



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2016.194.1
Address	379-381 Liverpool Road ASHFIELD
Proposal	Demolition of existing structures and construction of two residential flat buildings of 6 storeys consisting of 60 dwellings over basement and at grade car parking and two multi dwelling housing buildings of two to three storeys consisting of 6 dwellings with associated car parking and landscaping
Date of Lodgement	7 September 2016
Applicant	Pamada Pty Ltd
Owner	Sydrock Holdings Pty Ltd
Number of Submissions	4 (incl. 1 letter on behalf of 4 properties)
Value of works	\$17,440,674
Reason for determination at Planning Panel	Exceeds officer delegation
Main Issues	<ul style="list-style-type: none"> • Stormwater • Flooding • Height • Privacy/rear setback
Recommendation	Deferred commencement consent
Location Plan	Legend
Site	Objections

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of existing structures and construction of two residential flat buildings of 6 storeys each consisting of 60 dwellings over basement and at grade car parking and two multi dwelling housing buildings of two to three storeys consisting of 6 dwellings with associated car parking and landscaping at 479-481 Liverpool Road, Ashfield. The application was notified to surrounding properties and 4 submissions (incl. 1 letter on behalf of 4 properties) were received.

The main issues associated with the application include:

- Sydney Water Easement: The site is constrained by a Sydney Water stormwater easement along its western side. This has heavily influenced the height of the driveway opening and the general site planning.
- Flooding: The ground floor level has been elevated to comply with the required flood planning level. In particular, this has dictated the design of the front entry area which cannot contain habitable rooms on the ground level due to the flood planning level. Residential accommodation is consequently located at the level above. At the rear of the site, the ground floor level and vehicular circulation has been substantially elevated to clear the flood planning level.
- Privacy: The elevation of the town houses on the northern part of the site gives rise to potential privacy issues on adjacent properties particularly to the north. Conditions are recommended to increase the rear setbacks to 4m and apply various other privacy features including a high masonry rear boundary wall (at the neighbour's request), privacy louvres, more landscaping and an increased rear setback. In respect of the latter, the plans have been scrutinised to ensure that the recommended condition is workable and would not result in any material change to the accommodation provision proposed.
- Height – Ashfield Local Environmental Plan 2013: The northern-most residential flat building (which is located in a 23m height zone) intrudes very slightly into a part of the site which is affected by a 12.5m height limit. This is due to a slight wedge shaped mismatch between the boundaries of the 23m/12.5m height zones and the boundaries of the B4/R3 land use zones. The intrusion is limited to small projections of some balconies on the northern side of building B. The applicant has submitted a clause 4.6 contravention request which argues that strict compliance would result in an awkward architectural outcome due to truncated balcony ledges. It is considered that the request is well founded and it is supported.
- Height – Multi-dwelling housing units: The multi-dwelling housing units located on the part of the site zoned R3 have been elevated to satisfy the requirements of the flood planning level. This has resulted in an unusually elevated podium level. Despite this, the proposal sits well under the maximum height limit, does not cause any overshadowing impacts and, except as noted above, does not result in adverse privacy impacts. The application does, however, propose to extend the elevated podium directly to the side and rear boundaries along with the 2m high retaining walls (presumably topped with a 1.8m high boundary fence). This would create unacceptable impacts of overbearing scale upon the neighbouring R3 and R2 zoned sites and is not acceptable. To address this, a condition has been recommended requiring

retention of the existing natural ground level around the perimeter of the site which would result in a more typical and acceptable configuration on the boundaries with adjacent properties.

- **Internal Apartment Sizes:** Several apartments do not meet the minimum recommended internal area under the Apartment Design Guide. To address this, conditions are recommended to reduce the number of bedrooms in these units so as to meet the recommended minimum areas.
- **Materials and finishes:** The applicant has submitted a rendered perspective of the ground level front entry area which demonstrates a high quality public presentation. This level of detail has not, however, been reflected in the finishes schedule. A deferred commencement condition is proposed requiring 1:50 details of this area to ensure that the vision represented in the rendered perspectives is formalised in any consent.

Aside from the above, the proposal is generally compliant with the applicable controls and the application is recommended for approval by way of deferred commencement consent.

2. Proposal

The DA proposes the demolition of all existing structures on the Site and construction of a mixed use development incorporating:

- Six townhouses each with two car parking spaces (and two visitor spaces) in two buildings
- 60 dwellings in two residential flat buildings
 - 23 x 1 bedroom,
 - 28 x 2 bedroom,
 - 9 x 3 bedroom
 - 76 car parking spaces and 12 bicycle parking spaces
- Communal open space

3. Site Description

The subject site is located on the northern side of Liverpool Road, Ashfield. The site area is approximately 3,286 square metres. An existing light industrial building is located on the site. Surrounding development comprises mixed use development including residential flat buildings.

The site consists of the following lots:

Street Address	Lot No.	Deposited Plan	Title System	Site Area
379 Liverpool Road	1	900503	Torrens	657.6m ²
381 Liverpool Road	11	130051	Torrens	1,245m ²
381 Liverpool Road	12	130051	Torrens	1,384m ²
TOTAL				3286.6m²

The site is divided across two zones as follows:

Zone	Site Area
R3 Medium Density Residential	2,165m ²
B4 Mixed Use	1,122m ²
TOTAL	3286.6m²

4. Background

4(a) Site history

Previous building and development applications submitted to Council for the subject site include:

No.	Determination Date	Proposal	Determination
379 Liverpool Road			
10.2008.111.1	26.08.2008	Relocation of car parking	Approved
6.1991.361.1	17.12.1991	Alterations to warehouse and office	Approved
6.1984.311.1	28.08.1984	Amendment to BA 187/84	Approved
6.1984.187.1	25.05.1984	Additions to factory	Approved
6.1967.6148.1	26.01.1967	Partitions to office	Approved
6.1966.6112.1	14.12.1966	Alterations to lunch room and toilet	Approved
6.1966.6095.1	06.12.1966	Lunch room and toilet	Approved
381 Liverpool Road			
6.1994.263.1	16.09.1994	New warehouse	Approved
5.1992.254.1	22.10.1992	Reconstruction of buildings	Approved

4(b) Application history

The following table shows the background to the current application:

Application Milestones		
Date	Event	File no
06.07.2016	Provisional Development Application submitted.	17.2016.183
28.07.2016	Letter sent to applicant raising the following issues: 1. <i>The proposed front residential flat building is 23m in height. The top 3m of the building contain gross floor area in contravention of Clause 4.3(2a). The proposal should be amended to remove level 5 as it contains gross floor area in accordance with the</i>	17.2016.183

	<p>Ashfield LEP 2013.</p> <ol style="list-style-type: none">2. <i>It appears that the boundary between the B4 and R3 parts of the site are incorrectly located in the application documentation. Specifically the B4 Zone boundary encroaches into the R3 zone by approximately 2m. This incorrect boundary delineation has ramifications in terms of the floor space ratio and the maximum height which buildings in each zone area can achieve. The proposal should be amended accordingly.</i>3. <i>It should be noted that the boundary between the different height limit on the site does not align with the zone boundary; the result of this wedge of the land on the north western portion of the B4 zone part of the site has a height limit of only 12.5m. The proposal fails to comply with height limit in this location. Although it is possible to submit a Clause 4.6 variation request, please also note that the height must be reduced to comply as no variation will be supported.</i>4. <i>The gross floor area appears not to include stairs with the sole occupancy town houses. Since these are individual and not common vertical circulation, the stairs should be included as gross floor area.</i>5. <i>Further details of the winter garden in particular internal elevations and finishes are to be submitted. Please note that enclosed winter gardens would constitute gross floor area.</i>6. <i>The front setback to Liverpool Roads should be such that the eastern side of the front elevation is in line with the western wall of the newly constructed building to the east at No 377 Liverpool Road. It is suggested that any recess be removed and the building be built in line with the adjoining development. This is to avoid the side wall of the either building to be visible from the public space.</i>7. <i>The front faced should contain a greater extent of active frontage. This could be achieved by enlarging the lobby area and placing the glass line closer to the street.</i>8. <i>The setback of the rear part of the front building from the boundary of adjoining properties in the R3 zone should be provide. This setback to the boundary with Lot 1 DP 922336 should be a minimum of 1.5m e.g following the setback line of the proposed townhouse building.</i>9. <i>The proposal should have a minimum 3m setback, including at the podium level, with the boundaries with 6 and 8 Thomas Street.</i>10. <i>Please clarify why there is a level difference of approximately 190mm in the finished floor levels in</i>	
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	<p>front for the lift and at level 05.</p> <p>11. Please provide furniture layout on the plans as council is concerned that the internal configuration of the many dwelling may be difficult to furnish.</p> <p>12. The Liverpool Road elevation should tie in more carefully with the horizontal lines including the parapet of the recently constructed building to the east.</p> <p>13. Units 385 and 385 have deficient courtyards and should have a minimum of at least 4m and area of 35sqm. In this regards the setback to the rear boundary should also be a minimum of 6.</p> <p>14. It is noted that the proposed finishes are predominantly painted and render; it would be desirable to have more durable materials such as face bricks or stone cladding particularly at ground level and on planter walls, fences and the like where there is greater need for the durability.</p> <p>15. The proposed carparking is deficient and not calculated in accordance with the ADG requirements. Council is of the view that a total of 70 car parking spaces are required and the proposed 63 spaces fail to comply. The proposal should be amended accordingly.</p> <p>16. The site is flood affected and a flood impact assessment is required. Amended plans that reflect the flood planning levels identified in the Flood Certificate from WMA Water dated 13 April 2016 should be provided. It is also requested that Clause 10.0 of the Statement of Environmental Effects should be corrected that reflect the flood affectation.</p> <p>17. The development cannot proceed unless Sydney Water has provided its agreement to the relocation of the existing Sydney Water Channel. Please contact Sydney water and provided some evidence on their agreeing to the above,</p> <p>18. If the Sydney Water agrees, the site is a major stormwater flow path and therefore Council disagree with the provided flood report and necessary amendment to the proposal would be required.</p> <p>19. Please be advised that Part C1 of Ashfield AIDAP 2013 requires all units to contain at least one accessible bathroom and should be clearly shown on the plans.</p> <p>20. The development should include an area for the storage of bulky goods waste.</p>	
	Amended plans received to address above issues.	17.2016.183
01.08.2016	<p>Letter sent to applicant raising the following issues:</p> <p>1. A portion of the top 3m of the building still contains gross floor area in contravention of Clause 4.3(2a).</p>	17.2016.183

	<p><i>The proposal should be amended to remove any encroachments.</i></p> <p><i>2. It should be noted that the boundary between the different height limit on the site does not align with the zone boundary; the result of this wedge of the land on the north western portion of the B4 zone part of the site has a height limit of only 12.5m. The proposal fails to comply with height limit in this location. Please amend your proposal to comply. Alternatively submit a Clause 4.6 variation request which will be considered on its merits and there is no guarantee that Council will support such request.</i></p> <p><i>3. Whilst the design now submitted generally aligns with the adjacent building, apportion of the glass balustrading on the south eastern corner sits above the adjacent parapet. To avoid visibility from the street, it is suggested this be setback at least 2 metres from the line of the front facade.</i></p> <p><i>4. The rendering provided in respect of the front setback area should be supported by detailed architectural elevations of a scale at least 1:50 which also include details of colours and finishes</i></p> <p><i>5. Unit 387 has a deficient courtyard and should have a minimum area of 35 sqm.</i></p> <p><i>6. It is noted that the proposed finishes are predominantly painted and render; it would be desirable to have more durable materials such as face bricks or stone cladding particularly at ground level and on planter walls, fences and the like where there is greater need for the durability. Further details should be provided as the submitted Finishes schedule does not fully provides finishes to the front setback area.</i></p>	
07.09.2016	Development Application lodged	10.2016.194.1
21.09.2016	<p>Email sent to applicant raising following issues: <i>The applicant will need to provide a detailed landscape design, inclusive of the design details of the planters as I cannot confirm the viability and appropriateness of the landscape proposal from the landscape concept plans provided.</i></p> <p><i>Additionally the applicant will be required to provide streets consistent with the street tree strategy as per the following details;</i></p> <p><i>1. The applicant is to provide 3 new street trees from a minimum 400 litre containers, in the footpath at 5-8 metre spacing's.</i></p> <p><i>2. The new street trees are to be of the following</i></p>	10.2016.194.1

	<p><i>species; Pyrus calleryana ‘Chanticleer’.</i></p> <ol style="list-style-type: none"> <i>3. The new street trees are to be supplied and planted in accordance with the Street Tree Strategy, Section 8.2 (page C-30) and either Planting detail 9 (page C-43) or Planting detail 10 (page C-44).</i> <i>4. The tree planting pits are to have a minimum width of 2000mm and a minimum length of 6 metres and root ball depth of 500mm (excluding the depth required for the paving works).</i> <i>5. All below and above ground utility services are to be relocated to allow the construction of the tree pit as specified and to allow the tree root ball to be protected from all damage.</i> <i>6. The applicant is to provide a detailed design (following investigations of the utilities and negotiations for relocation) for Council approval in accordance with the above street tree planting requirements.</i> <i>7. The Applicant is to identify the nursery supplier of the new street tree and provide a photograph and proof of purchase of these trees. Council reserves the right to inspect the tree in the suppliers nursery prior to delivery to site and reserves the right to refuse permission to plant a nominated trees if not in accordance with the street tree strategy and the above requirements.</i> <p><i>I would also recommend that the Council engineering staff also be advised of this tree planting requirement.</i></p> <p><i>The development site potentially impacts on protected or significant trees.</i></p> <p><i>The applicant is to provide a detailed arborist report about these trees.</i></p> <p><i>In order to satisfy their accountability for tree protection and management, the applicant is to provide a detailed arborist report incorporating;</i></p> <ol style="list-style-type: none"> <i>a. A survey of all protected trees on the sites and on adjacent sites, within 5 metres of the development site.</i> <i>b. A arboricultural impact statement on all protected trees impacted by the development proposal. The tree setbacks, root protection zones should reflect the accumulative damage to the trees.</i> <i>c. A arboricultural/Tree Management Plan for all retained and planted trees.</i> 	
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11.10.2016	Issues raised by RMS forwarded to applicant.	10.2016.194. 1
02.11.2016	Amended design received from applicant and forward to RMS.	10.2016.194. 1
07.11.2016	Amended architectural plans received addressing issues raised by traffic engineer.	10.2016.194. 1
09.11.2016	Issues raised with applicant regarding inadequate deep soil area in front setback.	10.2016.194. 1
10.11.2016	Amended architectural plans received addressing above issues.	10.2016.194. 1
21.11.2016	Second RMS response forwarded to applicant raising remaining issues.	10.2016.194. 1
22.11.2016	Amended plans addressing RMS issues forwarded to RMS	10.2016.194. 1
25.11.2016	RMS Concurrence under Roads Act received.	10.2016.194. 1

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55—Remediation of Land—

The submitted Preliminary Contamination Report identifies a potential for contamination on the site and recommends that a Stage 2 Contamination Assessment be undertaken and, if any contaminants are identified, the preparation of a Remedial Action Plan.

A deferred commencement condition requiring this will be imposed on any consent.

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

The part of the development located in the B4 zone (equal to 2,165m²) is subject to the requirements of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65). The part of the development located in the R3 zone, however, does not satisfy the requirements for application of SEPP 65 due to its height and the number of dwellings in each building.

SEPP 65 prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

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

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

Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within AIDAP 2013 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development Primary Issues Table				
Clause	Standard		Proposed	Complies
28(2)(c)	Apartment Design Guide			
Part 3	Siting the development			
3D-1	Communal open space	Communal open space: min. 25% site area (2165m ²): 541m ²	25% <ul style="list-style-type: none"> • Podium: 474m² • Level 5: 194m² Total: 668m ² of which: <ul style="list-style-type: none"> • Allocated to R3: 127m² • Allocated to B4: 541m² (7%) 	Yes
3E-1	Deep soil zones	7% min dimension 3m	7%	Yes
3F1	Building Separation	6 metres between habitable	North and South Block:	Yes

	(up to four storeys)	rooms/balconies and side/rear boundaries	<ul style="list-style-type: none"> • 12m 	
		12m between habitable rooms/balconies in the same development	<p>North Block & 6-8 Thomas St:</p> <ul style="list-style-type: none"> • 6m 	Yes
			<p>North Block & Units 379-383: These two buildings have a minimal setback and are almost attached. Although the separation distance between balcony and bedroom window does not comply in plan, the levels are staggered such that the rooms of the northern tower are elevated and would look over the top of the townhouses. It is noted, however, that small balconies have been provided to the bedrooms of the townhouses which may create adverse privacy impacts upon the north apartment tower – a condition will be applied to any consent to delete these.</p>	Condition
			<p>The podium level communal open space:</p> <p>This area is located at first floor level directly above the ground</p>	Condition

			<p>level car parking area and directly on the common boundary which adjoins the ground level communal open space of the adjacent property at 371-377 Liverpool Road. Given this, a zero setback in this location is not considered appropriate and a condition will be applied to any consent to require a side setback of 1.5m. the associated reduction in the area of communal open space on the podium will still result in a compliant area.</p>	
3F1	<p>Building Separation (5 - 8 storeys)</p>	<p>9 metres between habitable rooms/balconies and side/rear boundaries</p> <p>18m between habitable rooms/balconies in the same development</p>	<p>12m</p> <p>The purpose of this guideline is to ensure adequate privacy impacts and solar access. It is acceptable given that:</p> <ul style="list-style-type: none"> The area of non-compliance relates to the interface between the balcony and bedroom of Unit 39 and two secondary bedrooms of Unit 59. As such, it is 	Acceptable

			<p>related to a relatively discrete element of the proposal.</p> <ul style="list-style-type: none"> • The separation distance, being the same at that of the levels below, would result in identical privacy impacts. • Solar access to the units below is consistent with the remainder of the ADG guidelines and as such there is no adverse impact on solar access. <p>Given this, the small variation is considered reasonable.</p>	
3J-1	<p>Car parking</p> <ul style="list-style-type: none"> • 88m of railway or light rail station; or • In or within 400m of B3/B4 land 	<p>RTA Rates for sub-regional centres:</p> <ul style="list-style-type: none"> • 0.6 spaces per 1 bedroom unit: 23 x 0.6 = 14 spaces • 0.9 spaces per 2 bedroom unit: 28 x 0.9 = 25 spaces • 1.40 spaces per 3 bedroom unit: 9 x 1.4 = 13 spaces <p>TOTAL: 52 spaces</p> <ul style="list-style-type: none"> • 1 visitor space per 5 units: TOTAL: 60 x 0.2: 12 	<ul style="list-style-type: none"> • Residential spaces: 63 • Visitor spaces: 12 <p>TOTAL: 75</p> <p>The proposal provides 11 spaces in excess of minimum requirements.</p>	Yes

		spaces Total: 64 spaces		
Part 4	Designing the Building			
4D-1(1)	Apartment size and layout	<p>Minimum internal areas:</p> <ul style="list-style-type: none"> • Studio: 35m² • 1 bed: 50m² • 2 bed: 70m² • 3 bed: 90m² 	<p>All units exceed the minimum areas except:</p> <ul style="list-style-type: none"> • Unit 25: 2 bed/62m² <p>This unit should be a minimum of 70m² and a condition of consent will be applied to any consent requiring these units to have no more than 2 bedrooms.</p> <ul style="list-style-type: none"> • Unit 44: 3 bed/80m² • Unit 49: 3 bed/80m² • Unit 54: 3 bed/80m² • Unit 59: 3 bed/80m² <p>These units should be a minimum of 90m² and a condition of consent will be applied to any consent requiring these units to have no more than 2 bedrooms.</p>	Condition
4G-1(1)	Storage	<p>Minimum storage:</p> <ul style="list-style-type: none"> • Studio: 4m³ • 1 Bed: 6m³ • 2 Bed: 8m³ • 3 Bed: 10m³ <p>50% to be in apartment (not bedroom/kitchen)</p>	<p>Units do not provide adequate storage. Conditions will be applied to any consent requiring compliance.</p>	Condition
4J-2	Noise and pollution	Appropriate noise shielding or	The acoustic report	Condition

		attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	recommends suitable acoustic treatment which will be conditioned in any consent.	
4M-1	Facades	Building facades provide visual interest and respect character of local area.	The building façade (as represented in the photorenderings) provides a variety of materials and finishes which provides good articulation and a visual character suitable to the existing and evolving context of the locality. A condition of consent will require 1:50 drawings showing in detail the appropriate allocation of high quality and durable materials and finishes.	Condition
4O	Landscape design		The landscape design is considered appropriate in respect of its treatment of Liverpool Road and the remainder of the site. There is no detailed landscape plan and this will be required as a condition of any consent.	Condition
4X-3	Building	Material selection	Much of the	Condition

	maintenance	reduces ongoing maintenance costs.	proposal is painted render which lacks long term durability. To remedy this, a condition will be applied to any consent requiring the partial use of durable low maintenance materials (ie dark coloured face brick) especially at ground level and for fences and dwarf walls.	
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As identified in the above table, the proposal generally satisfies the requirements of the SEPP except as noted above where the impacts would be acceptable or could be addressed by way of conditions of consent.

There are a number of minor non-compliances in respect of inadequate floor area of several units, inadequate storage as well as inadequate refinement of materials and finishes. These matters can be addressed by way of deferred commencement conditions to reduce the number of bedrooms in these apartments.

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

A suitable BASIX Certificate was submitted with the application.

5(a)(iv) State Environmental Planning Policy (Infrastructure) 2007

Development with frontage to classified road (Clause 101)

The site has a frontage to Liverpool Road, a classified road. Under Clause 101 (2) of State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that the efficiency and operation of the classified road will not be adversely affected by the development.

The application was referred to Roads and Maritime Services (RMS) for comment. RMS has subsequently provided its concurrence subject to recommended conditions of consent.

Impact of road noise or vibration on non-road development (Clause 102)

Clause 102 of the SEPP Infrastructure relates to the impact of road noise or vibration on non-road development on land in or adjacent to a road corridor or any other road with an annual average daily traffic volume of more than 40,000 vehicle. Under that

clause, a development for the purpose of a building for residential use requires that appropriate measures are incorporated into such developments to ensure that certain noise levels are not exceeded.

The applicant submitted a Noise Assessment Report with the application that demonstrates that the development will comply with the LAeq levels stipulated in Clause 102 of the SEPP. Conditions are included in the recommendation.

5(a)(v) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally inconsistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities for the following reasons:

5(a)(vi) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the Ashfield Local Environment Plan 2013:

Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Complies
2.3	Zone objectives and land use table	Zone B4 Mixed Use (1,122m ²)	Residential flat building	Yes
		Zone R3 Medium Density Residential (2,165m ²)	Multi dwelling housing	Yes
4.3	Height of buildings	Front of site: 23m	21m	Yes
		Rear of site: 12.5m	Part: 8.5m	Yes
			Part: 21m	No
4.3(2A)	Height of buildings	If a building is located on land in Zone B4 Mixed Use, any part of the building that is within 3 metres of the height limit set by subclause (2) must not include any area that forms part of the gross floor area of the building and must	The top three metres does not include gross floor area.	Yes

		not be reasonably capable of modification to include such an area.		
4.4	Floor space ratio	Zone B4 Mixed Use: 2:1	1.99:1	Yes
		Zone R3 Medium Density Residential : 0.7:1	0.68:1	Yes
4.6(3)	Exceptions to development standards	Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:	A written request has been submitted to address the non-compliance with the maximum height standard of the rear part of the site of 12.5m which is breached by minor projections on the façade and balconies of the front part of the development.	Yes
4.6(3)(a)	“	That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	Satisfactorily demonstrated that compliance is unnecessary due to: <ul style="list-style-type: none"> • Compliance with the objectives of the standard; • Lack of any adverse amenity impacts. 	Yes
4.6(3)(b)	“	That there are sufficient environmental planning grounds to justify contravening the development standard.	Strict compliance would result in small elements of the proposal being shaved off resulting in unusual angled balcony and other projections on the north façade of the north most tower which would appear architecturally awkward. A non-compliant proposal, however,	Yes

			achieves an aesthetically coherent result.	
4.6(4)	“	Development consent must not be granted for development that contravenes a development standard unless:		
4.6(4)(a)	“	The consent authority is satisfied that:		
4.6(4)(a)(ii)	“	The applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and	The request has adequately dealt with these matters.	Yes
4.6(4)(a)(iii)	“	The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	The proposal is in the public interest as: <ul style="list-style-type: none"> • It is compliant with the objectives of the standard; • There are no adverse amenity impacts on adjacent properties. 	Yes
4.6(4)(b)	“	The concurrence of the Director-General has been obtained.	Concurrence of the director general is delegated to Council.	Yes
5.10	Heritage Conservation	Located adjacent: <ul style="list-style-type: none"> • Heritage Item I-216 (338 Liverpool Road, Ashfield) 		
5.10(5)	Heritage assessment	The consent authority may, before granting consent to any development: <ol style="list-style-type: none"> on land on which a heritage item is located, or on land that is within a heritage 	The application is assessed as satisfactory by Council’s Heritage Advisor subject to further information regarding materials and finishes to the front setback and entry area.	Yes

		<p>conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>		
6.2(3)(a)		is compatible with the flood hazard of the land, and	Assessed by Council's development engineer as satisfactory subject to deferred commencement conditions of consent.	Yes

As demonstrated in the above table, the proposal complies fully with Ashfield LEP 2013 except in respect of building height. A satisfactory contravention request has, however, been submitted under clause 4.6 of Ashfield LEP 2013 to address this matter and the contravention is considered acceptable.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Ashfield Interim Development Assessment Policy 2013.

Ashfield Interim Development Assessment Policy 2013, Part C4: Ashfield West				
Primary Issues Table				
(Applies to B4 part of site only)				
Clause No.	Standard	Required	Proposed	Complies
2	Building Height and Location			
2.1	Maximum Building Height	6 storeys	6 storeys	Yes
2.3	Building Locations	6m front setback Liverpool Road	6.3m & 4m The front setbacks are consistent with those approved on the adjacent site at 371-377 Liverpool Road and average 6m.	Yes
3	Landscape			
3.1	Main road frontage and building structure setbacks for front gardens and trees	3m deep soil zone along frontages.	3m min.	Yes
4	Pedestrian Amenity and Safety			
4.3	Visibility to Street	Residential lobbies to be min 5m wide.	2.5m wide – this is considered acceptable.	Acceptable
4.4	Location of Parking	Any at grade parking to be located behind any active street frontage.	At grade parking is concealed behind the foyer areas.	Yes
4.8		Minimum requirements for security devices.	To be conditioned in any consent.	Condition
5	Residential Amenity			
5.1	Acceptable noise levels	Maximum noise levels in apartments not to exceed: <ul style="list-style-type: none"> • 40dBA for living areas • 35dBA for 	Achievable if recommendations of supplied acoustic report implemented by condition of consent.	Condition

		bedrooms		
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**Ashfield Interim Development Assessment Policy 2013, Part C5: Multi-unit Development in Residential Flat Zones
Primary Issues Table
(Applies to R3 part of site only)**

Clause No.	Standard	Required	Proposed	Complies
3	Preferred Development			
3.5(d)		Building design, roof form, detailing and materials visible from public areas and adjoining properties should not be in strong visual contrast with any positive and characteristic features of neighbouring properties. Generally the materials and finishes of the building to be similar to the traditional finishes predominating in Ashfield. Buildings to usually be in bichromatic (two colour) face brick with gabled/hipped terra cotta tiled pitched roof forms with no reflective materials that may cause glare.	The finishes and materials are generally sympathetic to the character of the locality. There is, however, excessive use of painted render. Conditions will be applied to any consent requiring the use of more durable materials, especially in high wear areas.	Condition
3.5(g)		Entries to underground parking not to be visible from the street front.	The basement ramp is not visible from the street.	Yes
3.6	Fences and walls			
4	Housing Density			
4.3	Floor Space Ratios	0.7:1	0.68:1	Yes
5	Siting, Building Height and Solar Access			

5.9	Building Height	12.5m as per height for R3 Medium Density Residential Zones, Code in Ashfield LEP 2013.	11m	Yes
5.9(a)		3 storeys maximum height	2 storeys/partially 3 storeys	Yes
5.11		Height of the first floor no to exceed 3.4m.	Height of first floor is 4.9m but this is necessitated by the flood planning controls applying to the site and does not result in adverse impacts on adjacent properties.	Acceptable
5.16		<i>Maximum</i> amount of overshadowing:		
5.16(a)		Sunlight to at least 50% (or 35m ² with minimum dimension 2.5m, whichever is the lesser area) of the principal private area of ground level private open space of adjacent properties not to be reduced to less than three (3) hours between 9am and 3pm on 21 June. Where existing overshadowing by buildings and fences is greater than this, sunlight is not further reduced by more than 20% at any one time.	No principal areas of private open space on adjacent properties would be overshadowed unacceptably by the development.	Yes
5.16(b)		Private courtyards within a development to receive 3 hours of sunlight over 50% of area, between 9am and 3pm on 21 June.	Adequate solar access to courtyards.	Yes
5.16(c)		Existing solar access should be maintained to at least 40% of the glazed areas of any	No impact upon north facing living room windows of buildings to the south.	Yes

		neighbouring north facing living room/dining room windows, for at least 3 hours between 9am and 3pm in mid winter (on 21 June). If existing solar access is already less than this standard, it should not be further reduced by more than 20% at any time.		
5.16(d)		North facing windows within a new development should achieve the same standard of solar access.	All north facing windows would receive solar access consistent with these requirements.	Yes
6	Privacy, Views and Outlook			
6.3	Visual privacy	Visual privacy is required to meet the following standards, both within developments as well as across boundaries:		
6.3(a)		Ground level direct facing windows to be a minimum of 9 metres apart or, where screening devices or planting is used, 6 metres apart. Direct facing includes an arc of 45° on either side of a window. If screening is used, the view of the area overlooked must be restricted within 9 metres and beyond an angle of 45° from the plane of the wall containing the opening, measured from a height of 1.7m above floor level.	Ground level north facing windows of units 385, 387 & 389 are 9m and more from the windows of the buildings to the north. The ground level, has, however, been elevated to comply with the flood planning level and it is considered that the separation distances provided are inadequate. Conditions will be applied to any consent to address this issue requiring greater setbacks and the provision of dense screen planting along the boundary with adjacent residential	Condition

			properties.	
6.3(b)		As an alternative to 6.3 (a), windows to have minimum sill heights of 1.7m above floor level, or have fixed obscure glazing in any part of the window below 1.7m above floor level.	Windows capable of overlooking adjacent residential properties will be required to be fitted with either privacy screens or translucent glass or have raised sill heights where appropriate.	Condi on
6.3(c)		Balconies, terraces and decks to be placed a minimum 12 metres away from any facing window or other balcony.	The ground level balconies have been elevated to comply with the flood planning level and it is considered that the separation distances provided are inadequate and should be increased due to the additional height. Conditions will be applied to any consent to address this issue requiring greater setbacks, the provision of dense screen planting along the boundary with adjacent residential properties and higher balustrades of solid construction.	Condi on
6.3(d)		Windows and balconies not to overlook adjoining areas of private open space. An outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a development to be obscured or screened	Windows and balconies either look into the internal courtyard area or to the front or rear. There are no side facing windows or balconies. The rooftop terrace on the rear building, however, is not considered	Condi on

		where a direct view is available into adjoining areas of private open space.	appropriate (nor necessary) due to privacy concerns of adjacent properties and will be deleted by condition.	
6.4		these standards must be achieved within developments, as well as across boundaries.	Conditions will be applied to ensure a satisfactory outcome.	Condition
6.5	Acoustic Privacy	The level of acoustic privacy is required to meet the following standards, both within developments as well as across boundaries:		
6.9	Views and outlook	High walls in close proximity to neighbours' windows or open space should be reasonably set back, <i>irrespective</i> of shadowing or privacy impacts.	High walls of the podium level required to address the flood planning level have been set back by condition to the same degree as would be required for a built structure of the same height.	Condition
8	Open Space and Landscaping			
8.7	Private and Communal Open Space	If at ground level, <ul style="list-style-type: none"> • Minimum area: 35m² • Minimum width 3m: 	All balconies and courtyards are located above natural ground level.	N/A
8.8	Balcony Size	If no private outdoor area at ground level, to be provided by a balcony or deck, with a minimum area of 10m ² , and a minimum dimension of 2m.	All balconies are at least 10m ² in area.	Yes
8.9	Communal Open Space	Communal open space exclusive of any drying or service areas to include a single open area with minimum dimensions of 10 metres by 12 metres. If more than 6 units, the area to be	Communal open space is located at the front portion of the site. Total: 668m ² <ul style="list-style-type: none"> • B4 Allocation: 541m² (25% of B4 site) • R3 Allocation: 	Yes

		increased by 5m ² per unit. Area should be adapted for active and passive recreation and may include children's play areas, barbeque areas and the like. Required: 120m ²	127m ² The provision of communal open space exceeds the minimum requirements.	
8.10	Landscaping Standards	Minimum landscaped area: 35% of the site area. To be at finished ground level with a minimum width of 2 metres.	35%	Yes
9	Safety and Security			
9.2	Security	Buildings adjacent to public or communal streets or open space to have at least one habitable room window with an outlook to that area.	All buildings overlook all communal circulation areas.	Yes
9.3		Visitors should be visible without the need to open the front door.	Complies.	Yes
9.4		Shared entries to serve a maximum of eight dwellings and be lockable.	Shared entries serve no more than 2 dwellings.	Yes
11	Stormwater Drainage			
11.1	Objectives	a) to provide safety for the public in major storm events, and protect property from damage by flooding; b) to ensure adequate stormwater detention and run-off controls are provided for site drainage; c) to improve urban amenity through maintenance of	Some minor issues have been identified by Council's engineer which can be addressed by way of conditions of consent.	Condi on

		natural drainage lines; d) to protect and maintain existing infrastructure of the LGA.		
12	Site Facilities			

Ashfield Interim Development Assessment Policy 2013, Part C11: Parking Primary Issues Table				
No.	Standard	Required	Proposed	Compl ies
4.1	Car Parking for People with Disabilities	5% of required parking spaces to be accessible. TOTAL = 0 spaces	0 spaces	Yes
4.2	Bicycle and Motor Cycle Parking	Bicycle spaces: • 1 space per 10 units = 1 Motor cycle spaces: • 1 space per 25 spaces = 0	Bicycle spaces: • Not shown on plans but adequate space available in each garage Motor cycle spaces: • 0	Yes
4.3	Parking Rates for Specific Land Uses	Residential spaces: • 1 space per unit = 6 • 1 space per 0.3 x 3 bed units = 2 • TOTAL: 8 Visitor spaces: • 1 space per 4 units = 2 Car wash bay: • 1 space = 1	Residential spaces: • 12 Visitor spaces: • 2 Car wash bay: • Located in main car park	Yes
5.0	Design Requirements	Compliance with relevant Australian Standards and detailed requirements of the Part.	Satisfactory or capable of compliance.	Condi tion

Ashfield Interim Development Assessment Policy 2013				
PartD1: Planning for Less Waste				
Primary Issues Table				
No.	Standard	Required	Proposed	Compl ies
	Bin Numbers	Residential (66 dwellings): <ul style="list-style-type: none"> • 1 x 240L garbage bin/2 dwellings=33 bins • 1 x 240L recycling bin/2 dwellings=333 bins • TOTAL: 66 bins 	Residential: Storage capacity provided for min. 66 bins	Yes
	Bin Presentation		Adequate space along Liverpool Road for bin presentation.	Yes

The following provides discussion of the relevant issues:

5(d) [The Likely Impacts](#)

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) [The suitability of the site for the development](#)

The site is zoned B4 Mixed Use and R3 Medium Density Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) [Any submissions](#)

The application was notified for a period of 21 days to surrounding properties. A total of 4 submissions were received (incl. 1 letter on behalf of 4 properties).

Submission Issue	Assessing Officer's Comment
A 6m setback should be provided to the boundary with 14 Thomas Street.	The 6m setback referred to is in cl. 6.3 of Part C5 of Ashfield Interim Development Assessment Policy 2013 and refers to the distance between direct facing ground floor windows on different properties. The proposal provides a minimum of 9m and complies with this requirement. Nevertheless, because the ground floor of the proposal is elevated to meet the

	<p>flood planning level, it is agreed that the setback proposed is not adequate and a condition of deferred commencement consent is proposed which would increase the setback of the rear ground floor windows to 6m and 4m to the balcony edge.</p> <p>Conditions will also require additional dense screen planting along this boundary as well as a solid balcony balustrade.</p>
<p>Adequate fencing should be provided along the boundary with 14 Thomas Street.</p>	<p>Conditions will be applied to any consent requiring provision of a 3.6m high fence of face brick along the boundary with 14 Thomas Street as specifically requested by the owner of 14 Thomas Street. This is somewhat lower than the existing masonry boundary wall of 5m and will not impact upon the amenity of the proposal but will afford additional privacy protection to the adjacent property.</p>
<p>Proposal is an overdevelopment.</p>	<p>Although the proposal generally utilizes the full development potential provided by the applicable planning controls, it is generally compliant (ie floor space ratio, landscaped area and height).</p>
<p>Upper level windows facing 14 Thomas Street will create adverse privacy impacts.</p>	<p>Conditions will be applied to any consent to:</p> <ul style="list-style-type: none"> • Increase the rear setback, • Provide screen planting, • Provide screening devices to the windows to prevent a downward view into the neighboring properties. • Increase the sill height of upper level windows.
<p>Construction hours are unreasonable and will create adverse impacts on neighboring properties.</p>	<p>Conditions will be applied to any consent limiting construction hours to the standard for all projects across the local government area. In addition, conditions will be placed on any consent regarding control of construction noise, dust and other potential amenity issues arising from the construction process.</p>
<p>Demolition of rear boundary wall may damage plants and garden in 14 Thomas Street.</p>	<p>Conditions will be placed on any consent requiring the applicant to protect the gardens of any adjacent properties.</p>

Concern regarding performance of reconstructed storm water channel.	Conditions will be applied to any consent requiring satisfactory design of stormwater drainage in accordance with current best practice which should improve surrounding stormwater drainage issues.
Too much development is taking place in Ashfield.	The level of development is consistent with the applicable adopted planning controls for the local government area.
Building B is not adequately separated from Building A.	The separation is consistent with the requirements of SEPP 65.
Building B will overshadow the central communal open space of 391 Liverpool Road.	Given that the site is orientated with north to the rear, no unacceptable overshadowing impacts would result upon adjacent properties.
Building B will have unacceptable privacy impacts upon 391 Liverpool Road.	Building B has no side facing windows and has an outlook only to the front or the rear.
The parking areas on the ground floor should be counted as gross floor area as they are not located in the basement.	Ashfield LEP 2013 specifically excludes all required parking from inclusion as gross floor area.
Building A has excessive bulk across a full 40m frontage and should be articulated broken up.	The front elevation is very well articulated and includes: <ul style="list-style-type: none"> • Three prominent protruding elements on the front faced with the remainder recessed behind; • A deeply recessed podium entry level with landscaping features; • A large two storey void on the ground floor of the western side. Note that the applicable planning controls permit a continuous street wall in this locality and a building of this form is consistent with this.
The flooding impacts of the proposal are an issue.	The flooding impacts have been assessed by Council's engineer who has concluded that they will be satisfactory subject to conditions of consent.
An extended date for submissions is requested.	All submissions received up to 24 November 2016 have been considered.
Privacy impacts upon Thomas Street properties – high walls and tree planting is requested.	Conditions will be applied to any consent requiring the provision of a high boundary fence, tree planting and other privacy measures.

Lack of public street parking on Thomas Street.	The is nor a relevant matter for consideration as part of this assessment.
Objectors would like to be informed of any meetings to discuss approval of the application.	It is standard practice to invite objectors to meetings at which this application would be considered.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

Internal Referrals		
Section	Comments	Support
Building	Satisfactory subject to conditions.	Yes
Traffic	Satisfactory subject to conditions.	Yes
Drainage	Satisfactory subject to conditions.	Yes
Heritage	No objection subject to additional detail regarding materials and finishes by way of condition.	Yes
Environmental Health	Satisfactory subject to conditions.	Yes
SEPP 65	Satisfactory subject to conditions.	Yes
Waste Management	Satisfactory subject to conditions.	Yes

6(b) External

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

External Referrals		
Referral Body	Comments	Support
Roads and Maritime	Concurrence provided.	Yes

Services		
NSW Police	Supported subject to conditions.	Yes

7. Section 94 Contributions

Section 94 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 \$780,069.17 would be required for the development under Ashfield Section 94 Contributions Plan. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 and Ashfield Interim Development Assessment Policy 2013. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for the issue of a deferred commencement consent subject to the imposition of appropriate terms and conditions.

9. Recommendation

That Council as the consent authority pursuant to Clause 80(3) of the Environmental Planning and Assessment Act 1979 (as amended) grant deferred commencement consent to Development Application No. 10.2016.194.1 for demolition of all existing structures and construction of two residential flat buildings of 6 storeys each consisting of 60 dwellings over basement and at grade car parking and two multi dwelling housing buildings of two to three storeys consisting of 6 dwellings with associated car parking and landscaping on Lot 1, DP 900503 and Lots 11 & 12, DP 130051, known as 379-381 Liverpool Road, Ashfield, subject to the following conditions:

Attachment A – Recommended conditions of consent**DA 2016.194.1**

379 Liverpool Road ASHFIELD 2131

Description of Work as it is to appear on the determination:

Demolition of existing structures and construction of two residential flat buildings of 6 storeys consisting of 60 dwellings over basement and at grade car parking and two multi dwelling housing buildings of two to three storeys consisting of 6 dwellings with associated car parking and landscaping.

PART A**Deferred Commencement conditions to be satisfied prior to activation of consent:**

This consent shall not operate until such time as the following additional/revised information is provided to and approved by Council:

A Design Modification Conditions

- (1) The perimeter of the following parts of the site is to remain at natural ground level as follows:
 - a. Within 900mm of the eastern boundary on the northern R3 zoned portion;
 - b. Within 4m of the boundary with 14 Thomas Street;
 - c. The area to the north of the two visitor car parking spaces on the northern part of the site;
 - d. Within 1.5m of the northern boundary with 6 and 8 Thomas Street.
- (2) Units 44, 49, 54 and 59 are to be changed to two bedroom units.
- (3) Unit 25 is to be changed to a one bedroom unit.
- (4) The ground floor balconies and the north facing first floor bedrooms of units 385, 387 and 389 are to be set back a minimum of 4m from the line of the common boundary with 14 Thomas Street, Ashfield. This may be achieved by applying the following modifications to the design:
 - a. Units 385, 387 and 389: reducing the depths of the living rooms to 3.8m and the depths of their north facing ground floor balconies to 2m;
 - b. Units 379, 381 & 383: Reducing the depths of the living rooms to 3.8m and the depths of their north facing courtyards to 4m.
- (5) Detailed drawings at a minimum scale of 1:50 including plans and elevations are to be provided to Council's satisfaction showing the design resolution including materials and finishes of the ground floor "winter garden common foyer area" at the front of the site and the front setback area. This is to include:
 - a. A decorative valance structure over the front driveway opening to reduce its apparent two storey scale (subject to Sydney Water requirements);
 - b. A predominance of durable finishes primarily of stone, face brick or high quality tile on both vertical facades and trafficable surfaces;

- c. Garden beds are to be retained at the front property boundary by a horizontal dwarf wall (may be stepped if necessary) constructed from a dark coloured, dry pressed face brick to match that at 377 Liverpool Road to a general height of 400mm.
- d. All dwarf walls in the front setback area are to be constructed from the same material as in (c) above.
- e. Accurate portrayal of the location, size and detailed resolution of the fire services equipment (including fire pump booster etc).

B Landscaping Conditions

- (1) The applicant is to submit a *Detailed Landscape Plan* at scale 1:100 or 1:200 (prepared by a landscape architect, landscape designer or other suitably qualified person who is eligible for membership of the Australian Institute of Landscape Architecture or the Australian Institute of Landscape Designers and Managers) to the Principal Certifying Authority. The plan should be consistent with the approved development plans including any approved *Landscape Concept Plan* and include -
 - a. Site information – show existing structures, fencing, neighbouring buildings, existing trees and rock outcrops, man-made structures.
 - b. Landscape Design - proposed landscaping, surface levels, external/internal dimensions, retaining walls, driveways/pathways, screen planting, pools and features, lawn areas, soil depth on suspended concrete slabs etc
 - c. Planting Schedules - detail common/ botanic names and quantities.

Note: Ashfield Council encourages the use of indigenous native plants where appropriate.

- d. Maintenance/Embellishment Strategy - to ensure plants are successfully established and maintained- show construction work exclusion areas, irrigation details, staking, topsoil, mulch etc.
 - e. Landscaping details are to be provided for approval with the Construction Certificate. All site works and landscaping is to be carried out in accordance with the approved plans prior to completion of work and/or occupation of the premises.
- (2) The following specific requirements must be included in the landscape plan and implemented prior to issue of any Occupation Certificate:
 - a. The applicant is to provide 3 new street trees from a minimum 400 litre containers, in the footpath at 5-8 metre spacing's.
 - b. The new street trees are to be of the following species; *Pyrus calleryana* 'Chanticleer'.
 - c. The new street trees are to be supplied and planted in accordance with the Street Tree Strategy, Section 8.2 (page C-30)and either Planting detail 9 (page C-43) or Planting detail 10 (page C-44).
 - d. The tree planting pits are to have a minimum width of 2000mm and a minimum length of 6 metres and root ball depth of 500mm (excluding the depth required for the paving works).

- e. All below and above ground utility services are to be relocated to allow the construction of the tree pit as specified and to allow the tree root ball to be protected from all damage.
 - f. The applicant is to provide a detailed design (following investigations of the utilities and negotiations for relocation) for Council approval in accordance with the above street tree planting requirements.
 - g. The Applicant is to identify the nursery supplier of the new street tree and provide a photograph and proof of purchase of these trees. Council reserves the right to inspect the tree in the suppliers nursery prior to delivery to site and reserves the right to refuse permission to plant a nominated trees if not in accordance with the street tree strategy and the above requirements.
- (3) The applicant is to provide a detailed arborist report in order to satisfy their accountability for tree protection and management to the satisfaction of Council incorporating:
- a. A survey of all protected trees on the sites and on adjacent sites, within 5 metres of the development site.
 - b. An arboricultural impact statement on all protected trees impacted by the development proposal. The tree setbacks, root protection zones should reflect the accumulative damage to the trees.
 - c. An aboricultural/Tree Management Plan for all retained and planted trees.

C Remediation

A Remediation Action Plan which ensures that the site is remediated to be unconditionally suitable for residential use is to be submitted to Council for its approval.

General:

The above deferred commencement conditions are to be satisfied within 12 month from the date of determination of this deferred commencement consent. Failure to satisfy those conditions within the specified time frame will cause this consent to lapse despite any other statement on this consent.

The correspondence issued by Council, once the above conditions are satisfied, and any associated documents submitted to satisfy the deferred commencement conditions are to form part of this consent and the correspondence is to be provided to the Principal Certifying Authority with the Construction Certificate as applicable.

Providing the above matters are satisfied by Council by the specified date, general conditions of consent are:

PART B**A General Conditions****(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the plans and specifications set out in the table below and stamped as approved by Council, and in any supporting documentation received with the application, except as amended by the conditions specified hereunder.

No.	Revision	Title	Prepared by	Amendment Date
DA-0014	A	Site Plan	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-101	C	Lower Ground Level	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-102	D	Ground Level	Beta Solutions Architects & Stephen Bowers Architects	24.11.2016
DA-103	C	Level 1	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-104	C	Level 2	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-105	C	Level 3	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-106	C	Level 4	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-107	C	Level 5	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-108	C	Roof Level	Beta Solutions Architects & Stephen Bowers Architects	22.11.2016
DA-0201	A	Building A – South Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0202	A	Building A – North Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0203	A	Building B – South Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0204	A	Building B – North Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0205	A	Townhouse – Elevation 1	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0206	A	Townhouse – Elevation 2	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0207	A	Townhouse – Elevation 3	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0301	A	Section AA	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0303	A	Section CC	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016

DA-0304	A	Section DD/FF	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0305	A	Section EE	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0401	A	Material & Finishes: Building A – South Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0402	A	Material & Finishes: Building A – North Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0403	A	Material & Finishes: Building B – South Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0404	A	Material & Finishes: Building B – North Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0405	A	Material & Finishes: Townhouses – North & South Elevations	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0406	A	Material & Finishes: Townhouses – East & West Elevations	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0407	A	Material & Finishes: Townhouses – North & South Elevations	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0408	A	Material & Finishes: West Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0409	A	Material & Finishes: East Elevation	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
DA-0930	A	Basix Commitments	Beta Solutions Architects & Stephen Bowers Architects	--.08.2016
TBA	TBA	Landscape Planting Plans	TBA	TBA
29736-SYD-N	05	Acoustic Report Recommendations	Wood and Grieve Engineers	31.08.2016

Note: The architectural plans take precedence in respect of the built form. Should there be any inconsistency between the built form shown on the architectural and the engineering or landscape plans, the architectural plans take precedence.

Payment of any Additional Fees

If the estimated cost of works for the construction certificate application exceeds the estimate supplied with the development application, an additional fee, any contributions and bonds based on the revised estimate must be paid to Council prior to release of the Construction Certificate.

(2) RMS Conditions

The development must be carried out only in accordance with the plans and specifications set out in the table below and stamped as approved by Council, and in any supporting documentation:

1. The redundant driveways on Liverpool Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the new gutter crossing, kerb and gutter on Liverpool Road shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).

The proposed access driveway shall be restricted to left in and left out only movements. In this regard, the access shall be splayed with the entry and exit gutter crossings separated by kerb, aligned with a triangular raised concrete median within the property to channelize and enforce left in and left out movements.

Detailed design plans of the proposed kerb and gutter crossings are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

2. A "No-Right" turn sign is to be installed on the proposed median within the driveway. Installation of "No-Right" turn sign will require approval of the Local Traffic Committee.
3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

5. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Roads and Maritime and Council for approval, which shows that the proposed development complies with this requirement.
6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Liverpool Road.
7. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Liverpool Road during construction activities.
8. All works and signposting associated with the subject development shall be at no cost to Roads and Maritime.
9. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
The following advisory comment is provided for Council's consideration in the determination of the application:
10. The proposed development should be designed such that road traffic noise from Hume Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.

(3) NSW Police Conditions

- A. Conditions to be met prior to the issue of Occupation Certificate:
 - a) Surveillance IP Cameras with a minimum of 1.3 megapixels are to be installed and operable 24 hours a day with images kept for a minimum of 30 Days for viewing by police as required. Cameras should be placed in the following areas to maximise security; Foyer entry/exits, driveway entry and letterbox area.
 - b) The camera facing the driveway entry/exit should be an Automated Number Plate Recognition camera. This is to be installed and operable prior to the issue of an Occupational Certificate.
 - c) Cameras are to be registered with the NSW Police Force CCTV Register.
http://www.police.nsw.gov.au/cctv_register

- d) Install bright sensor lights around the building to provide adequate illumination of all areas around the building where residents and visitors might have access to.
- e) Affix signage on the internal and external walls to reinforce security and deter unauthorised access and trespassing.
- f) Ensure all access points to the building (this would include lifts and stairwells) be restricted to residents only through a security system. Visitors to the residential complex should be provided with access via the intercom.
- g) Ensure vehicle and pedestrian access to any parking area is controlled by key or key card access only.
- h) Install bicycle storage lockers that will prevent access to any part of the bicycle. Consider 'Crime safe' products or similar, for storage lockers.
- i) Storage lockers should be covered, so its contents cannot be seen or accessed by criminals. Consider 'Crime safe' products or similar, for storage lockers.
- j) Signs to be placed near storage lockers advising residents "Lock all items away in allocated storage locker. No items left outside of lockers on in basement carpark."
- k) The site is to be treated with anti-graffiti paint to a height level which is usually accessible in order to deter graffiti offenders targeting the building and its perimeter.
- l) Signs for residents to "Remove all valuables and garage door remote controls from vehicle".
- m) Signs on either side of garage doors stating "Ensure the garage door is completely closed before driving away".
- n) Signs near mailboxes stating: "Letter Boxes should be cleaned on a daily basis. Overflowing mail will attract fraud offenders".
- o) Final risk assessments to be conducted by the NSW Police Crime Prevention Officer to ensure the Crime Prevention measures have been applied.

B Design Changes

(1) Privacy

In order to preserve the privacy of adjoining properties, the following amendments are necessary:

- a) The east facing first floor windows of Units 385 and 383 are to be fitted with translucent glass.
- b) The north facing windows of Units 385, 387 and 389 above ground floor level are to be fitted with horizontal privacy louvres which direct the internal outlook upwards and away from the adjacent residential properties and are to have a minimum sill height of 1.5m.
- c) The north facing balcony balustrades of Units 385, 387 and 389 are to be a minimum of 1.2m in height, of solid non-transparent construction.

Details of the above privacy measures are to be submitted with the application for a Construction Certificate and must be executed prior to the issue of any Occupation Certificate.

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

(1) Consolidation of allotments

The following properties are to be consolidated into one lot:

Street Address	Lot No.	Deposited Plan
379 Liverpool Road	1	900503
381 Liverpool Road	11	130051
381 Liverpool Road	12	130051

A plan of consolidation prepared by a registered surveyor and six (6) paper copies are to be submitted to Council for signature prior to registration at the Land Titles Office (Department of Information and Land Management). Evidence of consolidation from the Land Titles Office shall be submitted to Council or the Principal Certifying Authority prior to the release of a Construction Certificate.

(2) Construction and Site Management Plan

Prior to the issue of a Construction Certificate the applicant shall submit to Council or the accredited certifier a construction and site management plan that clearly sets out the following:

- (a) what actions and works are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like,
- (b) the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site,
- (c) the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period,
- (d) how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways,
- (e) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an accredited certifier.

Where it is proposed to:

- pump concrete from within a public road reserve or laneway, or
- stand a mobile crane within the public road reserve or laneway, or
- use part of Council's road/footpath area,

- pump stormwater from the site to Council's stormwater drains, or
- store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

An Activity Application for a construction zone, a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued.

Note: A separate application to Council must be made for the enclosure of a public place (hoarding).

(3) Erosion & sedimentation control-management plan

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environmental Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- (a) "*Sedimentation and Erosion Control*" - Department of Conservation and Land Management.
- (b) "*Soil and Water Management for Urban Development*" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502
BANKSTOWN NSW 2200

(4) Home Building Act 1989 Insurance

Compliance with Part 6 of *Home Building Act 1989* is required. A copy of either the Builders Home Warranty Insurance OR a copy of the Owner-Builder Permit shall be submitted to Council.

(5) Long service levy

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

(6) Access and services for people with a disability – flats/mixed development

Detailed plans drawn to the scale of 1:50 shall be submitted detailing compliance with the requirements of AS4299 and AS 1428 Part 1 and the provisions of Ashfield Development Control Plan for Access and Mobility (tel. 9716 1800 for a free copy) prior to the issue of a Construction Certificate, showing a minimum of adaptable and accessible units within the development and details of complying levels, ramp slopes, door widths, circulation spaces within the development as follows .

(7) Sydney Water - Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site www.sydneywater.com.au then follow the “e-Developer” icon or telephone Sydney Water 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of an occupation or subdivision certificate.

(8) Section 94 Development Contributions

In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council Prior to issue of a Construction

Certificate to cater for the increased demand for community infrastructure resulting from the development:

<u>Community Infrastructure Type</u>	<u>Contribution</u>
Local Roads	-\$36,846.46
Local Public Transport Facilities	\$43,585.56
Local Car Parking Facilities	\$0.00
Local Open Space and Recreation Facilities	\$701,564.14
Local Community Facilities	\$36,940.72
Plan Preparation and Administration	\$34,825.21
TOTAL	\$780,069.17

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\$C_C = \frac{\$C_P \times CPI_C}{CPI_P}$$

Where:

- \$ C_C** is the amount of the contribution for the current financial quarter
- \$ C_P** is the amount of the original contribution as set out in this development consent
- CPI_C** is the Consumer Price Index (Sydney – All Groups) for the current financial quarter as published by the ABS.
- CPI_P** is the Consumer Price Index for the financial quarter at the time of the original consent.

Prior to payment of the above contributions, the applicant is advised to contact Council’s Planning Division on 9716 1800. Payment may be made by cash, money order or bank cheque.

Council’s Development Contributions Plan may be viewed at www.ashfield.nsw.gov.au or a copy may be inspected at Council’s Administration Centre.

(9) Remediation

a) Unconditional Remediation

The site shall be appropriately remediated to be suitable for the purposes of residential use. The proposed remediation works shall be unconditional and details shall be submitted to Council prior to release of the Construction Certificate.

- b) Remedial works
The remedial works recommended in the approved Remediation Action Plan, shall be completed under the supervision of the consultant who prepared the Remediation Action Plan. Validation reporting from an appropriately qualified person verifying that the site has been fully remediated in accordance with the approved Remediation Action Plan, must be completed and submitted to Council within 30 days of completion of remediation works.
- c) Disposal of site soils
All soils excavated from the subject site are to be classified under the NSW DECC Waste Classification Guidelines (2008). Testing is required prior to offsite disposal. All waste materials must be removed to appropriately licensed waste facilities by a suitably qualified contractor in accordance with NSW DECC (2008) Waste Classification Guidelines. Details of soil excavation, transportation and disposal works must be reported to Council by a suitably qualified consultant. This is to be submitted as part of the validation reporting for the development.
- d) Soils to be used on site
Any soil to be reused on site must be tested for contaminants by a suitably qualified consultant. Soils imported onto the subject site for the purpose of backfilling excavation, must be of a standard that is suitable for the receiving site. Documentation indicating the suitability of these soils must be provided to Council as part of the validation reporting for the development.
- e) Removal and disposal of storage tanks
Storage tanks removed from the site must be removed and disposed of in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 and Australian Standard 4897-2008: The design, installation and operation of underground petroleum storage systems. Documentation will be required in order to demonstrate compliance with the above documents and must be included in the validation reporting as part of the proposal.
- f) Validation
Validation reporting from an appropriately qualified person verifying that the site has been fully remediated in accordance with the recommendations of the approved Remediation Action Plan, must be completed and submitted to Council within 30 days of completion of the remediation works.

(10) Lighting to basement/pedestrian routes-safety

Lighting which meets the relevant Australian Standard of 40 lux., spaced at appropriate intervals to provide the required surveillance shall be provided to the vehicular basement parking area and along pedestrian access routes for safety and security purposes during the evenings.

Details to be shown on the construction certificate.

(11) Surveillance

A surveillance system, for the building, open space and basement car park is to be designed by a professionally recognised security firm, which include the following:

- o a closed circuit television (surveillance cameras);
- o the Manager's office having the relevant control panels; and
- o Tapes/digital data 'on disc' to be properly stored and retained on site for a minimum of twenty-one (21) days for the availability of Council or NSW Police.

Details to be shown on the construction certificate and provided to Ashfield Police prior to occupation.

(12) Entry control - safety

At the entry to the basement car park, the following shall be provided:

- a boom gate;
- an intercom system between visitors and residents to entry and exit from the car park.

Each ground level entry area to the building shall have an intercom system whose purpose is to contact residents or the manager/caretaker to allow entry to visitors. Details to be shown on the application with the construction certificate.

(13) Vibration damage assessment

To minimise vibration damage and loss of support to buildings in close proximity, a report shall be prepared by a qualified Geo-technical engineer detailing the maximum size of hammer to be used where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence). The report is to be submitted to Council prior the issue of a Construction Certificate.

(14) Noise from road and rail

To minimise the impact of noise from the adjoining major road or rail corridor on the occupants of the building it shall be acoustically designed and constructed to meet the requirements of AS 2107 - 1989.

Evidence from a qualified acoustic consultant that these design requirements have been met shall accompany the application for the Construction Certificate.

(15) Street numbering

An application for street numbering shall be lodged with Council for approval, prior to the release of a Construction Certificate, or Subdivision Certificate, which ever occurs first.

(16) Damage deposit/footpath, road, kerb and gutter

A Damage Deposit of **\$7,659** is to be submitted prior to the release of the Construction Certificate covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

This Damage Deposit covers unforeseen damage to the above property by construction vehicles, skip bins, construction methods etc. Note: Should repair works or maintenance be required on Council land, a Road Opening Permit must be obtained before those works take place.

Bank Guarantees are accepted in lieu of any Council security deposit/bond subject to the following:

It must be an **original with no end date** and issued in favour of Council, details of the proponent's address shall be included.

A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement.

Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.

Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.

At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.

Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.

The return of the Damage Deposit shall not be refunded until all conditions of Consent have been completed and the Occupation Certificate has been released.

(17) Footpath/laneway- photographs to be submitted

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway and footpath at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage, which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in

the applicant being held accountable for the cost of all repair works in the area near / at the site.

(18) Design and construction of car parking areas

- a) The car park layout is to be designed and constructed in accordance with Australian Standards AS 2890.1 2004 "Off Street Car Parking" as well as AS2890.6 -2009 Parking Facilities - Off-street parking for people with disabilities. This shall include but not be limited to the following design aspects being included prior to the release of the Construction Certificate:
- (1) Sight view clearance for pedestrians is to be established and designed at the driveway exit to Liverpool Road according to section 3.2.4 Fig 3 of AS 2890.1:2004.
 - (2) All vehicles must enter and exit the site in a forward direction.
 - (3) All tandem parking spaces are to be assigned to one same unit.
- b) Visitor car parking spaces shall be of a minimum width of 2.6metres. Visitor parking spaces should be contained to the higher floor level of the carpark and not assigned near dead end aisles of the carpark. Details are to be submitted indicating these changes.
- c) A total of 3 motor cycle parking spaces are to be provided in the car parking area.
- d) Adaptable parking spaces on plan shall be designed to AS2890.6:2009 with shared zones of 2.4m width and placement of bollards within the shared zones.
- e) All tandem parking spaces are to be assigned to one same unit.
- f) No Right Turn and All Traffic Left and other supplementary signage shall be provided with the physical measures limiting driveway access off Liverpool Road to left turn in and left turn out only.
- g) Some of the proposed car parking spaces may be sacrificed to accommodate the above conditions provided that the total number of spaces remains as follows:
- a. Residential Spaces: 52 (min. 6 disabled)
 - b. Visitor Spaces: 12

(19) Services adjustment or relocation

The applicant shall meet the full cost for Telstra, Sydney Electricity, Sydney Water or Natural Gas Company to adjust/relocate their services as required. The applicant shall make the necessary arrangements with the service authority. (For information on the location of these services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development

(20) Direct discharge into Sydney Water pipe network needs approval of Sydney Water

As it is proposed to discharge stormwater directly into a drainage system under the control of Sydney Water, Documentary evidence from Sydney Water confirming that

it has no objection to the proposed method of discharge and that all their requirements have been satisfied shall be submitted to Council/ Certifier.

(21) Pumpout system specifications

A pumpout system may be permitted to discharge small volumes of stormwater from the basement car parking area. Full details of the pump size, capacity, performance curves, friction losses etc from the manufacturer's specifications must be submitted with the stormwater drainage calculations demonstrating that the pump will function in accordance with the manufacturer's specifications for the required volume of stormwater at the subject total head. Minimum pump capacity allowable is for a 5 minute 1 in 20 ARI storm.

The drainage sump storage area for the pump shall be a bunded area able to cater for a 1 hour 1 in 20 ARI storm to minimise flooding in the event of a power blackout during a storm.

A dual pumpout arrangement will be necessary, these pumps will be required to be connected in parallel and alternate automatically, with each pump being capable of emptying the holding tank or holding area at the permissible site discharge rate. (All pumps must be Class 1 Zone 2, if the pumps are located within a building (i.e. in the basement).

The stormwater volumes discharged from the pumpouts are to be included in the permissible amount of stormwater discharged from the site as stated in other relevant conditions.

(22) Stormwater disposal-calculations

- (a) Calculations and details of the proposed method of stormwater disposal shall be prepared by a suitably qualified professional civil engineer in accordance with **Council's Stormwater Management Code** and submitted to, and approved by, Council or Certifier prior to the release of the Construction Certificate.

The Construction Certificate plan to be submitted to Council must consist of the following items:

Separate catchment areas within the site draining to each collection point or surface pit classified into the following categories:

- (i) Roof areas.
 - (ii) Paved areas.
 - (iii) Grassed areas.
 - (iv) Garden areas.
 - (v) The percentages of Pre-development and Post-development impervious areas
- (b) At each pit and or bend, a level of pipe is to be shown (the minimum grade for pipes is 1%).

- (c) All flowpaths both internal and external, which pass through or around the proposed development site, are to be shown on the Construction Certificate plan
- (d) Calculations and details are to be provided to Council showing that provisions have been made to ensure runoff from all storms up to the 100 year ARI, which cannot be conveyed within the piped drainage system (including pits and including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths to the detention storage facility. Where it is not practicable to provide paths for overland flows the piped drainage system should be sized to accept runoff up to and including the 100-year ARI.
- (e) All garbage and waste areas must drain to the sewer and not the stormwater system.

(23) Stormwater detention storage facility

- (a) On-site Stormwater Detention storage shall be provided in conjunction with the stormwater disposal. The storage areas shall be designed in accordance with Council's Stormwater Management Code the base of storages must be located above the obvert of the newly relocated Sydney Water 2.7m wide x 2.1m deep concrete box culvert. Details of the storage shall be submitted to and approved by Council or Certifier prior to the release of the Construction Certificate.
- (b) Prior to the release of the Construction Certificate, a maintenance schedule is to be prepared which clearly outlines the routine maintenance necessary to keep the OSD system working, this information is to be included in the Positive Covenant required for this development. Some of the issues that will need to be addressed are:
- where the storage and silt arrestor pits are located
 - which parts of the system need to be accessed for cleaning and how access is obtained
 - description of any equipment needed (such as keys and lifting devices) and where they can be obtained
 - the location of screens and how they can be removed for cleaning
 - who should do the maintenance (i.e. commercial cleaning company)
 - how often should it be done

The abovementioned maintenance schedule is to be submitted to and approved by Inner West Council prior to the release of the Occupation Certificate.

(24) Flood levels for Finished Floor Levels (FFL)

The Finished Floor Levels (FFL) of all habitable rooms fronting Liverpool Road shall be a minimum of 500mm above the 1:100 ARI flood level identified as 17.80m Australian Height Datum in the Flood Study. As such, the minimum finished floor level for habitable rooms fronting Liverpool Road shall be 18.30m AHD.

The Finished Floor Levels (FFL) of all habitable rooms at the rear of the property shall be a minimum of 500mm above the 1:100 ARI flood level identified as 17.00m Australian Height Datum in the Flood Study. As such, the minimum finished floor level for habitable rooms at the rear of the property shall be 17.50m AHD.

The abovementioned minimum finished floor level also apply for the entry levels to the underground car park facilities (this includes the driveway entry level and the ground floor entry level of stairs or lifts that will descend into the underground area); and the floor level for residential dwellings.

(25) Building below the Standard Flood Level

All buildings either habitable or non-habitable including all car parking garage areas which have been approved to be built below the standard flood shall be built using flood compatible materials as stated in Ashfield Interim Development Policy 2013, Part E the "Interim Flood Development Policy".

(26) To Mitigate Flood Level Impacts Due to Development

Provide a void under the front building to convey the flows from Liverpool Road towards the rear of the site. The void is to be a minimum 11m wide and 0.80m deep. Provide a secondary void perpendicular to the main void which splits the flows downstream of the site towards Thomas Street and Beatrice Street. The secondary void shall be a minimum 4m wide and 0.80m deep.

Access openings for maintenance purposes are to be installed at intervals of approximately 10m to allow the system to be flushed.

Prior to the release of the Occupation Certificate the above mentioned opening shall be sign posted at either end to indicate the ongoing need to keep this area open. These signs shall be a minimum 400mm x 400mm.

(27) Building Component

A Construction Certificate will not be issued until a detailed report from an Engineer, having qualifications acceptable for membership of the Institution of Engineers Australia, certifying that the building has been designed to be capable of withstanding all flooding conditions, including impact of standing water on foundation, forces of flowing water during a 1% AEP flood, debris, loading and buoyancy forces has been received.

(28) Building Foundations

The building footings are to be constructed of concrete and piered to existing ground. Details are to be submitted prior to the issue of a Construction Certificate. If the building footings are not piered to the existing ground, a report from an engineer whose qualifications are acceptable for the membership of the Institution of Engineers Australia, certifying that the building foundation has been designed to withstand a 1% AEP flooding conditions is to be provided. The report is to include an analysis of the soil characteristics of the ground and its impact on foundation during flooding.

(29) Electrical Installations

All electrical installations are to comply with the relevant Australian Standards. In this regard, prior to the issue of a Construction Certificate, the applicant is to submit to Council/ Certifier documentary evidence indicating that the proposed electrical installations comply with Council's Draft Interim Development Assessment Policy 2014 Part E8 Interim Flood Development Control Policy and that all electrical installations will be located above the standard flood level for this site.

(30) Haulage route information

Full details of proposed haulage routes, estimated number of vehicle movements and trip locations related to demolition/construction activities are to be submitted to Inner West Council prior to work commencing.

(31) Provision of public art

A public art feature shall be designed and constructed/installed at the applicants cost. This feature shall provide visual interest for pedestrians and interpret or reflect the local setting and/or landscape character and/or the cultural setting of the area. The feature shall be designed to ensure long-term durability and be resistant to vandalism. Details shall be approved by Ashfield Council prior to issue of Construction Certificate, and the applicant is advised to liaise with Council during design stages.

(32) Entry control - safety

At the entry to the resident basement car park, the following shall be provided:

- a security gate or shutter; and
- an intercom system between visitors and residents to enter and exit from the car park.

Each ground level entry area to the building shall have an intercom system whose purpose is to contact residents or the manager/caretaker to allow entry to visitors. Details to be shown on the application with the construction certificate.

(33) Exhaust fumes from car park

Any exhaust ventilation from the carpark is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1. details demonstrating compliance are to be provided with the Construction Certificate.

(34) No external service ducts

Service ducts shall be provided within the building to keep external walls free of plumbing or any other utility installations. Such service ducts are to be concealed from view from the street. Details demonstrating compliance are to be provided in the Construction Certificate.

(35) SEPP 65 – Design Verification

Prior to release of the Construction Certificate design verification is required to be submitted from the original designer to confirm the development is in accordance with the approved plans and details and continues to satisfy the design quality principles in State Environmental Planning Policy No – 65 Design Quality of Residential Flat Building Development.

D Conditions that must be complied with before work commences**(1) Notice of Commencement – Notification of Works**

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

(2) Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

(3) Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

(4) Site Controls

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

(5) Building location - check survey certificate

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the: -

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
- (iii) site coverage of the buildings on the site.

(6) Crane permit

Should the applicant need to use a crane during the course of building, it will be necessary to first obtain a "Crane Permit" from Council's One Stop Shop. A fee of is payable for the permit. The approval of other authorities (eg Police Department, RTA) may be required for the use of a crane.

(7) Site fencing/security

The site must be appropriately secured and fenced to the satisfaction of Council during demolition, excavation and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. Permits for hoardings and or scaffolding on Council land must be obtained and clearly displayed on site.

(8) Dilapidation Reports

A Dilapidation Report on the current structural condition of the existing buildings at:

- 371-377 Liverpool Road;
- 391 Liverpool Road;
- 6-18 Thomas Street (only structures and plants within 3m of the common boundary)

must be prepared by a practicing structural engineer. The Dilapidation Report must be completed and submitted to the owner of the subject property and to Council prior to the commencement of any demolition, excavation or construction works. At the completion of the works, a second Dilapidation Report recording the structural condition must be prepared. That Report must be submitted to the owner of the subject property and to Council.

(9) Support for neighbouring buildings and notice to adjoining owners

- (1) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (2) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Notes:

- (i) Details of underpinning works, prepared and certified by a practicing structural engineer shall be submitted to and approved by the Principal Certifying Authority prior to the commencement of any works.
- (ii) allotment of land includes a public road and any other public place.

(10) Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site: www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

The consent authority or a private accredited certifier must either

- ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the issue of any Construction Certificate; or
- if there is a combined Development/Construction Certificate application or Complying Development, include the above condition as one to be met prior to works commencing on site.

(11) Structural Engineering Details

Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

(12) Sanitary facilities - demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

(13) Boundary identification prior to construction

The boundary shall be identified by survey prior to the pouring of any footings and concrete slabs.

(14) Traffic Management Plan

A Construction Traffic Management Plan (CTMP) shall be submitted for Council approval detailing how truck movements and deliveries are to be managed during the development-construction process (i.e. demolition, excavation and construction), and how the interface of the site with the road network will be controlled. The CTMP must be submitted prior to any works (which includes demolition, excavation and construction) commencing on site and should ideally be provided with the development application.

In this particular situation the CTMP will also need to address the following requirement by council:

- All vehicles associated with development-construction activity (which includes demolition, excavation and construction) shall be accommodated on-site.
- Trucks shall only use routes along the State Roads in the course of demolition, excavation and construction.
- Frequency (demolition, excavation, construction) and maximum type length construction vehicles will need to be demonstrated in the CTMP.
- The applicant will need to consider other development activity in the area.

This work shall be carried out prior to any works commencing.

(15) Public liability insurance – Works on Council/public lands

The applicant or any contractors carrying out works on public or Council controlled lands shall have public liability insurance cover to the value of \$10 million and shall provide proof of such cover prior to carrying out the works.

(16) On site detention system – check survey

REQUIREMENTS DURING CONSTRUCTION:

Prior to the construction of an on-site detention system and including any works for the culvert above the underground garage involving permanent construction work (eg construction of concrete slabs, walls, pipe-systems or pits etc, and prior to the placement of any concrete for ground floor, car park or garages) a “check survey from a registered surveyor” must be forwarded to the Council indicating compliance with the approved plans before any concrete pour is approved by the relevant Council building surveyor or Authorised Certifier.

(17) Erosion, dust, topsoil and sediment control

Temporary measures shall be provided during construction eg. bunding, shade cloth to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted to Council and approved prior to the release of the Construction Certificate.

(18) Sanitary facilities - demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

E Conditions that must be complied with during construction or demolition**(1) Plans to be available on site**

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

(2) Building materials and equipment – storage/placement on footpath/roadway – Council approval

All building materials and equipment shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

(3) Signs to be erected on building and demolition sites

(1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited; and
- (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.

(2) Any-sign shall be maintained and not removed until work has been finished.

(4) Demolition/excavation/construction - hours of work

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00 am to 6.00 pm, Monday to Friday and from 7:00 am to 1.00 pm on Saturday. Work is prohibited on Sundays, and on public holidays.

(5) Demolition requirements/standards

Demolition is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.

- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).
- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for

residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

(6) Waterproofing materials/installation – BCA/Australian Standards

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

(7) Safety Glazing – BCA

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

(8) BASIX Requirements

The new works shall be constructed in accordance with, and comply with the undertakings given on the BASIX (Building Sustainability Index) Certificate as obtained from the Department of Infrastructure, Planning and Natural Resources. For more information visit www.basix.nsw.gov.au .

(9) Dust control

Adequate measures are to be implemented, including, for example, water spraying/mesh barriers, to prevent dust from causing any nuisance.

(10) Materials and colour schemes

Materials of construction are to be as specified in the schedule of finishes submitted with the development application and on the approved plans, except where amended by the conditions hereunder:

- a) The side wall of the podium abutting 377 Liverpool Road is to be constructed of face brick;
- b) The podium level of the townhouses located in the R3 zone up to a level of at least RL 18.040 is to be finished in dark coloured face brick.
- c) External walls of structures at ground floor level are to be finished in a dark coloured face brick or stone facing rather than painted render.

(11) Footpath, kerb and gutter reconstruction

The public footpath and kerb and gutter outside the site shall be completely reconstructed to the requirements of Council's Works & Infrastructure Department at the applicant's expense.

This shall necessitate the following works being carried out by the applicant:

1. All new footpath works on Council land shall be reconstructed using the type of pavers and pattern that have already been used in the surrounding area on Liverpool Road. (Pebblecrete pavers 400 x 400 x 60 honed, acid etched PPX540:400D and PPX49:400D or of similar type.)
2. All pavers shall be laid on a 100mm concrete sub base.
3. A permit to carry out these works on Public land will be required to be obtained. In order for Council to grant approval for these works plans and details shall be submitted to Council for approval.
4. A minimum of five trees consistent with the requirements/specifications of the street tree strategy and the Ashfield Town Centre Study shall be planted in front of the site. Each tree shall have a minimum 45 litre root ball and have a tree guard placed around it and porous paving located at the base. Council shall approve all the above items mentioned above prior to installation.
5. All kerb works shall be to the satisfaction of both Council and the RMS.

This work shall be carried out prior to the release of the Occupation Certificate.

(12) Footpath, kerb and gutter protection

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense

(13) Redundant vehicular crossings-removal and replacements

All redundant vehicular crossings both on Liverpool Road shall be removed and replaced with paved footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

(14) Vehicle access driveways

A vehicular access driveway shall be constructed in accordance with Council's standard drawing and specifications. The driveway shall be located a minimum of 1.0m clear of any existing stormwater pits, lintels or poles and 2m clear of any trees within the road reserve. The driveway shall also be located a minimum of 0.5m clear of any utility service opening such as Telstra, Sydney Electricity, Sydney Water or Natural Gas Company.

This work shall be carried out prior to the release of the Occupation Certificate.

(15) Road opening permit- Council controlled lands

A "road use-opening permit" shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Works and Infrastructure Department for details.

(16) Traffic control on public roads

Where works are undertaken on public roads, adequate traffic control in accordance with AS 1742.3 1996 "Traffic Control Devices for work on Roads", particularly regarding traffic movement controllers, advance warning signs and directions to motorists, shall be provided. Where such measures are not satisfactorily provided to this Australian Standard, Council may provide such and recover the costs from any bonds held.

(17) Engineering staff to inspect roadworks/drainage

An inspection by Council's staff will be required for (kerb/gutter/crossing etc) at the following stages:

- (i) After excavation.
- (ii) After the erection of formwork and the placement of reinforcement and prior to pouring of concrete.
- (iii) After placement of road base course.
- (iv) After pipes have been laid and prior to backfilling.
- (v) On completion of works.

A minimum of 24 hours notice is required to be given to Council to obtain an inspection. Work is not to proceed until the works or activity covered by the inspection is approved.

(18) Finished ground surface levels at property boundary

Finished ground surface levels shall match existing levels at the property boundary.

(19) Spoil and building materials on road and footpath

Spoil and building materials shall not be placed or stored within any public roadway or footpath.

(20) Stormwater runoff-collection/discharge

Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to the nearest appropriate Sydney Water drainage line located on-site at a maximum Permissible Site Discharge (PSD) where the Pre-development discharge equals the Post-development discharge of a 1:100 ARI event.

NOTE: If approval is given from Sydney Water to discharge stormwater directly into its drainage system, the above Council stormwater discharge rate from the site will not be enforced. However Sydney Water may require a stormwater discharge rate which may increase the proposed on-site detention storage for this development.

(21) Stormwater runoff

Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties

(22) Sydney Water pipe deviation

No permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes or similar structures are to be undertaken prior to the construction of the Sydney Water 2.7m x 2.1m box culvert deviation along the eastern boundary.

All works associated with the Sydney Water box culvert deviation shall be accommodated on-site.

Upon completion of this work documentary evidence from Sydney Water confirming that all their requirements have been satisfied shall be submitted to Council.

This documentation shall be submitted to Council prior to any permanent structure works as stated above has commenced.

(23) Stormwater runoff during construction

Allowance shall be made during construction phase (including the Sydney Water 2.7m x 2.1m box culvert deviation) to provide sufficient overland flow path through the site up to 100 year flow. Any redirection or treatment of these flows shall not adversely affect any other properties.

(24) Protection of 14 Thomas Street

Demolition of the boundary wall with 14 Thomas Street must be undertaken in a manner which preserves the existing plants and garden area undamaged.

(25) Vehicle wash bays

All vehicle wash bays shall be provided with a tap connected to a continuous supply of water and the wash bays shall be bunded and graded to a floor waste connected to the sewer.

(26) Ausgrid Requirements

Ausgrid shall be consulted and its requirements be met in the construction of the development. Details to be provided.

(27) Noise transmission – stair shaft – BCA

The walls of the stair shaft to have a Sound Transmission Class of not less than 45 and to be constructed in accordance with the relevant provisions of Part F5 of the *Building Code of Australia*.

(28) Noise transmission - dividing walls – BCA

The walls dividing bathrooms, laundries and kitchens in one flat from habitable rooms in an adjoining flat having a Sound Transmission Class of not less than 50 and being constructed in accordance with the provisions of Part F5 of the *Building Code of Australia*.

(29) Noise transmission - soil/waste pipes – BCA

Soil and waste pipes, including those that pass through a floor shall be separated from the rooms of any flat immediately adjacent thereto by construction having a Sound Transmission Class in accordance with Part F5 of the *Building Code of Australia*.

F Conditions that must be complied with prior to installation of services

Nil

G Conditions that must be complied with before the building is occupied**(1) Approval to use/occupy building**

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

(2) Landscaping completion

All site works and landscaping are to be carried out in accordance with the approved landscaping plans prior to the issue of the occupation certificate.

(3) Street Number

A street number appropriately designed to complement the character of the must be displayed in a position clearly visible from the street, in numbers having a height of not less than 75 mm. The number must be in place before the premises can be occupied.

(4) Boundary fencing replacement

The existing boundary fencing along the boundaries is to be replaced with fencing at the applicant's/owner's cost as follows:

- a) Boundary with 14 Thomas Street: A masonry wall to a height of 3.6m constructed of face brick in a colour selected by the owner of 14 Thomas Street;
- b) Boundary with 16-18 Thomas Street: A masonry wall to a height of 2m constructed of face brick in a colour to match that in (a) above;
- c) Boundaries with 8, 10 and 12 Thomas Street: A fence at least 1.8m in height in either dark coloured colorbond steel or lapped and capped treated pine as agreed with the respective adjacent owners.

(5) Landscape Completion

Soft and hard landscape area be constructed in accordance with the approved plans prior to release of any occupation certificate.

(6) Engineering conditions to be satisfied prior to the issue of occupation certificate

Prior to the release of the Occupation Certificate when the on-site building works are completed there are three (3) conditions that must be satisfied.

They are:

(a) Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a registered surveyor is to be submitted to Council's Engineering Department at the completion of the works showing the location of the detention basin with finished surface levels, contours at 0.2 metre intervals and volume of storage available. Also the outlet pipe from the detention basin to its connection to Council's drainage system, is to be shown together with the following information:

- location
- pipe diameter
- gradient
- pipe material i.e. PVC or EW etc
- orifice size

- trash screen at orifice
- all buildings (including floor levels) and finished ground and pavement surface levels

(b) *Engineer's Certificate*

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

- * the soundness of the storage structure;
- * the capacity of the detention storage;
- * the emergency overflow system being in place;
- * the works being constructed in accordance with the Council approved plans; and
- * the freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Code.

(c) *Restriction-As-To-User*

- (a) A "Restriction-as-to-User" is to be placed on the title of the subject property to indicate the location and dimensions of the detention area and the stormwater overland culvert/void. This is to ensure that works, which could affect the function of the stormwater systems, shall not be carried out without the prior consent in writing of the Council.

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

(7) Stormwater drainage – compliance with approved plans

Prior to the issue of an Occupation Certificate, written verification from a suitably qualified professional civil engineer shall certify that the new building works have been designed and built in accordance with Ashfield Interim Development Policy 2013, Part E the "Interim Flood Development Policy", which would include building materials and electrical works.

(8) Positive Covenant-stormwater detention/surface flow paths-occupation certificate

A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing the

- (a) surface flow path
- (b) finished pavement and ground levels
- (c) prevent the erection of any structures or fencing
- (d) on-site stormwater detention system
- (e) stormwater culvert/void

The wording in the Instrument shall be submitted to and approved by Inner West Council prior to lodgement at the Land Titles Office and prior to the release of the

Occupation Certificate. The Instrument shall be registered prior to the completion of development.

(9) Additional Privacy Tree Planting

In addition to any tree planting noted on the landscaped plan, the following trees are to be planted on site prior to the issue of any occupation certificate:

Item	Location	Type	No.	Min Pot size
A.	The northern boundary of the ground level open space to Units 385 and 387	evergreen canopy trees capable of reaching a mature height of 8m	8 evenly spaced	200 litre
B.	The north and north eastern boundaries of the ground level open space of Unit 389	Same species as A. Above.	5 evenly spaced	200 litre

(10) Vehicle wash bays

All vehicle wash bays shall be provided with a tap connected to a continuous supply of water and the wash bays shall be bunded and graded to a floor waste connected to the sewer.

(11) Residential car park

All residents shall be provided with minimum of one (1) car parking space and be indicated on the plans with the construction certificate.

H Conditions that are ongoing requirements of development consents

(1) Garbage bin storage/placement for collection - strata title plan

All garbage/recycling bins are to be kept in the garbage bin storage area in the main block. Bins are only to be placed in the designated pick up area on the day of garbage collection and are to be returned to the storage area immediately after collection. This requirement is to be incorporated into the Strata Title of the property.

(2) Landscape Maintenance

The landscaping approved as part of this application is to be maintained to the satisfaction of Council.

I Advisory Notes

(1) Other approvals

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, including:

- an Application for Approval under Section 68 of the *Local Government Act 1993* for any proposed activity under that Act, including any erection of a hoarding. All such applications must comply with the *Building Code of Australia*.
- an application for an Occupation Certificate under Section 109(C)(2) of the *Environmental Planning and Assessment Act 1979*.
Note: An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.
- an Application for a Subdivision Certificate under Section 109(C)(1)(d) of the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- an Application for Strata Title Subdivision under the *Strata Schemes (Freehold Development) Act 1973*, if strata title subdivision of the development is proposed.
- a development application for demolition approval under the *Environmental Planning and Assessment Act 1979* if consent for demolition is not granted by this consent.

(2) Works and requirements of other authorities

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.
- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Australia Post has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Energy Australia has a requirement for the approval of any encroachments including awnings, signs, etc over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- Telstra has requirements concerning access to services that it provides.

(3) Application for a Construction Certificate

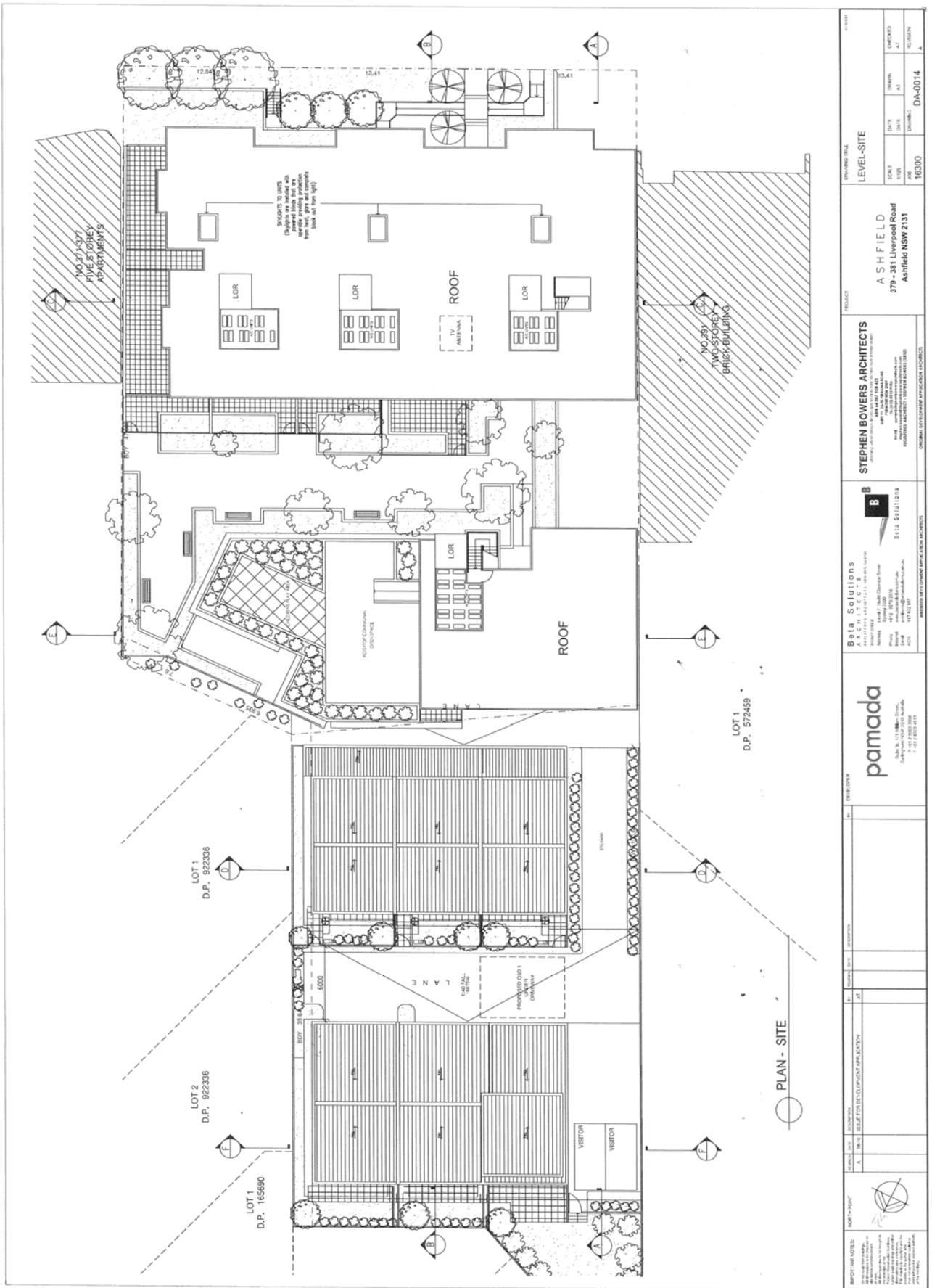
The required application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited private certifier for a Construction Certificate.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result action in the Land and Environment Court and orders for demolition.

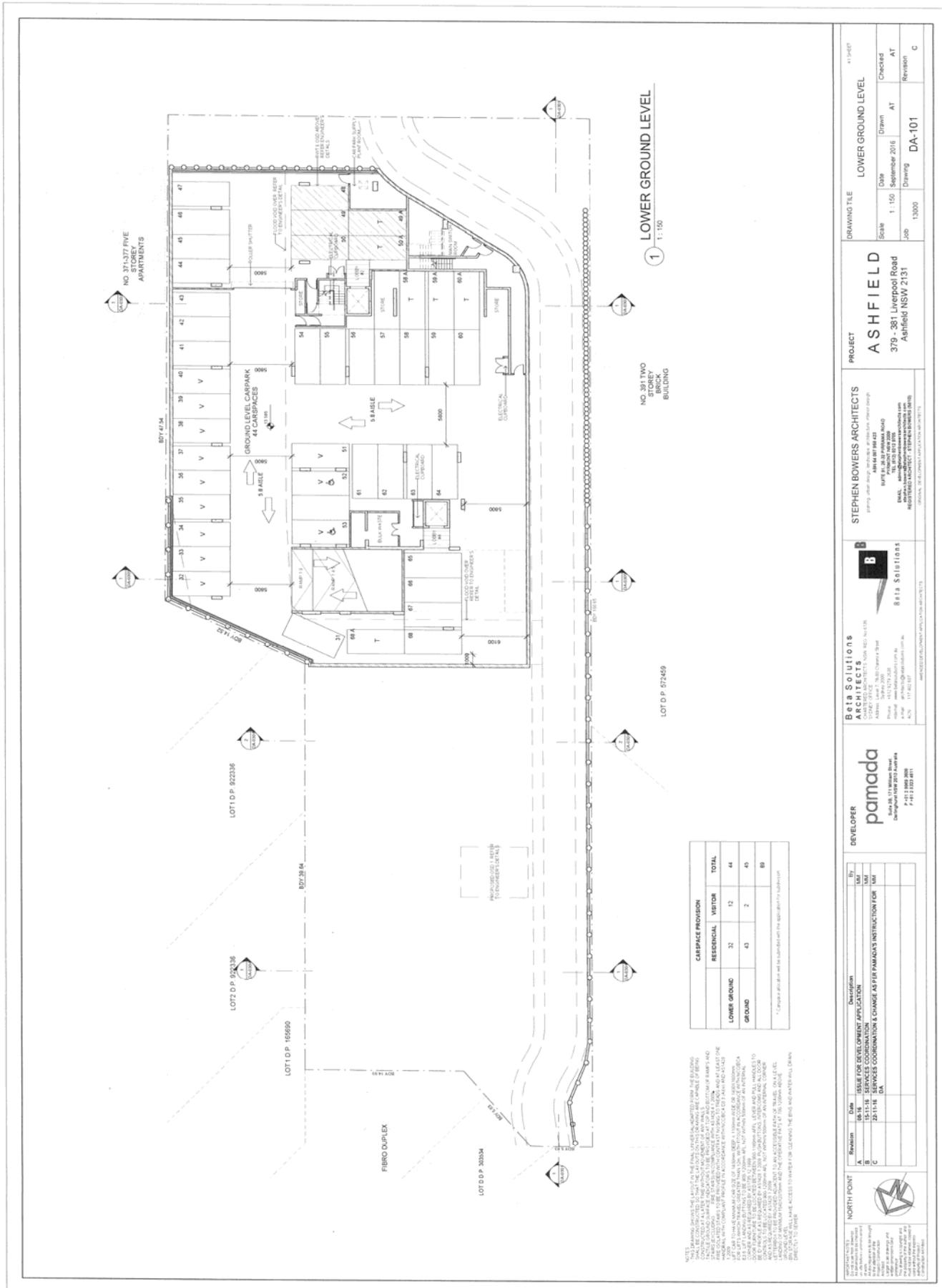
(4) Modifications to your consent - prior approval required

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

Warning: There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.



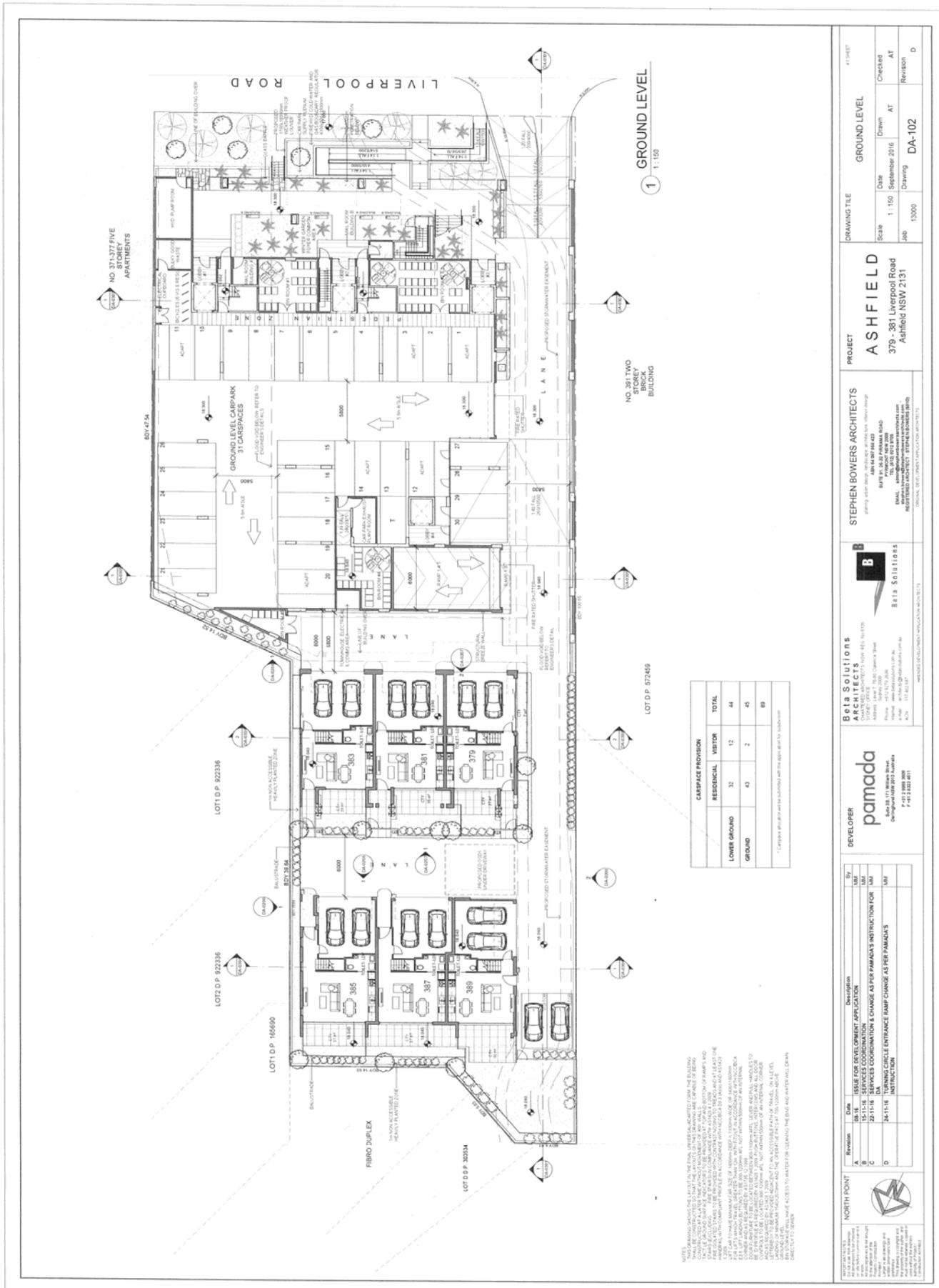
DRAWING TITLE LEVEL-SITE		PROJECT ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131		DATE 11/11/2011		DRAWN AT		CHECKED AT		APPROVED BY	
SCALE 1:1000		DRAWING NO. 16300		DATE 11/11/2011		DRAWN AT		CHECKED AT		APPROVED BY	
DRAWING NO. 16300		PROJECT STEPHEN BOWERS ARCHITECTS 1/100-110/112-114/116-118/120-122/124-126/128-130/132-134/136-138/140-142/144-146/148-150/152-154/156-158/160-162/164-166/168-170/172-174/176-178/180-182/184-186/188-190/192-194/196-198/200-202/204-206/208-210/212-214/216-218/220-222/224-226/228-230/232-234/236-238/240-242/244-246/248-250/252-254/256-258/260-262/264-266/268-270/272-274/276-278/280-282/284-286/288-290/292-294/296-298/300-302/304-306/308-310/312-314/316-318/320-322/324-326/328-330/332-334/336-338/340-342/344-346/348-350/352-354/356-358/360-362/364-366/368-370/372-374/376-378/380-382/384-386/388-390/392-394/396-398/400-402/404-406/408-410/412-414/416-418/420-422/424-426/428-430/432-434/436-438/440-442/444-446/448-450/452-454/456-458/460-462/464-466/468-470/472-474/476-478/480-482/484-486/488-490/492-494/496-498/500-502/504-506/508-510/512-514/516-518/520-522/524-526/528-530/532-534/536-538/540-542/544-546/548-550/552-554/556-558/560-562/564-566/568-570/572-574/576-578/580-582/584-586/588-590/592-594/596-598/600-602/604-606/608-610/612-614/616-618/620-622/624-626/628-630/632-634/636-638/640-642/644-646/648-650/652-654/656-658/660-662/664-666/668-670/672-674/676-678/680-682/684-686/688-690/692-694/696-698/700-702/704-706/708-710/712-714/716-718/720-722/724-726/728-730/732-734/736-738/740-742/744-746/748-750/752-754/756-758/760-762/764-766/768-770/772-774/776-778/780-782/784-786/788-790/792-794/796-798/800-802/804-806/808-810/812-814/816-818/820-822/824-826/828-830/832-834/836-838/840-842/844-846/848-850/852-854/856-858/860-862/864-866/868-870/872-874/876-878/880-882/884-886/888-890/892-894/896-898/900-902/904-906/908-910/912-914/916-918/920-922/924-926/928-930/932-934/936-938/940-942/944-946/948-950/952-954/956-958/960-962/964-966/968-970/972-974/976-978/980-982/984-986/988-990/992-994/996-998/1000-1002/1004-1006/1008-1010/1012-1014/1016-1018/1020-1022/1024-1026/1028-1030/1032-1034/1036-1038/1040-1042/1044-1046/1048-1050/1052-1054/1056-1058/1060-1062/1064-1066/1068-1070/1072-1074/1076-1078/1080-1082/1084-1086/1088-1090/1092-1094/1096-1098/1100-1102/1104-1106/1108-1110/1112-1114/1116-1118/1120-1122/1124-1126/1128-1130/1132-1134/1136-1138/1140-1142/1144-1146/1148-1150/1152-1154/1156-1158/1160-1162/1164-1166/1168-1170/1172-1174/1176-1178/1180-1182/1184-1186/1188-1190/1192-1194/1196-1198/1200-1202/1204-1206/1208-1210/1212-1214/1216-1218/1220-1222/1224-1226/1228-1230/1232-1234/1236-1238/1240-1242/1244-1246/1248-1250/1252-1254/1256-1258/1260-1262/1264-1266/1268-1270/1272-1274/1276-1278/1280-1282/1284-1286/1288-1290/1292-1294/1296-1298/1300-1302/1304-1306/1308-1310/1312-1314/1316-1318/1320-1322/1324-1326/1328-1330/1332-1334/1336-1338/1340-1342/1344-1346/1348-1350/1352-1354/1356-1358/1360-1362/1364-1366/1368-1370/1372-1374/1376-1378/1380-1382/1384-1386/1388-1390/1392-1394/1396-1398/1400-1402/1404-1406/1408-1410/1412-1414/1416-1418/1420-1422/1424-1426/1428-1430/1432-1434/1436-1438/1440-1442/1444-1446/1448-1450/1452-1454/1456-1458/1460-1462/1464-1466/1468-1470/1472-1474/1476-1478/1480-1482/1484-1486/1488-1490/1492-1494/1496-1498/1500-1502/1504-1506/1508-1510/1512-1514/1516-1518/1520-1522/1524-1526/1528-1530/1532-1534/1536-1538/1540-1542/1544-1546/1548-1550/1552-1554/1556-1558/1560-1562/1564-1566/1568-1570/1572-1574/1576-1578/1580-1582/1584-1586/1588-1590/1592-1594/1596-1598/1600-1602/1604-1606/1608-1610/1612-1614/1616-1618/1620-1622/1624-1626/1628-1630/1632-1634/1636-1638/1640-1642/1644-1646/1648-1650/1652-1654/1656-1658/1660-1662/1664-1666/1668-1670/1672-1674/1676-1678/1680-1682/1684-1686/1688-1690/1692-1694/1696-1698/1700-1702/1704-1706/1708-1710/1712-1714/1716-1718/1720-1722/1724-1726/1728-1730/1732-1734/1736-1738/1740-1742/1744-1746/1748-1750/1752-1754/1756-1758/1760-1762/1764-1766/1768-1770/1772-1774/1776-1778/1780-1782/1784-1786/1788-1790/1792-1794/1796-1798/1800-1802/1804-1806/1808-1810/1812-1814/1816-1818/1820-1822/1824-1826/1828-1830/1832-1834/1836-1838/1840-1842/1844-1846/1848-1850/1852-1854/1856-1858/1860-1862/1864-1866/1868-1870/1872-1874/1876-1878/1880-1882/1884-1886/1888-1890/1892-1894/1896-1898/1900-1902/1904-1906/1908-1910/1912-1914/1916-1918/1920-1922/1924-1926/1928-1930/1932-1934/1936-1938/1940-1942/1944-1946/1948-1950/1952-1954/1956-1958/1960-1962/1964-1966/1968-1970/1972-1974/1976-1978/1980-1982/1984-1986/1988-1990/1992-1994/1996-1998/2000-2002/2004-2006/2008-2010/2012-2014/2016-2018/2020-2022/2024-2026/2028-2030/2032-2034/2036-2038/2040-2042/2044-2046/2048-2050/2052-2054/2056-2058/2060-2062/2064-2066/2068-2070/2072-2074/2076-2078/2080-2082/2084-2086/2088-2090/2092-2094/2096-2098/2100-2102/2104-2106/2108-2110/2112-2114/2116-2118/2120-2122/2124-2126/2128-2130/2132-2134/2136-2138/2140-2142/2144-2146/2148-2150/2152-2154/2156-2158/2160-2162/2164-2166/2168-2170/2172-2174/2176-2178/2180-2182/2184-2186/2188-2190/2192-2194/2196-2198/2200-2202/2204-2206/2208-2210/2212-2214/2216-2218/2220-2222/2224-2226/2228-2230/2232-2234/2236-2238/2240-2242/2244-2246/2248-2250/2252-2254/2256-2258/2260-2262/2264-2266/2268-2270/2272-2274/2276-2278/2280-2282/2284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CARPSPACE PROVISION		
RECREATIONAL	VEHICLE	TOTAL
32	12	44
43	2	45
		89

NOTES:
 1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 7. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 8. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
 10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW GOVERNMENT.

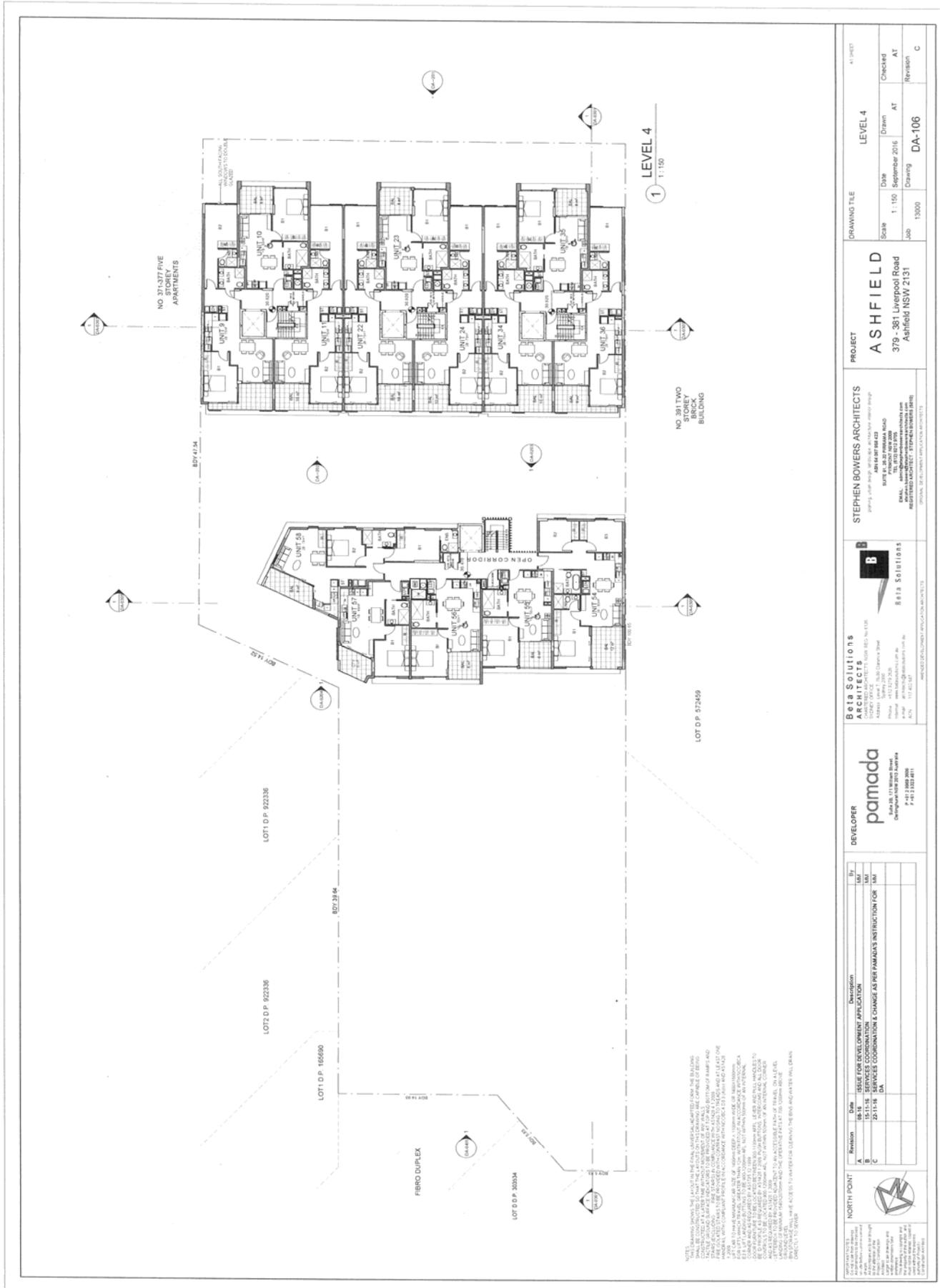
DRAWING TITLE		LOWER GROUND LEVEL	
PROJECT		ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131	
STEPHEN BOWERS ARCHITECTS 1/111-113 Liverpool Road Ashfield NSW 2131 Tel: (02) 9550 1111 Fax: (02) 9550 1112 www.stephenbowers.com.au		Scale 1:150 Date September 2016	
Beta Solutions ARCHITECTS 1/111-113 Liverpool Road Ashfield NSW 2131 Tel: (02) 9550 1111 Fax: (02) 9550 1112 www.betasolutions.com.au		Checked AT Revision C	
Developer pamada Beta Solutions 1/111-113 Liverpool Road Ashfield NSW 2131 Tel: (02) 9550 1111 Fax: (02) 9550 1112 www.pamada.com.au		Job 13000 Drawing DA-101	



CARPSPACE PROVISION		TOTAL
RESIDENTIAL	VISITOR	44
LOWER GROUND	GROUND	49
		89

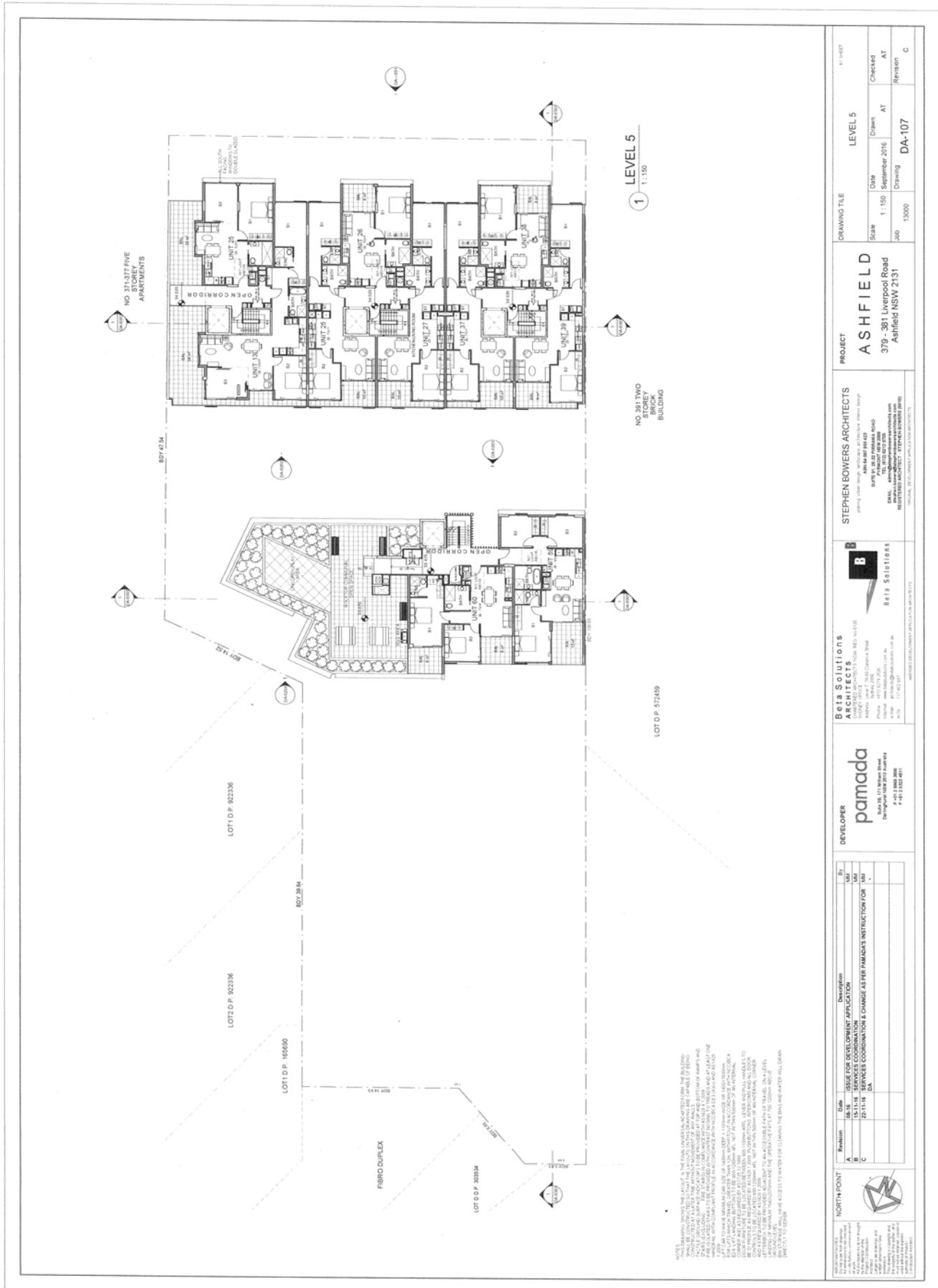
NOTES:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BIRLINGBERRY LOCAL COUNCIL AND THE NSW GOVERNMENT.

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PROJECT ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131		DRAWING TITLE GROUND LEVEL		41 SHEET	
SCALE 1:150		DATE September 2016		CHECKED AT	
JOB 13000		DRAWING DA-102		REVISION D	



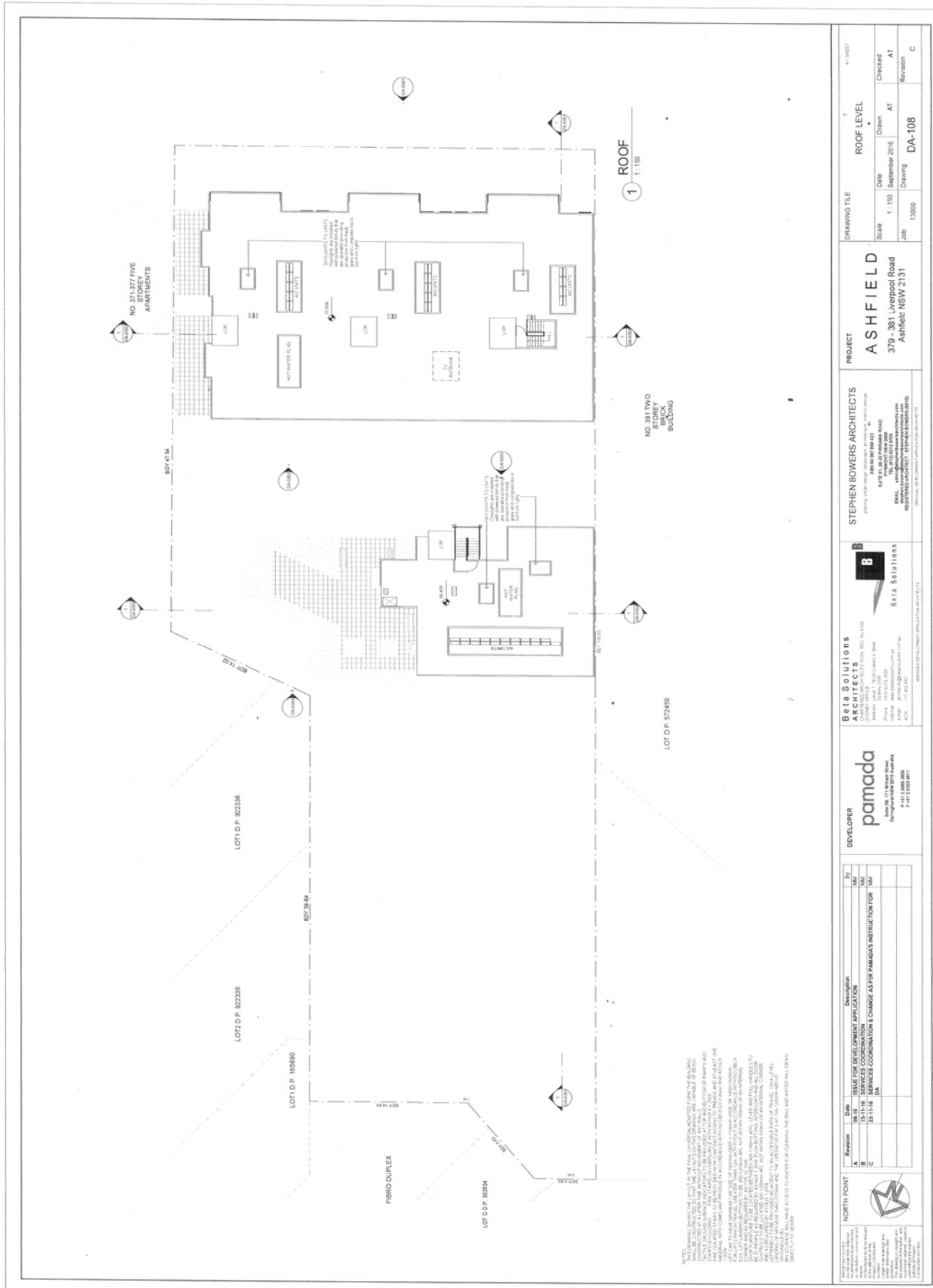
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 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 4. ALL ROOFS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 5. ALL STAIRS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 6. ALL LIFT SHAFTS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 7. ALL CORRIDORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 8. ALL BATHS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 9. ALL KITCHENS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL BED ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 11. ALL LIVING AREAS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 12. ALL BALCONIES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 13. ALL TERRACES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 14. ALL PATIOS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 15. ALL DRIVEWAYS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 16. ALL CARPARKS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 17. ALL FENCES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 18. ALL GATES ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 19. ALL LIGHTING IS TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 20. ALL ELECTRICALS ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 21. ALL PLUMBING IS TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 22. ALL MECHANICALS ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 23. ALL PAINTS ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 24. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 25. ALL MATERIALS ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 26. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011.
 27. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017.
 28. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017.
 29. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2017.
 30. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PAINT REGULATIONS 2017.
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 38. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FINISH REGULATIONS 2017.
 39. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MATERIAL REGULATIONS 2017.
 40. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL LIGHTING REGULATIONS 2017.

PROJECT ASHFIELD 379-381 Liverpool Road Ashfield NSW 2131		DRAWING TITLE LEVEL 4	SHEET 41 SHEET
SCALE 1:150	DATE September 2016	DRAWN AT	CHECKED AT
JOB 13000	DRAWING DA-106	REVISION C	REVISION C
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REVISION A ISSUE FOR DEVELOPMENT APPLICATION	DATE 15-11-16	BY [Signature]	TITLE ISSUE FOR DEVELOPMENT APPLICATION
REVISION B SERVICES COORDINATION & CHANGE AS PER PAMADA'S INSTRUCTION FOR	DATE 22-11-16	BY [Signature]	TITLE SERVICES COORDINATION & CHANGE AS PER PAMADA'S INSTRUCTION FOR
REVISION C [Blank]	DATE [Blank]	BY [Blank]	TITLE [Blank]



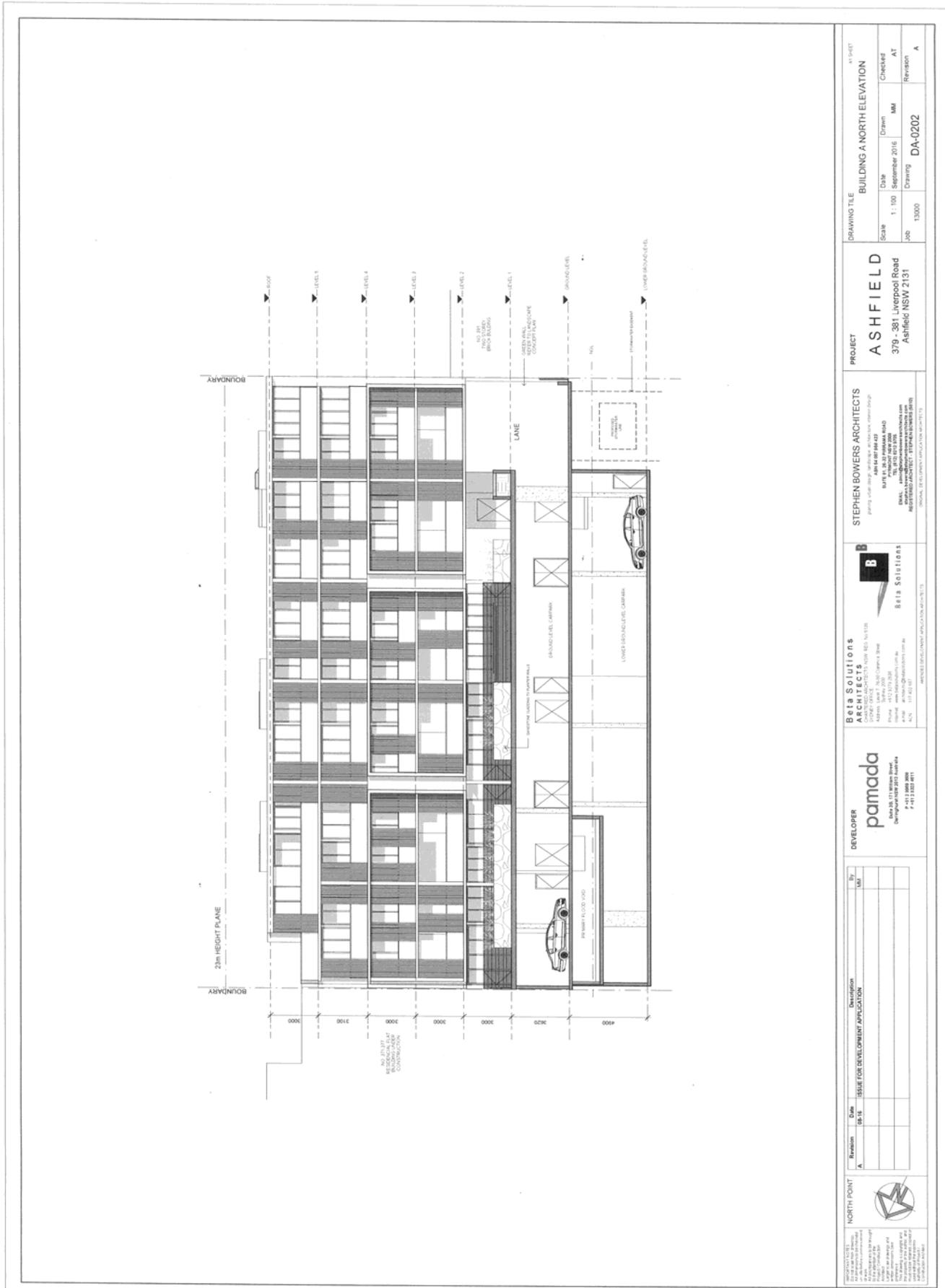
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 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.
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<p>REVISION</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>15-11-16</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> <tr> <td>B</td> <td>15-11-16</td> <td>SERVICES COORDINATION</td> </tr> <tr> <td>C</td> <td>15-11-16</td> <td>SERVICES COORDINATION & CHANGE AS PER PAMADA'S INSTRUCTION FOR DA</td> </tr> </tbody> </table>		Rev	Date	Description	A	15-11-16	ISSUE FOR DEVELOPMENT APPLICATION	B	15-11-16	SERVICES COORDINATION	C	15-11-16	SERVICES COORDINATION & CHANGE AS PER PAMADA'S INSTRUCTION FOR DA	<p>Scale 1:150</p>		<p>Drawn AT</p>		<p>Checked AT</p>		<p>Scale 1:150</p>		<p>Drawn AT</p>		<p>Checked AT</p>	
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<p>DA</p>		<p>1:150</p>		<p>September 2016</p>		<p>DA-107</p>		<p>1:3000</p>		<p>DA-107</p>		<p>Revision C</p>													



NOTES:
 1. REFER TO THE DEVELOPER'S SITE PLAN FOR THE LOCATION OF THE BUILDING AND THE LOCATION OF THE BUILDING'S SERVICE AREAS.
 2. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEVELOPMENT CONTROL BY-LAWS.
 3. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEVELOPMENT CONTROL BY-LAWS.
 4. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEVELOPMENT CONTROL BY-LAWS.
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DEVELOPER pamada 11111111111111111111 P 413 2333 8811		ARCHITECTS BETA SOLUTIONS ARCHITECTS 11111111111111111111 P 413 2333 8811		ARCHITECTS STEPHEN BOWERS ARCHITECTS 11111111111111111111 P 413 2333 8811		PROJECT ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131		DRAWING TITLE ROOF LEVEL		411 SHEET	
REVISION A 15-11-16 ISSUE FOR DEVELOPMENT APPLICATION B 15-11-16 SERVICES COORDINATION C 20-11-16 SERVICES COORDINATION & CHANGE AS PER FAMILIARISATION INSTRUCTION FOR DA		Scale 1:150 Date 15/11/16 Drawn AT Checked AT		Scale 1:150 Date 15/11/16 Drawn AT Checked AT		Scale 1:150 Date 15/11/16 Drawn AT Checked AT		Scale 1:150 Date 15/11/16 Drawn AT Checked AT		Scale 1:150 Date 15/11/16 Drawn AT Checked AT	
JOB DA-108		JOB DA-108		JOB DA-108		JOB DA-108		JOB DA-108		JOB DA-108	



DRAWING TILE BUILDING A NORTH ELEVATION 4:1 SCALE

Scale	1:100	Drawn	MM	Checked	AT
Date	September 2016	Drawn	MM	Checked	AT
Job	13000	Drawing	DA-0202	Revision	A

PROJECT
ASHFIELD
 379 - 381 Liverpool Road
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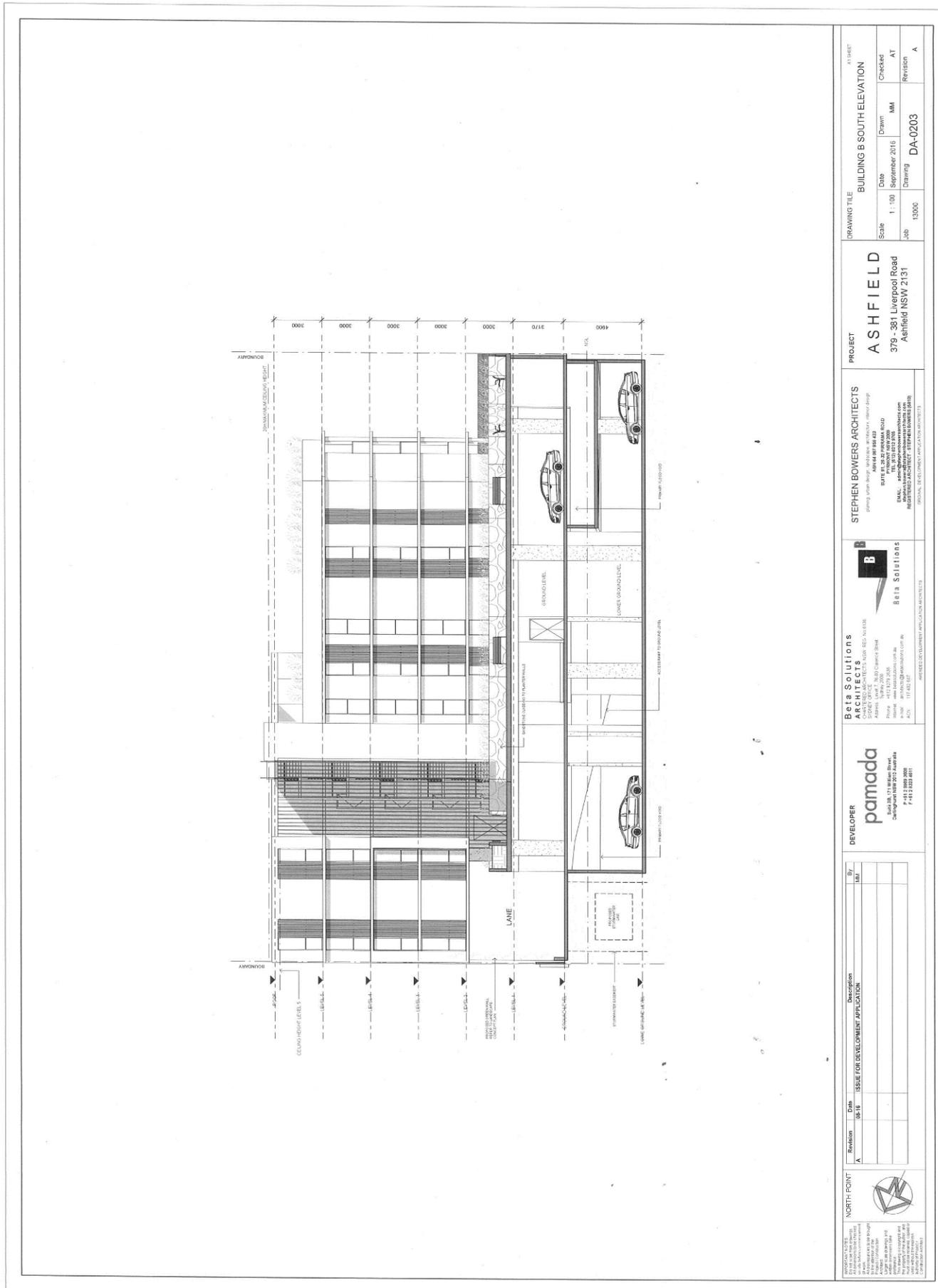
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Revision	Date	Description
A	15/11/16	ISSUE FOR DEVELOPMENT APPLICATION

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DRAWING TITLE: BUILDING B SOUTH ELEVATION

Scale: 1:100

Date: September 2016

Job: 13300

Drawn: MM

Checked: AT

Chawing: DA-0203

Revision: A

PROJECT: ASHFIELD
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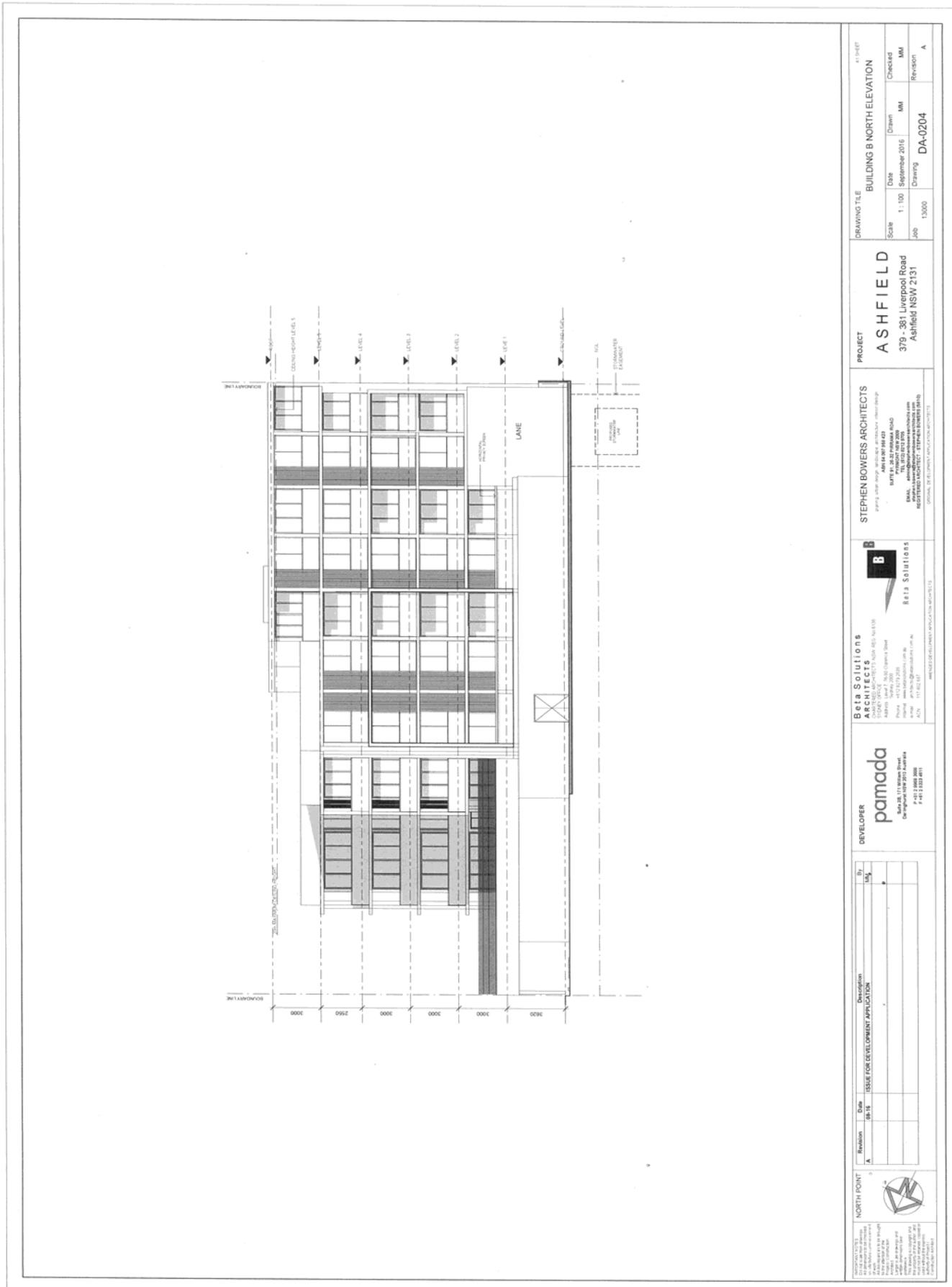
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Revision	Date	Description
A	20/09/16	ISSUE FOR DEVELOPMENT APPLICATION

NORTH POINT

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43 SHEET

DRAWING TITLE BUILDING B NORTH ELEVATION

PROJECT ASHFIELD
379 - 381 Liverpool Road
Ashfield NSW 2151

SCALE 1:100
DATE 11 September 2016
DATE 11 September 2016
DATE 11 September 2016

JOB 13000
DRAWING DA-0204
REVISION A

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Revision	Date	Description
A	08-16	ISSUE FOR DEVELOPMENT APPLICATION

NORTH POINT

By: [Signature]

1 TW1-SOUTH ELEVATION
1:100

2 TW1-NORTH ELEVATION
1:100

NORTH POINT

Revision	Date	Description	By
A	08-16	ISSUE FOR DEVELOPMENT APPLICATION	MM

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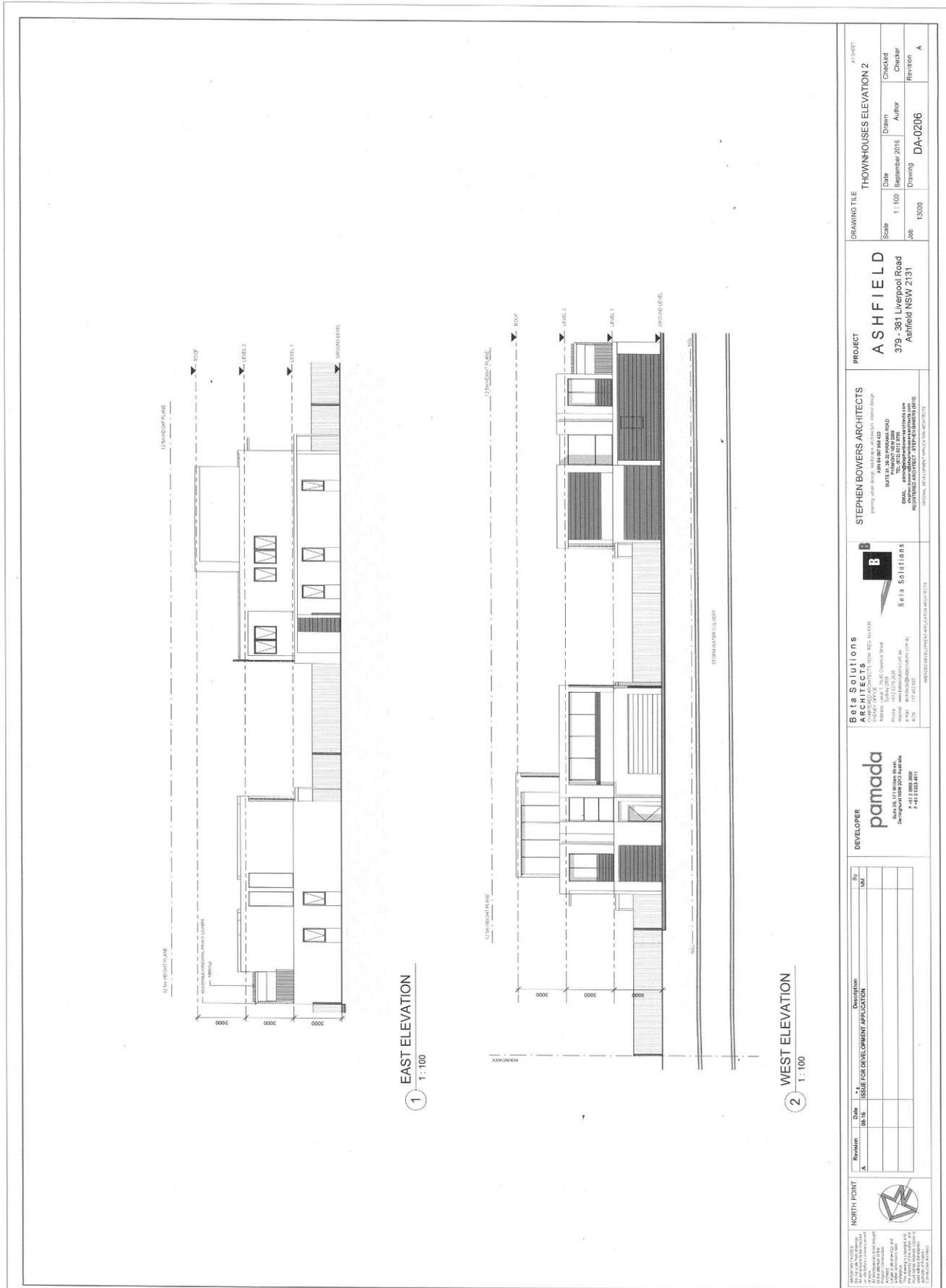
PROJECT
ASHFIELD
379 - 381 Liverpool Road
Ashfield NSW 2131

DRAWING TILE
TOWNHOUSE ELEVATION 1

Scale	Date	Drawn	Checked
1:100	September 2016	Author	Checker

Job	Drawing	Author	Checker
13000	DA-0205		

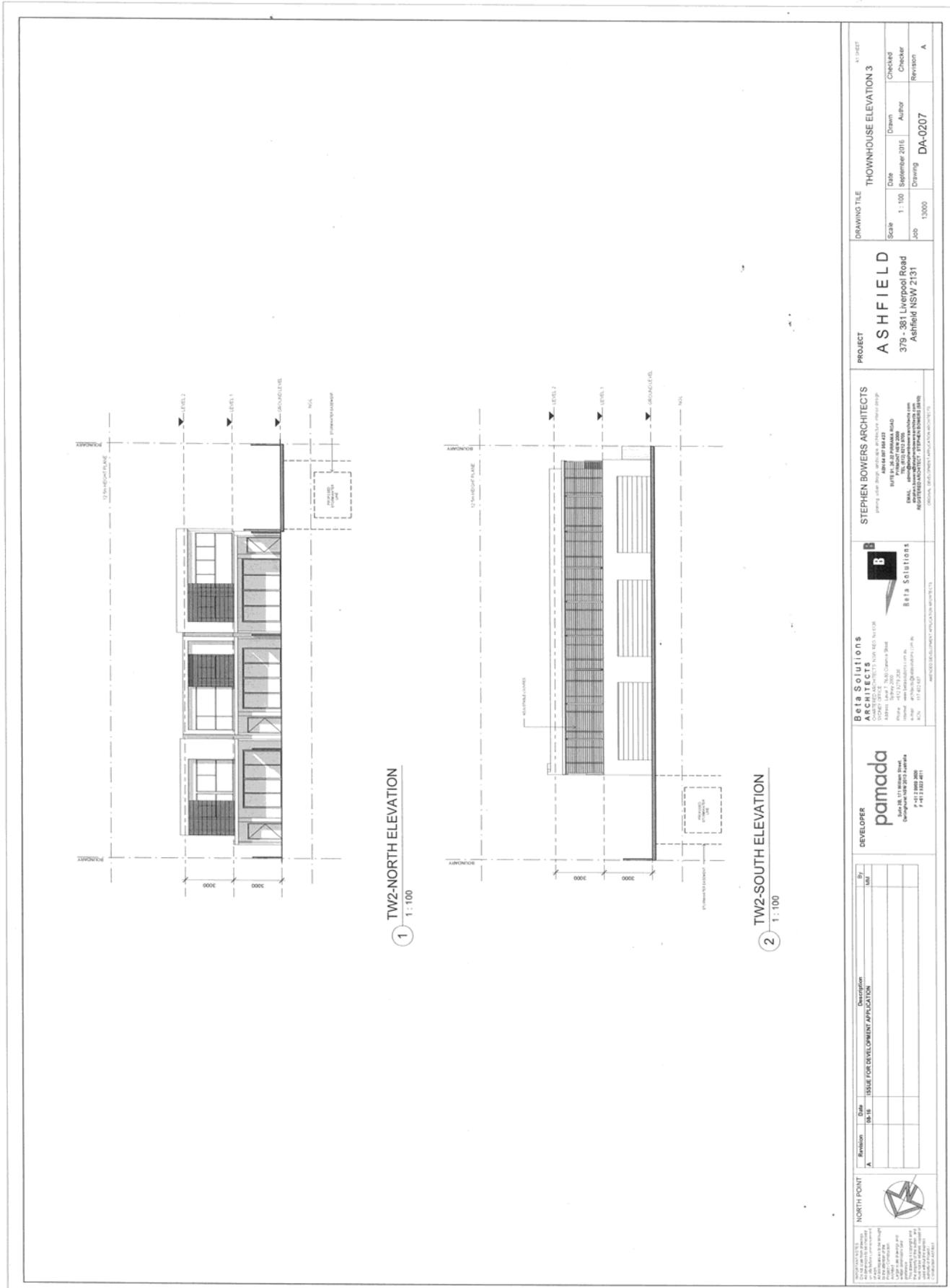
Revision A



1 EAST ELEVATION
1:100

2 WEST ELEVATION
1:100

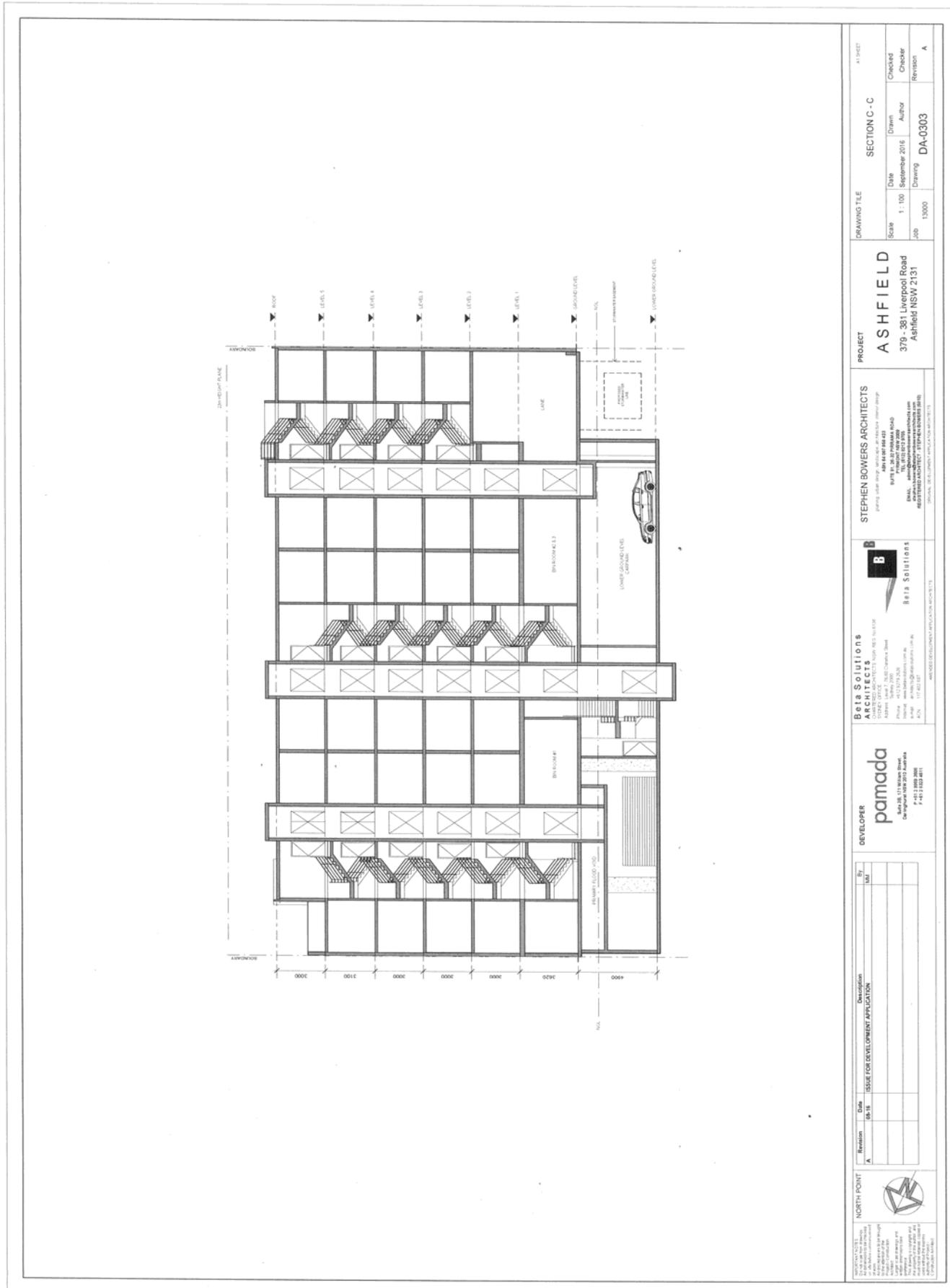
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	<p>Scale</p> <p>1:100</p>	<p>Date</p> <p>September 2016</p>	<p>Drawn</p> <p>Author</p>	<p>Checked</p> <p>Checked</p>
<p>DRAWING TITLE</p> <p>THOWNHOUSES ELEVATION 2</p>		<p>Scale</p> <p>1:100</p>	<p>Date</p> <p>September 2016</p>	<p>Drawn</p> <p>Author</p>
<p>PROJECT</p> <p>ASHFIELD</p> <p>379-381 Liverpool Road Ashfield NSW 2131</p>		<p>Scale</p> <p>1:100</p>	<p>Date</p> <p>September 2016</p>	<p>Drawn</p> <p>Author</p>
<p>STEPHEN BOWERS ARCHITECTS</p> <p>10/100-102/104-106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000</p>		<p>Job</p> <p>13000</p>	<p>Drawing</p> <p>DA-0206</p>	
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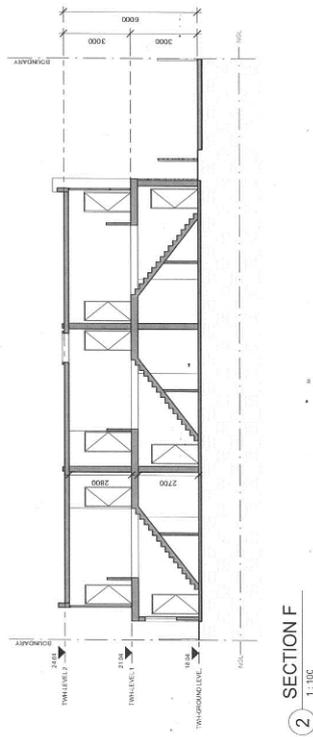
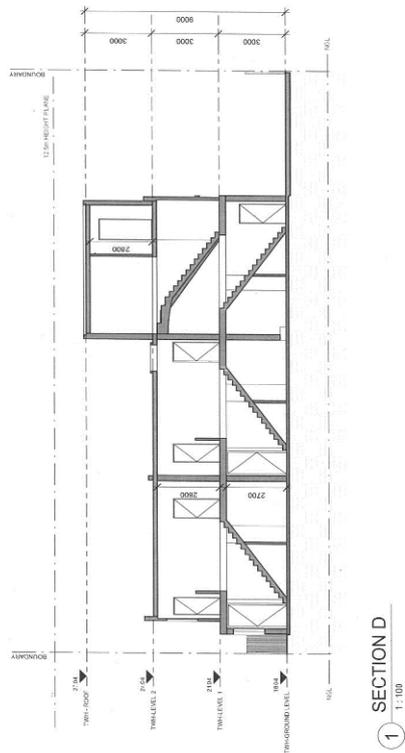
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1:100

2 TW2-SOUTH ELEVATION
1:100

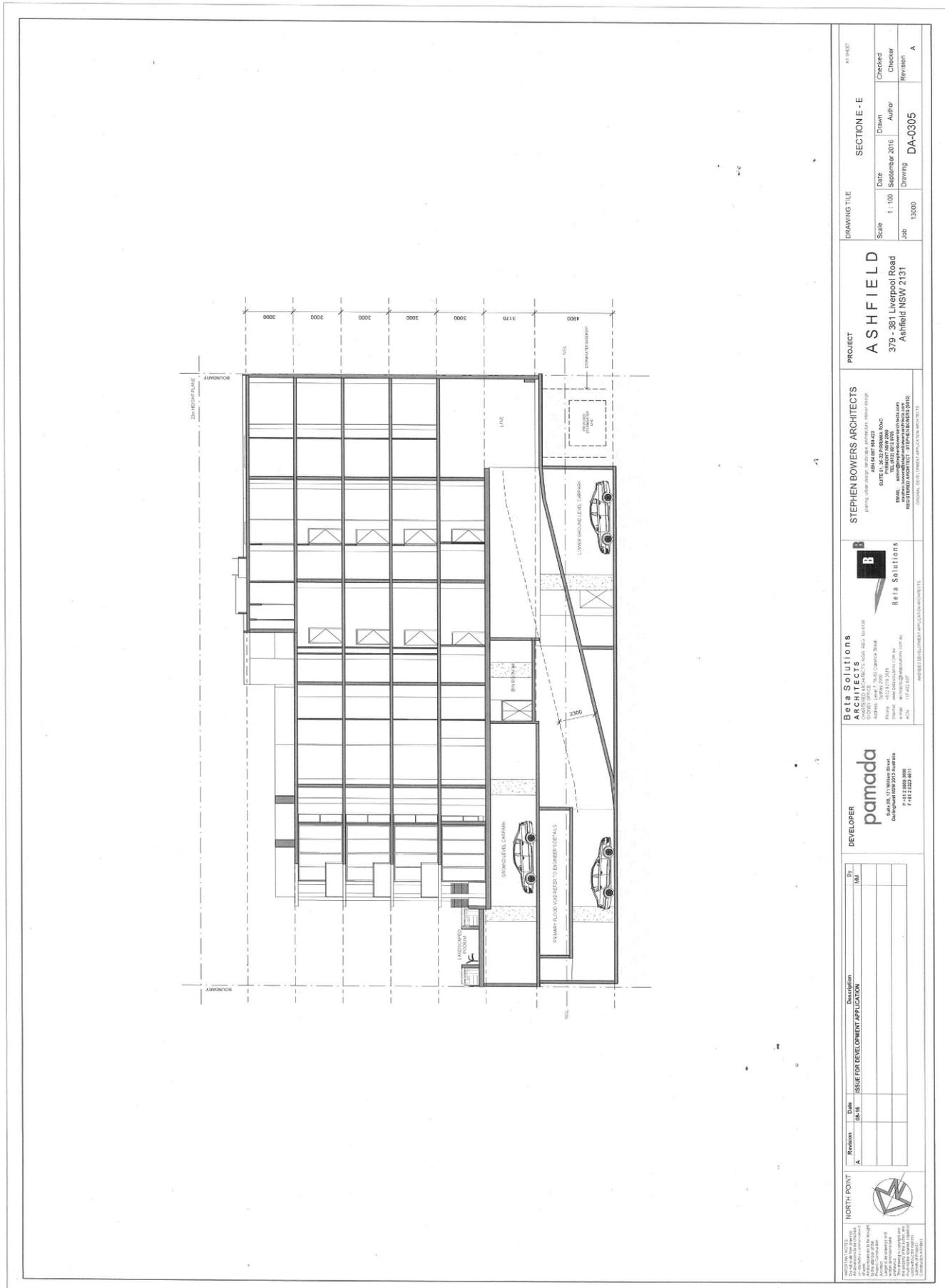
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	DEVELOPER pamada Suite 20, 111 William Street Campbelltown NSW 2561 T +61 8 8333 8811	ARCHITECTS BETA SOLUTIONS ARCHITECTS 1/111-113 Campbell Street Ashfield NSW 2131 Phone +61 2 9574 2000 Fax +61 2 9574 2000 Email info@betasolutions.com.au Website www.betasolutions.com.au NSW ARCHITECT NO. 11112-ETP ACT ARCHITECT NO. 11112-ETP	ARCHITECTS STEPHEN BOWERS ARCHITECTS 1/111-113 Campbell Street Ashfield NSW 2131 Phone +61 2 9574 2000 Fax +61 2 9574 2000 Email info@stephenbowers.com.au Website www.stephenbowers.com.au NSW ARCHITECT NO. 11112-ETP ACT ARCHITECT NO. 11112-ETP	JOB DA-0207	DRAWING DA-0207	JOB 13000	CHECKER [Signature]



<p>PROJEC T A SHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131</p>		<p>DRAWING TILE SECTION C - C</p>		<p>4111007</p>	
<p>Scale 1:100</p>	<p>Date September 2016</p>	<p>Drawn Author</p>	<p>Checked Checker</p>	<p>Job DA-0303</p>	<p>Revision A</p>
<p>STEPHEN BOWERS ARCHITECTS 404-408 BRIDGES ROAD SYDNEY NSW 2008 PHONE: (02) 9550 2000 FAX: (02) 9550 2001 EMAIL: admin@stephenbowersarchitects.com REGISTERED ARCHITECT - (STEPHEN BOWERS) (NSW)</p>			<p>BETA SOLUTIONS ARCHITECTS 404-408 BRIDGES ROAD SYDNEY NSW 2008 PHONE: (02) 9550 2000 FAX: (02) 9550 2001 EMAIL: admin@betasolutionsarchitects.com REGISTERED ARCHITECT - (STEPHEN BOWERS) (NSW)</p>		
<p>DEVELOPER pamada Suite 108, 174 Wilson Street Campbelltown NSW 2616 P 412 2322 8811</p>			<p>BETA SOLUTIONS ARCHITECTS 404-408 BRIDGES ROAD SYDNEY NSW 2008 PHONE: (02) 9550 2000 FAX: (02) 9550 2001 EMAIL: admin@betasolutionsarchitects.com REGISTERED ARCHITECT - (STEPHEN BOWERS) (NSW)</p>		
<p>Revision A</p>	<p>Date 08/16</p>	<p>Issue ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>Scale 1:100</p>	<p>Author Author</p>	<p>Checker Checker</p>



<p>NOTES:</p> <p>1. All dimensions are in millimetres unless otherwise stated.</p> <p>2. All levels are in Australian Height Datum (AHD) unless otherwise stated.</p> <p>3. The client is responsible for ensuring that the proposed development complies with all applicable laws, regulations, codes of practice, and standards.</p> <p>4. The client is responsible for ensuring that the proposed development complies with all applicable laws, regulations, codes of practice, and standards.</p> <p>5. The client is responsible for ensuring that the proposed development complies with all applicable laws, regulations, codes of practice, and standards.</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/16</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> </tbody> </table>	Rev.	Date	Description	A	16/10/16	ISSUE FOR DEVELOPMENT APPLICATION	<p>DEVELOPER:</p> <p>pamada</p> <p>6/24-26, 174 William Street Sydney NSW 2000 P 02 9232 4611</p>	<p>ARCHITECTS:</p> <p>Beta Solutions Architects</p> <p>10/10-12, 174 William Street Sydney NSW 2000 P 02 9232 4611</p>	<p>PROJECT:</p> <p>ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE: SECTION D/F-F</p>	<p>Scale: 1:100</p>	<p>Date: September 2016</p>	<p>Drawn: []</p>	<p>Checked: []</p>
		Rev.	Date	Description											
A	16/10/16	ISSUE FOR DEVELOPMENT APPLICATION													
<p>Scale: 1:300</p>	<p>Drawing: DA-0304</p>	<p>Author: []</p>	<p>Checker: []</p>	<p>Revision: A</p>											



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	ISSUE				<p>Classification ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>PROJECT ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE SECTION E-E</p>	<p>Scale: 1:100</p>	<p>Date: September 2016</p>	<p>Checked: [Signature]</p>
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<p>NORTH POINT</p>	<p>DEVELOPER pamada Suite 20, 171 Wilson Street Cammeray NSW 1585 P 015 558 306 F 015 552 811</p>	<p>BETA SOLUTIONS ARCHITECTS 1/100-110/112-114/116-118/120-122/124-126/128-130/132-134/136-138/140-142/144-146/148-150/152-154/156-158/160-162/164-166/168-170/172-174/176-178/180-182/184-186/188-190/192-194/196-198/200-202/204-206/208-210/212-214/216-218/220-222/224-226/228-230/232-234/236-238/240-242/244-246/248-250/252-254/256-258/260-262/264-266/268-270/272-274/276-278/280-282/284-286/288-290/292-294/296-298/300-302/304-306/308-310/312-314/316-318/320-322/324-326/328-330/332-334/336-338/340-342/344-346/348-350/352-354/356-358/360-362/364-366/368-370/372-374/376-378/380-382/384-386/388-390/392-394/396-398/400-402/404-406/408-410/412-414/416-418/420-422/424-426/428-430/432-434/436-438/440-442/444-446/448-450/452-454/456-458/460-462/464-466/468-470/472-474/476-478/480-482/484-486/488-490/492-494/496-498/500-502/504-506/508-510/512-514/516-518/520-522/524-526/528-530/532-534/536-538/540-542/544-546/548-550/552-554/556-558/560-562/564-566/568-570/572-574/576-578/580-582/584-586/588-590/592-594/596-598/600-602/604-606/608-610/612-614/616-618/620-622/624-626/628-630/632-634/636-638/640-642/644-646/648-650/652-654/656-658/660-662/664-666/668-670/672-674/676-678/680-682/684-686/688-690/692-694/696-698/700-702/704-706/708-710/712-714/716-718/720-722/724-726/728-730/732-734/736-738/740-742/744-746/748-750/752-754/756-758/760-762/764-766/768-770/772-774/776-778/780-782/784-786/788-790/792-794/796-798/800-802/804-806/808-810/812-814/816-818/820-822/824-826/828-830/832-834/836-838/840-842/844-846/848-850/852-854/856-858/860-862/864-866/868-870/872-874/876-878/880-882/884-886/888-890/892-894/896-898/900-902/904-906/908-910/912-914/916-918/920-922/924-926/928-930/932-934/936-938/940-942/944-946/948-950/952-954/956-958/960-962/964-966/968-970/972-974/976-978/980-982/984-986/988-990/992-994/996-998/1000-1002/1004-1006/1008-1010/1012-1014/1016-1018/1020-1022/1024-1026/1028-1030/1032-1034/1036-1038/1040-1042/1044-1046/1048-1050/1052-1054/1056-1058/1060-1062/1064-1066/1068-1070/1072-1074/1076-1078/1080-1082/1084-1086/1088-1090/1092-1094/1096-1098/1100-1102/1104-1106/1108-1110/1112-1114/1116-1118/1120-1122/1124-1126/1128-1130/1132-1134/1136-1138/1140-1142/1144-1146/1148-1150/1152-1154/1156-1158/1160-1162/1164-1166/1168-1170/1172-1174/1176-1178/1180-1182/1184-1186/1188-1190/1192-1194/1196-1198/1200-1202/1204-1206/1208-1210/1212-1214/1216-1218/1220-1222/1224-1226/1228-1230/1232-1234/1236-1238/1240-1242/1244-1246/1248-1250/1252-1254/1256-1258/1260-1262/1264-1266/1268-1270/1272-1274/1276-1278/1280-1282/1284-1286/1288-1290/1292-1294/1296-1298/1300-1302/1304-1306/1308-1310/1312-1314/1316-1318/1320-1322/1324-1326/1328-1330/1332-1334/1336-1338/1340-1342/1344-1346/1348-1350/1352-1354/1356-1358/1360-1362/1364-1366/1368-1370/1372-1374/1376-1378/1380-1382/1384-1386/1388-1390/1392-1394/1396-1398/1400-1402/1404-1406/1408-1410/1412-1414/1416-1418/1420-1422/1424-1426/1428-1430/1432-1434/1436-1438/1440-1442/1444-1446/1448-1450/1452-1454/1456-1458/1460-1462/1464-1466/1468-1470/1472-1474/1476-1478/1480-1482/1484-1486/1488-1490/1492-1494/1496-1498/1500-1502/1504-1506/1508-1510/1512-1514/1516-1518/1520-1522/1524-1526/1528-1530/1532-1534/1536-1538/1540-1542/1544-1546/1548-1550/1552-1554/1556-1558/1560-1562/1564-1566/1568-1570/1572-1574/1576-1578/1580-1582/1584-1586/1588-1590/1592-1594/1596-1598/1600-1602/1604-1606/1608-1610/1612-1614/1616-1618/1620-1622/1624-1626/1628-1630/1632-1634/1636-1638/1640-1642/1644-1646/1648-1650/1652-1654/1656-1658/1660-1662/1664-1666/1668-1670/1672-1674/1676-1678/1680-1682/1684-1686/1688-1690/1692-1694/1696-1698/1700-1702/1704-1706/1708-1710/1712-1714/1716-1718/1720-1722/1724-1726/1728-1730/1732-1734/1736-1738/1740-1742/1744-1746/1748-1750/1752-1754/1756-1758/1760-1762/1764-1766/1768-1770/1772-1774/1776-1778/1780-1782/1784-1786/1788-1790/1792-1794/1796-1798/1800-1802/1804-1806/1808-1810/1812-1814/1816-1818/1820-1822/1824-1826/1828-1830/1832-1834/1836-1838/1840-1842/1844-1846/1848-1850/1852-1854/1856-1858/1860-1862/1864-1866/1868-1870/1872-1874/1876-1878/1880-1882/1884-1886/1888-1890/1892-1894/1896-1898/1900-1902/1904-1906/1908-1910/1912-1914/1916-1918/1920-1922/1924-1926/1928-1930/1932-1934/1936-1938/1940-1942/1944-1946/1948-1950/1952-1954/1956-1958/1960-1962/1964-1966/1968-1970/1972-1974/1976-1978/1980-1982/1984-1986/1988-1990/1992-1994/1996-1998/2000-2002/2004-2006/2008-2010/2012-2014/2016-2018/2020-2022/2024-2026/2028-2030/2032-2034/2036-2038/2040-2042/2044-2046/2048-2050/2052-2054/2056-2058/2060-2062/2064-2066/2068-2070/2072-2074/2076-2078/2080-2082/2084-2086/2088-2090/2092-2094/2096-2098/2100-2102/2104-2106/2108-2110/2112-2114/2116-2118/2120-2122/2124-2126/2128-2130/2132-2134/2136-2138/2140-2142/2144-2146/2148-2150/2152-2154/2156-2158/2160-2162/2164-2166/2168-2170/2172-2174/2176-2178/2180-2182/2184-2186/2188-2190/2192-2194/2196-2198/2200-2202/2204-2206/2208-2210/2212-2214/2216-2218/2220-2222/2224-2226/2228-2230/2232-2234/2236-2238/2240-2242/2244-2246/2248-2250/2252-2254/2256-2258/2260-2262/2264-2266/2268-2270/2272-2274/2276-2278/2280-2282/2284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NO.391
TWO STOREY
BRICK BUILDING

MATERIALS & FINISHES
BUILDING A - SOUTH ELEVATION

NO.371-377
RESIDENTIAL FLAT BUILDING
UNDER CONSTRUCTION

DEVELOPMENT APPLICATION

LEGEND

- A PORTALS RENDER & PAINT DULUX COLOUR 'PERIUM'
- B SLIDING PRIVACY SCREEN 1 DULUX POWDERCAT 'FLAT WHITE'
- C SLIDING PRIVACY SCREEN 2 (TIMBER GRAIN FINISH)
- D FIXED VERTICAL BATTENS DULUX POWDERCAT 'FLAT WHITE'
- E BALUSTRADE- GREY TINT GLASS
- F PERGOLA TIMBER FINISH 'TIMBER GRAIN FINISH'
- G 'TIMBER GRAIN FENCE'
- H 'BLUE STONE CLADDING'
- I TIMBER GRAIN BATTENS
- J RENDER & PAINT DULUX COLOUR 'RAKU'
- K GREY TRANSLUCENT GLAZING
- L GLASS BAFFLE
- M RENDER & PAINT DULUX COLOUR 'STEPNEY'

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REVISIONS

NO.	DATE	DESCRIPTION
A	15/08/2016	ISSUE FOR DEVELOPMENT APPLICATION

DRAMAING TILE MATERIAL & FINISHED - SOUTH ELEVATION

Scale	Date	Drawn	Checked
1:500	August 2016	Author	Checker

JOB 13000 **Drawing** DA-0401 **Revision** A

MATERIALS & FINISHES
BUILDING A - NORTH ELEVATION

DEVELOPMENT APPLICATION

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>15/08/16</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> </tbody> </table>	Revision	Date	Description	A	15/08/16	ISSUE FOR DEVELOPMENT APPLICATION	<p>DEVELOPER</p> <p>pamada Suite 26, 174 Wilson Street Cammeray NSW 1585 P +61 2 9550 3000</p>	<p>BETA SOLUTIONS ARCHITECTS SUITE 101, 10/150-152 WILSON STREET CAMMERAY NSW 1585 Phone: +61 2 9550 3000 Fax: +61 2 9550 3001 4/21</p>	<p>STEPHEN BOWERS ARCHITECTS Private Office Suite 101/150-152 Wilson Street Cammeray NSW 1585 Phone: +61 2 9550 3000 Fax: +61 2 9550 3001 REGISTERED ARCHITECT - STEPHEN BOWERS (2016)</p>	<p>PROJECT</p> <p>ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE</p> <p>MATERIALS AND FINISHES - NORTH ELEVATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Scale</th> <th>Date</th> <th>Drawn</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>1:1000</td> <td>August 2016</td> <td>Author</td> <td>Checker</td> </tr> </tbody> </table> <p>JOB 13000 Drawing DA-0402 Revision A</p>	Scale	Date	Drawn	Checked	1:1000	August 2016	Author	Checker
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A	15/08/16	ISSUE FOR DEVELOPMENT APPLICATION																	
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MATERIALS & FINISHES
BUILDING B - SOUTH ELEVATION

MATERIALS & FINISHES
BUILDING B - SOUTH ELEVATION

DEVELOPMENT APPLICATION -

PORTALS RENDER & PAINT
DULUX COLOUR 'PEPLUM'

SLIDING PRIVACY SCREEN 1
DULUX POWDERCOAT 'FLAT WHITE'

SLIDING PRIVACY SCREEN 2
(TIMBER GRAIN FINISH)

FIXED BATTENS
DULUX POWDERCOAT 'FLAT WHITE'

BALUSTRADE- GREY TINT GLASS

PERGOLA TIMBER FINISH
'TIMBER GRAIN FINISH'

TIMBER GRAIN FENCE

BLUE STONE CLADDING

TIMBER GRAIN BATTENS

RENDER & PAINT DULUX COLOUR 'RAKU'

GREY TRANSLUCENT GLAZING

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Beta Solutions ARCHITECTS
 11/111-113/115-117/119-121/123-125/127-129/131-133/135-137/139-141/143-145/147-149/151-153/155-157/159-161/163-165/167-169/171-173/175-177/179-181/183-185/187-189/191-193/195-197/199-201/203-205/207-209/211-213/215-217/219-221/223-225/227-229/231-233/235-237/239-241/243-245/247-249/251-253/255-257/259-261/263-265/267-269/271-273/275-277/279-281/283-285/287-289/291-293/295-297/299-301/303-305/307-309/311-313/315-317/319-321/323-325/327-329/331-333/335-337/339-341/343-345/347-349/351-353/355-357/359-361/363-365/367-369/371-373/375-377/379-381/383-385/387-389/391-393/395-397/399-401/403-405/407-409/411-413/415-417/419-421/423-425/427-429/431-433/435-437/439-441/443-445/447-449/451-453/455-457/459-461/463-465/467-469/471-473/475-477/479-481/483-485/487-489/491-493/495-497/499-501/503-505/507-509/511-513/515-517/519-521/523-525/527-529/531-533/535-537/539-541/543-545/547-549/551-553/555-557/559-561/563-565/567-569/571-573/575-577/579-581/583-585/587-589/591-593/595-597/599-601/603-605/607-609/611-613/615-617/619-621/623-625/627-629/631-633/635-637/639-641/643-645/647-649/651-653/655-657/659-661/663-665/667-669/671-673/675-677/679-681/683-685/687-689/691-693/695-697/699-701/703-705/707-709/711-713/715-717/719-721/723-725/727-729/731-733/735-737/739-741/743-745/747-749/751-753/755-757/759-761/763-765/767-769/771-773/775-777/779-781/783-785/787-789/791-793/795-797/799-801/803-805/807-809/811-813/815-817/819-821/823-825/827-829/831-833/835-837/839-841/843-845/847-849/851-853/855-857/859-861/863-865/867-869/871-873/875-877/879-881/883-885/887-889/891-893/895-897/899-901/903-905/907-909/911-913/915-917/919-921/923-925/927-929/931-933/935-937/939-941/943-945/947-949/951-953/955-957/959-961/963-965/967-969/971-973/975-977/979-981/983-985/987-989/991-993/995-997/999-1001/1003-1005/1007-1009/1011-1013/1015-1017/1019-1021/1023-1025/1027-1029/1031-1033/1035-1037/1039-1041/1043-1045/1047-1049/1051-1053/1055-1057/1059-1061/1063-1065/1067-1069/1071-1073/1075-1077/1079-1081/1083-1085/1087-1089/1091-1093/1095-1097/1099-1101/1103-1105/1107-1109/1111-1113/1115-1117/1119-1121/1123-1125/1127-1129/1131-1133/1135-1137/1139-1141/1143-1145/1147-1149/1151-1153/1155-1157/1159-1161/1163-1165/1167-1169/1171-1173/1175-1177/1179-1181/1183-1185/1187-1189/1191-1193/1195-1197/1199-1201/1203-1205/1207-1209/1211-1213/1215-1217/1219-1221/1223-1225/1227-1229/1231-1233/1235-1237/1239-1241/1243-1245/1247-1249/1251-1253/1255-1257/1259-1261/1263-1265/1267-1269/1271-1273/1275-1277/1279-1281/1283-1285/1287-1289/1291-1293/1295-1297/1299-1301/1303-1305/1307-1309/1311-1313/1315-1317/1319-1321/1323-1325/1327-1329/1331-1333/1335-1337/1339-1341/1343-1345/1347-1349/1351-1353/1355-1357/1359-1361/1363-1365/1367-1369/1371-1373/1375-1377/1379-1381/1383-1385/1387-1389/1391-1393/1395-1397/1399-1401/1403-1405/1407-1409/1411-1413/1415-1417/1419-1421/1423-1425/1427-1429/1431-1433/1435-1437/1439-1441/1443-1445/1447-1449/1451-1453/1455-1457/1459-1461/1463-1465/1467-1469/1471-1473/1475-1477/1479-1481/1483-1485/1487-1489/1491-1493/1495-1497/1499-1501/1503-1505/1507-1509/1511-1513/1515-1517/1519-1521/1523-1525/1527-1529/1531-1533/1535-1537/1539-1541/1543-1545/1547-1549/1551-1553/1555-1557/1559-1561/1563-1565/1567-1569/1571-1573/1575-1577/1579-1581/1583-1585/1587-1589/1591-1593/1595-1597/1599-1601/1603-1605/1607-1609/1611-1613/1615-1617/1619-1621/1623-1625/1627-1629/1631-1633/1635-1637/1639-1641/1643-1645/1647-1649/1651-1653/1655-1657/1659-1661/1663-1665/1667-1669/1671-1673/1675-1677/1679-1681/1683-1685/1687-1689/1691-1693/1695-1697/1699-1701/1703-1705/1707-1709/1711-1713/1715-1717/1719-1721/1723-1725/1727-1729/1731-1733/1735-1737/1739-1741/1743-1745/1747-1749/1751-1753/1755-1757/1759-1761/1763-1765/1767-1769/1771-1773/1775-1777/1779-1781/1783-1785/1787-1789/1791-1793/1795-1797/1799-1801/1803-1805/1807-1809/1811-1813/1815-1817/1819-1821/1823-1825/1827-1829/1831-1833/1835-1837/1839-1841/1843-1845/1847-1849/1851-1853/1855-1857/1859-1861/1863-1865/1867-1869/1871-1873/1875-1877/1879-1881/1883-1885/1887-1889/1891-1893/1895-1897/1899-1901/1903-1905/1907-1909/1911-1913/1915-1917/1919-1921/1923-1925/1927-1929/1931-1933/1935-1937/1939-1941/1943-1945/1947-1949/1951-1953/1955-1957/1959-1961/1963-1965/1967-1969/1971-1973/1975-1977/1979-1981/1983-1985/1987-1989/1991-1993/1995-1997/1999-2001/2003-2005/2007-2009/2011-2013/2015-2017/2019-2021/2023-2025/2027-2029/2031-2033/2035-2037/2039-2041/2043-2045/2047-2049/2051-2053/2055-2057/2059-2061/2063-2065/2067-2069/2071-2073/2075-2077/2079-2081/2083-2085/2087-2089/2091-2093/2095-2097/2099-2101/2103-2105/2107-2109/2111-2113/2115-2117/2119-2121/2123-2125/2127-2129/2131-2133/2135-2137/2139-2141/2143-2145/2147-2149/2151-2153/2155-2157/2159-2161/2163-2165/2167-2169/2171-2173/2175-2177/2179-2181/2183-2185/2187-2189/2191-2193/2195-2197/2199-2201/2203-2205/2207-2209/2211-2213/2215-2217/2219-2221/2223-2225/2227-2229/2231-2233/2235-2237/2239-2241/2243-2245/2247-2249/2251-2253/2255-2257/2259-2261/2263-2265/2267-2269/2271-2273/2275-2277/2279-2281/2283-2285/2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A PORTALS RENDER & PAINT DULUX COLOUR 'PEPLUM'

B SLIDING PRIVACY SCREEN 1 DULUX POWDERCOAT 'FLAT WHITE'

C SLIDING PRIVACY SCREEN 2 (TIMBER GRAIN FINISH)

D FIXED VERTICAL BATTENS DULUX POWDERCOAT 'FLAT WHITE'

E BALUSTRADE- GREY TINT GLASS

F PERGOLA TIMBER FINISH 'TIMBER GRAIN FINISH'

G 'TIMBER GRAIN FENCE'

H 'BLUE STONE CLADDING'

I TIMBER GRAIN BATTENS

J RENDER & PAINT DULUX COLOUR 'RAKU'

K GREY TRANSLUCENT GLAZING

MATERIALS & FINISHES
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NORTH POINT
A Revision Date 08-18 Issue for DEVELOPMENT APPLICATION

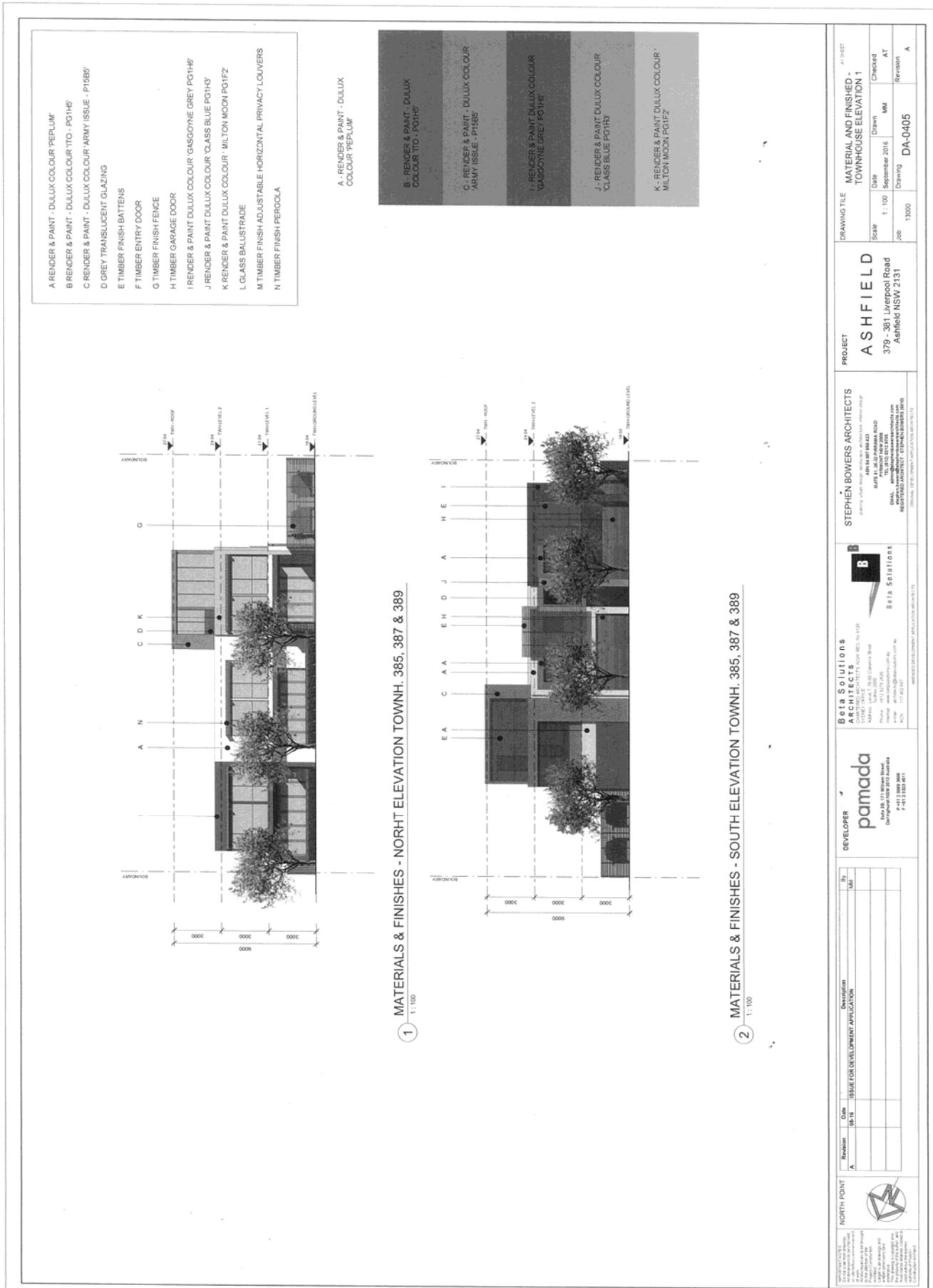
DEVELOPMENT APPLICATION

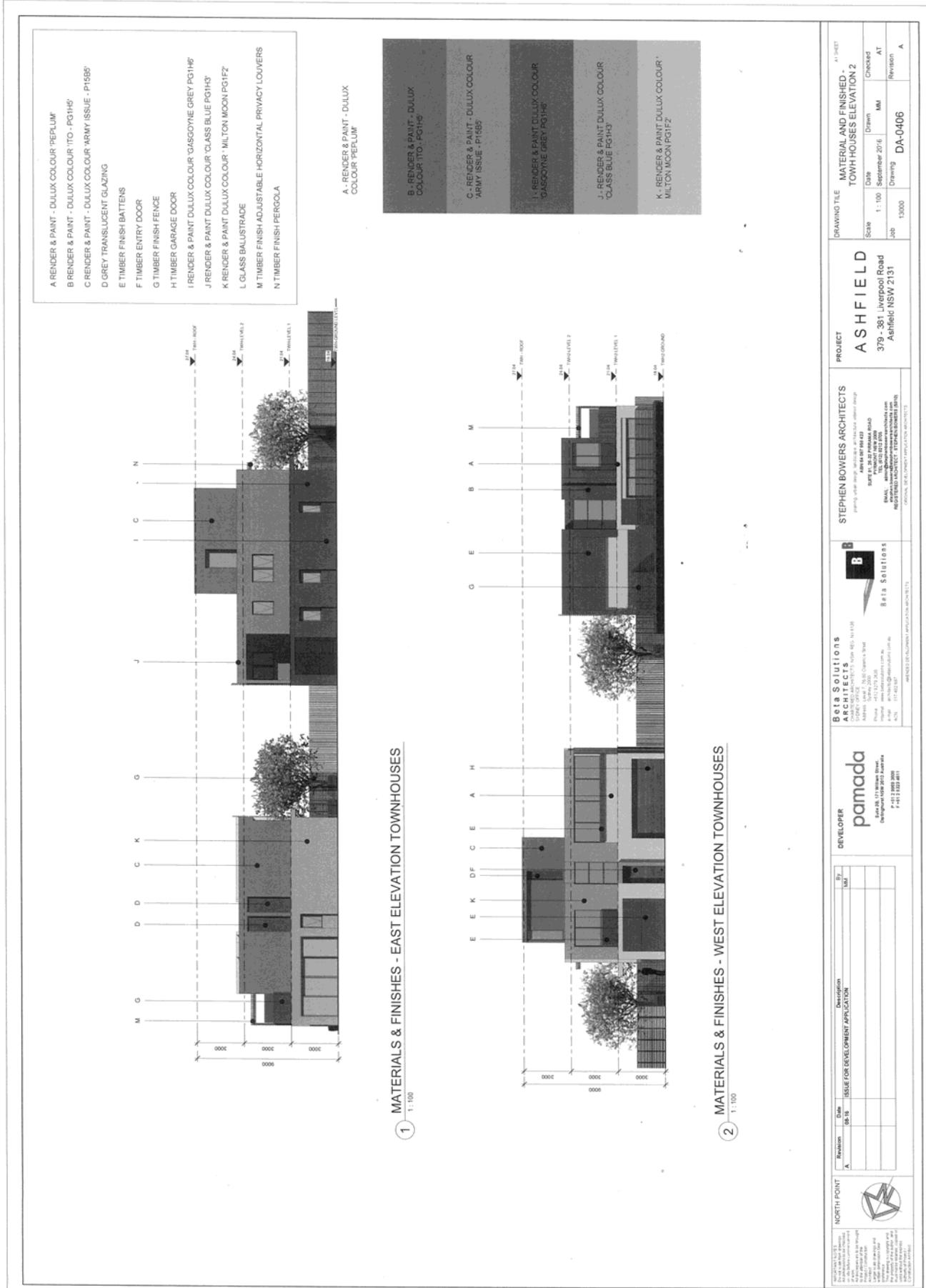
PROJECT
ASHFIELD
379 - 381 Liverpool Road
Ashfield NSW 2131

DRAWING TITLE MATERIAL AND FINISHED - SOUTH ELEVATION

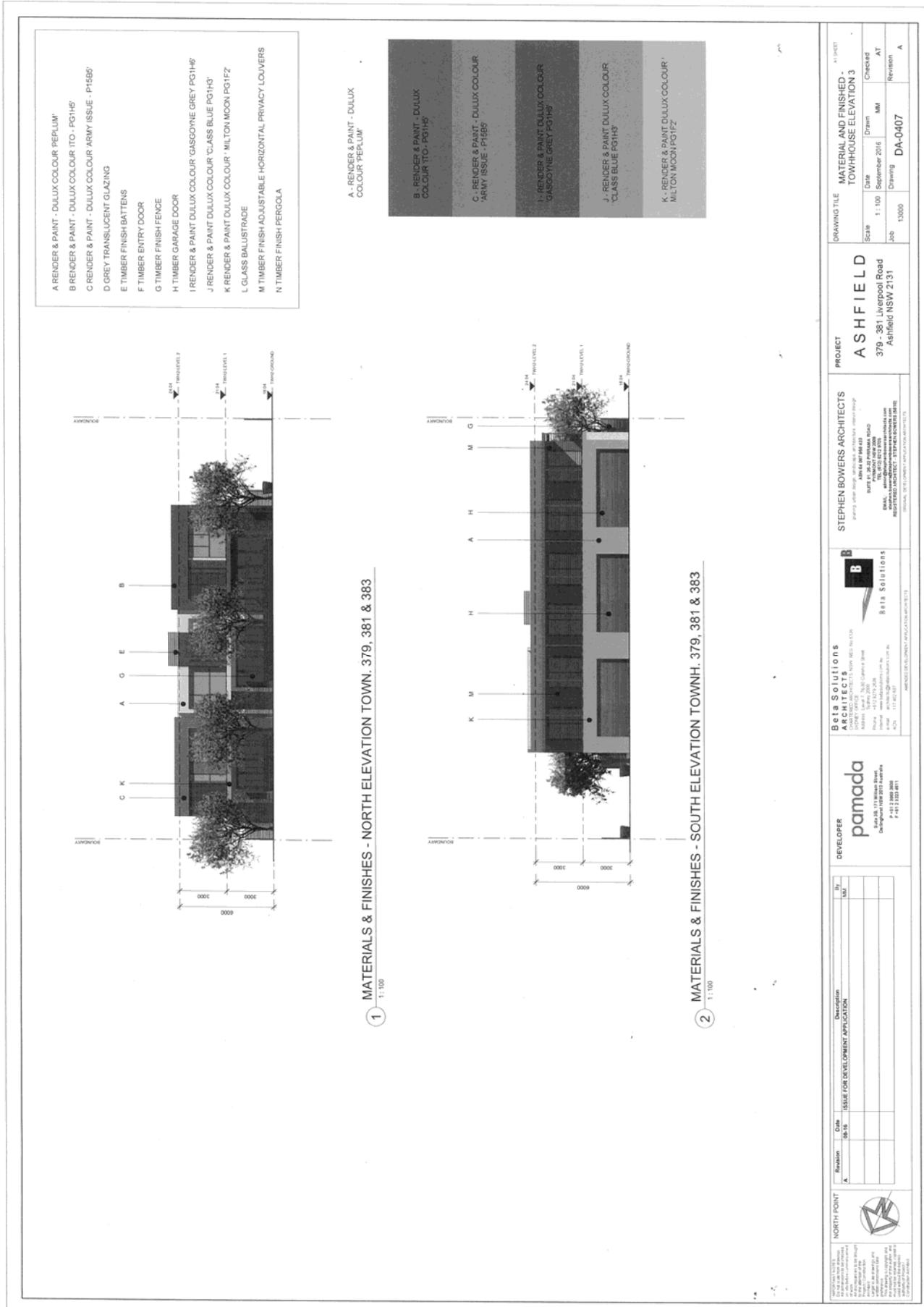
Scale Date August 2016 Author Checker

Job 13000 Drawing DA-0404 Revision A





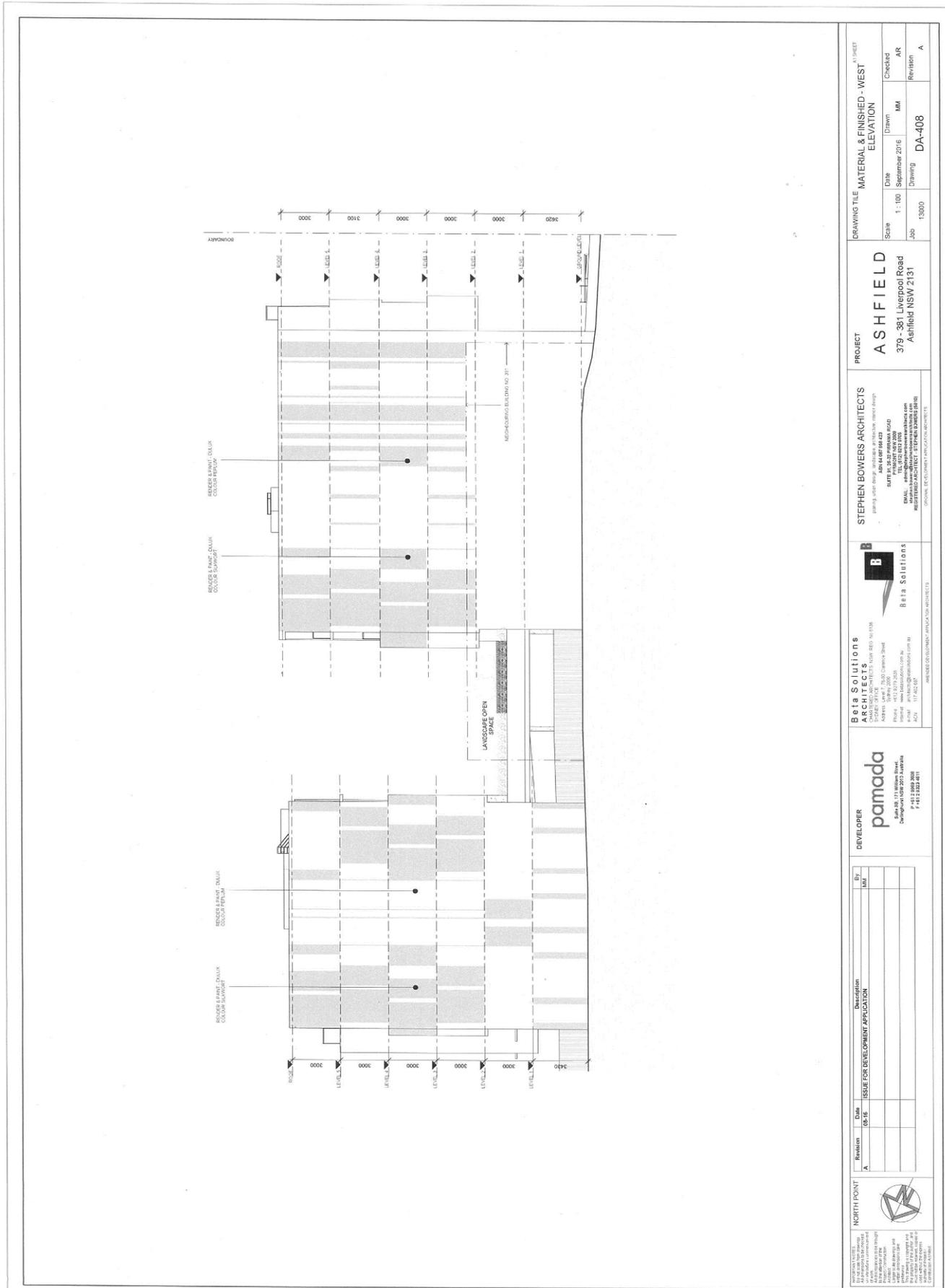
<p>NORTH POINT</p> <p>PROVISIONAL DATE: 15/08/2016</p> <p>THIS DRAWING IS THE PROPERTY OF BETA SOLUTIONS ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BETA SOLUTIONS ARCHITECTS.</p>	<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/16</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	08/16	ISSUE FOR DEVELOPMENT APPLICATION	<p>Decision</p> <p>ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>DATE: 08/16</p> <p>SCALE: 1:100</p>	<p>PROJECT</p> <p>ASHFIELD</p> <p>379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE</p> <p>MATERIAL AND FINISHED - TOWNHOUSES ELEVATION 2</p>	<p>DATE: 08/16</p> <p>SCALE: 1:100</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>
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<p>DEVELOPER</p> <p>pamada</p> <p>111/113-115 New Street Sydney NSW 2000 P +61 2 9292 2000 F +61 2 9292 2011</p>	<p>Beta Solutions ARCHITECTS</p> <p>111/113-115 New Street Sydney NSW 2000 P +61 2 9292 2000 F +61 2 9292 2011</p>	<p>BETA SOLUTIONS</p> <p>111/113-115 New Street Sydney NSW 2000 P +61 2 9292 2000 F +61 2 9292 2011</p>	<p>STEPHEN BOWERS ARCHITECTS</p> <p>111/113-115 New Street Sydney NSW 2000 P +61 2 9292 2000 F +61 2 9292 2011</p>	<p>ASHFIELD</p> <p>379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE</p> <p>MATERIAL AND FINISHED - TOWNHOUSES ELEVATION 2</p>	<p>DATE: 08/16</p> <p>SCALE: 1:100</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>	<p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p> <p>DATE: 08/16</p>						



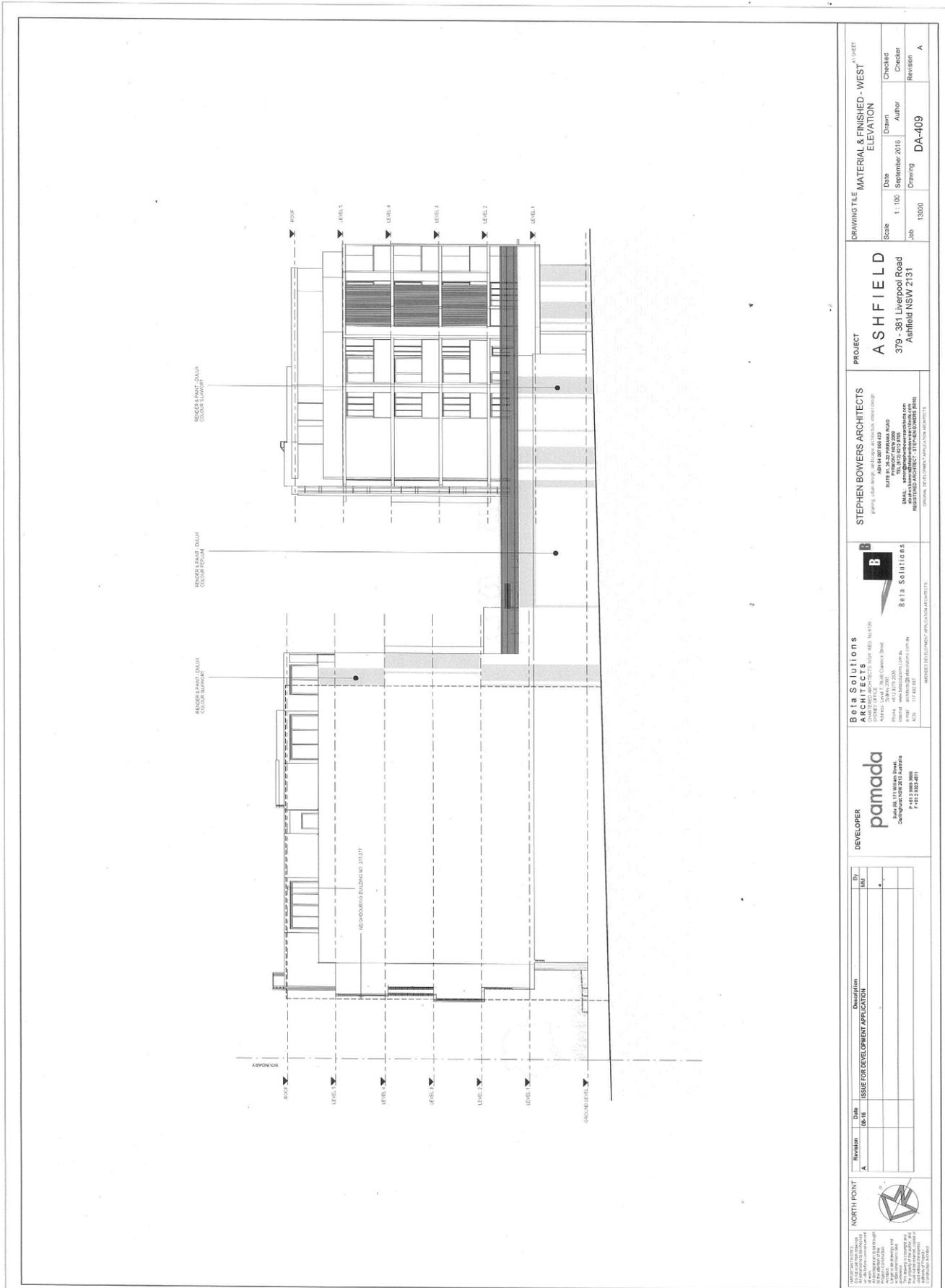
1 MATERIALS & FINISHES - NORTH ELEVATION TOWNH. 379, 381 & 383
1:100

2 MATERIALS & FINISHES - SOUTH ELEVATION TOWNH. 379, 381 & 383
1:100

<p>PROPOSED DEVELOPMENT</p> <p>1. The proposed development is shown on the site plan and is subject to the approval of the Council.</p> <p>2. The proposed development is shown on the site plan and is subject to the approval of the Council.</p> <p>3. The proposed development is shown on the site plan and is subject to the approval of the Council.</p>		<p>REVISION</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>08-18</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> </tbody> </table>	Rev	Date	Description	A	08-18	ISSUE FOR DEVELOPMENT APPLICATION
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<p>DEVELOPER</p> <p>pamada</p> <p>17/18-19/20 Avenue Sydney NSW 1585 P 415 3330 3000 F 415 3330 4011</p>		<p>ARCHITECTS</p> <p>Beta Solutions Architects</p> 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<p>PROVISION NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METRES. 2. ALL WORK IS TO BE ACCORDING TO THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012. 3. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL CONTRACT DOCUMENT. 4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>		<p>REVISION</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>06-10</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> </tr> </tbody> </table>	Rev	Date	Description	A	06-10	ISSUE FOR DEVELOPMENT APPLICATION
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<p>DEVELOPER</p> <p>pamada P-11 2 888 2008 379-381 Liverpool Road Ashfield NSW 2131 F+61 2 882 2111</p>		<p>ARCHITECTS</p> <p>Beta Solutions ARCHITECTS 10/11-13/15 BROADWAY SYDNEY NSW 2008 PH: 61 2 9550 2008 FAX: 61 2 9550 2009 WWW: www.betasolutions.com.au EMAIL: info@betasolutions.com.au</p>						
<p>ARCHITECTS</p> <p>STEPHEN BOWERS ARCHITECTS 10/11-13/15 BROADWAY SYDNEY NSW 2008 PH: 61 2 9550 2008 FAX: 61 2 9550 2009 WWW: www.betasolutions.com.au EMAIL: info@betasolutions.com.au</p>		<p>PROJECT</p> <p>ASHFIELD 379-381 Liverpool Road Ashfield NSW 2131</p>						
<p>DRAWING TITLE</p> <p>MATERIAL & FINISHED - WEST ELEVATION</p>		<p>Scale</p> <p>1:100</p>						
<p>Date</p> <p>September 2016</p>		<p>Checked</p> <p>AR</p>						
<p>Scale</p> <p>1:3000</p>		<p>Revision</p> <p>A</p>						



<p>REVISION</p> <table border="1"> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> <tr> <td>A</td> <td>08-18</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>IMI</td> </tr> </table>	Revision	Date	Description	By	A	08-18	ISSUE FOR DEVELOPMENT APPLICATION	IMI	<p>DEVELOPER</p> <p>pamada 1/111 Victoria Street Cammeray NSW 2010 Australia P + 61 2 8889 8888 F + 61 2 8887 8811</p>	<p>Beta Solutions ARCHITECTS STUDIO OFFICE 10/100-102 Newbridge Street Cammeray NSW 2010 Australia Phone: +61 2 9550 2000 Mobile: +61 2 9550 2000 Email: info@betasolutions.com.au Website: www.betasolutions.com.au AUST. ARCH. NO. 11242 AUST. PLAN. NO. 11242 AUST. INT. NO. 11242</p>	<p>Beta Solutions 111 Victoria Street Cammeray NSW 2010 Australia Phone: +61 2 8889 8888 Fax: +61 2 8887 8811</p>	<p>STEPHEN BOWERS ARCHITECTS 1/111 Victoria Street Cammeray NSW 2010 Australia Phone: +61 2 9550 2000 Mobile: +61 2 9550 2000 Email: info@stephenbowers.com.au Website: www.stephenbowers.com.au AUST. ARCH. NO. 11242 AUST. PLAN. NO. 11242 AUST. INT. NO. 11242</p>	<p>PROJECT</p> <p>ASHFIELD 379 - 381 Liverpool Road Ashfield NSW 2131</p>	<p>DRAWING TITLE</p> <p>MATERIAL & FINISHED - WEST ELEVATION</p>	<p>Scale</p> <p>1:100</p>	<p>Date</p> <p>September 2016</p>	<p>Drawn</p> <p>Author</p>	<p>Checked</p> <p>Checker</p>
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A	08-18	ISSUE FOR DEVELOPMENT APPLICATION	IMI															
<p>Job</p> <p>13000</p>	<p>Drawing</p> <p>DA-409</p>	<p>Revision</p> <p>A</p>																

