE

8. PROPOSED PARKING

9. PROPOSED LANDSCAPE

10. PROPOSED SIGNAGE

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**Top Open Architecture Pty Ltd**

**PLMIS**

2/21, Victoria Street, Liverpool NSW 2157  
P: 02 9390 1111  
E: info@topopen.com.au



ITEM 5a

# MASSING PERSPECTIVE

<table border="1"> <tr> <th>Rev.</th> <th>Description</th> <th>By</th> <th>Check</th> <th>Date</th> </tr> <tr> <td>A</td> <td>DA</td> <td>DA</td> <td>DA</td> <td>15/03/22</td> </tr> <tr> <td>B</td> <td>AMENDMENTS FOR DA</td> <td>DA</td> <td>DA</td> <td>22/03/22</td> </tr> <tr> <td>D</td> <td>AMENDMENTS FOR DA</td> <td>MP</td> <td>MP</td> <td>19/07/23</td> </tr> </table>	Rev.	Description	By	Check	Date	A	DA	DA	DA	15/03/22	B	AMENDMENTS FOR DA	DA	DA	22/03/22	D	AMENDMENTS FOR DA	MP	MP	19/07/23	<p><b>Disclaimer:</b>                  I, the undersigned, being a duly qualified architect, hereby certify that I am the author of the drawings herein and that I am a member of the Institution of Professional Architects in Australia.                  I warrant that the drawings herein are true and correct copies of the original drawings and that I have not altered or modified them in any way.                  I warrant that the drawings herein are not to be used for any other purpose without my written consent.                  I warrant that the drawings herein are not to be used for any other purpose without my written consent.                  I warrant that the drawings herein are not to be used for any other purpose without my written consent.</p>	<p><b>Notes:</b>                  1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.                  2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  3. ALL ROOFS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  4. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  5. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  6. ALL WINDOWS ARE TO BE ALUMINIUM UNLESS OTHERWISE SPECIFIED.                  7. ALL DOORS ARE TO BE ALUMINIUM UNLESS OTHERWISE SPECIFIED.                  8. ALL STAIRS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  9. ALL BALCONIES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  10. ALL TERRACES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  11. ALL PATIOS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  12. ALL DRIVEWAYS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  13. ALL PARKING AREAS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  14. ALL LANDSCAPING IS TO BE AS SHOWN ON THE LANDSCAPE ARCHITECTURE DRAWINGS.                  15. ALL UTILITIES ARE TO BE AS SHOWN ON THE UTILITIES DRAWINGS.                  16. ALL SERVICES ARE TO BE AS SHOWN ON THE SERVICES DRAWINGS.                  17. ALL STRUCTURAL REQUIREMENTS ARE TO BE AS SHOWN ON THE STRUCTURAL DRAWINGS.                  18. ALL FIRE REQUIREMENTS ARE TO BE AS SHOWN ON THE FIRE SAFETY DRAWINGS.                  19. ALL ACCESSIBILITY REQUIREMENTS ARE TO BE AS SHOWN ON THE ACCESSIBILITY DRAWINGS.                  20. ALL OTHER REQUIREMENTS ARE TO BE AS SHOWN ON THE OTHER DRAWINGS.</p>	<p>Client: XXX</p> <p>Legend:</p>	<p>Project: Hercules Street, Ashfield                  Project address: 19-23 Hercules St, Ashfield</p> <p>Scale: @ A3</p> <p>Date: 19/07/23</p> <p>Drawing title: MASSING PERSPECTIVE</p> <p>Project no: 1038</p> <p>Drawing sheet: AMENDMENTS FOR DA</p> <p>Rev: D</p>
Rev.	Description	By	Check	Date																				
A	DA	DA	DA	15/03/22																				
B	AMENDMENTS FOR DA	DA	DA	22/03/22																				
D	AMENDMENTS FOR DA	MP	MP	19/07/23																				

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023

**30m Maximum Height Limit**

**Lift Shaft**

**Site Boundary**

**Site Boundary**

**RL 80**

**Material Legend**

- 1 PAINTED RENDERED MASONRY, COLOUR: DULUX WHITE ON WHITE
- 2 FACE BRICKWORK, COLOUR: LEISURE BY AUSTRAL BRICKS OR SIMILAR
- 3 PAINTED RENDERED MASONRY, COLOUR: DULUX GUILD GREY
- 4 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADE, COLOUR: DURALLOY BERRY GREY
- 5 POWDER COATED ALUMINIUM FRAMED GLASS SLIDING/ SWING DOOR, COLOUR: DURALLOY BERRY GREY
- 6 POWDER COATED ALUMINIUM FRAMED WINDOW, COLOUR: DURALLOY BERRY GREY
- 7 POWDER COATED ALUMINIUM FIXED LOUVER, COLOUR: DURALLOY CHARCOAL
- 8 PAINTED METAL ROLLER DOOR
- 9 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX TERRACE WHITE
- 10 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX MILTON MOON
- 11 PAINTED CONCRETE PRECAST PANEL, COLOUR: DULUX WHITE ON WHITE
- 12 PAINTED METAL PERGOLA IN DULUX PEARL WHITE OR SIMILAR
- 13 ALUMINIUM AWNINGS CLADDING ON FACE & SOFFIT, COLOUR: PEARL WHITE
- 14 PAINTED RENDERED MASONRY, COLOUR: DULUX DARK G

**EXTERIOR FINISHED MATERIALS**

Rev.	Description	By	Date
A	AMENDMENTS FOR DA	JDF	15/03/22
B	AMENDMENTS FOR DA	JDF	23/03/22
C	AMENDMENTS FOR DA	JDF	03/02/23

**Notes:**

1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT.
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3. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT.
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14. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT.

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**Project:** Hercules Street, Ashfield  
**Project address:** 19-23 Hercules St, Ashfield

**Scale:** As indicated @ A3 size  
**Drawing title:** EXTERIOR FINISHED MATERIALS  
**Project no.:** 1038  
**Drawing no.:** A/00  
**Rev.:** C

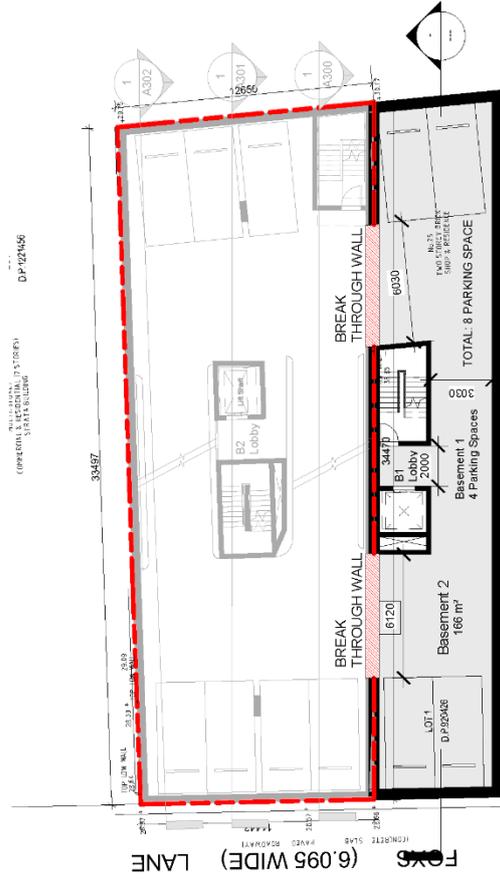
**Client:** XXX

**Legend:**

**Typical Overlap:** 100mm

**Key plan:**

**Document Set ID:** 37971809  
**Version:** 1, **Version Date:** 07/08/2023



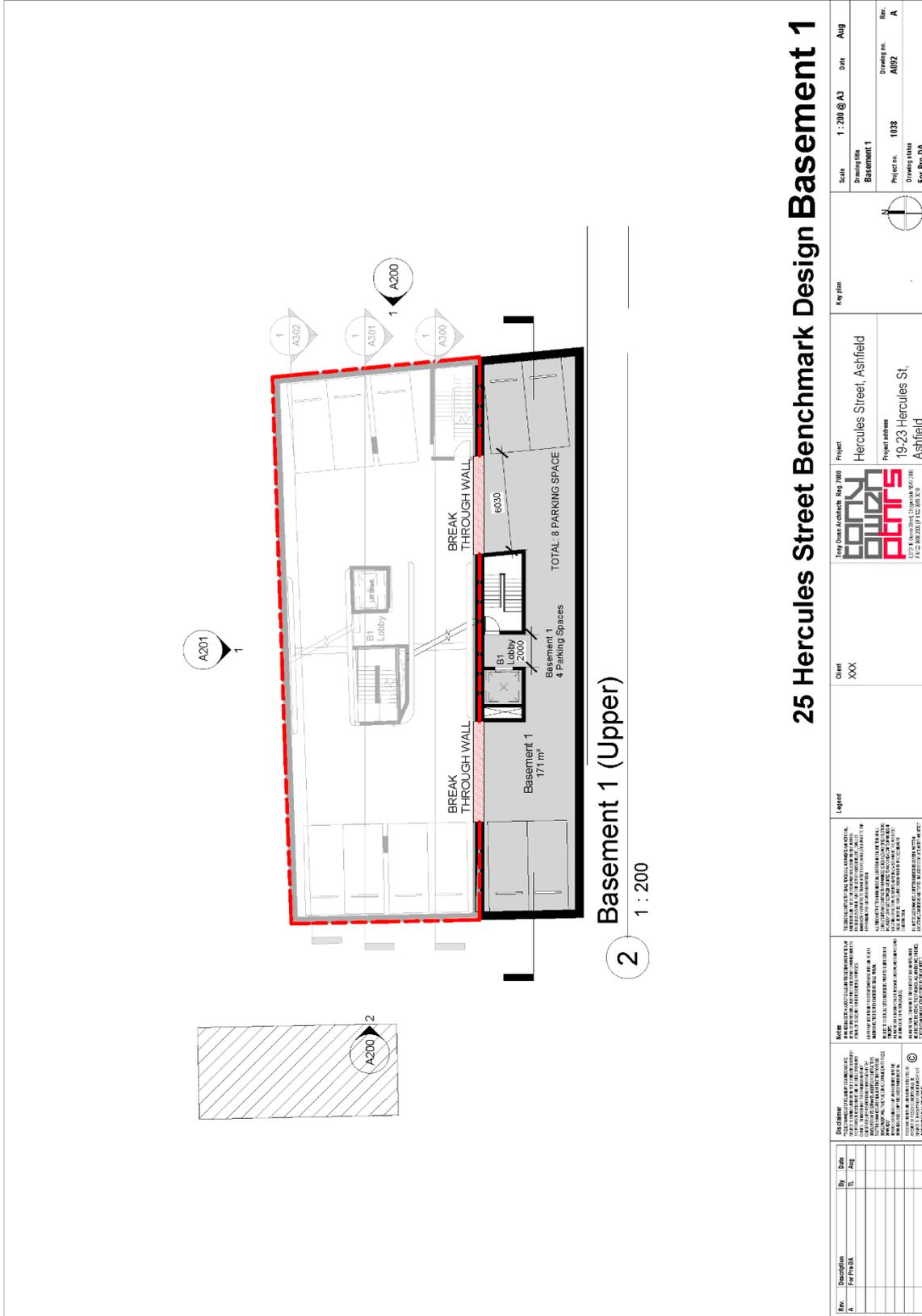
Basement 2 (Upper)

1 : 200

25 Hercules Street Benchmark Design Basement 2

Rev.	Description	By	Date
A	For Pre-DA		Aug
<p><b>Disclaimer:</b>                  THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY CONTRACTS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS DOCUMENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY CONSEQUENTIAL DAMAGES.</p>		<p><b>Legend:</b>                  XXX Client                  XXXX Architect</p>	
<p><b>Notes:</b>                  1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.                  2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.                  4. ALL ROOFS ARE TO BE FRAMED ROOFING UNLESS OTHERWISE SPECIFIED.                  5. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.                  6. ALL MATERIALS ARE TO BE OF A QUALITY SUITABLE FOR THE INTENDED USE AND ENVIRONMENT.                  7. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.                  8. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.</p>		<p><b>Scale:</b> 1:200 @ A3  <b>Drawing title:</b> Basement 2  <b>Project:</b> Hercules Street, Ashfield  <b>Project address:</b> 19-23 Hercules St, Ashfield  <b>Project No.:</b> 1038  <b>Drawing No.:</b> A01  <b>Rev.:</b> A  <b>For Pre-DA</b></p>	

Document Set ID: 37971809  
 Version: 1, Version Date: 07/08/2023

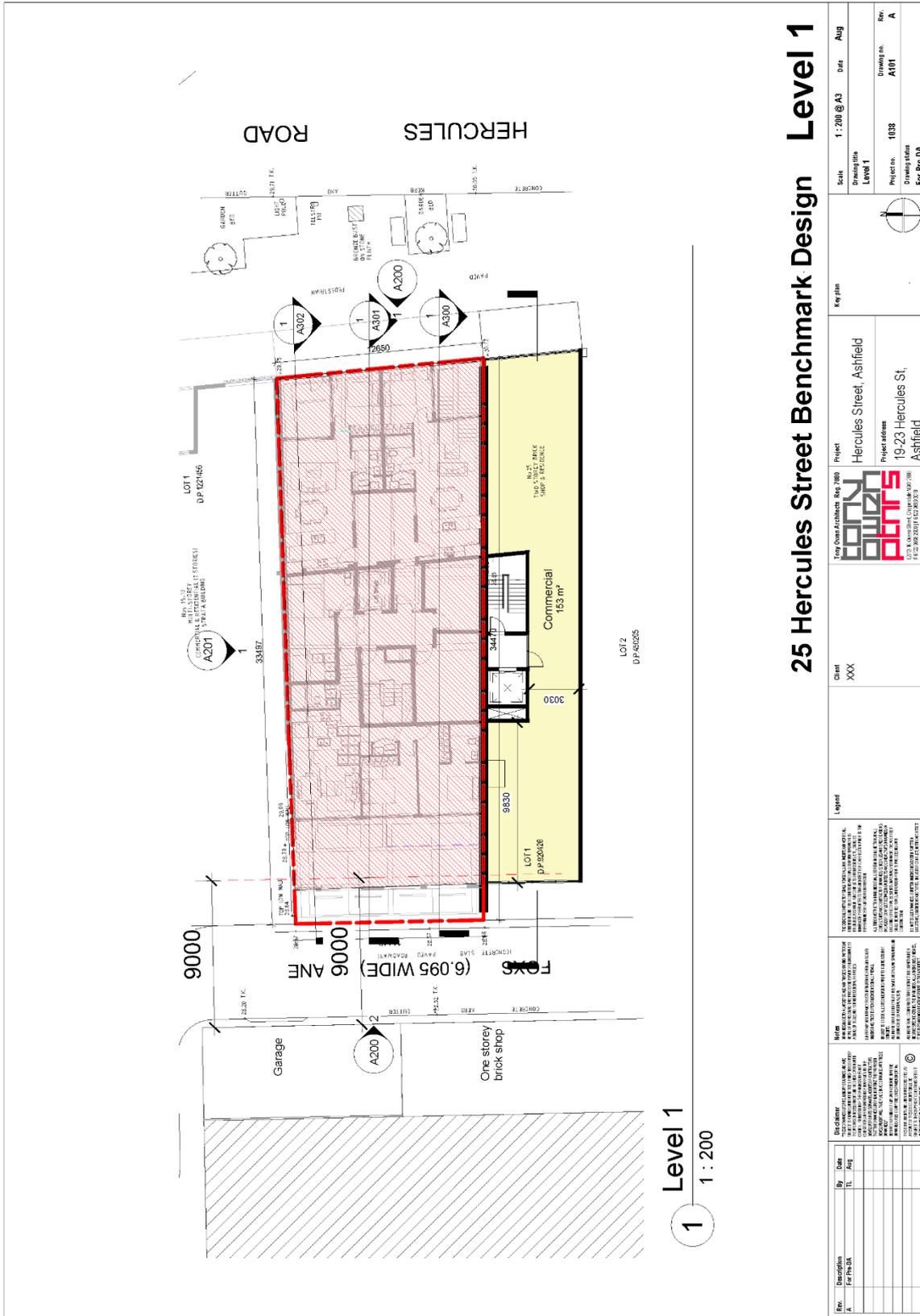


# 25 Hercules Street Benchmark Design Basement 1

Rev:	Description:	By:	Date:
A	For Pre-DA	TS	Aug
Scale: 1:200 @ A3 Drawing title: Basement 1		Key plan	
Project: Hercules Street, Ashfield		Drawing no: 1038 Rev: A	
Project address: 19-23 Hercules St, Ashfield		Drawing status: For Pre-DA	
Client: XXX		Project: Hercules Street, Ashfield	
Legend:		Project address: 19-23 Hercules St, Ashfield	
Notes:		Project: Hercules Street, Ashfield	
Disclaimers:		Project: Hercules Street, Ashfield	

Document Set ID: 37971809  
Version: 1, Version Date: 07/08/2023

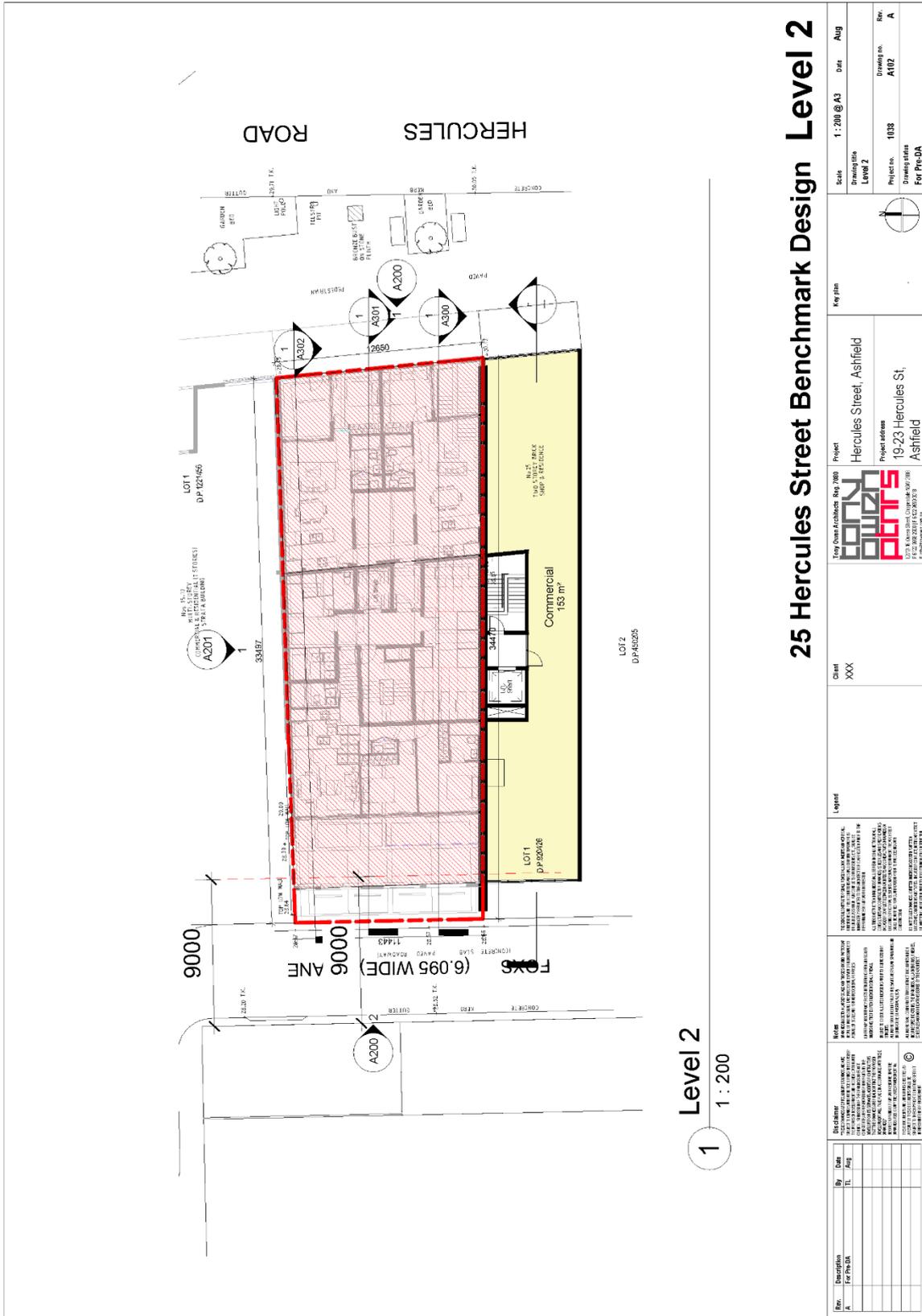




# 25 Hercules Street Benchmark Design Level 1

<p><b>Drawings</b></p> <p>Scale: 1:200 @ A3</p> <p>Project: 1038</p> <p>Project Name: 19/23 Hercules St, Ashfield</p> <p>Project No: 1038</p> <p>Project Date: Aug</p> <p>Project Rev: A</p> <p>Project For: Pre-DA</p>	<p><b>Client</b></p> <p>XXX</p> <p>Project: Hercules Street, Ashfield</p> <p>Project Address: 19/23 Hercules St, Ashfield</p>	<p><b>Legend</b></p> <p>1: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 2: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 3: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 4: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 5: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 6: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 7: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 8: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 9: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS. 10: 100% GLASS CURTAIN WALL (GROWING WALL) WITH ALUMINIUM FRAMEWORK AND GLASS PANELS.</p>
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Version: 1, Version Date: 07/08/2023

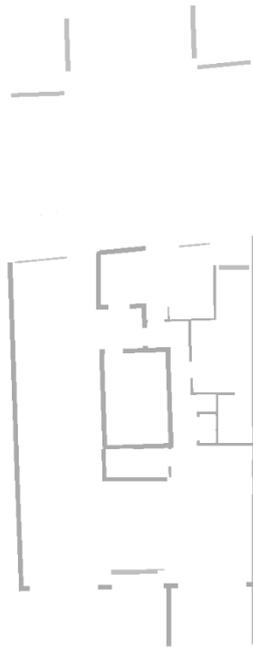


1 Level 2  
1 : 200

## 25 Hercules Street Benchmark Design Level 2

Rev:	Description:	By:	Date:
A	For Pre-DA	TL	Aug
Scale		1:200 @ A3	
Drawing title		Level 2	
Project		1038	
Drawing name		A102	
Rev:		A	
Key plan Hercules Street, Ashfield Project address 19-23 Hercules St, Ashfield		Scale 1:200 @ A3 Date Aug	
Client XXX		Project Hercules Street, Ashfield	
Legend 1. TOILET SERVICE SHED (16.25 M²) 2. TOILET SERVICE SHED (344.70 M²) 3. COMMERCIAL (153 M²) 4. OFFICE 5. CORRIDOR 6. STAIR 7. RECEPTION 8. MEETING ROOM 9. CONFERENCE ROOM 10. BREAK ROOM 11. STORAGE 12. SERVICE AREA 13. ENTRY 14. EXIT 15. PARKING		Project Hercules Street, Ashfield Project address 19-23 Hercules St, Ashfield	
Document ID: 37971809 Version: 1, Version Date: 07/08/2023			





Permissible	LEVEL	COMMERCIAL	YIELD					TOTAL	AREA	UNITS
			1B	2B	3B	TOTAL	AREA			
Site Area: 209m <sup>2</sup>	3.01	1	0	0	0	0	0	1	40	M <sub>2</sub>
FSR	GF									
GFA	627m <sup>2</sup>	1	0	0	0	0	0	1	153	M <sub>2</sub>
	LEVEL 1	1	0	0	0	0	0	1	153	M <sub>2</sub>
	LEVEL 2	1	0	0	0	0	0	1	153	M <sub>2</sub>
Proposed	LEVEL 3	0	0	0	0	0	0	1	77	M <sub>2</sub>
	LEVEL 4	0	0	0	0	0	0	1	77	M <sub>2</sub>
FSR	3.125:1	0	0	0	0	0	0	1	77	M <sub>2</sub>
	LEVEL 5	0	0	0	0	0	0	1	77	M <sub>2</sub>
	LEVEL 6	0	0	0	0	0	0	1	77	M <sub>2</sub>
GFA	654m <sup>2</sup>	0	0	0	0	0	0	1	77	M <sub>2</sub>
TOTAL		3	0	0	0	0	0	5	654	M <sub>2</sub>



ITEM 5.b

Precedent Images

Images of recent similar expression demonstrate the proposed articulation results in residential character, not commercial.

Rev.	Description	By	Date

<b>Disclaimers</b> This drawing is prepared for the client's use only. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The architect's liability is limited to the professional services rendered.	<b>Notes</b> 1. All dimensions are to face unless otherwise specified. 2. All materials are to be of a quality and finish suitable for the intended use. 3. All work is to be in accordance with the relevant building codes and standards. 4. The architect is not responsible for any structural or engineering issues. The client should consult with a structural engineer for any such issues. 5. The architect is not responsible for any environmental or sustainability issues. The client should consult with a sustainability consultant for any such issues.	<b>Legend</b> 	<b>Client</b> 	<b>Project</b> Hercules Street, Ashfield Project address 19-23 Hercules St, Ashfield	<b>Scale</b> 1:200 @ A3 Drawing title 	<b>Date</b> 17/07/23 Drawing no. 1038 Rev. 
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Attachment C- Section 4.6 Exception to Development Standards

**CLAUSE 4.6 VARIATION (FSR)**

HERCULES STREET, ASHFIELD

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Document Set ID: 37871807  
Version: 1, Version Date: 07/08/2023

**PROJECT INFORMATION**

The Proposal: This Clause 4.6 variation accompanies a development application lodged with consent of the registered property owner. The proposal seeks approval for a stop top housing development.

Site: Lots 1 Deposited Plan 920428,  
Lots 1 Deposited Plan 920431,  
Lots 1 Deposited Plan 929,  
Nos. 19 – 23 Hercules Street  
ASHFIELD NSW 2131

Architect: **tony owen planners**  
2/12 – 16 Queen Street,  
CHIPPENDALE NSW 2008

Document Set ID: 37971807  
Version: 1, Version Date: 07/08/2023



# 1 STATUTORY PLANNING FRAMEWORK

## 1.1 INNER WEST LOCAL ENVIRONMENTAL PLAN 2022

The Inner West Local Environmental Plan 2022 was gazetted on 12 August 2022 and applies to all land within the Inner West local government area (LGA). The particular aims of the LEP are to:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles,
- (b) to conserve and maintain the natural, built and cultural heritage of Inner West,
- (c) to reduce community risk from and improve resilience to urban and natural hazards,
- (e) to encourage walking, cycling and use of public transport through appropriate intensification of development densities surrounding transport nodes,
- (f) to facilitate economic growth and employment opportunities within Inner West,
- (g) to encourage diversity in housing to meet the needs of, and enhance amenity for, Inner West residents,
- (h) to create a high quality urban place through the application of design excellence in all elements of the built environment and public domain,
- (i) to prevent adverse social, economic and environmental impacts on the local character of Inner West,
- (j) to prevent adverse social, economic and environmental impacts, including cumulative impacts.

### Land Use Zone

The site is zoned E2 Commercial Centre Zone. The objectives of the zone are:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To accommodate residential development that complements and promotes the role of the Ashfield town centre as the primary location for investment, employment, cultural and civic activity.
- To ensure that new development displays high architectural and urban design qualities and contributes to the desired future character of the Ashfield town centre.

The proposed development, comprising ground floor retail premises and shop top housing, is permissible with consent in the E2 Commercial Centre zone and satisfies the objectives of the zone, as the development will provide a mixture of compatible land uses that support the viability and role of the Ashfield centre as the primary location for investment, employment, cultural and civic activity.

### Clause 4.3 – Building Height

Clause 4.3 of the LEP prescribes a maximum base building height of 23 metres for the site. However, the development proposes a maximum building height of 30 metres, pursuant to Clause 4.3A of the LEP, which has the objective of increasing the supply of affordable housing by providing height incentives for the development of certain types of affordable housing within the Ashfield town centre.

Clause 4.6 Variation (ESR)  
Hercules Street, Ashfield

Clause 4.3 of the LEP further prescribes that if a building is located in Area 1 on the height of buildings map, any part of the building that is within 3 metres of the height limit must not include any area that forms part of the gross floor area of the building and must not be reasonably capable of modification to include such an area.

Area capable of being gross floor area is not included within the top 3 metres of the prescribed maximum height limit.

Clause 4.3A – Exception to maximum height of buildings in Ashfield town centre

Clause 4.3A of the LEP prescribes an objective to increase the supply of affordable rental housing by providing height incentives for development of certain types of affordable housing.

(2) This clause applies to development for the following purposes on land identified as "Area 1" on the Height of Buildings Map:

(a) residential flat buildings,

(b) shop top housing that forms part of a mixed use development.

(3) Despite clause 4.3 (2), development consent may be granted to development to which this clause applies that exceeds the maximum height shown for the land on the Height of Buildings Map (the maximum height) by no more than 7 metres if:

(a) the building will be used for the purposes of a residential flat building or shop top housing, and

(b) the development will contain at least 1 dwelling used for the purpose of affordable housing, and

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

The additional floor space generated by the additional 7 metres of height is 304m<sup>2</sup>. Therefore, 25% of the additional floor space that exceeds the maximum prescribed building height is 76m<sup>2</sup>. Unit 401, comprising a gross floor of 79m<sup>2</sup>, is proposed to be dedicated as affordable housing, satisfying this requirement.

Clause 4.3B – Ashfield town centre – maximum height for street frontages on certain land

Clause 4.3B of the LEP prescribes a maximum height for primary street frontages on certain land in the Ashfield town centre and applies to land identified as "Area 1" on the Height of Buildings Map.

(3) Despite clauses 4.3 (2) and 4.3A (3), the maximum height of that part of a building that has an entrance or lobby on the ground floor facing Liverpool Road, Norton or Hercules Streets or Markham Place, Ashfield (a **primary street frontage**) is 12 metres for a distance of 12 metres from the primary street frontage away from the road.

(4) Subclause (3) does not apply if the consent authority is satisfied that the development results in a building of a high quality design, having regard to the surrounding buildings.

The proposed development has a maximum height of 12 metres for the first 12 metres measured from the primary street frontage. Levels 3 – 7 are setback 12 metres from Hercules Street boundary accordingly.

Clause 4 Variation (ESR)  
Hercules Street, Ashfield

Clause 4.4 – Floor Space Ratio

Clause 4.4 of the LEP prescribes a maximum FSR of 3:1. The development proposes a Gross Floor Area of 1,413m<sup>2</sup>, equating to an FSR of 3.45:1 which exceeds the maximum prescribed by this development standard. A Clause 4.6 Variation has been prepared in support of this application.

Clause 4.6 – Exceptions to Development Standards

The proposal seeks to vary Clause 4.4 Floor Space Ratio of the LEP.

- (1) The objectives of this clause are as follows
  - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development;
  - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

**Comment:** The Inner West Council Affordable Housing Policy was introduced in May 2022 and recognises the ongoing loss and non-replacement of affordable housing through gentrification and redevelopment; in conjunction with the current and projected degree of unmet housing need in the Inner West LGA provides a strong rationale for intervention in the housing market through the planning system:

*The more recent gentrification of suburbs like Sydenham, Tempe, St Peters, Ashfield, Dulwich Hill and Lewisham, and the longer-term displacement of more disadvantaged people from suburbs such as Newtown, Petersham and Balmain, are particularly evident from the research<sup>1</sup> that supports this [Policy]. The loss of very low income households in the Inner West LGA was four times greater than that for Greater Sydney from 2001-11.*

*The market is not providing new affordable housing for the vast majority of very low, low and moderate income households who need it in the Inner West LGA and is not replacing existing stock of housing that is affordable to these groups as it lost through gentrification and redevelopment.*

The maximum FSR of the proposed development at 3.45:1 represents a 15% variation to the development standard. The proposal seeks flexibility in application of the standard where the breach to the maximum floor space ratio (FSR) development standard is minor in nature, and is the result of utilising the bonus height incentive available at Clause 4.3A. Exception to maximum height of buildings in Ashfield town centre. The objective of this clause is to increase the supply of affordable housing by providing height incentives for the development of certain types of affordable housing.

A degree of flexibility is sought in the circumstances where the breach to the FSR development standard is a result of increasing building height by 7 metres (2 storeys) and dedicating affordable housing, consistent with the prescribed requirements at Clause 4.3A of the LEP. It is noted the additional 7 metres in height represents a 30% variation to the 23 metre building height standard otherwise prescribed by Clause 4.3 of the LEP. The 15% variation to the FSR development standard is considered reasonable given the additional building height permitted, and it is suggested a better outcome is achieved by allowing flexibility in the particular circumstances.

Furthermore, the proposed development complies with all relevant building envelope controls, and following discussion with Council officers and the Inner West Architectural Excellence & Design Review Panel, the facade of the existing building has been retained and integrated into the design.

Council is obliged to 'promote the delivery and maintenance of affordable housing' in accordance with Object 1.3(d) of the Environmental Planning and Assessment Act 1979, and provides incentives within the LEP to achieve these objectives. A degree of flexibility is sought in application of the FSR development standard to enable these objectives to be achieved, consistent also with the objectives of the recently endorsed Inner West Council Affordable Housing Policy.

Clause 4.6 Variation (FSR)  
Hercules Street, Ashfield



The proposed minor breach to the FSR represents a better design outcome, promoting the provision of affordable housing, recognising also the applicant's willingness to embrace adaptive reuse of the building's existing fabric and integration of this existing façade into the proposed scheme to maintain the character of the established streetscape.

- (2) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
  - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
  - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

**Comment:** This submission is a written request for consideration by the consent authority.

In *Gan v City of Sydney Council* [2021] NSWLEC 1370, Commissioner Gray established three elements for consideration in 'satisfaction of sufficient environmental planning grounds to justify contravening a development standard'. Firstly, the grounds advanced must constitute 'environmental planning grounds'. Secondly, they must be tethered in some way to the breach of the development standard so as to justify, or inform, the breach, and thirdly, the consent authority must be satisfied that such grounds are 'sufficient' to justify, or inform, the aspect or element that contravenes the development standard.

It is suggested the dedication of affordable housing obtained through application of additional building height provided by Clause 4.3A of the LEP constitutes an appropriate planning ground, the sole objective of which is to increase the supply of affordable housing by providing height incentives for the development of certain types of affordable housing. Breach of the development standard is tethered to operation of this clause, which permits a building to exceed the maximum height shown for the land on the Height of Buildings Map by up to 7 metres. The breach to the FSR development standard is thus a direct result of application of the incentive building height provision related to the delivery of affordable housing within the Ashfield Town Centre, and therefore suggested to demonstrate sufficient environmental planning grounds to support contravention of the standard, recognising the failure of the market to provide for the needs of very low, low, and moderate income workers and other more vulnerable groups in an increasingly expensive housing market.

Support to application of flexibility in application of the development standard in this instance, when a 7 metre height bonus is available, is also consistent with the objectives of the EPAA, which include to promote the orderly and economic use and development of land, and to promote the delivery and maintenance of affordable housing.

As a result of redevelopment, there is renewal of the Ashfield Town Centre, improvement to the retail offer, and the provision of additional housing supply via a mix of unit types, including the delivery of necessary affordable housing. Further, the avoidance of impacts associated with the FSR breach upon adjoining properties, as the development is demonstrated to be consistent with the building height standard, constitutes an environmental planning ground, as it promotes good design and amenity of the built environment, a further objective of the EPAA.

It is suggested the environmental planning grounds provided are therefore sufficient, and that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case.

- (3) Development consent must not be granted for development that contravenes a development standard unless—
  - (a) the consent authority is satisfied that—
    - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
    - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
  - (b) the concurrence of the Secretary has been obtained.

Clause 4 Variation (FSR)  
Hercules Street, Ashfield



**Comment:** The objectives of the floor space ratio control are as follows:

- (a) to establish a maximum floor space ratio to enable appropriate development density,
- (b) to ensure development density reflects its locality,
- (c) to provide an appropriate transition between development of different densities,
- (d) to minimise adverse impacts on local amenity,
- (e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.

The site is zoned E2 Commercial Centre. The objectives of the zone are as follows:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To accommodate residential development that complements and promotes the role of the Ashfield town centre as the primary location for investment, employment, cultural and civic activity.
- To ensure that new development displays high architectural and urban design qualities and contributes to the desired future character of the Ashfield town centre.

Each of the relevant stated objectives of the FSR standard and the E2 Commercial Centre are clearly satisfied by the proposed development, which is for adaptive reuse of the Hercules Street facade, and construction of a mixed use development comprising 2 retail tenancies and 14 residential units, one of which is to be dedicated for the purposes of affordable housing.

The proposed development will promote a range of active retail uses at the Hercules Street frontage that serve the needs of people who live in, work in and visit the Ashfield Town Centre, and provide new opportunities for investment and employment. The development will provide a high level of accessibility and amenity, particularly for pedestrians.

The mix of dwelling types available within the development, including the dedication of affordable housing, will promote residential development that is consistent with the Council's strategic planning for residential development in the area, and will complement the role of Ashfield as the primary location for investment, employment, cultural and civic activity in the LGA.

While the proposed development would exceed the maximum prescribed FSR development standard, it is contained within the maximum prescribed height of building standard, and promotes a design that will positively contribute to the desired future character of the area. The resultant development does not impose additional adverse environmental impacts upon adjoining properties or the public domain, but rather, improves these outcomes.

The minor nature of the variation to the maximum prescribed FSR (1.5%) will not cause any disruption to views, cause any loss of privacy, and will not diminish solar access to any adjoining property. A better planning outcome is achieved via the provision of an additional dwelling being available as affordable housing, offering diverse housing options within the Ashfield Town Centre, in close proximity to a range of services and facilities and transport options the centre has to offer.

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

**Comment:** The contravention raises no matters of State or regional significance. It is considered that as the proposal is consistent with the desired future character of development in the precinct, and provides additional affordable housing supply, there is no public benefit in maintaining the development standard given the very minor nature of the variation proposed.

No other matters are required to be taken into consideration by the Director-General.

- (5) Development consent must not be granted under this clause for a subdivision of land in Zone R11 Primary Production, Zone R12 Rural Landscape, Zone R13 Forestry, Zone R14 Primary Production, Small Lots, Zone R16 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—
  - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
  - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

**Note:** When this plan was made it did not include land in Zone R11 Primary Production, Zone R12 Rural Landscape, Zone R13 Forestry, Zone R14 Rural Small Holdings, Zone R16 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.

**Comment:** The proposal is not for contravention of a subdivision control or in one of the prescribed land zones.

- (6) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

**Comment:** The consent authority will keep a record of the determination.

- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—

- (a) a development standard for complying development,
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) applies or for the land on which such a building is situated,
- (c) clause 5.4,
- (caa) clause 5.5,
- (cb) clause 6.27(4),
- (cb) clause 6.28,
- (cc) clause 6.29,
- (cd) clause 6.31.

**Comment:** Noted, the proposal seeks contravention of Clause 4.4 of the LEP, which is not explicitly excluded from operation of this clause.

Clause 4.6 Variation (E5R)  
Hercules Street, Ashfield



## Attachment D – Architectural Excellence and Design Review Panel advice



### Architectural Excellence & Design Review Panel Meeting Minutes & Recommendations

Site Address:	19-23 Hercules Street Ashfield
Proposal:	Mixed use building with basement car parking, ground floor retail and shop top housing with 16 apartments including one affordable housing unit
Application No.:	DA/2022/0832
Meeting Date:	6 April 2023
Previous Meeting Date:	15 November 2022 and 2 November 2021
Panel Members:	Jocelyn Jackson – chair; Tony Caro; and Matthew Pullinger
Apologies:	-
Council staff:	Vishal Lakhia, Niall Macken, Annalise Ifield, Martin Amy, Kaitlin Zieme
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Tony Owen – architect for the project

#### Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. The Panel has had the opportunity to review the proposal at 2 previous meetings - at the Pre-DA and DA stages - and thanks the applicant for providing the revised documentation with majority of previous recommendations addressed, primarily including:
  - a. Reconfiguration of the ground floor to allow a direct and legible pedestrian connection to the lift.
  - b. Removal of the 'voids' or 'internal courtyards' from the layouts and subsequent reconfiguration of the internal layouts of all apartments, to maximise consistency with the NSW Apartment Design Guide (ADG). The Panel further expects that compliance with ADG requirements for solar access and natural cross ventilation will be confirmed by Council's assessment officer.
  - c. Addition of building services within the middle portion of the residential layouts. The new building services spaces labelled – Main Switch Room, Fire Equipment, Suspended Rain Water Tank, Storage, Plant Rooms, and Bicycle Parking.

## INNER WEST

- d. Retention of the existing facades of the subject proposal and revising the corresponding unit layouts, to create a positive relationship with the local streetscape character.
  - e. Refinement of the southern boundary side wall (nil setback) in terms of its design composition, fenestration and material selection.
  - f. Reconfiguration of bathroom layouts to provide bathroom doors in more discrete locations.
  - g. Designation of the affordable housing apartment/s within the scheme along with the affordable housing provider in perpetuity (Details to be confirmed by Council's assessment officer).
  - h. Confirmation of true North on all architectural drawings.
3. The remaining recommendations and comments from 2 previous Panel meetings are therefore restated in the next part of this report.

### Discussion & Recommendations:

1. The Panel restates that the applicant should undertake separate discussions with Council on statutory planning matters related to potential site isolation of 25 Hercules Street. The Panel also notes that the narrow width of 25 Hercules St and its location adjacent a heritage item to its south (corner of Liverpool Rd) could preclude a future viable development of that site in isolation. Based on the 'benchmark design' for 25 Hercules Road as an isolated site, the Panel does not consider this would be a viable development with compromised access via a shared basement that already appears very tight.
2. The Panel restates that nil lot setbacks will require confirmation of the structural integrity of adjoining properties. Further details should be provided with required input from a structural engineer.
3. With the intention of maximising active retail frontage, the Panel recommends the relocation of the Booster assembly to the rear laneway should be confirmed with a suitably qualified specialist.
4. The Panel suggests the communal open space slab edge (on Level 3) could be pulled back to improve outlook, natural light and ventilation into the apartments (102 and 103) located in the building base behind the existing shopfront facades.
5. The Panel restates that minimum internal storage volumes within all apartments should be confirmed on the architectural drawings for compliance with the guidance offered within Part 4G Storage of the ADG. At least 6, 8 and 10m<sup>3</sup> storage volumes are required for 1, 2 and 3 bedroom apartments, with minimum 50% volume located within the apartment.
6. The Panel discussed the proposed architectural expression for the tower element (Levels 3 and above). The vertical grouping of 2 storeys expressed with taller-proportioned glazing makes the proposal appear more commercial-like. The Panel recommends further resolution and refinement of the street elevation and return party walls and the tower form will be perceived in the round, visible from the surrounding public domain. A more unified and three-dimensional treatment is recommended to unite both elevation treatments. A suggested strategy is to introduce a series of horizontal elements within these elevations. Whilst not discussed in the meeting, it is noted that the deep recess shown on the plans to the north of the lift is not expressed in the Hercules St façade design. Integration of this space into the adjoining northern unit as internal floor space or balcony could be investigated.
7. The Panel restates that provision of ceiling fans to all habitable areas is encouraged as a low energy alternative to any A/C system.
8. The applicant is encouraged to include a rooftop photovoltaic system for environmental benefits and for use in power/lighting to common areas. This could be integrated into a pergola structure to provide shade at the roof terrace level.
9. Consideration should also be given to provision of an 'all electric' power service with no gas appliances.



10. Developed architectural documentation should include details of the proposed design intent with 1:20 sections indicating materials, balustrade types and fixing, balcony edges, junctions, rainwater drainage including any downpipes and similar details within the proposal.

**Conclusion:**

The Panel is of the view that the proposal is capable of delivering an acceptable level of design quality after the recommendations made in this report are incorporated.