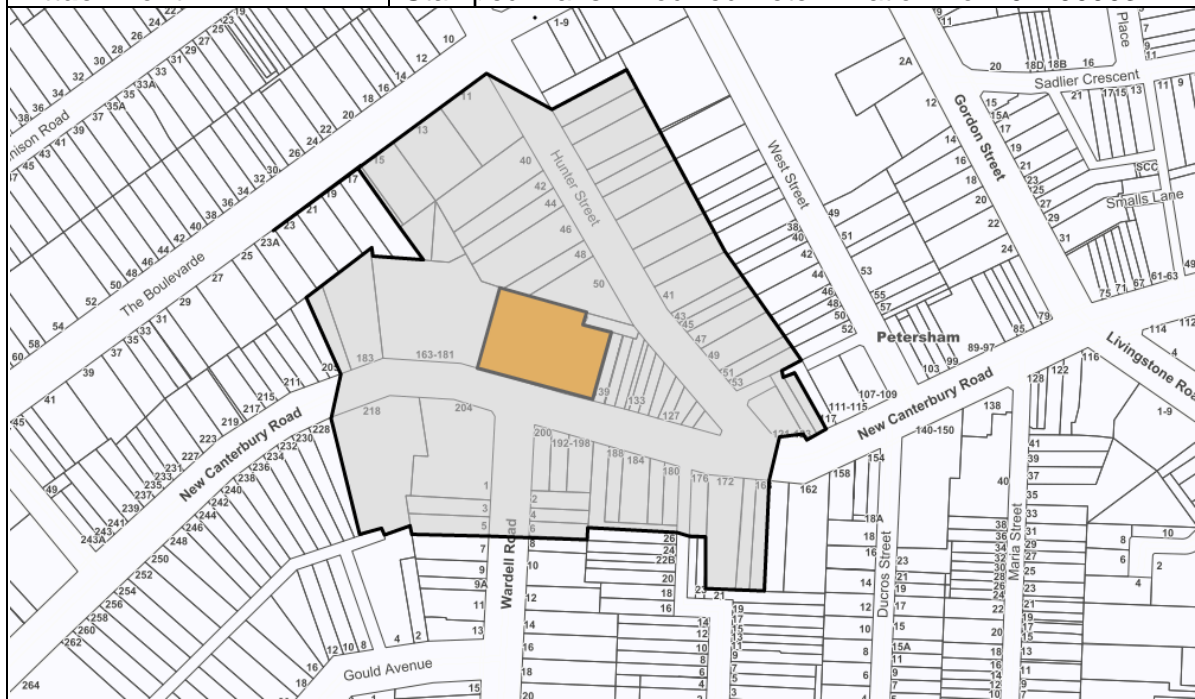




INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	MOD/2020/0073
Address	147 New Canterbury Road LEWISHAM NSW 2049
Proposal	Section 4.55 (2) Modification to DA201700003.01 involving internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road.
Date of Lodgement	17 March 2020
Applicant	Benson McCormack Architects
Owner	Peter Gabriel Pty Limited, Steve Gabriel Pty Limited, Kon Gabriel Pty Limited, Aziz Gabriel Pty Limited
Number of Submissions	Initial: 0
Value of works	\$12,663,699.00
Reason for determination at Planning Panel	Further variation to maximum building height exceeding 10%
Main Issues	Height of development
Recommendation	Approval with Conditions
Attachment A	Recommended modified conditions of consent
Attachment B	Plans of proposed development
Attachment C	Consent Modified Determination No. 201700003
Attachment D	Stamped Plans - Modified Determination No. 201700003



LOCALITY MAP

Subject Site		Objectors (Nil)	N ↑
Notified Area		Supporters (Nil)	

1. Executive Summary

This report is an assessment of the application submitted to Council under Section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* to modify Determination 201700003.01 involving internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road at 147 New Canterbury Road, Lewisham.

The application was notified to surrounding properties and no submissions were received in response to the notification.

The application is referred to the Inner West Local Planning Panel for determination as the development results in a further increase in height and variation to the maximum height of building development standard prescribed by Clause 4.3 of MLEP 2011 of 3.42 metres or 24.4%.

It is considered the proposal generally complies with the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011) with the exception of the above variation to the maximum height development standard. The development is consistent with the applicable draft Environmental Planning Instrument applying to the site and the development is generally consistent with the provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

The potential impacts to the surrounding environment have been considered as part of the assessment process.

The application is recommended for approval subject to appropriate modified conditions.

2. Proposal

Application No. 201700003 was granted Deferred Commencement consent on 13 October 2017 for the erection of a mixed-use development that included partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking.

The determination was subsequently modified on 28 May 2019, involving a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocation of an OSD tank, an increase in the number of residential units from 46 to 47 and altering the rear balconies and screening.

Approval is now sought to modify the development to reconfigure the basement and ground floor so as to delete the commercial lift, provide a breezeway to the commercial tenancies fronting New Canterbury Road, modify the driveway egress, increase the height of the development and make minor internal changes on the upper levels.

Specifically, the works include the following:

Basement Level

- Deletion of the separate commercial lift to the ground floor
- Relocation of 4 commercial bicycle spaces from to ground floor to rear of C.02
- Swap of a standard and an accessible car space to ensure compliance with applicable accessibility requirements.

Ground Floor

- Addition of an unroofed breezeway to both commercial units behind the front façade.

- Enclosure of deleted lift floor area into commercial unit C.02, increasing the size of the tenancy by 7.5sqm,
- Addition of a fire protected corridor to diesel pump room at rear of C.02.
- Including the above changes, C.01 is reduced by 24.6sqm and C.02 is reduced by 10.9m2.
- Deletion of a service cupboard space on the western side of the basement ramp.
- Relocation of fire hydrant booster from adjacent to driveway to adjacent to front entry.
- Deletion of high level opening from rear lane driveway to undercroft northern terrace.
- Extension of the concrete portal adjacent to the roller door to the front boundary.
- Relocation of southern door of loading bay to sit directly underneath planter box of terrace of Unit A1.1.

Level 1

- Balcony for Unit A1.7 is increased by 2sqm to tie-in with structural columns for support and simpler construction.
- Added fixed screens for Unit A1.7 in accordance with DA Condition No. 2A.
- New east facing sliding door to the master bedroom of B1.3 to meet BCA natural light requirements.
- Addition of fire protected enclosure to stairs from basement exiting into the right-of-way.

Level 2

- Added fixed screen up to 1.5m high for Unit A2.3 in accordance with DA Condition No. 2A.

Level 3

- Added fixed screen up to 1.5m high for Unit A3.3 in accordance with DA Condition No. 2A.

Level 4/Roof

- Extension of lift and fire stairs on Building A to roof to allow easier access for Building A residents to the rooftop communal open space.
- Reconfiguration of Building A roof lobby to accommodate the abovementioned lift and fire stairs access including relocation of toilet to the outside side of the lobby and alteration to become a disabled toilet, relocation of hot water pump room, enclosure of the lobby area with glazed door for weather protection, new storage room and plant room for air conditioning condensers.
- Replacement of skylights to bathrooms of Units A3.1, A3.7, B3.1, B3.8 with solatubes for improved privacy.
- Additional air conditioning condenser area within the planter box south of Building B's lobby.
- Extension of communal open space planter area to edge of roof in south-western corner.
- Alteration to roof terrace size to Units B4.1 and B4.2. B4.1's roof terrace increases by 0.6sqm, B4.2 decreases by 2.7sqm.
- Modified landscaping to roof level.

Front Façade

- Partial demolition of existing brick façade and reinstatement of the wall, and amendment to corresponding Condition 18 regarding the preservation of the existing brick façade.
- Add solid wall base to jelly bean façade.

Other

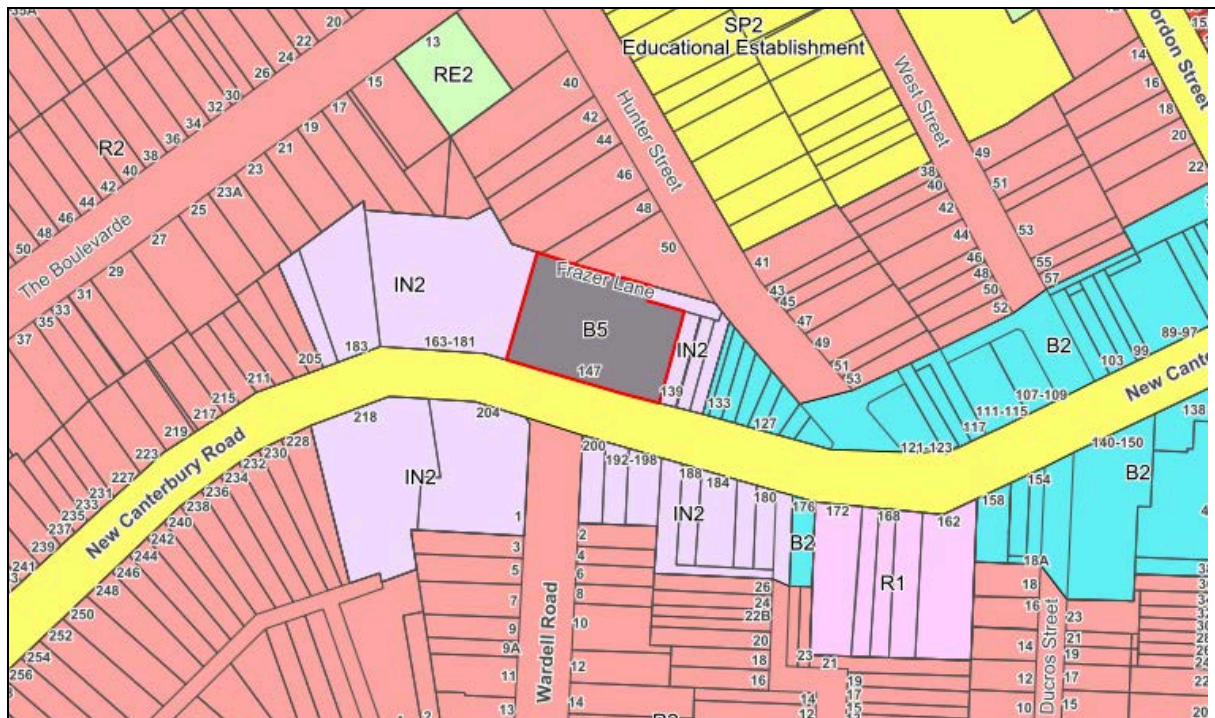
- The extension of the lift to the roof in Building A creates a new lift overrun matching the same maximum at RL 49.40 on Building B.
- Addition of mechanical duct penetration to both Building A and B.
- Reduction footprint of lift overrun/roof over lobby to Building B.
- Modification to balcony balustrade of Unit A1.2.

3. Site Description

The site is known as 141-161 New Canterbury Road and is located on the northern side of New Canterbury Road, between Toothill Street and Hunter Street, Petersham. The site is legally described as Lot 1 in Deposited Plan 718901, having a 58.49 metre frontage to New Canterbury Road, a depth of approximately 42 metres and an area of approximately 2,334sqm.

The site is currently under construction, with the demolition approved as part of Modified Determination No. DA201700003 substantially commenced. The site has vehicular access to New Canterbury Road, as well as a Right of Way at the rear which provides access from Hunter Street.

The site is adjoined by single and 2 storey commercial buildings to the east, west and south and low-density residential development to the north.



4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
Determination No. 201700003	To erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking	Deferred Commencement Consent: 13 October 2017 Operative: 2 July 2018.
Modified Determination No. 201700003	To carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocate an OSD tank, increase the number of residential units from 46 to 47, alter balconies, reduce the width of the pedestrian entry to New Canterbury Road, delete a substation and replace vertical blades with operable screens	Approved 28 May 2019

4(b) Application history

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

Date	Discussion / Letter / Additional Information
17 March 2020	Application submitted to Council
9 July 2020	Amended Landscape Plan submitted to Council

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

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

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

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

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

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

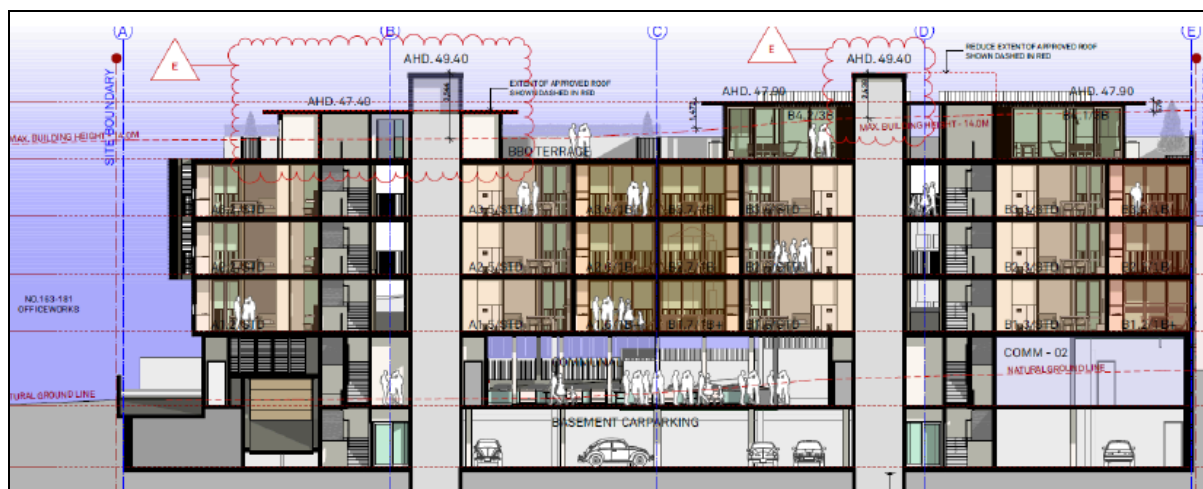
Standard	Proposal	Variation	Complies
Height of Building Maximum permissible: 14m	17.42m	3.42m or 24.4% (Approved variation 17.4%)	No
Floor Space Ratio Maximum permissible: 1.5:1	1.78:1	649sqm or 18.5% (Approved variation 18.6%)	No, however seeks a reduction from that previously approved

(i) Height of buildings (Clause 4.3)

A maximum height of 14 metres applies to the land as indicated on the Height of Buildings Map that accompanies MLEP 2011. The development approved as part of Modified Determination No. 201700003 dated 28 May 2019 has a maximum building height of 16.43 metres, which sits at AHD 49.40 and is the highest point of the building being the lift overrun of Building B. The development was therefore approved with a height variation of 2.43 metres or 17.4%.

The development has 2 lift cores, with Building A having 3 residential floors above the commercial base, and Building B having 4 residential floors above the commercial base, with both having a finished floor level of AHD 44.80 at the Level 4/Roof level. Notwithstanding, due to the topography of the site, the original proposal included 2 apartments on the roof level of Building B, and this core provided lift access for the whole development to the roof top communal open space. Building A has a roof canopy providing an outdoor dining area with BBQs, but not lift access, and therefore has a maximum height of AHD 47.40. The canopy still sits at this height as part of the proposed development.

The subject development seeks to extend the lift of Building A all the way to the rooftop level, and reconfigure the roof to contain a lift lobby area. The extension of the lift creates additional height needed to accommodate the lift overrun, and therefore has a maximum height of AHD 44.80, matching that of Building B. This is demonstrated in the figure below:



The development therefore seeks a maximum height of 17.42 metres, resulting in a variation to the maximum height of buildings development standard of 3.42 metres or 24.4%. The development seeks a further increase in height of 984mm or 7%.

It is noted that the other proposed alterations to the lift lobby area including the relocation of the bathroom, hot water pump room, air conditioning condenser units and plant room also breach the height standard, however to a lesser extent than the lift overrun.

The applicant submitted the following regarding the increased height for the subject application, in part:

“As the above [figure] shows, the natural ground line slopes down to the west. Despite matching the same RL, the lift overrun for Building A is technically a greater overall height due to the existing natural slope.

It is noted that the other proposed alterations to the lift lobby area including the relocation of the bathroom, hot water pump room, air conditioning condenser units and plant room also breach the height standard, however to a lesser extent than the lift overrun.

The enclosure of Building A’s roof level lobby area for weather protection will create some new GFA partially above the height standard though not as residential use floor area. Both instances minimally alter the external appearance of these areas from the public domain noting that the lift cores are centralised on the roof. This in turn minimises visual and physical impacts to adjoining properties, noting that the additional height will only create overshadowing that falls onto the development itself, in an area not dedicated as primary space on the rooftop communal open space, and there are no privacy or overlooking considerations to a lift overrun.

It is our submission that the breach to the building height control will not impact on the amenity of the development or adjoining properties, nor will the variation compromise the architecture of the building or the bulk and scale of the development.”

Whilst a S4.55 application is not required to be accompanied by a written request for exceptions to development standard under Clause 4.6 of MLEP 2011, the application was accompanied by a written submission which seeks to justify the variations. The written submission contends that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.

The justification provided in the applicant’s written request is considered well founded and worthy of support. The amendments will not result in significant impacts on residential amenity, the streetscape or the natural environment. Considering the above justification, strict compliance with the height development standard is considered unreasonable and unnecessary given the circumstances of the site.

The development as proposed to be modified would remain satisfactory having regard to the objectives of the zone and the development standard.

(ii) Floor Space Ratio (Clause 4.4)

A maximum floor space ratio (FSR) of 1.5:1 applies to the land as indicated on the Floor Space Ratio Map that accompanies MLEP 2011. The development approved as part of Modified Determination No. 201700003 dated 28 May 2019 has a gross floor area (GFA) of 4175.4sqm which equates to a FSR of 1.79:1 (a variation of 683.1sqm or 18.6%).

The subject application seeks a minor reduction in the GFA of the development by 25.1sqm to 4150.3sqm, thereby lowering the FSR to 1.78:1 (a variation of 649.2sqm or 18.5%).

The applicant submitted the following regarding the increased height for the subject application, in part:

“It is considered that the overall reduction in the FSR variation is an improvement over the existing approval in relation to the specific modifications being sought.

The proposed modifications seek to enclose the Building A roof lobby area for weather protection. The enclosure of the lobby area results in an increase in GFA by 8.1sqm.

The lift and fire stairs extending to the roof level has result in the relocation of, among other things, the toilet. It is, however, also been enlarged to meet requirements for accessible toilets, ensuring greater amenity and usability of the roof level communal open space for those with a disability.

A reduction in GFA occurs in relation to the commercial units through the newly proposed breezeway areas and relocation of the commercial bicycle storage from the basement to outside the rear of C.02 and a new fire isolated corridor to the pump room. The proposed breezeways located behind the retained façade are to provide additional natural light and ventilation to both units that is currently limited in its availability. Including both of the above changes, C.01 is reduced by 24.6sqm and C.02 is reduced by 10.9sqm.

A reduction in the overall amount of GFA proposed in the development will result through the above modifications. The above is achieved without modifying the building envelope, with the exception of the extension of the Building A roof lobby area relocating the bathroom and becoming enclosed. However, these elements are centralised on the roof and are not visible from the public domain.

Given the above, there are no unreasonable impacts deemed to result. A degree of flexibility is considered reasonable in this instance.”

Whilst a S4.55 application is not required to be accompanied by a written request for exceptions to development standard under Clause 4.6 of MLEP 2011, the application was accompanied by a written submission which seeks to justify the variations.

Notwithstanding it is noted that the application does not seek an increase in FSR and having regard to the previous approval accepting the variation, a further (but slight) reduction to the GFA is considered acceptable in the circumstances.

The development as proposed to be modified would remain satisfactory having regard to the objectives of the zone and the development standard. In any case, the development results in a reduction in GFA and is acceptable.

5(b) *Draft Environmental Planning Instruments*

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

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

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.*

The amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(c) Marrickville Development Control Plan 2011 (MDCP 2011)

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

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes – see discussion
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.11 – Fencing	Yes
Part 2.16 – Energy Efficiency	Yes
Part 2.17 – Water Sensitive Urban Design	Yes
Part 2.18 – Landscaping and Open Space	Yes
Part 2.20 – Tree Management	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.24 – Contaminated Land	Yes
Part 2.25 – Stormwater Management	Yes
Part 5 – Commercial and Mixed-Use Development	Yes – see discussion

The following provides discussion of the relevant issues:

The provisions contained in MDCP 2011 that are relevant to the assessment of the application are considered below:

(i) Urban Design (Part 2.1)

As part of the original development application, the existing brick façade was sought to be retained as, although not being a heritage item or in a conservation area, the façade was thought to contribute to the character of the streetscape by the applicant. The retention formed part of the original and subsequent modification approval. Condition 18 of Modified Determination No. 201700003 reads as follows:

18. *The existing face-brick façade that is to be retained is to be preserved and protected during demolition and construction. Damages to the façade caused by the unauthorised installation of the Sydney Tools signage shall be repaired by patching any holes (due to screws at approximately 200mm centres) with cement mortar of a colour similar to that of the existing bricks and cement mortar joints/perpendes to match existing. Unauthorised painting to the existing/retained façade shall be pressured cleaned to return to the original façade condition. Damaged cement mortar to the front façade shall be replaced to match the existing condition. Council's Heritage and Urban Design Advisor shall inspect and approve the works to the retained façade before the issue of an Occupation Certificate."*

The application now seeks to demolish and reconstruct the face brick façade. The applicant provided the following in the SEE:

"During the demolition works, it was observed that there were structural defects to the brick façade. A civil/structural engineer from CAM Consulting prepared a report dated 13 February 2020 confirming the portion of the façade above the ceiling of the warehouse and the upper floor lintels level of the office part of the existing building were in danger of failing. A second report was prepared dated 26 February 2020

following a letter from Council requiring bracing/shoring options to be explored. The second report from CAM Consulting confirmed the only long-term viable option was to remove and reconstruct the upper portion of the wall.

Council was alerted to this response on 28 February 2020 with the structural engineer report attached. On 5 March 2020 a partial collapse of the wall occurred, falling inward into the property. The part of the brick façade that has not collapsed remains at risk of collapsing at time of writing.

Given the existing partial collapse of the wall and the inherent public safety risks associated with retention of the part of the wall at risk of collapsing, it is sought to alter the above condition to factor in the partial demolition and reinstatement of the wall. Reinstatement will start from the header course of the existing windows, as the brickwork above has been assessed on site by a structural engineer to be structural unsound internally and externally and also has a lot of linear degeneration. Consequently, to ensure a structural sound façade that will last into the future it is sought to demolish and reinstate this area.

The applicant seeks Condition 18 to be reworded as follows:

“The area of the existing face brick façade indicated in red on Drawing No. A-1111 dated March 20 prepared by Benson McCormack Architecture is to be demolished and reinstated. Reinstatement will comprise of cleaning and re-use of existing face-brick work that was removed. The remaining area of the face-brick façade is to be retained and is to be preserved and protected during demolition and construction”

The reconstruction of the wall is acceptable given the circumstances. Council raises no concern with the proposed amended wording to Condition 18 however the part of the condition relating to the retained portion of the wall should remain and it is still considered prudent for Council’s Heritage Advisor to inspect and approve the works, and that portion of the condition is recommended to be retained.

The proposal also seeks to include a breezeway between the new commercial tenancies and the new boundary wall. The breezeway is approximately 1 metre deep and provides light and ventilation to the commercial tenancies. The proposal was referred to Council’s Urban Design Advisor who raised no concern with the change.

(ii) Visual and Acoustic Privacy (Part 2.6)

The development includes changes to the rear elevation of the development, including a modified type of privacy screening mechanism to the rear.

The balcony privacy screens of Units A1.7, A2.3 and A3.3 that are proposed to be replaced with louvers is driven by compliance with Condition 2A of the determination. The extension of the balcony of A1.7 by 2sqm does not create any additional overlooking as a combination of the fixed and operable screens are consistent with the approved privacy treatment.

The four skylights to the bathrooms of Units A3.1, A3.7, B3.1 and B3.8 have been replaced with “solatubes”. An additional east facing sliding door is proposed to Unit B1.3 for additional light and ventilation, principally to meet the BCA natural light requirements for windows being 10% of the floor area. There are no overlooking concerns generated by this sliding door as it is to a garden area.

(iii) Parking (Part 2.10)

The proposal seeks to remove the commercial lift between the basement and the ground floor level. No change to car parking is proposed and there are 2 commercial car parking

spaces located in the basement. Given that the lift services these 2 car parking spaces only, no concern is raised with this change.

No change to the existing number of bicycle and motorcycle parking spaces is proposed and the bicycle parking is relocated from the basement to the ground floor closer to the tenancies; the development is acceptable in this regard.

(iv) Tree Management (Part 2.20)

A revised Landscape Plan was submitted with the application resulting in modified landscaping and materials and finishes for the first floor and roof level. The changes include replacing timber decking with timber-look tiles, removal of some shrubs on the first floor level as a result of the new ground floor breezeway and replacing the turf on the roof level with artificial turf. Justification provided by the applicant for the changes to the roof level include reduced development costs and maintenance costs. Notwithstanding, there is no significant change to the size or quality of the common open space on the roof and it provides a substantial level of amenity for residents and the changes are acceptable.

Other changes to the roof level include installation of additional air conditioning condenser area within the planter box south of Building B's lobby, extension of communal open space planter area to edge of the roof in south-western corner and alteration to the roof terrace size to Units B4.1 and B4.2 with B4.1's roof terrace increased by 0.6sqm, B4.2 decreased by 2.7sqm; no concern is raised over these changes and the functionality of these spaces is maintained.

Other matters

The following matters are minor in nature and have been considered under the provisions of the relevant environmental planning instruments, draft environmental planning instruments and MDCP 2011 and no concern is raised:

- Swap of a standard and an accessible car space in the basement to ensure compliance with applicable accessibility requirements.
- Addition of a fire protected corridor to diesel pump room at rear of C.02.
- Deletion of a service cupboard space on the western side of the basement ramp.
- Relocation of fire hydrant booster from adjacent to driveway to adjacent to front entry.
- Deletion of high level opening from rear lane driveway to undercroft northern terrace.
- Extension of the concrete portal adjacent to the roller door to the front boundary.
- Relocation of southern door of loading bay to sit directly underneath planter box of terrace of Unit A1.1.
- Addition of fire protected enclosure to stairs from basement exiting into the right-of-way.
- Addition of mechanical duct penetration to both Building A and B.
- Modification to balcony balustrade of Unit A1.2.

Modification to conditions

As discussed above, it is recommended that Condition 18 be amended to reference the amended plans submitted to Council regarding the reconstruction of the existing face brick façade.

Condition 1 is recommended to be modified to reflect the latest set of plans.

5(d) The Likely Impacts

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

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

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

5(f) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties and no submissions were received.

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.

Approval of the modification would not be 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.

- Urban Design Advisor
- Development Engineer
- Building Certification

7. Conclusion

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

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

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

8. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to modify Determination No 201700003.01 dated 28 May 2019 under Section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* to carry out internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road subject to the conditions listed in Attachment A below.

Attachment A – Recommended modified conditions of consent

- A. THAT the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, modify Modified Determination No. 201700003 dated 28 May 2019 under Section 4.55(2) of the Environmental Planning and Assessment Act to carry out internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road be **APPROVED** and a modified Determination be issued with Conditions 1 and 18 being modified in the following manner:
- The development must be carried out in accordance with plans and details listed below:

Plan and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A-0101 C	Basement Level Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0102 C	Ground Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0103 C	First Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0104 C	Second Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0105 C	Third Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0106 C	Fourth Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0201 B	Elevation - South	June 2017	Benson McCormack Architecture	28 August 2017
A-0202 C	Elevation - North	August 2017	Benson McCormack Architecture	28 August 2017
A-0203 B	Elevation - West	June 2017	Benson McCormack Architecture	28 August 2017
A-0204 C	Elevation - East	August 2017	Benson McCormack Architecture	28 August 2017
A-0221 B	Section A	June 2017	Benson McCormack Architecture	28 August 2017
A-0222 B	Section B	June 2017	Benson McCormack Architecture	28 August 2017
A-0223 B	Section C	June 2017	Benson McCormack Architecture	28 August 2017
A-0224 C	Section D	August 2017	Benson McCormack Architecture	28 August 2017
A-0225 B	Section E	June 2017	Benson McCormack Architecture	28 August 2017
A-0226 C	Section F	August 2017	Benson McCormack Architecture	28 August 2017
A-0227 B	Section G	June 2017	Benson McCormack Architecture	28 August 2017
A-1001 B	Door Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1002 B	Window	June 2017	Benson McCormack Architecture	28 August

	Schedule		Architecture	2017
A-1110 B	South Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1111 B	Restoration & Alteration to face brick facade	June 2017	Benson McCormack Architecture	28 August 2017
A-1112 B	West Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1113 B	North Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1114 B	Schedule of Colour & Finishes	June 2017	Benson McCormack Architecture	28 August 2017
A-1115 B	Rear Laneway Plan Details	June 2017	Benson McCormack Architecture	28 August 2017
A-1116 B	Rear Laneway Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1117 B	NCR Pedestrian Way Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1118 B	Jelly bean Façade	June 2017	Benson McCormack Architecture	28 August 2017
A-1119 B	Jelly bean Façade 3D View	June 2017	Benson McCormack Architecture	28 August 2017
LP01 B	Landscape Plan – Ground Floor	31 July 2017	Matthew Higginson	7 August 2017
LP02 B	Landscape Plan – Level 01	31 July 2017	Matthew Higginson	7 August 2017
LP03 B	Landscape Plan – Level 02	31 July 2017	Matthew Higginson	7 August 2017
LP04 B	Schedule & Sections & Images	31 July 2017	Matthew Higginson	7 August 2017
784406M	BASIX Certificate	21 December 2016	Planning & Infrastructure	4 January 2017
2016-187	Acoustic Report	21 September 2016	Acoustic Noise & Vibration Solutions P/L	4 January 2017
4131	Arboricultural Impact Assessment	14 December 2017	TALC	4 January 2017
G15022PET-R01F Rev. 0.1	Geotechnical Investigation Report	23 May 2016	Geo-environmental Engineering	4 January 2017
E15022PET-R01F Rev. 0	Preliminary Site Contamination Investigation	21 August 2015	Geo-environmental Engineering	4 January 2017
E15022PET-R02F Rev. 0	Detailed Site Investigation	26 May 2017	Geo-environmental Engineering	4 January 2017
G15022PET-R04F	Remedial Action Plan	3 August 2017	Geo-environmental Engineering	7 August 2017

and details submitted to Council on 4 January 2017, 9 June 2017, 13 June 2017, 7 August 2017, 24 August 2017 and 28 August 2017 with the application for development consent as amended by the matter referred to in Part A of this Determination and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101 D	Level B1 (Basement)	August 2018	Benson McCormack Architecture	7 May 2019
A-0101A A	Lower Ground Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0102 H	Ground Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0103 G	First Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0104 D	Second Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0105 D	Third Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0106 D	Fourth Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	7 May 2019
A-0201 C	Elevation - South	August 2018	Benson McCormack Architecture	7 May 2019
A-0202 F	Elevation - North	May 2019	Benson McCormack Architecture	7 May 2019
A-0203 D	Elevation - West	May 2019	Benson McCormack Architecture	7 May 2019
A-0204 D	Elevation - East	August 2018	Benson McCormack Architecture	7 May 2019
A-0221 D	Section A	May 2019	Benson McCormack Architecture	7 May 2019
A-0222 C	Section B	August 2018	Benson McCormack Architecture	7 May 2019
A-0223 E	Section C	May 2019	Benson McCormack Architecture	7 May 2019
A-0224 F	Section D	March 2019	Benson McCormack Architecture	7 May 2019
A-0225 D	Section E	August 2018	Benson McCormack Architecture	7 May 2019
A-0226 E	Section F	March 2019	Benson McCormack Architecture	7 May 2019
A-0227 E	Section G	March 2019	Benson McCormack Architecture	7 May 2019
A-0228 A	Section H	August 2018	Benson McCormack Architecture	7 May 2019
A-0229 B	Section J	May 2019	Benson McCormack Architecture	7 May 2019
A-0230 A	Section K	August 2018	Benson McCormack Architecture	7 May 2019
A-1001 C	Door Schedule	August 2018	Benson McCormack Architecture	7 May 2019
A-1002 C	Window Schedule	August 2018	Benson McCormack Architecture	7 May 2019

A-1111 C	South Façade Massing & Material	July 2018	Benson McCormack Architecture	7 May 2019
A-1112 C	West Façade Massing & Material	February 2019	Benson McCormack Architecture	7 May 2019
A-1113 C	North Façade Massing & Material	August 2018	Benson McCormack Architecture	7 May 2019
A-1114 C	Schedule of Colour & Finishes	February 2019	Benson McCormack Architecture	7 May 2019
A-1116 C	Rear Laneway Plan Details	August 2018	Benson McCormack Architecture	7 May 2019
A-1115 C	Rear Laneway Plan Details	February 2019	Benson McCormack Architecture	7 May 2019
A-1117 A	Rear Laneway Cross Sections 1/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1118 A	Rear Laneway Cross Sections 2/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1119 A	Rear Laneway Cross Sections 3/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1121 C	Jelly bean Façade	August 2018	Benson McCormack Architecture	7 May 2019
A-1122 C	Jelly bean Façade 3D View	August 2018	Benson McCormack Architecture	7 May 2019
LP01 E	Landscape Plan – Ground Floor	22 March 2019	Matthew Higginson	7 May 2019
LP02 E	Landscape Plan – Level 01	22 March 2019	Matthew Higginson	7 May 2019
LP03 E	Landscape Plan – Level 02	22 March 2019	Matthew Higginson	7 May 2019
LP04 E	Schedule & Sections & Images	22 March 2019	Matthew Higginson	7 May 2019
784406M_02	BASIX Certificate	22 August 2018	Planning & Infrastructure	7 May 2019

and details submitted to the Council on 29 August 2018, 12 February 2019, 22 March 2019, 9 April 2019 and 7 May 2019 with the application under Section 4.55 of the Environmental Planning and Assessment Act **and as amended by the plans and details listed below:**

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101 D	Level B1 (Basement)	20 March 2020	Benson McCormack Architecture	14 July 2020
A-0102 H	Ground Floor Plan	20 March 2020	Benson McCormack Architecture	14 July 2020
A-0103 H	First Floor Plan	20 March 2020	Benson McCormack	14 July 2020

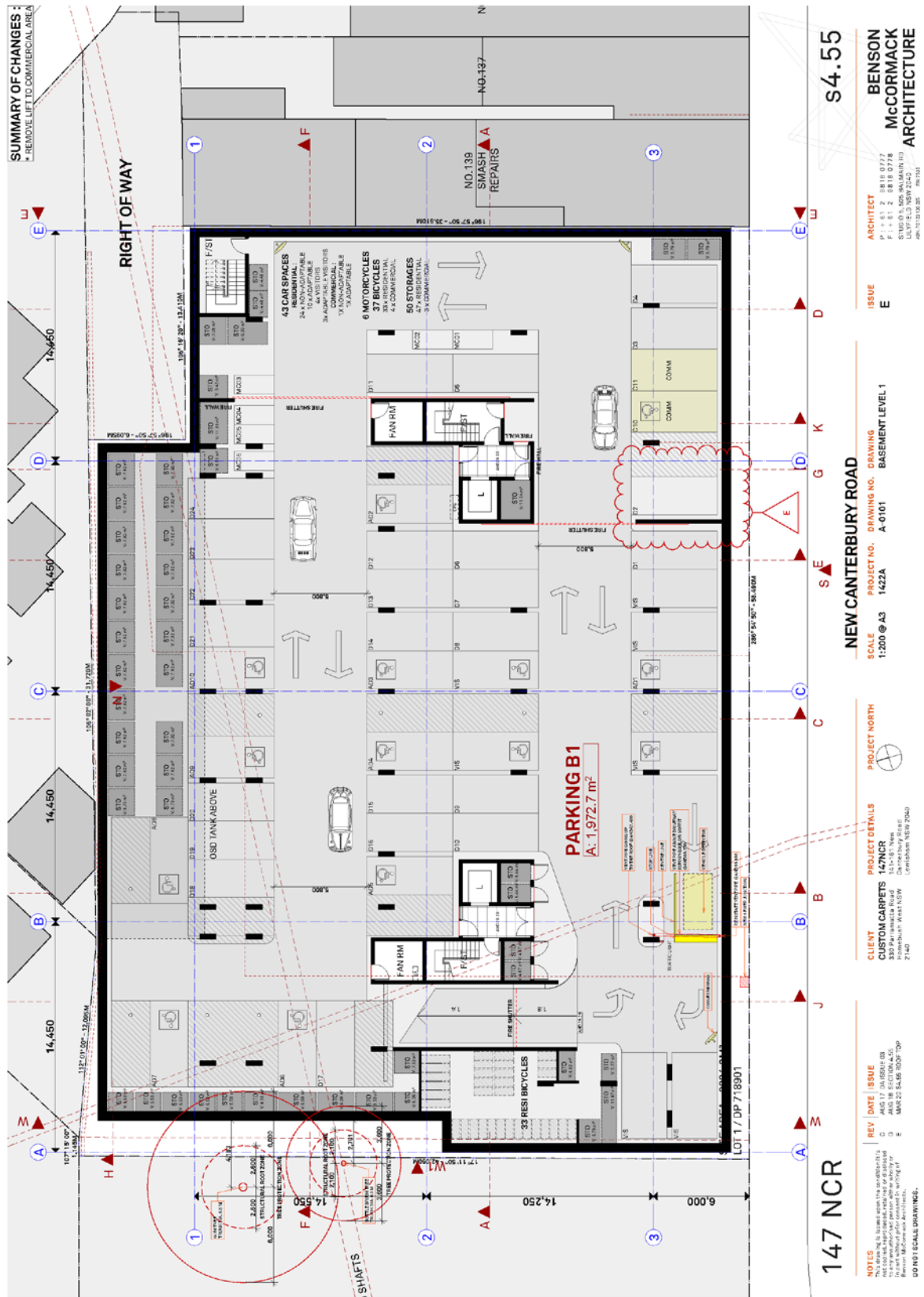
			<i>Architecture</i>	
<i>A-0105 D</i>	<i>Third Floor Plan</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0106 E</i>	<i>Fourth Floor Plan</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0107 D</i>	<i>Roof Plan</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0201 D</i>	<i>Elevation South -</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0202 G</i>	<i>Elevation North -</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0203 D</i>	<i>Elevation West -</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0204 E</i>	<i>Elevation East -</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0221 E</i>	<i>Section A</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0222 D</i>	<i>Section B</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0223 E</i>	<i>Section C</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0224 F</i>	<i>Section D</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0225 E</i>	<i>Section E</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0226 E</i>	<i>Section F</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0227 F</i>	<i>Section G</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0229 C</i>	<i>Section J</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-0230 B</i>	<i>Section K</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-1111 D</i>	<i>Restoration & Alteration to Face Brick Facade</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>
<i>A-1113 D</i>	<i>North Façade Massing & Material</i>	<i>20 March 2020</i>	<i>Benson McCormack Architecture</i>	<i>14 July 2020</i>

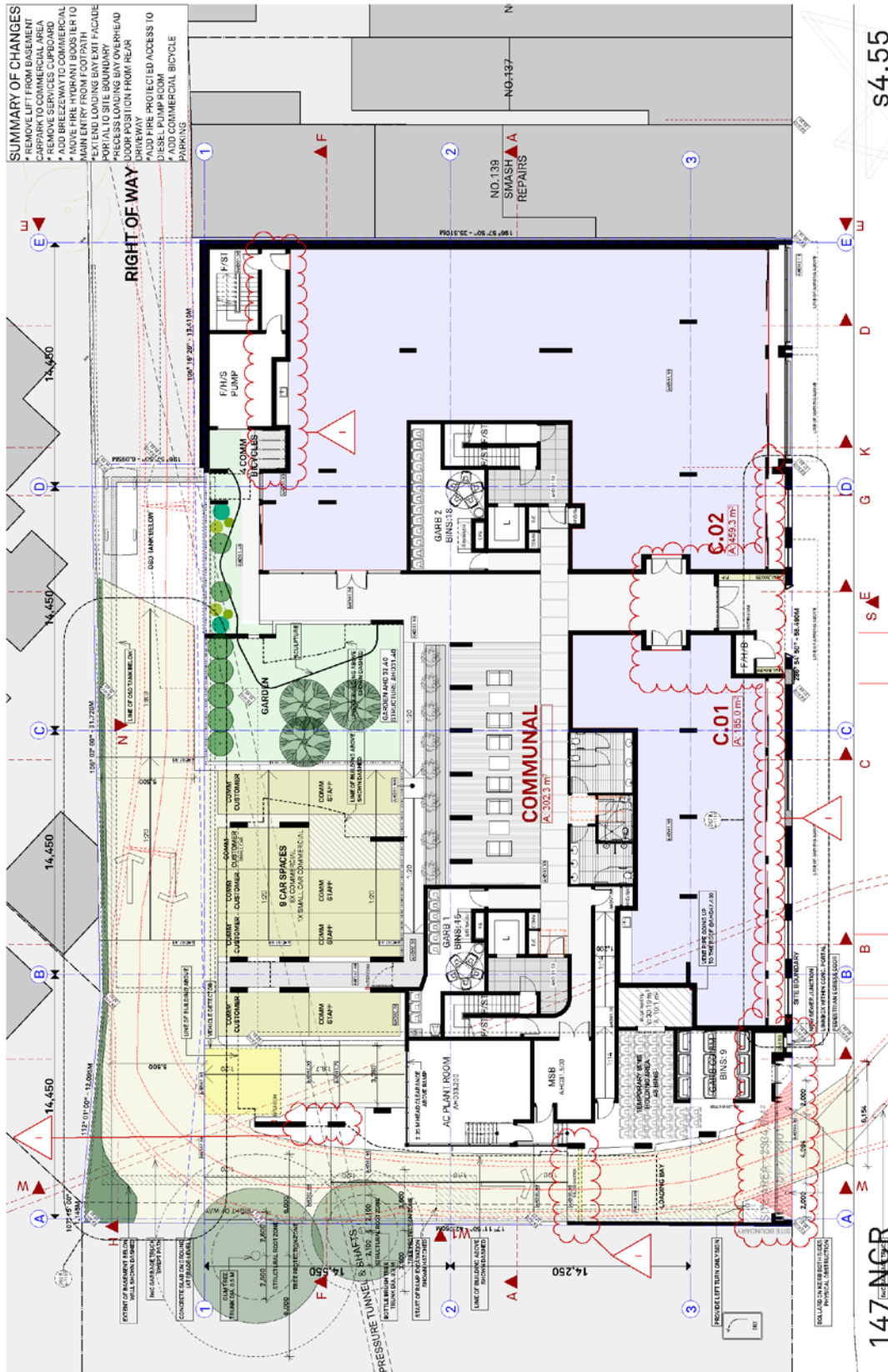
<i>LP01 F</i>	<i>Landscape Plan – Ground Floor</i>	<i>6 July 2020</i>	<i>Matthew Higginson</i>	<i>14 July 2020</i>
<i>LP02 F</i>	<i>Landscape Plan – Level 01</i>	<i>6 July 2020</i>	<i>Matthew Higginson</i>	<i>14 July 2020</i>
<i>LP03 F</i>	<i>Landscape Plan – Level 02</i>	<i>6 July 2020</i>	<i>Matthew Higginson</i>	<i>14 July 2020</i>
<i>LP04 F</i>	<i>Schedule & Sections & Images</i>	<i>22 March 2019</i>	<i>Matthew Higginson</i>	<i>7 May 2019</i>

and details submitted to the Council on 17 March 2020 and 14 July 2020 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

18. a) The existing face-brick façade that is to be retained is to be preserved and protected during demolition and construction (***with the exception of that part of the wall addressed in part b) of this condition below***). Damages to the façade caused by the unauthorised installation of the Sydney Tools signage shall be repaired by patching any holes (due to screws at approximately 200mm centres) with cement mortar of a colour similar to that of the existing bricks and cement mortar joints/perpends to match existing. Unauthorised painting to the existing/retained façade shall be pressured cleaned to return to the original facade condition. Damaged cement mortar to the front façade shall be replaced to match the existing condition.
- b) ***The area of the existing face brick façade indicated in red on Drawing No. A-1111 dated March 20 prepared by Benson McCormack Architecture is to be demolished and reinstated. Reinstatement will comprise of cleaning and re-use of existing face-brick work that was removed. The remaining area of the face-brick façade is to be retained and is to be preserved and protected during demolition and construction***
- c) Council's Heritage and Urban Design Advisor shall inspect and approve the works to the retained ***and new*** façade before the issuing of an Occupation Certificate.

Attachment B – Plans of proposed development





147 NGR

PROJECT NORTH

CLIENT
CUSTOM CARPETS 147NCR

PROJECT DETAILS
147NCR

SCALE
1:200 @ A3

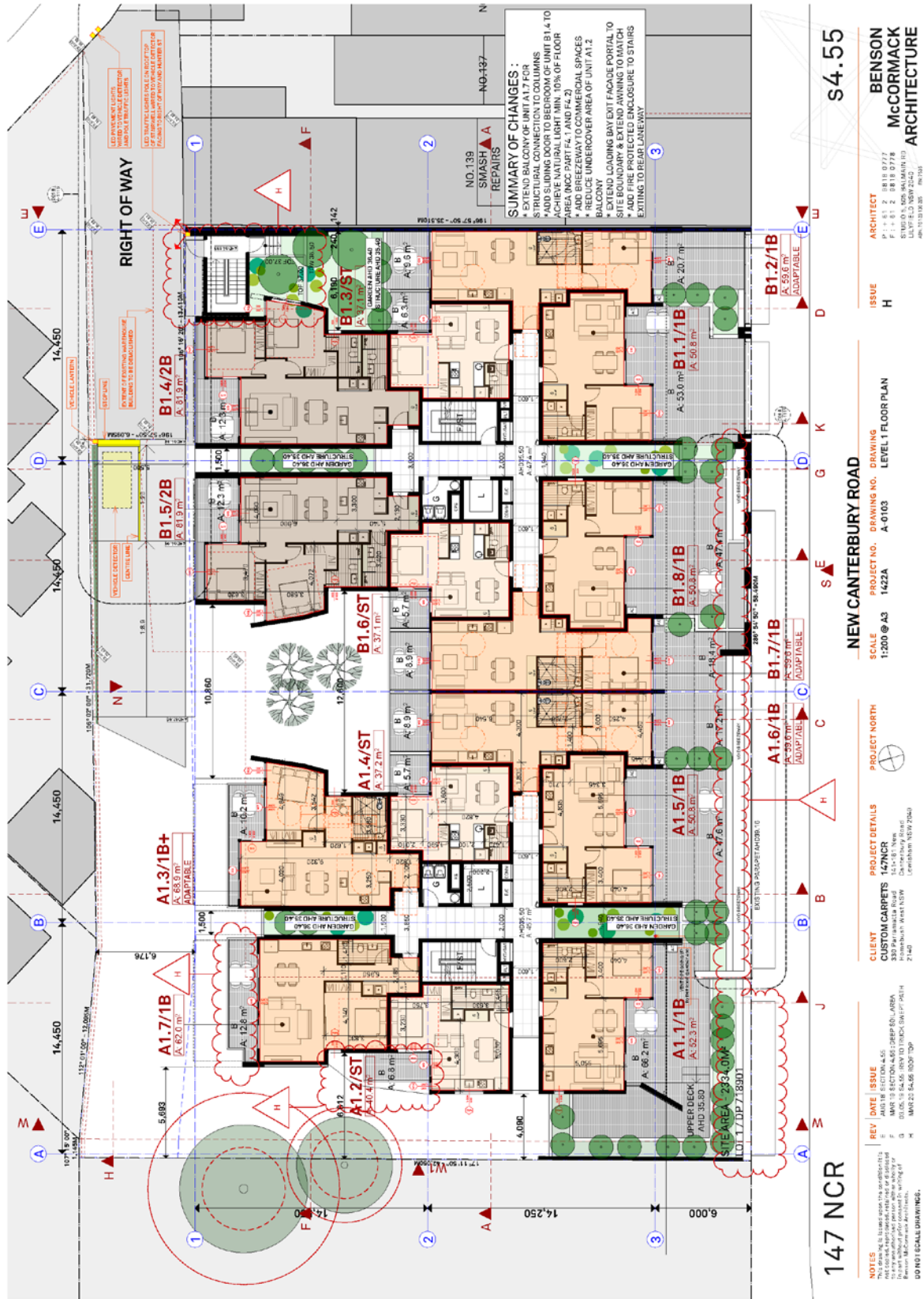
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A-0102

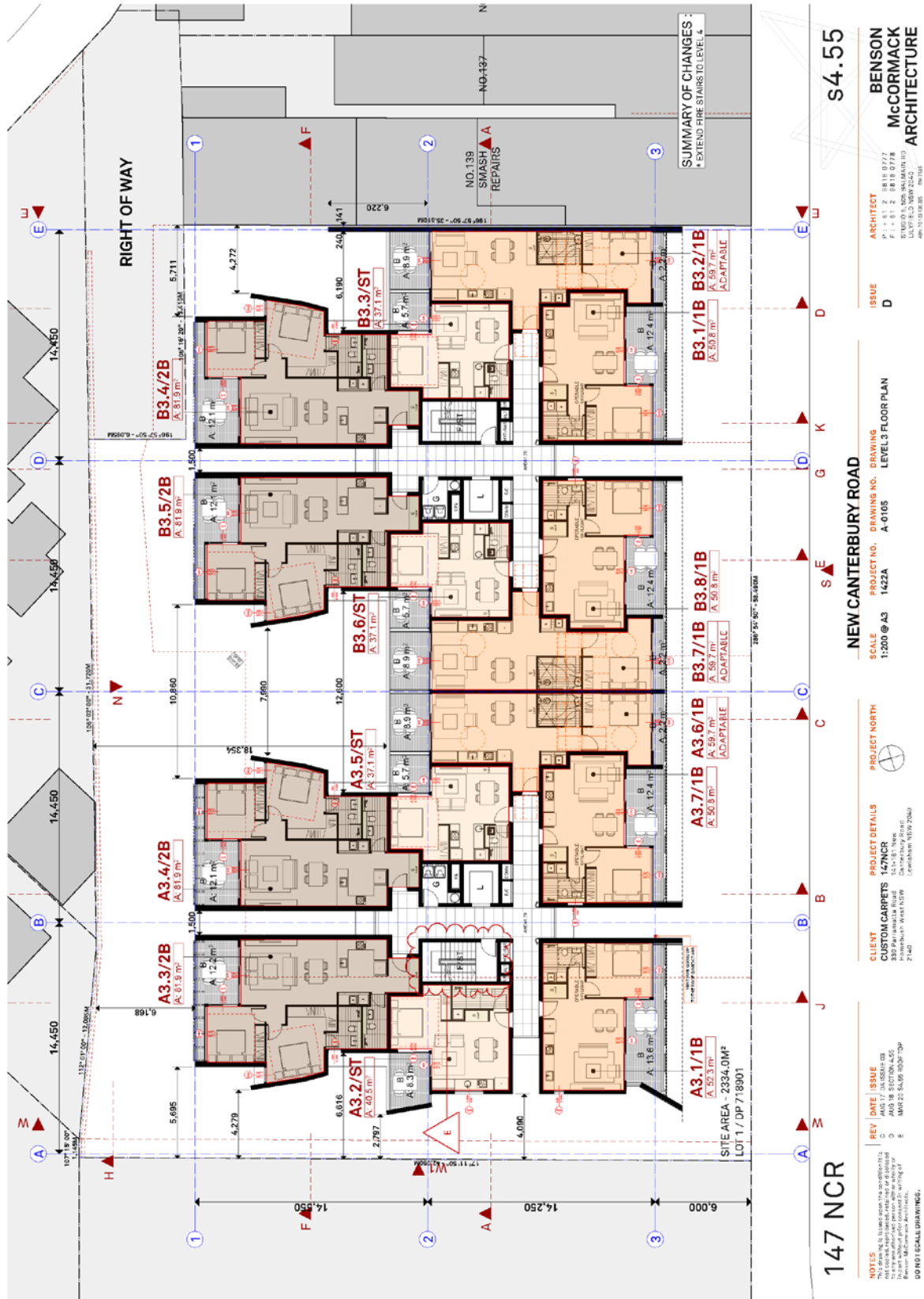
DRAWING
GROUND FLOOR PLAN

ISSUE
H

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BENSON
McCORMACK
ARCHITECTURE

s4.55





147 NCR
NEW CANTERBURY ROAD
S4.55

ARCHITECT
 BENSON
 McCORMACK
 ARCHITECTURE

ISSUE
 D

PROJECT NO. 1422A
DRAWING NO. A-0105
DRAWING LEVEL 3 FLOOR PLAN

SCALE 1:200 @ A3

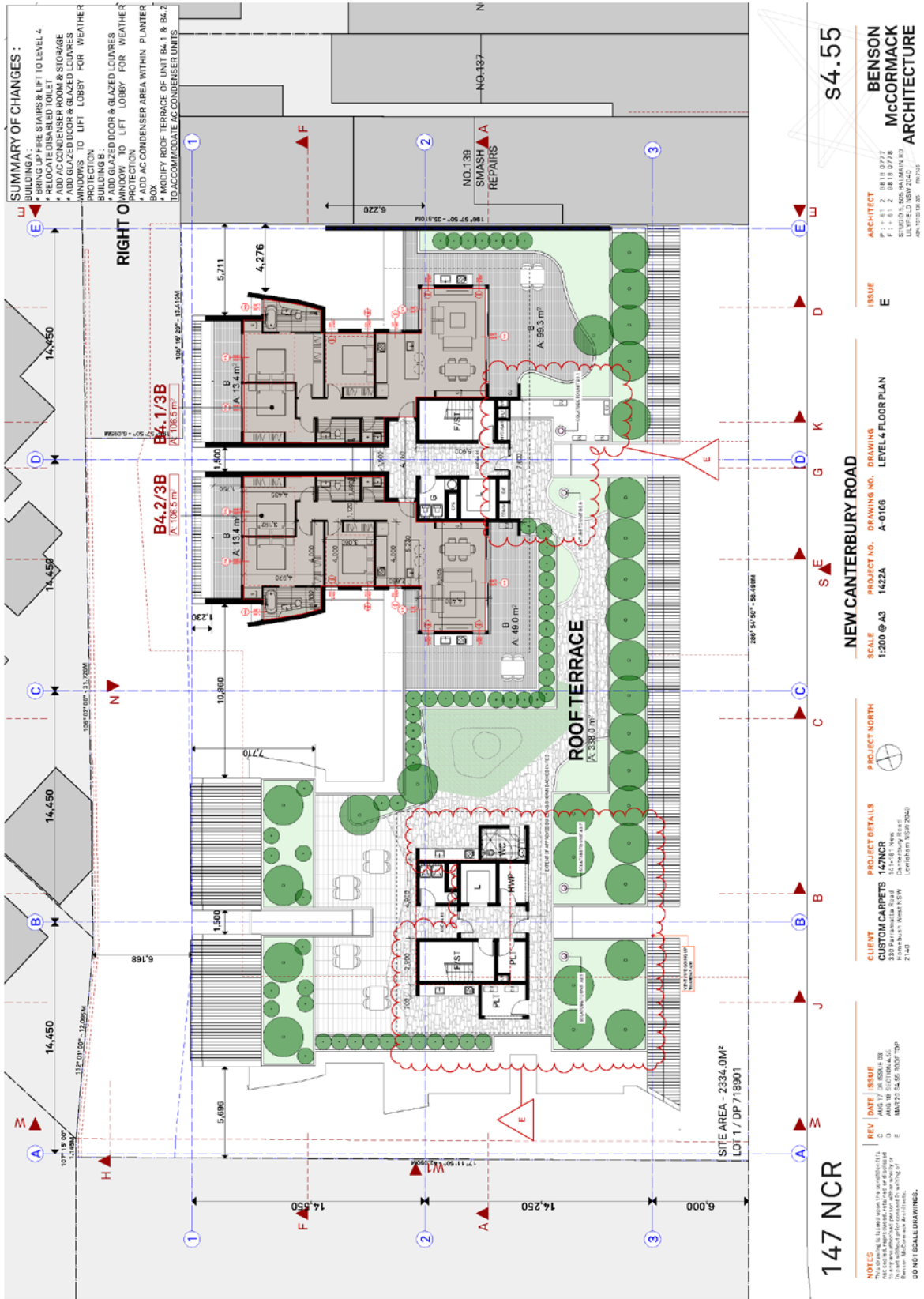
PROJECT NORTH

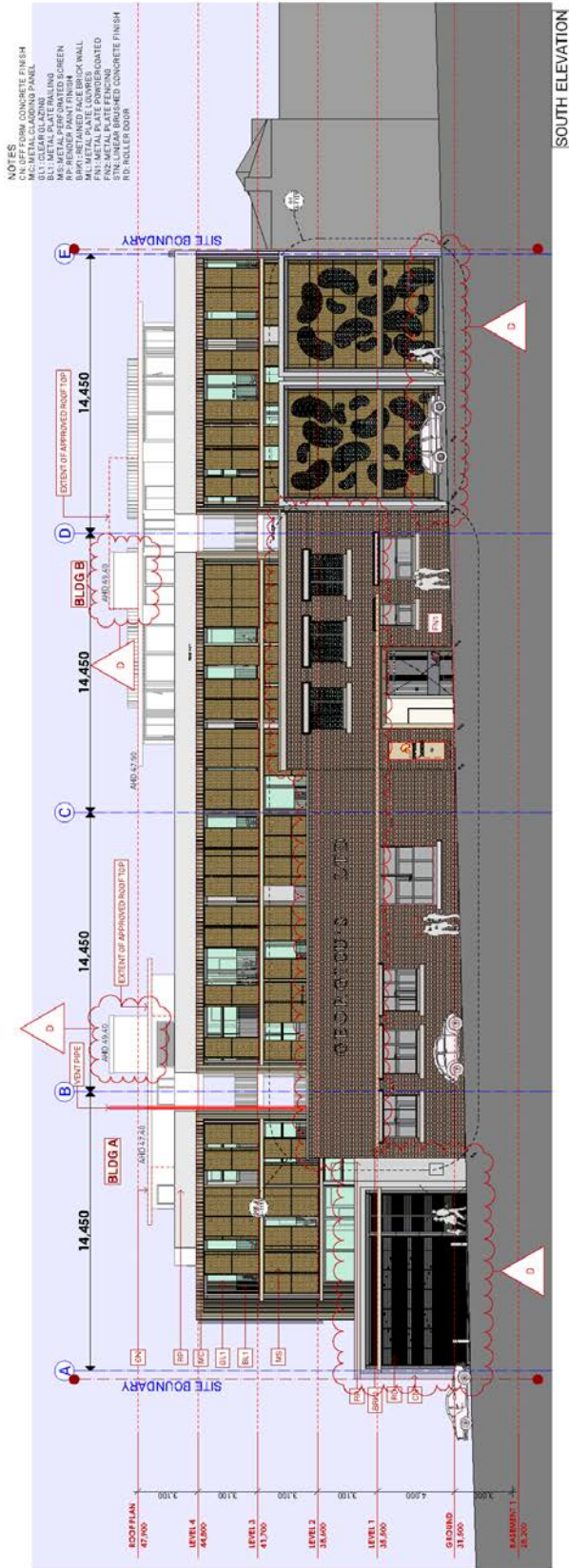
CLIENT CUSTOM CARPETS 147NCR
 147 NCR, NEW CANTERBURY ROAD,
 CANTERBURY, NEW ZEALAND

REV | **DATE** | **ISSUE**
 1 | 14/08/2018 | ISSUE
 2 | 14/08/2018 | ISSUE
 3 | 14/08/2018 | ISSUE
 4 | 14/08/2018 | ISSUE
 5 | 14/08/2018 | ISSUE

NOTES
 1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the centerline of the wall unless otherwise stated.
 3. All dimensions are to the centerline of the window unless otherwise stated.
 4. All dimensions are to the centerline of the door unless otherwise stated.
 5. All dimensions are to the centerline of the staircase unless otherwise stated.
 6. All dimensions are to the centerline of the lift unless otherwise stated.
 7. All dimensions are to the centerline of the service area unless otherwise stated.
 8. All dimensions are to the centerline of the service area unless otherwise stated.

SITE AREA - 2334.0M²
LOT 1 / DP 718901





SUMMARY OF CHANGES:

- 1. ADD CONCRETE FINISH TO THE EXTERIOR WALLS OF THE BUILDING'S CORE
- 2. ADD CONCRETE FINISH TO THE EXTERIOR WALLS OF THE BUILDING'S CORE
- 3. REMOVE FOOTPRINT OF BUILDING B ROOF TOP TO LIFT OVERHANG ONLY
- 4. EXTEND LOADING BAY EXIT FACADE PORTAL TO SITE BOUNDARY AND EXTEND ANWING TO MATCH
- 5. PARTIAL DEMOLITION & REINSTATEMENT OF EXISTING BRICK FACADE (INITIALLY TO BE RETAINED) FOR SAFETY REASON DUE TO DETERIORATED CONDITION OF MORTAR JOINTS & CONCRETE CANCER.
- 6. ADD SOLID WALL BASE TO JULY BEAN FACADE

147 NCR

**BENSON
McCORMACK
ARCHITECTURE**

ARCHITECT
P: + 61 2 9818 0777
F: + 61 2 9818 0778
STUDIO: 506 BALMAIN RD
SYDNEY NSW 2041
WWW.BENSONMCCORMACK.COM

ISSUE
D

SCALE
1:200 @ A3

PROJECT NO.
1422A

DRAWING NO.
A-0201

DRAWING
ELEVATION - SOUTH

PROJECT NORTH

PROJECT DETAILS
147 NCR
147 Northmead Road
Northmead NSW 2149

CLIENT
CUSTOM CARPETS
147 Northmead Road
Northmead NSW 2149

REV | **DATE** | **ISSUE**

A | JUN 17 2018 | ISSUE 02

B | JUN 17 2018 | ISSUE 03

C | MAR 20 2018 | ISSUE 04

D | MAR 20 2018 | ISSUE 05

NOTES

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- 2. THIS DRAWING IS THE PROPERTY OF BENSON McCORMACK ARCHITECTURE AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BENSON McCORMACK ARCHITECTURE.

80 NOT SCALE DRAWING



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SUMMARY OF CHANGES:

- ADD CONDENSER ROOM TO UNIT A1, A1.7, CHANGE OPERABLE SCREEN TO FIXED AT 1.5 M HIGH FOR UNITS A2.3 & A3.3
- ADD CONDENSER ROOM & RELOCATE DISABLED TOILET OUTSIDE OF BUILDING'S CORE
- REDUCE FOOTPRINT OF ROOF TOP OF BUILDING B TO LIFT TERRAIN ONLY
- REMOVE HIGH LEVEL OPENINGS TO GROUND FLOOR NORTHERN TERRACE DUE TO THE STRUCTURAL BEAM & RETAINING WALL
- ADD FIRE PROTECTED ENCLOSURE TO STAIRS EXITTING TO REAR LANEWAY

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ARCHITECTURE**

ARCHITECT
P: + 61 2 9818 0777
F: + 61 2 9818 0778
STUDIO 5, 506 BALMAIN RD
LEVELE, NSW 2141
401 101310101 001388

ISSUE
G

PROJECT NO.
1422A

DRAWING NO.
A-0202

DRAWING
ELEVATION - NORTH

SCALE
1:200 @ A3

PROJECT NORTH

PROJECT DETAILS

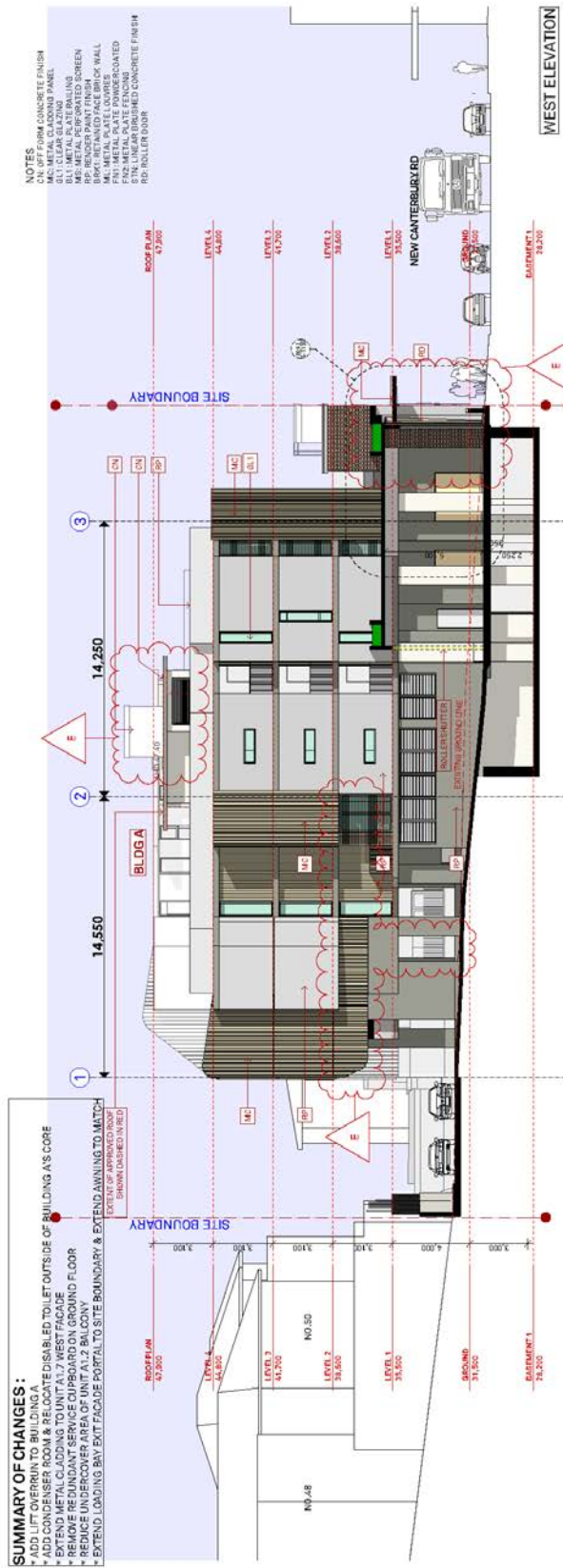
CLIENT
CUSTOM CARPETS 147NCR
34/35 Parramatta Road
Cherry Hill NSW 2140
2140

DATE
E ADD 1/1/2024 05
F MAR 19 2024 05
G MAR 29 04 55 2024

ISSUE
E
F
G

NOTES

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D

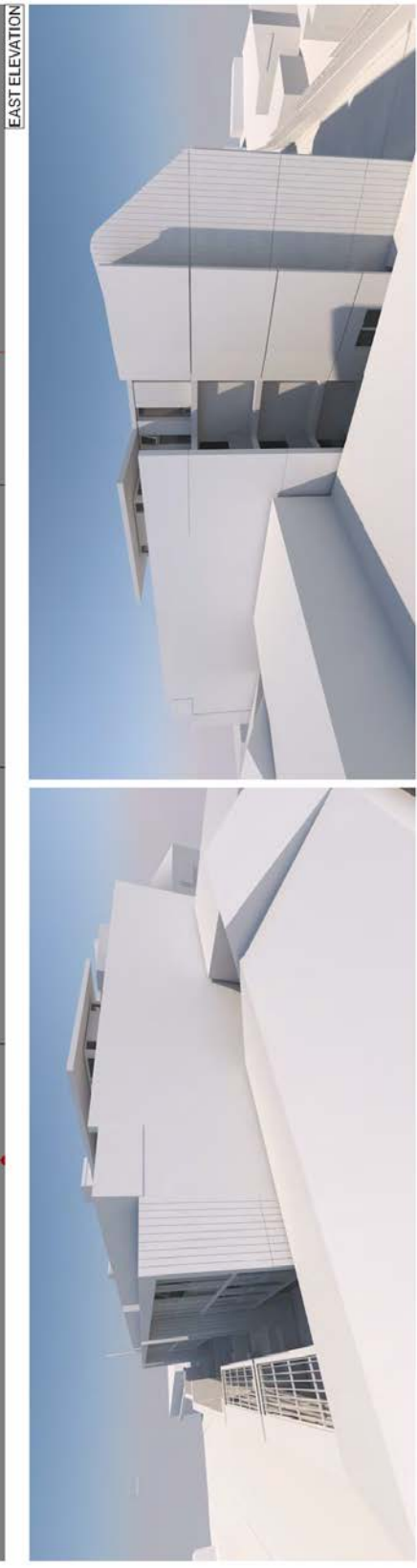
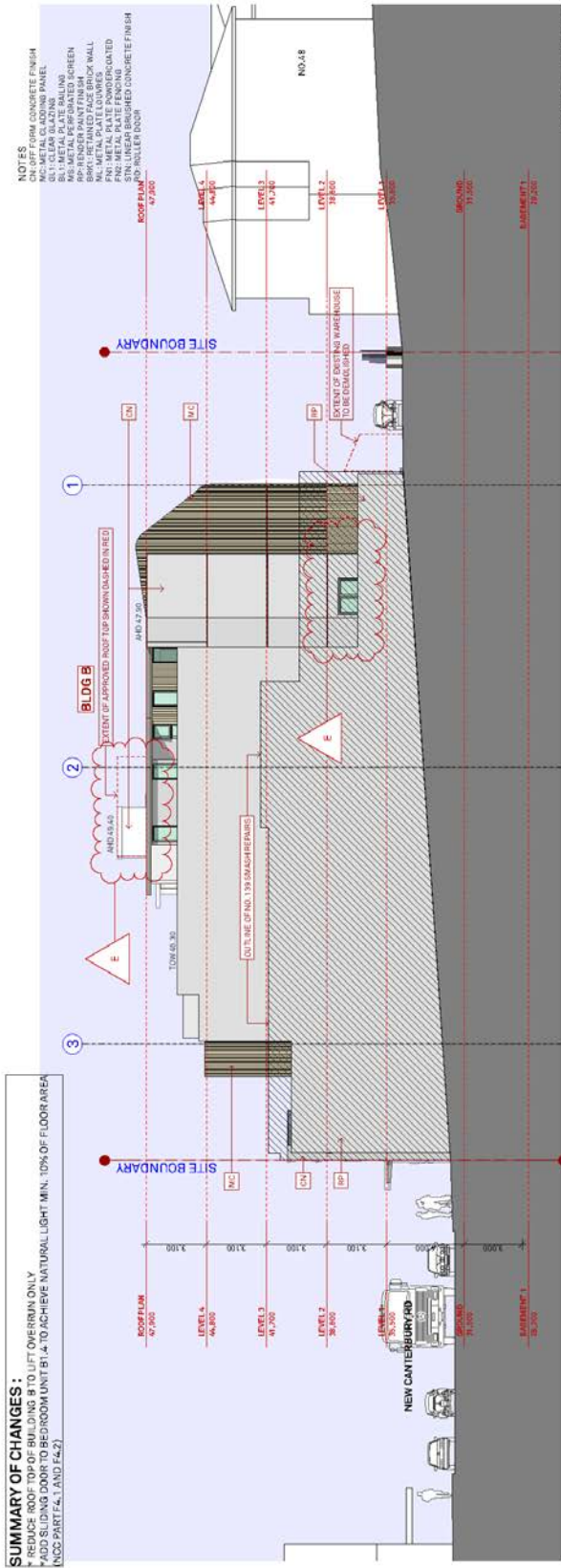
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PROJECT NO. 1422A
DRAWING NO. A-0203
ELEVATION - WEST

CLIENT CUSTOM CARPETS 147NCR
 12/141 BALMAIN RD
 BALMAIN NSW 2043

PROJECT DETAILS PROJECT NORTH
 147NCR
 12/141 BALMAIN RD
 BALMAIN NSW 2043

REV	DATE	ISSUE
B	JUN 17	DATE ISSUE 22
C	JUL 10	REV TO CLARIFY DRAWING
D	MAY 18	REV TO WASTE AREA & TROCK
E	MAY 26	SWEEP PATH

DO NOT SCALE DRAWINGS



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 A: 147 NCR
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ISSUE
 E

SCALE
 1:200 @ A3

PROJECT NO.
 1422A

DRAWING NO.
 A-020A

DRAWING
 ELEVATION - EAST

CLIENT
 CUSTOM CARPETS
 147 NCR
 147 NCR
 147 NCR

PROJECT DETAILS
 PROJECT NORTH

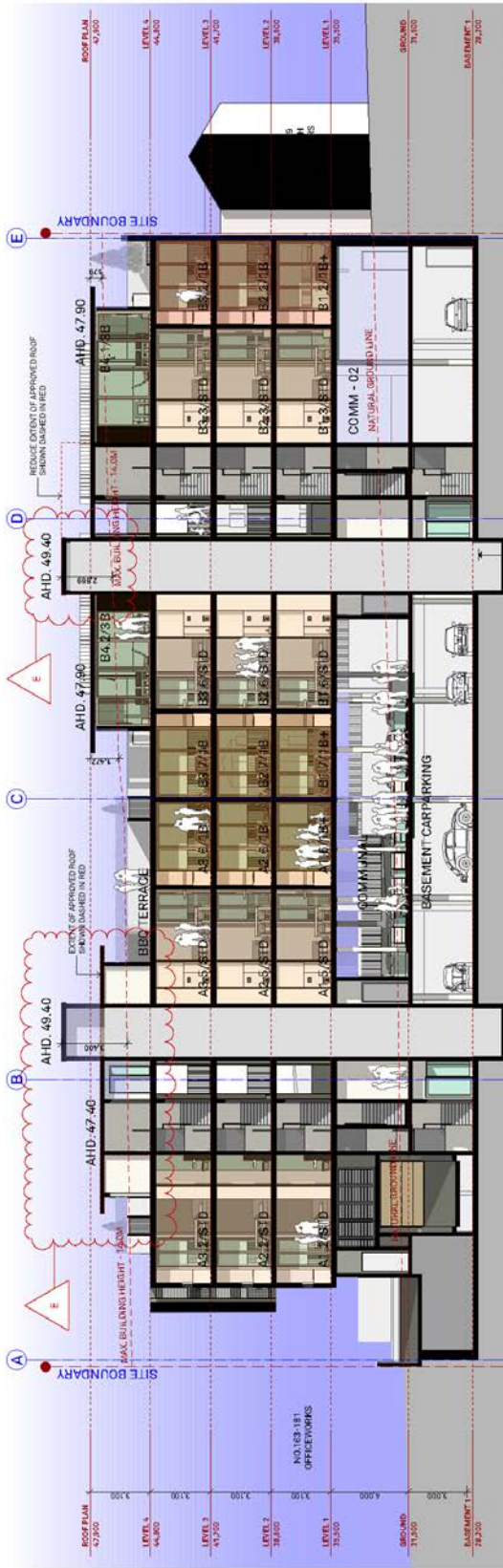
REV
 C
 E
 E

DATE
 14/03/2024
 14/03/2024
 14/03/2024

ISSUE
 147 NCR
 147 NCR
 147 NCR

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER DETAILS.
 3. ALL WORK TO BE COMPLETED BY 14/03/2024.
 4. ALL WORK TO BE COMPLETED BY 14/03/2024.
 5. ALL WORK TO BE COMPLETED BY 14/03/2024.
 6. ALL WORK TO BE COMPLETED BY 14/03/2024.
 7. ALL WORK TO BE COMPLETED BY 14/03/2024.
 8. ALL WORK TO BE COMPLETED BY 14/03/2024.
 9. ALL WORK TO BE COMPLETED BY 14/03/2024.
 10. ALL WORK TO BE COMPLETED BY 14/03/2024.

DO NOT SCALE DRAWINGS.



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147 NCR

SUMMARY OF CHANGES :
 * ADD LIFT OVERRUN FOR BUILDING A
 * ADD CONDENSER ROOM & RELOCATED DISABLED TOILET ON SIDE OF BUILDING A'S CORE
 * REDUCE ROOFTOP OF BUILDING B TO LIFT OVERRUN ONLY

REV	DATE	ISSUE	CLIENT	PROJECT DETAILS	PROJECT NORTH
A	JUN 17	DATE ISSUE 02	CUSTOM CARPETS	147NCR	
B	AUG 19	STUDIOS 02	147NCR	147NCR	
C	MAR 20	ISSUE 03	147NCR	147NCR	
D	MAR 20	ISSUE 04	147NCR	147NCR	
E	MAR 20	ISSUE 05	147NCR	147NCR	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING	ISSUE	ARCHITECT
1:200 @ A3	142ZA	A-0221	SECTION A	E	BENSON McCORMACK ARCHITECTURE

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 F: + 61 2 9818 0778
 STUDIO 2, 506 BALMAIN RD
 SYDNEY NSW 2041
 401 141314131

NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.
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 10. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.



147 NCR

S4.55

SUMMARY OF CHANGES :
 * ADD LIFT OVERRUM FOR BUILDING A
 * ADD CONDENSER ROOM & RELOCATED DISABLED TOILET OUTSIDE OF BUILDING AS CORE
 * ADD FREEZE/DRY TO COMMERCIAL SPACES

NOTES	REV	DATE	ISSUE
1. All work to be done in accordance with the contract documents and the relevant Australian Standards.	B	20/01/17	04/ISSUE 02
2. All work to be done in accordance with the contract documents and the relevant Australian Standards.	C	20/01/17	05/ISSUE 03
3. All work to be done in accordance with the contract documents and the relevant Australian Standards.	D	20/01/17	06/ISSUE 04

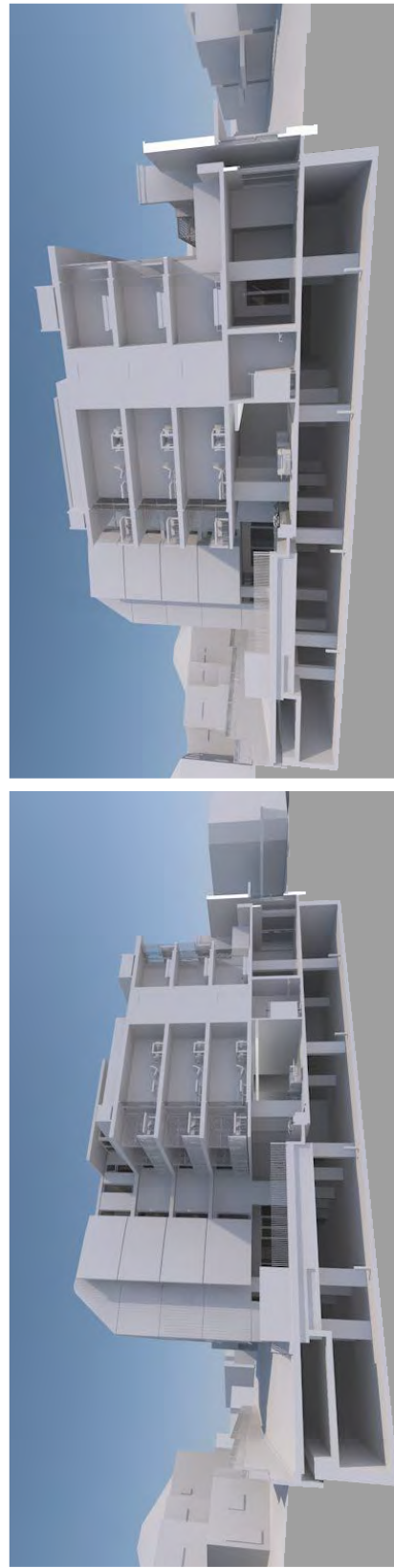
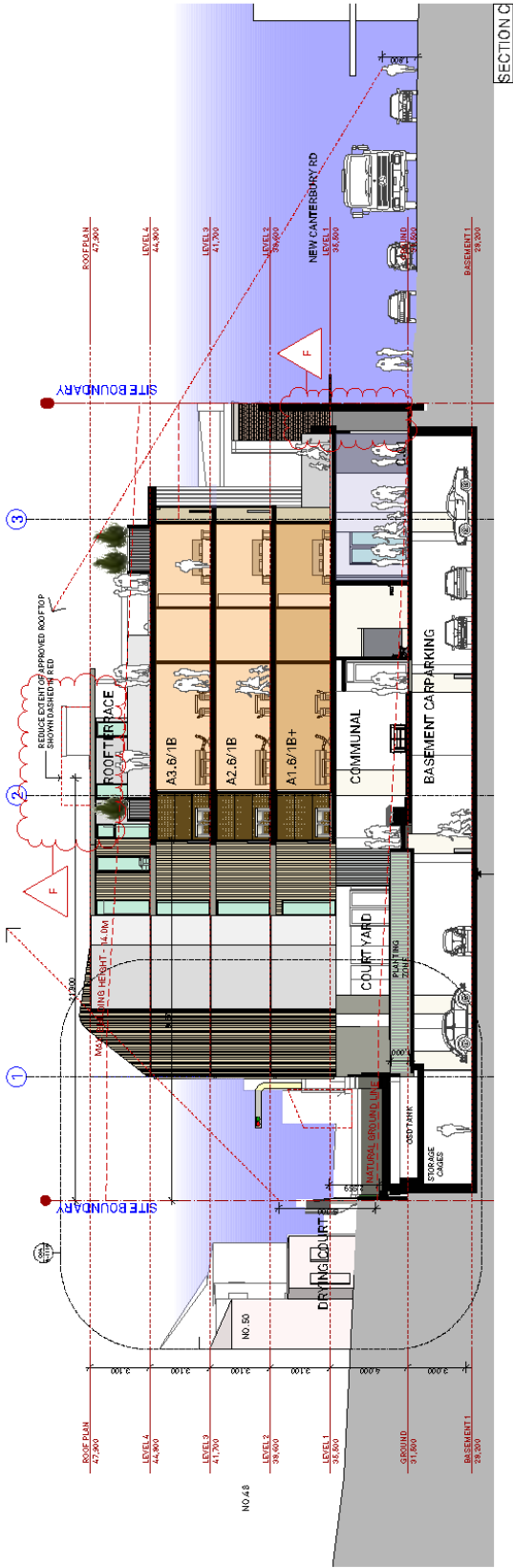
CLIENT PROJECT DETAILS PROJECT NORTH

CUSTOM CARPETS 147NCR
 Inverloch, Vic 38709 Canterbury Road
 2/168

ARCHITECT BENSON MCCORMACK ARCHITECTURE
 P + 61 2 9218 0777
 1/100 BALMAIN RD
 BALMAIN NSW 1510

SCALE PROJECT NO. DRAWING NO. DRAWING SECTION B
 1:200 @ A3 1422A A-0222 SECTION B

ISSUE D



147 NCR

SUMMARY OF CHANGES :
 * REDUCE ROOF-TOP OF BUILDING BY TO LIFT OVERRUN ONLY
 * ADD BREZZEWAY TO COMMERCIAL SPACES

REV	DATE	ISSUE
C	JUN 18	DEFERRED COMMERCIAL CON2
D	MAY 15	ADD DEEP PLANTING ZONE
E	MAR 20	5.4.255 ROOF TOP

CLIENT
 200 Parramatta
 147 NCR 147 NCR NSW
 2140
 2140
 Lower Sharn NSW 2049

PROJECT DETAILS
PROJECT NORTH

SCALE
 1:200 @ A3

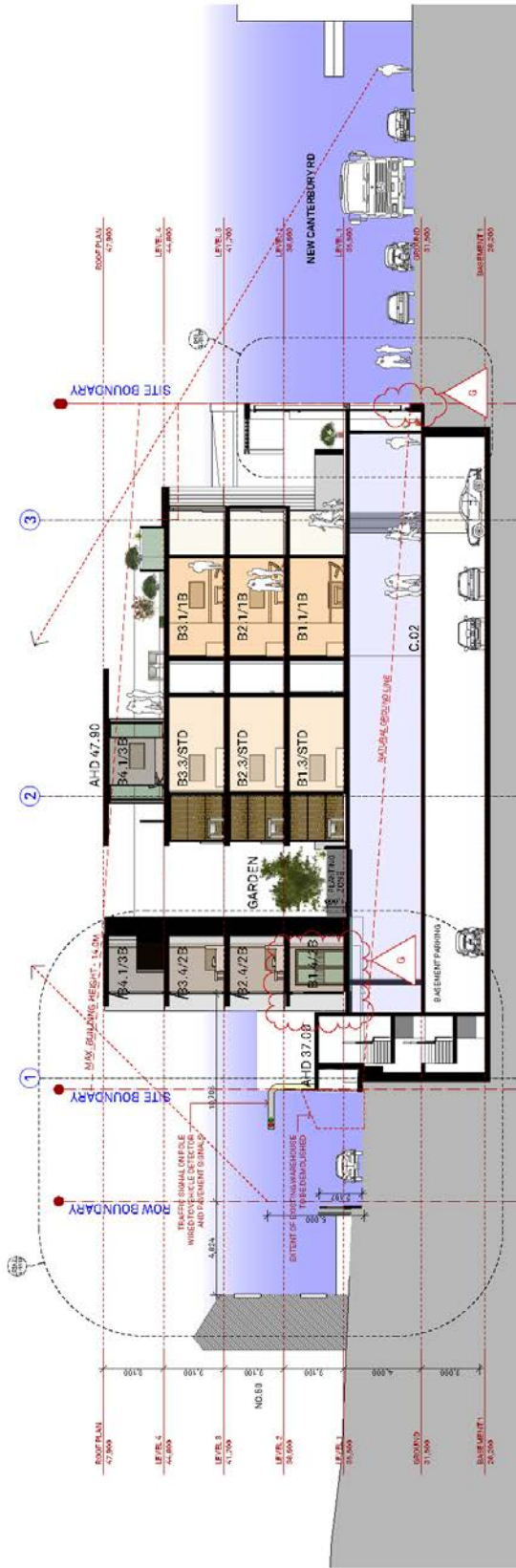
PROJECT NO. 1422A
DRAWING NO. A-023
DRAWING SECTION C

ISSUE
 E

ARCHITECT
 P: +61 2 9819 0777
 F: +61 2 9819 0778
 4/111-113/115/117/119
 LITTLETON ROAD
 4047 7019191-1917 01 1204

ARCHITECT
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ARCHITECTURE

\$4.55



\$4.55

147 NCR

SUMMARY OF CHANGES:
 - ADD SLIDING DOOR TO BEDROOM UNIT B1.1 TO ACHIEVE NATURAL LIGHT MIN. 10% OF FLOOR AREA (NCC PART F4.1 AND F4.2)
 - ADD SOLID BASE WALL TO JELLYBEAN SCREEN

NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

REV	DATE	ISSUE
C	MAR 17	DATE ISSUE IN
D	MAR 18	REVISIONS TO ARCHITECTURAL DRAWINGS
E	MAR 18	REVISIONS TO ARCHITECTURAL DRAWINGS
F	MAR 18	REVISIONS TO ARCHITECTURAL DRAWINGS
G	MAR 20	SCALE BOUNDS TOP

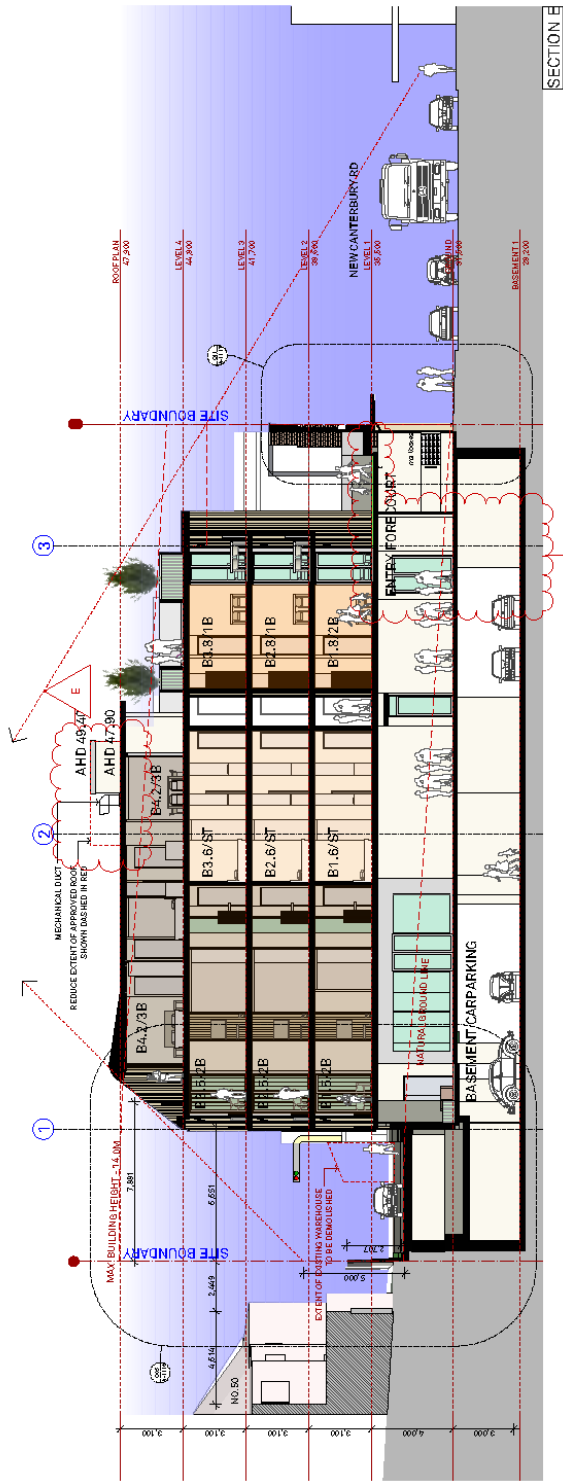
CLIENT	PROJECT DETAILS	PROJECT NORTH
CUSTOM CARPETS 147NCR Marrubidge West NSW 2140 Lambton Park NSW 2049	PROJECT DETAILS 147NCR Marrubidge West NSW 2140 Lambton Park NSW 2049	PROJECT NORTH N

SCALE	DRAWING NO.	DRAWING NO.
1:200 @ A3	1432A	A-024

PROJECT NO.	DRAWING NO.	DRAWING NO.
1432A	A-024	SECTION D

ARCHITECT	ISSUE
P: +61 2 8618 0772 ARCHITECTS STUDIOS 500 BALMAIN RD LANSFIELD NSW 2046 www.bensonmccormack.com.au	F

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ARCHITECTURE**

ARCHITECT
P: +61 2 9819 0777
M: +61 2 9819 0778
111/115 NEWCASTLE STREET
LUTFIELD NSW 2050
448 761319164E 31/12/14

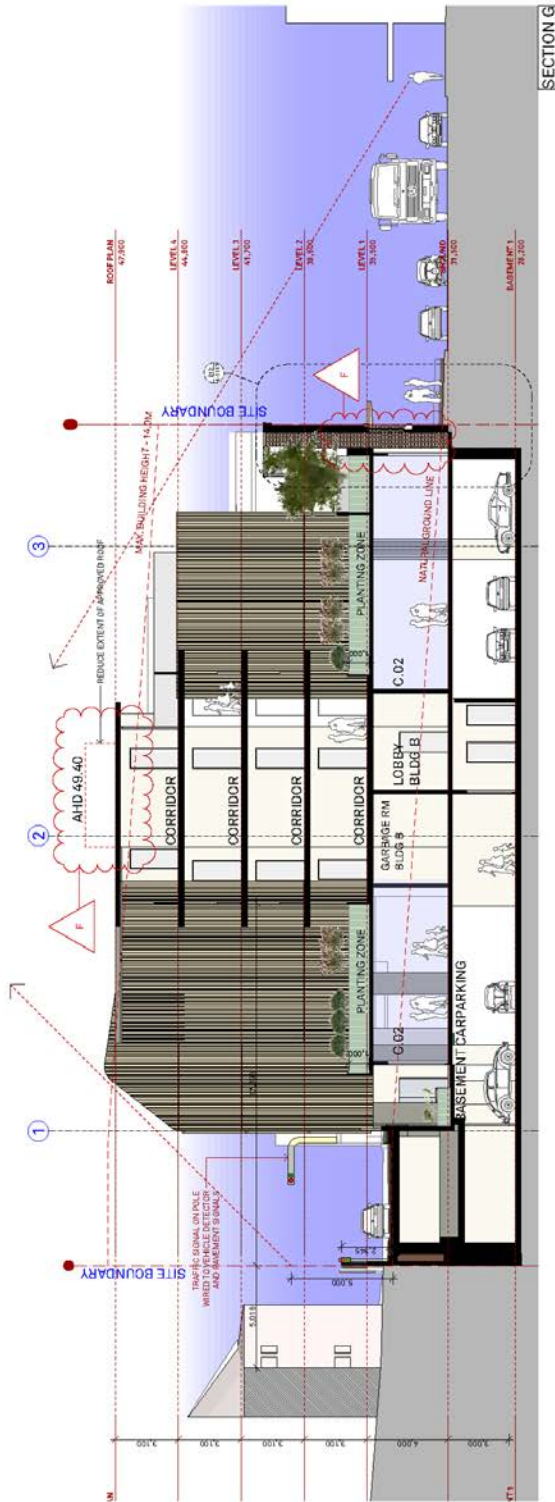
ISSUE
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PROJECT NO. 1422A
DRAWING NO. A-025
SCALE 1:200 @ A3
DRAWING SECTION E

PROJECT NORTH
PROJECT DETAILS
CLIENT
PROJECT NO. 147NCR
200 Parramatta Road
Newcastle NSW
2140
Low Shyam NSW 2049

SUMMARY OF CHANGES :
 * REDUCE ROOF TOP OF BUILDING BPTD LIFT OVERRUN ONLY
 * DELETE LIFT FROM BASEMENT TO COMMERCIAL AREA
 * REPLACE PLANTER BOX WITH CONCRETE SEATING BEHIND BRICK FACADE

NOTES
 1. ALL DIMENSIONS ARE IN METERS
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
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 9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
 DO NOT SCALE DRAWINGS



S4.55

147 NCR

SUMMARY OF CHANGES :
 * REDUCE ROOF TOP OF BUILDING B TO LIFT OVERRUN ONLY
 * ADD BREEZEWAY TO COMMERCIAL SPACES

ARCHITECT
 P: + 61 2 9818 0777
 F: + 61 2 9818 0778
 STUDIO 5, 506 BALMAIN RD
 LEVELENGH NSW 2148
 www.bensonmccormack.com.au

ISSUE
 F

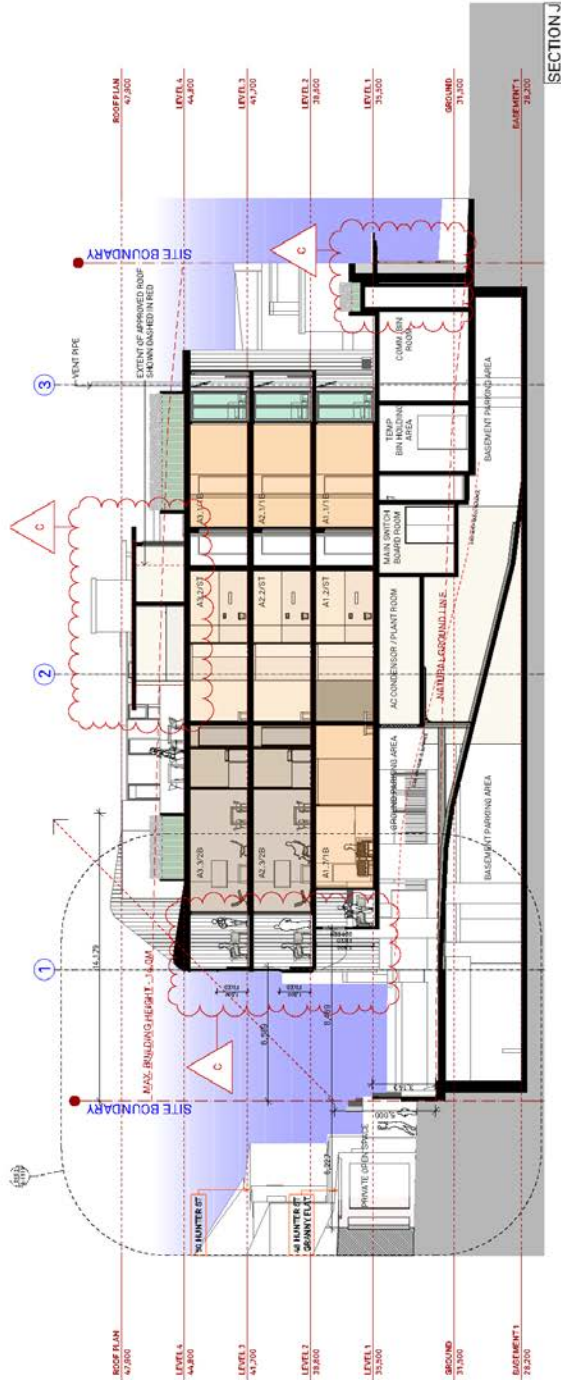
PROJECT NO. 1422A
DRAWING NO. A-0227
DRAWING SECTION G

SCALE 1:200 @ A3
PROJECT NORTH

CLIENT CUSTOM CARPETS
 147 NCR
 503 Parramatta Road
 Macquarie Park NSW 2149
 Levele ngh NSW 2049

REV | **DATE** | **ISSUE**
 C JUN 18 DEFERRED COMMENCEMENT COND. 2
 D JUL 19 SECTION 4.59
 E MAR 20 2019 147 NCR
 F MAR 20 20 54.55 FLOOR TOP

NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE STATED.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL BUILDING CODE OF PRACTICE 2012.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE NATIONAL ELECTRICAL CODE OF PRACTICE 2017.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PLUMBING REGULATIONS 2017 AND THE NATIONAL PLUMBING CODE OF PRACTICE 2017.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MECHANICAL REGULATIONS 2017 AND THE NATIONAL MECHANICAL CODE OF PRACTICE 2017.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FIRE REGULATIONS 2017 AND THE NATIONAL FIRE CODE OF PRACTICE 2017.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL STRUCTURAL REGULATIONS 2017 AND THE NATIONAL STRUCTURAL CODE OF PRACTICE 2017.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL THERMAL REGULATIONS 2017 AND THE NATIONAL THERMAL CODE OF PRACTICE 2017.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SOUND REGULATIONS 2017 AND THE NATIONAL SOUND CODE OF PRACTICE 2017.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ENERGY REGULATIONS 2017 AND THE NATIONAL ENERGY CODE OF PRACTICE 2017.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ENVIRONMENTAL REGULATIONS 2017 AND THE NATIONAL ENVIRONMENTAL CODE OF PRACTICE 2017.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SAFETY REGULATIONS 2017 AND THE NATIONAL SAFETY CODE OF PRACTICE 2017.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEALTH REGULATIONS 2017 AND THE NATIONAL HEALTH CODE OF PRACTICE 2017.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SOCIAL REGULATIONS 2017 AND THE NATIONAL SOCIAL CODE OF PRACTICE 2017.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CULTURAL REGULATIONS 2017 AND THE NATIONAL CULTURAL CODE OF PRACTICE 2017.
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HERITAGE REGULATIONS 2017 AND THE NATIONAL HERITAGE CODE OF PRACTICE 2017.
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL LANDSCAPE REGULATIONS 2017 AND THE NATIONAL LANDSCAPE CODE OF PRACTICE 2017.
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WATER REGULATIONS 2017 AND THE NATIONAL WATER CODE OF PRACTICE 2017.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WASTE REGULATIONS 2017 AND THE NATIONAL WASTE CODE OF PRACTICE 2017.
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AIR REGULATIONS 2017 AND THE NATIONAL AIR CODE OF PRACTICE 2017.
 21. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SOIL REGULATIONS 2017 AND THE NATIONAL SOIL CODE OF PRACTICE 2017.
 22. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CLIMATE REGULATIONS 2017 AND THE NATIONAL CLIMATE CODE OF PRACTICE 2017.
 23. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL POLYMER REGULATIONS 2017 AND THE NATIONAL POLYMER CODE OF PRACTICE 2017.
 24. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL METAL REGULATIONS 2017 AND THE NATIONAL METAL CODE OF PRACTICE 2017.
 25. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WOOD REGULATIONS 2017 AND THE NATIONAL WOOD CODE OF PRACTICE 2017.
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 27. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BRICK REGULATIONS 2017 AND THE NATIONAL BRICK CODE OF PRACTICE 2017.
 28. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL GLASS REGULATIONS 2017 AND THE NATIONAL GLASS CODE OF PRACTICE 2017.
 29. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CERAMIC REGULATIONS 2017 AND THE NATIONAL CERAMIC CODE OF PRACTICE 2017.
 30. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PAINT REGULATIONS 2017 AND THE NATIONAL PAINT CODE OF PRACTICE 2017.
 31. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FINISH REGULATIONS 2017 AND THE NATIONAL FINISH CODE OF PRACTICE 2017.
 32. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL COLOUR REGULATIONS 2017 AND THE NATIONAL COLOUR CODE OF PRACTICE 2017.
 33. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL LIGHT REGULATIONS 2017 AND THE NATIONAL LIGHT CODE OF PRACTICE 2017.
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 35. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL VIBRATION REGULATIONS 2017 AND THE NATIONAL VIBRATION CODE OF PRACTICE 2017.
 36. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEAT REGULATIONS 2017 AND THE NATIONAL HEAT CODE OF PRACTICE 2017.
 37. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MOISTURE REGULATIONS 2017 AND THE NATIONAL MOISTURE CODE OF PRACTICE 2017.
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 41. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ACID RAIN REGULATIONS 2017 AND THE NATIONAL ACID RAIN CODE OF PRACTICE 2017.
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 43. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL TOXICITY REGULATIONS 2017 AND THE NATIONAL TOXICITY CODE OF PRACTICE 2017.
 44. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CORROSION REGULATIONS 2017 AND THE NATIONAL CORROSION CODE OF PRACTICE 2017.
 45. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WEAR REGULATIONS 2017 AND THE NATIONAL WEAR CODE OF PRACTICE 2017.
 46. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL TEAR REGULATIONS 2017 AND THE NATIONAL TEAR CODE OF PRACTICE 2017.
 47. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL STAIN REGULATIONS 2017 AND THE NATIONAL STAIN CODE OF PRACTICE 2017.
 48. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL DISCOLORATION REGULATIONS 2017 AND THE NATIONAL DISCOLORATION CODE OF PRACTICE 2017.
 49. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FADING REGULATIONS 2017 AND THE NATIONAL FADING CODE OF PRACTICE 2017.
 50. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CRACKING REGULATIONS 2017 AND THE NATIONAL CRACKING CODE OF PRACTICE 2017.



S4.55

147 NCR

SUMMARY OF CHANGES :
 * ADD LIFT OVERRUN FOR BUILDING A
 * ADD CONDENSER ROOM & RELOCATED DISABLED TOILET OUTSIDE OF BUILDING A'S CORE
 * MODIFY PRIVATE SCREEN OF UNIT A1.7, A2.3 & A3.3 AS PER DA CONDITION NO. 2A
 * EXTEND LOADING BAY EXIT FACADE PORTAL TO THE SITE BOUNDARY & AWNING WIDTH ADJUSTED TO MATCH

REV	DATE	ISSUE	PROJECT DETAILS	PROJECT NORTH
A	AUG 19 2024	SECTION 4.05	CLIENT CUSTOM CARPETS 147NCR 147 Pittwater Road Maroubra NSW 2048 Contact: 02 9550 2149 LinkedIn: NCR 2048	
B	MAR 19 2024	ISSUE 01: PRELIMINARY		
C	MAR 19 2024	ISSUE 02: PRELIMINARY		

SCALE
 1:200, 1:1.25, 1:42.2A
 1:1.50 @ A3

PROJECT NO.
 A-0229

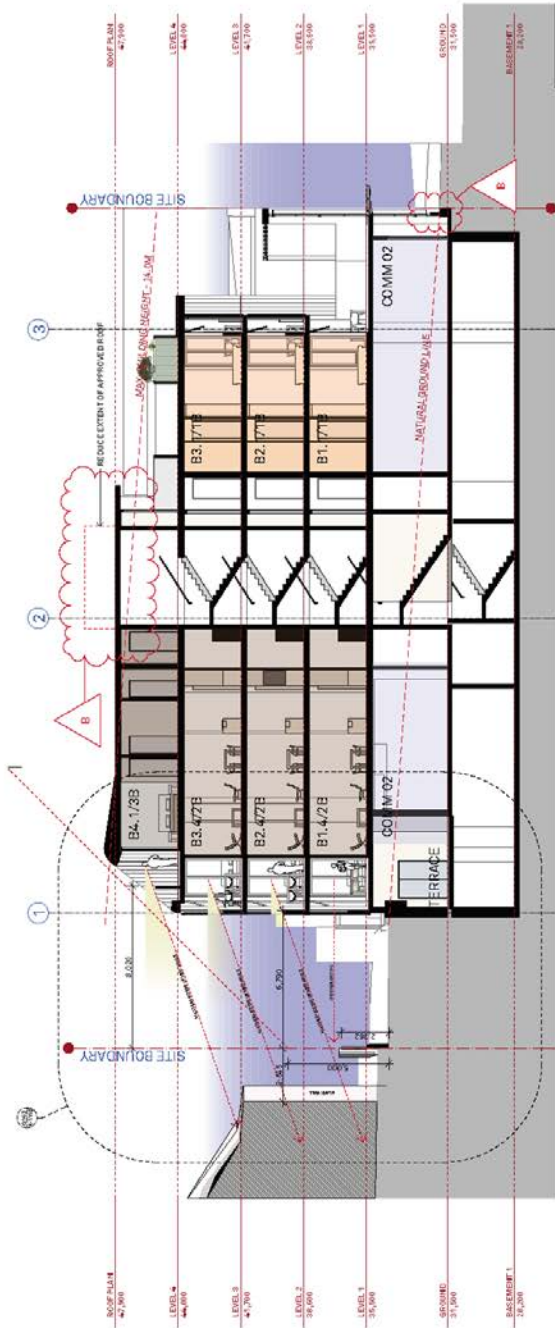
DRAWING NO.
 SECTION J

ISSUE
 C

ARCHITECT
 P: + 61 2 9818 0777
 F: + 61 2 9818 0778
 STUDIO: 506 BALMAIN RD
 LEVEL 5, ROOM 5A14
 BALMAIN NSW 2041
 www.bensonmccormack.com.au

**BENSON
 MCCORMACK
 ARCHITECTURE**

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147 NCR
 SUMMARY OF CHANGES:
 * REDUCE ROOFTOP OF BUILDING B TO LIFT OVER RUN ONLY
 * AGE SOLID WALL BASE TO JELLYBEAN FACIAGE

s4.5.5

ARCHITECT
BENSON MCCORMACK
 ARCHITECTURE
 9111 0777
 2/100, 1/1-25 142ZA
 CANTONMENT ROAD
 LUTFIELD HON 2040
 NSW 2170 00 001

ISSUE
B

PROJECT NO.
A-0330

DRAWING NO.
SECTION K

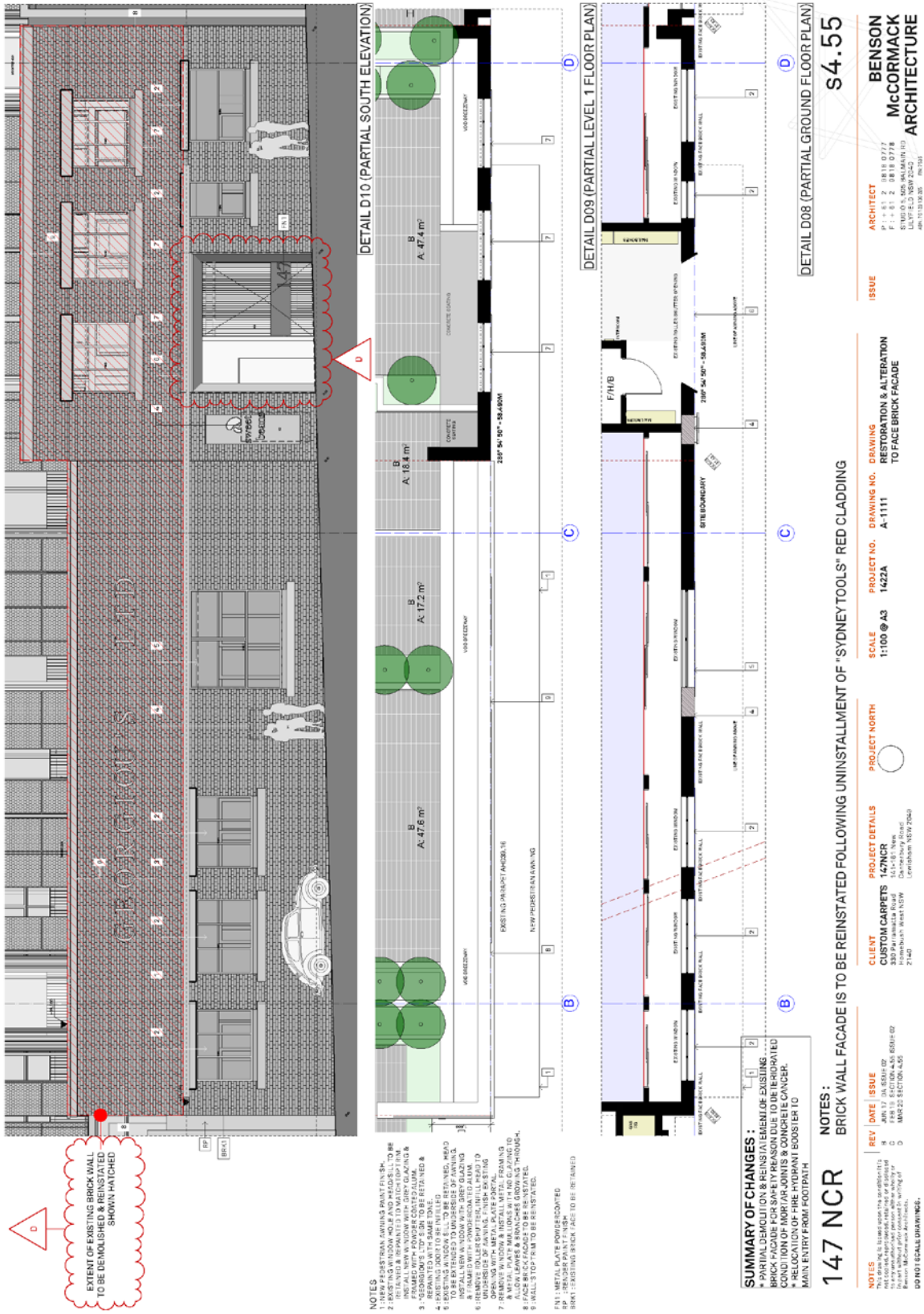
SCALE
1:200, 1:1.25
@ A3

PROJECT DETAILS
147NCR
1/200, 1/1-25 142ZA
CANTONMENT ROAD
LUTFIELD HON 2040

CLIENT
CUSTOM CARPETS
147NCR
1/200, 1/1-25 142ZA
CANTONMENT ROAD
LUTFIELD HON 2040

REV	DATE	ISSUE
A	14/02/2024	ISSUE FOR 1/1-25 142ZA
B	14/02/2024	ISSUE FOR 1/1-25 142ZA

NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
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 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.





KEY-PLANNING CONTROLS
 MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2011
 Zoning - B1 (Business Develop (permitted))
 Height - 14.0m (2nd N)
 Area Setback - NA
 Blockers - NA
 Flood - NA
 Key Site - NA
 Land Remediation - NA

DEVELOPMENT REQUIREMENTS
 MAX GFA - 3007.0M²
 MAX BUILDING HEIGHT - 14 M

DEVELOPMENT STATISTICS
 LEVEL 1 (NO CHANGES) 864.1M² 0 APTS
 LEVEL 2 (NO CHANGES) 888.2M² 15 APTS
 LEVEL 3 (NO CHANGES) 888.2M² 15 APTS
 LEVEL 4 610.3 M² (1,278.1) 7 APTS
 TOTAL 3120.8 M² 37 APTS

PROPOSED BUILDING HEIGHT
 BUILDING HEIGHT 17.42 M (TO FT OVERRUN)

PROPOSED STATISTICS
 864.1M² 0 APTS
 888.2M² 15 APTS
 888.2M² 15 APTS
 610.3 M² (1,278.1) 7 APTS
 3120.8 M² 37 APTS

s4.55

147 NCR

**BENSON
 MCCORMACK
 ARCHITECTURE**

ARCHITECT
 P: 1 81 2 8818 0777
 F: 1 81 2 8818 0777
 5/150 S. ST. BALMAIN NSW 2042
 49/1518 16 28 193

**ISSUE
 C**

**DRAWING NO.
 A-1123**
**GFA (LANDMARK)
 CALCULATIONS**

**PROJECT NO.
 1422A**
**SCALE
 1:500 @ A3**

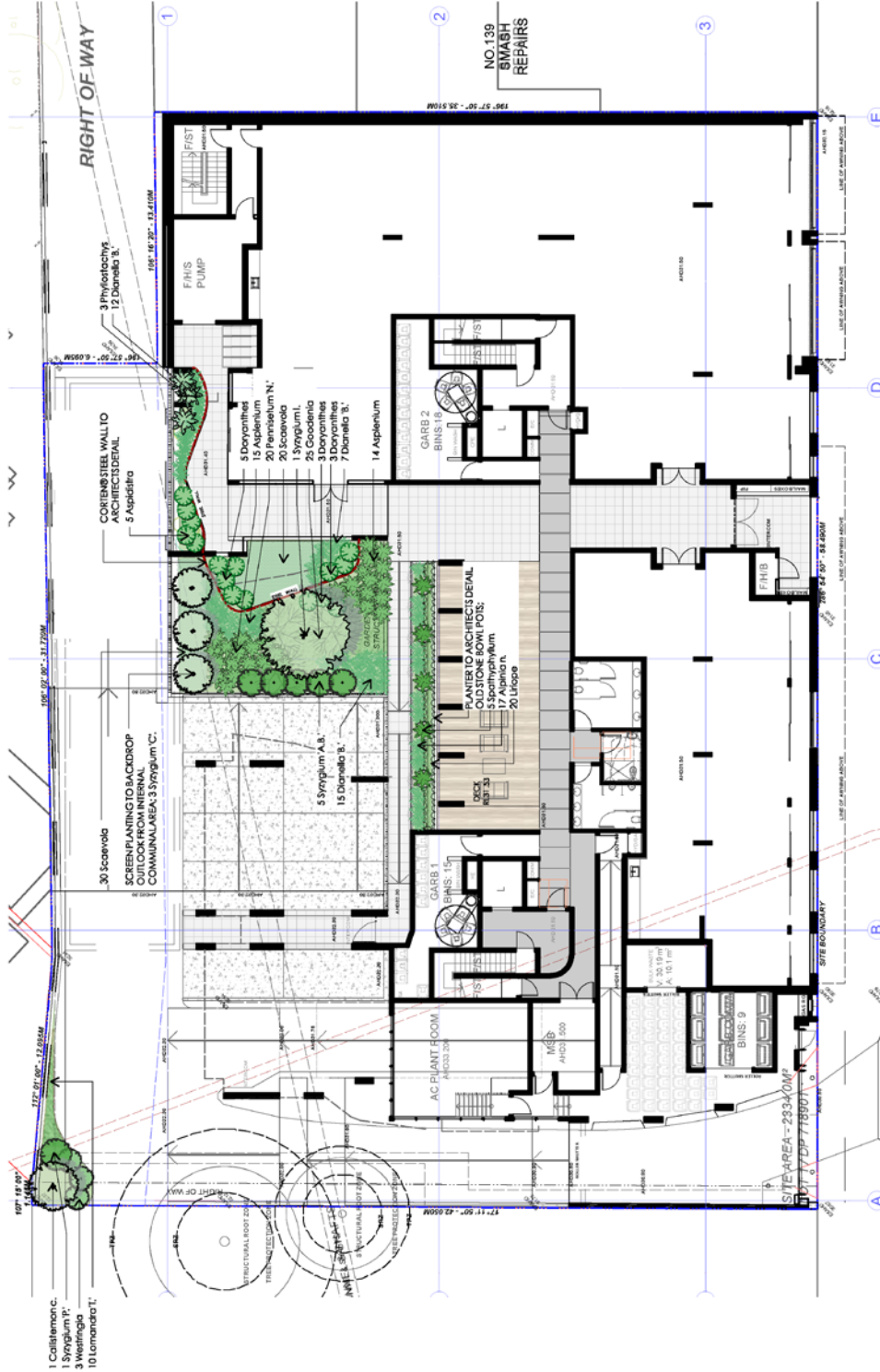
PROJECT NORTH

**PROJECT DETAILS
 147NCR**

**CLIENT
 CUSTOM CARPETS**

REV	DATE	ISSUE
A	15/03/22	ISSUE 1
B	15/03/22	ISSUE 2
C	15/03/22	ISSUE 3

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 5. 05/10/2022



Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhla@mha.com.au

54.55 APPLICATION

notes: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a contract document. No guarantee is given as to the accuracy of the information provided. The drawing is the property of Matthew Higginson Landscape Architecture Pty Ltd and is not to be used for construction. Do not scale drawing. Drawing and content protected by copyright.

issue	date	description
A	31.07.17	Update Arch. Amend to Council comments, DA Issue.
B	30.07.18	Update Arch. For cooperation.
C	19.08.19	Update Arch. Section 4.3.3 Issue.
D	19.08.19	Update Arch. Section 4.3.3 Issue for construction.
E	06.07.20	Update Arch. 54.55 Issue.
F		

drawn by: **Landscapes Plan - Ground Floor**
 scale: 1:200 @ A3
 project no: 16720
 drawing no: LP01
 issue: F

141-161 New Canterbury Road Lewisham NSW
 client: Custom Carpets

NEW CANTERBURY ROAD



Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhlo@mha.com.au

project
141-161 New Canterbury Road Lewisham NSW
 client: Custom Carpets

drawing title
Landscape Plan - Level 01

scale: 1:200 @ A3
 drawing no: 1.6720
 issue: F

revision table

issue	date	description
B	31.07.17	Update Nch. Amend to Council comments: DA Issue.
C	30.07.18	Update Nch. for coordination.
D	12.03.19	Update Nch. for coordination.
E	12.03.19	Update Nch. for coordination.
F	04.07.20	Update Nch. for coordination.

\$4.55 APPLICATION

NOTE: This drawing has been prepared for consideration and reference in the communication of the application to the relevant authority. It is not to be used for construction purposes. It is the responsibility of the applicant to ensure that the information provided in this drawing is accurate and up to date. The applicant is responsible for ensuring that the information provided in this drawing is accurate and up to date. The applicant is responsible for ensuring that the information provided in this drawing is accurate and up to date. The applicant is responsible for ensuring that the information provided in this drawing is accurate and up to date.



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54.55 APPLICATION

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drawn by
Landscapes Plan - Level 04

scale
1:200 @ A3

project no.
16720

drawing no.
LP03

issue
F

Plant Schedule - Ground

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
TREES				
Callistemon citrinus *	Crimson Bottlebrush	5	75L	1
Syzygium leucomanni	Riberry	8	150L	1
SHRUBS				
Alpinia nutans	Dwarf Cardamon	1	200mm	17
Aspidistra elatior	Cast Iron Plant	1	200mm	5
Dorvanthes excelsa	Gynera Lily	1.2	300mm	11
Spathogladium 'Sensation'	Peace Lily	1	200mm	5
Syzygium 'Aussie Boomer'	Aussie Boomer Lily Pily	1	300mm	5
Syzygium 'Pinnacle'	Pinnacle Lily Pily	2	300mm	1
Syzygium 'Cascade'	Cascade Lily Pily	3	75L	3
Westinaria triflucosa	Coast Rosemary	1	300mm	3
PALMS / CYCADS / FERNS / BAMBOO				
Asplenium australasicum *	Bird's Nest Fern	1	200mm	29
Phyllostachys nira	Black Bamboo	8	400mm	3
GROUNDCOVERS / FERRENIALS/ CLIMBERS				
Dianella 'breeze'	Breeze Flax Lily	0.7	150mm	34
Goodenia hederacea *	Goodenia	0.3	150mm	25
Lilape muscarii	Lily Turf	0.4	150mm	20
Lomanara 'Tanika'	Tanika Mai Rush	0.8	150mm	10
Pennisetum 'Narfay'	Narfay Foxtail Grass	1	150mm	20
Scaevola 'Purple Fanfare'	Fan Flower	0.3	200mm	50

* - denotes selection from Councils list of preferred native plant species.

Plant Schedule - Level 1

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
SHRUBS				
Aspidistra elatior	Cast Iron Plant	1	200mm	13
Cardifine fulvicosa 'Rubra'	Red TI Plant	0.8	200mm	7
Philodendron 'Xanadu'	Xanadu Philodendron	1	200mm	27
Spathiphyllum 'Sensation'	Peace Lily	1	200mm	9
Strelitzia reginae	Bird of Paradise	1.2	200mm	5
Syzygium 'Aussie Boomer'	Aussie Boomer Lily Pily	1	300mm	9
PALMS / CYCADS / FERNS / BAMBOO				
Adiantum australasicum *	Maidenhair Fern	0.5	150mm	95
Asplenium australasicum *	Bird's Nest Fern	1	200mm	15
Blechnum cartilagineum *	Gristle Fern	0.3	150mm	80
Cyathea australis *	Rough Tree Fern	4	1m stem	4
Dyopsis lutescens	Golden Cone Palm	4	300mm	18
Phyllostachys nira	Black Bamboo	8	400mm	28
GROUNDCOVERS / FERRENIALS/ CLIMBERS				
Dianella 'breeze'	Breeze Flax Lily	0.7	150mm	18
Dichandra 'Silver Falls'	Silver Falls Kidney Weed	0.2	150mm	15
Lilape muscarii	Lily Turf	0.4	150mm	24
Viola hederacea	Native Violet	0.1	150mm =	

* - denotes selection from Councils list of preferred native plant species.

Plant Schedule

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
TREES				
Callistemon citrinus *	Crimson Bottlebrush	5	75L	3
Pandanus tectorius	Screw Pine	5	75L	2
SHRUBS				
Dorvanthes excelsa	Gynera Lily	1.2	300mm	17
Rhaapholepis 'Snow Maiden'	Snow Maiden Hawthorn	1	200mm	43
Strelitzia reginae	Bird of Paradise	1.2	200mm	28
Syzygium 'Aussie Boomer'	Aussie Boomer Lily Pily	1	300mm	3
Syzygium 'Pinnacle'	Pinnacle Lily Pily	2	300mm	25
PALMS / CYCADS / FERNS / BAMBOO				
Dyopsis lutescens	Golden Cone Palm	4	300mm	13
GROUNDCOVERS / FERRENIALS/ CLIMBERS				
Dianella 'breeze'	Breeze Flax Lily	0.7	150mm	69
Hardenbercia 'Flat White'	Flat White Scaevolla	0.3	150mm	15
Hibbertia scandens	Yellow Guinea Flower	0.3	150mm	7
Lomanara 'Tanika'	Tanika Mai Rush	0.8	150mm	50
Pennisetum 'Narfay'	Narfay Foxtail Grass	1	150mm	50
Scaevola 'Purple Fanfare'	Fan Flower	0.3	200mm	82
Trachelospermum 'Tricolor'	Tricolor Jasmine	-	150mm	15

* - denotes selection from Councils list of preferred native plant species.



Callistemon citrinus
Syzygium leucomanni
Cyathea australis
Phyllostachys nira
Dyopsis lutescens
STEEL (CORITENE) PLANTERS
CAST CONCRETE PLANTER WALLS
FLUSH TRANSITION BETWEEN DECK & PAVING
CUSTOM CARPETS

project: 141-161 New Canterbury Road Lewisham NSW
client: Custom Carpets
drawing no: LP04
project no: 16720
scale: 1:1 @ A3
issue: F

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhlo@mha.com.au
\$4.55 APPLICATION
NAME: This drawing has been prepared for consideration and reference in the communication of the local planning panel for the purpose of the local planning panel. It is not to be used for any other purpose without the written consent of Matthew Higginson Landscape Architecture Pty Ltd. The drawing is the property of Matthew Higginson Landscape Architecture Pty Ltd and shall remain the property of Matthew Higginson Landscape Architecture Pty Ltd. It is not to be used for any other purpose without the written consent of Matthew Higginson Landscape Architecture Pty Ltd. Do not scale drawing. Drawing and content protected by copyright.

Attachment C- Consent Modified Determination No. 201700003



DA201700003 CLEN4

MODIFIED DETERMINATION NO. 201700003

28 May 2019

BENSON MCCORMACK PTY LTD
Studio 5 505 Balmain Road
LILYFIELD NSW 2040

Dear Sir/Madam

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 ("the Act")
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Pursuant to Section 4.18 of the Act, notice is hereby given of the determination by the Council of **Development Application No. 201700003** to erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking relating to property situated at:

147 NEW CANTERBURY ROAD, LEWISHAM

In determining this application, the Council considered all matters listed under Section 4.15 of the Act that are relevant to the Development Application.

The Development Application was determined on 13 October 2017 pursuant to Section 4.16(3) of the Act by the granting of a "Deferred Commencement" Consent.

"DEFERRED COMMENCEMENT" CONSENT

PART A - DEFERRED COMMENCEMENT CONSENT

This Consent will not operate and it may not be acted upon until the Council or its delegate is satisfied as to the following matter(s):

1. That portion of the existing factory as shown red in Drawing Nos. A-0103 C, A-0202 B, A-0204 B, A-0223 , A-0224, A-0225 B, and A-0227 B notated as being retained is to be demolished to ensure that appropriate access is provided to the approved development. Council is to be provided with evidence to its satisfaction that establishes that lawful authority exists for such demolition works to occur.
2. That amended plans be provided indicating that portion of the existing factory as shown red in Drawing Nos. A-0103 C, A-0202 B, A-0204 B, A-0223 B, A-0224, A-0225 B, and A-0227 B to be demolished.

P.O. Box 14 Petersham 2049 | P (02) 9392 5000 | E council@innerwest.nsw.gov.au

Customer Service Centres | Petersham 2-14 Fisher Street | Leichhardt 7-15 Wetherill Street | Ashfield 260 Liverpool Road

3. Evidence be provided to Council that concurrence from RMS for the reconstruction of the existing vehicular crossing on New Canterbury Road has been obtained.

Evidence of the above matter(s) was produced to Council or its delegate's satisfaction and the Consent operates from 18 July 2018

PART B – CONDITIONS OF CONSENT

Once operative the consent is subject to the following conditions:

GENERAL

1. The development must be carried out in accordance with plans and details listed below:

Plan and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
A-0101 C	Basement Level Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0102 C	Ground Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0103 C	First Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0104 C	Second Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0105 C	Third Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0106 C	Fourth Floor Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	28 August 2017
A-0201 B	Elevation - South	June 2017	Benson McCormack Architecture	28 August 2017
A-0202 C	Elevation - North	August 2017	Benson McCormack Architecture	28 August 2017
A-0203 B	Elevation - West	June 2017	Benson McCormack Architecture	28 August 2017
A-0204 C	Elevation - East	August 2017	Benson McCormack Architecture	28 August 2017
A-0221 B	Section A	June 2017	Benson McCormack Architecture	28 August 2017
A-0222 B	Section B	June 2017	Benson McCormack Architecture	28 August 2017
A-0223 B	Section C	June 2017	Benson McCormack Architecture	28 August 2017
A-0224 C	Section D	August 2017	Benson McCormack Architecture	28 August 2017

A-0225 B	Section E	June 2017	Benson McCormack Architecture	28 August 2017
A-0226 C	Section F	August 2017	Benson McCormack Architecture	28 August 2017
A-0227 B	Section G	June 2017	Benson McCormack Architecture	28 August 2017
A-1001 B	Door Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1002 B	Window Schedule	June 2017	Benson McCormack Architecture	28 August 2017
A-1110 B	South Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1111 B	Restoration & Alteration to face brick facade	June 2017	Benson McCormack Architecture	28 August 2017
A-1112 B	West Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1113 B	North Façade Massing & Material	June 2017	Benson McCormack Architecture	28 August 2017
A-1114 B	Schedule of Colour & Finishes	June 2017	Benson McCormack Architecture	28 August 2017
A-1115 B	Rear Laneway Plan Details	June 2017	Benson McCormack Architecture	28 August 2017
A-1116 B	Rear Laneway Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1117 B	NCR Pedestrian Way Cross Sections	June 2017	Benson McCormack Architecture	28 August 2017
A-1118 B	Jelly bean Façade	June 2017	Benson McCormack Architecture	28 August 2017
A-1119 B	Jelly bean Façade 3D View	June 2017	Benson McCormack Architecture	28 August 2017
LP01 B	Landscape Plan – Ground Floor	31 July 2017	Matthew Higginson	7 August 2017
LP02 B	Landscape Plan – Level 01	31 July 2017	Matthew Higginson	7 August 2017
LP03 B	Landscape Plan – Level 02	31 July 2017	Matthew Higginson	7 August 2017
LP04 B	Schedule & Sections & Images	31 July 2017	Matthew Higginson	7 August 2017
784406M	BASIX Certificate	21 December 2016	Planning & Infrastructure	4 January 2017
2016-187	Acoustic Report	21 September 2016	Acoustic Noise & Vibration Solutions P/L	4 January 2017
4131	Arboricultural Impact Assessment	14 December 2017	TALC	4 January 2017

G15022PE T-R01F Rev. 0.1	Geotechnical Investigation Report	23 May 2016	Geo-environmental Engineering	4 January 2017
E15022PE T-R01F Rev. 0	Preliminary Site Contamination Investigation	21 August 2015	Geo-environmental Engineering	4 January 2017
E15022PE T-R02F Rev. 0	Detailed Site Investigation	26 May 2017	Geo-environmental Engineering	4 January 2017
G15022PE T-R04F	Remedial Action Plan	3 August 2017	Geo-environmental Engineering	7 August 2017

and details submitted to Council on 4 January 2017, 9 June 2017, 13 June 2017, 7 August 2017, 24 August 2017 and 28 August 2017 with the application for development consent as amended by the matter referred to in Part A of this Determination and as amended by the plans and details listed below:

Plan No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
A-0101 D	Level B1 (Basement)	August 2018	Benson McCormack Architecture	7 May 2019
A-0101A A	Lower Ground Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0102 H	Ground Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0103 G	First Floor Plan	3 May 2019	Benson McCormack Architecture	7 May 2019
A-0104 D	Second Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0105 D	Third Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0106 D	Fourth Floor Plan	August 2018	Benson McCormack Architecture	7 May 2019
A-0107 C	Roof Plan	August 2017	Benson McCormack Architecture	7 May 2019
A-0201 C	Elevation - South	August 2018	Benson McCormack Architecture	7 May 2019
A-0202 F	Elevation - North	May 2019	Benson McCormack Architecture	7 May 2019
A-0203 D	Elevation - West	May 2019	Benson McCormack Architecture	7 May 2019
A-0204 D	Elevation - East	August 2018	Benson McCormack Architecture	7 May 2019
A-0221 D	Section A	May 2019	Benson McCormack Architecture	7 May 2019
A-0222 C	Section B	August 2018	Benson McCormack Architecture	7 May 2019

A-0223 E	Section C	May 2019	Benson McCormack Architecture	7 May 2019
A-0224 F	Section D	March 2019	Benson McCormack Architecture	7 May 2019
A-0225 D	Section E	August 2018	Benson McCormack Architecture	7 May 2019
A-0226 E	Section F	March 2019	Benson McCormack Architecture	7 May 2019
A-0227 E	Section G	March 2019	Benson McCormack Architecture	7 May 2019
A-0228 A	Section H	August 2018	Benson McCormack Architecture	7 May 2019
A-0229 B	Section J	May 2019	Benson McCormack Architecture	7 May 2019
A-0230 A	Section K	August 2018	Benson McCormack Architecture	7 May 2019
A-1001 C	Door Schedule	August 2018	Benson McCormack Architecture	7 May 2019
A-1002 C	Window Schedule	August 2018	Benson McCormack Architecture	7 May 2019
A-1111 C	South Façade Massing & Material	July 2018	Benson McCormack Architecture	7 May 2019
A-1112 C	West Façade Massing & Material	February 2019	Benson McCormack Architecture	7 May 2019
A-1113 C	North Façade Massing & Material	August 2018	Benson McCormack Architecture	7 May 2019
A-1114 C	Schedule of Colour & Finishes	February 2019	Benson McCormack Architecture	7 May 2019
A-1116 C	Rear Laneway Plan Details	August 2018	Benson McCormack Architecture	7 May 2019
A-1115 C	Rear Laneway Plan Details	February 2019	Benson McCormack Architecture	7 May 2019
A-1117 A	Rear Laneway Cross Sections 1/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1118 A	Rear Laneway Cross Sections 2/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1119 A	Rear Laneway Cross Sections 3/3	August 2018	Benson McCormack Architecture	7 May 2019
A-1121 C	Jelly bean Façade	August 2018	Benson McCormack Architecture	7 May 2019
A-1122 C	Jelly bean Façade 3D View	August 2018	Benson McCormack Architecture	7 May 2019

LP01 E	Landscape Plan – Ground Floor	22 March 2019	Matthew Higginson	7 May 2019
LP02 E	Landscape Plan – Level 01	22 March 2019	Matthew Higginson	7 May 2019
LP03 E	Landscape Plan – Level 02	22 March 2019	Matthew Higginson	7 May 2019
LP04 E	Schedule & Sections & Images	22 March 2019	Matthew Higginson	7 May 2019
784406M_02	BASIX Certificate	22 August 2018	Planning & Infrastructure	7 May 2019

and details submitted to the Council on 29 August 2018, 12 February 2019, 22 March 2019, 9 April 2019 and 7 May 2019 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.

Reason: To confirm the details of the application as submitted by the applicant.

2. Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:
 - (a) the plans and/or information approved under this consent; or
 - (b) any relevant requirements of this consent,

the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.

All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.
- 2A. That Units A1.7, A2.3 and A3.3 are changed to provide fixed screening on outer edge of balconies of 1.5m height measured from the FFL of each balcony.
3. In order to ensure the architectural and urban design excellence of the development is retained:
 - a) The design architect is to have direct involvement in the design documentation, contract documentation and construction strategies of the project;
 - b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
 - c) Evidence of the design architect’s commission is to be provided to the Council prior to the release of the construction certificate.
 - d) The design architect of the project is not to be changed without prior notice and approval of the Council.

4. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Schedule of Colour & Finishes dated February 2018, prepared by Benson McCormack Architecture (Dwg. No. A-1114 Revision C). No changes may be made to these drawings except by way of an application under section 96 of the *Environmental Planning and Assessment Act 1979*.
5. Where units or dwellings are provided with separate individual hot water systems, these must be located within the internal area of the unit/dwelling and not on any balcony or terrace. No air conditioning units are to be installed on the New Canterbury Road frontage of the development without the prior approval of Council.
6. Separate Development Consent or Complying Development Certificate must be obtained for the use of the ground floor shops/commercial suites prior to the occupation of that part of the premises.
7. Each dwelling must be used exclusively as a single dwelling and not be adapted for use as backpackers' accommodation, serviced apartments or a boarding house and not be used for any industrial or commercial purpose.
8. A minimum of 10 adaptable dwellings must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility.
9. A total of 52 off-street car parking space must be provided, paved and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The car parking spaces should be allocated as follows:
 - a) 10 accessible car parking spaces being provided for the adaptable residential dwellings being located on the basement level. These spaces must be marked as disabled car parking spaces;
 - b) A total of 11 car parking spaces for the commercial component of the development, including 1 of those spaces being accessible. This space must be marked as a disabled car parking space;
 - c) A total of 7 visitor car parking spaces for the residential component of the development, including 3 of those spaces being accessible visitor car parking spaces and marked as such. All visitor car parking spaces must be provided and marked as visitor car parking spaces; and
 - d) 24 car parking spaces for the residential component of the development.

All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.
10. A minimum of 6 off-street motorcycle parking spaces are to be provided, paved, line marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.

All motorcycle parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and being used exclusively for motorcycle parking and not for storage or any other purpose.

11. No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
12. The use of the premises, including any plant and equipment, must not give rise to:
 - a) transmission of unacceptable vibration to any place of different occupancy;
 - b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW).
13. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises must not give rise to 'offensive noise' as defined by The Protection of the Environment Operations Act 1997 (NSW). In this regard the roller door to the car parking entry is to be selected, installed and maintained to ensure their operation does not adversely impact on the amenity of the surrounding neighbourhood.
14. All prescribed trees shall be retained and protected in accordance with these conditions and with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 unless their removal, pruning or other works is explicitly approved under the terms of this consent.
15. A project arborist with a minimum AQF level 5 qualification in arboriculture and who does not remove or prune trees in the Inner West local government area shall be engaged before work commences for the duration of site preparation, demolition, construction and landscaping.
16. All reasonable directions in writing by the project arborist in relation to tree management and tree protection shall be complied with.
17. During construction the project arborist shall undertake periodic inspections of trees and tree protection measures, as detailed in the tree protection plan.
18. The existing face-brick façade that is to be retained is to be preserved and protected during demolition and construction. Damages to the façade caused by the unauthorised installation of the Sydney Tools signage shall be repaired by patching any holes (due to screws at approximately 200mm centres) with cement mortar of a colour similar to that of the existing bricks and cement mortar joints/perpends to match existing. Unauthorised painting to the existing / retained façade shall be pressured cleaned to return to the

original facade condition. Damaged cement mortar to the front façade shall be replaced to match the existing condition. Council's Heritage and Urban Design Advisor shall inspect and approve the works to the retained façade before the issuing of an Occupation Certificate.

19. The original Georgiou's Chocolate signage that has been hidden as a result of the unauthorised installation of the Sydney Tools signage shall be preserved and protected during the removal of the Sydney Tools signage. Any damages to the Georgiou's Chocolate signage shall be repaired to return to its original condition.
20. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
21.
 - a) The owners of the property appointing a designated person(s) responsible for moving waste bins from their usual storage spaces to the collection point for the storage of domestic bins being in accordance with details to be submitted to Council's satisfaction;
 - b) The domestic bins only being placed in the approved collection point after 7.00pm on the day prior to collection and are to be returned to their storage location within the building within 2 hours of the bins being collected by Council. The owner's corporation being responsible to ensure compliance with this condition.
 - c) Tenants (commercial and residential) shall be advised to anticipate heightened noise levels during garbage collection;
 - d) Council is to be provided with key access to the loading bay to facilitate on-site garbage collection.
 - e) Should the waste conditions not be met, Council reserves the right to reconsider servicing the site for garbage collection, in accordance with Council's Fees and Charges.
 - f) No compaction of waste is permitted within the development in accordance Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management.
 - g) The person acting on this consent shall advise any purchaser or prospective tenant of this condition.
22. The proposed awning shall be of cantilever type and be set back at least 600mm from the kerb line. The proposed awning shall be designed so as to be easily removed if required in future. The awning shall include pedestrian lighting (Category P3-AS1158) and shall be maintained and owned by the property owner(s). The owner shall maintain, modify or remove the structure at any time if given notification by Council or the RMS to do so. All works shall be at no cost to Council.
23. Owners and occupants of the proposed building shall not be eligible to obtain parking permits under any existing or future resident parking scheme for the area. The person acting on this consent shall advise any purchaser or prospective tenant of this condition. In addition the by-laws of any future residential strata plans created for the property shall reflect this restriction.

24. All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2003 'Stormwater Drainage' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems shall be designed to cater for the twenty (20) year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the twenty (20) year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the fifty (50) year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths shall be designed to cater for the one hundred (100) year A.R.I. storm.
25. Should the proposed development require the provision of an electrical substation, such associated infrastructure shall be incorporated wholly within the development site. Before proceeding with your development further, you are directed to contact Ausgrid directly with regard to the possible provision of such an installation on the property.
26. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system.
27. Site remediation works being carried out for the site in accordance with Detailed Site Investigation Report and Remediation Action Plan submitted and referenced in Condition 1 of this Determination. Once these works have been carried out a validation report is to be submitted to Council prepared in accordance with the requirements of the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites to Council's satisfaction. Should any undertaken remediation strategy result in residual contamination to remain on the site, an Environmental Management Plan, must be provided to the satisfaction of Council that outlines measures to ensure residual contamination issues are managed.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

For the purpose of interpreting this consent, a Principal Certifying Authority (PCA) means a principal certifying authority appointed under Section 109E(1) of the Environmental Planning and Assessment Act 1979. Pursuant to Section 109E(3) of the Act, the PCA is principally responsible for ensuring that the works are carried out in accordance with the approved plans, conditions of consent and the provisions of the National Construction Code (Building Code of Australia).

28. No work must commence until:
 - a) A PCA has been appointed. Where an Accredited Certifier is the appointed, Council shall be notified within 2 days of the appointment; and
 - b) A minimum of 2 days written notice given to Council of the intention to commence work.
29. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.

30. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.

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

31. All demolition work must:
- a) Be carried out in accordance with the requirements of Australian Standard AS 2601 'The demolition of structures' and the Occupational Health and Safety Act and Regulations; and
 - b) Where asbestos is to be removed it must be done in accordance with the requirements of the WorkCover Authority of NSW and disposed of in accordance with requirements of the Department of Environment, Climate Change and Water.
32. Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Division must be contacted to determine if any permits or traffic management plans are required to be obtained from Council before work commences.
33. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.
34. The site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property, before work commences.
35. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign must be maintained at all times until all work has been completed. The sign is to include:
- a) The name, address and telephone number of the PCA;
 - b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
 - c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.
36. A Soil and Water Management Plan must be prepared in accordance with Landcom Soils and Construction, Volume 1, Managing Urban Stormwater (Particular reference is made to Chapter 9, "Urban Construction Sites") and submitted to and accepted by the PCA. A copy of this document must be submitted to and accepted by PCA before work commences. The plan must indicate:
- a) Where the builder's materials and waste are to be stored;
 - b) Where the sediment fences are to be installed on the site;
 - c) What facilities are to be provided to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way; and
 - d) How access to the site will be provided.

All devices must be constructed and maintained on site while work is carried out.

37. The person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to include colour photographs and must be submitted to the Certifying Authority's satisfaction, with a colour copy being provided to Council and the property owner of the identified property, before work commences, on the buildings on the adjoining properties to the east and north (namely 48 & 50 Hunter Street and 139 New Canterbury Road), if the consent of the adjoining property owner can be obtained. In the event that the consent of the adjoining property owner cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the PCA before work commences.
38. Before commencing works the person acting on this consent must provide a contact number for a designated person to be available during the demolition and construction for residents to contact regarding breaches of consent or problems relating to the construction.
39. The person acting on this consent shall apply as required for all necessary permits including crane permits, road opening permits, hoarding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.
40. Where it is proposed to carry out works in public roads or Council controlled lands, a road opening permit shall be obtained from Council before the carrying out of any works in public roads or Council controlled lands. Restorations shall be in accordance with Marrickville Council's Restorations Code. Failure to obtain a road opening permit for any such works will incur an additional charge for unauthorised works as noted in Council's adopted fees and charges.
41. The person acting on this consent shall provide details of the means to secure the site and to protect the public from the construction works. Where the means of securing the site involves the erection of fencing or a hoarding on Council's footpath or road reserve the person acting on this consent shall submit a hoarding application and pay all relevant fees before commencement of works.
42. A detailed Traffic Management Plan to cater for construction traffic shall be submitted to and approved by Council before commencement of works. Details shall include proposed truck parking areas, construction zones, crane usage, truck routes etc. The construction traffic management plan must allow for the parking of small construction vehicles on site once the proposed basement is accessible. The developer shall be responsible to ensure that all construction workers and contractors are fully aware of the approved Traffic Management Plan. Any proposal for a Work Zone on New Canterbury Road will require Roads and Maritime Services (RMS) approval.
43. The person acting on this consent shall submit a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before commencement of works.
44. Before commencing works, all workers on the work site are to be made aware of the potential presence of Long-nosed Bandicoots as part of the site induction (including what they look like).

- 45. The contact details of the project arborist shall be advised to Council before work commences and maintained up to date for the duration of works. If a new project arborist is appointed details of the new project arborist shall be notified to council within 7 days.
- 46. The tree protection measures detailed in the Arboricultural Assessment Report (TALC, 14/12/16) shall be established before work commences. If property perimeter fences are removed at any time, 1.8 metre high construction-style fencing shall be erected no closer than 2.0 metres from Trees 3 to 9 and along the property boundary adjacent to Trees 1 and 2.
- 47. The project arborist shall inspect tree protection measures, including the location of tree protection fencing and signage, and certify in writing to the Principal Certifying Authority the measures comply with these conditions and any instructions in writing by the Project Arborist before work commences.
- 48. The project arborist shall inspect Tree Protection Zone (TPZ) fence and certify in writing to the Principal Certifying Authority the TPZ fence complies with the Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 and the requirement of these conditions before work commences.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

For the purpose of interpreting this consent the Certifying Authority (Council or an Accredited Certifier) is that person appointed to issue the Construction Certificate.

- 49. a) This condition is imposed in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979.
- b) Before the *issue of a Construction Certificate, the Council must be paid a monetary contribution of \$665,479.00 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 (“CP”).

The above contribution is the contribution applicable as at 03 April 2019.

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

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

(CONTRIBUTION PAYMENT REFERENCE NO. DC002562)

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

Community Facilities	\$79,174.21
Plan Administration	\$13,048.56
Recreation Facilities	\$575,123.02

Traffic Facilities

\$-1,866.78

- d) A copy of the CP can be inspected at Council's offices at 2-14 Fisher Street, Petersham or online at <http://www.marrickville.nsw.gov.au>.
- e) The contribution must be paid either in **cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card***.

*NB A 1% credit card transaction fee applies to all credit card transactions.

Reason: To ensure provision is made for the increase in demand for public amenities and services required as a consequence of the development being carried out.

50. Evidence of payment of the building and construction industry Long Service Leave Scheme must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. (The required payment can be made at the Council Offices).

NOTE: The required payment is based on the estimated cost of building and construction works and the long service levy rate, set by the Long Service Payments Corporation. The rate set by the Long Service Payments Corporation is currently of 0.35% of the cost of the building and construction work.

For more information on how to calculate the amount payable and where payments can be made contact the Long Services Payments Corporation.

<http://www.lspc.nsw.gov.au>.

51. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Plumbing, building and developing then Quick Check agents and
 - Guidelines for Building Over/Adjacent to Sydney Water Assets – see Plumbing, building and developing then Plan submissions
- or telephone 13 20 92.

The stamped plans must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

52. A statement from a qualified Architect, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

53. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.
54. Bicycle storage with the capacity to accommodate a minimum of 37 bicycles must be provided in accordance with the requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. The ground floor bicycle storage and shower should be made accessible to all staff of the commercial tenancies.
55. Letterboxes and mail collection facilities must be provided and adequately protected in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
56. Lighting details of the pedestrian areas, parking areas and all entrances must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
57. Plans fully reflecting the selected commitments listed in BASIX Certificate submitted with the application for development consent must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

NOTE: The application for the Construction Certificate must be accompanied by either the BASIX Certificate upon which development consent was granted or a revised BASIX Certificate (Refer to Clause 6A of Schedule 1 to the Regulation).

58. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" in relation to interior design sound levels and in accordance with details being submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".
59. Before the issue of a Construction Certificate, amended plans shall be submitted to Council's Coordinator Waste Services Operations satisfaction that indicates:
 - a) All waste and recycling storage rooms must be in accordance with Figure 1 of Part 2.21 of MDCP 2011 and incorporate an appropriate tap with hose fitting, drain to Sydney Water approved drainage connection; and
 - b) Doorways that are wide enough to allow a 660L bin to access the commercial waste room.

60. Vehicular access and associated vehicle standing areas must be designed in accordance with Australian Standard AS 2890.1-2004, Australian Standard AS 2890.2-2002, Australian Standard AS 2890.6-2009 so that:-
- i. Aisles and circulation roadways shall have minimum widths of 5.8m;
 - ii. The intersections between circulation roadways, aisles and ramps shall be designed to comply with Clause 2.5.2(c) of AS2890.1:2004. Details of compliance shall include vehicle swept path detailing a B85 vehicle passing a B99 vehicle; and
 - iii. The location of columns within the carpark must comply with Figure 5.1 of AS 2890.1-2004. In particular columns within shared areas of the accessible carspaces shall be avoided.

Details of compliance with the above requirements must be submitted for the approval of Council before the issue of a Construction Certificate.

61. With regard to the vehicular egress onto New Canterbury Road the person acting on this consent must;
- i. Obtain RMS concurrence for the reconstruction of the existing vehicular crossing on New Canterbury Road;
 - ii. Service vehicles only shall be permitted to egress via New Canterbury Road and only outside of traffic peak times for New Canterbury Road (Council garbage services excepted); and
 - iii. Details of a management plan and/or measures to be implemented to ensure egress to New Canterbury Road is restricted to heavy vehicles and only outside of traffic peak times for New Canterbury Road shall be submitted to Council for approval.

Details of compliance with the above requirements must be submitted for the approval of Council before the issue of a Construction Certificate.

62. The access way at the rear of the site shall be controlled by traffic signals generally in accordance with Plan No. A-0103 (issue B) providing priority to ingressing vehicles and subject to deleting the proposed pavement lighting on Hunter Street and ensuring that the traffic signals are provided fully within the property boundaries of the site (unless legal agreement has been reached with adjacent property owners). Details of the traffic signals and operation thereof including specifications shall be submitted to and approved by Council before the issue of a Construction Certificate.
63. Before the issue of a Construction Certificate the owner or builder shall sign a written undertaking that they shall be responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of construction of the proposed development. Council may utilise part or all of any Building Security Deposit (B.S.D.) or recover in any court of competent jurisdiction, any costs to Council for such repairs.
64. The person acting on this consent shall pay Section 138 (Roads Act) inspection fees in the amount of \$555.00 (GST inclusive) to Council before the issue of a Construction Certificate to allow for inspections by Council of the footpath, vehicular crossing and/or other public domain works required as a result of this development.

65. Payment of a Bond, in the sum of \$127,000.00 for the proper performance of the Drainage works prior to the release of the stamped approved building plans. The security may be provided in one of the following methods:-
- i) in full in the form of a cash bond supported by a legal agreement prepared by Council's Solicitors at the applicant's expense; or
 - ii) by provision of a Bank Guarantee by an Australian Bank in the following terms:
 - a) the bank must unconditionally pay the guaranteed sum to the Council if the Council so demands in writing.
 - b) the bank must pay the guaranteed sum within seven (7) days of demand without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to consent or the carrying out of development in accordance with the consent;
 - c) the bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when the Council notifies the bank in writing that the guarantee is no longer required.
66. In order to provide satisfactory vehicular and pedestrian access, drainage, landscaping and aesthetic improvements to the public domain adjacent to the site, the following works shall be undertaken at no cost to Council:
- a) The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc shall be reconstructed and upgraded in accordance with the Street Tree Masterplan and the Marrickville Public Domain Design Guide;
 - b) Reconstruction and drainage of the rear access/public right-of-way using a heavy duty Trihex paver capable of supporting loads of a 23T waste vehicle;
 - c) Provision of suitable lighting to the rear access/public right-of-way;
 - d) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
 - e) Construction of a new kerb 150mm high along the frontage of the site. The kerb type (concrete or stone) shall be consistent with the majority of kerb type at this location; and
 - f) Alignment levels to be provided at the boundary shall be set by the provision of a new 150mm high kerb plus a 3% crossfall in the footpath. Cross sections shall be provided at a minimum distance of every 5m and at all pedestrian and vehicular access locations.

Full detailed construction plans and specifications shall be submitted to Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate with all works completed prior to the issue of an Occupation Certificate.

67. The stormwater drainage and water quality measures shall be constructed generally in accordance with the Stormwater Drainage Plans DA01/8 to DA08/8 (issue A) dated December 2016 subject to the submission of the following additional information and amendments;
- i. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken;
 - ii. An updated MUSIC model to be provided to ensure the treatment measures proposed meet Council's water quality targets;
 - iii. Ground water testing to determine seepage inflow rates and any requirements relating to the treatment of ground water. Depending on the outcome of the ground water testing, recommendations as to any requirements for ground water monitoring as part of the operation of the basement sump pump system; and
 - iv. The pump/sump system shall be designed such that dry-weather flows of any seepage water including seepage from landscaped areas will not be discharged through kerb outlets. All dry-weather flows must be connected directly to a Council stormwater system. Alternatively the seepage water may be tested, treated and stored separately on site and re-used for the watering of landscaped areas and/or flushing of toilets.

The above additional information shall be submitted to and approved by Council before the issue of a Construction Certificate.

68. Before the issue of a Construction Certificate a design of an inter-allotment drainage system for the future drainage of upstream properties (48 and 50 Hunter Street) together with hydrologic and hydraulic calculations must be submitted to and accepted by Council. Details shall include the provision of a drainage easement (minimum of 0.9m wide) through the site to New Canterbury Road.
69. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.

SITE WORKS

70. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work being carried out on any Saturday that falls adjacent to a Public Holiday.
71. During any construction works and activities, no injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
72. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.

73. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy - 'Placement of Waste Storage Containers in a Public Place'.
74. All demolition work must be carried out in accordance with the following:
- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
 - b) all works involving the demolition, removal, transport and disposal of asbestos cement must be carried out in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
 - c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
 - d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
 - e) the generation of dust and noise on the site must be controlled;
 - f) the site must be secured to prohibit unauthorised entry;
 - g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
 - h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
 - i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
 - j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
 - k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.
75. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another certifying authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:
- a) At the commencement of the building work;
 - b) For Class 2, 3 and 4 buildings, prior to covering waterproofing in any wet areas (a minimum of 10% of wet areas within a building);
 - c) Prior to covering any stormwater drainage connections, and after the building work has been completed and prior to any occupation certificate being issued in relation to the building; and
 - d) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

You are advised to liaise with your PCA to establish if any additional inspections are required.

76. If it is necessary to excavate below the level of the base of the footings of a building on the adjoining allotments, including a public place such as footways and roadways, the person acting on this consent must ensure:
- a) At least 7 days' notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work; and
 - b) That any building is preserved and protected from damage.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained. Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received must be forwarded to the PCA before work commences.

77. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
78. Satisfactory methods and/or devices must be employed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.
79. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.
80. A clear unobstructed path of travel of not less than 1,000mm must be provided to all exits and paths of travel to exits.
81. No activities, storage or disposal of materials must take place beneath the canopy of any tree protected under Part 2.20 of Marrickville Development Control Plan 2011 - Tree Management at any time.
82. All builders' refuse, spoil and/or material unsuitable for use in landscape areas must be removed from the site on completion of the building works.
83. If tree roots are required to be severed for the purposes of constructing the approved works, they must be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of Horticulture Certificate or Tree Surgery Certificate.
84. During excavation, demolition or construction work, all holes (eg created for footings etc.), machinery and construction material stockpiles are to be inspected daily prior to commencing work to ensure no Long-nosed Bandicoots are sheltering in these areas. In case one is found, no work shall proceed until the bandicoot has been safely vacated from the works area.

85. The following steps should be taken if a Bandicoot is found on site:
1. **All work on site must stop.** There must be no attempt to harm or remove the Bandicoot. Removal of the bandicoot from the site can only be undertaken by a trained wildlife carer.
 2. Immediately contact WIRES (1300 094 737) or Sydney Wildlife (9413 4300) to arrange for a trained wildlife carer to safely remove the Bandicoot from the site.
 3. Council's Team Leader – Biodiversity (9335 2254) must also be contacted to report that a Bandicoot has been found on site.
 4. **No work shall proceed until the Bandicoot has been safely removed from the work site by a trained wildlife carer.**
86. Tree Protection Zone (TPZ) fencing shall be maintained *in situ* for the duration of works including site preparation, demolition and construction (except where these conditions permit otherwise).
87. Tree protection measures detailed in the Arboricultural Assessment Report (TALC, 14/12/16) and in Section 4 of Australian Standard *Protection of Trees on Development Sites* AS 4970—2009 shall be implemented and complied with for the duration of works including site preparation, demolition, construction and landscaping (except where these conditions permit otherwise). Any reasonable directions in writing by the Project Arborist relating to tree protection shall be complied with.
Note: Australian Standards can be purchased via the Standard Australia publisher SAI Global Limited at www.saiglobal.com.
88. All works within the Tree Protection Zones (TPZ), as detailed in the Arboricultural Assessment Report (TALC, 14/12/16), shall be supervised by the Project Arborist.
89. No excavation shall be undertaken within the Structural Root Zones (SRZ) as detailed in the Arboricultural Assessment Report (TALC, 14/12/16).
90. Alignment levels for the site at all pedestrian and vehicular access locations shall be set by the levels approved on any public domain designs plans required by this approval.
Note: This may require the internal site floor levels to be adjusted locally at the boundary to ensure that they match the approved alignment levels. Failure to comply with this condition will result in vehicular access being denied.
91. All roof and surface stormwater from the site and any catchment external to the site that presently drains to it, shall be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a Council controlled stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code.
92. The applicant shall, within 14 days of notification of the Council, execute any and all maintenance works required by Council. In the event that the applicant fails to undertake such work, Council may undertake the required maintenance works, utilising part or all of the maintenance security and Council may recover any costs in excess of the security from the applicant.

93. All fill imported on to the site must be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
 - b) Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.
94. At the completion of demolition works and before the commencement of construction, additional investigations shall be undertaken to assess the quality of groundwater and address any remaining data gaps with respect to site contamination. Any additional findings from this assessment that alters the Remediation Action Plan submitted and referenced in Condition 1 of this Determination shall be included in an updated Remediation Action Plan for the site.
95. Any water (including water from excavations) that is to be discharged to our stormwater shall not contain a concentration of suspended sediment exceeding 50mg/L, shall have a pH of between 6.5-8.0 and shall comply with the ANZECC Guidelines for Marine and Freshwater Quality for protection of aquatic ecosystems (95% protection level for marine ecosystems). Any water that does not comply shall be discharged to sewer, with the appropriate licences to be obtained; or disposed off-site to a suitably licensed facility.
96. Site remediation works being carried out at the completion of demolition of site structures and before the commencement of construction for the site in accordance with the Remediation Action Plan submitted and referenced in Condition 1 of this Determination. Once these works are complete, a validation report is to be submitted to Council prepared in accordance with the requirements of the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites to Council's satisfaction.
97. The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the NSW EPA *Waste Classification Guidelines 2014*.
98. Any unexpected find or occurrences discovered during site works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority. If significant unexpected occurrences occur, site works shall immediately cease and a suitably qualified environmental consultant shall be engaged to assess the site and determine if remediation is required in accordance with the *Contaminated Land Management Act 1997*. Note that Council may request that a NSW EPA Accredited Site Auditor review any proposed remedial activities.

BEFORE OCCUPATION OF THE BUILDING

99. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within 2 days of the date of the Certificate being determined:
- a) A copy of the determination;
 - b) Copies of any documents that were lodged with the Occupation Certificate application;
 - c) A copy of Occupation Certificate, if it was issued;
 - d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
 - e) A copy of any missed inspections; and
 - f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.
100. Occupation of the building must not be permitted until such time as:
- a) All preconditions to the issue of an Occupation Certificate specified in this development consent have been met;
 - b) The building owner obtains a Final Fire Safety Certificate certifying that the fire safety measures have been installed in the building and perform to the performance standards listed in the Fire Safety Schedule; and
 - c) An Occupation Certificate has been issued.
101. The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:
- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
 - b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).
- Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate shall be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.
102. The Section 73 Certificate must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.
- a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.
 - b) Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Providers > Lists or telephone 13 20 92.

103. Upon completion of the development, a statement from a qualified Architect, verifying that the development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of an Occupation Certificate.
104. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).
105. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.
106. a) Upon completion of the required noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's satisfaction by an accredited Acoustics Consultant, certifying that the final construction meets Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development; and
b) Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate must be prepared and submitted to Council in accordance with the requirements as set down in Part a) of this condition.
107. Before the issue of an Occupation Certificate, the Certifying Authority must be satisfied that all landscape works, including the street tree planting, have been undertaken in accordance with the approved plan and conditions of consent.
108. The project arborist shall certify in writing to the Principal Certifying Authority (PCA) before the issue of the Occupation Certificate that the conditions of consent relating to tree protection have been complied with and that the protected trees have not been damaged or, if the recommendations have not been complied with, detail the extent and nature of the departure from the conditions. The Principal Certifying Authority shall report breaches of the conditions to Inner West Council.
109. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads (including the access road to the rear) resulting from the development shall be completed before the issue of the Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".

110. You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development shall be at no cost to Council and undertaken before the issue of an Occupation Certificate.
111. No encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of the Occupation Certificate.
112. Heavy duty concrete vehicle crossings in accordance with Council's public domain design guide and AUS-SPEC#2-"Roadworks Specifications" shall be constructed at the vehicular access locations before the issue of the Occupation Certificate and at no cost to Council. The crossing shall be constructed maintaining the footpath level across the driveways giving priority to pedestrians.
113. All redundant vehicular crossings to the site shall be removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" before the issue of the Occupation Certificate and at no cost to Council. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb shall also be in stone.
114. Before the issue of the Occupation Certificate written verification from a suitably qualified competent person, stating that all stormwater drainage and water quality measures have been constructed in accordance with the approved plans shall be submitted to and accepted by Council. The Certificate shall also state that no dry-weather flows of seepage or groundwater have been connected to any kerb outlets. In addition, full works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to Council. These plans must include levels for all drainage structures, buildings (including floor levels), finished ground levels and pavement surface levels.
115. With the regard to the Stormwater Treatment Facilities a Positive Covenant shall be placed on the Title in favour of Council before issue of the Occupation Certificate. The Positive Covenant shall include the following:
- a) The proprietor of the property shall be responsible for maintaining the stormwater treatment facility in accordance with the approved plans;
 - b) The Proprietor shall have the stormwater quality treatment facilities inspected annually by a competent person and must provide the WSUD maintenance plan approved under this Consent to competent person to record the annual inspections.
 - c) The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all elements of the stormwater quality treatment facilities to ensure that the water quality targets provided in the design of the system are achieved; and recover the costs of any such works from the proprietor.

116. With regard to the On Site Detention System (OSD), a Positive Covenant in accordance with supplement 7 of Marrickville Council Stormwater and On Site Detention Code shall be placed on the Title in favour of Council before the issue of the Occupation Certificate.
117. A common drainage easement (minimum 0.9m wide) in favour of the parcels of land to be drained shall be created over the full length of all existing and proposed inter-allotment drainage systems within the site of the proposed development, at no cost to Council. A dealing number for registration of the easement shall be obtained from the Land Property and Information Office before the issue of the Occupation Certificate.
118. A public right of way shall be created at the rear of the property 6.1m wide over the driveway access at no cost to Council. A dealing number for registration of the easement shall be obtained from the Land Property and Information Office before the issue of the Occupation Certificate.
119. All instruments under Section 88B of the Conveyancing Act used to create positive covenants, easements or right-of-ways shall include the condition that such easements or right-of-ways may not be varied, modified or released without the prior approval of Inner West Council.
120. The existing overhead power cables along the New Canterbury Road frontage of the site must be relocated underground with appropriate street lighting and new steel standard poles being installed at no cost to Council and before the issue of an Occupation Certificate. In addition the existing light pole adjacent to the right of way in Hunter Street shall be relocated 1m further towards New Canterbury Road. The street lighting shall be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet lighting category required by RMS. Plans shall be submitted to and approved by Council before submission to Ausgrid for implementation.
121. The applicant shall provide security, in a manner satisfactory to Council for the proper maintenance of the public domain works (inclusive of the public right of way) in an amount of \$13,000.00 for a period of twelve (12) months from the date of completion of the public domain works as surety for the proper maintenance of these works.
122. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificates stating that all Road, Footpath and Public Domain Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.
123. Before the issue of the Occupation Certificate the person(s) acting on this consent shall use their best endeavours to acquire land from adjacent properties to allow for the provision of a 6.1m vehicular access way through to Hunter Street. Written evidence of attempts to acquire such land shall be submitted to Council before the issue of an Occupation Certificate.
124. Before the issue of an Occupation Certificate (interim or final) the person acting on this consent must contact Council's Coordinator, Resource Recovery to arrange the

appropriate number of bins in relation to the residential component of the approved development.

125. Before the issue of an Occupation Certificate (interim or final) the person acting on this consent must contact Council's Coordinator, Resource Recovery and confirm any key lock system to be installed for the egress and ingress to the loading bay.
126. The terms of the right of carriageway (under sections 88B and E of the Conveyancing Act 1919) shall be made in the following manner:
 - a) Full and free right for the Authority Benefited, its employees, contractors and every person authorised by it, to, at all times:
 - i. Go, pass, repass and stand upon the Lot Burdened for the purpose of the removal of recyclable products, general waste and green waste products with or without vehicles; and
 - ii. Enter upon the Lot Burdened and remain there for a reasonable time for the purpose of the removal of recyclable products, general waste and green waste products.
 - b) The owner of the Lot Burdened cannot make any claim against the Authority Benefited, its employees, contractors and every persons authorised by it, for any repair, damage, loss or nuisance caused to the Lot Burdened as a result of the Authority Benefited, its employees, contractors or every persons authorised by it, exercising their right as set out in Clause 1.
 - c) The owner of the Lot Burdened indemnifies the Authority Benefited, its employees, contractors and persons authorised by it, against any future claim for repair, damage, loss or nuisance as a result of the Authority Benefited removing recyclable products, general waste and green waste products from the Lot burdened, except to the extent that such damage or loss is a result of the negligence of the Authority Benefited, its employees, contractors or persons authorised by it.
 - d) Where a building has secured access, the Authority Benefited, it's employees, contractors and persons authorised by it, must be supplied an unlocking device to enable access to bins containing recyclable products, general waste and green waste products, to be emptied at the time of collection.

ADVISORY NOTES

- The Disability Discrimination Act 1992 (Commonwealth) and the Anti-Discrimination Act 1977 (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.
- A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out.
- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.

- The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor **must** complete an application for 'Construction of a Vehicular Crossing & Civil Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.
- Any natural light or ventilation gained by windows within 900mm of the boundary will not be taken into consideration in the event that the adjoining property owner makes application to Council to carry out building works on their property. The window has been consented to on the basis that alternative sources of light and ventilation are available to the room.
- Buildings built or painted before the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned before occupation of the room or building.
- Contact "Dial Before You Dig" before commencing any building activity on the site.
- Useful Contacts

BASIX Information	☎ 1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	☎ 13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Before You Dig	☎ 1100 www.dialbeforeyoudig.com.au
Landcom	☎ 9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	☎ 131441 www.lspc.nsw.gov.au
NSW Food Authority	☎ 1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diyasafe.nsw.gov.au Information on asbestos and safe work practices.

NSW Office of Environment and Heritage	☎ 131 555 www.environment.nsw.gov.au
Sydney Water	☎ 13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	☎ 1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	☎ 13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

This consent is effective and operates from 18 July 2018. The consent will lapse unless the proposed development is commenced in accordance with Section 4.53 of the Act.

All conditions imposed by the Council must be observed. Breach of a condition is a breach of the Act and may also constitute an offence.

Yours faithfully



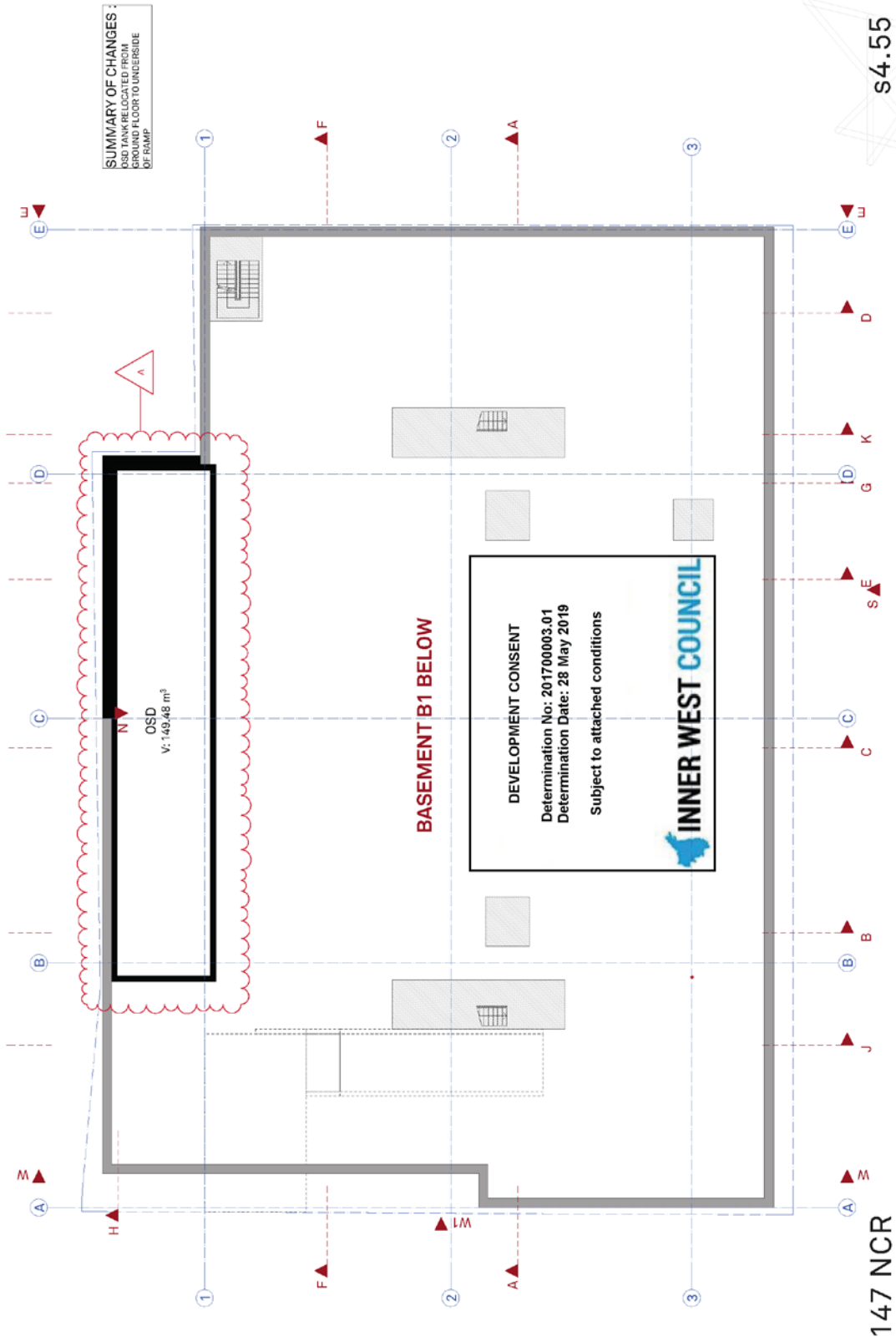
Luke Murtas
Manager Development Assessment

Enquiries: Asher Richardson on .93925315

Ref: **D3A** TRIM Doc.80532.19

Attachment D – Stamped Plans - Modified Determination No. 201700003





SUMMARY OF CHANGES :
 OSD TANK RELOCATED FROM
 GROUND FLOOR TO UNDERSIDE
 OF RAMP

OSD
 V: 149.48 m³

BASEMENT B1 BELOW

DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

INNER WEST COUNCIL

s4.55

147 NCR

ARCHITECT
 BENSON
 McCORMACK
 ARCHITECTURE

ISSUE
 A

DRAWING NO. A-0101A
PROJECT NO. 1422A

SCALE
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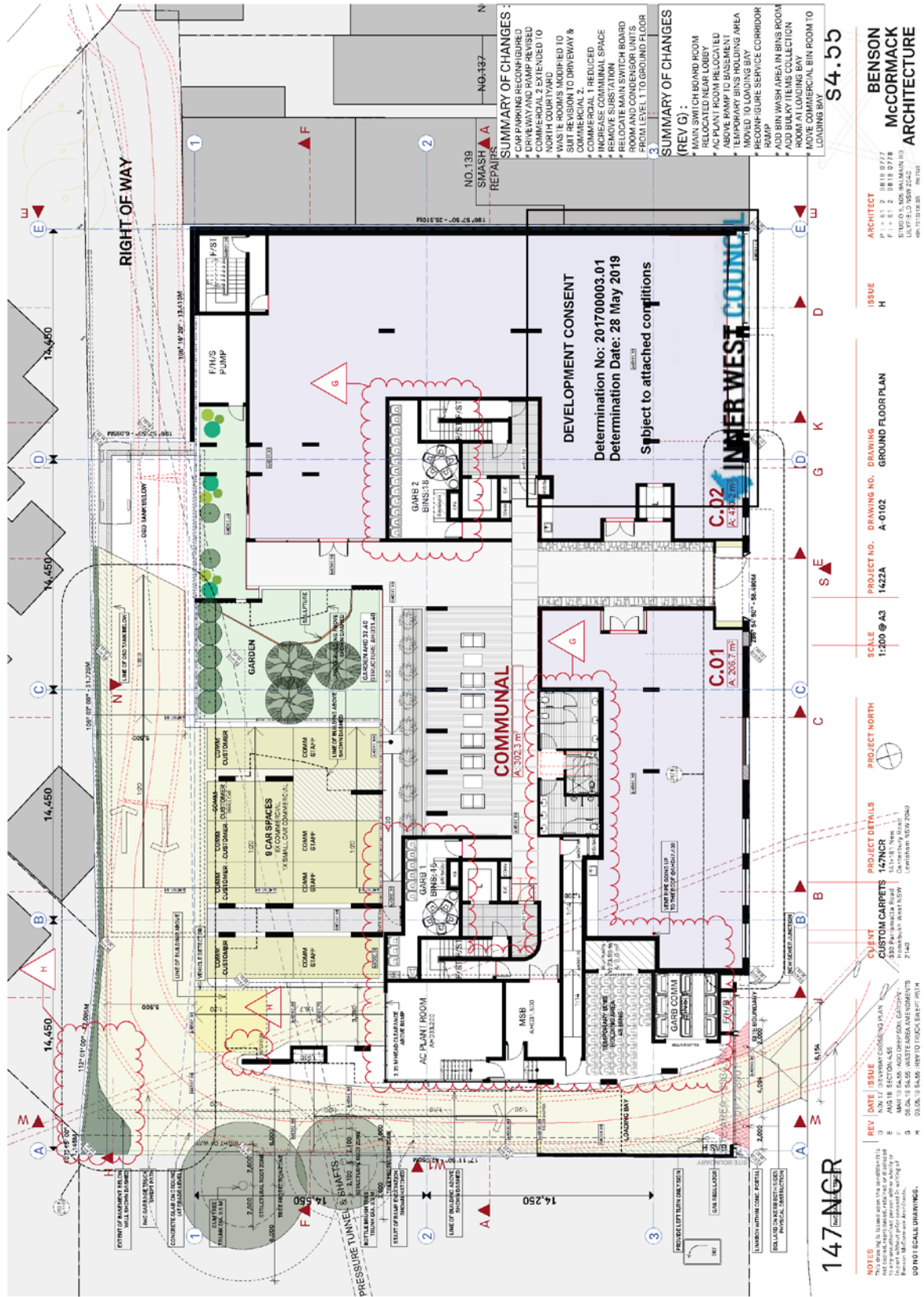
CLIENT
 CUSTOM CARPETS 147NCR

PROJECT DETAILS
 147NCR

PROJECT NORTH

NOTES
 1. This drawing is for information only and is not to be used for construction without the approval of the Council.
 2. In part without prior consent in writing of the Council, this drawing is not to be used for any other purpose.
 3. DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	28/05/2019	ISSUE FOR EXCUTION





147 NCR
NEW CANTERBURY ROAD
S4.55

ARCHITECT
BENSON
MCCORMACK
ARCHITECTURE

PROJECT NO. 1422A
DRAWING NO. A-0103
LEVEL 1 FLOOR PLAN

CLIENT CUSTOM CARPETS - 147NCR
PROJECT DETAILS PROJECT NORTH

REV **DATE** **ISSUE**
 D 04/11/2018 1.0 COMMENCEMENT CONSULTATION
 E 04/11/2018 1.1 REVISIONS
 F 04/11/2018 1.2 REVISIONS
 G 05/06/2018 1.3 REVISED TO INCLUDE SHIP LIFT

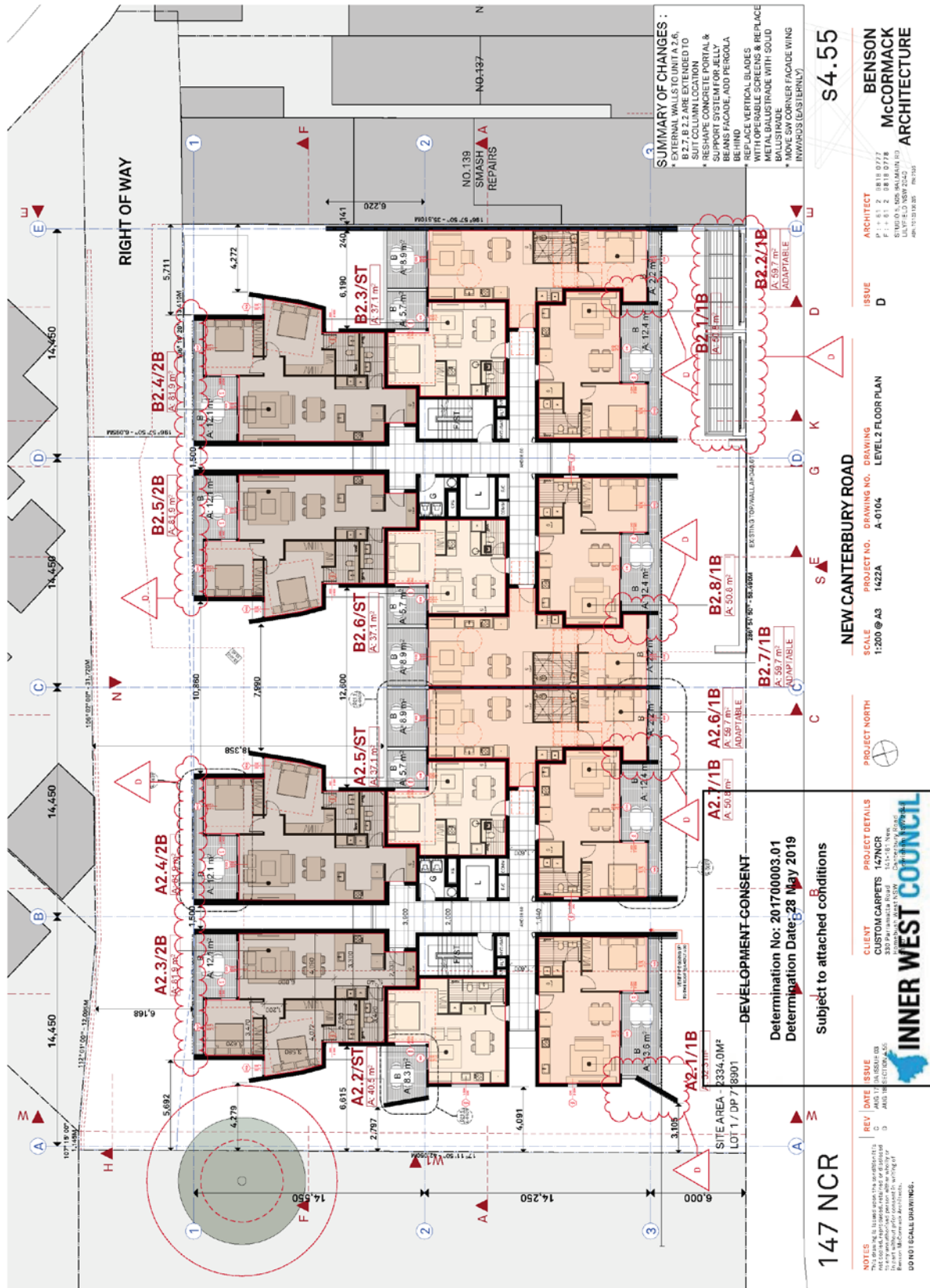
SUMMARY OF CHANGES :
 * REPLACE PLANT ROOM WITH UNIT A 1.7
 * INCREASE BALCONY OF UNIT A 1.2
 * B1.2 ARE EXTENDED TO SUIT COLUMN LOCATION
 * RESHAPE CONCRETE PORTAL & SUPPORT SYSTEM FOR JELLY BEANS FACADE, ADD PERGOLA
 * REPLACE VERTICAL BLADES WITH OPERABLE SCREENS & REPLACE METAL BALUS TRADE WITH SOLID BALLUSTRADE
 * MOVE SW CORNER FACADE WING CORNER
 * RAISE LANDSCAPE DECK AT SW CORNER
 * ADD DEEP PLANT ZONE
ISSUE G :
 * MOVE BALCONIES SOUTH HERILY, AWAY FROM TRUCK SWEEP PATH

DEVELOPMENT CONSENT
 Termination No: 201700003.01
 Termination Date: 28 May 2019
 subject to attached conditions

INNER WEST COUNCIL

NO.139
 SMASH
 REPAIRS

NOTES
 1. THIS DRAWING IS THE PROPERTY OF BENSON MCCORMACK ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
 2. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY BENSON MCCORMACK ARCHITECTURE.
 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF BENSON MCCORMACK ARCHITECTURE.
 4. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF BENSON MCCORMACK ARCHITECTURE.





147 NCR

NEW CANTERBURY ROAD

S4.55

BENSON MCCORMACK ARCHITECTURE

ARCHITECT
P: 1 81 2 1816 0777
F: 1 81 2 1816 0777
STUDIO S. 405A MAKARA RD
LAVY QLD 4074
481 10 10 1000 0000

ISSUE
D

SCALE
1:200 @ A3

DRAWING NO.
A-0105

PROJECT NO.
1422A

DRAWING
LEVEL 3 FLOOR PLAN

PROJECT NORTH

CLIENT
CUSTOM CARPETS 147NCR
147 NCR
New Canterbury Road
Canterbury NSW 2040

PROJECT DETAILS

REVISIONS

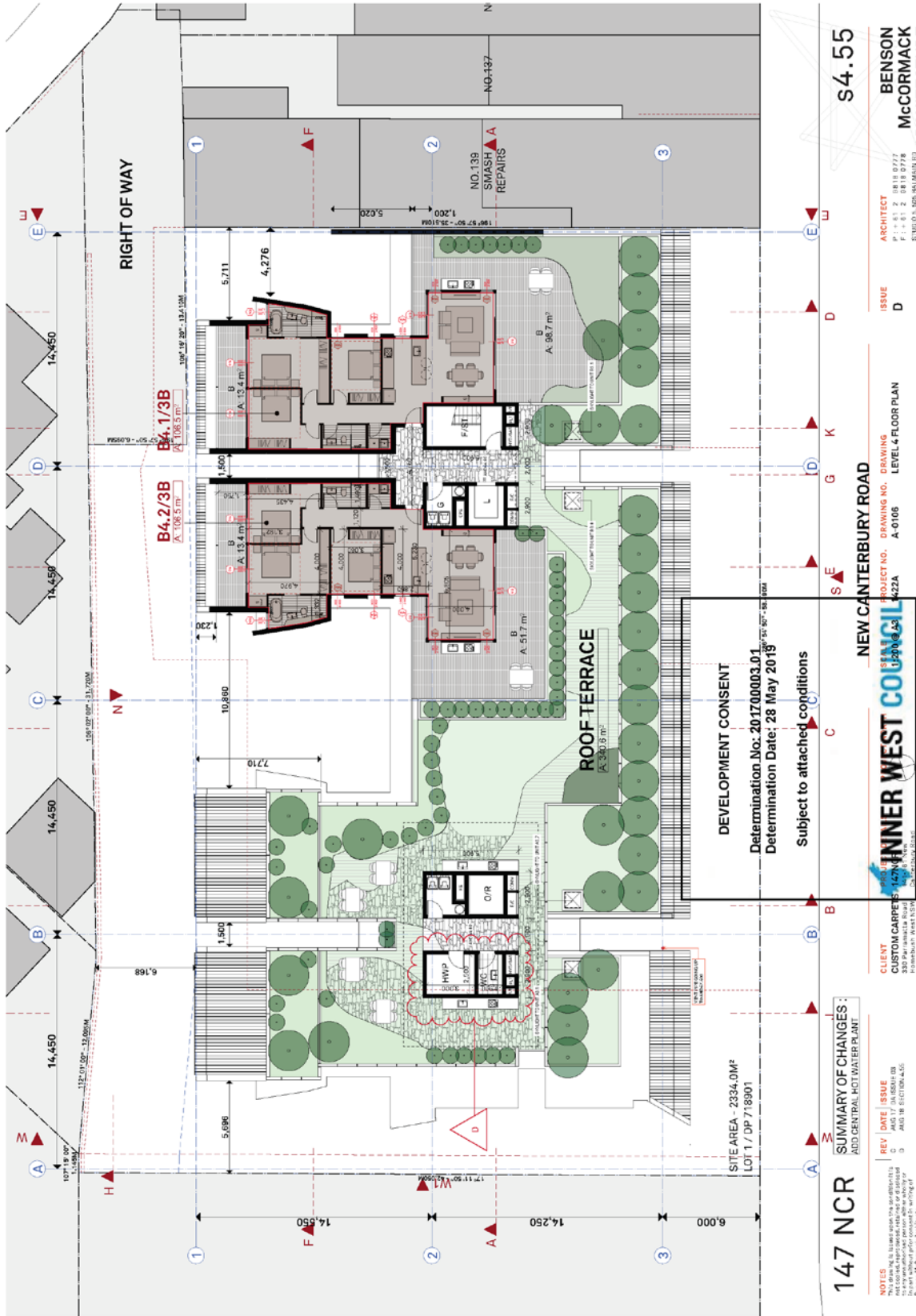
REV	DATE	ISSUE
C	17 JAN 2019	ISSUE FOR PERMIT
D	18 FEB 2019	ISSUE FOR PERMIT

NOTES

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All dimensions are to the centerline of the wall unless otherwise stated.
- 3. All dimensions are to the centerline of the wall unless otherwise stated.
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- 19. All dimensions are to the centerline of the wall unless otherwise stated.
- 20. All dimensions are to the centerline of the wall unless otherwise stated.

SUMMARY OF CHANGES:

- * EXTERNAL WALLS TO UNIT B3.2, A3.8, B3.7 ARE EXTENDED TO SUIT OPERABLE VERTICAL BLADES WITH REPLACEABLE SCREENS & REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE
- * MOVE SW CORNER FACADE WING (INDICATED POSITIVELY)



DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

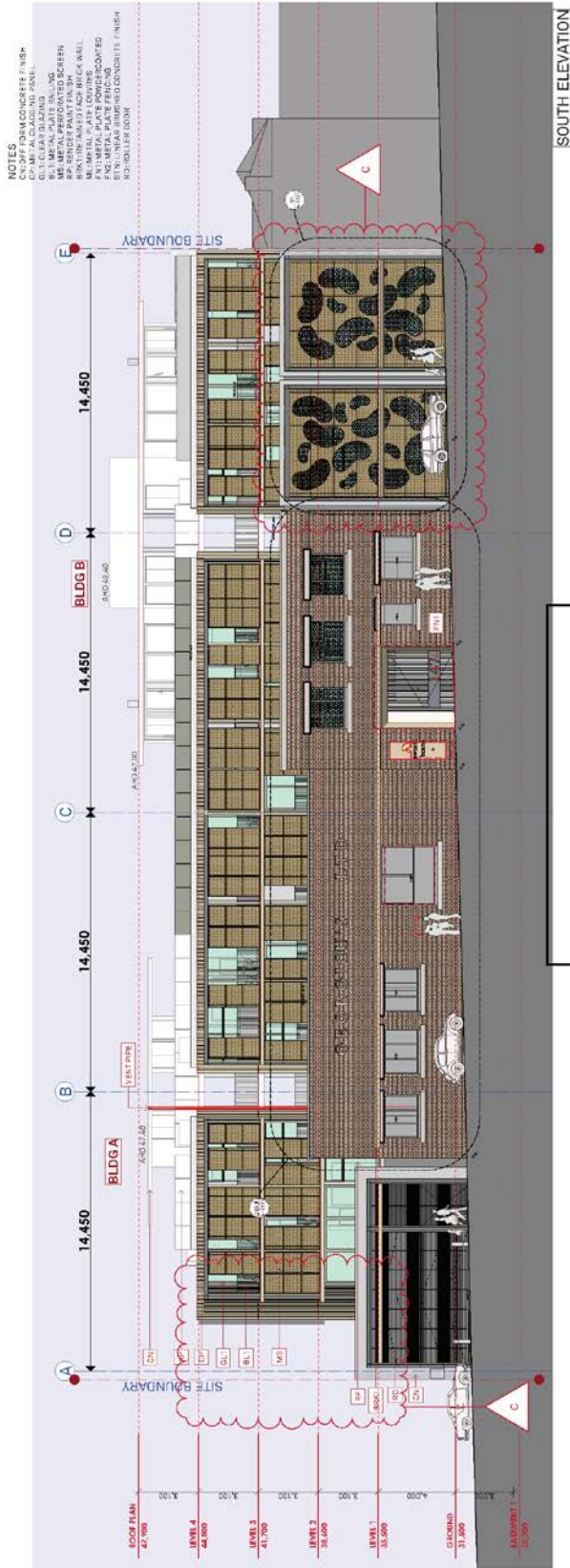
147 NCR
 SUMMARY OF CHANGES:
 ADD CENTRAL HOTWATER PLANT

REV	DATE	ISSUE
1	17/05/2018	ADD 1/3
2	17/05/2018	ADD 2/3
3	17/05/2018	ADD 3/3

CLIENT: CUSTOM CARPETS 1725/1725/1725/1725/1725
PROJECT NO.: 4222A
DRAWING NO.: A-0106
DRAWING: LEVEL 4 FLOOR PLAN

ISSUE: D

ARCHITECT: BENSON MCCORMACK ARCHITECTURE
 P: +61 8 912 8818
 F: +61 8 912 8819
 E: info@bma.com.au
 422/112/112/112



DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions



147 NCR **\$4.55**

SUMMARY OF CHANGES :
 * SOUTH WEST CORNER FACADE WING MOVED INWARDS (EASTERLY DIRECTION)
 * SIMPLIFY CONCRETE PORTAL FRAME OF JELLY BEANS FACADE

REV	DATE	ISSUE
1	14/05/19	ISSUE FOR PERMIT
2	18/06/2019	ISSUE FOR PERMIT
3	18/06/2019	ISSUE FOR PERMIT
4	18/06/2019	ISSUE FOR PERMIT
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ARCHITECT
 BENSON
 MCCORMACK
 ARCHITECTURE

SCALE
 1:200 @ A3

PROJECT NO. 1422A
DRAWING NO. A-0201
ELEVATION - SOUTH

ISSUE C



147 NCR **\$4.55**

SUMMARY OF CHANGES:
 * REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES
 * REPLACE LOUVRE GRILLS WITH BALCONY TO UNIT A.1.7, RESHAPED TO SUIT TRUCK'S SWEEP PATH

REV	DATE	ISSUE
0	14/07/17	ISSUE FOR PERMIT
1	14/07/17	ISSUE FOR PERMIT
2	14/07/17	ISSUE FOR PERMIT
3	14/07/17	ISSUE FOR PERMIT
4	14/07/17	ISSUE FOR PERMIT
5	14/07/17	ISSUE FOR PERMIT

CLIENT
 CUSTOM CARPETS 147NCR
 27/40
 27/40

SCALE
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PROJECT NO.
 1422A

DRAWING NO.
 A-0202

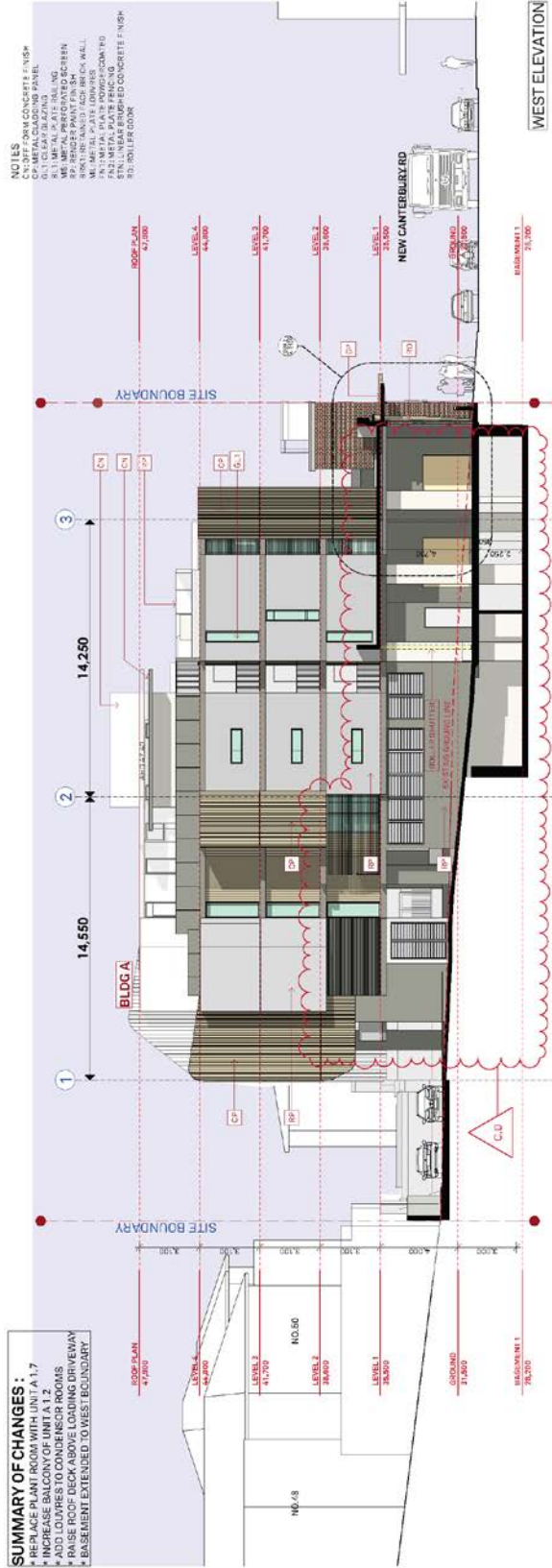
DRAWING
 ELEVATION - NORTH

ISSUE
 F

ARCHITECT
 BENSON MCCORMACK ARCHITECTURE

PROJECT NORTH

NOTES:
 1. ALL CONCRETE FINISHES TO BE POLISHED CONCRETE
 2. ALL METAL FINISHES TO BE ANODIZED ALUMINUM
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\$4.55

147 NCR

ARCHITECT
 BENSON
 MCCORMACK
 ARCHITECTURE

PROJECT NO. 1422A
DRAWING NO. A-0203
ELEVATION - WEST

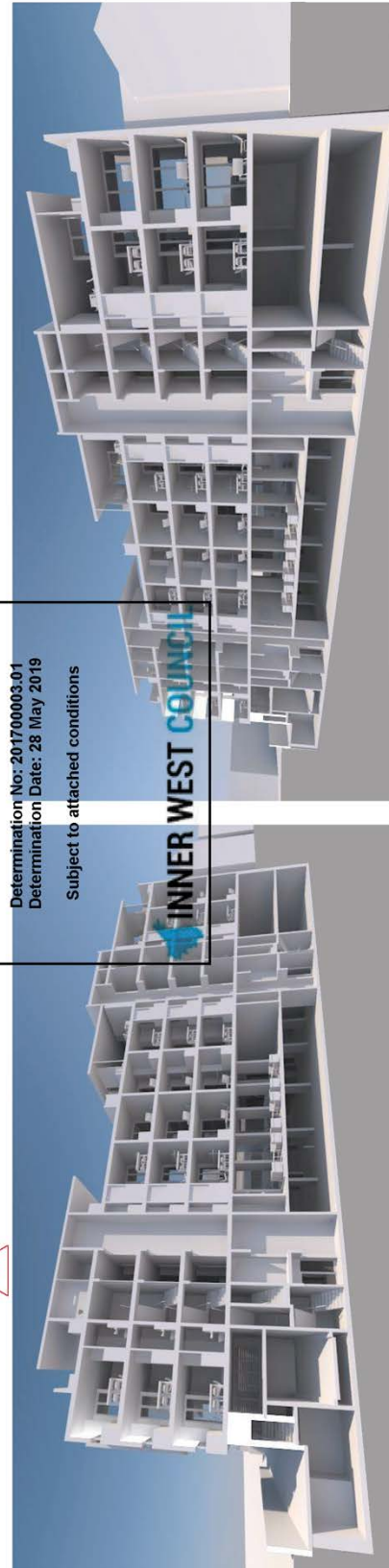
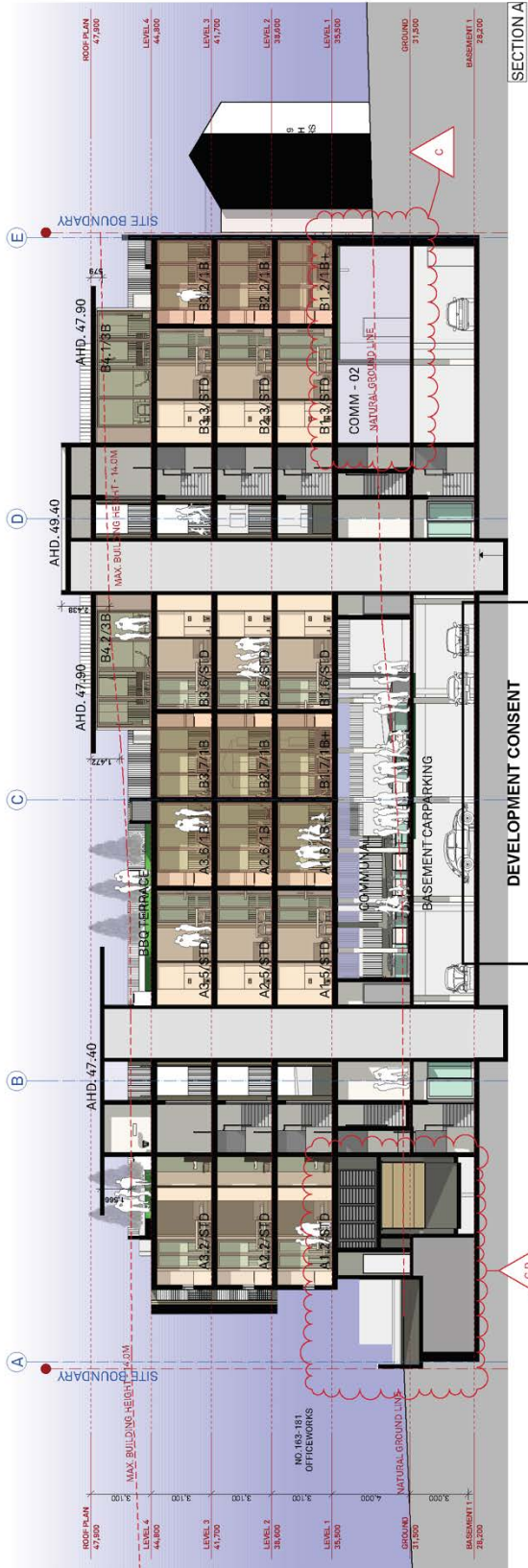
CLIENT CUSTOM CARPETS
 147NCR
 2140
 (Leishham NSW 2040)

DATE 17 JUN 2019
ISSUE 01

REV 01
DATE 17 JUN 2019
ISSUE 01

SCALE 1:200 @ A3
PROJECT NORTH

ISSUE D



147 NCR

SUMMARY OF CHANGES :
 * RELOCATE CONDENSOR UNITS FROM LEVEL 1 TO GROUND FLOOR
 * MODIFY BASEMENT RAMP TO SINGLE WIDTH
 * EXTEND COMMERCIAL 2 TO NORTH COURTYARD

NOTES
 1. All based upon the specifications, IFC drawings, proposals, tenders or proposals in part without prior consent in writing of Benson Commercial Architects.
 DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
B	APR 17	DA ISSUE 02
C	APR 17	DA ISSUE 03
D	MAY 18	SC45 WEST BARBA AMENDMENTS

CLIENT
 CUSTOM CARPETS 147NCR
 27142
 147 North Street
 Inner West NSW 1585

PROJECT DETAILS
 147NCR
 147 North Street
 Inner West NSW 1585

SCALE
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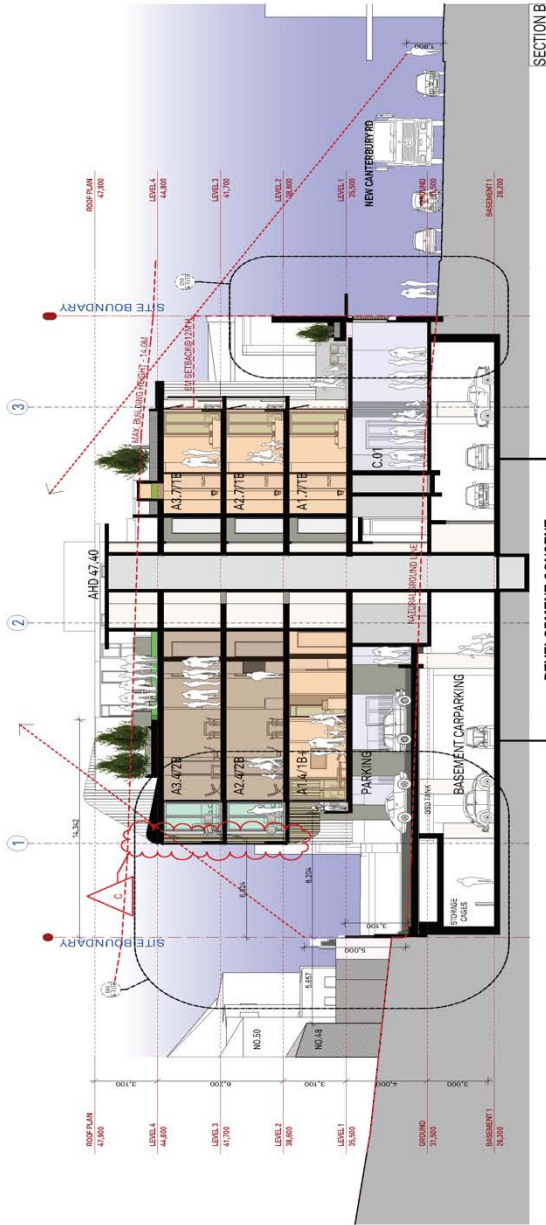
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DRAWING NO. A-0221
DRAWING NO. SECTION A

ISSUE
 D

ARCHITECT
 P : + 61 2 9816 0777
 F : + 61 2 9816 0778
 STUDIOS, 505 BALMAIN RD
 LUTWELD NEWY 2040
 484 71 519 10 285 INT 1336

BENSON MCCORMACK ARCHITECTURE

\$4.55



147 NCR

SUMMARY OF CHANGES:
 P- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
 R- REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES

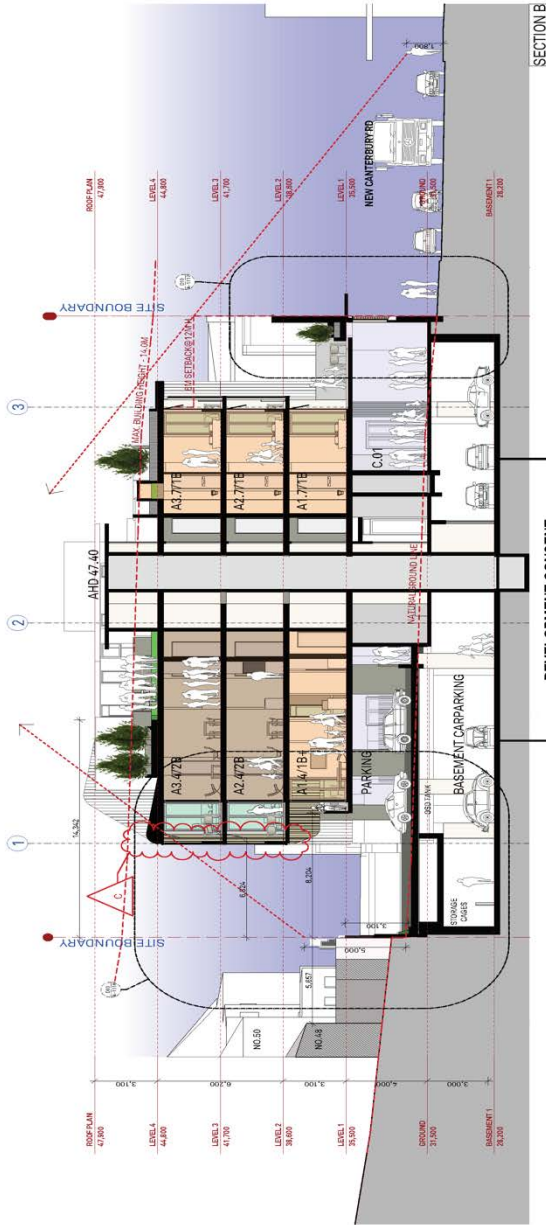
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68	APR 17 2018	ISSUE 61
69	APR 17 2018	ISSUE 62
70	APR 17 2018	ISSUE 63
71	APR 17 2018	ISSUE 64
72	APR 17 2018	ISSUE 65
73	APR 17 2018	ISSUE 66
74	APR 17 2018	ISSUE 67
75	APR 17 2018	ISSUE 68
76	APR 17 2018	ISSUE 69
77	APR 17 2018	ISSUE 70
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79	APR 17 2018	ISSUE 72
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87	APR 17 2018	ISSUE 80
88	APR 17 2018	ISSUE 81
89	APR 17 2018	ISSUE 82
90	APR 17 2018	ISSUE 83
91	APR 17 2018	ISSUE 84
92	APR 17 2018	ISSUE 85
93	APR 17 2018	ISSUE 86
94	APR 17 2018	ISSUE 87
95	APR 17 2018	ISSUE 88
96	APR 17 2018	ISSUE 89
97	APR 17 2018	ISSUE 90
98	APR 17 2018	ISSUE 91
99	APR 17 2018	ISSUE 92
100	APR 17 2018	ISSUE 93
101	APR 17 2018	ISSUE 94
102	APR 17 2018	ISSUE 95
103	APR 17 2018	ISSUE 96
104	APR 17 2018	ISSUE 97
105	APR 17 2018	ISSUE 98
106	APR 17 2018	ISSUE 99
107	APR 17 2018	ISSUE 100

PROJECT NORTH	PROJECT DETAILS
1:200 @ A3	CLIENT CUSTOM CARPETS KWCNR 2500 Springvale Road Carrville Road Linnvale NSW 2018 2.142

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1422A	A-0222	SECTION B

ISSUE	ARCHITECT
C	BENSON McCORMACK ARCHITECTURE P: +61 2 8818 0777 F: +61 2 8818 0778 15/150 S. GOSKILL BLVD LIVINGDON NSW 2040 www.bensonmccormack.com.au

\$4.55



\$4.55

147 NCR

SUMMARY OF CHANGES:
 P- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
 R- REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO NORTHERN BALCONIES

ARCHITECT
 P: 1 61 2 8816 0777
 2500 WILSON ROAD
 SUITE 505, BALMAIN NSW
 1589 BALMAIN NSW 2040
 www.bensonmccormack.com.au

ISSUE
 C

PROJECT NO. 1422A
DRAWING NO. A-022
DRAWING SECTION B

SCALE 1:200 @ A3
PROJECT NORTH

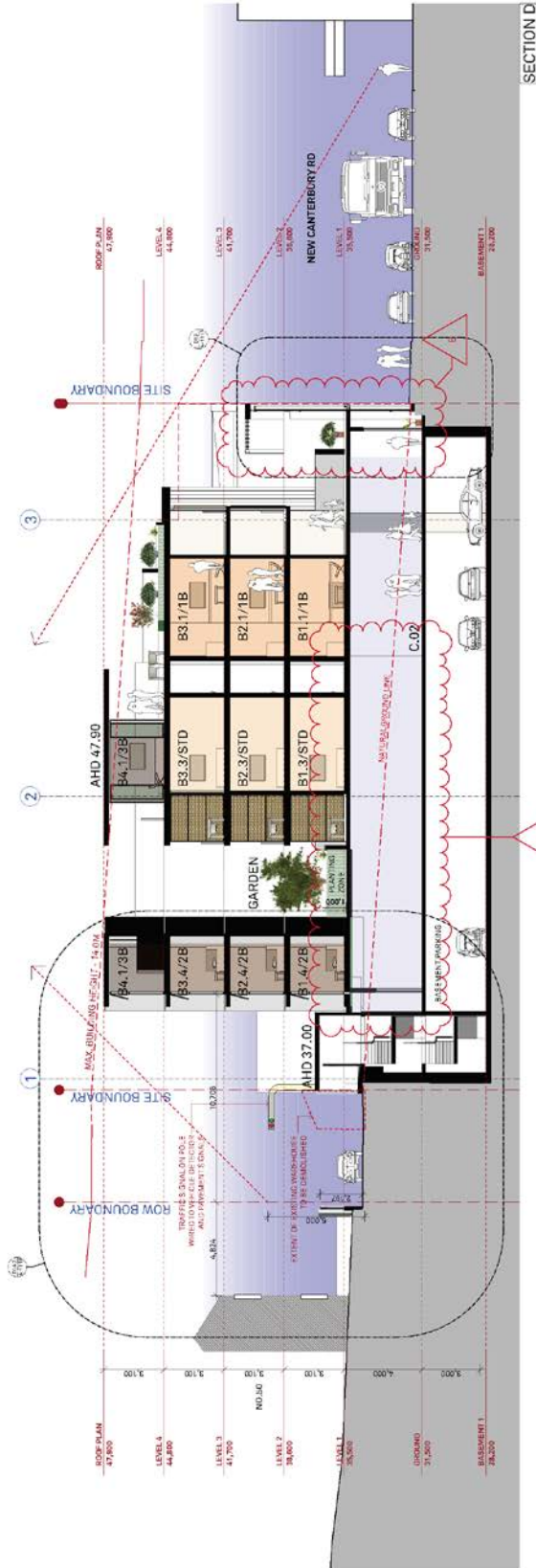
CLIENT KWINN
 2500 WILSON ROAD
 SUITE 505, BALMAIN NSW
 2040

PROJECT DETAILS
 147 NCR
 Level 147 NCR 2018

REV **DATE** **ISSUE**
 B APR 17 03.58.02
 C MAY 18 SECTION B

DO NOT SCALE DIMENSIONS.

NOTES
 1. All dimensions are in millimetres unless otherwise stated.
 2. All work to be completed in accordance with the Australian Standards AS/NZS 1170:2009 and AS/NZS 1170.1:2009.
 3. All work to be completed in accordance with the Australian Standards AS/NZS 1170:2009 and AS/NZS 1170.1:2009.
 4. All work to be completed in accordance with the Australian Standards AS/NZS 1170:2009 and AS/NZS 1170.1:2009.
 5. All work to be completed in accordance with the Australian Standards AS/NZS 1170:2009 and AS/NZS 1170.1:2009.



\$4.55

SUMMARY OF CHANGES:
 * EXTEND COMMERCIAL 2 TO NORTH COURTYARD
 * SIMPLIFY CONCRETE PORTAL FRAME OF JELLYBEANS FACADE
 * ADD STRUCTURE AND PERGOLA BEHIND

147 NCR

ARCHITECT
 P 1 18 18 0777
 M 02 93 93 93 93
 L 1475 1475 2142
 49-11-13-1000 100-100

**BENSON
 MCCORMACK
 ARCHITECTURE**

ISSUE
F

PROJECT NO. 1422A
DRAWING NO. SECTION D
SCALE 1:200 @ A3

PROJECT NORTH

CLIENT
 CUSTOM CARPETS 147NCR
 147NCR
 147NCR
 147NCR

REV | **DATE** | **ISSUE**
 0 | 14/07/18 | IN ISSUE
 1 | 14/07/18 | AMENDMENT 1
 2 | 14/07/18 | AMENDMENT 2
 3 | 14/07/18 | AMENDMENT 3
 4 | 14/07/18 | AMENDMENT 4
 5 | 14/07/18 | AMENDMENT 5
 6 | 14/07/18 | AMENDMENT 6
 7 | 14/07/18 | AMENDMENT 7
 8 | 14/07/18 | AMENDMENT 8
 9 | 14/07/18 | AMENDMENT 9
 10 | 14/07/18 | AMENDMENT 10

NOTES
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



SECTION E



DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

INNER WEST COUNCIL



\$4.55

SUMMARY OF CHANGES :
 * REPOSITION OSD TANK TO UNDERSIDE OF RAMP
 * MAKE LEVEL OUT DOOR TERRACE WITH COMMUNAL OPEN SPACE
 * ADD STRUCTURE AND PERGOLA BEHIND JELLY BEANS FACADE

147 NCR

ARCHITECT
 P 1 1 1 2 18 16 0 777
 147 NCR
 147 NCR
 147 NCR
 147 NCR

ISSUE
 D

PROJECT NO. 1422A
DRAWING NO. A-0225
SECTION E

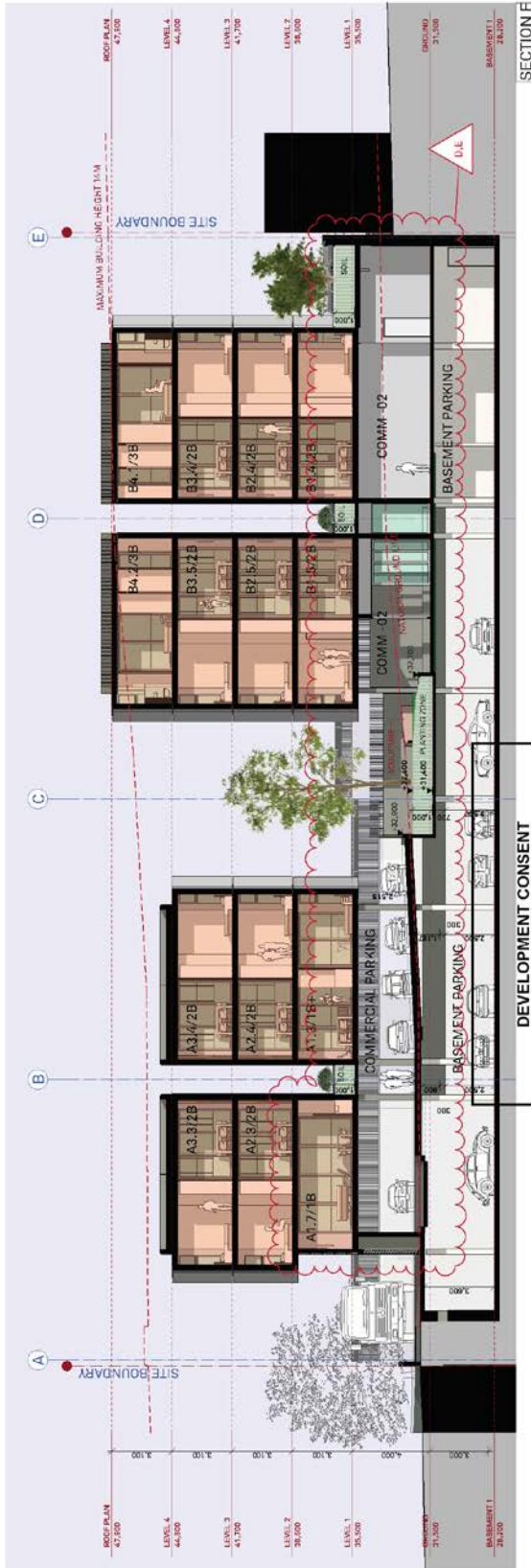
SCALE 1:200 @ A3
PROJECT NORTH

PROJECT DETAILS 147NCR
CLIENT CUSTOM CARPETS
 2714D
 2714D

REV | **DATE** | **ISSUE**
 0 | 18/05/2019 | 147NCR SECTION E
 1 | 28/05/2019 | 147NCR SECTION E
 2 | 28/05/2019 | 147NCR SECTION E

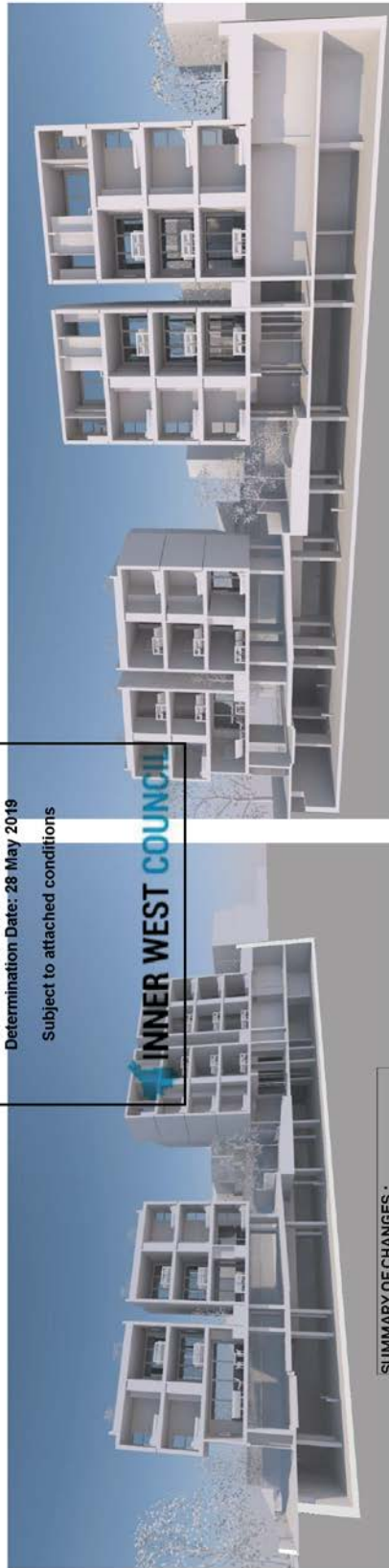
NOTES
 1. THIS DRAWING IS THE PROPERTY OF MCCORMACK ARCHITECTURE AND SHOULD NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MCCORMACK ARCHITECTURE.
 2. DO NOT SCALE DRAWINGS.

BENSON MCCORMACK ARCHITECTURE



DEVELOPMENT CONSENT

Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions



SUMMARY OF CHANGES :

- * MODIFY BASEMENT RAMP TO SINGLE WIDTH
- * RECONFIGURE COMMERCIAL CAR PARKING
- * MODIFY COURTYARD, ADD DEEP SOIL PLANT AREA
- * MAKE LEVEL COMMERCIAL 2 WITH COMMUNAL OPEN SPACE
- * EXTEND COMMERCIAL 2 TO NORTH COURTYARD

147 NCR

REV	DATE	ISSUE
0	14/05/17	ISSUE FOR PERMIT
1	14/05/17	ISSUE FOR PERMIT
2	14/05/17	ISSUE FOR PERMIT
3	14/05/17	ISSUE FOR PERMIT
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99	14/05/17	ISSUE FOR PERMIT
100	14/05/17	ISSUE FOR PERMIT

CLIENT
 CUSTOM CARPETS
 147NCR
 271AD
 (Carrisham NSW 2040)

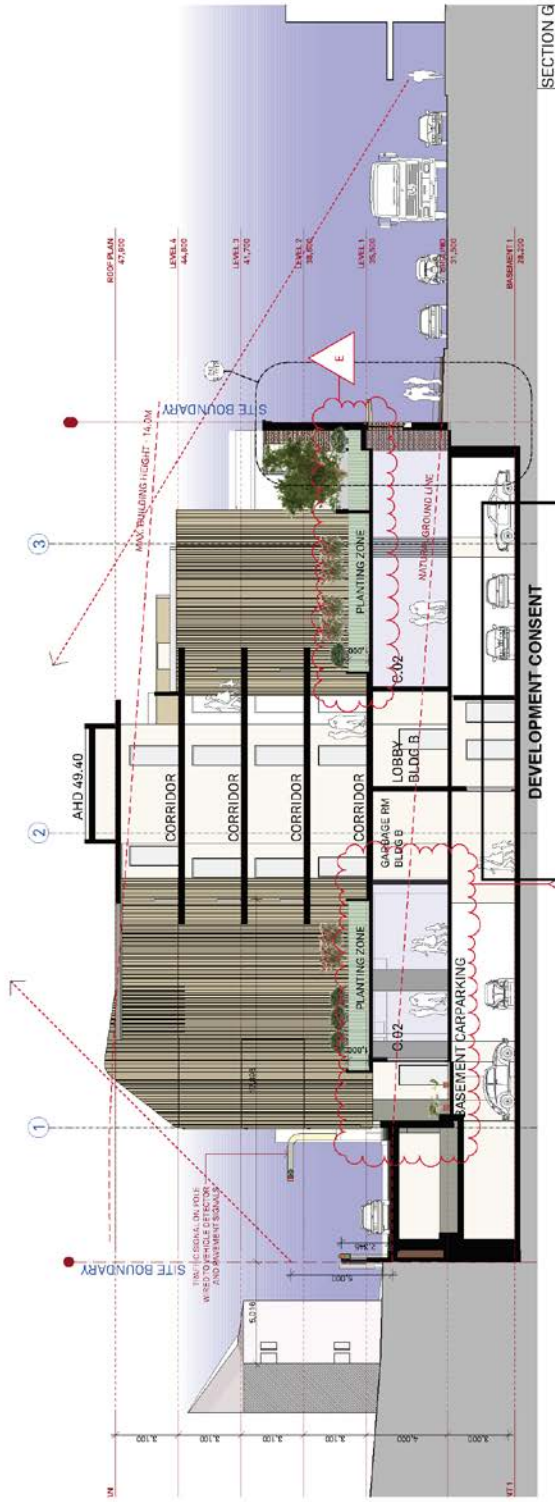
PROJECT DETAILS
 147NCR
 (Carrisham NSW 2040)

SCALE
 1:200 @ A3

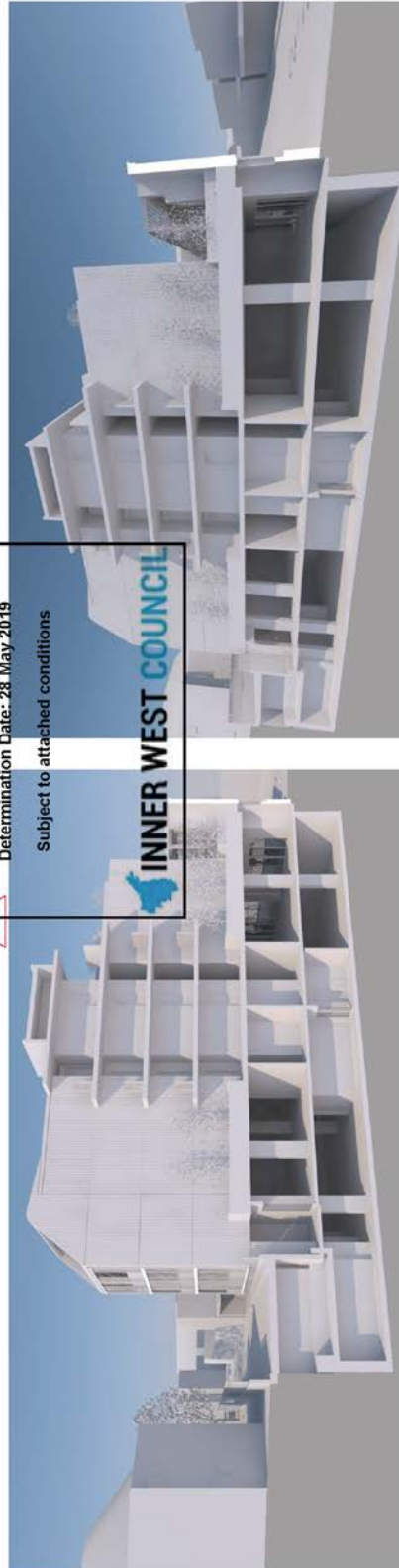
PROJECT NO. 1422A
DRAWING NO. A-0226
DRAWING SECTION F

ISSUE
 E

ARCHITECT
 BENSON
 MCCORMACK
 ARCHITECTURE
 P 1 81 2 18 16 0777
 F 1 81 2 18 16 0777
 51 WOODS ROAD, WARRIMOO NSW 2540
 LAYS: ELO NSW 2540
 49-11-1318388 18/1/2011



DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions



\$4.55

147 NCR

SUMMARY OF CHANGES :
 * EXTEND COMMERCIAL 2 TO NORTH COURTYARD
 * LANDSCAPE DECK ON LEVEL 1 TO TERMINATE AT 3M FROM DRIVEWAY TO OPEN UP NORTH COURTYARD TO THE SKY

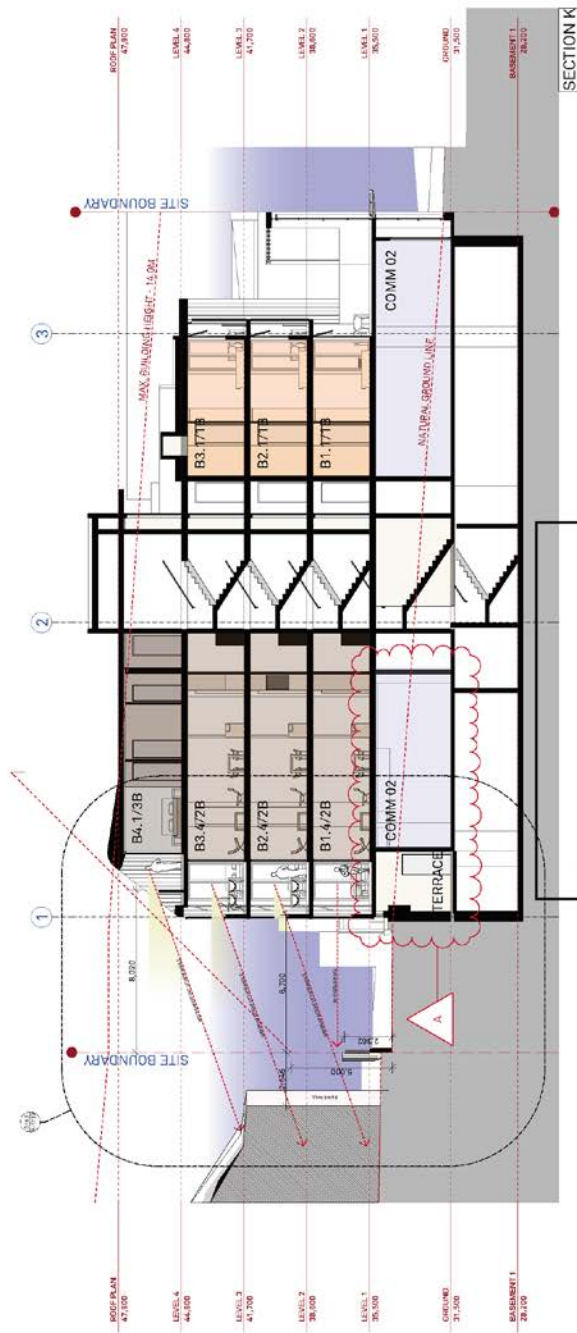
REV	DATE	ISSUE	PROJECT DETAILS	PROJECT NORTH
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1	28/05/19	APPROVED COMMERCIAL 2 ONLY	CUSTOM CARPETS	
2	28/05/19	APPROVED COMMERCIAL 2 ONLY	CLIENT	
3	28/05/19	APPROVED COMMERCIAL 2 ONLY	CLIENT	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1422A	A-0227	SECTION G

ISSUE
E

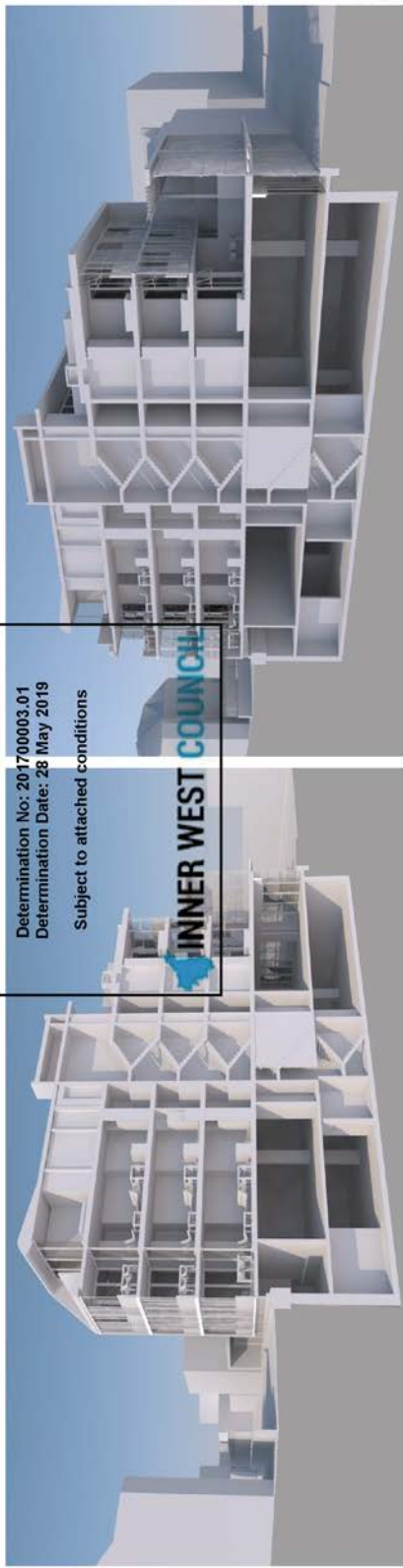
ARCHITECT
 P 1 8 1 2 18 16 0777
 151/151 ST. JOHN ST. SYDNEY NSW
 151/151 ST. JOHN ST. SYDNEY NSW
 49-111 151 ST. JOHN ST. SYDNEY NSW

BENSON MCCORMACK ARCHITECTURE



INNER WEST COUNCIL

DEVELOPMENT CONSENT
Determination No: 201700003.01
Determination Date: 28 May 2019
Subject to attached conditions



S4.55

147 NCR

SUMMARY OF CHANGES:
* REPLACE METALLIC BALUSTRADES WITH OPERABLE PRIVACY METAL SCREENS
* REPLACE METALLIC BALUSTRADES WITH SOLID BALUSTRADE
* EXTEND COMMERCIAL 2 TO NORTH COURTYARD

ARCHITECT
P 1 1 1 1
2 18 16 0 777
12100 P.O. BOX 964 1610 153
LAFY ELO NSW 2160
49-11 12 18 2018 18 11 2018

**BENSON
McCORMACK
ARCHITECTURE**

ISSUE
A

SCALE
1:200; 1:1.50
@ A3

PROJECT NO. 1422A

DRAWING NO. A-0230

DRAWING SECTION K

PROJECT NORTH
N

PROJECT DETAILS
CUSTOM CARPETS 147NCR
Client: Inner West Council
2160

REV	DATE	ISSUE
A	18/11/2018	ISSUE 1

NOTES
1. All work shall be in accordance with the current Australian Standards and all materials shall be of a minimum quality as specified in the contract documents.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. All work shall be completed in accordance with the contract documents.
4. DO NOT SCALE DRAWINGS.

ID	Notes	Rev	Quantity	Acoustic Rating
101	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-38	12	Rev 30-38
102	Sliding Doors to Reception; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-34	12	Rev 30-34
103	Sliding Doors to Reception; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	8	Rev 30-32
104	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	12	Rev 30-32
105	Sliding Doors to Reception; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	20	Rev 30-32
106	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	5	Rev 30-32
107	Sliding Doors to Reception; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	1	Rev 30-32
108	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	1	Rev 30-32

ID	Notes	Rev	Quantity	Acoustic Rating
109	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-38	9	Rev 30-38
110	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	10	Rev 30-32
111	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	2	Rev 30-32
112	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	2	Rev 30-32
113	Sliding Doors to Living Area Facing New Cinema; Clear Cinema glass with full perimeter acoustic seals, refer to Acoustic Report; Powder coated aluminium frames.	Rev 30-32	4	Rev 30-32

DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

INNER WEST COUNCIL

The following performance has been verified by the relevant accredited assessment. About the following:

Parameter	Value	Requirement
Sound Power Level (SPL)	118	115
Sound Pressure Level (SPL)	118	115
Sound Power Level (SPL)	118	115
Sound Pressure Level (SPL)	118	115

\$4.55

147 NCR

ISSUE ARCHITECT
 P: 1 81 2 818 0777
BENSON
MCCORMACK
 ARCHITECTURE
 400/10/10/10/10/10

CLIENT PROJECT DETAILS
CUSTOM CARPETS 147NCR
 2140
 (Carrington NSW 2040)

PROJECT NORTH PROJECT NO. DRAWING NO. DRAWING SCALE
 A-1001 1422A @ A3

DOOR SCHEDULE (BASIS)

REV **DATE** **ISSUE**
 0 08/17/2019 ISSUE 01
 1 08/18/2019 ISSUE 02
 2 08/18/2019 ISSUE 03

NOTES
 1. Issue 01: The door schedule is for the proposed development. It is subject to the final design and construction details.
 2. Issue 02: The door schedule is for the proposed development. It is subject to the final design and construction details.
 3. Issue 03: The door schedule is for the proposed development. It is subject to the final design and construction details.

		Window Schedule					
ID		W02	W03	W04	W05	W06	
Nominal W x H Size		600x2,800	1,800x500	800x1,800	800x2,800	1,000x2,800	3,400x1,900
Plan View							
Elevation View							
Notes	Windows in units' bedroom facing New Canterbury Rd. Clear double glazed system (6mm laminated + 50mm air gap + 8mm laminated) with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Windows in units' bedroom facing New Canterbury Rd. Clear double glazed system (6mm laminated + 50mm air gap + 8mm laminated) with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.
Acoustic Rating	Rw 39-41				Rw 30-32	Rw 39-41	
Quantity	4	2	3	1	15	8	

ID		W07	W08	W09	W10
Nominal W x H Size		3,400x1,900	600x2,400	1,000x500	500x2,800
Plan View					
Elevation View					
Notes	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed & top hung awning.	Opaque 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Top hung awning.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.	Clear 6mm laminated with full perimeter acoustic seals. (refer to Acoustic Report). Powdercoated aluminium frame. Fixed glass.
Acoustic Rating	Rw 30-32				
Quantity	10	1	6	1	

DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions



\$4.55

147 NCR

BENSON MCCORMACK ARCHITECTURE
 P: 02 9388 0777
 F: 02 9388 0778
 51 WYDINGHAM ST, WYDINGHAM NSW 2145
 48-50 ST JOHN ST, SYDNEY NSW 2000

ISSUE C

PROJECT NO. 1422A
 DRAWING NO. A-1002
 WINDOW SCHEDULE (BASIX)

SCALE @ A3

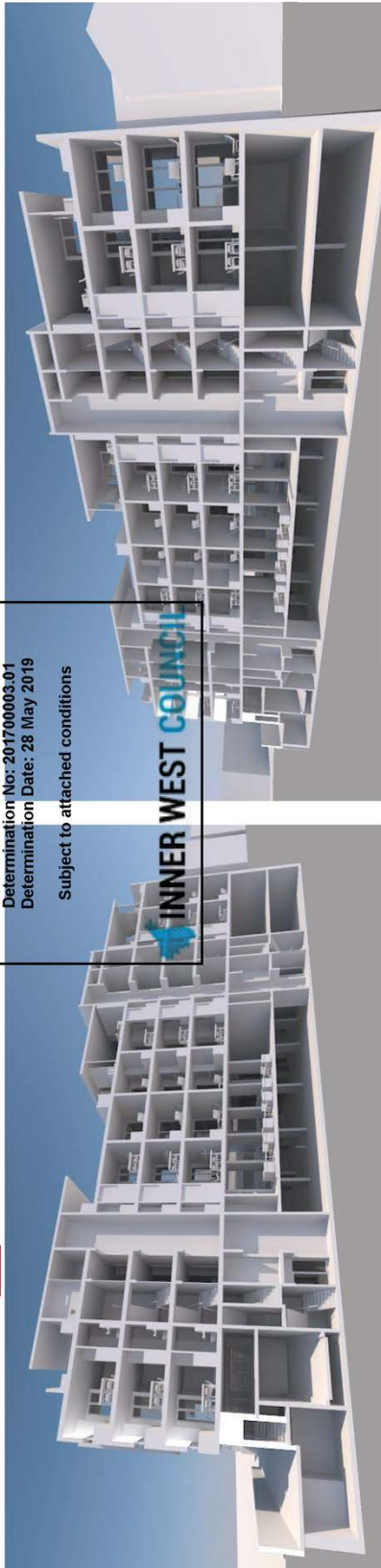
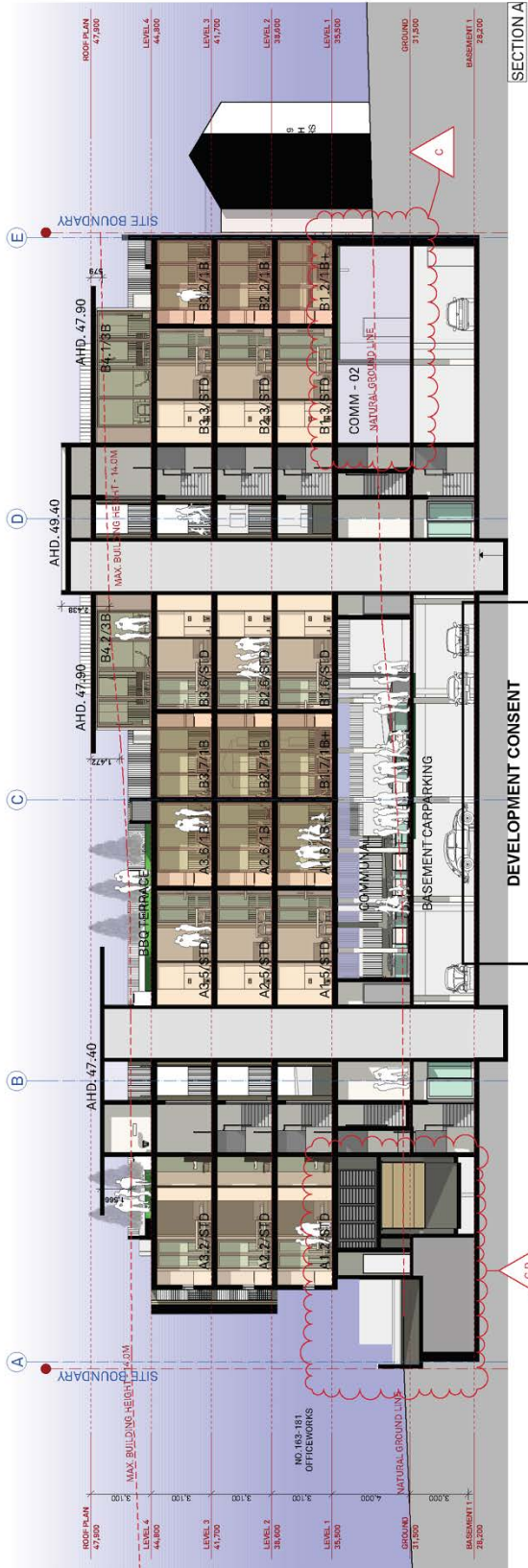
PROJECT NORTH



CLIENT CUSTOM CARPETS 147NCR
 2140
 147 WYDINGHAM ST, WYDINGHAM NSW 2145
 (Sydney NSW 2000)

REV DATE ISSUE
 0 28/05/19 147 NCR
 1 08/06/19 147 NCR
 2 08/06/19 147 NCR

NOTES
 1. This drawing is the property of Benson McCormack Architecture and should not be used for any other project without the written consent of Benson McCormack Architecture.
 2. DO NOT SCALE DRAWINGS.



DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

147 NCR

SUMMARY OF CHANGES :
 * RELOCATE CONDENSOR UNITS FROM LEVEL 1 TO GROUND FLOOR
 * MODIFY BASEMENT RAMP TO SINGLE WIDTH
 * EXTEND COMMERCIAL 2 TO NORTH COURTYARD

REV	DATE	ISSUE
B	APR 17	DA ISSUE 02
C	APR 17	DA ISSUE 03
D	MAY 18	SC45, WEST BARBA AMENDMENTS

CLIENT
 CUSTOM CARPETS 147NCR
 27142
 147 NCR
 147 NCR
 147 NCR

SCALE
 1:200 @ A3

PROJECT NO.
 1422A

DRAWING NO.
 A-0221

ISSUE
 D

ARCHITECT
 BENSON
 MCCORMACK
 ARCHITECTURE

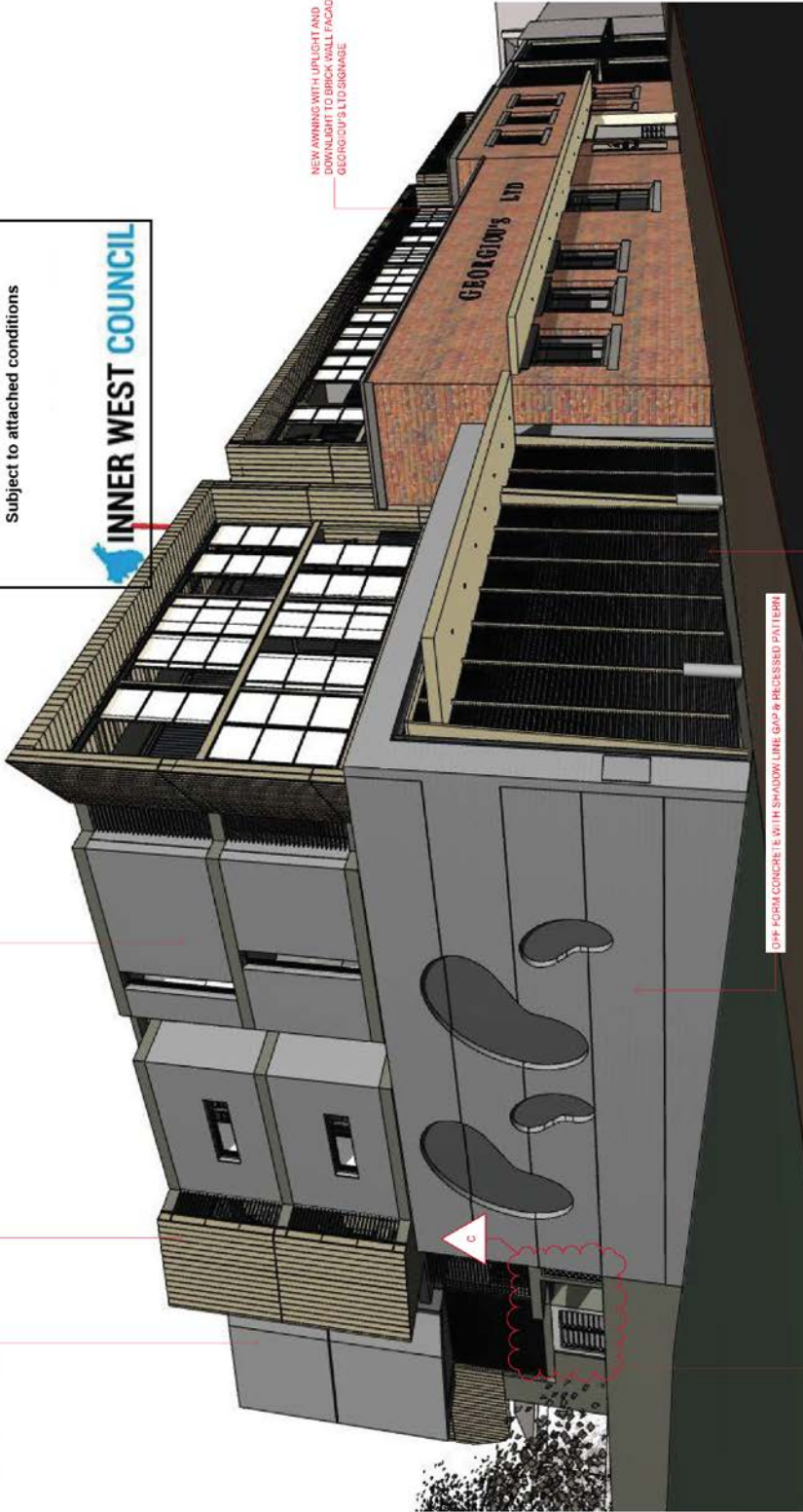
PROJECT NORTH

SUMMARY OF CHANGES :
ADD PLANT ROOM ON GROUND FLOOR

DEVELOPMENT CONSENT
Determination No: 201700003.01
Determination Date: 28 May 2019
Subject to attached conditions

INNER WEST COUNCIL

NEW AWNING WITH UPLIGHT AND
DOWNLIGHT TO BRICK WALL FACADE &
GEORGINO'S LTD SIGNAGE



RENDER AND PAINT FINISH
ANODISED METAL CLADDING PANEL
SHADOW LINE PROFILE

RENDER AND PAINT FINISH

\$4.55

147 NCR

ARCHITECT
P: +61 2 8166 0777
F: +61 2 8166 0778
11/100 S. MURRAY BLVD, WARRIMOO NSW 2540
LAYS: ELO NSW 2540
49-11-10-0000 00-1001

**BENSON
McCORMACK
ARCHITECTURE**

ISSUE
C

DRAWING
WEST FACADE MASSING &
MATERIAL

PROJECT NO.
1422A

DRAWING NO.
A-1112

SCALE
@ A3

PROJECT NORTH

PROJECT DETAILS
147NCR

CLIENT
CUSTOM CARPETS
2714D
333/335 MARRIBUNG ROAD
WARRIMOO NSW 2540

REV	DATE	ISSUE
0	28/05/19	ISSUE FOR PERMIT
1	28/05/19	ISSUE FOR PERMIT

NOTES
1. THIS DRAWING IS FOR INFORMATION ONLY.
2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

SUMMARY OF CHANGES :
 * REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
 * REPLACE BALCONY GRILLS WITH SOLID BLISSURIDE TO NORTHERN BALCONIES
 * REMOVE SUBSTRATE
 * REPLACE LOUVER GRILLS TO BALCONY OF UNIT A.1.7

DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions




147 NCR

CLIENT
 CUSTOM CARPETS
 371/401 MARRILONG ROAD
 MARRILONG NSW 2148

PROJECT DETAILS
 147NCR
 Custom Carpets
 (arriving NSW 2018)

PROJECT NORTH

SCALE
 1:2.75 @ A3

PROJECT NO.
 1422A

DRAWING NO.
 A-1113

DRAWING MATERIAL
 NORTH FACADE MASSING & MATERIAL

ISSUE
 C

ARCHITECT
 BENSON MCCORMACK ARCHITECTURE
 P11181 2 (818) 0777
 251/174 S. ROAD, MARILONG NSW
 1545/1545 NSW 2148
 49-11131910000 09/1/18

NOTES
 1. These drawings are preliminary.
 2. All work and materials proposed are to be approved by the relevant authorities.
 3. All work to be completed in writing.
 4. All work to be completed in writing.
 5. All work to be completed in writing.
 6. All work to be completed in writing.
 7. All work to be completed in writing.
 8. All work to be completed in writing.
 9. All work to be completed in writing.
 10. All work to be completed in writing.
 11. All work to be completed in writing.
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 13. All work to be completed in writing.
 14. All work to be completed in writing.
 15. All work to be completed in writing.
 16. All work to be completed in writing.
 17. All work to be completed in writing.
 18. All work to be completed in writing.
 19. All work to be completed in writing.
 20. All work to be completed in writing.

DO NOT SCALE DRAWINGS.

**GEORGIU'S LTD
EX. CHOCOLATE & CONFECTIONERY
COLOUR & MATERIAL SCHEME**



ANODISED METAL CLADDING COLOUR



STEEL PLATE
DARK CHARCOAL COLOUR FINISH



LINEAR BRUSHED CONCRETE

147 NCR

REV	DATE	ISSUE
0	18/05/2019	ISSUE FOR TENDERS
1	18/05/2019	ISSUE FOR TENDERS
2	18/05/2019	ISSUE FOR TENDERS

NOTES: 1. Issues issued by the Architect.
2. All issues are to be read in conjunction with the Schedule of Finishes.
3. For each issue, a project number is assigned.
4. For more information, contact the Architect.
5. DO NOT SCALE DRAWINGS.



EXISTING BRICK WALL



DARK CHARCOAL
POWDERCOATED
ALUMINIUM FRAMES



MEDIUM GRAY



OFF FORM CONCRETE

METAL CLADDING
SHADOW PROFILE
PATTERN

DEVELOPMENT CONSENT
Determination No: 201700003.01
Determination Date: 28 May 2019
Subject to attached conditions

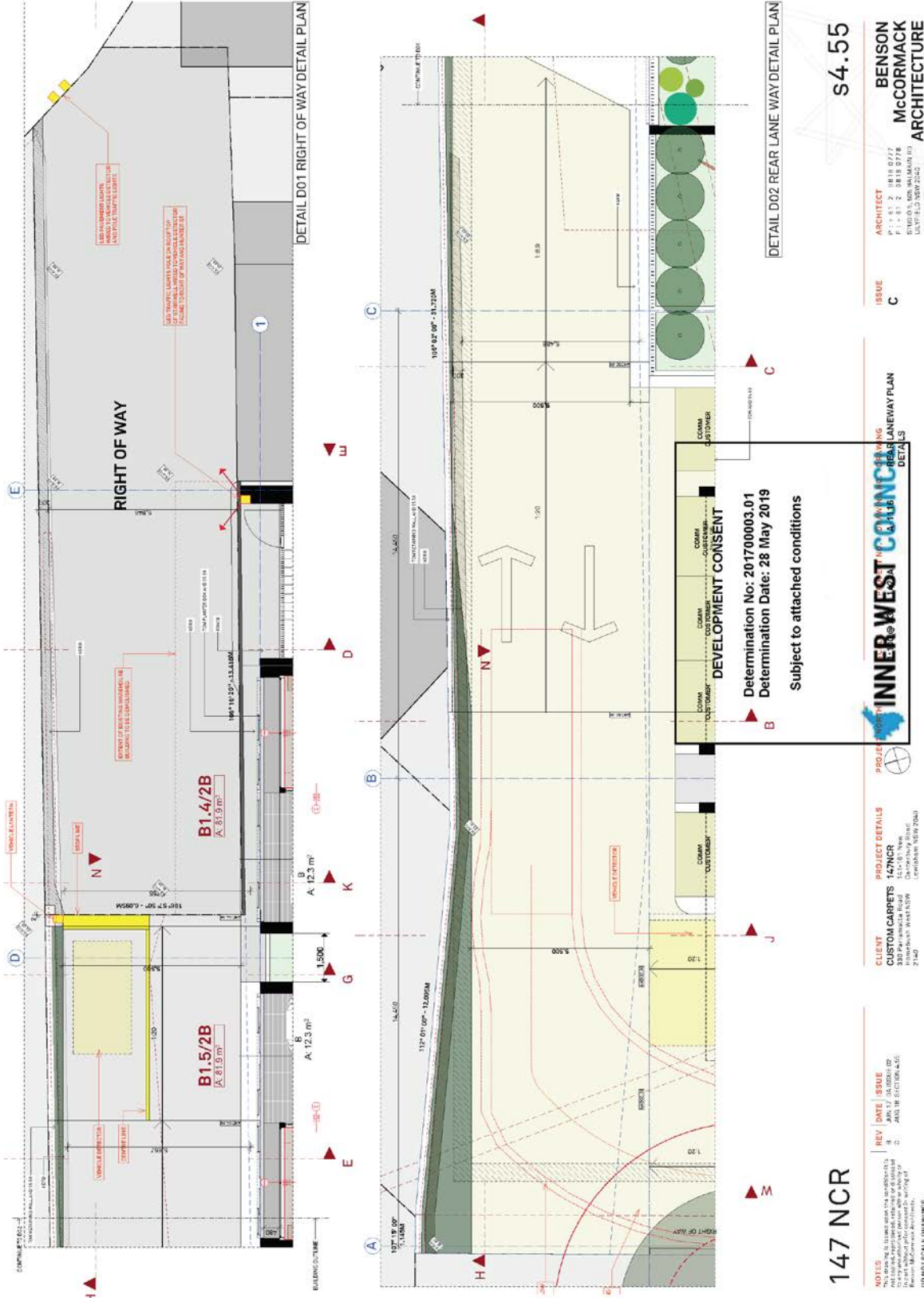


INNER WEST COUNCIL
SCHEDULE OF FINISHES

CLIENT	PROJECT DETAILS	PROJECT NORTH
CUSTOM CARPETS 147NCR 271AD Carrington NSW 2040	PROJECT NORTH Carrington NSW 2040	

ISSUE	ARCHITECT
C	BENSON McCORMACK ARCHITECTURE P: 02 9550 0777 F: 02 9550 0777 15/150 ST. MARKS ROAD, ST. MARKS NSW 2140 49-51 ST. MARKS ROAD, ST. MARKS NSW 2140

\$4.55



\$4.55

INNER WEST COUNCIL

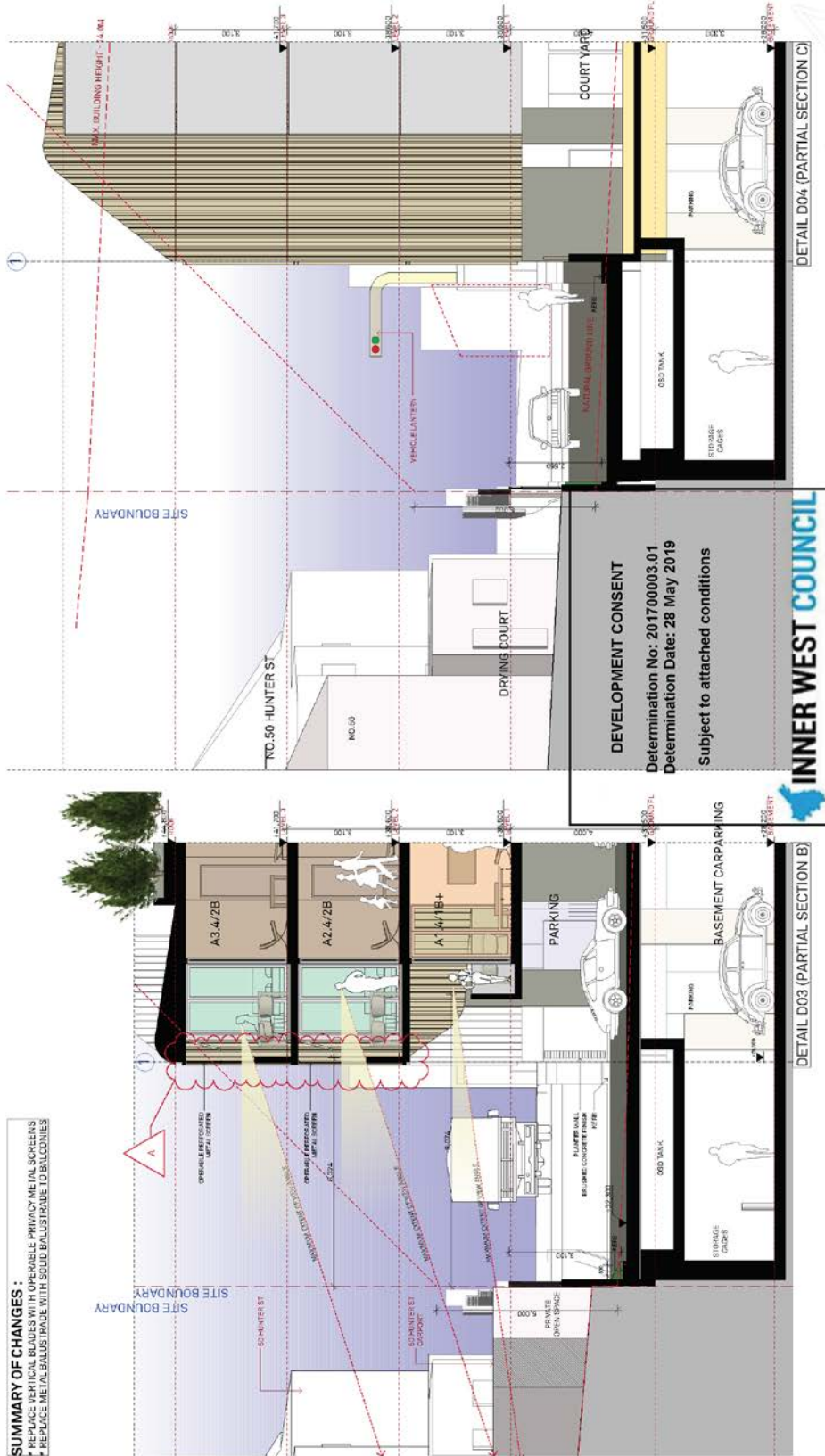
BENSON MCCORMACK ARCHITECTURE

ISSUE C

PROJECT DETAILS 147NCR

REV	DATE	ISSUE
3	18/08/2019	ISSUE
2	18/08/2019	ISSUE
1	18/08/2019	ISSUE

NOTES
DO NOT SCALE DRAWINGS.



SUMMARY OF CHANGES:
 1. REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
 2. REPLACE METAL BALUSTRADE WITH SOLID BALUSTRADE TO BALCONIES

147 NCR

\$4.55

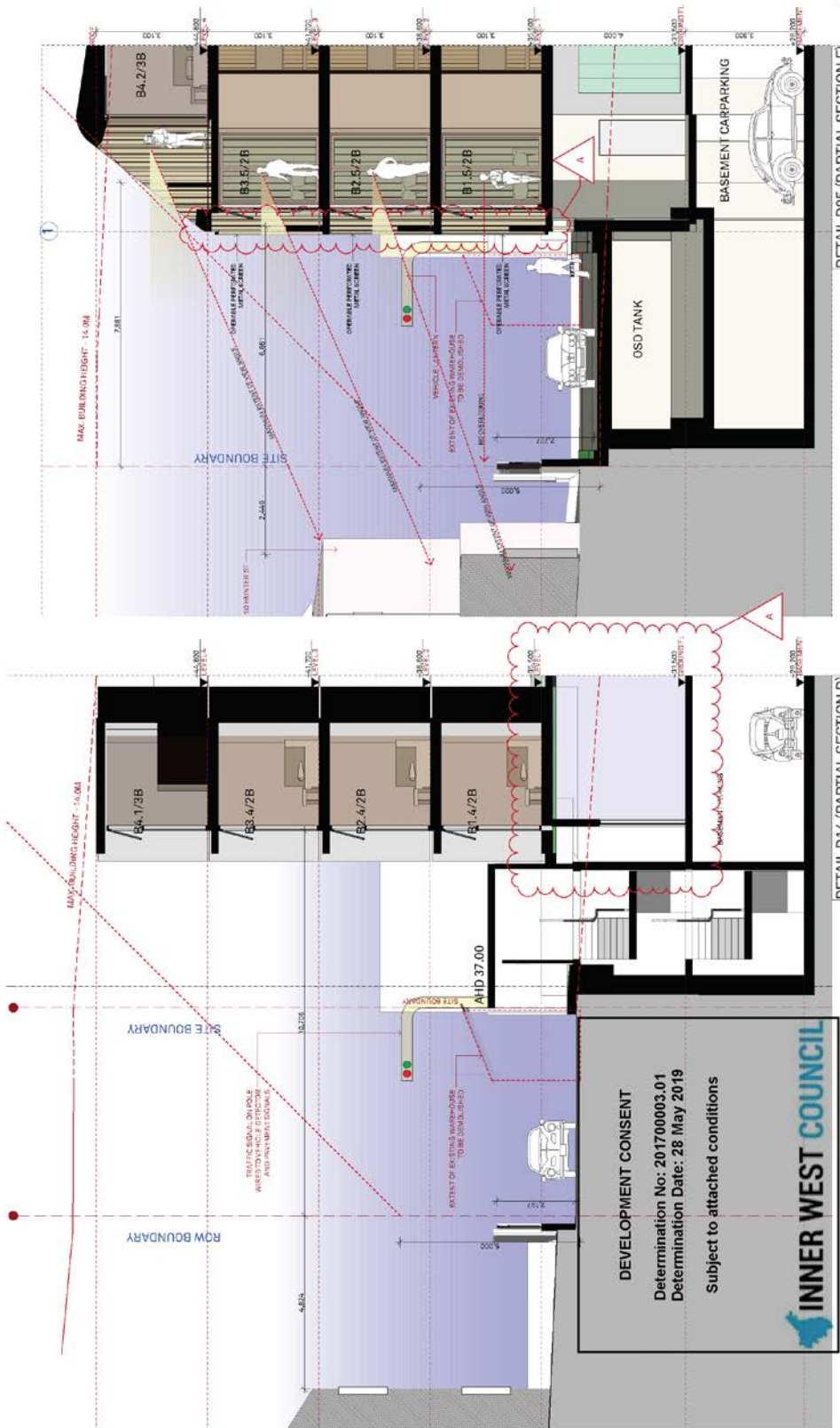
REV	DATE	ISSUE
A	14 JUL 18	SECTION 4.55

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 3. DO NOT SCALE DRAWINGS.

CLIENT	PROJECT DETAILS	PROJECT NORTH
CUSTOM CARPETS 147NCR 147 Hunter St Sydney NSW 2000 2140	147NCR 147 Hunter St Sydney NSW 2000 2140	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:100 @ A3	1422A	A-1117	REAR LANEWAY CROSS SECTIONS 1/3

ISSUE	ARCHITECT
A	BENSON MCCORMACK ARCHITECTURE P: 1 81 2 88 88 0777 F: 1 81 2 88 88 0777 SUITE 101, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



SCALE: 1:100 @ A3

PROJECT NO.: 1422A

DRAWING NO.: A-1118

DRAWING TITLE: REAR LANEWAY CROSS SECTIONS 2/3

ISSUE: A

ARCHITECT: BENSON MCCORMACK ARCHITECTURE

PROJECT DETAILS: 147NCR CUSTOM CARPETS

CLIENT: BENTON & BOWLES

SUMMARY OF CHANGES:

- EXTEND COMMERCIAL 2 TO NORTH COURTYARD
- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- REPLACE ALUMINIUM BALUSTRADE WITH SOLID BALLUS TRADE TO NORTHERN BALCONIES

SCALE: 1:100 @ A3

PROJECT NO.: 1422A

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PROJECT NO.: 1422A

DRAWING NO.: A-1118

DRAWING TITLE: REAR LANEWAY CROSS SECTIONS 2/3

ISSUE: A

ARCHITECT: BENSON MCCORMACK ARCHITECTURE

PROJECT DETAILS: 147NCR CUSTOM CARPETS

CLIENT: BENTON & BOWLES

SUMMARY OF CHANGES:

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- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
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SCALE: 1:100 @ A3

PROJECT NO.: 1422A

DRAWING NO.: A-1118

DRAWING TITLE: REAR LANEWAY CROSS SECTIONS 2/3

ISSUE: A

ARCHITECT: BENSON MCCORMACK ARCHITECTURE

PROJECT DETAILS: 147NCR CUSTOM CARPETS

CLIENT: BENTON & BOWLES

SUMMARY OF CHANGES:

- EXTEND COMMERCIAL 2 TO NORTH COURTYARD
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SCALE: 1:100 @ A3

PROJECT NO.: 1422A

DRAWING NO.: A-1118

DRAWING TITLE: REAR LANEWAY CROSS SECTIONS 2/3

ISSUE: A

ARCHITECT: BENSON MCCORMACK ARCHITECTURE

PROJECT DETAILS: 147NCR CUSTOM CARPETS

CLIENT: BENTON & BOWLES

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DRAWING NO.: A-1118

DRAWING TITLE: REAR LANEWAY CROSS SECTIONS 2/3

ISSUE: A

ARCHITECT: BENSON MCCORMACK ARCHITECTURE

PROJECT DETAILS: 147NCR CUSTOM CARPETS

CLIENT: BENTON & BOWLES

SUMMARY OF CHANGES:

- EXTEND COMMERCIAL 2 TO NORTH COURTYARD
- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- REPLACE ALUMINIUM BALUSTRADE WITH SOLID BALLUS TRADE TO NORTHERN BALCONIES

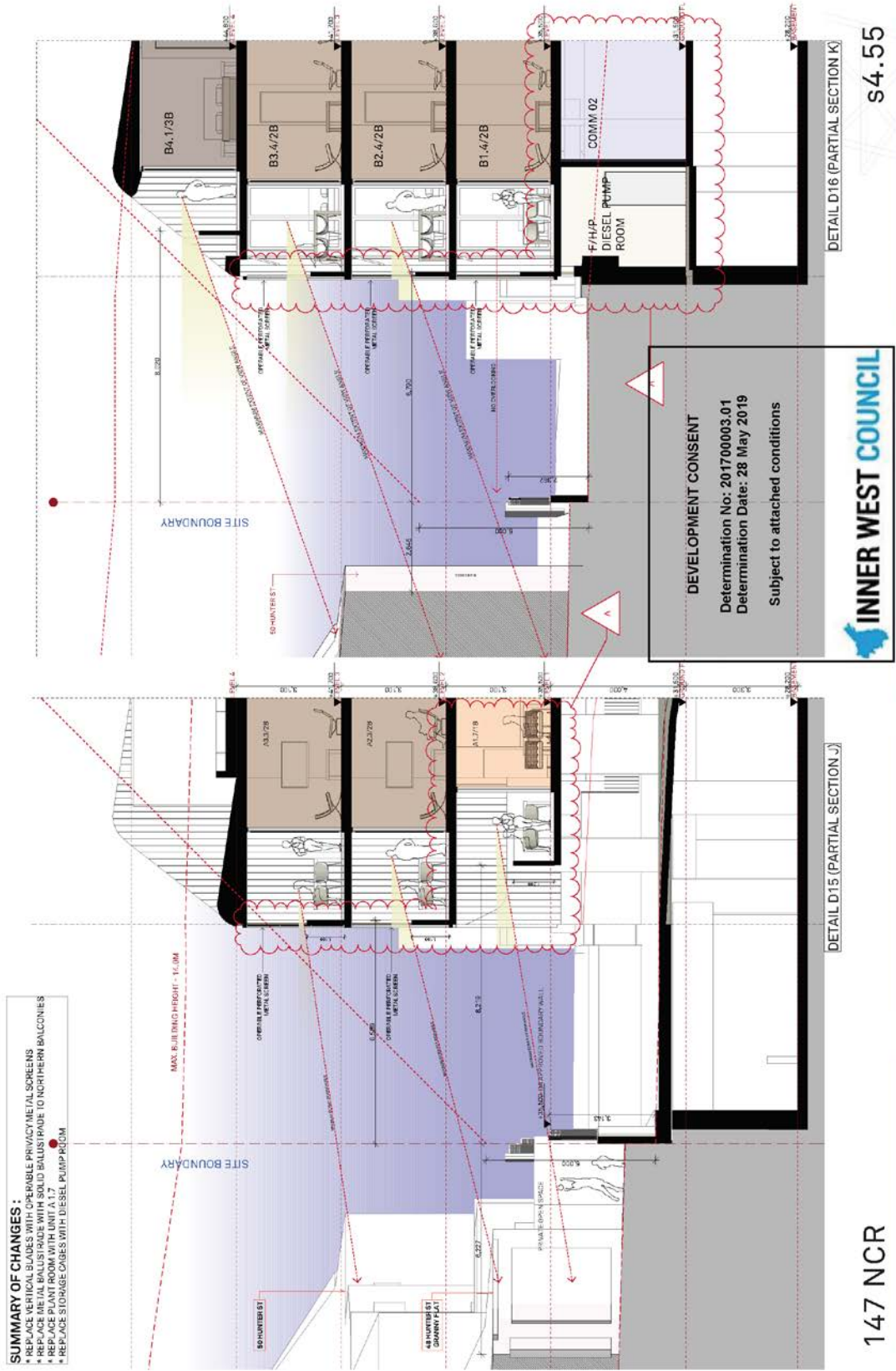
DEVELOPMENT CONSENT

Determination No: 201700003.01

Determination Date: 28 May 2019

Subject to attached conditions

INNER WEST COUNCIL



SUMMARY OF CHANGES:

- REPLACE VERTICAL BLADES WITH OPERABLE PRIVACY METAL SCREENS
- REPLACE METAL BALUSI RADE WITH SOLID BALLUSTRADE TO NORTHERN BALCONIES
- REPLACE PLANT ROOM WITH UNIT A.1.7
- REPLACE STORAGE CUBES WITH DIESEL PUMP ROOM

\$4.55

INNER WEST COUNCIL

ARCHITECT
 BENSON
 MCCORMACK
 ARCHITECTURE

ISSUE
 A

PROJECT NO. 1422A
DRAWING NO. A-1119
DRAWING REAR LANEWAY CROSS SECTIONS 3/3

SCALE
 1:100 @ A3

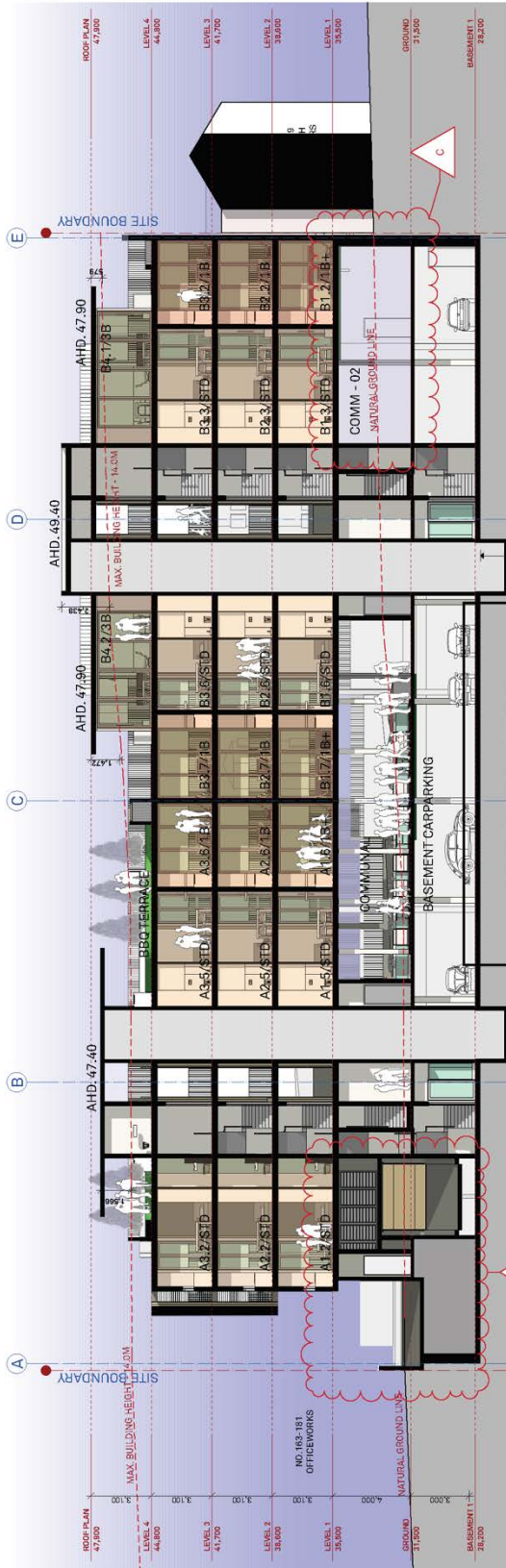
PROJECT NORTH

CLIENT
 CUSTOM CARPETS 147NCR
 27 MAD
 (Sydney NSW 2040)

REV | **DATE** | **ISSUE**
 A | JUL 16 | SECTION 4.55

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147 NCR



147 NCR

SUMMARY OF CHANGES :
 * RELOCATE CONDENSOR UNITS FROM LEVEL 1 TO GROUND FLOOR
 * MODIFY BASEMENT RAMP TO SINGLE WIDTH
 * EXTEND COMMERCIAL 2 TO NORTH COURTYARD

NOTES
 1. Based upon the architect's 147 NCR, site plan, and drawings. All works, proposals, methods or materials shall be as shown in the drawings and approved in part without prior consent in writing of Benson Commercial Architects.
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CLIENT CUSTOM CARPETS 147NCR
 7/147 Clarendon Street
 Inner West, NSW 1585

PROJECT DETAILS 147NCR
 Clarendon Street
 Inner West, NSW 1585

SCALE 1:200 @ A3

PROJECT NO. 1422A

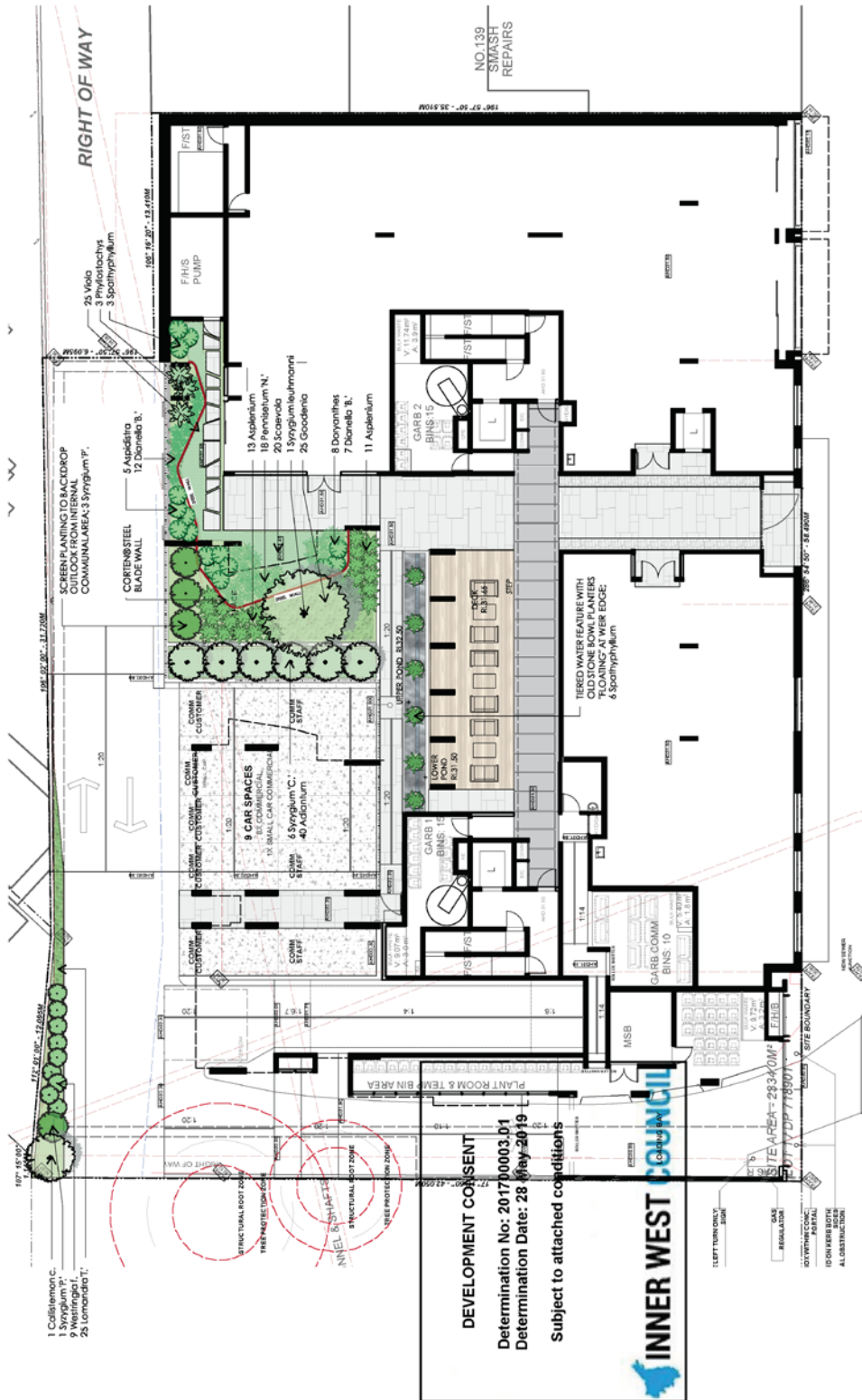
DRAWING NO. A-0221

DRAWING NO. SECTION A

ISSUE D

PRICE \$4.55

ARCHITECT BENSON MCCORMACK ARCHITECTURE
 P + 61 2 8868 0777
 1/147 CLARENDON STREET
 INNER WEST, NSW 1585
 488 71 53 32 85 88 71 53 32 85 88 71 53 32 85



NEW CANTERBURY ROAD



drawing title
Landscape Plan - Ground Floor
 scale
 1:200 @ A3
 project no.
 16720
 drawing no.
 LP01
 issue
 E

project
141-161 New Canterbury Road Lewisham NSW
 client
 Custom Carpets

description
 15.12.16 Update ACh, Amendio comments DA issue.
 31.07.17 Update ACh, Amendio Council comments DA issue.
 30.07.18 Update ACh, for coordination.
 22.03.19 Replace tree species Section 4.55 issue.

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mh@mlha.com.au
SECTION 4.55 REVISION
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DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions





DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
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INNER WEST COUNCIL

drawing title
Landscape Plan - Level 01
 project no.
 141-161 New Canterbury Road Lewisham NSW
 scale
 1:200 @ A3
 drawing no.
 LPO2
 issue
 E

client
 Custom Carpets

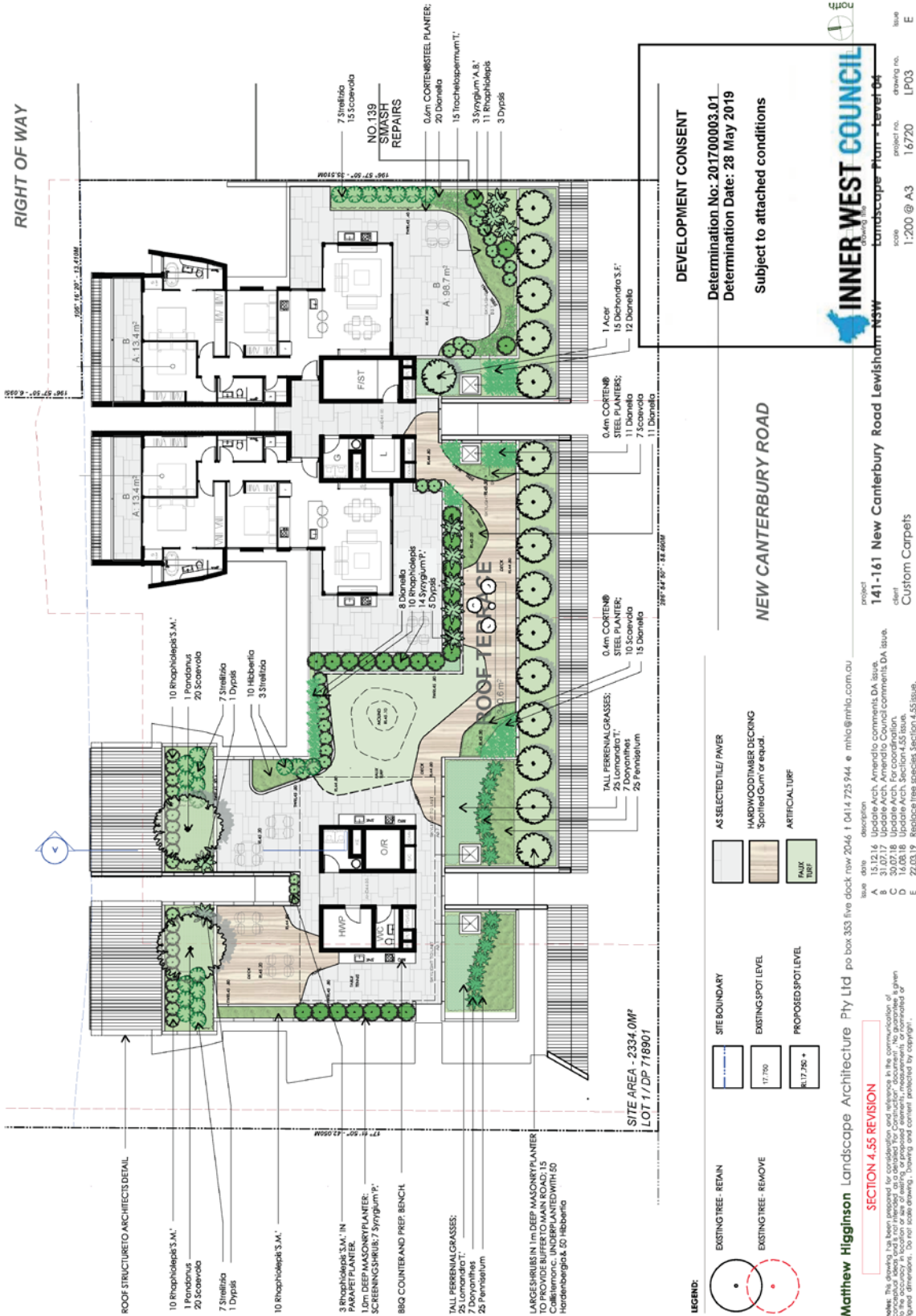
issue date
 15.12.16
 31.07.17
 30.07.18
 22.03.19

description
 Update ACh. Amend to comments DA issue.
 Update ACh. Amend to Council comments DA issue.
 Update ACh. For coordination.
 Replace tree species Section 4.55 issue.

Mathew Higginson Landscape Architecture Pty Ltd po box 333 five dock nsw 2046 t 0414 725 944 e mh@mlha.com.au

SECTION 4.55 REVISION

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DEVELOPMENT CONSENT
 Determination No.: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

INNER WEST COUNCIL
 LANDSCAPE PLAN - LEVEL 04
 scale 1:200 @ A3
 project no. 16720
 drawing no. LP03
 issue E

NEW CANTERBURY ROAD

issue	date	description
A	15.12.16	Update Arch. Amendment comments DA issue.
B	31.07.17	Update Arch. Amendment Council comments DA issue.
C	30.07.18	Update Arch. For coordination.
D	22.03.19	Replace tree species Section 4.55 issue.
E		

description	AS SELECTED TILE/PAVER	AS SELECTED TILE/PAVER
HARDWOOD/STEEL DECKING		
Spotted Gum or equal.		
ARTIFICIAL TURF		
PAVING		
TYPED		

description	EXISTING TREE - RETAIN	EXISTING TREE - REMOVE	PROPOSED SPOT LEVEL
EXISTING TREE - RETAIN			
EXISTING TREE - REMOVE			
PROPOSED SPOT LEVEL			

SECTION 4.55 REVISION
 Mathew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mh@mlha.com.au
 notes: This drawing has been prepared for consideration and reference in the communication of construction plans and is not intended as a detailed 'for construction' document. No guarantee is given in respect of the accuracy of the information contained in this drawing. The user shall be responsible for all dimensions. Do not scale drawing. Drawing and content protected by copyright.

Plant Schedule

Botanical Name	Common Name	Mature Height (m)	Supply Size (L/mm)	Qty
TREES				
Acer palmatum	Japanese Maple	5	75L	1
Callistemon citrinus *	Crimson Bottlebrush	5	75L	16
Pandanus tectorius	Screw Pine	5	75L	2
Syracium leuhmanni *	Riberry	5	150L	1
SHRUBS				
Aspidistra elatior	Cast Iron Plant	1	200mm	26
Cordyline fruticosa 'Rubra'	Red TI Plant	0.8	200mm	7
Dorvranthes excelsa	Gymea Lily	1.2	300mm	22
Philodendron 'Xanadu'	Xanadu Philodendron	1	200mm	36
Rhapidothrips 'Snow Maiden'	Snow Maiden Hawthorn	1	200mm	54
Spaathiphyllum 'Sensation'	Peace Lily	1	200mm	17
Streitzia reginae	Bird of Paradise	1.2	200mm	40
Syracium 'Aussie Boomer'	Aussie Boomer Lily Pily	1	300mm	11
Syracium 'Pinnacle'	Pinnacle Lily Pily	2	300mm	25
Syracium 'Cascade'	Cascade Lily Pily	3	75L	6
Westringia fruticosa	Coast Rosemary	1	300mm	9
PALMS / CYCADS / FERNS / BAMBOO				
Adiantum caudatum *	Maidenhair Fern	0.5	150mm	120
Asplenium australasicum *	Bird's Nest Fern	1	200mm	24
Blechnum carlicaneum *	Gristle Fern	0.3	150mm	80
Cyathea australis *	Rough Tree Fern	4	1m stem	4
Drypis lutescens	Golden Cane Palm	4	300mm	32
Phyllostachys nana	Black Bamboo	8	400mm	25
GROUNDCOVERS / PERENNIALS/ CLIMBERS				
Dianella 'Breeze'	Breeze Flax Lily	0.7	150mm	109
Dichonara 'Silver Falls'	Silver Falls Kidney Weed	0.2	150mm	30
Goodenia hederacea *	Goodenia	0.3	150mm	25
Hardenbergia 'Fiat White'	Fiat White Sarsparilla	0.3	150mm	50
Hibbertia scandens	Yellow Guinea Flower	0.3	150mm	60
Liriope muscarii	Lily Turf	0.4	150mm	40
Lomandra 'Tanika'	Tanika Mat Rush	0.8	150mm	75
Pennisetum 'Nativity'	Nativity Foxtail Grass	1	150mm	68
Scaevola 'Purple Fantazie'	Fan Flower	0.3	200mm	92
Tracheloerum 'Tricolor'	Tricolor Jasmine	-	150mm	15
Viola hederacea	Native Violet	0.1	150mm	45

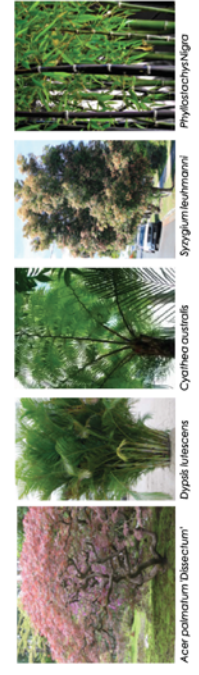
* - denotes selection from Councils list of preferred native plant species.



01 Section A
Scale: 1:100

DEVELOPMENT CONSENT
 Determination No: 201700003.01
 Determination Date: 28 May 2019
 Subject to attached conditions

INNER WEST COUNCIL



Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhlo@mha.com.au

SECTION 4.55 REVISION

name: This drawing has been prepared for consideration and selection in the communication of construction plans and it is not intended as a detailed construction document. No guarantee is given as to the accuracy of the information contained herein. The drawing and content are protected by copyright. Do not scale drawing.

issue description
 A 15.12.16 Update Arch. Amend to comments DA issue.
 B 31.07.17 Update Arch. Amend to Council comments DA issue.
 C 30.07.18 Update Arch. For coordination.
 E 22.03.19 Replace tree species section 4.55 issue.

drawing file: **Schedule + Section + Images**
 project: **141-161 New Canterbury Road Lewisham NSW**
 client: **Custom Carpets**
 issue: **1:200 @ A3 16720 LPO4 E**

BASIX[®] Certificate
 Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 784406M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 784406M lodged with the consent authority or certifier on 04 January 2017 with application DA201700003.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A, or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Wednesday, 22 August 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.



DEVELOPMENT CONSENT

Determination No: 201700003.01
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Subject to attached conditions



BASIX Planning & Environment

Project summary	
Project name	B2017_02
Street address	147 New Canterbury Road Lewisham 2049
Local Government Area	Marrickville Council
Plan type and plan number	deposited 718901
Lot no.	1
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	47
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Project score	
Water	✓ 41 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 30 Target 30

Certificate Prepared by	
Name / Company Name:	GAT and Associates
ABN (if applicable):	86 107 515 917

Certificate No.: 784406M_02 Wednesday, 22 August 2018

page 1/16

Description of project

Project address	
Project name	B2017 _02
Street address	147 New Canterbury Road Lewisham 2049
Local Government Area	Marrickville Council
Plan type and plan number	deposited 718901
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	47
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	2334
Roof area (m ²)	974
Non-residential floor area (m ²)	707.8
Residential car spaces	41
Non-residential car spaces	11

Common area landscape	
Common area lawn (m ²)	0.0
Common area garden (m ²)	545.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	20399
Certificate number	0003095050
Climate zone	56
Project score	
Water	✓ 41 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 30 Target 30

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Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building 1, 47 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)
A1.1	1	51.2	0.0	36.0	0.0	A1.2	1	40.1	0.0	0.0	0.0	A1.3	1	66.1	0.0	0.0	0.0	A1.4	1	37.1	0.0	0.0	0.0
A1.5	1	49.9	0.0	26.0	0.0	A1.6	1	58.3	0.0	5.5	0.0	A1.7	1	60.5	0.0	0.0	0.0	A2.1	1	51.2	0.0	0.0	0.0
A2.2	1	40.1	0.0	0.0	0.0	A2.3	2	80.9	0.0	0.0	0.0	A2.4	2	80.9	0.0	0.0	0.0	A2.5	1	37.1	0.0	0.0	0.0
A2.6	1	58.6	0.0	0.0	0.0	A2.7	1	49.9	0.0	0.0	0.0	A3.1	1	51.2	0.0	0.0	0.0	A3.2	1	40.1	0.0	0.0	0.0
A3.3	2	80.9	0.0	0.0	0.0	A3.4	2	80.9	0.0	0.0	0.0	A3.5	1	37.1	0.0	0.0	0.0	A3.6	1	58.6	0.0	0.0	0.0
A3.7	1	49.9	0.0	0.0	0.0	B1.1	1	49.9	0.0	14.1	0.0	B1.2	1	58.6	0.0	6.9	0.0	B1.3	1	37.1	0.0	2.2	0.0
B1.4	2	80.9	0.0	5.0	0.0	B1.5	2	80.9	0.0	4.3	0.0	B1.6	1	37.1	0.0	0.0	0.0	B1.7	1	58.6	0.0	5.5	0.0
B1.8	1	49.9	0.0	24.5	0.0	B2.1	1	49.9	0.0	0.0	0.0	B2.2	1	58.6	0.0	0.0	0.0	B2.3	1	37.1	0.0	0.0	0.0
B2.4	2	80.9	0.0	0.0	0.0	B2.5	2	80.9	0.0	0.0	0.0	B2.6	1	37.1	0.0	0.0	0.0	B2.7	1	58.6	0.0	0.0	0.0
B2.8	1	49.9	0.0	0.0	0.0	B3.1	1	49.9	0.0	0.0	0.0	B3.2	1	58.6	0.0	0.0	0.0	B3.3	1	37.1	0.0	0.0	0.0
B3.4	2	79.1	0.0	0.0	0.0	B3.5	2	80.9	0.0	0.0	0.0	B3.6	1	37.1	0.0	0.0	0.0	B3.7	1	58.6	0.0	0.0	0.0
B3.8	1	49.9	0.0	0.0	0.0	B4.1	3	105.4	0.0	38.8	0.0	B4.2	3	105.4	0.0	18.5	0.0						

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Determination No: 201700003.01
 Determination Date: 28 May 2019

Subject to attached conditions

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)
Car park area (No. 1)	1981.0
Garbage rooms	115.4

Common area	Floor area (m ²)
Lift car (No.1)	-
Fan/Pump/MSB rooms	49.3

Common area	Floor area (m ²)
Lift car (No.2)	-
Loading bay/Temp Garbage	119.0

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Subject to attached conditions



Schedule of BASIX commitments


1. Commitments for Residential flat buildings - Building1
 - (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
 - (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
 - (i) Water
 - (ii) Energy


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DEVELOPMENT CONSENT		Determination No: 201700003.01 Determination Date: 28 May 2019 Subject to attached conditions	
Schedule of BASIX commitments The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be carried out in accordance with the following conditions.		 INNER WEST COUNCIL	
1. Commitments for Residential flat buildings - Building 1			
(a) Dwellings			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below, and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances			Individual pool					Individual spa		
	All shower-heads 3 star (> 6 but <= 7.5 L/min)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 4 star	HW recirculation or diversion no	All clothes washers 2 star	All dish-washers -	Volume (max volume) -	Pool cover -	Pool location -	Pool shaded -	Volume (max volume) -	Spa cover -	Spa shaded -		
Alternative water source																
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up								
None	-	-	-	-	-	-	-	-								
(ii) Energy																
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.																
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.																
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.																
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If the table specifies no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.																
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.																
																

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

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Cooling		Heating		Artificial lighting						Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study rooms	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	no	no	0	-

Appliances & other efficiency measures													
Dwelling no.	Individual pool	Individual spa	Pool heating system	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or sheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	yes	-	4 star	DEVELOPMENT CONSENT	DEVELOPMENT CONSENT	DEVELOPMENT CONSENT

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(iii) Thermal Comfort	Show on BASIX Certificate	Show on CC/GDC Certificate
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.	Subject to attached conditions	Subject to attached conditions
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	INNER WEST COUNCIL	INNER WEST COUNCIL
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓	✓
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓	✓
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)
A1.1	64.0
A1.2	37.1
A1.3	58.8
A1.4	29.2
A1.5	65.9
A1.6	31.8
A1.7	49.7
A2.1	53.1
A2.2	17.5
A2.3	26.6
A2.4	26.2
A2.5	22.1
A2.6	20.5
A2.7	59.8
A3.1	61.0


Thermal loads	
Dwelling no.	Area adjusted cooling load (in mJ/m ² /yr)
A1.1	25.7
A1.2	19.3
A1.3	24.7
A1.4	16.7
A1.5	17.7
A1.6	13.9
A1.7	24.3
A2.1	27.6
A2.2	18.2
A2.3	31.5
A2.4	16.0
A2.5	16.4
A2.6	14.5
A2.7	15.2
A3.1	34.4

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Dwelling no.	Thermal loads	
	Area adjusted heating load (In mJ/m ² /yr)	Area adjusted cooling load (In mJ/m ² /yr)
A3.2	31.5	20.4
A3.3	35.4	41.2
A3.4	39.1	21.3
A3.5	24.5	20.0
A3.6	32.2	17.2
A3.7	60.7	24.0
B1.1	56.8	18.1
B1.2	41.5	13.8
B1.3	28.2	15.6
B1.4	32.6	15.7
B1.5	36.7	17.2
B1.6	34.0	16.5
B1.7	35.5	15.0
B1.8	60.4	17.2
B2.1	55.7	17.3
B2.2	20.5	16.2
B2.3	24.4	15.9
B2.4	26.0	17.1
B2.5	25.7	21.0
B2.6	16.5	18.1
B2.7	22.7	14.9
B2.8	56.7	19.8
B3.1	61.1	22.5
B3.2	37.3	19.1
B3.3	13.3	19.0
B3.4	27.6	20.3
B3.5	26.0	22.0

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Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B3.6	19.8	17.3
B3.7	35.0	18.6
B3.8	65.5	26.3
B4.1	64.1	31.3
All other dwellings	65.8	31.3

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(b) Common areas and central systems/facilities					
(i) Water		Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.			✓	✓	
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.		✓	✓	✓	
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.		✓	✓		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.			✓		
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			✓	✓	
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.			✓	✓	
DEVELOPMENT CONSENT					
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Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating	
All common areas	no common facility	4 star	4 star	no common laundry facility	
Subject to attached conditions					
(ii) Energy		Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified in the table below and must meet the efficiency measure specified.			✓	✓	
(b) In carrying out the development, the applicant must install as the primary type of artificial lighting for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.			✓	✓	
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.		✓	✓	✓	

Common area	Common area ventilation system		Common area lighting	
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button
Garbage rooms	ventilation exhaust only	-	fluorescent	motion sensors
Fan/Pump/MSB rooms	ventilation (supply + exhaust)	thermostatically controlled	fluorescent	manual on / manual off
Loading bay/Temp Garbage	no mechanical ventilation	-	fluorescent	motion sensors
Lighting control system/BMS				No


Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 6

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4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star DEVELOPMENT CONSENT	4_star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a water heating system in a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

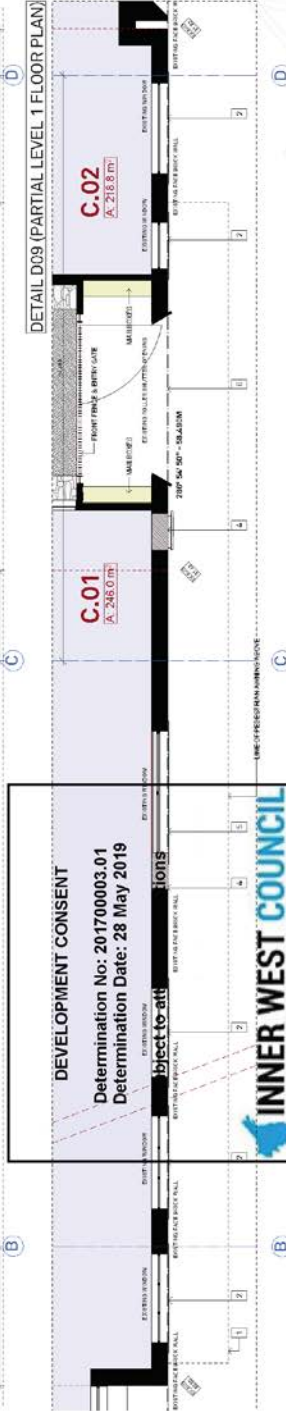
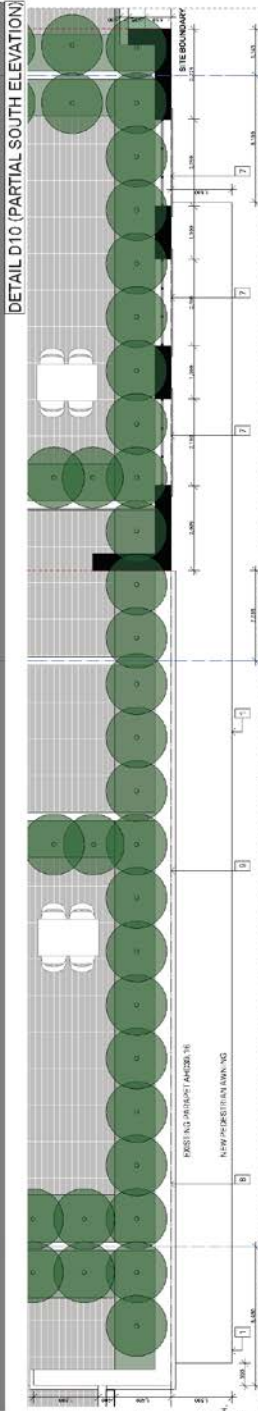
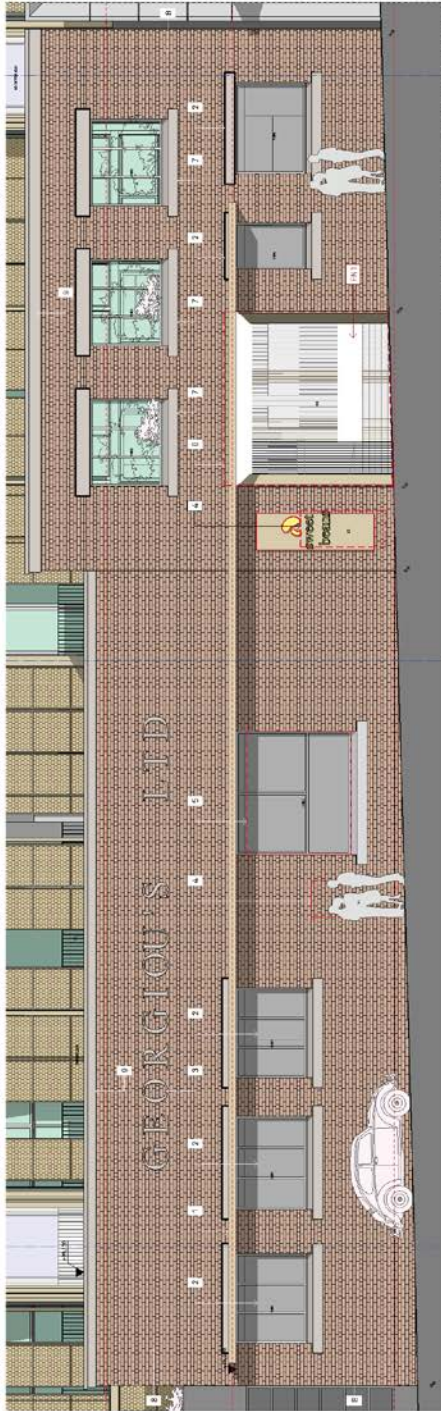


<p>Notes</p> <ol style="list-style-type: none"> 1. In these commitments, "applicant" means the person carrying out the development. 2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate. 3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes. 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building). 5. If a star or other rating is specified in a commitment, this is a minimum rating. 6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply. 	
<p>Legend</p> <ol style="list-style-type: none"> 1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). 2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. 3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled). 	<p style="text-align: center;">DEVELOPMENT CONSENT</p> <p style="text-align: center;">Determination No: 201700003.01 Determination Date: 28 May 2019</p> <p style="text-align: center;">Subject to attached conditions</p>

Certificate No: 784406M_02 Wednesday, 22 August 2018



INNER WEST COUNCIL



- NOTES**
1. NEW POWDERCOAT FINISH TO BE APPLIED TO ALL METALWORK TO BE RESTORED & REPAIRED TO MATCH EXISTING FINISH. ALL METALWORK TO BE PAINTED WITH POWDER COATED ALUM.
 2. EXISTING METALWORK TO BE REPAIRED & REFINISHED TO MATCH EXISTING FINISH. ALL METALWORK TO BE PAINTED WITH POWDER COATED ALUM.
 3. EXISTING METALWORK TO BE REPAIRED & REFINISHED TO MATCH EXISTING FINISH. ALL METALWORK TO BE PAINTED WITH POWDER COATED ALUM.
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 6. EXISTING METALWORK TO BE REPAIRED & REFINISHED TO MATCH EXISTING FINISH. ALL METALWORK TO BE PAINTED WITH POWDER COATED ALUM.
 7. REMOVE WINDOW & INSTALL METAL FRAMING & NEW GLASS PANELS TO MATCH EXISTING WINDOW.
 8. REMOVE WINDOW & INSTALL METAL FRAMING & NEW GLASS PANELS TO MATCH EXISTING WINDOW.
 9. REMOVE WINDOW & INSTALL METAL FRAMING & NEW GLASS PANELS TO MATCH EXISTING WINDOW.

147 NCR

NOTES :
BRICK WALL FACADE IS TO BE REINSTATED FOLLOWING UNINSTALLMENT OF "SYDNEY TOOLS" RED CLADDING

\$4.55

ARCHITECT
BENSON
McCORMACK
ARCHITECTURE

ISSUE
C

DRAWING NO.
A-1115

PROJECT NO.
1422A

SCALE
1:100 @ A3

PROJECT NORTH
PROJECT NORTH

CLIENT
CUSTOM CARPETS 147NCR
147 NCR
271AD

DATE
2019.05.28

ISSUE
C

REVISIONS

REV	DATE	ISSUE
1	2019.05.28	ISSUE C

DEVELOPMENT CONSENT
Determination No: 201700003.01
Determination Date: 28 May 2019

INNER WEST COUNCIL

CLIENT
CUSTOM CARPETS 147NCR
147 NCR
271AD

PROJECT DETAILS
147NCR
147 NCR
271AD

PROJECT NO.
1422A

SCALE
1:100 @ A3

PROJECT NORTH
PROJECT NORTH

DRAWING NO.
A-1115

RESTORATION & ALTERATION
TO FACE BRICK FACADE