





 DEVELOPMENT ASSESSMENT PANEL REPORT	
Application No.	MOD/2025/0095
Address	246 - 248 Wardell Road MARRICKVILLE
Proposal	Section 4.55(2) Modification to DA/2021/0855 dated 10 May 2022, modification involves addition of three units to the approved shop top housing development, adjustments to wall, core set out and unit layouts.
Date of Lodgement	3 April 2025
Applicant	Mark Beauman
Owner	Wardell 246 Pty Ltd Fabrizia Sons Pty Ltd
Number of Submissions	Two (2) Submissions
Cost of works	\$28,647,567.00
Reason for determination at Planning Panel	Development to which <i>SEPP (Housing) 2021</i> - Chapter 4 Design of Residential Apartment Development applies
Key Considerations	<ul style="list-style-type: none"> • Section 4.3 – Height of Building Variation <ul style="list-style-type: none"> ○ Further variation from what was previously approved under MOD/2023/0019 • Section 4.4 – Floor Space Ratio Variation • Matters raised in submissions
Recommendation	Approved with Conditions
Attachment A	Recommended Amendments to Conditions of Consent
Attachment B	Plans of Proposed Development
Attachment C	Plans of approved MOD/2023/0019
	
LOCALITY MAP	
Subject Site 	Objectors 
Notified Area 	Supporters 
 N	

1. Executive Summary

This report is an assessment of the application submitted to Council under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* to modify DA/2021/0855 dated 10 May 2022. The modification involves the addition of three (3) units to the approved shop top housing development, adjustments to wall, core set out and unit layouts at No. 246 - 248 Wardell Road Marrickville.

The application was notified to surrounding properties and two (2) submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Section 4.3 – Height of Building Variation
 - Further variation from what was previously approved under MOD/2023/0019
- Section 4.4 – Floor Space Ratio Variation
- Part 2.10 – Parking
- Part 4.2.3 – General Controls
- Part 4.2.4 – Built Form and Character
- Part 4.2.5 – Streetscape, General Appearance and Materials
- Part 5.1.3 – Building Form
- Part 5.1.5 – Building Use
- Part 9 – Strategic Context
- Matters raised in submissions

Despite the issues noted above, it is considered that the proposed modified development is capable of generally complying with the aims, objectives, and design parameters contained in the relevant State Environmental Policies, *Inner West Local Environmental Plan 2022* (IWLEP) and Marrickville Development Control Plan 2011 (MDCP), subject to compliance with the conditions imposed under the original and subsequent consents granted.

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

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

2. Proposal

The proposal seeks consent for the addition of three (3) residential units to the approved shop top housing development, adjustments to wall, core set out, and unit layouts. The modified proposal includes the following works:

- Three (3) additional residential units (one (1) x one (1) bed and two (2) x two (2) bed) to level 6;

- Gross Floor Area changes as a result of the additional residential units to level 6;
- Residential floor area increased from what was previously approved under MOD/2023/0019 as a result of the additional residential units;
- Commercial floor area is to be decreased from what was previously approved under MOD/2023/0019;
- Adaptable units are to be increased by one (1) and consequently one (1) parking space changes from standard to adaptable;
- Minor adjustments to wall, core set out, and unit layouts; and

3. Site Description

The subject site is located on the south-eastern side of Wardell Road, between Dudley Street and Ewart Street. The site consists of two (2) allotments and is generally rectangular in shape with a total area of 1,264.5sqm and is legally described as Lot 3 and Lot 4 in DP4419.

The site has a frontage to Wardell Road of 24.77m and a secondary frontage of approximate 24.38m to Murray Lane.

The site currently contains a dwelling house, retail shops, and a laundromat. The adjoining properties contain retail uses with either shop top housing or boarding houses above and residential flat buildings.

The subject site contains a number of trees and established vegetation that have been previously approved to be removed under the original consent granted – DA/2021/0855, subject to replacement tree planting conditions.

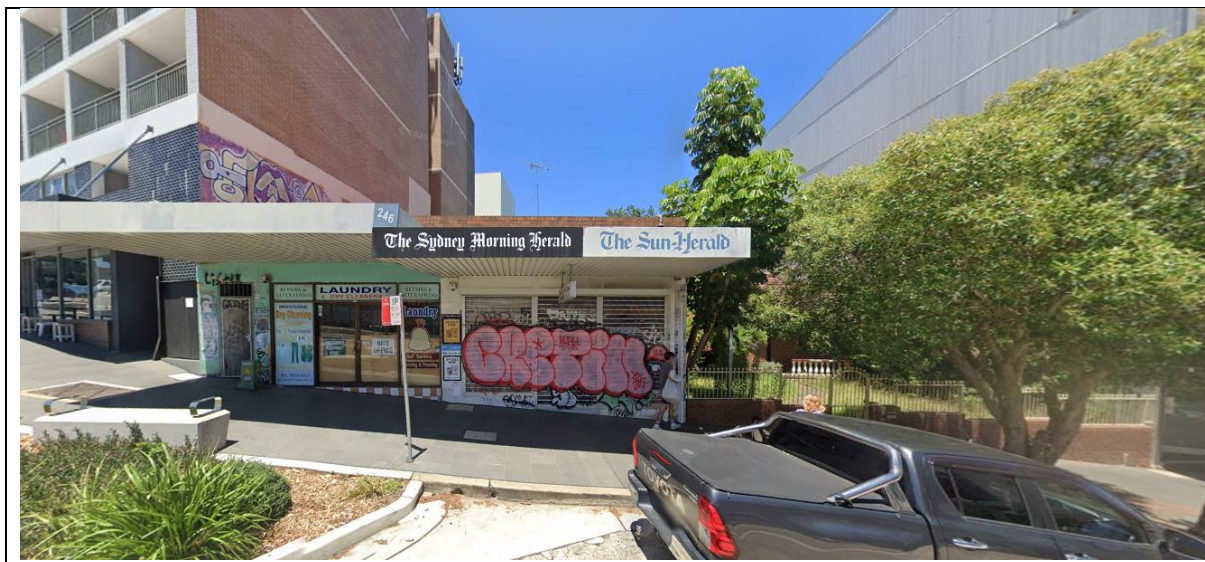


Figure 1: Photo of the subject site as viewed from the Wardell Road frontage

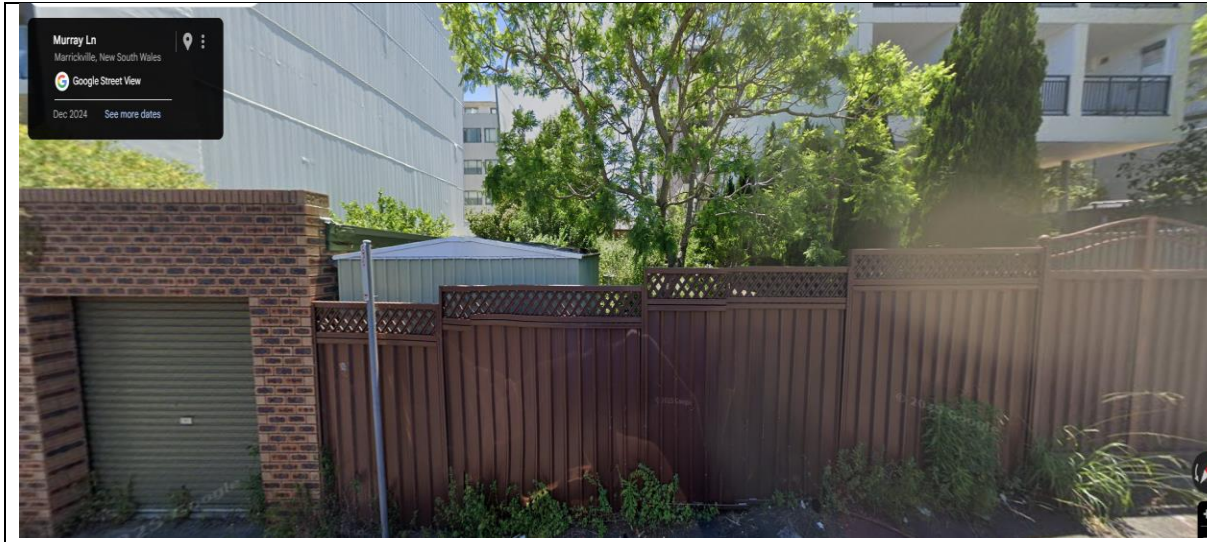


Figure 2: Photo of the subject site as viewed from the Murray Lane frontage

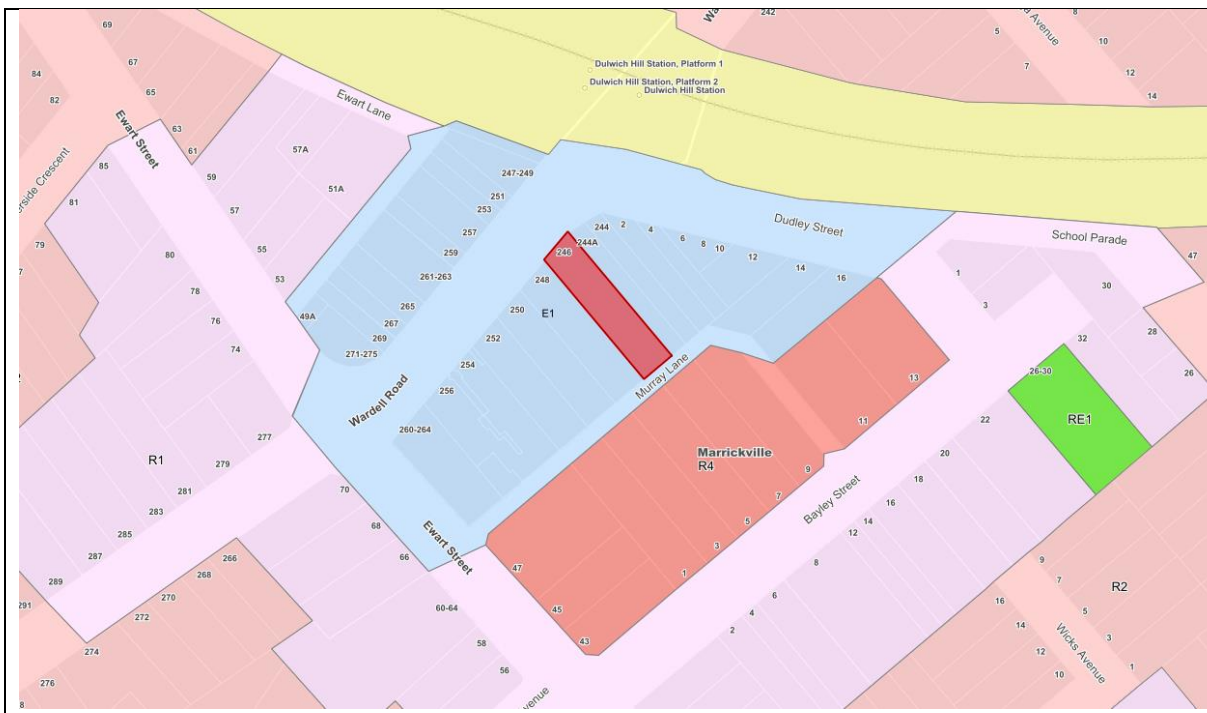


Figure 3: Zoning Map (subject site in red)

4. Background

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	Date & Decision
DA/2021/0855	Demolition of existing structures and construction of shop top housing development with basement parking and associated works.	10/05/2022, Approved – Local Planning Panel
MOD/2022/0440	Section 4.55 Modification to DA/2021/0855 to amend conditions of the consent relating to basement tanking.	23/01/2024, Approved
MOD/2023/0019	Section 4.55 (2) application to modify DA/2021/0855 to amend the approved shop top housing development with internal and external changes, including but not limited to reduction in the number of parking spaces, increased floor to ceiling heights and overall height of the building & changes to the waste storage areas.	14/11/2023, Approved – Local Planning Panel

Surrounding properties

No. 244 Wardell Road:

Application	Proposal	Date & Decision
DA201100625	To demolish part of the premises and carry out alterations and additions to create a 8 storey building comprising 56 boarding rooms and a ground level retail/commercial tenancy.	19/04/2012, Refused Appealed - Upheld
DA201100625.02	Modification under Section 96 to modify Land and Environment Court Order 10449 of 2012 dated 16 November 2012 to construct a communications room on the roof of the building and change balustrading from brick to obscure glass and aluminium on level 1 of at the rear of the building.	20/11/2013, Approved
DA201100625.03	Modification under Section 96 of the Environmental Planning and Assessment Act to modify Modified Land & Environment Court Order 10449 of 2012 dated 20 November 2013 to delete the boarding house reception/office area, modify external finishes of the premises and balustrading of the drying terrace, the	11/11/2015, Approved

	balcony of Room 17 and the roof top terrace.	
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No. 247-249 Wardell Road:

Application	Proposal	Date & Decision
DA201500484	To demolish existing improvements and construct a 7 storey mixed use development with a commercial tenancy, 1 car parking space and 7 motorcycle spaces on the ground floor level; 33 boarding rooms (including a caretakers unit) on the upper floor levels and basement bicycle and waste storage facilities.	22/02/2016, Refused Appealed – Upheld
MOD/2021/0507	Application under s4.56 of the Environmental Planning and Assessment Act 1979 to modify Land and Environment Court Determination No. 160264 dated 08 August 2016 so as to carry out changes to the 7 storey mixed use building which is comprised of a retail premises on the ground floor with boarding house above. The changes include an extension of the building footprint to the western boundary, infilling recessed sections to the northern boundary to accommodate additional boarding rooms across the development, modify the architectural expression of the building and expand the retail tenancy.	10/05/2022, Approved – Local Planning Panel

No. 250 Wardell Road:

Application	Proposal	Date & Decision
DA201200536	To demolish the existing improvements and erect a five storey mixed use development over basement car parking containing 2 ground floor shops and 16 dwellings (1 x studio, 6 x 1 bed, 8 x 2 bed and 1 x 3 bed dwellings) with off street car parking for 17 vehicles.	09/04/2013, Approved
DA201200536.01	To amend condition 1 to include all plans submitted with the application.	15/07/2013, Approved
DA201200536.02	Modification under Section 96 to modify Modified Determination No. 201200536	14/10/2013, Refused

	dated 15 July 2013 to remove one of the lifts and addition of a bridge connection between the two buildings and make other changes to the layout of the development.	
DA201200536.03	Modification under Section 96 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201200536 dated 15 July 2013 to construct an additional lower level basement and increase the number of dwellings from 16 to 18 and make changes to building separation and façade.	25/06/2014, Approved
DA201200536.04	Modification under Section 96 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201200536 dated 25 June 2014 to reduce internal building separation, convert a 3 bedroom dwelling into a 2 bedroom dwelling, convert a 1 bedroom dwelling into a 1 bedroom + study dwelling and modify one of the ground floor tenancies.	12/12/2024, Approved
DA201200536.06	Modification under Section 96 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201200536 dated 25 June 2014 to erect an additional storey to the eastern block along Murray Lane consisting of 2 additional dwellings, modify schedule of finishes and materials, and modify window treatment to comply with BCA.	16/04/2025, Approved

Application history

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

Date	Discussion / Letter / Additional Information
03/04/2025	Application lodged.
17/04/2025 to 13/05/2025	Notification period.
08/05/2025	Architectural Excellence and Design Review Panel meeting.

5. Section 4.55 Modification of Consent

The following is a summary of the assessment of the application in accordance with Section 4.55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*.

Section 4.55(2)

Section 4.55(2) of the *EP&A Act 1979* allows a consent authority to modify a development consent granted by it, if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- (c) it has notified the application in accordance with—*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

In considering the above:

- The essence of the development as modified is substantially the same as the original consent.
- The Modification Application does not require concurrence or General Term of Agreement from any approval body.
- The application was notified in accordance with the Community Engagement Strategy 2025-2029.
- Submissions received have been considered.

Section 4.55(3)

In consideration of Section 4.55(3) of the *EP&A Act 1979* the consent authority has taken into account the following reasons given by the determination authority for the granting of the original consent:

- The proposal generally complies with the aims, objectives and design parameters contained in the relevant environmental planning instruments and development controls plans;
- The proposal will not result in any significant impacts on the amenity of the adjoining properties, the streetscape and is considered to be in the public interest; and
- The proposal is considered suitable for approval subject to the conditions imposed under the original and subsequent consents granted.

It is considered that the modified proposal has taken into account the aforementioned reasons that the original development consent was granted.

6. 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 (EP&A Act 1979)*.

A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant Environmental Planning Instruments.

State Environmental Planning Policies (SEPPs)

SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6(1) of the *Resilience and Hazards 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.*

As part of the original DA, the applicant has provided a Stage 2 detailed investigation that concludes: *“Based on the results of this investigation it is considered that the risks to human health associated with soil contamination at the site is negligible within the context of the proposed use of the site for a mixed-use commercial-residential building including single-level basement car parking. The site is therefore considered to be suitable for the proposed use.”*

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

SEPP (Housing) 2021

Chapter 4 Design of Residential Apartment Development

Section 147 of the *Housing SEPP* requires the consent authority to consider any comments from the Council’s Architectural Excellence Design Review Panel (AEDRP), the design principles set out in Schedule 9 and the Apartment Design Guide (ADG).

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 ADG, how the objectives in Parts 3 and 4 of the guide have been achieved.

In accordance with Section 149 of the *Housing SEPP* certain provisions for residential apartment development contained within the MDCP 2011 have no effect if the ADG also specifies provisions to the same matter.

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 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 9.00am and 3.00pm on 21 June (mid-winter).

Comment: The development complies with the above requirements as 42.7% or 540sqm of communal open space 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	Deep Soil Zone (% of site area)
650sqm – 1,500sqm	3m minimum dimension and 7% of site area (i.e., 88.15sqm)

Comment: No change to the previously approved deep soil zones on-site under this subject Modification Application.

Visual Privacy/Building Separation

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

Room Types	Minimum Separation
<i>Up to 12 metres (4 storeys)</i>	
Habitable rooms and balconies	6m
Non-habitable rooms	3m
<i>Up to 25m (5-8 storeys)</i>	
Habitable rooms and balconies	9m
Non-habitable rooms	6m

Comment: The modified development complies with the abovementioned requirements as an 18m building separation is proposed between Building A and Building B on Level 6. Further, an adequate separation is provided between the rear adjoining properties to Murray Lane and front adjoining properties to Wardell Road (i.e., more than 9m).

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: A minimum two (2) hours solar access is received to the main living room glazing and private open space area of the two (2) bedroom non-adaptable and adaptable units proposed on Level 6 during the Winter Solstice.

The one (1) bedroom unit proposed to Level 6 does not achieve a minimum two (2) hours solar access to their private open space or main living room glazing on June 21 given that it is south facing. However, skylights are proposed to the primary living areas in which more than two (2) hours of solar access is achieved during mid-winter.

Considering the above and when looking at the shop top housing development as a whole, the modified proposal maintains compliance with the 70% requirement stipulated under Part 4A – Solar and Daylight Access of the ADG which is a satisfactory outcome.

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: Two (2) of the three (3) additional units are proposed to be cross ventilated with no changes proposed to the cross ventilation of the previously approved units. As such, the modified proposal results in a total of 29 units to be cross ventilated which is equivalent to 71% of the residential accommodation on-site. Additionally, the overall depth of each unit does not exceed 18m. Therefore, the modified proposal is compliant with Part 4B – Natural Ventilation of the ADG.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7m
Non-Habitable	2.4m

Comment: All habitable rooms proposed under this subject application have a 2.7m floor-to-ceiling height and non-habitable rooms have a 2.4m floor-to-ceiling height. Therefore, the modified proposal is compliant with Part 4C – Ceiling Heights of the MDCP 2011.

Apartment Size and Layout

The ADG prescribes the following minimum apartment sizes:

Apartment Type	Minimum Internal Area
1 bedroom	50sqm
2 Bedroom	70sqm

Note: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.

In addition to the above, 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 10sqm and other bedrooms 9sqm (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 4 metres for 2 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 proposed development complies with the abovementioned relevant requirements and in most cases exceeds the minimum apartment size or dimension. However, the two (2) bedroom non-adaptable unit does have an 8.1m room depth to the open plan living, dining and kitchen room to a portion of this space. Given that this is due to the fact the external wall / window is angled and is only a portion of the space, which accommodates the kitchen bench and television, is technically non-compliant (i.e., 5.3sqm), it is considered that the amenity impact will be minimal; and therefore, the variation is supported in this instance.

Private Open Space 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	2m
2 Bedroom apartments	10sqm	2m

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

Comment: The proposed development complies with the abovementioned relevant requirements and in most cases exceeds the minimum area and depth requirements.

Storage

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

Apartment Type	Minimum Internal Area
2 Bedroom apartments	8m ³
3+ Bedroom apartments	10m ³

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

Comment: The one (1) bedroom unit and the two (2) bedroom non-adaptable unit to Level 6 comply with the minimum storage requirements under Part 4G – Storage of the ADG. However, the two (2) bedroom adaptable unit has a storage shortfall of 4m³ which varies the abovementioned provisions by 4m³. The variation is acceptable given that additional cupboards may impact the feasibility of the adaptable unit (i.e., turning circles or paths of travel associated with a wheelchair).

The development is considered to be consistent with the requirements of the ADG; however, the following comments were made by the AEDRP:

- The skylights proposed to the one (1) bedroom unit on Level 6 should be operable in order to maximise natural cross ventilation benefits. A condition of consent is included in the recommendation to this effect. Refer to Attachment A – Recommended Amendments to Conditions of Consent for the correct wording of this condition; and

- Ceiling fans are recommended to be included as part of this consent granted to ensure a low energy alternative is available in each unit. Refer to Attachment A – Recommended Amendments to Conditions of Consent for the correct wording of this condition.

Having regard to the above, it is considered that the modified proposal is acceptable on merit against the provisions of Schedule 1 design quality principals and the applicable objectives of the ADG.

SEPP (Sustainable Buildings) 2022

Chapter 2 Standards for residential development - BASIX

The application was accompanied by a BASIX Certificate (lodged within 3 months of the date of the lodgment of this application) in compliance with the *EP&A Regulation 2021*.

Inner West Local Environmental Plan 2022

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

Part 1 – Preliminary

Section	Proposed	Complies
Section 1.2 Aims of Plan	<p>The proposal satisfies this Section as follows:</p> <ul style="list-style-type: none"> • The proposal encourages development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles; • The proposal encourages diversity in housing to meet the needs of, and enhance amenity for, Inner West residents; • The proposal creates a high-quality urban place through the application of design excellence in all elements of the built environment and public domain; • The proposal prevents adverse social, economic and environmental impacts on the local character of the Inner West; and • The proposal prevents adverse social, economic and environmental impacts, including cumulative impacts. 	Yes

Part 2 – Permitted or prohibited development

Section	Proposed	Complies
Section 2.3	<ul style="list-style-type: none"> • The application proposes to construct three (3) additional units to the approved shop top housing 	Yes

Section	Proposed	Complies
Zone objectives and Land Use Table <i>E1: Local Centre</i>	development, adjustments to wall, core set out, and unit layouts which is permissible with consent in the E1 – Local Centre zone. Shop top housing is permissible with consent in the E1 zone; and <ul style="list-style-type: none"> The modified proposal is consistent with the relevant objectives of the zone, as the development seeks to induce additional housing in the area. 	
Section 2.7 Demolition requires development consent	The proposal satisfies this Section as follows: <ul style="list-style-type: none"> Demolition works are proposed, which are permissible with consent; and Standard conditions are recommended to manage impacts which may arise during demolition. 	Yes, as conditioned under the original consent

Part 4 – Principal development standards

Section	Proposed		Complies
Section 4.3 Height of buildings	Maximum	20m	No – See Section 4.6 Assessment below
	Proposed	24.8m	
	Variation	4.8m or 24%	
Section 4.4 Floor space ratio	Maximum	2.40:1 or 3,034.8sqm	No – See Section 4.6 Assessment below
	Proposed	2.44:1 or 3,088.6sqm	
	Variation	1.77% or 53.8sqm	
Section 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes
Section 4.6 Exceptions to development standards	Refer to the detailed discussion below for details.		Acceptable, on merit

Section 4.6 – Exceptions to Development Standards

Height of Building and Floor Space Ratio Variations:

The applicant submitted a variation request with the original application that varied the Height of Building Development Standard in accordance with Section 4.6 – Exceptions to Development Standards of the *IWLEP 2022*. The modified proposal will result in a further variation to the Height of Building Development Standard, and a proposed variation to the Floor Space Ratio Development Standard. The proposal is substantially the same development under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* as discussed above and as such the variation to the Height of Building and Floor Space Ratio Development Standards is considered acceptable.

Pursuant to *North Sydney Council v Michael Standley & Associates Pty Ltd* [1998] NSWSC 163 that states that Section 96 (now Section 4.55) is a:

‘free-standing provision’, meaning that “a modification application may be approved notwithstanding the development would be in breach of an applicable development standard were it the subject of an original development application.

Section	Proposed	Complies
	<p>As such, the Land and Environment Court has held that there is power to modify a Development Application where the modification would result in a breach, or further breach, of Development Standards without the need to lodge variation requests (in this case under Section 4.6 – Exceptions to Development Standards of the <i>IWLEP 2022</i>).</p> <p>Notwithstanding, the assessment principles and considerations set out in Section 4.6 – Exceptions to Development Standards of the <i>IWLEP 2022</i> are applied as guidance. As discussed throughout this report, the proposed additions, and thus, the variations to the Height of Building and Floor Space Ratio Development Standards will have an improved outcome in terms of appropriately responding to the objectives of the zone (i.e., additional housing within the growth centre of Marrickville), providing accessible housing for people with a disability, increasing the communal open space from what was previously approved. It is also noted that the modified development would be of a height (i.e., RL 41,800), bulk and scale (six (6) storeys) that is compatible with the maximum height of other four (4) to six (6) storey shop top housing developments approved along Wardell Road as demonstrated below:</p> <ul style="list-style-type: none"> • 244 Wardell Road – RL 43,700 • 247-249 Wardell Road – RL 45,380 • 250 Wardell Road – RL 35,000* <p>*The natural topography of the land results in this building to sit lower than the subject site</p> <p>It is acknowledged that the additional height is attributed to the balustrade surrounding the air-conditioning condensers on the Roof Level. The additional units to Level 6 match the height of the previously approved communal toilets on Level 6, and therefore, the additions themselves will not contribute to the further Height of Building variation, rather it is the result of relocating the air-conditioning condensers from Level 6 to the Roof Level. The balustrade surrounding the air-conditioning condensers has no material impact on surrounding development as the structure itself is well setback from adjoining private open space areas, and communal open space areas. The additional pop-out above the roof is small and unlikely to have any impact on neighbouring properties, given that the additional shadows cast are to unprotected areas (i.e., road, off-street parking areas, roof areas, etc.) in accordance with the provisions of Part 2.7 – Solar Access and Overshadowing of the MDCP 2011.</p> <p>Moreover, the additional Gross Floor Area (GFA) on-site is a result of adding three (3) residential units to the premises and the inclusion of landings within the stairwells in the Floor Space Ratio calculations as required by the findings from <i>Keith v Randwick City Council</i> [2025] NSWLEC 1011. The additional Gross Floor Area is well contained within the existing building envelope, adjoins No. 244 Wardell Road’s boundary wall, and is well setback from No. 250 Wardell Road. Therefore, it is considered that the impacts derived from the additional GFA will be minimal as the design of the development has appropriately responded to visual and acoustic privacy, solar access and overshadowing, building form, and setback requirements.</p> <p>Considering the above, the proposed variation to the Height of Building and Floor Space Ratio Development Standards is acceptable in this instance.</p>	

Part 6 – Additional local provisions

Section	Proposed	Complies
Section 6.1 Acid sulfate soils	<ul style="list-style-type: none"> • The site is identified as containing Class 5 acid sulfate soils. The proposal is considered to 	Yes

Section	Proposed	Complies
	adequately satisfy this section as the application does not propose any works that would result in any significant adverse impacts to the watertable.	
Section 6.2 Earthworks	<ul style="list-style-type: none"> • The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability. 	Yes, as conditioned under the original consent
Section 6.3 Stormwater Management	<ul style="list-style-type: none"> • The modified proposal will remain satisfactory with respect to the provisions of this Section of the <i>IWLEP 2022</i> subject to conditions as imposed on the original consent, and these conditions will remain unchanged 	Yes, as conditioned under the original consent
Section 6.8 Development in areas subject to aircraft noise	<ul style="list-style-type: none"> • Acoustic conditions imposed on the original consent to remain unchanged 	Yes, as conditioned under the original consent
Section 6.9 Design excellence	<ul style="list-style-type: none"> • The proposed development is for alterations to a previously approved building that exceeds 14m in height. The development is therefore required to demonstrate design excellence; • In considering if the proposal exhibits design excellence, the application was referred to the AEDRP for comment. The recommendations from the AEDRP have been recommended as conditions of consent as detailed above in this report; • The proposal satisfies this Section as follows: <ul style="list-style-type: none"> ○ A high standard of architectural design, materials, colours and detailing appropriate to the building type and location will be achieved as a result of the modifications; ○ The proposed development is of a form that will have acceptable impacts on the public domain, solar access and overshadowing, view retention, acoustic and visual privacy, and other environmental impacts; ○ The proposed development is an acceptable response to the relevant Controls and Objectives contained under the MDCP 2011 and <i>SEPP (Housing) 2021</i>; ○ The shop top housing development is consistent with other development and previous approvals within the vicinity of the subject site; thus, rendering the land suitable for the development; and ○ The proposed building separation, setbacks, amenity, urban form, heights, massing, and vehicular access is consistent with other established shop top housing within the vicinity 	Yes

Section	Proposed	Complies
	of the subject site, and therefore, the modified development will be well integrated with the established streetscape.	
Section 6.13 Residential accommodation in Zones E1, E2 and MU1	<ul style="list-style-type: none"> The modified proposal does not seek to alter compliance with this Section of the <i>IWLEP 2022</i>. 	Yes

B. Development Control Plans

Summary

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

MDCP 2011	Complies
Part 2.1 – Urban Design	Yes – See discussion
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes – See discussion
Part 2.6 – Acoustic and Visual Privacy	Yes, as conditioned under the original consent
Part 2.7 – Solar Access and Overshadowing	Yes – See discussion
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Acceptable, on merit – See discussion
Part 2.11 – Fencing	Yes – See discussion
Part 2.18 – Landscaping and Open Space	Yes – See discussion
Part 2.20 – Tree Management	Yes, as conditioned under the original consent
Part 2.21 – Site Facilities and Waste Management	Yes, as conditioned under the original consent
Part 2.25 – Stormwater Management	Yes, as conditioned under the original consent
Part 4.2 – Multi Dwelling Housing and Residential Flat Buildings	Acceptable, on merit – See discussion
Part 5 – Commercial and Mixed Use Development	Acceptable, on merit – See discussion
Part 9 – Strategic Context	Acceptable, on merit – See discussion

The following provides discussion of the relevant issues:

Part 2 – Generic Provisions

Control	Assessment	Complies
Part 2.1 Urban Design	<p>The proposed modified development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The additional units to Level 6 do not impact the definition between the public and private domain and is appropriate for the character of the locality given its form, massing, siting and detailing; and • The modified proposal preserves the existing character of the streetscape, as the proposed additions will be in keeping with the height, bulk, scale, and design as other constructed and previously approved development along Wardell Road. 	Yes
Part 2.5 Equity of Access and Mobility	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • Appropriate access is provided for all persons through the principal entrance to the premises; • A Continuous Accessible Path of Travel (CAPT) to and within the subject premises is provided which allows a person with a disability to gain access to all areas within the shop top housing facility; • Suitable accessible sanitary facilities are provided; • Ten (10) adaptable units are provided within the shop top housing facility which is consistent with C11 of this Part of the MDCP 2011; and • More than ten (10) accessible parking spaces are provided to the basement and ground levels of the shop top housing facility which is compliant with C8 and C11 of this Part of the MDCP 2011. 	Yes
Part 2.6 Acoustic and Visual Privacy	<p>The modified proposal will have a satisfactory impact on visual and acoustic levels of the surrounds as follows:</p> <ul style="list-style-type: none"> • As discussed under <i>Chapter 4 Design of Residential Apartment Development of SEPP (Housing) 2021</i> of this report, it can be expected that the additional units to Level 6 will have minimal acoustic and visual privacy implications given the 18m building separation between glazing and private open space areas. Further, where potential overlooking impacts may arise within the premises and / or between neighbouring properties, openings have either been offset or privacy screening has been provided to mitigate the visual and acoustic privacy implications which is a satisfactory outcome; and • No changes are proposed to the communal open space locations and / or glazing and private open space areas to the previously approved units. Therefore, the acoustic and visual privacy impacts (as conditioned) derived from the development will remain substantially the same as was approved under DA/2021/0855 and the subsequent Modification Applications. 	Yes, as conditioned under the original consent

Control	Assessment	Complies																	
Part 2.7 Solar Access and Overshadowing	<p>The modified proposal will have a satisfactory impact in terms of solar access and overshadowing on the surrounds as follows:</p> <p><i>Overshadowing</i></p> <ul style="list-style-type: none"> Additional shadows will be cast as a result of the modified development, however, mostly the shadows will be contained within the previously approved shadows cast which is a satisfactory outcome. Where the shadows seek to extend beyond what was previously approved, no shadows will be cast to neighbouring main living room glazing and / or private open space areas, as the shadows will be restricted to either the road and neighbouring roof areas and off-street parking areas to neighbouring residential flat buildings. The shadows cast to these areas are well within allowable limits according to this Part of the MDCP 2011. <p><i>Solar Access</i></p> <ul style="list-style-type: none"> As discussed under <i>Chapter 4 Design of Residential Apartment Development of SEPP (Housing) 2021</i> of this report, a minimum two (2) hours solar access is obtained to the main living room glazing and private open space area of the two (2) bedroom non-adaptable and adaptable units proposed on Level 6 during the Winter Solstice. The one (1) bedroom unit proposed to Level 6 its private open space or main living room glazing on June 21 given that it is south facing. However, skylights are proposed to the primary living areas in which more than two (2) hours of solar access is achieved during mid-winter; Although the one (1) bedroom unit proposed does not maintain a minimum two (2) hours solar access to its private open space on June 21, 71% of the apartment mix maintains the minimum required sunlight during mid-winter which is compliant with C9 of this Part of the MDCP 2011; and The communal open space provided on Level 1 will still be in shadow from 9:00am to 3:00pm on June 21 as a result of the modified development. No objections are raised considering that there is no change from what was previously approved on-site. Nevertheless, the roof top communal open space will still maintain a minimum two (2) hours solar access between 9:00am to 3:00pm on June 21 as a result of the modified development which is a satisfactory outcome. 	Yes																	
Part 2.10 Parking	Refer to the below assessment for further details.	Acceptable, on merit																	
<p>The site is identified within 'Parking Area 1' under Part 2.10 – Parking of the MDCP 2011. The following table summarises the car and bicycle parking requirements for the development:</p>																			
<table border="1"> <thead> <tr> <th data-bbox="229 1865 560 1899">Component</th> <th data-bbox="560 1865 874 1899">Control</th> <th data-bbox="874 1865 1070 1899">Required</th> <th data-bbox="1070 1865 1225 1899">Proposed</th> <th data-bbox="1225 1865 1401 1899">Complies</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="229 1899 1401 1933">Car Parking</td> </tr> <tr> <td data-bbox="229 1933 560 2007">Resident Car Parking</td> <td data-bbox="560 1933 874 2007"><i>0.4 car parking spaces per 1 bedroom unit</i></td> <td data-bbox="874 1933 1070 2007">22 x 1 bed = 8.8 spaces</td> <td data-bbox="1070 1933 1225 2007">25 spaces</td> <td data-bbox="1225 1933 1401 2007">No, shortfall of 5 spaces</td> </tr> </tbody> </table>					Component	Control	Required	Proposed	Complies	Car Parking					Resident Car Parking	<i>0.4 car parking spaces per 1 bedroom unit</i>	22 x 1 bed = 8.8 spaces	25 spaces	No, shortfall of 5 spaces
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Control	Assessment			Complies
	<i>0.8 car parking spaces per 2 bedroom unit</i>	8 x 2 bed = 6.4 spaces		
	<i>1.1 car parking spaces per 3 bedroom unit</i>	1 x 3 bed = 3.3 spaces		
	<i>1 car parking space per adaptable unit</i>	10 adaptable = 10 spaces		
	<i>Total</i>	<i>29.5 spaces</i>		
Retail Premises Car Parking – customer and staff	<i>1 per 100sqm GFA</i>	174sqm = 2 spaces	2 spaces	Yes
Bicycle Parking				
Resident Bicycle Parking and Visitor Bicycle Parking	<i>1 bicycle parking space per 2 units</i>	41 units = 24.5 spaces	29 spaces	Yes
	<i>1 bicycle parking space per 10 units</i>			
Motorcycle Parking				
Motorcycle Parking	<i>5% of the car parking required</i>	18.5 spaces required = 0.925 spaces	2 spaces	Yes

As noted above, the proposal requires a total of 32 off-street parking spaces and 27 are provided, resulting in a shortfall of five (5) residential (non-accessible) off-street parking spaces.

The previous approval on-site (i.e., MOD/2023/0019) approved 27 off-street car parking spaces, with nine (9) of the specified parking spaces being assigned as accessible, and one (1) car wash bay. Out of the 27 car parking spaces, 25 were allocated as residential parking spaces with eight (8) car parking spaces being accessible. Resulting in a shortfall of 2 parking spaces.

This subject application seeks to retain 27 off-street car parking spaces with a car wash bay. Out of the 27 car parking spaces, 25 are allocated as residential parking spaces with 11 spaces dedicated as accessible parking. As such, the proposal does not seek to further reduce the extent of parking on-site, but there is a shortfall having regard to the new units provided.

Whilst it is acknowledged that the application is technically deficient in this regard, the following considerations are worth noting:

- The variation is a result of providing 11 accessible off-street parking spaces on-site to accommodate the ten (10) accessible dwellings on the premises and 1 commercial tenancy. Without the accessible parking on-site, the development would not be able to appropriately service the accessible units on-site, and therefore will result in an inequitable outcome;
- It is considered that this development represents a good integration between land use and existing transport networks. The subject site is centrally located in the Dulwich Hill Business Centre which is well serviced by public transport (train and light rail) and accommodates a wide range of services easily accessible to residents; thus, reducing the need for private vehicle use; and
- Other developments of a similar nature have been supported with car parking variations in the vicinity of the site.

Control	Assessment	Complies
<p>In light of the above, it is considered reasonable to waive the shortfall of five (5) residential non-accessible parking spaces. Moreover, condition 17 is recommended to be amended to reflect the proposed parking arrangement under this subject application. Refer to <i>Attachment A – Recommended Amended Conditions of Consent</i> of this report for details.</p>		
<p>Part 2.11 Fences</p>	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The proposed balustrade to the roof aids in screening the air condition condenser units which is a satisfactory outcome in terms of screening the services on the subject site. The proposed material and colour are in keeping with the design and palette of the previously approved development and the prevailing streetscape pattern. Further, the balustrade in question will be of minimal visibility when viewed from the public domain which is a satisfactory outcome. Considering the above, the proposed balustrade is supported and is consistent with O5 of this Part of the MDCP 2011. 	<p>Yes</p>
<p>Part 2.18 Landscaping and Open Spaces</p>	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • No changes are proposed under this subject application to the previously approved landscaped area and deep soil zones; • The additional units to Level 6 each provide a private open space area that exceeds the minimum depth and area requirements stipulated under C26 of this Part of the MDCP 2011; and • The communal open space area on the rooftop has been increased in area from what was previously approved under MOD/2023/0019 which is equivalent to 42.7% of the site which is compliant with the minimum requirements under C27 of this Part of the MDCP 2011. 	<p>Yes</p>

Part 4.2 – Multi-Dwelling Housing and Residential Flat Buildings

Control	Assessment	Complies
<p>Part 4.2.3 General Controls</p>	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • As a result of the modified development, the unit mix will be 50% one (1) bedroom units, 44% two (2) bedroom units, and 2% three (3) bedroom units. The unit mix is not compliant with C1 of this Part of the MDCP 2011, nevertheless, the modified proposal seeks to maintain the existing non-compliance, which was previously accepted in previous consents granted, thereby the variation from C1 is acceptable in this instance; • An increase in area is proposed to the communal open space on the rooftop from what was previously approved on-site to accommodate for additional residents; and • The proposed adaptable dwelling to Level 6 is amongst non-adaptable dwellings and consists of the same 	<p>Acceptable, on merit</p>

Control	Assessment	Complies
	material and finishes as other units in order to not isolate the unit from the complex.	
Part 4.2.4 Built Form and Character	The modified proposed development satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> • A detailed assessment of the Floor Space Ratio and Height of Building variations has been discussed under <i>Part 4 – Principal Development Standards</i> of this report; • The site coverage on-site will remain the same as what was previously approved under the previous consents granted; and • As discussed under <i>Part 5.1.3 – Building Form</i> of this report, no objections are raised to the proposed front, rear and side setbacks on Level 6. 	Acceptable, on merit
Part 4.2.5 Streetscape, General Appearance and Materials	The modified proposed development satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> • Refer to <i>Part 5.1.3 – Building Form</i> for a detailed assessment regarding massing and the bulk and scale relationship; • The additional units to Level 6 seek to maintain the same materials, colours, and finishes as the floors below to ensure a cohesive relationship between what has been previously approved on the site, and adjoining properties; • The additional building bulk and height is of a satisfactory building design, detailing and finish to ensure a complementary scale along Wardell Road and Murray Lane; and • The additional units to Level 6 will maintain a height, bulk and scale similar to neighbouring properties and other previously approved developments within the streetscape including Nos. 244 and 247-249 Wardell Road. 	Acceptable, on merit

Part 5 – Commercial and Mixed Use Development

Control	Assessment	Complies
Part 5.1.3 Building Form	The modified proposed development satisfies the relevant provisions of this Part as follows: <p><u>Development Standards:</u></p> <ul style="list-style-type: none"> • A detailed assessment of the Floor Space Ratio and Height of Building variations has been discussed under <i>Part 4 – Principal Development Standards</i> of this report. <p><u>Massing and Setbacks:</u></p> <ul style="list-style-type: none"> • The rear setback, and front and side setbacks from the Basement Levels to Level 5 remains unchanged as a result of this modified development; • A 5m – 5.2m front setback is proposed to Level 6 which varies C7 of this Part of the MDCP 2011. The variation is supported in this instance given that the provided setback 	Acceptable, on merit

Control	Assessment	Complies
	<p>is generally in keeping with the prevailing setback pattern along Wardell Road;</p> <ul style="list-style-type: none"> • The proposal varies C15 of this Part of the MDCP 2011 in as a dwelling is proposed within the top 3m of the maximum Height of Building height. The variation is supported given that other developments in the immediate vicinity consist of a similar Height of Building and a sixth floor containing residential accommodation, including No. 244 Wardell Road <p><u>Depths:</u></p> <ul style="list-style-type: none"> • The additional units to Building A comply with the minimum and maximum internal and external depths in accordance with C16 of this Part of the MDCP 2011. However, the unit to Building B does not comply with the depth controls given it is narrow in nature. The variation is acceptable in this instance given that the unit complies with the minimum apartment size dimensions as governed by Part 4D – Apartment Size and Layout of the ADG to ensure the amenity of the occupants is protected. Further, a greater internal and external depth to the unit on Level 6 of Building B will result in adverse visual bulk and scale outcomes and a number of non-compliances with the LEP and DCP. Considering the above, the variation is supported in this instance. <p><u>Building Separation:</u></p> <ul style="list-style-type: none"> • The southern 8.2m to 9m side setback is compliant with C20 of this Part of the MDCP 2011; • An 18m building separation is maintained between Level 6 Building A and Building B which is consistent with C18(ii)(a) of this Part of the MDCP 2011; • An adequate separation is provided between the rear adjoining properties to Murray Lane and front adjoining properties to Wardell Road (i.e., more than 18m); and • The modified proposal creates a nil side setback to the northern elevation of the development which is acceptable given that it adjoins the existing blank side / boundary wall to No. 244 Wardell Road. 	
<p>Part 5.1.5 Building Use</p>	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The air-conditioning facilities are appropriately screened and will not be visible from the public domain; • Level 6 will be setback from the street front portion of the building to ensure that the additions are subservient to the previously approved building and to ensure that the street front portion of the building is maintained as the dominant element within the streetscape; and • A 2.7m floor-to-ceiling height is provided to all habitable rooms on Level 6, with a 2.4m floor-to-ceiling height to all 	<p>Acceptable, on merit</p>

Control	Assessment	Complies
	non-habitable rooms which is consistent with C55(ii)(a) of this Part of the MDCP 2011.	

Part 9 – Strategic Context

Control	Assessment	Complies
Part 9.22 Dulwich Hill Station South (Precinct 22)	<p>The modified proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> The proposed Height of Building varies the recommended storeys required on-site under the Master Plan (MA 22.1) of this Part of the MDCP 2011. The Height of Building variation is supported given that the height proposed will be in keeping and / or set below the previously approved neighbouring redevelopments at Nos. 244 and 247-249 Wardell Road. Therefore, it is considered that the development, as proposed, will be in keeping with the desired future character of the area and the established pattern of development along Wardell Road; and Refer to <i>Part 5.1.3 – Building Form</i> of this report for a detailed assessment regarding building setbacks, depth, and separation. 	Acceptable, on merit

C. The Likely Impacts

These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will not have significant adverse environmental, social or economic impacts upon the locality.

D. The Suitability of the Site for the Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a residential and commercial surrounding and amongst similar uses to that proposed.

E. Submissions

The application was required to be notified in accordance with Council’s Community Engagement Strategy 2025-2029 between 17 April 2025 to 13 May 2025.

A total of two (2) submissions were received in response to the notification.

Issues raised as follows have been discussed in this report:

- Height of Building Variation
- Solar Access and Overshadowing
- Proposal is substantially different from what was previously approved

- Visual Privacy
- Floor Space Ratio

Further issues raised in the submissions received are discussed below:

Concern	Comment
Setting Precedents and Maintaining Streetscape Character	As discussed throughout this report, the additional height proposed to accommodate three (3) additional units will be in keeping with the prevailing streetscape pattern as established by Nos. 244 and 247-249 Wardell Road. Given that the proposed Height of Building is lower than the previously approved buildings at Nos. 244 and 247-249 Wardell Road, it is considered that the development, as proposed, will be in keeping with the established streetscape character along Wardell Road. Considering the above, the development, as proposed, is appropriate having regard to the adjoining site context and streetscape.
Public Interest	It is considered that the proposed modifications (i.e., providing three (3) additional units to the previously approved shop top housing development) caters to the local community who are in need of housing. As discussed throughout this report, the proposed additions have been designed in a way to reduce the amenity implications on adjoining properties and to ensure that the development remains in keeping with the prevailing streetscape character.

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.

This has been achieved in this instance.

7. Section 7.11 / 7.12 Contributions

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 **\$60,000.00** would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023.

A condition requiring that contribution to be paid is included in the recommendation.

8. Housing and Productivity Contributions

The carrying out of the development would result in an increased demand for essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space. A contribution of **\$32,131.96** would be required for the development

under Part 7, Subdivision 4 Housing and Productivity Contributions of the *EPA Act 1979*.

A housing and productivity contribution is required in addition to any Section 7.11 or 7.12 Contribution. A condition requiring that the housing and productivity contribution is to be paid is included in the recommendation.

9. Referrals

The following internal referrals were made, and their comments have been considered as part of the above assessment:

- Development Engineering;
- Architectural Excellence Design Review Panel;
- Waste Management Commercial;
- Waste Management Residential;
- Environmental Health; and
- Building Certification.

10. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and the *Marrickville Development Control Plan 2011*.

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

The application is considered suitable for approval subject to the modification of conditions imposed under the original and subsequent consents granted.

11. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the *Environmental Planning and Assessment Act 1979*, grant consent to modify Application No. MOD/2025/0095 which seeks to modify DA/2021/0855 dated 10 May 2022, so as to include the addition of three (3) units to the approved shop top housing development, provide adjustments to wall, core set out and unit layouts at No. 246 – 248 Wardell Road MARRICKVILLE subject to the amendment of the following conditions listed in Attachment A below.

Attachment A – Recommended Amendments to Conditions of 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
DA-000 Revision 2 3 8	Cover + Data	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-003 Revision 2	Site Plan	08.11.2022	Urban Link P/L
DA-101 Revision 2 3 8	Basement 01	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-102 Revision 2 3 8	Ground Floor Plan	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-103 Revision 2 3 8	Level 01	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-104 Revision 2 3 8	Level 02	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-105 Revision 2 3 8	Level 03	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-106 Revision 2 3 8	Level 04	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-107 Revision 2 3 8	Level 05	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-108 Revision 2 3 8	Level 06	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-109 Revision 2 3 8	Roof Plan	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-201 Revision 2 3 8	Elevations – 01	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-202 Revision 2 3 8	Elevations – 02	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-203 Revision 2 3 8	Elevations – 03	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-210 Revision 2 3	Streetscape	08.11.2022	Urban Link P/L
DA-301 Revision 2 3 8	SectionAA&CROSS VEN. DETAIL	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-302 Revision 2 3 8	SECTION BB & CC	08.11.2022 <i>Unknown</i>	<i>Urban Link P/L</i>
DA-351 Revision 1	Façade Sections Details		
DA-352 Revision 1	Façade Sections Details		
DA-353 Revision 1	Façade Sections Details		

L-01 ☉ G	Cover Sheet	9/7/21 16.12.2022	Site Design + Studios
L-02.1 ☉ F	Wardell Road	9/7/21 09.11.2022	Site Design + Studios
L-02.2 ☉ G	Murray Lane	9/7/21 16.12.2022	Site Design + Studios
L-03 ☉ H	Level 1 Landscape Plan	9/7/21 09.11.2022	Site Design + Studios
L-04 ☉ F	Level 5 Landscape Plan	9/7/21 09.11.2022	Site Design + Studios
L-05 ☉ F	Level 6 Landscape Plan	9/7/21 09.11.2022	Site Design + Studios
L-06 ☉ G	Planting Details	9/7/21 16.12.2022	Site Design + Studios
L-07 ☉ F	Precedent Images	9/7/21 09.11.2022	Site Design + Studios
L-08 ☉ F	Typical details	9/7/21 09.11.2022	Site Design + Studios
L-09 ☉ F	Existing Tree	9/7/21 09.11.2022	Site Design + Studios
L-10 ☉ F	Notes	9/7/21 09.11.2022	Site Design + Studios
L-11 ☉ F	Specifications	9/7/21 09.11.2022	Site Design + Studios
21/1684/A	Geotechnical Investigation	February 2022	SDS Geotechnical
21079 24281	Waste Management Plan	July 2021 December 2024	Dickens Solutions
833	Statement of Environmental Effects	15 March 2022	Daintry Associates Pty Ltd
1221792M 1221792M_05	BASIX Certificate	23/8/2021 17/01/2025	CAS PROJECTS & DESIGN PTY LTD
ES8260 Revision 0	Detailed Site Investigation	10 August 2021	Aargus
210292R1, Rev 2	Road and Aircraft Noise Assessment	19/07/2021	Rodney Stevens Acoustics

As amended by the conditions of consent.

(Amended – MOD/2023/0019 – 14 November 2023 & Amended – MOD/2025/0095 – 08/07/2025)

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans (Landscape Plan by Site Design, Rev E and dated 16/02/22 to be amended) **and architectural plans** demonstrating the following:

- a. The *Banksia integrifolia* (Coast Banksia) located in the deep soil area adjacent Murray Lane must be replaced with a minimum of two (2) large broad domed canopy trees

such as *Corymbia eximia*, *Angophora costata* or *Angophora floribunda*. The trees must be in 200 litre containers at planting. One tree is to be planted on either of the ramp at a minimum distance of 2.5m from the rear building alignment and at a suitable setback from the ramp.

- b. The soil depth for planters containing trees must be 800mm (excluding drainage cells).
- c. **The skylights to the one (1) bedroom unit on Level 6 (L6.02) are to be operable.**
- d. **Ceiling fans are to be provided to each residential unit on-site.**

(Amended – MOD/2025/0095 – 08/07/2025)

3A. 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	\$42,900.00
Community Facilities	\$7,951.00
Transport	\$5,640.00
Drainage	\$2,958.00
Plan Administration	\$551.00
TOTAL	\$60,000.00

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_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 140.9 for the March 2025 quarter.

CPI_{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 or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres at council@innerwest.nsw.gov.au or 9392 5000 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; 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.

Reason: To ensure payment of the required development contribution.

(Added – MOD/2025/0095 – 08/07/2025)

17. Car Parking

The development must provide and maintain within the site:

- a. **27** car parking spaces (in total) must be paved and line marked;
- b. **11** car parking spaces, for persons with a disability must be provided and marked as disabled car parking spaces;
- c. **Deleted.**
- d. 2 off-street motorcycle parking spaces must be provided, paved, line marked and maintained at all times;
- e. **29** Bicycle storage capacity within the site;
- f. 1 Carwash bays; and
- g. 1 Loading docks/bays.

(Amended – MOD/2023/0019 – 14 November 2023 and under MOD/2025/0095 – 08/07/2025)

47A. Housing and Productivity Contribution

- a. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition (b), is required to be made

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$32,131.96
Total housing and productivity contribution	\$32,131.96

- b. The amount payable at the time of payment is the amount shown in condition (a) as the total housing and productivity contribution adjusted by multiplying it by:
Highest PPI number
Consent PPI number

Where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and *PPI* have the meanings given in clause 22 (4) of the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

- c. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate

Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, *HPC Order* means the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

- d. The HPC must be paid using the NSW planning portal (<http://pp.planningportal.nsw.gov.au/>).
- e. If the Minister administering the *Environmental Planning and Assessment Act 1979* agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition (b.) at the time of payment.

- f. Despite condition (a.), a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023* exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Reason: To ensure payment of the required development contribution.

(Added – MOD/2025/0095 – 08/07/2025)

Attachment B – Plans of Proposed Development



246-248 Wardell Road Marrickville

SITE AREA

1,264.5

2.40 : 1

3,034 m²

COMMERCIAL GROSS FLOOR AREA

182 m²

RESIDENTIAL UNITS

41

TOTAL CARPARKING

28

Detailed Calculations

GROSS FLOOR AREA

Compliance

COMPLIANCE	REQUIREMENTS	PROPOSED	COMPLIANCE
Code of Practice	2.40 : 1 MAX	2.40 : 1	✓
Gross Floor Area	3,034.5 m ² MAX	3,034.5 m ²	✓
Building Height	20.00 m MAX	24.13 m	✗
Carparking (DOP)		26.0	✓
Residential	26.1	26.0	✓
Commercial	1.7	2.0	✓
Commercial Visitor	0.0	0.0	✓
Total	27.8	3.0	✓
Bicycle Parking	17.00 (min)	27.0	✓
Motorcycle Parking	1.00 (min)	2.0	✓
Soak Access (> 200m)	15% MAX	29	21%
No Soak Access (< 15m)	15% MAX	6	53%
Cross Ventilation (1m x 10m)	80% MIN	29	21%
Adaptable Units			
Adaptable	20% MIN	9	21%
Adaptable Housing (over 200m)	25% MIN	2	25%
Common Open Space (AOC)	552 m ²	43.7%	✓
Live Storage	1.00m	6 m ³ MIN	✓
Live Storage (min. 1m ³ in unit, remaining in basement)	2.00m	8 m ³	✓
Deep Soil (AOC)	10 m ³ MIN	10 m ³	✓
Deep Soil (AOC)	7% MIN	60 m ²	5%

UNIT TYPE	STUDIO	1BED	2BED	3BED	4BED	TOTAL UNITS PER FLOOR
Basement 1	0	0	0	0	0	0
Ground	0	0	0	0	0	0
Level 1	3	1	3	0	7	7
Level 2	6	1	2	0	9	9
Level 3	6	1	2	0	9	9
Level 4	1	3	1	0	5	5
Level 5	1	2	0	0	3	3
Level 6	1	2	0	0	3	3
Level 7	0	0	0	0	0	0
Level 8	0	0	0	0	0	0
Level 9	0	0	0	0	0	0
Total	22	9	18	1	0	41

UNIT TYPE	STUDIO	1BED	2BED	3BED	4BED	TOTAL UNITS PER FLOOR
Basement 1	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²
Ground	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²
Level 1	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 2	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 3	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 4	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 5	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 6	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 7	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 8	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Level 9	152.0 m ²	174.0 m ²	174.0 m ²	0.0 m ²	0.0 m ²	500.0 m ²
Total	1352.0 m ²	1530.0 m ²	1530.0 m ²	0.0 m ²	0.0 m ²	4412.0 m ²

- NOTES
- Residential parking spaces are calculated based on the DCP rates, carparking spaces are calculated based on 0.60 units, 0.60 Bed, 0.60 Bed, 1.40 Beds, and Visitors at 1.0.
 - Commercial parking spaces are calculated based on 1.0 unit per each adaptable unit and non-adaptable at 0.40 units, 0.40 Bed, 0.40 Bed, 1.0 Bed, 1.0 Bed, and Visitors at 1.0.
 - Commercial parking spaces are calculated based on 1.0 unit per each adaptable unit and non-adaptable at 0.40 units, 0.40 Bed, 0.40 Bed, 1.0 Bed, 1.0 Bed, and Visitors at 1.0.
 - Bicycle spaces: DCP requires 17.0 units for residents + 1.0 unit for visitors.



Scale @A3 Sheet Size

Project Number 17-089

Drawing Number DA-000

Revision 08

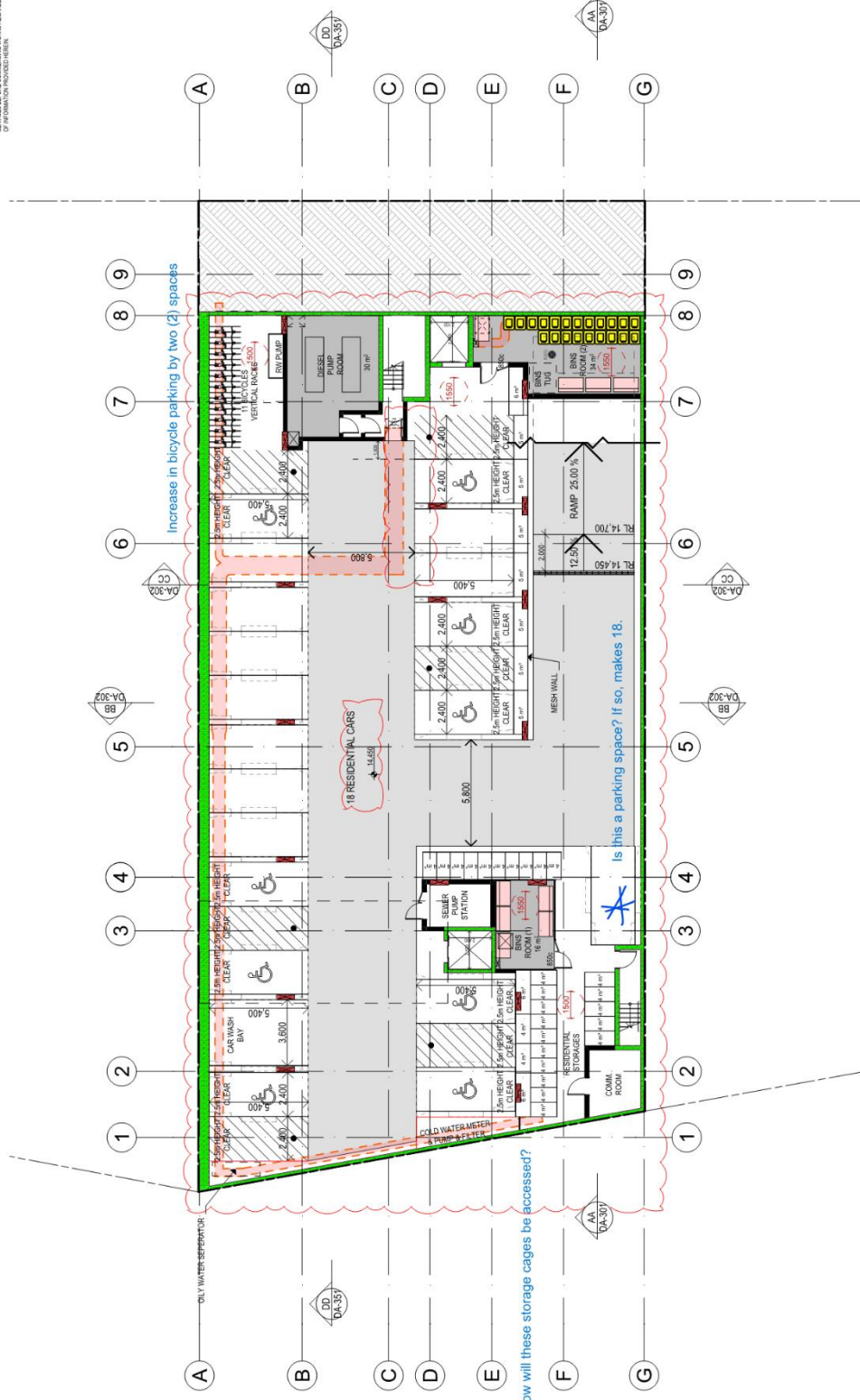
Cover + Data

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Normalized Architects
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Yousaf El Khawaja Reg no 8853
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SCALE 1:200

Notified Architects:
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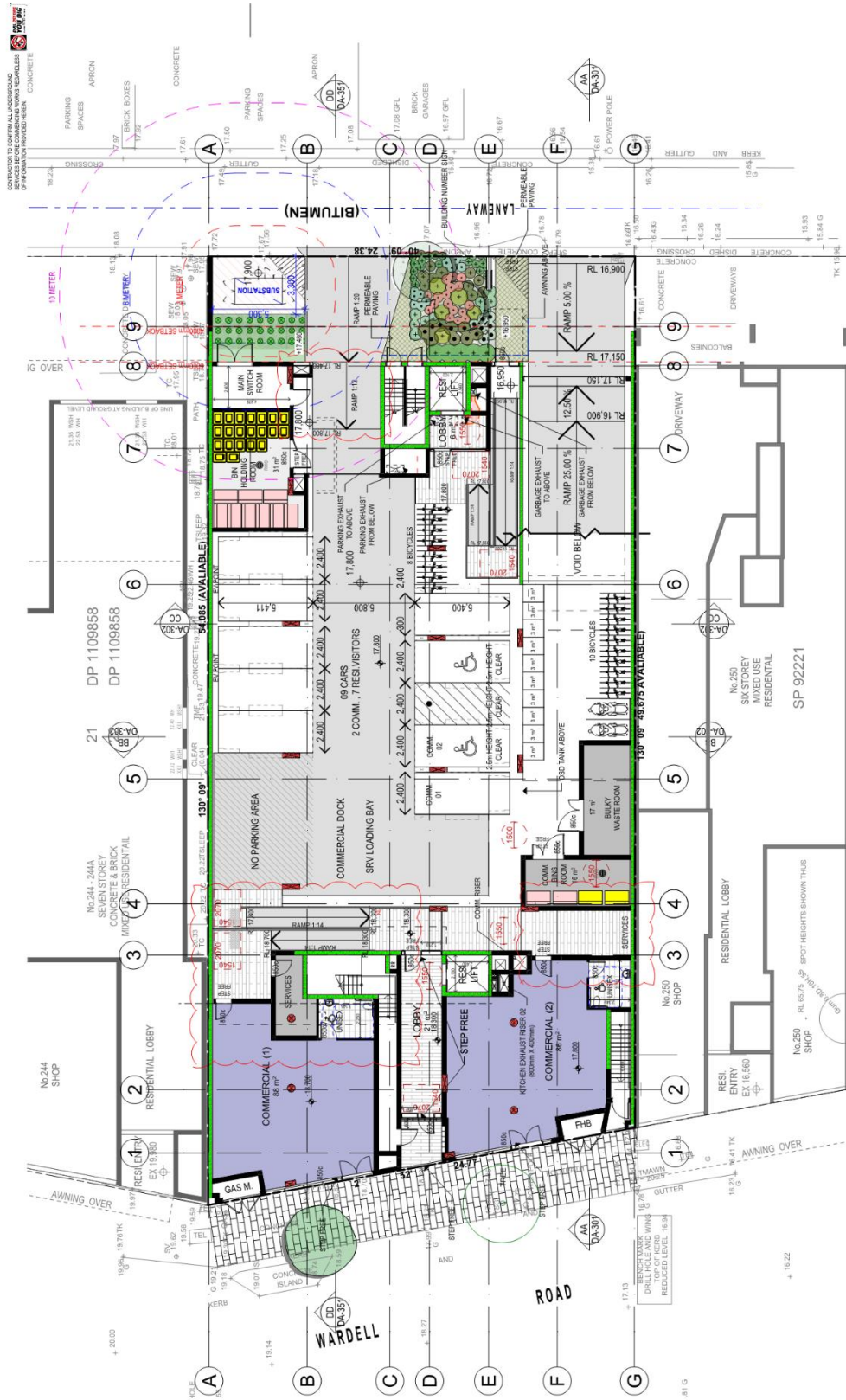


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Drawing Title
BASEMENT 01

Scale
1:200
Project Number
17-089
Drawing Number
DA-101
Revision
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GROUND FLOOR PLAN
SCALE 1:200

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George Jagger Reg no 10883
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Drawing Title
GROUND FLOOR PLAN

Scale
1:200
Drawing Number
DA-102
Project Number
17-089
Revision
08



CONSTRUCTION TO COMPLY WITH REQUIREMENTS
SPECIFIED IN THE COMPARTMENTAL WORKING REGULATIONS
OF INFORMATION PROCEDURES



- NATURALLY CROSS VENTILATED SATISFIES ALL REQUIREMENTS
- ALTERNATIVE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED AT CC WHEN WINDOWS ARE CLOSED
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ALL REQUIREMENTS
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ALL REQUIREMENTS



LEVEL 01
SCALE 1:200

Nominated Architects:
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Drawing Title
LEVEL 01

Scale
1:200 (at Sheet Size)

Project Number
17-089

Drawing Number
DA-103

Revision
08

CONTRACTOR TO OBTAIN ALL NECESSARIES SERVICES AND INFORMATION FROM LOCAL AUTHORITIES



- NATURALLY CROSS VENTILATED SATISFIES AOD REQUIREMENTS
- ALTERNATIVE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED AT CC WHEN WINDOWS ARE CLOSED
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 8AM-5PM TO SATISFY AOD REQUIREMENTS
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 8AM-5PM TO SATISFY AOD REQUIREMENTS



Scale 1:200 @A3 Sheet Size
 Project Number 17-089
 Drawing Number DA-104
 Revision 08

Drawing Title LEVEL 02

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LEVEL 02
SCALE 1:200

CONTRACTOR TO OBTAIN ALL NECESSARY SERVICES AND CONSULTATIONS REGARDING REQUIREMENTS OF INFORMATION PROVIDED HEREIN.



- NATURALLY CROSS VENTILATED SATISFIES ADO REQUIREMENTS
- ALTERNATIVE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED AT CC WHEN WINDOWS ARE CLOSED
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ADO REQUIREMENTS
- ACHIEVES 'H' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ADO REQUIREMENTS



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Project Number 17-089
Drawing Number DA-105
Revision 08

Drawing Title
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LEVEL 03
SCALE 1:200

CONSTRUCTION TO EXCEED ALL REQUIREMENTS
SPECIFIED IN ONE COMMUNITARY WORKING REGULABLES
OF INFORMATION PROVIDED HEREIN.



- NATURALLY CROSS VENTILATED SATISFIES A10 REQUIREMENTS
- ALTERNATIVE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED AT CC WHEN WINDOWS ARE CLOSED
- ACHIEVES 1% HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 8AM-5PM TO SATISFY A10 REQUIREMENTS
- ACHIEVES 1% HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 8AM-5PM TO SATISFY A10 REQUIREMENTS

LEVEL 05
SCALE 1:200

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Drawing Title
LEVEL 05

Scale
1:200 @A4 Sheet Size

Project Number
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Drawing Number
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Revision
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Drawing Title
LEVEL 06

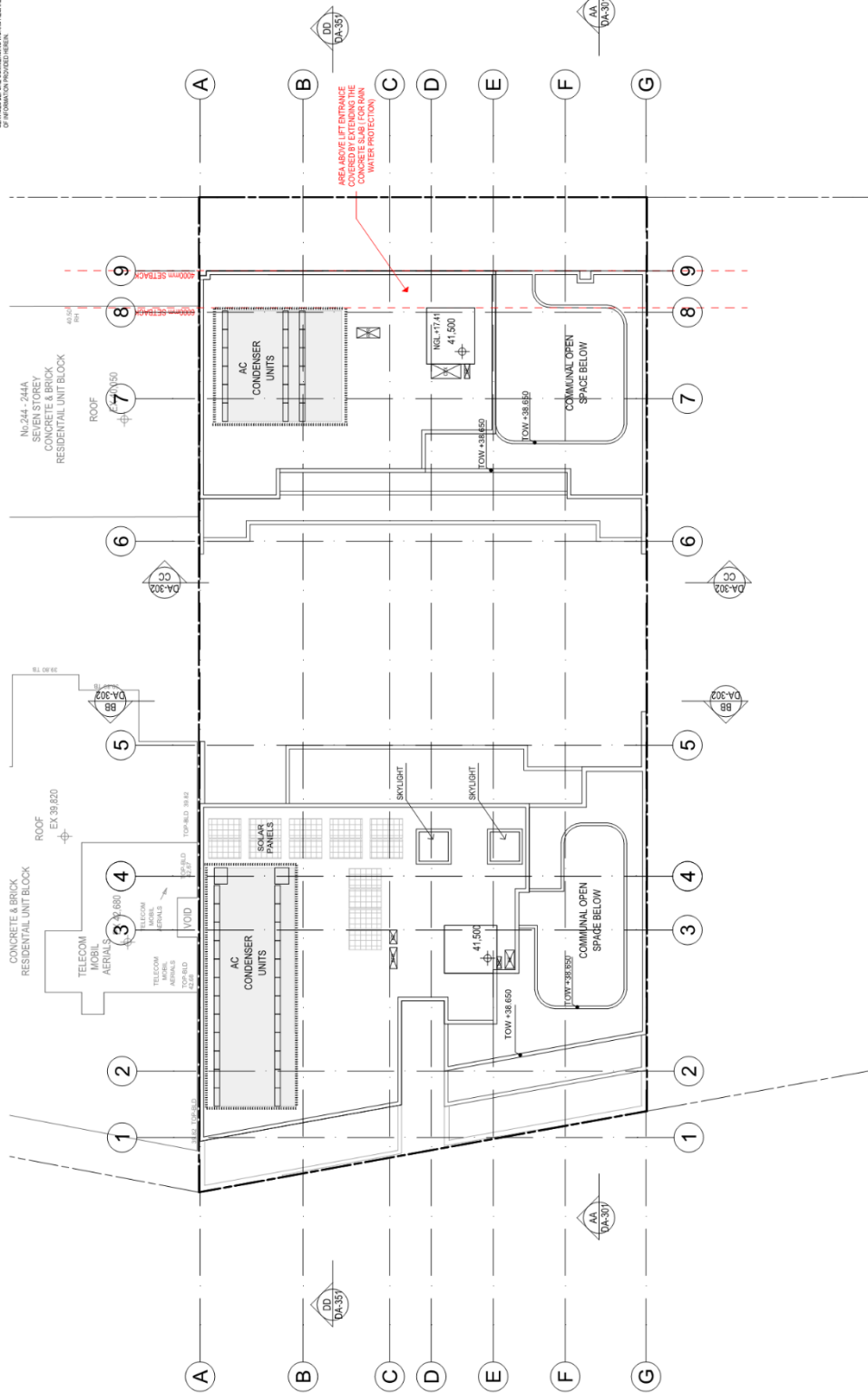
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Project Number
17-089

Drawing Number
DA-108
Revision
08



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ROOF
SCALE 1:200

Scale 1:200 @ A3 Sheet Size
Project Number 17-089
Drawing Number DA-109
Revision 08

Drawing Title
ROOF PLAN

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EXTERNAL FINISHES SCHEDULE

- 1 - DULUX PAINT WITH HAWKAY DARK GREY 'KLAVER' ON CONCRETE / BRICK WALL
- 2 - DULUX PAINT WITH HAWKAY WHITE 'NUD WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DULUX DURATEC 'ZILES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON CLADDING - TIMBER LOOK WITH HAWKAY COLOUR 'GOL DUHN' OR SIMILAR
- 5 - BRICK PBR 'ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH HAWKAY COLOUR 'GOL DUHN' OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
- 10 - GLASS (RESIDENTIAL) GREY GLASS

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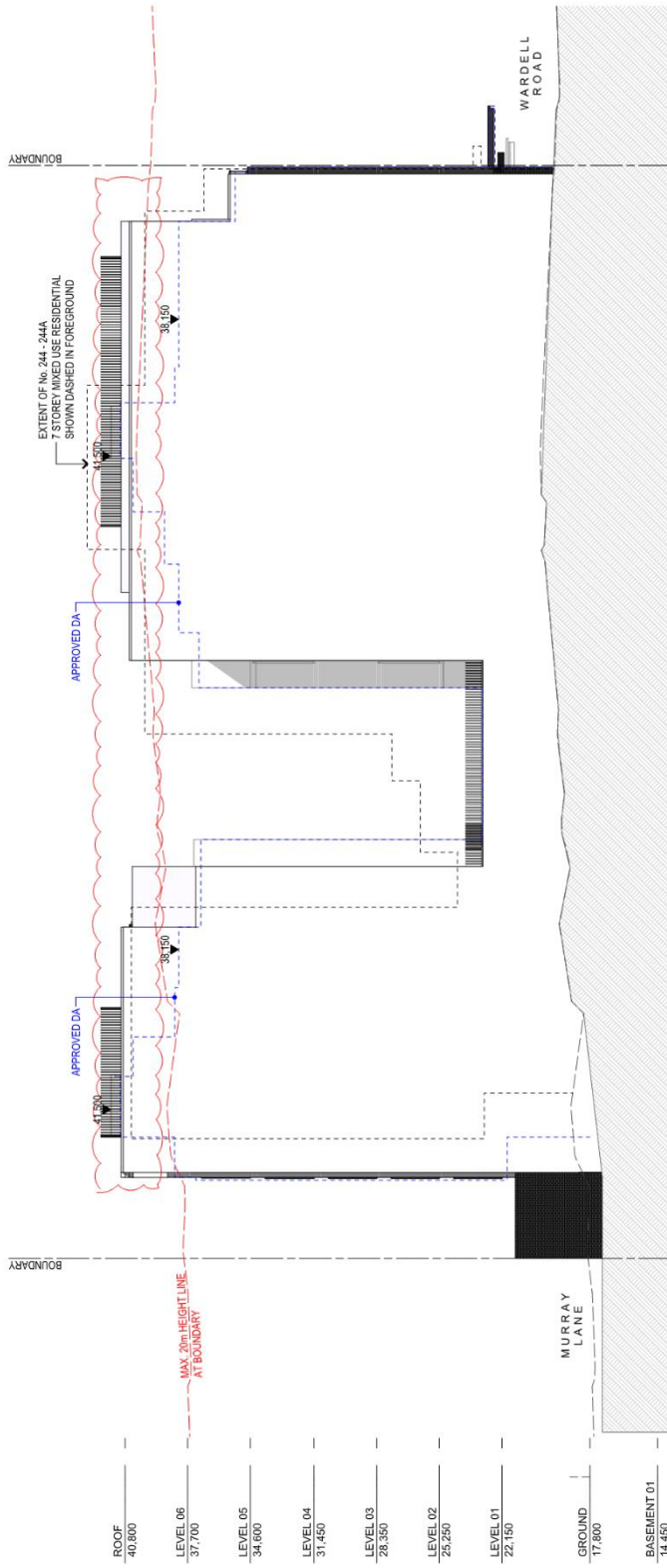
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ELEVATIONS - 01

Scale
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Project Number
 17-089

Drawing Number
 DA-201

Revision
 08



EXTERNAL FINISHES SCHEDULE

- 1 - DILUX PAINT WITH NAWKAW DARK GREY 'LAVIER' ON CONCRETE / BRICK WALL
- 2 - DILUX PAINT WITH NAWKAW WHITE 'NUD WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DILUX DURATEC 'ZILES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON GLADDING - TIMBER LOOK WITH NAWKAW COLOUR 'GOL DUHN' OR SIMILAR
- 5 - BRICK PGM 'ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH NAWKAW COLOUR 'GOL DUHN' OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
- 10 - GLASS (RESIDENTIAL) GREY GLASS

Normalised Architects:
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Fouad El Khawariz Reg no 81833
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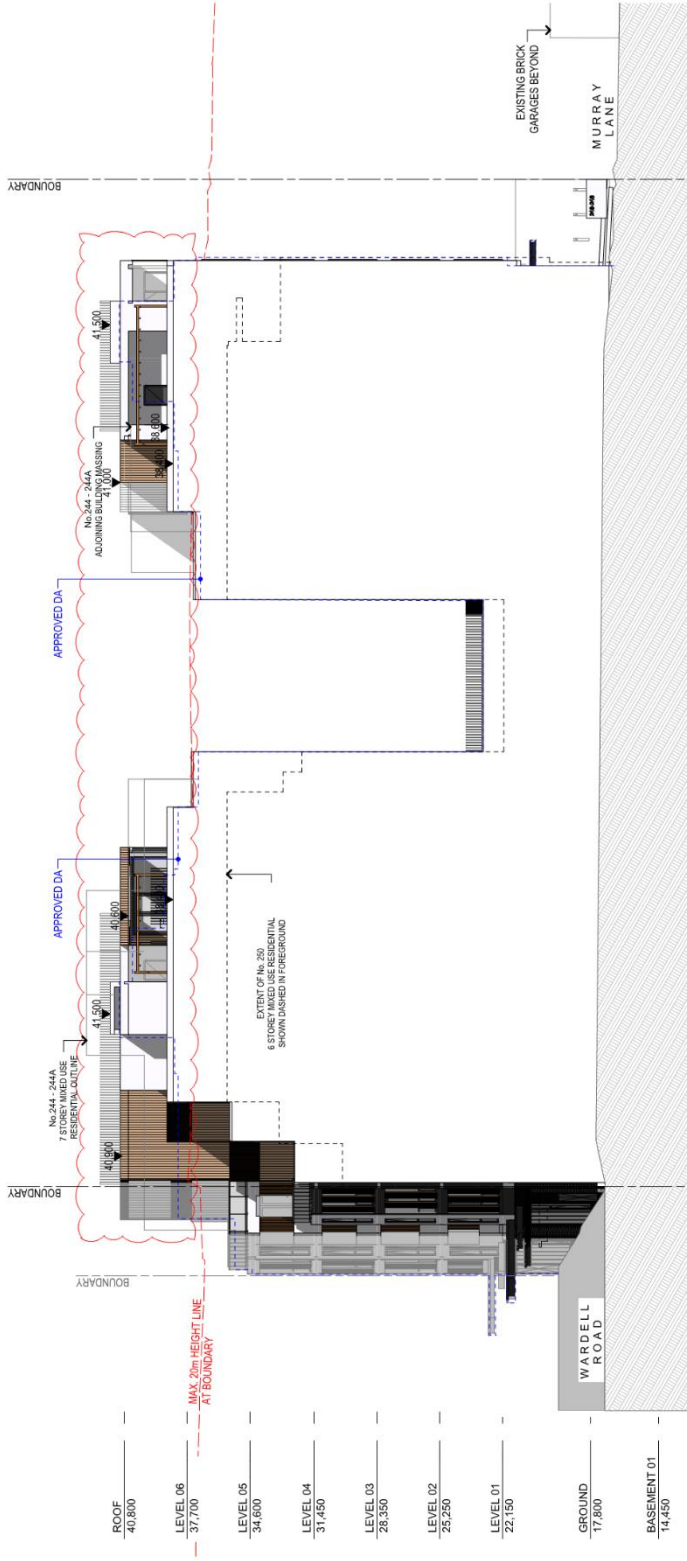
Drawing Title
ELEVATIONS - 02

Scale
1:200 @A3 Sheet Size

Project Number
17-089

Drawing Number
DA-202

Revision
08



EXTERNAL FINISHES SCHEDULE

- 1 - DULUX PAINT WITH 'NAVKAW' DARK GREY 'KLAVER' ON CONCRETE / BRICK WALL
- 2 - DULUX PAINT WITH 'NAVKAW' WHITE 'NUD WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DULUX DURATEC 'ZILES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON GLADDING - TIMBER LOOK WITH 'NAVKAW' COLOUR 'GOL DUHN' OR SIMILAR
- 5 - BRICK PBR 'ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH 'NAVKAW' COLOUR 'GOL DUHN' OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
- 10 - GLASS (RESIDENTIAL) GREY GLASS

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Notarised Architects:
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Drawing Title
ELEVATIONS - 03

Scale
1:200 @A3 Sheet Size

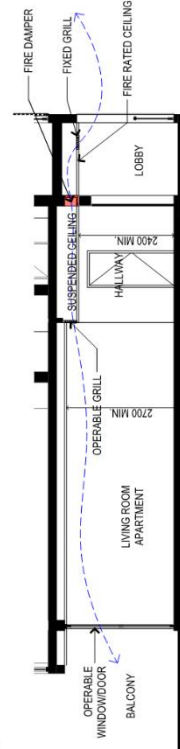
Project Number
17-089

Drawing Number
DA-203

Revision
08



SECTION AA
SCALE 1:200



Cross Ventilation Detail
SCALE 1:100



Project Number **DA-301**
Drawing Number **DA-301**
Revision **08**
Scale **1:200, 1:100**
Project Name **SECTION AA&CROSS VEN. DETAIL**

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CONSTRUCTION OF COMMON WALLS, REINFORCEMENT, SERVICES AND OTHER COMMERCIAL WORKING REQUIREMENTS TO BE DETERMINED BY THE ARCHITECT.



SECTION BB
SCALE 1:200

SECTION CC
SCALE 1:200

EXTERNAL FINISHES SCHEDULE

- 1 - DULUX PAINT WITH NAWKAW DARK GREY 'KLAVER' ON CONCRETE / BRICK WALL
- 2 - DULUX PAINT WITH NAWKAW WHITE 'WUD WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DULUX DURATEC 'JAMES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON CLADDING - TIMBER LOOK WITH NAWKAW COLOUR GOLD DUH OR SIMILAR
- 5 - BRICK PGT 'ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH NAWKAW COLOUR GOLD DUH OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
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Fouad El Khatwaj Reg no 81633
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Drawing Title
SECTION BB & CC

Scale
1:200 (A4 Sheet Size)

Project Number
17-089

Drawing Number
DA-302

Revision
08



Attachment C– Plans of Approved Development- MOD/2023/0174



PRIVATE CAR PARKING SPACES

CONCRETE HARDSTAND

PRIVATE CAR PARKING SPACES

No. 5 BRICK GARAGES

CONCRETE HARDSTAND



Drawing Number DA-003
Revision 02

Project Number 17-089

Scale 1:200 @A3 Sheet Size

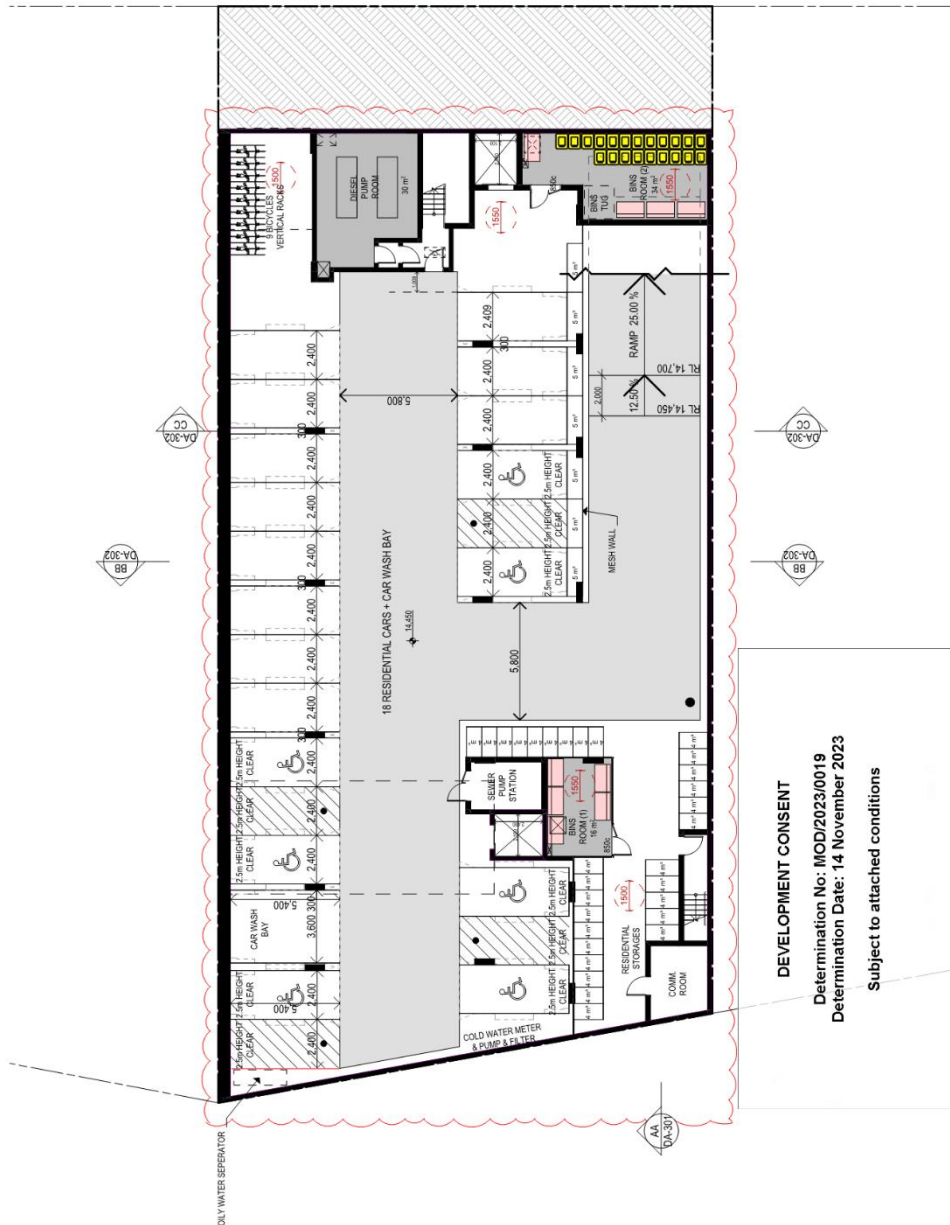
Drawing Title SITE PLAN

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Nominated Architects
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DEVELOPMENT CONSENT
Determination No: MOD/2023/0019
Determination Date: 14 November 2023
Subject to attached conditions





DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions



BASEMENT 01
 SCALE 1:200

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Drawing Title
BASEMENT 01

Scale
 1:200 @A3 Sheet Size

Project Number
17-089

Drawing Number
DA-101

Revision
03

Green Energy Rating Certificate Number: 2302/23291

Energy-saving rating: **5.3** stars

Multi-unit development (area being developed) rating: **5.3** stars

Multi-unit development (area being developed) rating: **5.3** stars

Residential development (area being developed) rating: **5.3** stars

Residential development (area being developed) rating: **5.3** stars

Assessor/Author Number: [Signature]

Assessor Signature: [Signature]

Date: 20/11/2023



CONSTRUCTION TO COMPLY WITH REQUIREMENTS
 SHOWN ON THE COMPASS DRAWING RECORDABLES
 OF INFORMATION PROCEDURES.



DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions

Energy Rating
 Current Rating: 6.00 (3.00)
 Target Rating: 6.00
 Minimum Rating: 3.00
 Maximum Rating: 6.00
 (Rating is based on the energy efficiency of the building)

Single-dwelling rating
 Multi-unit development (apartments or units)
 Multi-unit development (residential care facilities)
 Multi-unit development (other)
 Multi-unit development (other)
 Multi-unit development (other)

Renewable energy contribution
 Renewable energy contribution
 Renewable energy contribution

Approved Name/Signature: [Signature]
 Approved Date: 22/11/2023

- NATURALLY CROSS VENTILATED SATISFIES ADD REQUIREMENTS
- ALTERNATIVE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED AT CC WHEN WINDOWS ARE CLOSED
- ACHIEVES 7+ HOURS OF SUNLIGHT PER ROOM TO SATISFY ADD REQUIREMENTS
- ACHIEVES 7+ HOURS OF SUNLIGHT PER ROOM TO SATISFY ADD REQUIREMENTS



Scale: 1:200 @ A3 Sheet Size
 Project Number: 17-089
 Drawing Number: DA-107
 Revision: 03

Drawing Title: LEVEL 05

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Notified Architects:
 Ziad Bourneham Reg no 86108
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LEVEL 05
 SCALE 1:200

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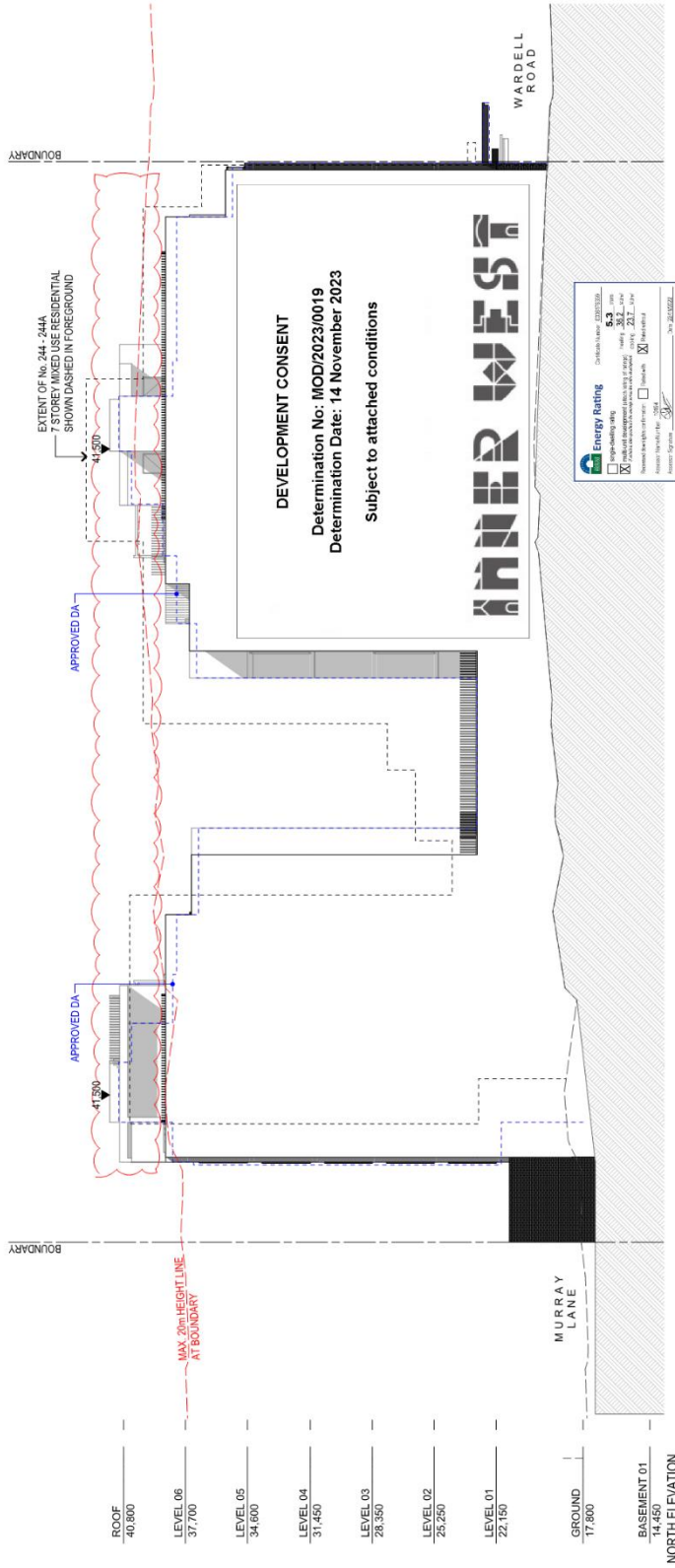
Energy Rating
 Certificate Number: 605273929
 Energy Rating: 3.5
 Energy Star: 3.2
 (multi-unit development (unless rating of energy) is 2.7)
 Recommended energy conservation: Rethink Rethinked
 Assessor Name/Signature: [Signature]
 Assessor Registration No.: 22119292

LEVEL 06
 SCALE 1:200 @A3 Sheet Size
 Drawing Title: LEVEL 06
 Project Number: 17-089
 Drawing Number: DA-108
 Revision: 03

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 Nominated Architects:
 Ziad Bourneham Reg no 86168
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- 2 - DILUX PAINT WITH NAWKAW WHITE 'NUVO WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DILUX DURATEC 'ZILES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON GLADDING - TIMBER LOOK WITH NAWKAW COLOUR 'GOL DUHN' OR SIMILAR
- 5 - BRICK 'PDR ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH NAWKAW COLOUR 'GOL DUHN' OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
- 10 - GLASS (RESIDENTIAL) GREY GLASS

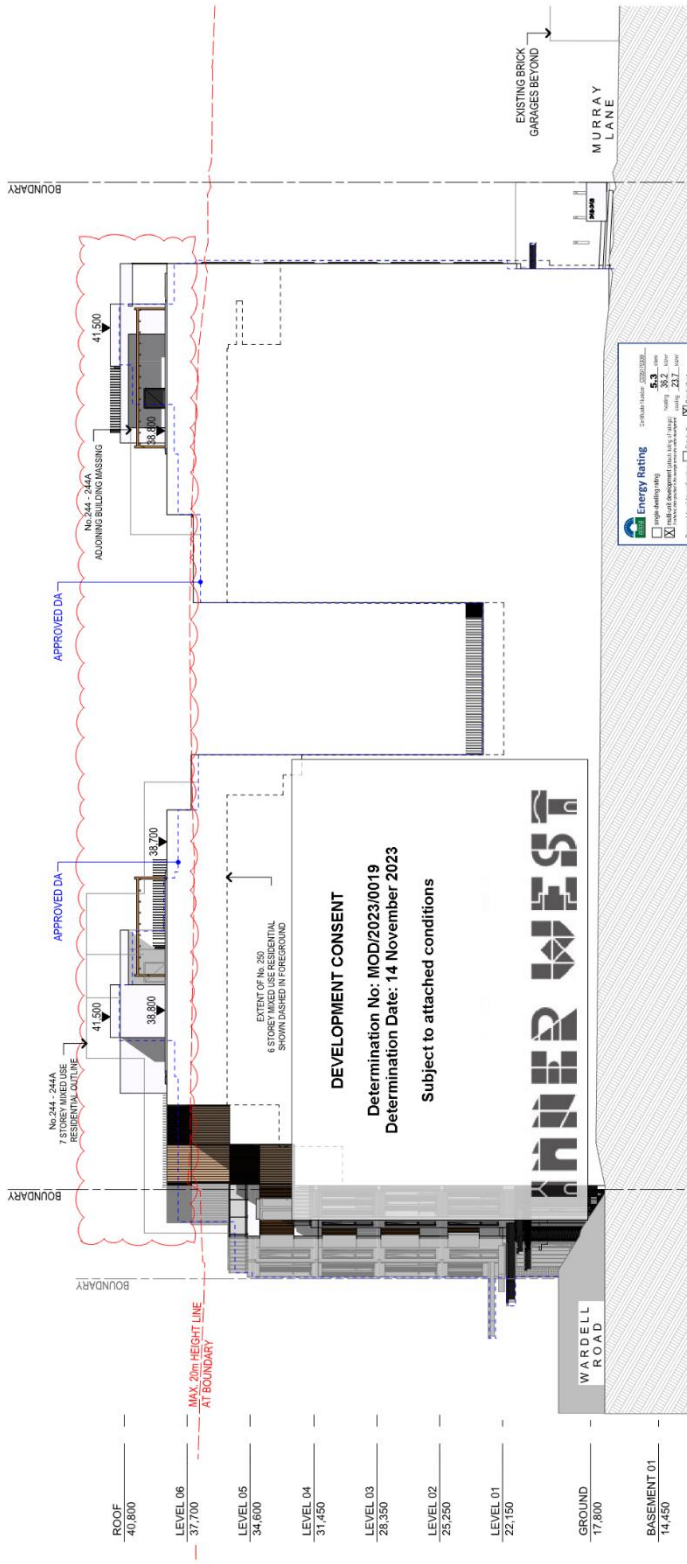
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ELEVATIONS - 02

Drawing Title
 Scale 1:200 @A3 Sheet Size
 Project Number 17-089
 Drawing Number DA-202
 Revision 03

CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS BEFORE COMMENCING WORKS TO AVOID DELAYS TO THE PROJECT.



Energy Rating Complies with the Energy Rating Scheme (RESIDENTIAL BUILDINGS) 2015

Star Rating: **5.3**

Number of Energy Efficient Appliances: 382

Number of Energy Efficient Appliances (with 2.5 star rating): 237

Number of Energy Efficient Appliances (with 3 star rating): 145

Number of Energy Efficient Appliances (with 4 star rating): 145

Number of Energy Efficient Appliances (with 5 star rating): 145

Number of Energy Efficient Appliances (with 6 star rating): 145

Number of Energy Efficient Appliances (with 7 star rating): 145

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Number of Energy Efficient Appliances (with 99 star rating): 145

Number of Energy Efficient Appliances (with 100 star rating): 145

EXTERNAL FINISHES SCHEDULE

- 1 - DULUX PAINT WITH NANKAW DARK GREY 'LAVIERS' ON CONCRETE / BRICK WALL
- 2 - DULUX PAINT WITH NANKAW WHITE 'WUD WHITE' ON CONCRETE / BRICK WALL
- 3 - POWDER COATING DULUX DURATEC 'ZILES CHARCOAL' OR SIMILAR
- 4 - JAMES HARDIE AXON GLADDING - TIMBER LOOK WITH NANKAW COLOUR 'GOL DUHN' OR SIMILAR
- 5 - BRICK PBR 'ALFRESCO ESPRESSO'
- 6 - ALUMINIUM BATTENS TIMBER LOOK WITH NANKAW COLOUR 'GOL DUHN' OR SIMILAR
- 7 - GLASS BALUSTRADE CLEAR GLASS
- 8 - METAL LOUVER SYSTEM TIMBER LOOK
- 9 - GLASS (COMMERCIAL) G-JAMES - CLEAR GLASS OR SIMILAR
- 10 - GLASS (RESIDENTIAL) GREY GLASS

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Drawing Title
ELEVATIONS - 03

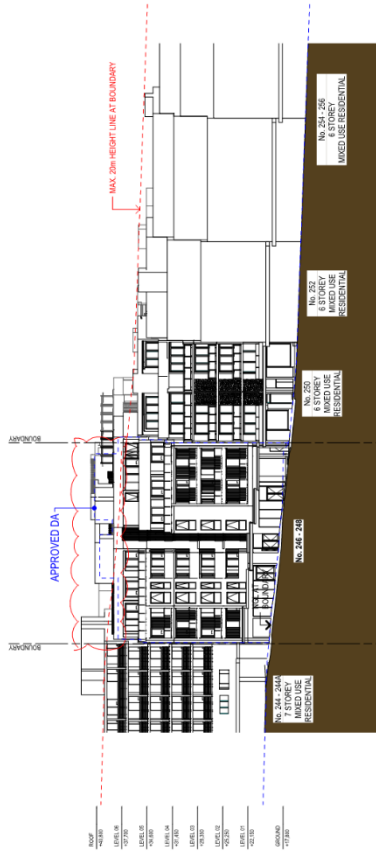
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Project Number
17-089

Drawing Number
DA-203

Revision
03

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPACES BEFORE COMMENCING WORKS TO AVOID REWORKS OR INFORMATION PROVIDED HEREIN.



STREETSCAPE - WARDSELL ROAD ELEVATION
SCALE 1:500



STREETSCAPE - MURRAY LIN ELEVATION
SCALE 1:500

DEVELOPMENT CONSENT
Determination No: MOD/2023/0019
Determination Date: 14 November 2023
Subject to attached conditions

Energy Rating
 High-End Energy Rating
 Improved development to meet energy needs
 Prescribed standard for construction
 Part 10
 No-achieve

Condition for use: **APPROVED**
 Energy: **5.5** stars
 Energy: **5.5** stars
 Energy: **5.5** stars
 Energy: **5.5** stars

Approved by: **[Signature]**
 Energy Officer: **[Signature]**
 Date: **14/11/2023**



Scale: 1:500 @ A3 Sheet Size
 Project Number: 17-089
 Drawing Number: DA-210
 Revision: 03

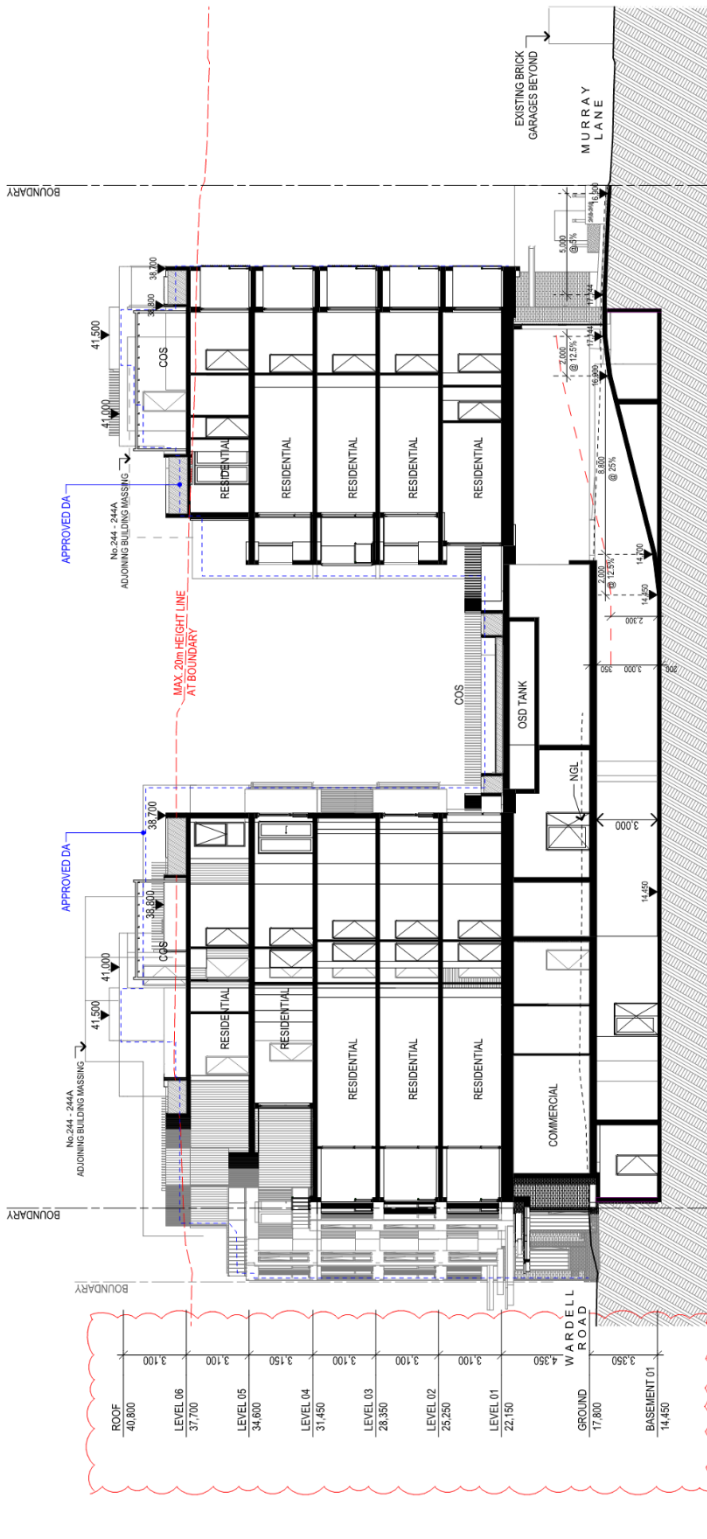
Drawing Title
STREETSCAPE

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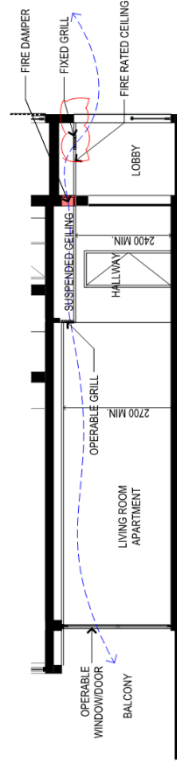
Nominated Architects:
 Ziad Bourneham Reg no 86188
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CONTRACTOR TO OBTAIN ALL NECESSARY SERVICES AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL PLANNING PANEL.



DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions



Energy Rating
 The Energy Rating is based on the National Energy Rating Scheme (NERS) and is subject to the National Energy Rating Scheme (NERS) rules. The Energy Rating is based on the National Energy Rating Scheme (NERS) and is subject to the National Energy Rating Scheme (NERS) rules.



Drawing Title: **SECTION AA & CROSS VEN. DETAIL**
 Scale: 1:200, 1:100
 Project Number: 47-089
 Drawing Number: DA-301
 Revision: 03

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Named Architect:
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LANDSCAPE S4.55

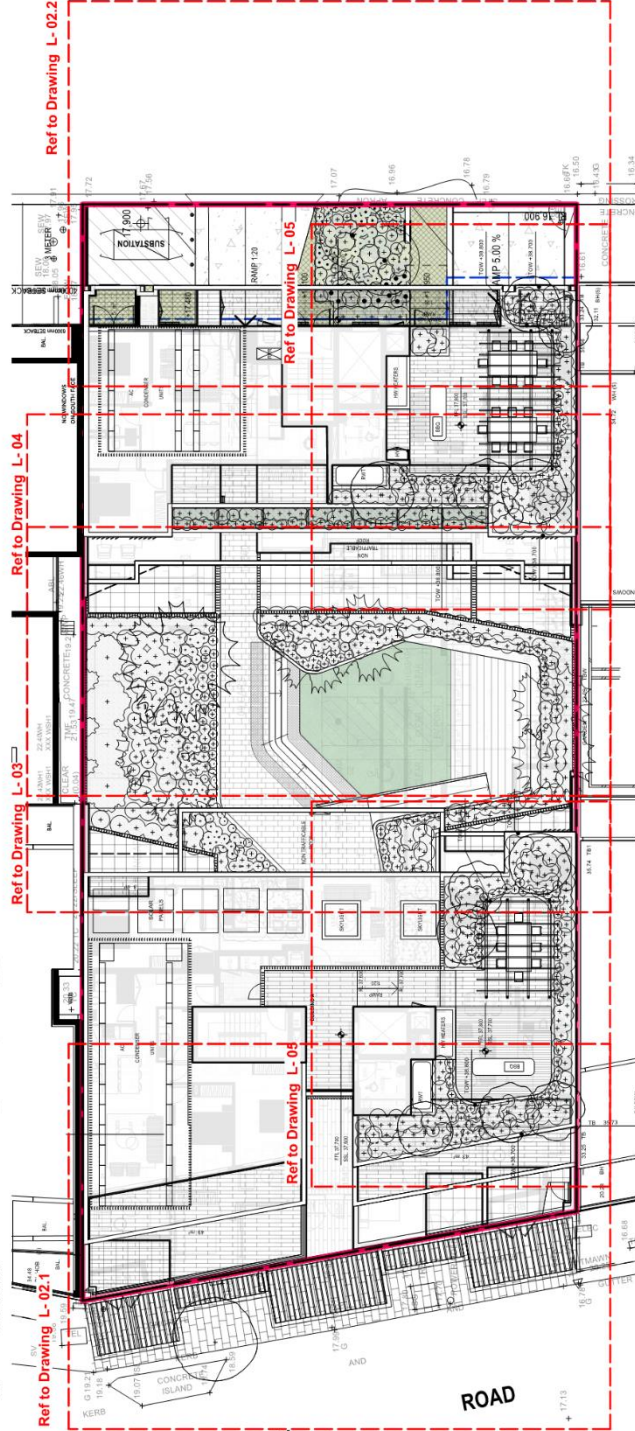
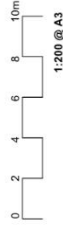
246-248 WARDELL RD MARRICKVILLE

DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions



Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-01	COVER SHEET	A3	G	16/12/22
L-02.1	WARDELL ROAD	A3	F	9/11/22
L-02.2	MURRAY LANE	A3	G	16/12/22
L-03	LEVEL LANDSCAPE PLAN	A3	F	16/12/22
L-04	PLANTING PLAN	A3	F	9/11/22
L-05	LEVEL LANDSCAPE PLAN	A3	F	9/11/22
L-06	PLANTING DETAILS	A3	G	16/12/22
L-07	PRESCIDENT IMAGES	A3	F	9/11/22
L-08	TYPICAL DETAILS	A3	F	9/11/22
L-09	EXISTING TREE	A3	F	9/11/22
L-10	NOTES	A3	F	9/11/22
L-11	SPECIFICATION	A3	F	9/11/22



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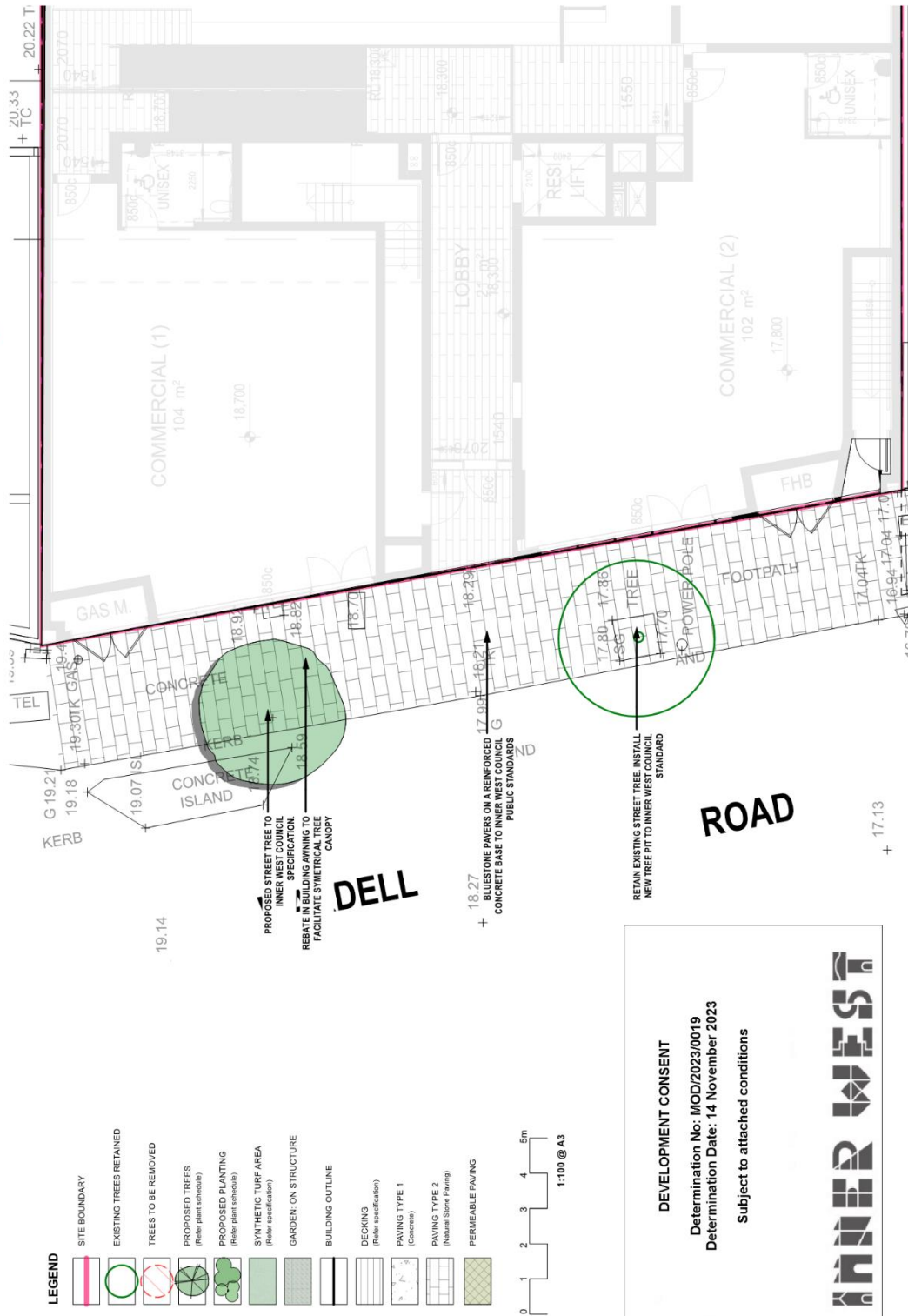
Project: PROPOSED LANDSCAPE WORKS
 Address: 246-248 WARDELL RD, MARRICKVILLE
 Drawing Title: COVER SHEET

Date: 16/12/22
 Scale: 1:200@A3



REV	DATE	ISSUE	FOR APPROVAL	COMMENT
G	16/12/22	FOR S4.55		
F	9/11/22	FOR S4.55		
E	16/02/22	FOR APPROVAL		

Page
L-01 G



DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions

INNER WEST

- LEGEND**
- SITE BOUNDARY
 - EXISTING TREES RETAINED
 - TREES TO BE REMOVED
 - PROPOSED TREES (Refer plant schedule)
 - PROPOSED PLANTING (Refer plant schedule)
 - SYNTHETIC TURF AREA (Refer specification)
 - GARDEN, ON STRUCTURE
 - BUILDING OUTLINE
 - DECKING (Refer specification)
 - PAVING TYPE 1 (Concrete)
 - PAVING TYPE 2 (Natural Stone Paving)
 - PERMEABLE PAVING
- 0 1 2 3 4 5m
1:100 @ A3

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Project: PROPOSED LANDSCAPE WORKS
 Address: 246-248 WARDELL RD, MARRICKVILLE
 Drawing Title: WARDELL ROAD
 Date: 09/11/22
 Scale: 1:100@A3

Page L-02.1 F

REVISIONS	ISSUE DATE	COMMENT
F 91122		FOR \$4.55
E 16222		FOR APPROVAL
D 16222		FOR APPROVAL





LEGEND

- SITE BOUNDARY
- EXISTING TREES RETAINED
- TREES TO BE REMOVED
- PROPOSED TREES (Refer plant schedule)
- PROPOSED PLANTING (Refer plant schedule)
- SYNTHETIC TURF AREA (Refer specification)
- GARDEN ON STRUCTURE
- BUILDING OUTLINE
- DECKING (Refer specification)
- PAVING TYPE 1 (Concrete)
- PAVING TYPE 2 (Natural Stone Paving)
- PERMEABLE PAVING

0 1 2 3 4 5m
1:100 @ A3

REVISIONS	ISSUE DATE	COMMENT
F	9/11/22	FOR \$4.55
E	16/2/22	FOR APPROVAL
D	14/2/22	FOR APPROVAL

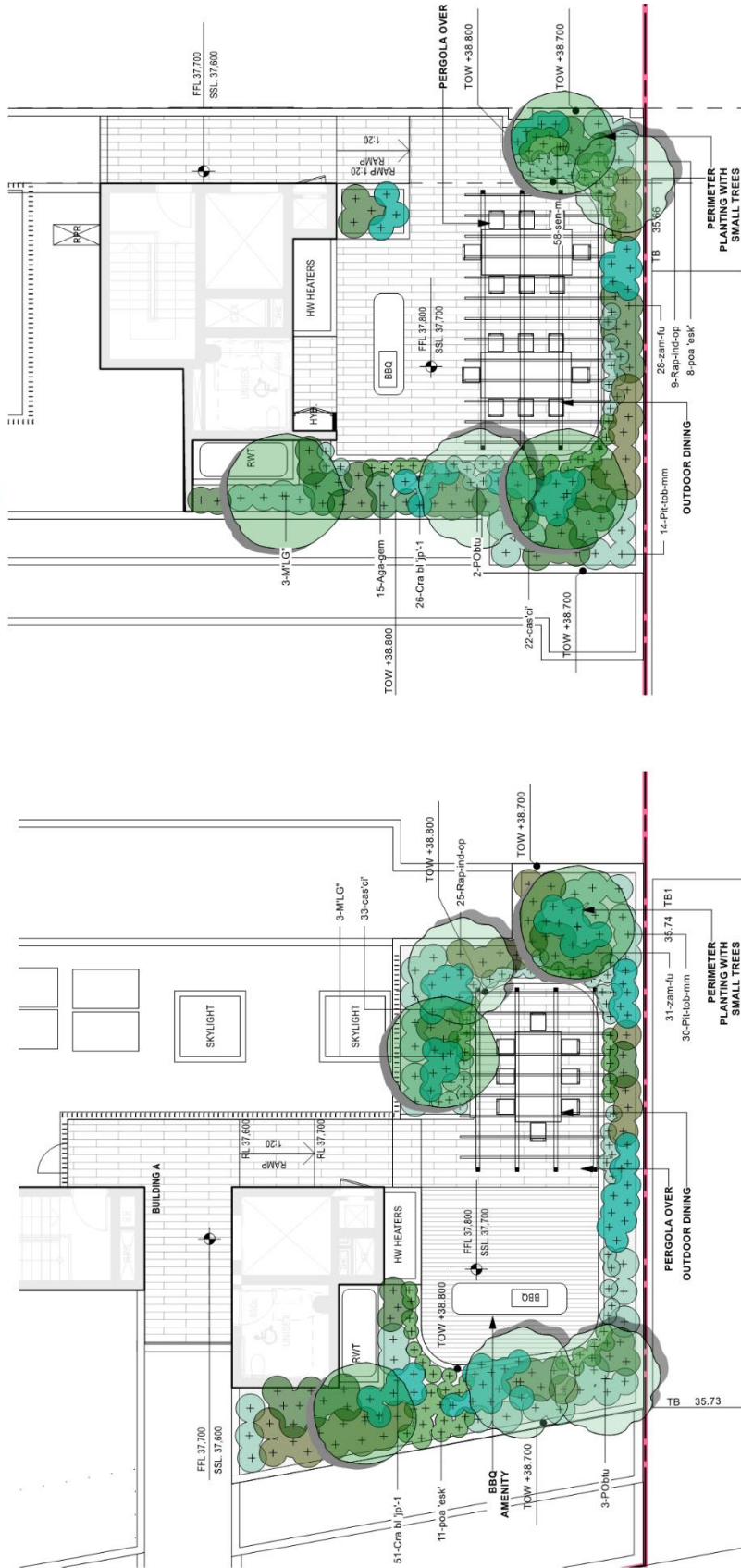


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Scale: 1:100 @ A3

Project: PROPOSED LANDSCAPE WORKS
Address: 246-248 WARDELL RD, MARRICKVILLE
Drawing Title: LEVEL 5 LANDSCAPE PLAN

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LEGEND

- SITE BOUNDARY
- PROPOSED TREES (Refer plant schedule)
- PROPOSED PLANTING (Refer plant schedule)
- GARDEN, ON STRUCTURE
- BUILDING OUTLINE
- DECKING (Refer specification)
- PAVING TYPE 2 (Natural Stone Paving)

REVISIONS

ISSUE	DATE	COMMENT
F	9/11/22	FOR \$4.55
E	16/2/22	FOR APPROVAL
D	14/2/22	FOR APPROVAL

Page **L-05 F**

DEVELOPMENT CONSENT

Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions

1 WESTERN ROOF 1:100 @ A3
 2 EASTERN ROOF 1:100 @ A3

Scale 1:100 @ A3

INNER WEST

Project: PROPOSED LANDSCAPE PLAN
 Address: 246-248 WARDELL RD, HARRISVILLE
 Drawing Title: LEVEL 6 LANDSCAPE PLAN

KEY PLAN

Ref to Drawing 1L-03
 Ref to Drawing 2L-03

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PLANTING SCHEDULE

Trees ID	Botanical Name	Common Name	Scheduled Size
CAUS	Casuarina	Australian Tree Fern	45L
EE	Elaeocarpus eumundi	Smoothed leaved Quandong	45L
HFcat	Howea forsteriana	Kentia Palm	45L
MG*	Magnolia 'Little Gem'	Magnolia	45L
Pobtu	Plumera obtusa	Frangipani	45L
Pblau 'u' pbr	Tristanopsis laurina 'Luscious PBR'	Luscious® (OZBREED)	100L
Rubus	Rubus	Rubus	200mm
car 'DS'	Carissa 'Desert Star'	Carissa 'Desert Star'	200mm
Lig-en	Ligularia reniformis	Tractor Seat Plant	200mm
Phi-con	Philodendron 'Rogo Congo'	Rogo Congo	200mm
Phi-xan	Philodendron 'Xanadu'	Western Philodendron	200mm
Phi-100-mm	Philoporum tobira 'Miss Muffet'	Miss Muffet	200mm
Rapi-ind-sp	Rapidozia indica 'oriental pear'	Indian Tree Fern	200mm
Rhaph	Raphia	Raphia	200mm
Vib-colo	Viburnum cederstroemii	Viburnum	200mm

DEVELOPMENT CONSENT

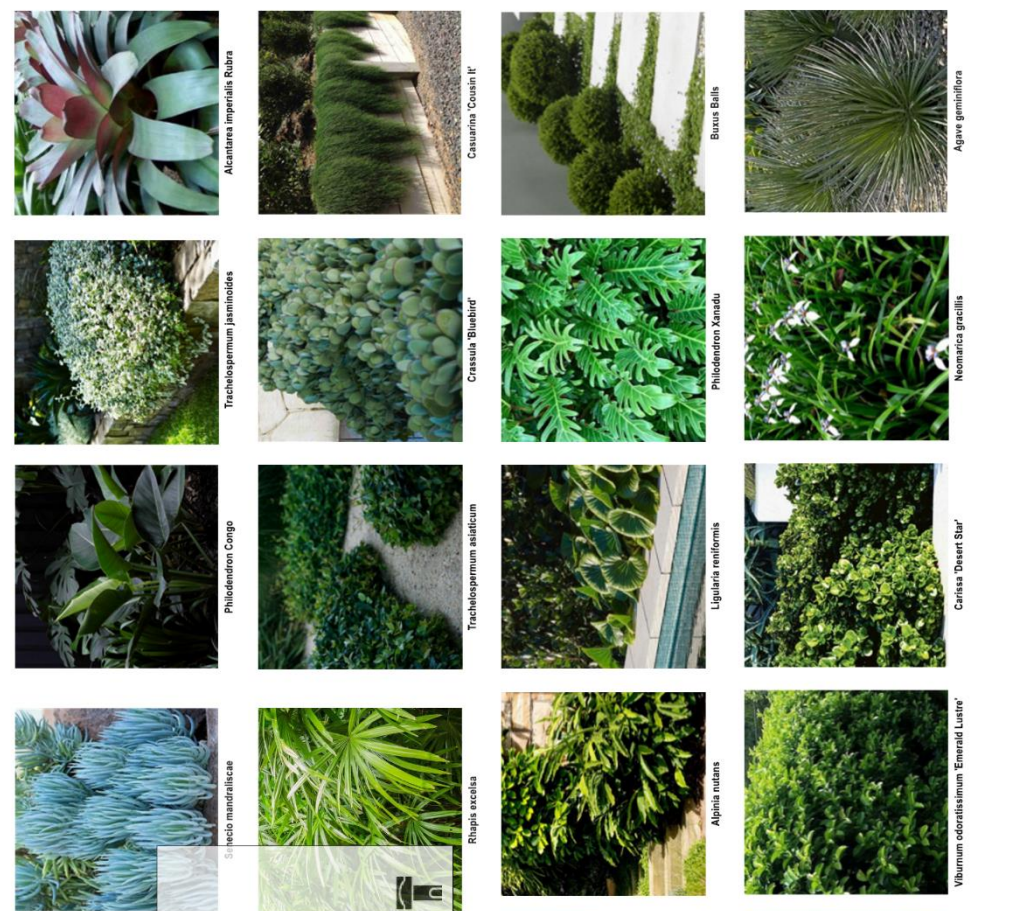
Determination No: MOD/2023/0019
 Determination Date: 14 November 2023

Subject to attached conditions

Ground Covers	Common Name	Scheduled Size
Agg-gem	Agave geminiflora	150mm
Alc-div	Alcantarea imperialis Rubra	150mm
Alp-niv	Alpinia nutans	150mm
Asp-nla	Aspidistra elatior	200mm
cas-ef	Casuarina 'Cousin It'	140mm
cas-nla	Casuarina 'Cousin It'	150mm
Cr-a 10'-1	Crassula 'Blue Bird'	150mm
En-aur	Epipremnum aureum 'Marble Queen'	200mm
sen-ma	Senecio mandraliscae	200mm
zam-lu	Zamia furfuracea	150mm

Grasses

Lir-mus-ajf	Liriope muscari 'Evergreen Giant'	200mm
Neo-cas	Neomarica cataractae	200mm
Pos-Esk	Posidonia maritima 'ESKDALE'	150mm



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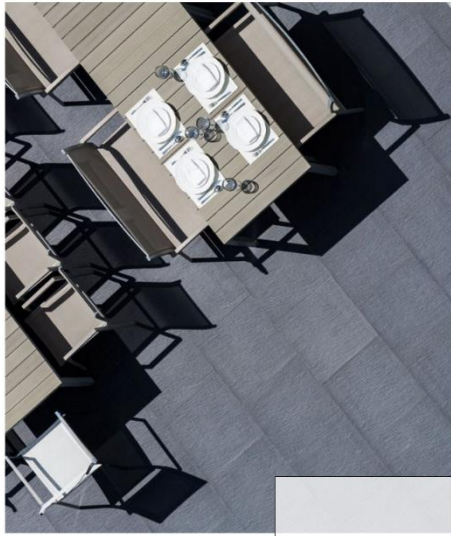
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REVISIONS

ISSUE	DATE	COMMENT
G	16/12/22	FOR \$4.55
F	9/11/22	FOR \$4.55
E	16/02/22	FOR APPROVAL

Page
L-06 G



OUTDOOR DINING AMENITY



TEXTURAL PLANTING TO ROOFTOP SPACES



INTEGRATED WALL SEATING

DEVELOPMENT CONSENT
 Determination No: MOD/2023/0019
 Determination Date: 14 November 2023
 Subject to attached conditions



LUSCIOUS PLANTING TYPOLOGIES ON LEVEL 1



OPEN TURF EXPANSE



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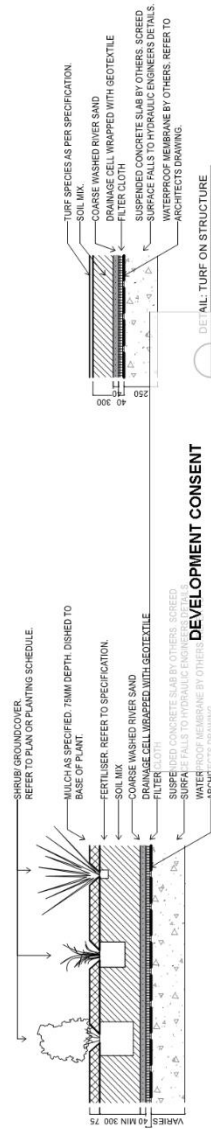
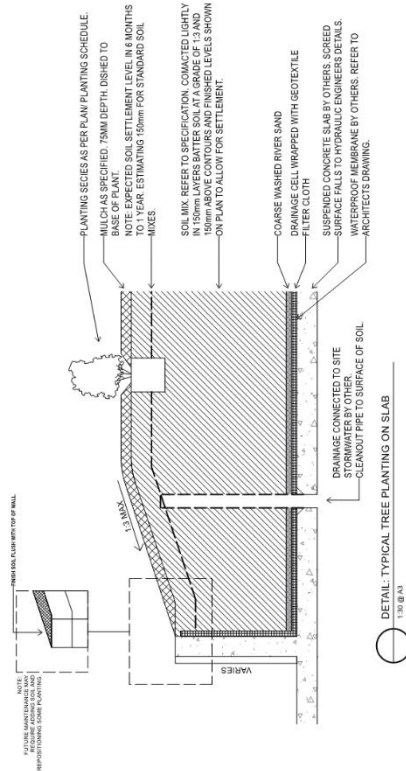
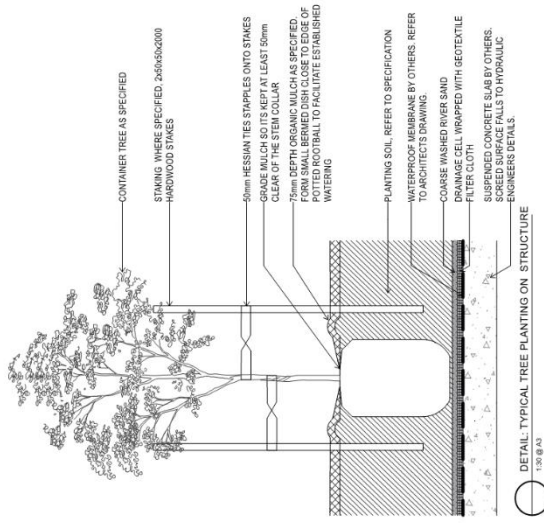
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E	16/2/22	FOR APPROVAL
D	16/2/22	FOR APPROVAL



Project	PROPOSED LANDSCAPE WORKS	Date	09/11/22
Address	246-248 WARDELL RD, MARRICKVILLE	Scale	1:100@A3
Drawing Title	PRECEDENT IMAGES		

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DEVELOPMENT CONSENT
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 Determination Date: 14 November 2023
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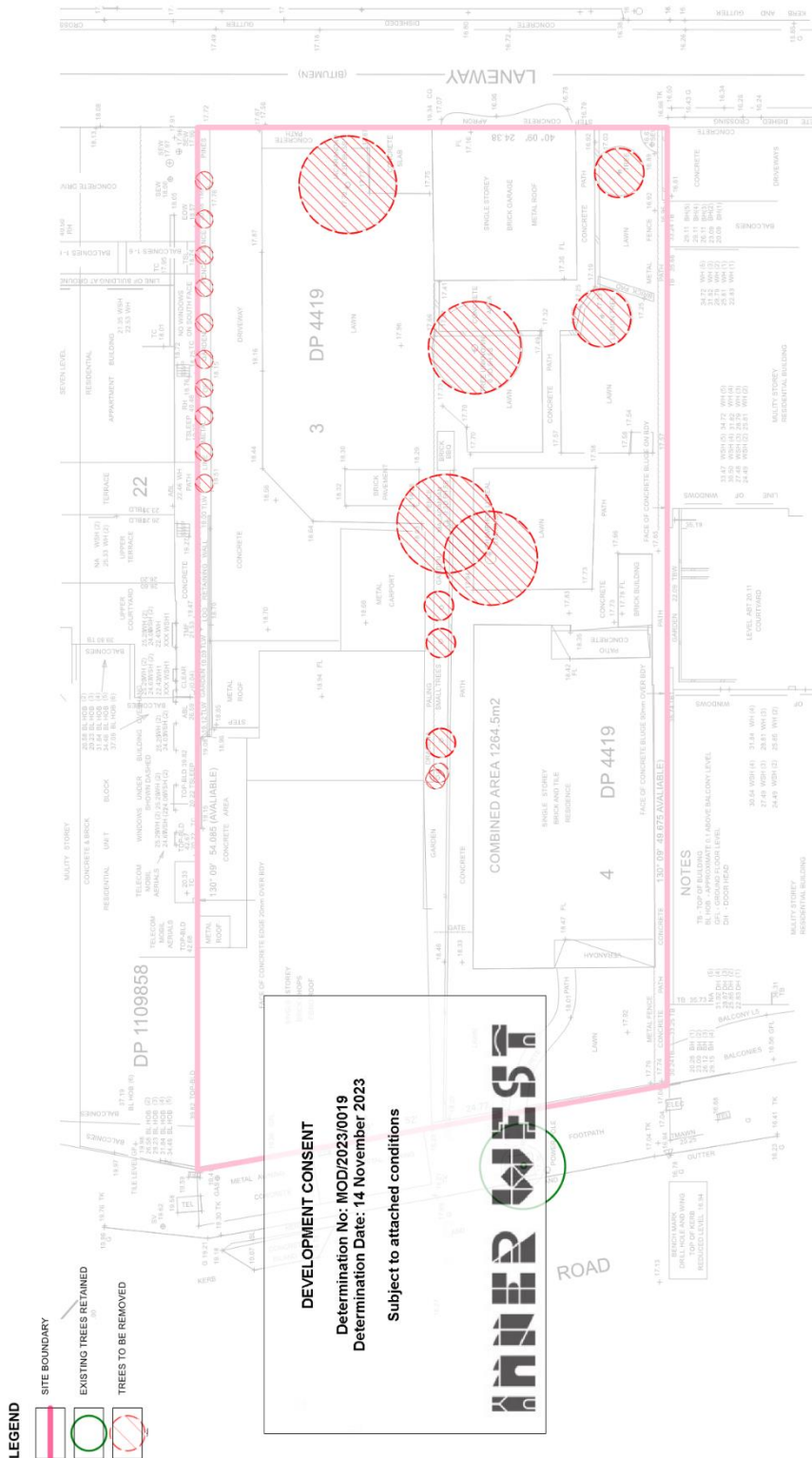
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E 16/2/22	FOR APPROVAL	
D 14/2/22	FOR APPROVAL	



INNER WEST
 PROJECT CONSULTANTS
 246-248 WARDELL RD, MARRICKVILLE
 Date: 9/11/22
 Scale: 1:100@A3

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DEVELOPMENT CONSENT
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 Determination Date: 14 November 2023
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REVISIONS	DATE	ISSUE	COMMENT
F	9/11/22	FOR \$4.55	
E	16/2/22	FOR APPROVAL	
D	14/2/22		



Project	PROPOSED LANDSCAPE WORKS
Address	246-248 WARDELL RD, MARRICKVILLE
Drawing Title	EXISTING TREE
Date	09/11/22
Scale	1:200@A3

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All gardens to have installed a drop irrigation system controlled from within the store & run off tank water (with possible town water top up). Irrigation system can be designed and installed by Site Design. Call David James on 0483 358 180

DATE	ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS
01/01/2023	W	M	M	W	F	M	D	W		
02/01/2023	W	M	M	W	F	M	D	W		
03/01/2023	W	M	M	W	F	M	D	W		
04/01/2023	F	M	M	F	M	M	D	W		
05/01/2023	F	NA	M	F	M	M	D	W		
06/01/2023	F	NA	M	M	M	M	D	W		
07/01/2023	M	NA	M	M	NA	NA	2ND D	W		
08/01/2023	M	NA	M	M	NA	NA	2ND D	W		
09/01/2023	M	NA	M	M	NA	NA	2ND D	W		
10/01/2023	F	F	M	F	M	M	D	W		
11/01/2023	F	F	M	F	M	M	D	W		

Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
 iv) Any free species exempted by the Sutherland Shire Local Environmental Plan 2015.



F	91122	FOR \$4.55
E	16222	FOR APPROVAL
D	14222	FOR APPROVAL
	ISSUE DATE	COMMENT



This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-flotable mesh) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstatement all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building area (rise to 1m forward of B.L. Pollution, sediment & erosion construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planning lists and the SASIX local plant list

D.A approved landscape plans are required to be constructed as approved to obtain occupancy certificate.

GENERAL NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned. All structural work and site works to be carried out in accordance with the relevant Australian Standards.

This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684.

NOTE

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.

All dimensions are to be checked and verified on site before the commencement of any work.

No responsibility will be accepted by SiteDesign for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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The design of the swimming pool and associated equipment must comply with the following requirements:

- i) The Swimming Pools Act & Regulations.
- ii) Australian Standard 1926 Swimming Pool Safety as prescribed under the Building Code of Australia.
- iii) All associated equipment must be tested, installed and/or isolated so that the noise emitted does not exceed an LAeq (15min) of not more than 64dB(A) above the background level in any octave band from 31.5Hz to 8kHz centre frequencies inclusive at the boundary of the site

The swimming pool excavation and/or swimming pool must be provided with a retaining wall or falling into the excavation or pool at all times throughout the construction phase.

Note:

- The measurement of sound must be carried out in accordance with Australian Standard 1026.
- Additional information is available from Sutherland Shire Swimming Pool Environmental Specification.
- Landscaping and ancillary structures must not intrude into the child-resistant barrier Non-Climbable Zone.
- Only structures associated with the pool may be located within the pool area.
- Structures associated with the pool, including sheds, pergolas or any other non pool-related structures are not permitted within the pool area.

Before the issue of any Occupation Certificate:

- i) The child resistant barrier must be installed in accordance with A above.
- ii) The swimming pool is to be registered in the NSW Swimming Pool Register.

The pump and associated equipment must be maintained and operated in accordance with the noise levels described above.

- ii) The child resistant barrier must be maintained in accordance with the Australian Standard as described above.

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

DEVELOPMENT CONSENT

Determination No: MOD/2023/0019
 Determination Date: 14 November 2023

Subject to attached conditions

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INNER WEST
 ARCHITECTURE INTERIORS LANDSCAPE WORKS

Address: 246-248 WARDELL RD, MARRICKVILLE
 Drawing Title: NOTES
 Date: 09/11/22
 Scale: N/A

SYDNEY NSW 2040
 Tel: 02 9550 2445
 Email: info@siteudios.com.au
 www.siteudios.com.au

LANDSCAPE SPECIFICATION

PRELIMINARIES

1.01 GENERAL
The following general conditions should be considered prior to the commencement of landscape works:

1.02 PROTECTION OF EXISTING TREES
Existing trees identified to be retained shall be done so in accordance with NWSPEC Guide 2:7, Guide to Assessing Tree Quality,

1.04 EROSION & POLLUTION CONTROL
The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion

SOIL WORKS
2.01 MATERIALS
Specified Soil Conditioner (Generally to improve site soil)
Note that for sites where soil testing indicates towns or extremes in pH, or soils that are extremely poor, allow to excavate and supply

New gardens & prepared Planting
Planting shall be done in accordance with the following:
- All plants to be supplied by the Contractor shall be supplied by ANL or approved entity.

Site Topsoil
Site topsoil is to be taken and free of unwanted matter such as gravel, cobbles, jumps, grass, weeds, tree roots, stumps, stumps and

2.02 INSTALLATION
a) Establishing Subgrade Levels
Establish subgrade levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

b) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakdown of the

DEVELOPMENT CONSENT

Determination No. MOD/2023/0019
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Subject to attached conditions

3.01 PLANTING
3.01.1 Drainage Works
3.01.2 Protection of Existing Trees
3.01.3 Erosion & Pollution Control
3.01.4 Soil Works
3.01.5 Site Topsoil

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Table with 2 columns: PROPOSED LANDSCAPE WORKS, SPECIFICATION. Row 1: 246-248 WARDELL RD, MARRICKVILLE, Date: 09/11/22, Scale: 1/10

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HARDSCAPE WORKS

4.01 GENERAL
The Contractor shall undertake the installation of all landscape works as detailed on the drawings, or where not detailed, by

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)
An automated drip-irrigation system is to be installed to all gardens, patios and lawn areas in accordance with the approved

Drainage

The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements

The irrigation system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to

Services Co-ordination

The Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through

Testing & Defects

Upon completion of installation, the system shall be tested, including:
- The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a

12 MONTH MAINTENANCE

6.01 GENERAL
The maintenance and maintenance period shall be 12 months beginning from the approved completion of the specified construction

Table with 4 columns: F, E, D, ISSUE. Row 1: 9/11/22 FOR \$4.55, 16/02/22 FOR APPROVAL, 14/02/22 FOR APPROVAL, DATE COMMENT



246-248 Wardell Road Marrickville

SITE AREA

1,264.5

2,875 m²

2.27 : 1

COMMERCIAL GROSS FLOOR AREA

222 m²

RESIDENTIAL UNITS

38

TOTAL CARPARKING

27 + CAR WASH BAY

Detailed Calculations

REQUIREMENT	PROVISIONS	COMPLIANCE
Site Area	246.1 MHA	272.1 ✓
Plot Ratio	3.014 MHA	2.27 ✓
Gross Floor Area	2,875.0 m ²	2,875.0 m ² ✓
Building Height	20.00 m MAX	24.00 m ✓
Carparking (MCP)	Residential 28.4 MHA Commercial Visitor 7.6 MHA Total 36.0 MHA	35.0 ✓
Carparking (DOP)	Residential 19 MHA Commercial Visitor 10 MHA Total 29 MHA	27.0 ✓
Motorcycle parking (1:70 units)	1.90 MHA	2.0 ✓
Bicycle parking	27.00 MHA	27.0 ✓
Solar Access (> 2hours)	70% MHA	28 74% ✓
No Solar Access (< 15 mins)	15% MAX	5 13% ✓
Cross Ventilation (first 10 storeys)	60% MHA	27 71% ✓
Adaptation Units	30% MHA	8 31% ✓
Adaptable Housing (Solar level)	20% MHA	8 21% ✓
Communal Open Space (AOC)	23% MHA	529 m ² 41.8% ✓
Unit Storage (min. half m unit, remaining in basement)	2800 8 m ³ MHA 10 m ³ MHA 7% MHA	8 m ³ ✓ 10 m ³ ✓ 5% ✓
Deep Soil (AOC)	60 m ²	60 m ² ✓

DEVELOPMENT CONSENT
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UNITS CITY	CARPARKING PROVIDED		AGG CALCULATED	
	10 Storeys	Solar Access (< 15mins)	Solar Access (> 2 hrs)	Cross Ventilated (first 10 Storeys)
10 Bed +	0	0	0	0
3Bed	0	0	0	0
2Bed	0	0	0	0
1Bed	0	0	0	0
Studio	0	0	0	0
10 Bed +	0	0	0	0
3Bed	0	0	0	0
2Bed	0	0	0	0
1Bed	0	0	0	0
Studio	0	0	0	0
10 Bed +	0	0	0	0
3Bed	0	0	0	0
2Bed	0	0	0	0
1Bed	0	0	0	0
Studio	0	0	0	0
Total	38	74%	27.00	13.2%

- NOTES
- Commercial parking: Where units are referenced from the AOC rates, carparking spaces are calculated based on 0.50bed, 0.40bed, 0.30bed, 0.20bed, 0.15bed, and 0.10bed.
 - Residential parking: Where units are referenced from the AOC rates, carparking spaces are calculated based on 0.40bed, 0.30bed, 0.20bed, 0.15bed, and 0.10bed.
 - Commercial parking: Where units are referenced from the AOC rates, carparking spaces are calculated at 1/100m².
 - Bicycle spaces: MCP requires 1:70 units for residents + 1:100 units for visitors.

Green Star Energy Rating Certificate Number: 2302/23239

Energy-saving rating: **5.3** stars

Multi-unit development (area being developed): **237** units

Area of development: **2,875** m²

Number of energy-efficient features: Rainwater Solar panels

Assessor Name/Number: [Signature] / [Number]

Assessor Signature: [Signature] Date: 20/11/2023



Scale: @A3 Sheet Size

Project Number: **17-089**

Drawing Number: **DA-000**

Revision: **03**

Drawing Title: **COVER + DATA**

MIXED USE RESIDENTIAL
 246-248 Wardell Road Marrickville NSW

Normalized Architects:
 Ziad Bourneham Reg no 80308



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